

JULY 1993

Cloverly Master Plan

Issues Report



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PLANNING DEPARTMENT

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Silver Spring, Maryland 20910-3760

ABSTRACT

TITLE: Cloverly Master Plan Issues Report

AUTHOR: The Montgomery County Planning Department and the Cloverly Master Plan Citizens Advisory Committee

SUBJECT: Identification of issues to be addressed in the Cloverly Master Plan

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ABSTRACT: This report is the first document in the master plan process for the Cloverly Master Plan area. This report identifies issues to be addressed in the Cloverly Master Plan. It contains issues identified by the Cloverly Master Plan Citizens Advisory Committee (CAC) and the Montgomery County Planning Department staff in its meetings during the spring and summer of 1993. The Cloverly Master Plan will serve as a comprehensive amendment to the 1981 *Eastern Montgomery County Master Plan*, as amended in 1990.

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CLOVERLY MASTER PLAN ISSUES REPORT

July 1993

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, MD 20910-3760

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties; the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two counties.

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

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PREAMBLE BY THE CLOVERLY MASTER PLAN CITIZENS ADVISORY COMMITTEE

The Cloverly Master Plan Area is a wonderfully diverse blend of the old and the new. The formerly rural character of the area now has a suburban atmosphere in the southern part while retaining a semi-rural atmosphere elsewhere. There is a history of racial and ethnic diversity. Cloverly celebrates the individual while cherishing the community.

The emphasis on watershed protection and the fact that Cloverly holds part of the County's Suburban Communities, Residential Wedge and Agricultural Wedge have made Cloverly essentially a residential area.

Cloverly is now considered to be close-in, but offers a quieter, slower-paced life-style and often more space than other residential areas in the County.

Cloverly residents tend to come and stay. The turn-over rate is lower in Cloverly than in many other areas of the County. People come for the quality of life, a good education for their children, for the green space, for the quiet and peace. They appreciate the deer in their yards, the streams and the feeling of community.

People have come to Cloverly with the belief that governmental agencies would serve to enrich rather than degrade the area. They have expected stability from the Master Plan, zoning laws and other regulations.

While some people might say that a "community" must be made up of many homes on small lots, Cloverly residents would disagree. Over the years, the Cloverly area has developed a real sense of community which encompasses its diverse residential character -- some of Cloverly's residents live on large lots, some live in developments, and some live on small farms. It is not necessarily a visiting community; busy lives may mean that one only occasionally sees a neighbor. But an important ingredient of the sense of community is caring for and helping each other. This is one of Cloverly's great strengths.

In many respects Cloverly residents feel fortunate. Their location is convenient, schools are generally good, they appreciate the feeling of privacy and space, and they like the suburban/semi-rural natures of the area. They see trends that concern them and threaten many of the reasons they moved here in the first place. While residents support the basic precepts, land use and zoning densities, described in the current Master Plan, they feel the Master Plan has not been enough. Cloverly today doesn't look much like the Master Plan's recommendations. Residents feel that the Master Plan's objectives are too vulnerable to other influences.

Today, Cloverly stands at a crossroads. We are in a time of transition. While many people came to Cloverly because of the lack of traffic congestion, today our roads are busy all day and much of the traffic is pass-through. East-west traffic communication is a definite problem. In particular, the controversy surrounding the Intercounty Connector is a major and divisive concern to the community.

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Cloverly's position in the Residential and Agricultural Wedges, its emphasis on watershed protection, and limited sewer availability, are all important to Cloverly. There is still a lot of undeveloped land in Cloverly; coupled with a long-standing subdivision moratorium, real problems have developed for the area. Cloverly's undeveloped land has become ripe for AGP loopholes, so-called affordable housing loopholes, special exceptions, sewer and water extensions and institutional uses. Every landfill site inventory list since 1972 has called out a site in Cloverly. New Hampshire Avenue has become a concentration of both community and non-community based religious institutions.

This Master Plan is really important, but without help from County policies and ordinances, it cannot accomplish everything Cloverly residents desire.

The Cloverly Master Plan Citizens Advisory Committee
July 1993

CLOVERLY ISSUES REPORT

I. INTRODUCTION

The purpose of this report is to identify topics to be addressed in the Cloverly Master Plan. This report contains issues identified by the Cloverly Master Plan Citizens Advisory Committee (CAC) and the Montgomery County Planning Department staff in its meetings during the spring of 1993. This Master Plan will serve as a comprehensive amendment to the 1981 *Eastern Montgomery County Master Plan*, as amended in 1990.

Since it is the first written document in the master plan process, the report does not present options, solutions, or recommendations to address the community's concerns. Rather, the purpose of this report is to foster discussion and dialogue and to outline the issues that ultimately will be addressed and resolved in the Master Plan. In addition, the Issues Report will be reviewed by the Planning Board to ensure that it agrees that the report does capture all the necessary issues and that its scope is consistent with the Commission's approved work program.

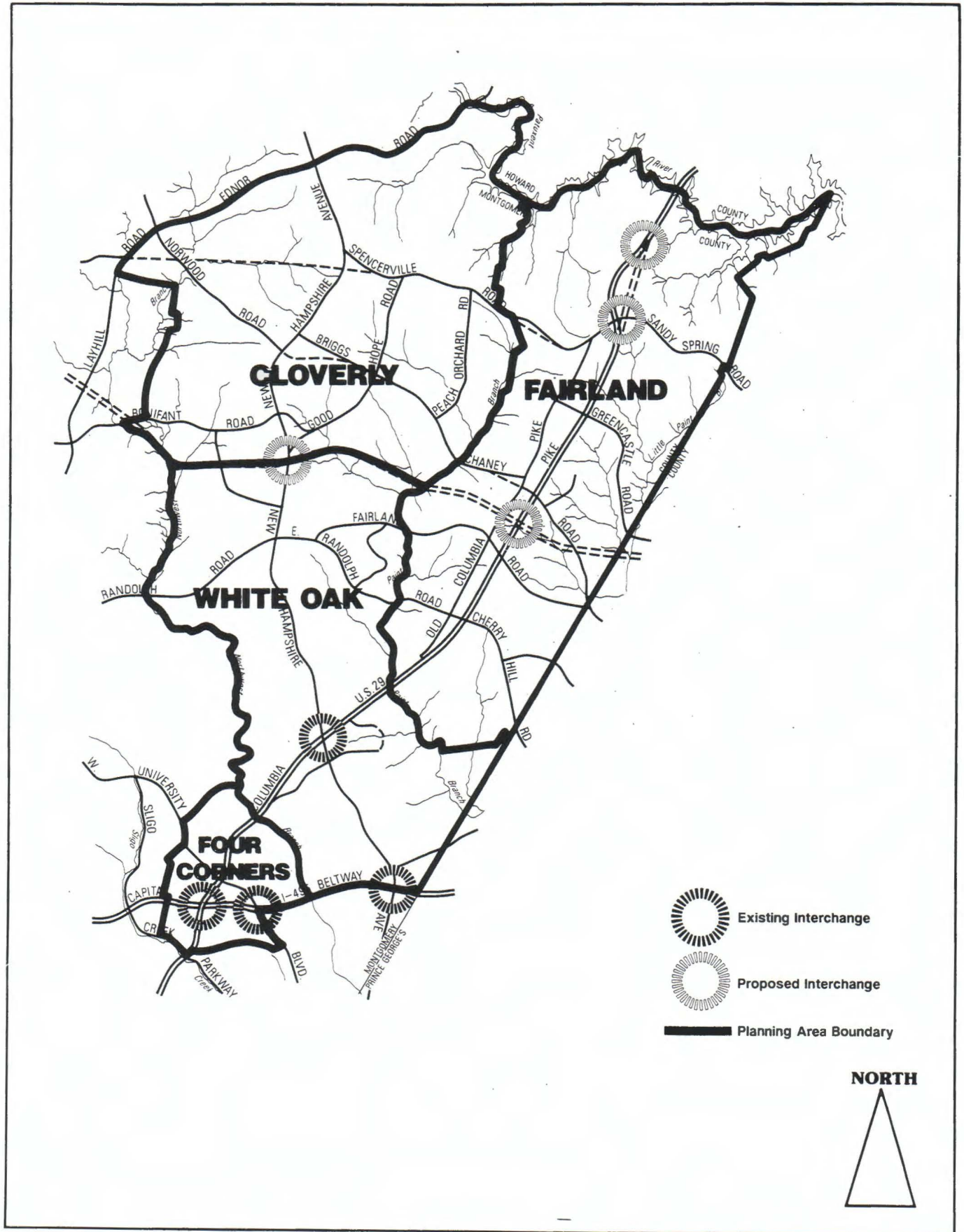
What is an issue? The *Random House College Dictionary* defines an issue as: "A point in question or a matter that is in dispute...the decision of which is of special or public importance..." The importance of individual issues will vary within this report and over time. The issues are stated as questions to be resolved. Some historical background is provided for some issues to place that issue in context. Together, these issues form a comprehensive list of concerns that need to be resolved in Cloverly.

This report is in five sections: Introduction, Planning Process, Background, Planning History and Planning Issues. The Introduction describes the purpose and organization of the Issues Report. The Planning Process section describes the standard master plan process and the modifications that have been made for the Eastern Montgomery County plans. The Background section describes the Cloverly Master Plan Area and provides demographic data. The Planning History section provides a summary of master plans that have applied to the Cloverly Master Plan Area.

The Planning Issues section is the focus of this report and discusses the issues that have been identified by the CAC and staff. Issues categories include Land Use, Environment, Transportation, Community Identity and Design, and Community Facilities and Services. In addition, an Other Issues section contains issues that are important to Cloverly residents but may be outside of the authority of a master plan or may be resolved prior to the adoption of the plan.

EASTERN MONTGOMERY COUNTY MASTER PLAN AREAS

FIGURE 1



II. PLANNING PROCESS

To initiate a new master plan amendment for the Cloverly Master Plan Area, the Cloverly Master Plan Citizens Advisory Committee (CAC) was appointed by the Montgomery County Planning Board in March 1993. Four master plans for the entire eastern portion of Montgomery County are being undertaken simultaneously (see Figure 1). In addition to the Cloverly CAC, the Fairland, Four Corners, and White Oak CACs were appointed using a process that was designed specifically for these plans to improve the nature of citizen participation in the master plan process. This section describes the generic master plan process, followed by a summary of the modifications to the process that are being applied to the Eastern Montgomery County master plans. Issues that are common to all four master plan areas are also described in this section.

The term "master plan area" is used to define the area covered by an individual master plan. The master plan area boundaries are established to respond to common issues, natural boundaries, community affiliations, or other characteristics. Master plan areas often differ from other geographic boundaries used in Montgomery County such as "planning areas" and "policy areas" that have been established by the County Council for other purposes.

A. Master Plan Process

Appointment of CAC members is the first step in the master plan process. CACs comprise individuals who represent residents, neighborhood associations, civic groups, businesses, landowners, developers, and other special interests. CAC members help identify important planning issues and areas of concern in the community. They have the responsibility to represent their constituencies, bring their concerns to the table for discussion, and keep them informed of the Master Plan's progress and proposals.

The Planning Department staff work with the CACs to help frame the issues, provide technical information and research data, and assist with the preparation of this and future documents. See Figure 2 for an overview of the master plan development process. The community's concerns, as expressed through the CAC members, become the foundation for the Issues Report.

The next step in the master plan process is the development of the Staff Draft Plan. The Staff Draft Plan, like the Issues Report, is designed to be a cooperative effort between the CAC and the Planning Department staff. The Staff Draft Plan examines the concerns raised in the Issues Report and presents alternative courses of action through specific recommendations. It provides a vision for the master plan area and a "road map" for its achievement. The Staff Draft Plan also includes a fiscal impact analysis, which is prepared by the County's Office of Planning Implementation.

Montgomery County Master Plan Development Process

FIGURE 2

Planning Board submits, and Council approves:

Annual Work Program

Planning staff initiates community participation and prepares:

Issues Report

Planning staff reviews Issues Report with Planning Board,
and then prepares:

Staff Draft Plan

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

Public Hearing (Preliminary) Draft Plan

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

Planning Board (Final) Draft Plan

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

Planning Board (Final) Draft Plan Transmitted to County Council

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

Approved and Adopted Master Plan

CLOVERLY ISSUES REPORT

The Staff Draft Plan is presented to the Planning Board by the Planning Department staff with the CAC present for comment. The Planning Board's review of the document generally focuses on whether the draft is ready to be presented at a public hearing. The Planning Board makes whatever modifications it deems necessary and a Public Hearing (Preliminary) Draft Plan is prepared. The Public Hearing (Preliminary) Draft Plan is a formal proposal to amend an adopted master or sector plan. A public hearing is then held by the Planning Board for the purpose of receiving testimony on the Public Hearing (Preliminary) Draft Plan.

After the public hearing is held, the Planning Board holds open worksessions to review testimony and revise the Public Hearing (Preliminary) Draft Plan. The number of worksessions varies with the degree of complexity and consensus on the issues. During this time, the Planning Board discusses the master plan recommendations on specific issues. A joint review with the Executive staff regarding the fiscal impacts of the proposed plan also takes place during the worksessions. Once the worksessions are completed, the Public Hearing (Preliminary) Draft Plan is amended by the Planning Board and republished as the Planning Board (Final) Draft Plan. It is then transmitted to the County Council and the County Executive.

The County Executive has 60 days to comment on the Planning Board (Final) Draft Plan and prepare a fiscal impact analysis for the County Council. After the County Council receives the Executive's comments and fiscal analysis, a public hearing is held. Similar to the Planning Board, open worksessions are conducted to review the testimony from the public hearing and revise the Planning Board (Final) Draft Plan. After the worksessions are complete, the County Council adopts a resolution approving the Planning Board (Final) Draft Plan, as revised.

Once approved by the County Council, the Master Plan is formally adopted by the full Maryland-National Capital Park and Planning Commission (the Montgomery and Prince George's County Planning Boards). Following the approval and adoption process, the Planning Department staff assumes responsibility for publishing an approved and adopted master plan, formally filing it with the Clerk of the Circuit Court, and making it available to the public. The Planning Department staff is typically instructed to prepare a sectional map amendment for the area. A sectional map amendment is a comprehensive rezoning of the master plan area to implement the zoning recommendations of the Master Plan.

B. Modifications to the Master Plan Process for Eastern Montgomery County

In May 1992, at the direction of the County Council, the Planning Board selected the Concordia Systems Group and the Institute for Conflict Analysis and Resolution as consultants to review the citizen participation process used in the development of master plans. The consultants were specifically instructed to propose a new process for citizen involvement in the preparation of comprehensive amendments to the four Eastern Montgomery County master plans.

The consultant's work consisted of a series of interviews, surveys, reports, responses to the reports, general meetings, and smaller focus groups. Early on, interviews with Eastern Montgomery County residents confirmed the feelings of local dissatisfaction that had been recognized and acknowledged by public officials when the consultant was hired. Individuals

CLOVERLY ISSUES REPORT

contacted by the consultant agreed that the role of the CAC is an advisory one, and that the final decision on a master plan rests with the Planning Board, the County Executive, and the County Council. However, there was also agreement that the citizen participation process should be revised to one that is more constructive and collaborative.

Six major concerns were identified in the consultant's report that should be resolved through the citizen participation process:

Fairness - Citizens expressed a concern that local issues and needs often get overlooked and that persons appointed to the CAC should adequately represent the interests of those who live in the area.

Diversity - CACs should represent a wide range of diverse views from a mix of experienced and knowledgeable individuals as well as from some new faces.

Voice and Influence - Citizens want to know that their concerns are being heard, acknowledged, and respected, and that the plans they have helped to produce have a reasonable chance of being implemented.

Efficiency - The process should include an honest attempt to resolve issues but should not increase the time required to develop a plan.

Accountability - Citizens expressed strong feelings about the "missing link" between planning and implementation. Plans should show a realistic balance between the implementation of public infrastructure and private development. Plans should not be changed unilaterally once they are adopted.

History Repeating Itself - There was a range of past CAC experiences and a concern that the lack of consistent and fair management of the process could result in a repeat of the negative experiences.

The consultant's recommendations for a prototypical citizen participation process were presented to the Planning Board in December 1992. The Planning Board endorsed the report's suggestions toward creating a more effective and cooperative method for citizen participation in the development of new master plans for Eastern Montgomery County.

CLOVERLY ISSUES REPORT

To create a more constructive and cooperative process, the changes to the CAC procedures that are being applied to the Eastern Montgomery County master plans include:

1. Appointment of four separate CACs with linkage mechanisms to one another;
2. Appointment of CAC members who live in the area or have a long term, major stake in the area;
3. Selection of a Chair by the CAC members, with approval by the Planning Board;
4. Communication between the Planning Board and the CACs throughout the process;
5. Development of the Issues Report and subsequent master plan drafts as a collaborative effort between the Planning Department staff and the CAC;
6. Presentation of the Issues Report and subsequent drafts to the Planning Board by the CAC and the Planning Department staff (previously, the Staff Draft Plan was the first document that went to the Planning Board and it was presented only by the Planning Department staff);
7. Extension of the life of the CACs through adoption of the Plan by the County Council; and
8. Communication among the Planning Board, the Executive branch, and the former CAC members on the status of implementation of the Plan after formal adoption and approval.

C. Relationship to Other Eastern Montgomery County Plans

Although each of the four Eastern Montgomery County master plans will address separate and unique planning issues, several matters cross area boundaries. These common issues fall primarily in the areas of transportation, environment, and public facilities, and they affect two, three, or all four master plan areas.

1. The Proposed Intercounty Connector

The 1981 *Eastern Montgomery County Master Plan* alignment for the proposed Intercounty Connector (ICC) is located in central Fairland and forms the boundary between White Oak and Cloverly. Montgomery County is currently involved with state and federal agencies in developing an Environmental Impact Statement (EIS) for the project. Of concern in all three areas is the relationship between the EIS and the master plan process. The issue for the Cloverly, Fairland, and White Oak master plans is the extent to which the plans are able to influence issues on the proposed ICC and the ability to coordinate EIS findings with the master plan process. In addition, the impact of the proposed ICC on east-west travel is a concern in Cloverly, Fairland, Four Corners, and White Oak.

2. US 29

US 29 is the primary north-south transportation artery in Eastern Montgomery County, running through Four Corners, White Oak, and Fairland. The State Highway Administration (SHA) is studying US 29 from Sligo Creek Parkway to the Howard County line at the Patuxent River. This study, which is nearly complete, has been developing the engineering and environmental aspects of alternatives that would ensure that sufficient, safe roadway capacity will be provided to accommodate existing and projected traffic growth. Extensive development has occurred along US 29 in the past 10 years, yet improvements to the existing roadway network have not kept pace with traffic generated by the growth.

The function of US 29 as an access route for local residents, as well as a through route for regional commuters, is of particular concern. In addition, the decision to make at-grade improvements to the US 29 and University Boulevard intersection in Four Corners, rather than construct an underpass, may have consequences in White Oak and Fairland. SHA is proposing the grade separation of all US 29 intersections north of New Hampshire Avenue in Montgomery County; the land use, community character, and transportation consequences of this proposal will be evaluated by the Fairland, Four Corners, and White Oak master plans. The Cloverly Master Plan will need to consider the impacts of SHA-proposed US 29 interchanges at Spencerville Road and Briggs Chaney Road on east-west traffic through Cloverly.

The Fairland, Four Corners, and White Oak master plans also will address transit issues along US 29. The potential provision of transit service along this artery is of critical importance in making land use recommendations, and the issue must be sensitively handled because the possibility for conflict is high. In White Oak, transit options may be a workable solution to congestion on US 29, but some concerns have been raised about transit's viability south of New Hampshire Avenue where the character of US 29 changes and the right-of-way becomes more

constrained. In Fairland, there are fundamental reservations about transit serviceability as a policy.

3. The Transitway and High-Occupancy Vehicle Network Master Plan

The *Issues Report for the Transitway and High-Occupancy Vehicle Network Master Plan* identifies several routes in the Cloverly, Fairland, Four Corners, and White Oak master plan areas as potential transitways, bus lanes, or HOV lanes. The issue for each master plan is how it will relate to this functional master plan.

4. New Hampshire Avenue (MD 650)

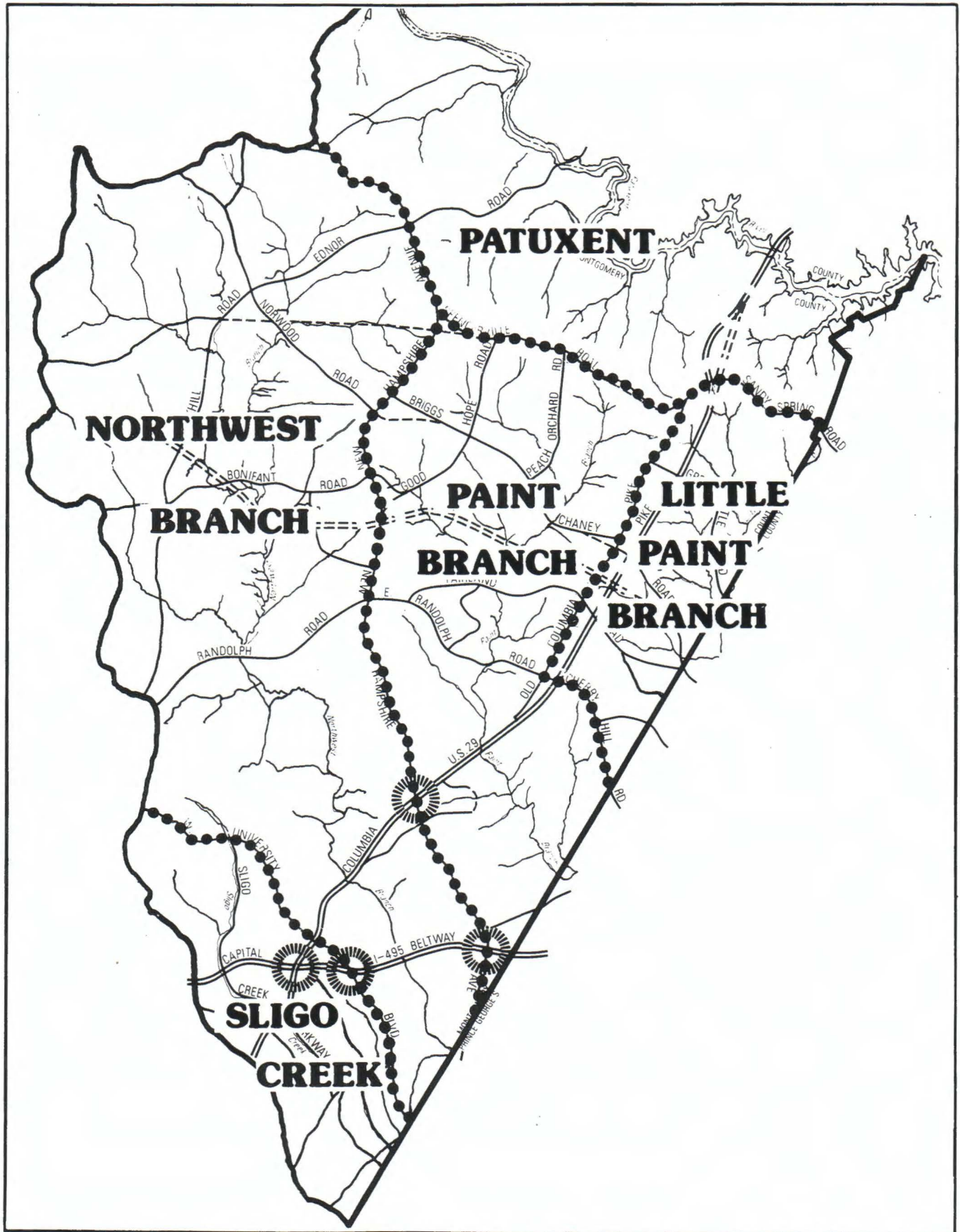
New Hampshire Avenue is an important north-south transportation artery that serves White Oak and Cloverly. The planned widening of New Hampshire Avenue is a concern in White Oak and Cloverly. Transit issues along New Hampshire Avenue are likely to be addressed in the White Oak Master Plan. In Cloverly, New Hampshire Avenue's transformation over time from a rural road to a suburban highway with a mix of residential and non-residential uses has given rise to concerns about its character. The road's character and configuration should be addressed in the White Oak and Cloverly master plans.

5. Spencerville Road - Sandy Spring Road (MD 198)

MD 198 is an important east-west artery connecting Prince George's County, Fairland, and Cloverly. Its function and character in Fairland and Cloverly are issues that will be addressed in those plans. The Fairland Master Plan must evaluate these issues for the Burtonsville area, while in Cloverly, the purpose and character of the proposed Norbeck Road-Spencerville Road Connector and MD 198 through Spencerville will be an issue to examine.

6. Watershed Protection

The 1981 *Eastern Montgomery County Master Plan* stressed the importance of watershed protection which includes protection and enhancement of both land and water habitats. Specific zoning strategies were recommended to protect the drinking water supply of the Patuxent, trout spawning areas of the Paint Branch, and the water quality of the Northwest Branch. The headwaters tributaries of Paint Branch (in Cloverly, Fairland, and White Oak), which support a self-sustaining, naturally reproducing brown trout population, are under stress from development. The Patuxent River Reservoir serves as a drinking water supply and supports a variety of fish, bird, and other animal species. In addition, the reservoir and surrounding lands provide a variety of recreational opportunities. Concerns expressed in all four master plan areas suggest the need to examine the health of the Anacostia watershed, including Little Paint Branch, Northwest Branch, Paint Branch, Sligo Creek, and the Patuxent River watershed (see Figure 3). The plans should also evaluate land use, zoning, and transportation recommendations in these watersheds to determine the effects of watershed protection policies from the 1981 Plan. All four master plans will consider greenways and in-stream improvements to address habitat issues.



7. Stormwater Management

All four master plans share stormwater management issues. Stormwater management is used to control erosion, sedimentation, and improve water quality. In White Oak, Cloverly, and Fairland, retrofitting facilities to bring them into line with new quality and quantity standards and to enhance watershed protection should be examined. Opportunities for new stormwater facilities in developed areas and other stream enhancement measures should be examined. In Four Corners, on-site stormwater management will likely be necessary on the property known as the "Kay Tract," as recommended in the 1986 *Sector Plan for Four Corners and Vicinity*.

8. Water Quality

An issue for the four master plan areas is the extent of land use and septic system impacts on water quality. The Cloverly and Fairland master plans will address impacts to the drinking water supply, from both wells and the Patuxent Reservoir.

9. Forest Conservation

The quality and character of remaining forest lands is an issue in all four areas. The County Forest Conservation Law requires the conservation of forests and trees during development. The four master plans may evaluate areas that could be suitable for reforestation or afforestation by private or public interests and for forest preservation beyond the regulatory stream buffer areas.

10. Clean Air Act

The greater metropolitan Washington area currently is not meeting Clean Air Act standards for ozone and has isolated areas of carbon monoxide pollution. All four plans should examine actions that can help the region meet its obligations under the Act.

11. Commercial Areas

All four master plan areas are served by commercial districts, and each plan will address issues in these areas. The four master plans will explore the use of design techniques in commercial districts to enhance community focus and encourage compatibility. In addition, the 1981 *Eastern Montgomery County Master Plan* recommended that commercial development should be concentrated in existing commercially zoned areas. The Cloverly and White Oak master plans will consider if the need exists for additional commercial areas. In Four Corners and White Oak, potential strategies for commercial revitalization will be evaluated.

12. Public Facilities

Currently, many public facilities are inadequate to serve the residents of Eastern Montgomery County. In response to this issue, a number of facilities are planned for construction and site selection studies are under way for new public facilities, including a northeast high school, a recreation center, elevated water storage facilities, and a government center. While several of these studies may be completed before adoption of the master plans, the extent to which the planning process can influence site selection is an issue for the plans in Cloverly, White Oak, and Fairland. An overall strategy is necessary for locating future public facilities in all four master plan areas. In Four Corners, the ability of the master plan to influence the provision of recreational facilities and playing fields is important.

13. Maryland Planning Act of 1992

The 1992 State Planning Act articulates seven visions for managing land use: concentrating development in suitable areas; protecting sensitive areas; directing growth in rural areas to existing population centers and protecting resource areas; declaring that stewardship of the Chesapeake Bay is a universal ethic; conserving resources, including reductions of consumption; encouraging economic growth and streamlining regulation; and creating funding mechanisms to achieve objectives. The issue for each master plan will be to determine appropriate ways to comply with the visions.

III. BACKGROUND: CLOVERLY MASTER PLAN AREA

A. Description

The Cloverly Master Plan Area consists of approximately 14 square miles located in the eastern portion of Montgomery County, Maryland. The southern boundary of the area is approximately 6 miles north of Washington, D.C. Its borders are roughly Ednor Road and Howard County to the north, Burtonsville Local Park and the Right Fork of the Paint Branch to the east, the proposed alignment of the Intercounty Connector to the south, and the Northwest Branch Golf Course to the west. (See Figure 4.)

B. Cloverly Today

The land uses in the Cloverly Master Plan Area are primarily residential in nature with the greatest recommended and existing densities in the southern half of the area, becoming less dense in the northern areas. The southern area is more fully developed, with scattered vacant parcels. The major undeveloped areas are located in the central and northern portions of the area.

This pattern is part of the transition from the more densely developed Suburban Communities to the less densely developed Residential and Agricultural Wedges as identified in the General Plan Refinement. (See Figure 5.)

The Suburban Communities portion of Cloverly is south of Norwood and Briggs Chaney Roads and is generally zoned R-200 (1/2 acre lots).

The Residential Wedge portion of Cloverly is roughly bounded by Norwood and Briggs Chaney Roads to the south and Spencerville Road, New Hampshire Avenue, and Ednor Road to the north. This area is zoned for one and two acre densities (RE-1, RE-2, and RE-2C).

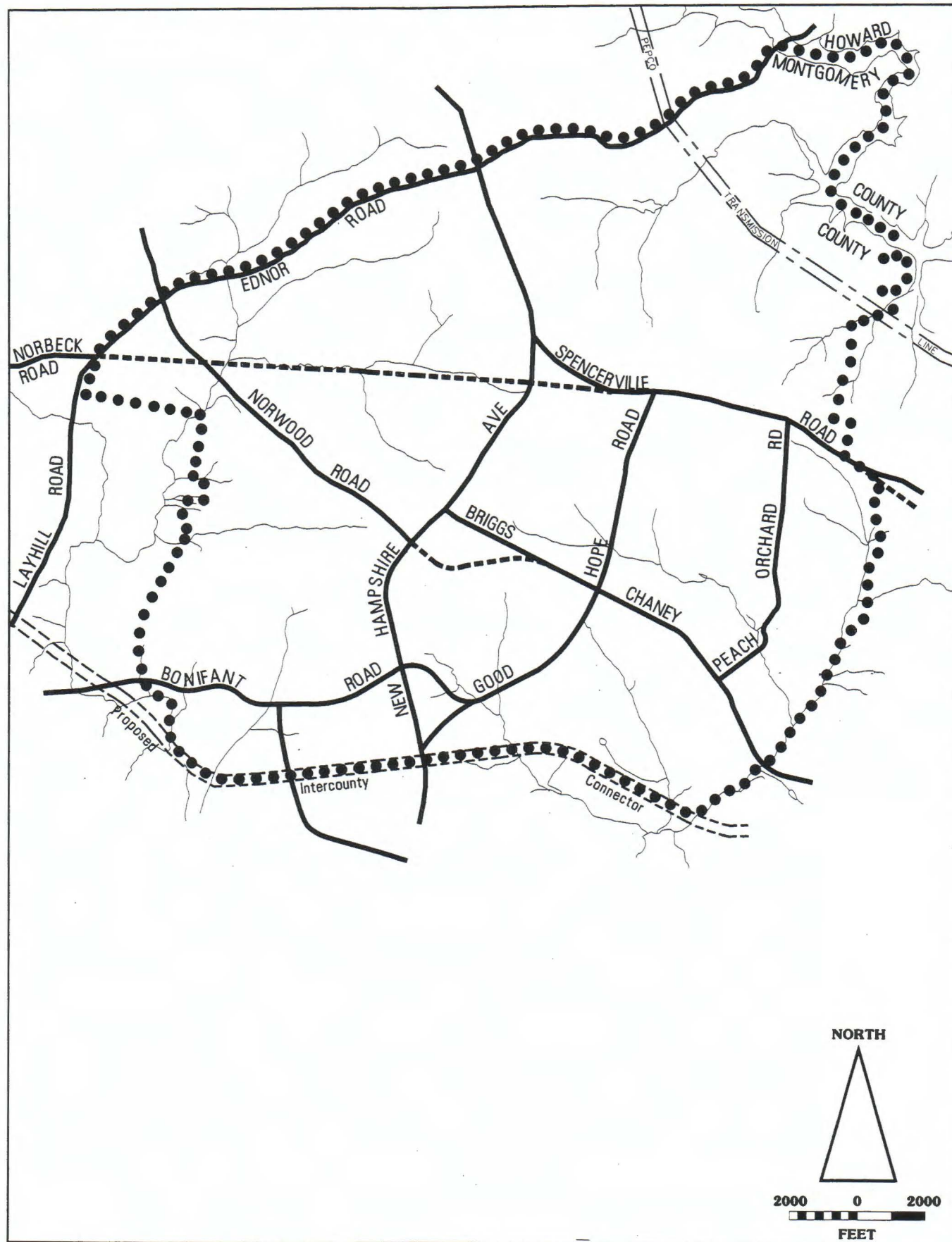
The area north of Spencerville Road and east of New Hampshire Avenue is part of the Agricultural Wedge and is zoned RC (Rural Cluster - one house per 5 acres with lots as small as one acre)

The varying physical character of the different parts of Cloverly help to create a physical community that is unique in Montgomery County. The demographic and social character of the area also are different, but in some ways similar to that of the rest of the County.

Today, Cloverly can be seen as a study in contrasts that include: large expensive homes and small modestly priced homes, produce stands and shopping centers, farms and subdivisions, clear trout spawning streams and streams in pipes, and busy major thoroughfares and virtually empty country roads. This diversity, in the area and its residents, sets it apart from much of the rest of the County. Some data for Cloverly are similar to Countywide averages, but often are over a broader range than most areas in the County.

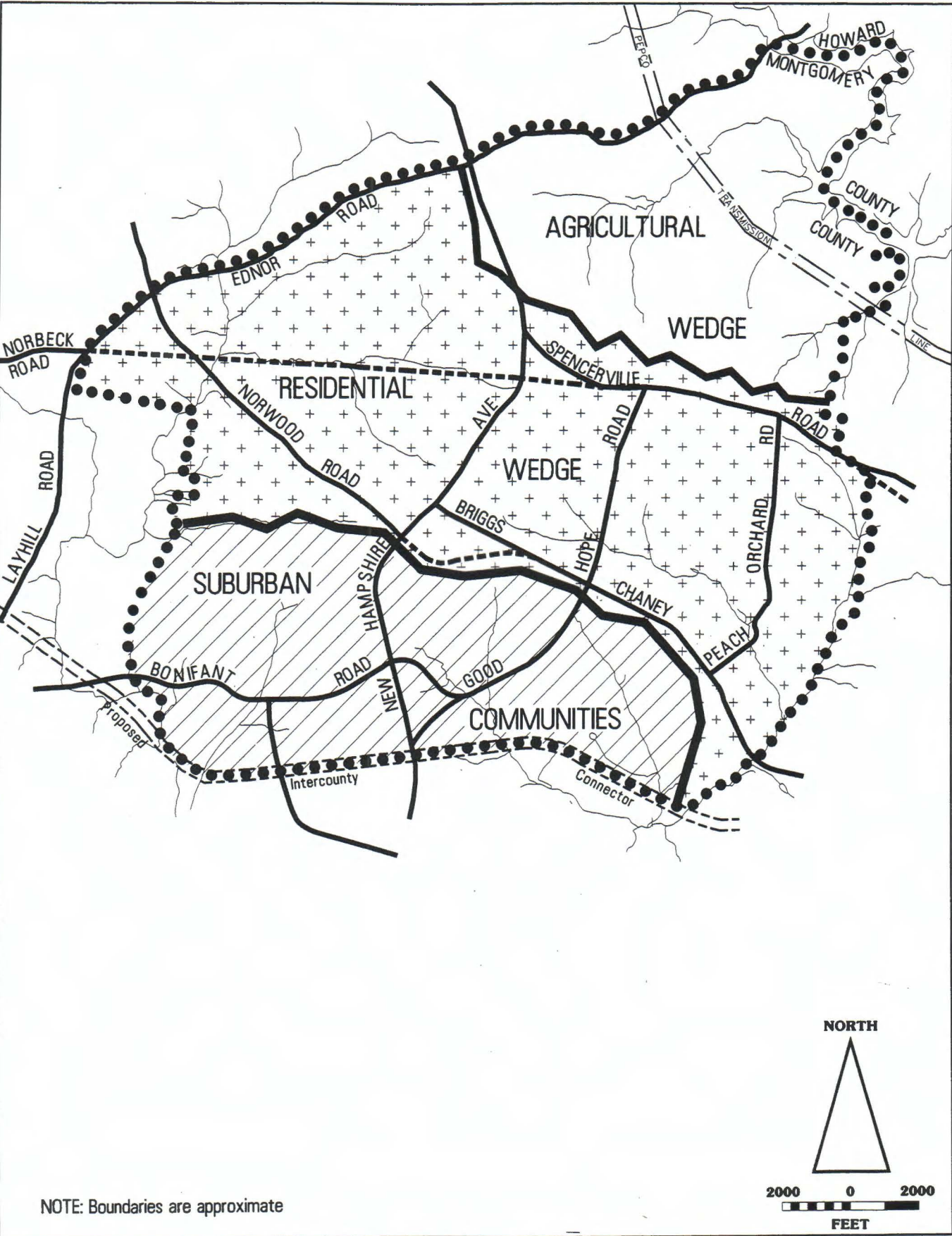
MASTER PLAN AREA

FIGURE 4



GENERAL PLAN REFINEMENT AREAS

FIGURE 5



CLOVERLY ISSUES REPORT

The Population and Housing Profile for the Cloverly Master Plan Area is a separate demographic profile published in April, 1993 based on the 1990 Census and other data. Some of the key points of the profile are:

78% of Cloverly's households are headed by married couples compared to 58% Countywide;

The median sized household in Cloverly contains 3.27 persons per household compared to 2.65 Countywide;

The median age of 33.9 years is the same for Cloverly and the County;

Cloverly's population is 70% white, 16% Black, and 13% Asian, compared to 77% white, 12% black, and 8% Asian countywide;

87% of Cloverly's homes are single family detached compared to 52% Countywide;

Cloverly's median resale price of \$216,250 for a single-family detached house in 1991 was slightly higher than the Countywide average of \$208,800;

55% of Cloverly's residents lived in the same home since 1985, compared to 47% Countywide;

Cloverly's median income in 1989 was \$63,215, Countywide it was \$54,089; and,

77% of Cloverly's resident workers drive alone to work compared to 68% Countywide.

IV. PLANNING HISTORY

The currently approved and adopted master plans for the Cloverly Master Plan Area and the surrounding areas are shown below. Master plans for the surrounding areas are listed for reference but are not discussed further. A discussion of the master plans that have covered the Cloverly Master Plan Area are described individually in this section.

**Approved and Adopted Master Plans for the
Cloverly Master Plan Area and Surrounding Areas**

| Master Plan | Date | Area Covered |
|--|-----------------------|---|
| Cloverly | | |
| <i>Functional Master Plan for the Preservation of Agriculture and Rural Open Space</i> | 1980 | Cloverly (north of Spencerville Rd. and east of New Hampshire Ave.) and rural areas of the County |
| <i>Eastern Montgomery County Planning Area</i> | 1981 | Cloverly, Fairland, and White Oak |
| <i>Trip Reduction Amendment</i> | 1990 | Cloverly, Fairland, and White Oak |
| <i>Functional Master Plan for the Patuxent River Watershed</i> | Pending (Final Draft) | Patuxent Watershed (parts of Cloverly, Fairland and Olney Master Plan Areas) |
| Surrounding Areas | | |
| <i>Master Plan for the Sandy Spring - Ashton Special Study Area</i> | 1980 | Sandy Spring - Ashton |
| <i>Aspen Hill and Vicinity Master Plan</i> | 1967 | Aspen Hill |
| <i>Aspen Hill Master Plan</i> | Pending (Staff Draft) | Aspen Hill |
| <i>Comprehensive Master Plan</i> | 1990 | Howard County |

The Cloverly Master Plan Area came under the jurisdiction of The Maryland-National Park and Planning Commission in 1939 when the Regional District expanded. In general, the area was zoned for residential development.

A. 1961 Upper Northwest Branch Watershed Master Plan

The 1961 Plan covered the area west of New Hampshire Avenue within the Cloverly Master Plan Area. The plan recommended R-A (2-acre residential) zoning for most of the area to protect water quality in the Northwest Branch. During the late 1960's and early 1970's individual property owners requested and received changes in the zoning from R-A (2 acre lots) to R-S zone (1/2 acre lots). The area below Bonifant Road was zoned for 1/2 acre residential development (R-S zone) as recommended in the 1961 Plan.

B. 1964 General Plan

The 1964 General Plan, "...On Wedges and Corridors," guided the region's growth pattern by channeling development into six radial corridors and an urban ring centered on Washington, DC. Wedges of rural open space, farmland, lower density residential uses, and resource-oriented uses were located between the corridors. Higher density residential development was planned primarily for the centers of the Corridor Cities. The only corridor located in Montgomery County was the I-270 Corridor. The General Plan envisioned a Corridor City straddling the Montgomery County-Prince George's County border in the Fairland-Beltsville area. A portion of Fairland east of US 29 formed one edge of the Corridor City.

The 1964 General Plan endorsed the 1961 Plan's land use recommendations in the Cloverly area as part of what was defined as the Wedge. The 1964 Plan recommended that "estate zoning should be employed in the 'buffer' areas between the Corridor Cities and the natural resource wedges, [now agricultural wedge,] to provide a reasonable transition and reduce pressures for the continuation of urban zones beyond their optimum limits." The 1964 Plan described one, two, and five acre single-family residential zones in the residential estate zoning section.

C. 1968 Fairland-Beltsville and Vicinity Plan

Local area master plans were called for by the 1964 General Plan to implement the broad recommendations of the wedges and corridors concept.

The purpose of the plan as described in the resolution of adoption was "to guide development under an interrelated and relatively self-sufficient land use system based upon the wedges and corridors concept of the General Plan..."

The 1968 Plan covered the portion of Cloverly east of New Hampshire Avenue. Cloverly's role in this Master Plan was consistent with the low density residential recommendations of the 1964 General Plan. Approximately 99 percent of the land in the Cloverly Master Plan Area covered by the 1968 Plan was recommended for one-half to 2 acre lot sizes. This was consistent with the recommendations of the 1961 *Upper Northwest Branch Watershed Plan* that recommended the same densities to the west of New Hampshire Avenue.

CLOVERLY ISSUES REPORT

The 1968 Plan explicitly recommended "a policy of recommending low density residential development within the Patuxent Watershed portion of the Plan." The 1968 Plan recommended the R-A zone (1 house per 2 acres) for the Patuxent Watershed until "a larger minimum-lot-size zone becomes available." This recommendation was implemented when the area was zoned for the Rural Zone (1 house per 5 acres) in 1974.

A limited amount of commercial zoning at the Cloverly shopping centers and in Spencerville was recommended to serve neighborhood needs. The community and regional commercial centers to serve Cloverly were recommended outside of the Cloverly Master Plan Area in Colesville, Burtonsville, and Fairland.

D. 1969 General Plan Update

In 1969, the General Plan was revised to reflect new statistical information; changes in planning policy and theory, particularly the introduction of staging strategies in master plans; transportation decisions; and changes in County plans. The Update specified detailed goals and objectives for the 1964 General Plan in Montgomery County.

E. Functional Master Plan for the Preservation of Agriculture and Rural Open Space

The *Functional Master Plan for the Preservation of Agriculture and Rural Open Space* (Ag Plan), adopted in 1980, recommended that the zoning in the Patuxent Watershed be changed from Rural (1 lot per 5 acres) to Rural Cluster (1 lot per 5 acres with lot sizes as small as 1 acre). The Rural Cluster zone is designed to provide open space and environmental protection by allowing smaller minimum lot sizes with the remaining land available for common open space or as part of a larger lot that could be used for farming.

The Ag Plan also recommended a transfer of development rights program (TDR) to protect agricultural areas zoned for densities of one house per every 25 acres (RDT zone). In order to implement the TDR program, the Ag Plan recommended the creation of TDR receiving areas through local area master plans. However, no TDR receiving areas were recommended in the Cloverly Master Plan Area by the 1981 *Eastern Montgomery County Plan*.

F. 1981 Eastern Montgomery County Plan

The Maryland State Department of Health and Mental Hygiene imposed a moratorium on all new sewer construction in much of the County in 1970. New development requiring sewer service in the eastern part of the County could not proceed. In 1978, the Montgomery County Council, anticipating the end of the sewer moratorium and changes in market conditions, directed the Planning Board to develop a new master plan for Eastern Montgomery County which would address public policies and future growth potential. The result was the 1981 Plan, amended in 1990, for Eastern Montgomery County including the Cloverly, Fairland, and White Oak master plan areas.

CLOVERLY ISSUES REPORT

The primary goal of the 1981 *Eastern Montgomery Plan* for the Cloverly Master Plan Area was for watershed protection. To achieve this goal, the plan recommended changes in zoning that reduced the total amount of development in most areas and provided greater environmental protection for areas that had yet to develop. The 1981 Plan confirmed the recommendations to not provide water and sewer service to the land in the Patuxent Watershed as recommended in the 1968 Plan.

The 1981 Plan also sought to minimize the environmental impacts of proposed public facilities. For instance, the 1981 Plan recommended changes to the Intercounty Connector (ICC) alignment to reduce the impacts of construction and operation on the brown trout spawning areas of the Paint Branch, particularly the Good Hope and Gum Springs tributaries. Other measures recommended to protect trout spawning areas included parkland acquisition, cluster zoning, site plan controls and improved sediment and erosion controls.

The 1981 Plan advocated "transit serviceability," which encourages land near major transportation routes and employment to develop at higher densities than outlying areas so that it becomes effective to provide frequent transit service to the area. Cloverly was not recommended for the transit serviceability concept due to its distance from employment areas and major transportation corridors, and for watershed protection. An additional feature of the 1981 Plan was the designation of Transferable Development Rights zones (known as TDR receiving areas) in Fairland but not in Cloverly.

The 1981 *Master Plan for the Eastern Montgomery Planning Area* removed the corridor city designated by the 1967 *Fairland-Beltsville Plan*, which reflected a decision to emphasize the redevelopment of Silver Spring.

The 1981 Plan included a forecast of growth for Cloverly. This forecast did not anticipate that the growth during the 1980's would be as large as it was. The Council of Governments Cooperative Forecasts, Round II (1979), showed the 3,100 households in 1980 growing to 3,600 by 1990 and 5,100 by 2000 for the intermediate forecast. The high forecast showed 4,400 and 5,600 households by 1990 and 2000, respectively. The 5,100 households currently (1992) in the Cloverly Master Plan Area was the same as forecasted for 2000 in the intermediate forecast.

G. 1990 Trip Reduction Amendment

The County Council adopted the *Trip Reduction Amendment* to the 1981 Plan in 1990 as "an interim strategy which would restrict development until the appropriate balance between land use and transportation could be studied."

The Cloverly Policy Area has been in a subdivision moratorium since 1982 for housing and since 1989 for jobs under the Annual Growth Policy, and its precursor, the Comprehensive Planning Policies Report. These moratoria were due to an inadequate supply of public facilities, primarily transportation capacity. This situation in Cloverly, along with the moratoria in the Fairland/White Oak Policy Area, led the County Council to instruct the preparation of an interim plan to address the imbalance between public facilities and private development.

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The Council agreed to "remove the [Planned Development Zone] PD recommendations in the 1981 Plan for all properties not already zoned PD. The Council also decided to reduce the densities recommended for the [Transfer Development Rights] TDR areas...to one TDR above the base zone." The 1990 Amendment also states that "[a]t the time of the Comprehensive Amendment to the Master Plan, each of these properties may be reconsidered on a property-by-property basis and changes in land use or zoning may be recommended at that time."

Since there were no TDR receiving areas in Cloverly, the primary impact was on the areas recommended for the Planned Development Zone. The area generally bounded by Briggs Chaney Road on the south, New Hampshire Avenue on the west, Spencerville Road on the north, and Paint Branch on the east was changed from RE-1/PD-2 (one house per acre base zone with the ability to develop 2 houses per acre using the Planned Development Zone) to RE-1 (one house per acre). (see Figure 6)

The 1990 Amendment also recommended a zoning change on the 716 acre property (Hampshire Greens) in the southwest corner of New Hampshire Avenue and Ednor Road from RE-2 (1 house per 2 acres) to RE-2C (1 house per 2 acres clustered on lots as small as 25,000 square feet). In addition, the extension of public water and sewerage service was recommended for Hampshire Greens.

The current master plan amendment process responds to the call in the 1990 Amendment to address the balance of development and public facilities in a comprehensive manner since the 1990 Amendment was designed as an interim measure.

H. 1993 Functional Master Plan for the Patuxent River Watershed

The Montgomery County Planning Board transmitted the Planning Board (Final) Draft Plan for the Patuxent Watershed to the County Council in March of 1993. This Master Plan covers the entire Patuxent Watershed within Montgomery County. Most of the area north of Spencerville Road and east of New Hampshire Avenue is located in the Patuxent Watershed.

The Draft Plan "establishes policy recommendations to restore and maintain water quality in the Patuxent River Watershed in Montgomery County, including the Tridelphia and Rocky Gorge reservoirs. The primary recommendation of this plan is the establishment of an inter-jurisdictional group to develop and oversee an ongoing water quality monitoring program..."

"Other recommendations of this plan include the reduction of nonpoint sources of runoff through a combination of agricultural and urban land management practices." These practices include agriculture stream buffers, best management practices (stormwater management measures), and a primary management area within which development densities are limited, and extraordinary best management practices are utilized.

The Draft Plan also recommends that "the policies and actions...will be incorporated into the existing master plans as the land use recommendations in those plans are implemented and updated." County Council action is expected during 1993.

I. 1993 General Plan Refinement

In 1993, the Planning Board transmitted a refinement to the General Plan to the County Council for its consideration. The "Planning Board (Final) Draft General Plan Refinement" reaffirms the Wedges and Corridors concept and provides further definition to distinct geographic components within the County. The Refinement expands the definition of the Urban Ring and the Corridor, adds Suburban Communities, and defines two distinct sub-areas of the Wedge: the Residential Wedge and the Agricultural Wedge. Each geographic component is discussed in terms of appropriate land uses, scale, intensity, and function.

The Cloverly Master Plan Area is part of three geographic components; the Suburban Communities, and the Residential and Agricultural Wedges. County Council action is expected during 1993.

V. PLANNING ISSUES

The issues identified in this section have been identified by the Cloverly Citizen Advisory Committee and Montgomery County Planning Department staff. Each issue is presented in a neutral manner as a question to be resolved. Background information is provided in some cases to place the issue in its historical context. The interrelationships between issues is noted to guide the reader to other sections where that issue, or a closely related issue is discussed.

A. Land Use

The Land Use recommendations of the 1981 *Eastern Montgomery County Plan* reaffirmed the low density land use pattern established by previous plans. Watershed protection is the "underlying principle" of the 1981 Plan. The low density land use recommendations were reinforced by recommendations against the provision of water and sewerage service in parts of the watersheds.

1. General Land Use

- a. There is a strong desire among residents to maintain Cloverly's current character. Are the 1981 Plan's recommendations sufficient to maintain Cloverly's low density which is typical of the Suburban Communities and Residential and Agricultural Wedge's characters?
- b. The majority of the undeveloped land in the Cloverly Master Plan Area is zoned for large lot residential development. What alternatives to large lot housing should be considered, if any?
- c. The 1981 Plan recommended no TDR receiving areas in Cloverly. Are any areas of Cloverly appropriate for increased housing density through Transferable Development Rights (TDR) receiving areas given the 1981 Plan's "underlying principle" of watershed protection and the low density character of Cloverly?
- d. Some land use activities have observable negative impacts on aquatic habitats of receiving streams. Some of the impacts in tributaries of Paint Branch may threaten the long-term viability of habitat for environmentally sensitive fish species such as the brown trout. What recommendations from the 1981 Plan have negative or positive aquatic habitat impacts? Are any areas suitable for density reductions as part of environmental protection measures?
- e. Are public or other more appropriate uses possible for properties that are affected by public improvements such as road widening or the construction of other public facilities?
- f. Current economic conditions are often very influential in the development of a master plan. How can the master plan retain a perspective that is more responsive to the various points in economic cycles?

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- g. Cloverly has been in subdivision moratoria since 1982 (households) and 1989 (jobs). Can the master plan identify an appropriate balance between development in Cloverly, external development, and transportation capacity? What improvements are necessary to relieve the subdivision moratoria? If there is insufficient traffic capacity (or any other public facility), how should the Master Plan attempt to provide the proper balance between development and public facilities?
- h. The Forest Conservation law requirements can affect the design of individual properties that are heavily forested. How can this Master Plan anticipate these impacts and make appropriate land use and design recommendations? (Also see Environment Issues)

2. Government Allowed Increases in Density and Changes in Land Use

A number of government regulations and procedures are often perceived by community members to undermine the intent of the master plan by allowing substantial increases in density and changes in land use that are different from that recommended by a master plan. These include special exceptions, affordable housing, Productivity Housing, and places of worship. In addition to the change from the master plan recommendations, there also are concerns that these changes occur without the amount of citizen input that is typical of a master plan amendment.

- a. While these are Countywide regulations and procedures, what can this Master Plan recommend that can improve the likelihood of new development being consistent with the master plan recommended land use?
- b. There is a concern that the low density residential land use and zoning recommendations of the 1981 Plan provide the opportunity for non-residential uses to occur, both permitted and by special exception. What is the realistic long-range (20 years) use of all properties? How can the master plan recommend suitable transitions and protect existing developed areas when new development is approved that is different from the existing neighborhood?
- c. Cloverly's large undeveloped areas seem to make it a target for land intensive uses. These include special exceptions, roads, public utilities (elevated water storage facilities), places of worship, landscaping businesses, and other facilities. Should the Master Plan identify appropriate areas for these facilities and land uses and limit their concentration in Cloverly?
- d. What is the impact of special exception uses on neighborhood character and land uses. Can this plan recommend criteria to control special exceptions as allowed in the zoning ordinance.

3. Watershed Protection

- a. The 1981 Plan specifies that watershed protection is the "underlying principle" for the Cloverly area. Can the criteria for watershed protection be clearly expressed and consistently enforced? Have the land use, public facilities, and environmental protection

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recommendations of the 1981 Plan and the implementation through private and public development been consistent with the goal of protecting the watersheds? If not, what changes are needed? (Also see Environment Issues)

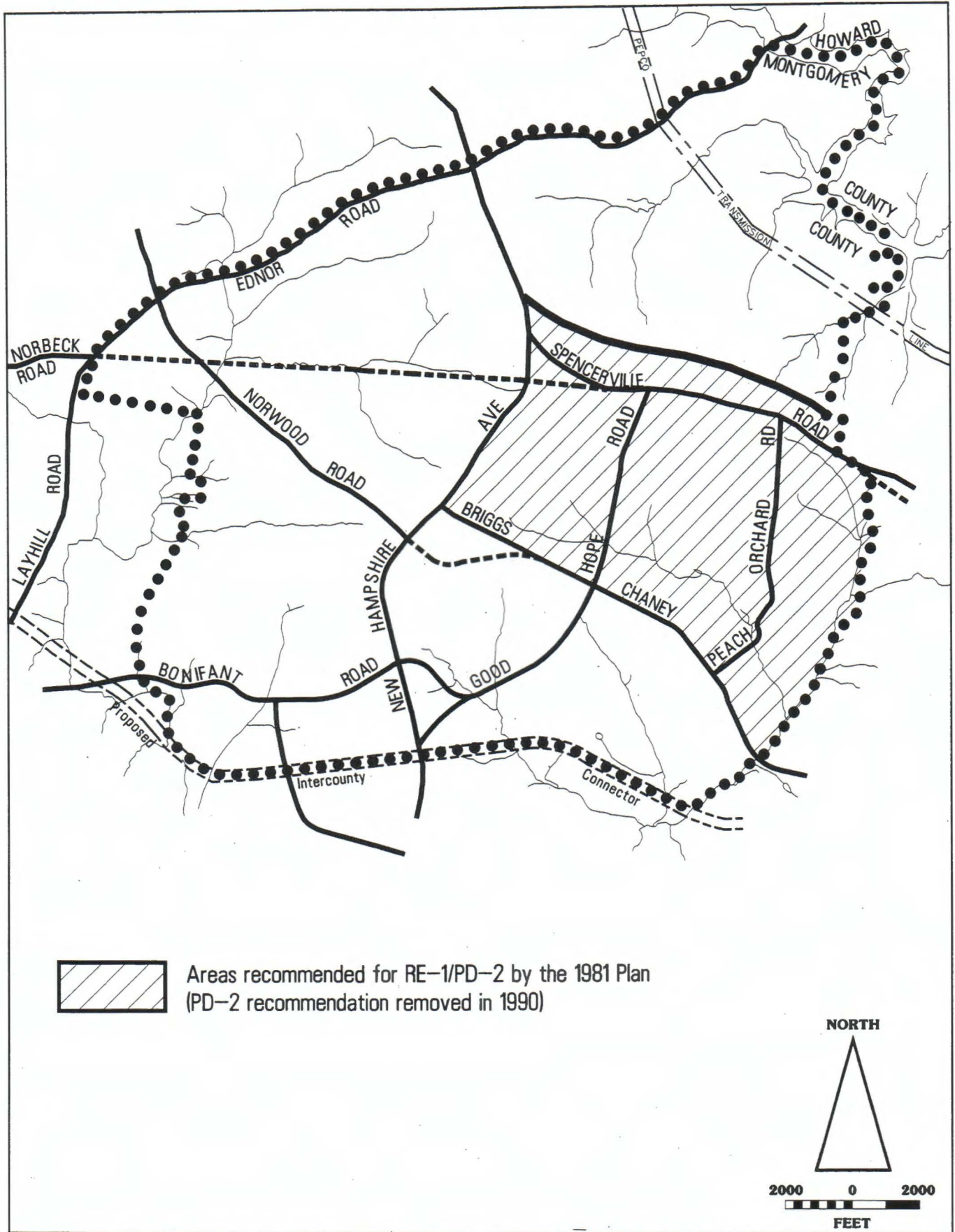
- b. The rationale for RE-2C (one house per 2 acres on lots as small as 25,000 square feet) zoning in the Paint Branch and Northwest Branch watersheds was for increased watershed protection. Although little development has occurred in Cloverly using this zone, has RE-2C development in other parts of the County reduced the impact of growth on the environment? If not, what zoning and stormwater management measures should be considered to meet that goal? (Also see Environment Issues)
- c. Where will large and small scale (infill) development negatively affect water quality? What measures can reduce these impacts?

4. Land Use Densities and Zoning

- a. How will the competing policies of watershed protection, existing zoning, and the General Plan Refinement's objectives to provide an adequate amount of single family detached homes, and a mixture of housing types be balanced in Cloverly? Are there policies that are targeted for use in Cloverly that will allow an increase in Cloverly's density?
- b. Greater accessibility to the Cloverly area due to the proposed ICC is likely to increase development pressures, particularly in the vicinity of the proposed New Hampshire Avenue interchange. Since Cloverly is part of the transition between the Suburban Communities, the Residential Wedge, and the Agricultural Wedge would a proposed ICC interchange have an effect on land use?
- c. The 1990 Trip Reduction Amendment indicated that properties which had the Planned Development zone (PD) recommendation removed from the 1981 *Eastern Montgomery Plan* could be reconsidered on an individual basis. Which, if any, of these properties should be considered for the PD zone? What other zones should be considered? (See Figure 6.)
- d. The County Council has deferred six local map amendments for consideration by this Master Plan. What zoning classifications should be recommended for these properties? (See Figure 7.)
- e. What is the appropriate character of development along Rustic Roads? (Also see Community Identity and Design Issues)
- f. The Briggs Chaney Middle School site at the corner of Briggs Chaney and Good Hope Roads was not used for a school due to environmental constraints associated with the headwaters of Gum Springs Tributary, a trout spawning area of the Paint Branch. What are appropriate and environmentally sensitive uses for the 21 acre site? (Also see Community Facilities and Services Issues.)

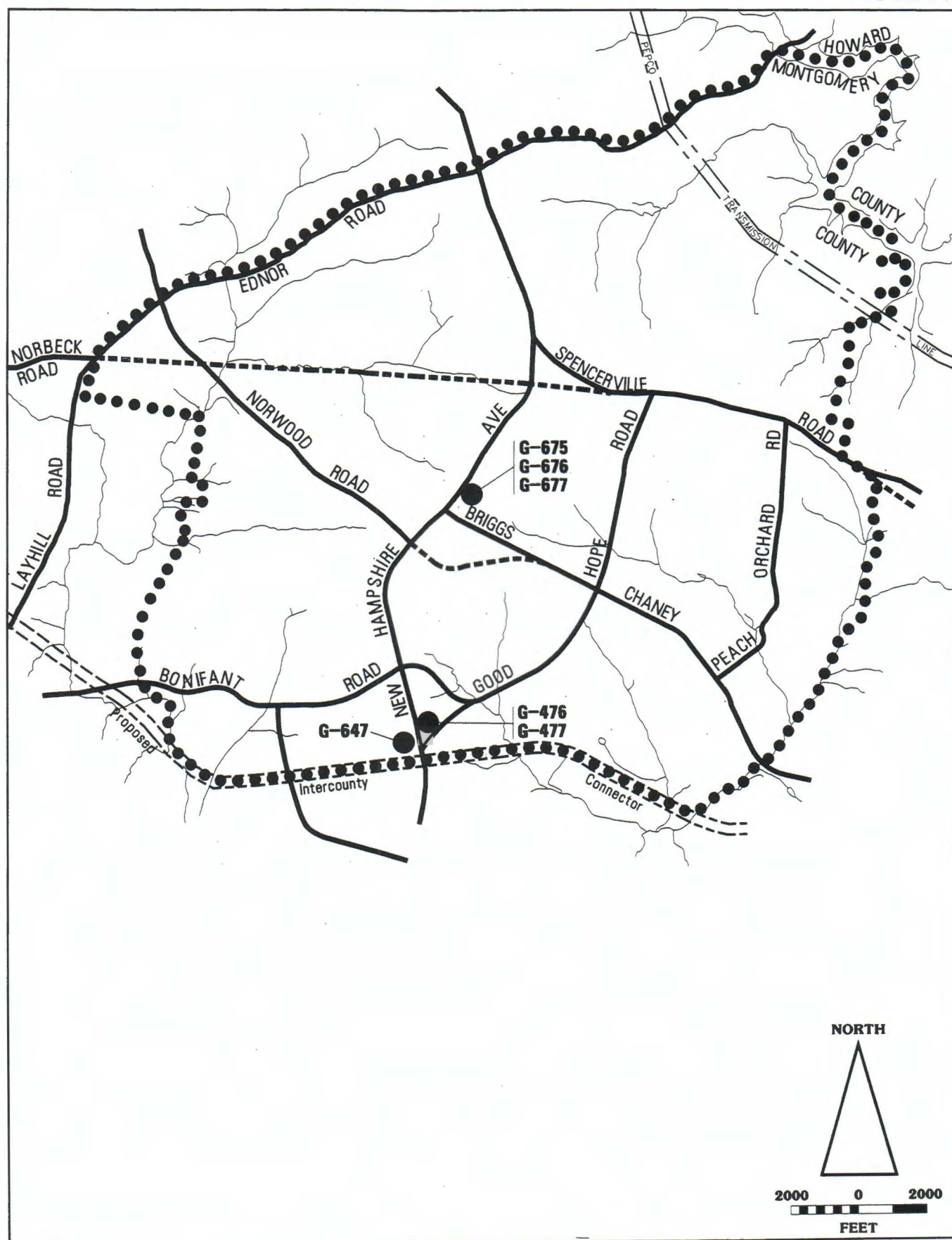
RE-1/PD-2 RECOMMENDED AREA (1981)

FIGURE 6



PENDING LOCAL MAP AMENDMENTS

FIGURE 7



5. Commercial Development

The commercial areas in Cloverly were recommended in the 1981 Plan to serve local needs, with regional commercial services located in Colesville and Burtonsville. The 1981 Plan also recommended that commercial areas should not be expanded. However, the 1990 Amendment said that expansion of the Cloverly commercial area "may be appropriate." There is a concern that if the commercial areas become too large they will become regional rather than local centers.

- a. Is there adequate retail development in the area to support local needs, both now and in the future? Do the existing commercial areas (Cloverly Center, Cloverly Village Center, Safeway, and Spencerville) need to be expanded? If yes, by how much? Can these compete with larger, nearby centers?
- b. The non-residential land uses recommended for Cloverly in the 1981 Plan were limited to local retail. Are other uses appropriate?
- c. Does the County have the appropriate procedures to achieve a stronger community focus in the Cloverly and Spencerville commercial areas such as creating "commercial villages?" If not, how can these be developed? (Also see Community Identity and Design Issues)
- d. The current commercial zones in Cloverly (C-1 and C-2) do not require site plan review or other controls to ensure compliance with the master plan. Should zoning changes be considered to ensure that new improvements to commercial areas comply with the new plan?
- e. The low density character of the area tends to result in retail shops that are auto oriented. How can the sidewalks and bikepaths be improved to facilitate walking and biking to stores from other destinations including other parts of the shopping area?

6. Impacts of Sewerage Service on Land Use

- a. How does the provision of sewerage service to areas that were not recommended for sewerage service in the 1981 Master Plan affect land uses and densities for surrounding areas? There is a concern that such service also could lead to zoning changes. Will approval of requests for sewer category changes affect sewer policies for Patuxent Watershed?
- b. Some homes in Cloverly rely on private well and septic systems. There is a concern that septic tank overflow is a possible source of groundwater and stream pollution. Are there any areas where wells or septic systems are, or are in danger of, failing? If so, what can be done to prevent the public health risk and to protect water resources?

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- c. The 1981 Plan's recommendations regarding sewerage service were designed, in part, to protect the Patuxent Watershed. Has this policy been successful? If not, what are the options regarding sewerage service and land use densities?

7. Affordable Housing

- a. A number of County provisions encourage and provide affordable housing (HOC, MPDUs, Productivity Housing, and AGP exemptions). Does Cloverly have an equitable share of affordable housing? What should the appropriate mix of affordable housing in Cloverly be in relation to the County? What are the impacts that need to be considered in evaluating the individual sites and the overall concentration of affordable housing? Are there locations appropriate for affordable housing? How can the Master Plan determine the location and dispersment of affordable housing?
- b. Are any areas of Cloverly appropriate for increased housing density through the Productivity Housing program given the principle of watershed protection and the low density character of Cloverly?

8. Community Impacts of Road Widenings and Extensions

Also see Transportation Issues

- a. What are the land use, environmental, property access, neighborhood access, and community impacts of roadway widening projects and the construction of new roads, including, but not limited to the proposed Intercounty Connector, New Hampshire Avenue, Briggs Chaney Road - Norwood Road realignment, Norbeck Road - Spencerville Road Connector, Notley Road realignment and extension, and Rainbow Drive (both ends)? What are the impacts if these roads are not built as currently planned?
- b. Is the area bordered by the master plan re-alignment of Briggs Chaney Road, New Hampshire Avenue, and existing Briggs Chaney Road appropriate for non-residential use. The 1981 Plan recommends RE-2C zoning for this property, for protection of the Good Hope Tributary. Suggested uses mentioned at public meetings have included the expansion of the commercial area to achieve a "commercial village" or "town center" and a fire station. If a change is considered, what is necessary to protect the watershed?
- c. The master plan alignment of the Norbeck Road - Spencerville Road Connector and New Hampshire Avenue intersection may be affected by a Montgomery County Department of Transportation study. What are the appropriate land uses around the intersection if it shifts from the master plan recommended location?
- d. If the proposed Intercounty Connector (ICC) were to be constructed and opened to traffic in phases (i.e., temporarily end at New Hampshire Avenue) what effect will this have on land use recommendations?

9. New Hampshire Avenue Character

New Hampshire Avenue's character has changed over the last ten years from a rural and residential area through the addition of a number of places of worship, landscaping contractors, and nurseries. Particular concerns raised at public meetings regarding places of worship include traffic, inadequate parking, neighborhood character, the preclusion of homes, and peripheral uses. What should the character of the land use along New Hampshire be?

10. Spencerville

The Spencerville community is located around the intersection of Spencerville Road (MD 198) and Batson Road. Spencerville contains a mixture of residential and non-residential uses.

- a. How can the community character of Spencerville be preserved and protected?
- b. What is the appropriate extent, scale and character of the commercial development in Spencerville? Is the existing commercial zoning appropriate for the types of commercial uses desired in Spencerville? (Also see the Commercial Development section of the Land Use Issues)
- c. Is there sufficient land available for a permanent post office to replace the existing trailer in Spencerville? (Also see Community Facilities and Services Issues)
- d. Spencerville is identified in the *Locational Atlas & Index for Historic Sites* but has not been designated a historic district. Should Spencerville be designated in the master plan as a historic district? (Also see the Historic Resources section of the Community Identity and Design Issues)
- e. How can the conflicts between through traffic and side street and property access be addressed along Spencerville Road (MD 198) in Spencerville?

B. Environment

Environment issues played a major role in influencing the land use recommendations of the 1981 Plan. The principle of watershed protection formed the foundation for the 1981 Plan. The interrelationship and balance between environmental quality, development, land use, transportation, and the general quality of life was a focus of the 1981 Plan.

1. Watershed Protection

The 1981 Plan was based on the principle of watershed protection and recommended a number of strategies to protect the environment, including stream valley protection and protection of the Patuxent Watershed. Regional efforts are underway to restore the water quality of the Patuxent, Anacostia, and Potomac Rivers and are coordinated with the federal/state effort to establish tributary strategies for the Chesapeake Bay. These efforts have given added importance to the recommendations of the 1981 Plan. Watershed protection also results in the protection of plant and animal habitats, especially for stream valley ecosystems.

The Paint Branch watershed contains three tributaries in Cloverly that serve as spawning and nursery areas for Brown Trout. The health of the Good Hope Tributary, the principal spawning and nursery stream of the Paint Branch and its long-term ability to support a naturally reproducing trout fishery is the subject of a Anacostia Watershed Restoration Committee work group study. The Northwest Branch is able to support a "put and take" trout fishery. The Patuxent River serves as part of the water supply for Montgomery and Prince George's Counties.

- a. Can watershed protection criteria for development be more clearly defined with quantifiable standards, such as percentage and location of impervious surfaces along with other standards to minimize impacts on aquatic resources? (Also see Land Use Issues.)
- b. Federal, state, and county watershed protection regulations are stricter than those in place at the time of the 1981 Plan. These regulations include the Federal Clean Water Act Amendments; the Maryland Economic Development, Resource Protection, and Planning Act of 1992; federal and state wetlands regulations, etc. Are the environmental recommendations of the 1981 Plan sufficient to provide the level of protection now required? Can this Master Plan proactively incorporate these regulations?
- c. Is it possible to preserve the good characteristics and correct problems in the Paint Branch, Northwest Branch and the Patuxent River through Master Plan recommendations?
- d. Land use in the Patuxent Watershed and the use of septic systems influences the quality of the water and amount of sediment in the T. Howard Duckett Reservoir, also known as Rocky Gorge Reservoir. Land use in this and other areas influences the quantity and quality of groundwater that is used for private and public drinking supplies. What documented impacts, if any, are there from septic systems on groundwater and the T. Howard Duckett Reservoir? How can this Master Plan correct any documented drinking

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water quality problems linked to land use or septic systems and prevent new problems from occurring?

- e. How can parkland acquisition or other protective measures protect the most important sources of groundwater and wetlands? Should the 1981 Plan's park recommendations be expanded to protect sensitive or unique natural features and natural resources such as unique or very high quality forest habitats, plant or animal populations, headwaters of Use III streams?
- f. Can the master plan provide better information for decision making through improved mapping of wetland and water resource areas, especially in the watersheds of the Good Hope and Right Fork tributaries?
- g. What are the sensitive areas as defined by the Maryland Planning Act of 1992? Should other features be included in this definition? Are current guidelines sufficient to require development to be clustered away from sensitive areas?
- h. How can watershed impacts from the proposed Intercounty Connector, other public projects, and private development be minimized or avoided?
- i. Should a functional master plan for the Anacostia Watershed be prepared in conjunction with the Anacostia restoration efforts and the Eastern Montgomery County amendments?

2. Forest Conservation

The County Forest Conservation Law requires conservation of forests and trees on all public or private development plans, subdivisions, special exceptions, mandatory referrals and sediment control permits on areas of land over 40,000 square feet or larger.

- a. What guidance can the Master Plan give to the implementation of the Forest Conservation Law in Cloverly? What is the quality and character of the remaining forests? What areas are suitable for public and private reforestation and afforestation projects? What areas should be designated for forest preservation (over and above regulatory stream buffer areas)? (Also see Land Use Issues)
- b. How can tree buffers enhance the area's scenic nature, community identity, air quality, and beauty?

3. Stormwater Management

The 1981 Plan recommended a number of general stormwater management techniques for the area with more specific measures in the Paint Branch Watershed to protect trout spawning areas. Stormwater management is an important element of the Anacostia Watershed Restoration Program.

- a. Which existing facilities can be retrofitted for increased water quality and quantity protection from stormwater runoff?
- b. Which developed areas are not served by stormwater management facilities? Are stormwater facilities to serve these areas practical? Are there other retrofit projects which may help improve the quality and habitat of streams that drain these areas? Current means of implementing retrofit projects are funds from the Capital Improvements Program and private and/or public projects which receive waivers for on-site stormwater management controls. Are there other means of implementing these retrofit projects in a timely manner?
- c. What Master Plan tools are available to require proper maintenance and inspections of existing and planned stormwater management facilities?
- d. Given Montgomery County's experience with various centralized and distributed methods of controlling and treating stormwater, what methods are appropriate to mitigate the impact of stormwater on the streams and wetlands of Cloverly?
- e. Can stormwater management regulations be applied to institutional uses and other uses that result in large areas of impervious surface where stormwater management is currently not required?

4. Air Quality

What measures can the Master Plan recommend that will assist the region in meeting the Clean Air Act Amendments' requirements?

5. Proposed Intercounty Connector

The proposed Intercounty Connector (ICC) is the subject of an Environmental Impact Statement (EIS) and also is discussed in the Transportation and Land Use Issues, and the Watershed Protection section of the Environment Issues. Will the EIS identify the environmental impacts of the proposed ICC on watershed protection, highly erodible soils, hydrologic characteristics, flooding, wildlife mortality and migration, and other important ecological resources? How can these impacts be avoided or minimized?

6. Plant and Wildlife Protection

The natural environment in Cloverly supports a wide diversity of plant and animal life. Some species are common in suburban and rural areas, while others may be less common and may need special protective measures.

- a. How can the migration of wildlife and human encroachment on habitat areas be managed to assure areas of wildlife movement that will protect wildlife and minimize conflict with people and private property?
- b. How much and what kind of plant and wildlife habitat should be protected and/or enhanced in Cloverly?
- c. How can the greenways concept be used to help preserve and enhance plant and wildlife habitat and still remain accessible to people?
- d. How can the Master Plan protect the spawning habitat of the brown trout?

C. Transportation

The balance between the local and regional roles of the transportation system is a typical part of a master plan. The transportation network recommended in the 1981 Plan reflects the land use and location of Cloverly. The land uses to be served in Cloverly are relatively low-density which accounts for the relatively small number of inter-connected streets particularly for east - west travel. On the other hand, Cloverly's location between residential and employment areas accounts for currently planned improvements for roads that serve the region.

1. Roadway Classification

The 1981 Plan's roadway classifications appear in some cases to be inconsistent. Some through routes are classified as arterial in one portion and primary residential streets in another. These include Bonifant Road (an arterial) and Good Hope Road (a primary residential street) and Ednor Road (west of New Hampshire Avenue is an arterial -- east is a primary residential street). There also are conflicts between the property access and through traffic functions of other through routes, such as New Hampshire Avenue, Briggs Chaney Road, Norwood Road, and Spencerville Road.

- a. What are the appropriate classifications of all roads given the need to balance property access, neighborhood protection and through traffic?
- b. Should different classifications be used or additional rights-of-way be reserved to permit non-standard designs such as MD 28 between Bauer Drive and Muncaster Mill Road?

2. Road Network Deficiencies

- a. The road system in Cloverly does not provide numerous travel path options. Is a more distributed network of roads possible and/or desirable?
- b. How can the Master Plan's recommendations for new, large developments balance the need for increased circulation while protecting neighborhoods? Can new, large developments help to improve the road network?
- c. How can the Master Plan balance the need for an interconnected road network with environmental and community protection?
- d. What are the impacts of SHA proposed interchanges along US 29 at Spencerville Road and Briggs Chaney Road on east-west traffic volumes, road classification and functions, property access and community character in Cloverly?

3. Transit and Park & Ride

- a. How can the utilization of bus routes (Metro and Ride-on) and Park & Ride lots be improved to take advantage of the Glenmont Metro Station? What physical improvements can be recommended in the Master Plan to improve the comfort, safety, convenience, number of local routes, and the number of riders?
- b. Will increased bus service or the introduction of other transit such as light rail allow more growth?
- c. How can community and environmental concerns be protected while providing flexibility for transit improvements?
- d. Is there a need for park and ride lots and how can they be made more compatible with surrounding uses? Where should Park & Ride lots be located? What can be recommended to improve utilization of park and ride lots that serve Cloverly, although none are currently in Cloverly?
- e. The *Transitway and High-Occupancy Vehicle Network Master Plan Issues Report* identifies the proposed Intercounty Connector, MD 28, and MD 198 for consideration as transitways, bus lanes, or HOV lanes. What relationship will the Transitway Plan have on the Cloverly Master Plan and vice versa?

4. Cut-Through Traffic

- a. The traffic on through routes (New Hampshire Avenue, Ednor Road, and others) contain a substantial amount of the traffic that passes through the area. Cloverly's location between the housing areas of Howard County and Olney/Sandy Spring and employment areas in Montgomery County and surrounding areas puts pressure on Cloverly's road network. What can the Master Plan do to more adequately accommodate this traffic or encourage it to use other routes?
- b. Current MC-DOT policies limit the ability to implement neighborhood traffic controls on primary residential streets. New policies are under consideration that will allow traffic controls, in some cases, on primary residential streets. Cut-through traffic on primary residential roads such as Ednor (east of New Hampshire Avenue), Peach Orchard, Good Hope and Notley Roads are a particular concern. How can through traffic in new and existing neighborhoods be addressed in the Master Plan?

5. Road Alignments

- a. What are the exact alignments, nature, purpose, and character of the proposed ICC, Norbeck Road - Spencerville Road Connector, the Norwood/Briggs Chaney realignment, and the New Hampshire Avenue widening? How can impacts on environmental features be minimized? Are changes to these alignments desirable to minimize negative impacts? (Also see Environment Issues)

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- b. Notley Road is shown in the 1981 Master Plan to join Johnson Road and be realigned at Bonifant Road to directly connect with the southern portion of Notley Road. What are the impacts of this connection with regards to environmental protection, Johnson Road's designation as an interim Rustic Road and on cut-through traffic between Bryant's Nursery Road, Norwood Road and New Hampshire Avenue along Notley Road?
- c. Where are new or widened roads possible that avoid, or minimize impacts on environmentally sensitive areas?

6. Proposed Intercounty Connector (ICC)

Montgomery County is currently participating with federal and state agencies in the reevaluation of the proposed ICC through an Environmental Impact Statement (EIS). This effort will initially include creation of a "purpose and need" statement, which in turn will lead to the investigation and evaluation of alternatives and finally to designation of a preferred alternative and mode(s) of travel. In a worksession on the *Public Hearing (Preliminary) Draft Aspen Hill Master Plan* the Montgomery County Planning Board indicated that the current Master Plan alignment (Alternate G Modified) was one of the alternatives under consideration but would continue to be carried in the Master Plan to preserve right-of way pending the outcome of the EIS. It is anticipated that the EIS, rather than the Master Plan will be the primary process to address many of the issues related to the ICC. (Also see Environment and Land Use Issues)

- a. What is the relationship between this on-going EIS effort and the Master Plan process?
- b. What influence will this Master Plan have on determining the exact alignment, nature, purpose, and character of the proposed ICC?
- c. Can the upgrading of MD 198 and Randolph Road be considered in lieu of the proposed ICC? What trade-off studies have been done for east - west traffic? Are they available?
- d. If the construction of the proposed Intercounty Connector (ICC) were to be phased and opened to traffic in segments (i.e., temporarily end at New Hampshire Avenue) what effect will this have on transportation recommendations? (Also see Land Use Issues)
- e. Should the Master Plan be revisited once the ICC study is complete if the EIS recommended alignment is different from the 1981 Master Plan recommended alignment?

7. Rustic Roads

Legislation to establish a Rustic Roads Program for Montgomery County was adopted in February 1993. In addition, the legislation established an Interim List of Rustic Roads containing roads to be treated as rustic roads until the designation can be reviewed and a final decision reached during the master plan process. The Interim Rustic Roads List includes Batson, Brogden, Johnson and Oak Hill Roads as rustic roads and Link Road as an exceptional rustic

road. Which roads in the Cloverly Master Plan Area should be recommended as rustic or exceptional rustic roads?

8. Paper Streets

A number of dedicated, but unbuilt streets (paper streets) exist in the Cloverly Master Plan Area, including portions of Rainbow Drive and Gallaudet Street. What are the impacts of building, not building or abandoning these streets? If they are not used for roads should they be considered for public uses such as greenways, bike paths, parkland, or reforestation areas?

9. Sidewalks and Bikeways

- a. The Cloverly Master Plan Area has few, and poorly connected sidewalks, particularly in, or connecting some neighborhoods, commercial areas, schools, parks, and transit routes. How can the Master Plan address sidewalk linkages in general?
- b. Can a network of greenways, linking parks, neighborhoods, commercial areas and transportation corridors be identified in the Master Plan?
- c. Can adequately sized bike paths be included on all new road projects, and along existing roads where practical, to link public facilities?
- d. Can trails and paths be located in open space, wetlands and, stream valley areas without adverse impacts to environmentally sensitive areas?

10. Implementation

A number of roads identified in the 1981 Plan have not been constructed. The moratoria on the approval of jobs and houses indicates that road construction has lagged behind development and its associated traffic demand. In addition, there are concerns that some roads have not been, or may not be built to the standards recommended in the 1981 Master Plan. How can the Master Plan direct implementation of road projects in a more proactive manner? (also see the Consistent Implementation Section of the Other Issues Section)

D. Community Identity and Design

Community identity is the physical character of an area as reflected in the natural and built environment. The land use, layout, and design of development or the visual character of natural features such as woodlands and stream valleys collectively contribute to an overall impression or identity. A community's identity should be unique and distinct from other areas.

Cloverly's identity, like many areas of its size is diverse; the rural areas differ from the suburban areas which differ from the commercial areas. The design of Cloverly is displayed at several levels from the layouts of neighborhoods, farms, and commercial areas to the design of individual buildings, landscaping, and signs. Since most residents and travellers experience Cloverly primarily along roads, decisions which affect land use, layout and design of existing and future development as well as roadway design also affect community identity.

1. Neighborhoods

- a. What land use and design recommendations can foster a stronger sense of community identity?
- b. How can small parks in neighborhoods; usable open space; preservation-oriented open space with appropriate public access; and greenways be used to provide gathering places in established neighborhoods?
- c. How can the visibility and access to open space (public and private) be improved in existing and developing areas?
- d. What design recommendations can be made to ensure that neighborhoods have safe and adequate pedestrian and vehicular access to shopping, schools and recreation areas?
- e. The 1981 Master Plan contained recommendations for the rural communities of Good Hope Road, Holly Grove, Norwood, and Batson Road. Have these recommendations been effective at maintaining the rural and historical character of these communities? Can other measures be more effective?

2. Commercial Centers

Also see the Commercial Development and Spencerville sections of the Land Use Issues.

- a. Can the Master Plan recommend measures to improve the functional efficiency and attractiveness to better define and add focus to commercial areas such as Cloverly and Spencerville?
- b. What guidance can the Master Plan give to provide for coordination between parcels within commercial areas for existing and future development?

3. Townscape and Streetscape Planning

Community identity is directly affected by the physical planning or arrangement of buildings, streets, parking, and open spaces. Townscape is a term used to describe the physical plan of a community. Streetscape planning can provide a comprehensive approach to the character of the community's roadways and complement adjacent development. Master plans can incorporate townscape and streetscape plans for areas to provide design guidance for redevelopment or future growth.

- a. The character of a community is often experienced in one's view from the road. Are there areas which should have a townscape plan to improve, or maintain the view from the road? What design guidelines could improve community identity?
- b. Which roads should have streetscape planning to improve access and appearance as well as maintain desirable characteristics?
- c. The proper design of a road can be a plus rather than a minus if adequate consideration is given to pedestrian access and streetscaping as well as vehicular access. The design of a high volume road such as Norbeck Road between Bauer Drive and Muncaster Mill Road can be an asset. Typically this kind of treatment requires additional right-of-way and expenditures. Which roads in the Cloverly Master Plan Area have the potential for this type of design? (Also see Transportation Issues)
- d. Can the Master Plan provide for better coordination between residential developments and within commercial areas?
- e. How can the Master Plan preserve or enhance existing design elements such as natural features, architectural styles, fences, and signs which contribute to community identity?

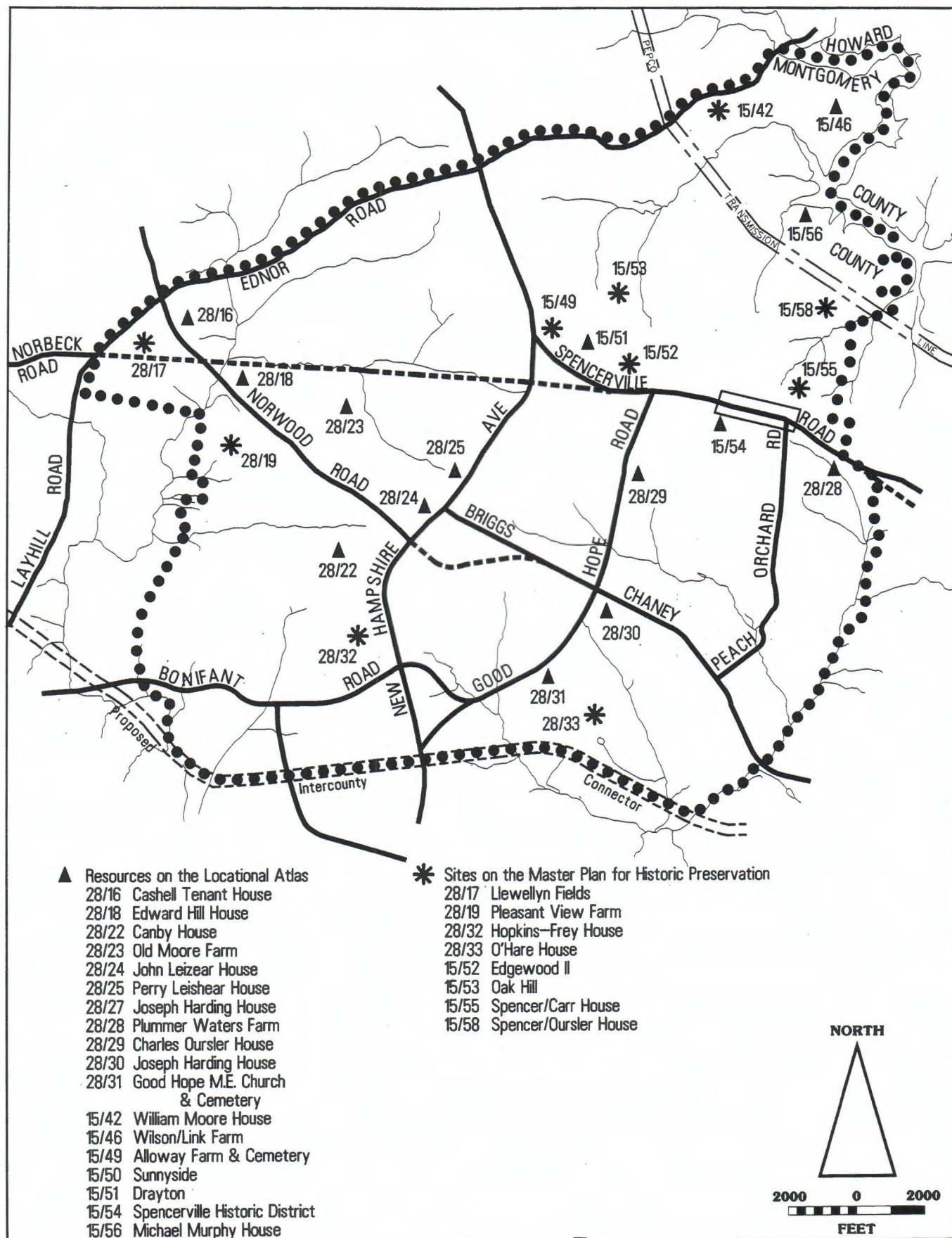
4. Historic Resources

Eight historic sites in the Cloverly Master Plan Area have been designated in the *Master Plan for Historic Preservation* and are protected by the County's historic preservation ordinance.

- a. Thirteen individual resources and the Spencerville Historic District are identified by the *Locational Atlas & Index of Historic Sites* in the Cloverly Master Plan Area as being potentially eligible for designation as historic sites. Other sites not previously identified in the Atlas may be worthy of historic designation. Which sites should be designated as historic through the Master Plan? (Also see Spencerville section of the Land Use Issues) (See Figure 8.)
- b. What guidance can this Master Plan give for the development of large sites that contain historic resources so that these resources are protected and incorporated within the design of new subdivisions, roads and other construction activity?

HISTORIC RESOURCES

FIGURE 8



E. Community Facilities and Services

One of the elements that makes an area a desirable place to live is the availability of community facilities and public services. These include parks and recreation opportunities, schools, and libraries. Additional public services such as fire protection and water and sewerage service are essential elements that influence how an area develops and functions. Public services also ensure the security of the community.

1. Parks

- a. What are the park and recreation needs of Cloverly residents, today and in the future? Are more golf courses, recreation centers, ballfields, tot lots, playgrounds, or basketball and tennis courts needed? Do any existing parks need to be upgraded or made accessible for disabled users? Can the old Briggs Chaney Middle School site be used to provide some of these facilities? What other park sites can be identified for acquisition and development?
- b. Can the parks in Cloverly be connected by equestrian, bike, and walking trails, and greenways? (Also see the Sidewalks and Bikeways section of the Transportation Issues)
- c. How can the currently closed Ednor Recreation Center and Maydale Nature Center be maintained in public or park usage?
- d. Are there conservation areas beyond those identified in the 1981 Plan that should be included in the park system? (Also see Environment Issues)

2. Community Centers

The Cloverly Master Plan Area is served by the Good Hope and Spencerville community centers. The Montgomery County Recreation Department has identified a need for 2 additional large community centers in the eastern Montgomery County area. Are sites such as the old Briggs Chaney Middle School site, Maydale Nature Center, and in, or near the commercial center in Cloverly appropriate locations for a new community center?

3. School Sites

- a. The Montgomery County School Board is in the process of identifying potential sites for a new high school in the northeastern part of the County. Concerns have been expressed that additional school sites may be needed, particularly elementary schools. What guidance can the plan give in identifying an appropriate location for the high school or other schools? What changes should be made to the area surrounding a site if it is selected before the Master Plan is adopted?
- b. School enrollments traditionally fluctuate. What guidance can the Master Plan provide for multiple long-range uses for schools as the number of school-aged children drop off? Can they be used as senior centers or senior housing?

4. Library

The Cloverly Master Plan Area does not have a library located in it. Residents must use the White Oak, Fairland, or Aspen Hill libraries. If a library is needed, where is the most appropriate location?

5. Fire and Rescue Station

- a. The Cloverly Master Plan Area does not contain a fire and rescue station. Cloverly is served by the stations in White Oak, Burtonsville, Sandy Spring and Aspen Hill. Is a fire station needed in Cloverly? One suggestion mentioned at a public meeting is for a fire and rescue station located on the residual land from the Briggs Chaney Road re-alignment at New Hampshire Avenue.

6. Crime Prevention

How can the Master Plan use land use and design concepts to make new development safer and foster crime prevention?

7. Post Office Locations

The Cloverly Master Plan Area only contains one post office, a temporary trailer on Spencerville Road, at Batson Road in Spencerville. Should sites be identified in the Master Plan for permanent Spencerville and Cloverly post offices? (Also see Community Identity and Design Issues and the Spencerville section of the Land Use Issues.)

8. School Bus Parking

The Montgomery County School Board is in the process of identifying sites for school bus parking in the eastern part of the County. What land use and transportation changes and environmental protection measures would be useful in the vicinity of a site if it were in Cloverly, given the underlying principle of watershed protection?

9. Water Service

- a. The area north of Spencerville Road, mostly zoned RC (Rural Cluster), was not recommended for water and sewerage service by the 1981 Plan. However, some streets in areas where service is not recommended have water lines adjacent to them. The *Ten Year Water and Sewerage Plan* does allow individual hook-ups to existing water lines under certain conditions. Should existing homes or new development that do not meet these conditions be considered for water service by the Master Plan?
- b. Portions of the Cloverly Master Plan Area do not have water service for either fire protection or home use. Where should service extensions be recommended?

- c. Which areas should continue to be served by private wells?

10. Sewerage Service

- a. The 1981 Plan contained specific recommendations regarding which areas should be served by public sewers. Should these recommendations be reconsidered? What are the impacts on the land uses and environmental protection measures recommended in the 1981 Plan?
- b. Do the Paint Branch and Northwest Branch Sewers have adequate capacity for existing and planned growth? If not, how should this be addressed in the Master Plan?
- c. Which areas should continue to be served by private septic systems?
- d. The Washington Suburban Sanitary Commission is preparing a Strategic Sewerage Study to guide decision making on major infrastructure improvements. If the Strategic Sewerage Study or other WSSC studies recommend facilities in Cloverly, how should they be addressed in the Master Plan.

F. Other Issues

This section describes issues that are typically addressed outside of a master plan. This can be due to limits on the authority of a plan or that the project will be completed before the plan is adopted. These issues provide an important part of the picture that describes the concerns in the Cloverly Master Plan Area.

1. Consistent Implementation

Concerns that provisions of the zoning ordinance, Annual Growth Policy (AGP), and the political process have created ways to develop that appear to be inconsistent with zoning or the 1981 Master Plan have been expressed in public meetings. Specific examples identified during public meetings include affordable housing, MPDUs, special exceptions, AGP exemptions, water and sewer category changes, and zoning map amendments that are inconsistent with the 1981 Plan. Additional points raised at these meetings indicated that people feel that these exceptions to the rules tend to apply to projects that they did not want but not to projects that they did want. Concerns that not all projects have to pass AGP review raise questions in the community of fairness and equity.

The internal consistency of the 1990 Amendment also was questioned during public meetings. The primary example given was that the intent of the 1990 Amendment was to reduce the potential number of trips but increased the number of units (through cluster provisions) and added a golf course on the Hampshire Greens site.

- a. Can the Master Plan result in a more consistent approach to the land use and development approvals in Cloverly?
- b. Are limited master plan amendments sufficient to protect the integrity of a comprehensive plan?

2. Annual Growth Policy (AGP)

- a. The Cloverly Policy Area remains in subdivision moratorium while development occurs around it in Howard County and other parts of Montgomery County. Is external development adequately considered in the AGP?
- b. Are there too many exemptions to the AGP, such as places of worship, special exceptions, and affordable housing?
- c. There is a concern, based on past examples, that the capacity of programmed public facilities is used to approve development while the facilities have been delayed or removed from the Capital Improvements Program, leaving the development without the facilities to serve it. How can the County guarantee that public facilities will be in place to serve development?

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- d. Should the Capital Improvements Program give priority to the construction of roads, schools, sewers and public safety projects in areas where growth has exceeded projections, especially in areas where there is a subdivision moratorium areas?
- e. What is the linkage between more roads and more development?
- f. Is the transportation level of service standard for Cloverly appropriate?

3. Development Standards

- a. There is a concern that the inclusion of floodplains and other sensitive environmental areas in the calculation of development yields results in too much pressure to compromise the protection of environmental features in order to achieve full development potential. Is it possible to remove floodplain areas from development calculations in environmentally sensitive areas?
- b. Can the Master Plan recommend requirements to assure the maintenance of green space?
- c. Can the Master Plan provide guidance for more consistent weighting of environmental issues to avoid the appearance that some developments are blocked based on environmental concerns, while others are approved despite environmental concerns?

4. Federal and Postal Service Policies, Activities, and Regulations

- a. The current controversy surrounding the Burtonsville Post Office has been mentioned as an example of how federal activities do not have to follow local regulations. What can the federal government do that is inconsistent with the Master Plan, both good and bad?
- b. The Silver Spring place name is used by the United States Postal Service for much of the Cloverly Master Plan Area. Cloverly residents do not live, or feel that they live in Silver Spring. Would the construction of a post office in Cloverly assure the use of Cloverly as the place name or can this be achieved through administrative changes?
- c. Does compliance with the Clean Air Act prevent the building of additional highways?
- d. What can this Master Plan recommend to improve compliance with the Americans with Disabilities Act?

5. Staging

Should new development be permitted on a "first-come, first-serve" basis, or based on County Council approved goals or criteria?

6. Water Storage Facilities

The Washington Suburban Sanitary Commission (WSSC) is identifying sites for elevated water storage facilities that could be located in the Cloverly Master Plan Area. The site selection search for the Brown's Corner service area is centered on the Cloverly Master Plan Area and includes parts of Sandy Spring and Fairland. The site selection for the Colesville service area includes the Stonegate and Naples Manor areas in the southern part of Cloverly, but is centered in the White Oak Master Plan Area.

Locations suggested during public meetings include locating a new elevated water storage facility next to the existing standpipe, close to a rural or commercial center, make it a landmark, minimize the impact on the skyline and provide the needed capacity through an underground storage and pump system.

Since the projects are scheduled for completion prior to the adoption of the Master Plan, how should the plan treat land in the vicinity of the selected site? Can the Master Plan provide guidance for future sites, if any? (Also see Land Use Issues)

7. Development Process

Will a more straightforward and efficient development process benefit Cloverly?



**THE
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