

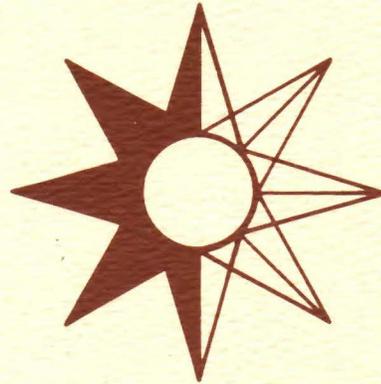
July 1971  
April, 1972

~~Approved~~

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Approved And Adopted Master Plan For The

Western  
Portion  
of



SILVER

SPRING

Planning Area

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The Maryland-National Capital Park  And Planning Commission

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Approved and Adopted  
Master Plan for the

# **Western Portion of the Silver Spring Planning Area**

July 1971

**LIBRARY**  
The Maryland-National Capital  
Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20907

**An Amendment to the General Plan for  
the Physical Development of the  
Maryland-Washington Regional District  
and to the Master Plan of Highways  
within  
Montgomery County, Maryland**

**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

8787 Georgia Avenue  
Silver Spring, Maryland 20907

6600 Kenilworth Avenue  
Riverdale, Maryland 20840

## ABSTRACT

TITLE: APPROVED AND ADOPTED MASTER PLAN FOR THE WESTERN PORTION OF THE SILVER SPRING PLANNING AREA

AUTHOR: The Maryland-National Capital Park and Planning Commission

SUBJECT: Area Master Plan for a local area, defined as the Western Portion of the Silver Spring Planning Area within Montgomery County, Maryland

DATE: April, 1972

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

SOURCE OF COPIES: The Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring, Maryland 20907, and 6600 Kenilworth Avenue, Riverdale, Maryland 20840

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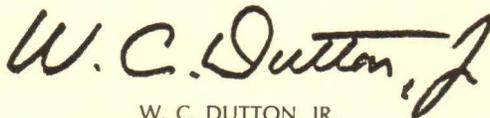
NUMBER OF PAGES: 16

ABSTRACT: This document contains maps and supporting text of the *Approved and Adopted Master Plan for the Western Portion of the Silver Spring Planning Area*. The Master Plan amends ". . . On Wedges and Corridors," the *General Plan for the Maryland-Washington Regional District in Montgomery and Prince George's Counties, Maryland*, adopted by The Maryland-National Capital Park and Planning Commission in 1964 and updated in 1970. The Master Plan makes recommendations for future development of the area over a 10-year projection period to 1980. This portion of the planning area encompasses 1.1 square miles of the urbanized section of Montgomery County and had a 1970 estimated population of 9,900 persons. The Plan outlines proposals for future development based on an adopted statement of planning *Concepts, Guidelines, and Goals* for the area. Incorporating recommendations of the Montgomery County Council, the Montgomery County Planning Board, and a Citizens Advisory Committee appointed from the Planning Area, the Master Plan provides planning objectives and guidelines for future development under three basic elements—land use, community facilities, and transportation—and identifies under each element specific problem areas which will require further planning study as part of the ongoing planning process.

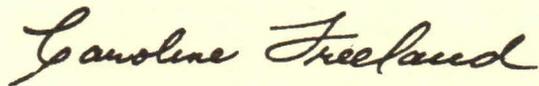
## CERTIFICATE OF APPROVAL AND ADOPTION

THIS MASTER PLAN FOR THE WESTERN PORTION OF THE SILVER SPRING PLANNING AREA, BEING AN AMENDMENT TO THE GENERAL PLAN FOR THE PHYSICAL DEVELOPMENT OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT AND THE MASTER PLAN OF HIGHWAYS WITHIN MONTGOMERY COUNTY, MARYLAND, HAS BEEN ADOPTED BY THE MONTGOMERY COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION BY RESOLUTION MCPB 71-53 OF JULY 29, 1971, AFTER A DULY ADVERTISED PUBLIC HEARING HELD ON MAY 12 AND 16, 1969, ON THE PRELIMINARY MASTER PLAN FOR THE SILVER SPRING PLANNING AREA, PURSUANT TO THE PROVISIONS OF CHAPTER 780, LAWS OF MARYLAND, 1959, AS AMENDED, AND HAS BEEN APPROVED BY THE MONTGOMERY COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, BY RESOLUTION NO. 7-323 ON JULY 27, 1971, AFTER A DULY ADVERTISED PUBLIC HEARING HELD ON SEPTEMBER 16 AND 17, 1970, ON THE FINAL DRAFT MASTER PLAN FOR THE SILVER SPRING PLANNING AREA.

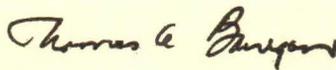
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION



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NOTE: Commission Members and Department Heads are listed by status as of July 29, 1971, the date of adoption of this Master Plan.

**The Maryland-National Capital Park and Planning Commission**

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# Introduction

## BACKGROUND

The *Master Plan for the Western Portion of the Silver Spring Planning Area*, as presented in this document, represents a continuation for this section of Silver Spring of the last phase of a three-phase planning program for the Silver Spring Planning Area. The first phase consisted of a survey of existing physical conditions, general trends, overall growth potential, and the identification of alternative land use and transportation plans. The survey results were published as the *Background Study Report* in December, 1966.

Published in May, 1968, the second phase evaluated the alternative plans and set forth a *Statement of Concepts, Guidelines, and Goals for the Master Plan of the Silver Spring Planning Area*. The Concepts, Guidelines, and Goals for the Planning Area were submitted to the Montgomery County Council, in accordance with Maryland statutes. Approval was later received.

The Concept Plan, together with the review comments, represented the basis of the *Preliminary Plan for the Silver Spring Planning Area* which was published by The Maryland-National Capital Park and Planning Commission in February, 1969; reviewed by the Montgomery County Council; and presented as the subject of a public hearing in May of 1969. After review of the transcript and recommendations made at the hearing and later Council recommendations, the Commission made substantial revisions to the Plan. The final draft of the *Master Plan for the Silver Spring Planning Area* was then submitted for County Council consideration in May, 1970.

Following a public hearing held in September, 1970, the Montgomery County Council disapproved the final draft of the Silver Spring Plan and returned it to the Planning Board for reconsideration.

As a result of this sequence of actions, the Montgomery County Planning Board reexamined the Silver Spring Planning Area and the issues raised in the public hearings and determined the western portion of the Silver Spring Planning Area to be a cohesive area, for which a Master Plan could be adopted in advance of the Master Plan for the balance of the Silver Spring Planning Area. The Master Plan presented herein for the

western portion of the Silver Spring Planning Area was approved by the Montgomery County Council on July 27, 1971, and was adopted by the Montgomery County Planning Board of M-NCPPC on July 29, 1971.

The area covered by this Master Plan is bounded generally by:

- Walter Reed Hospital complex on the north;
- The Baltimore and Ohio Railroad and Sixteenth Street to East-West Highway on the east;
- The District of Columbia on the south; and
- Rock Creek Park on the west.

While this area is relatively self-contained, it is not isolated from the rest of the area in terms of access to public and community facilities. The boundaries, however, do effectively buffer this western portion of the Silver Spring Planning Area from the issues associated with the Silver Spring Central Business District and the Georgia Avenue Corridor as far north as the Capital Beltway.

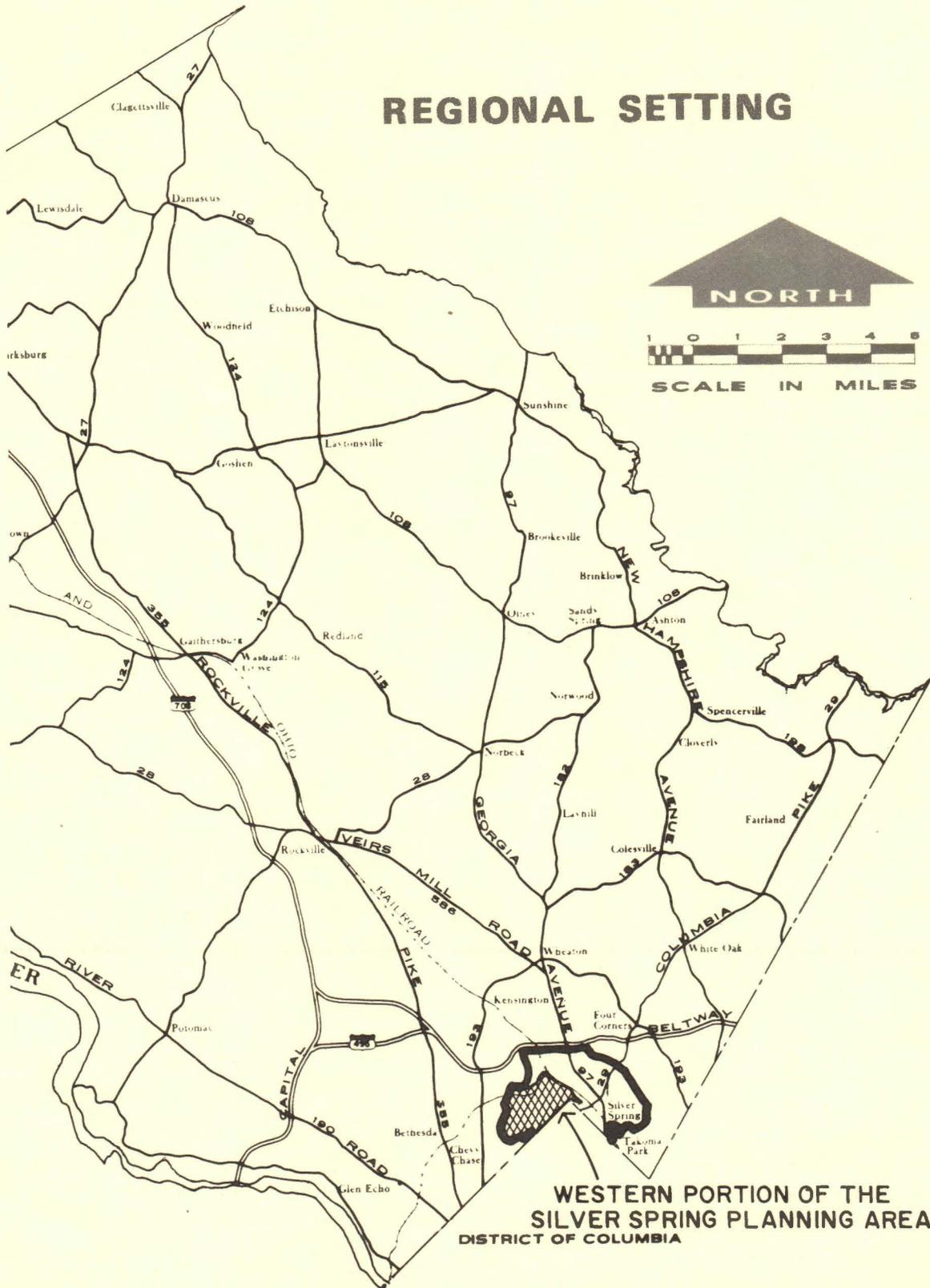
## PURPOSE

The *Master Plan for the Western Portion of the Silver Spring Planning Area* provides refined recommendations, under the basic elements of Transportation, Land Use, and Community Facilities. The issues raised at the public hearing held by the County Council, with respect to this portion of the Silver Spring area, have been carefully examined; and the Plan has been revised to resolve these issues. Established within the framework of Concepts, Guidelines, and Goals for the Master Plan for this area, the recommendations are based on existing conditions described in the *Silver Spring Background Study Report*.

This approved and adopted Master Plan offers a basis upon which to program and guide public and private development in this portion of the Silver Spring Planning Area. The Plan is flexible enough to adjust to changing conditions which will occur as further development takes place.

The recommendations contained in this Master Plan cover the ten-year period 1970-1980. Suggested staging tools required to establish this type of program are outlined in the *Implementation* section of this Master Plan.

# REGIONAL SETTING



**WESTERN PORTION OF THE  
SILVER SPRING PLANNING AREA  
DISTRICT OF COLUMBIA**

# Transportation

Traffic is of prime concern in achieving a realistic plan for the Silver Spring Planning Area. While the thoroughfares of the portion of Silver Spring east of the area covered by this Plan are under severe strain, there are few major streets serving the western portion of the Planning Area; and traffic problems are, consequently, light.

East-West Highway carries the highest volume of traffic in the western portion of the Silver Spring area, even though that volume has been reduced west of Sixteenth Street since the opening of the Capital Beltway (I-495) in 1964.

The objective of this phase of the Master Plan is to provide a range of highway facilities which will accommodate through and local traffic needs and not jeopardize the livability and amenities of the Planning Area.

## MAJOR HIGHWAYS

East-West Highway, the only major highway currently serving through traffic within the area, is operating close to capacity. In addition to accommodating through traffic, this highway also serves as the major facility for local distribution, especially to the Central Business District. Improvements to East-West Highway are included in current plans of the Maryland State Highway Administration.

## ARTERIAL HIGHWAYS

Arterial highways in the western portion of the Silver Spring Planning Area should have a direct relationship to the major highways, as well as being geared to meet traffic demands between area neighborhoods. Arterial routes should also serve to regulate movements to and from facilities which generate traffic.

The following arterial highways serve the western portion of the Silver Spring Planning Area:

- Brookville Road
- Lyttonsville-Grubb Road

The Master Plan recommends that these facilities be maintained as components of the arterial highways system and also that Brookville Road from Linden Lane to Lyttonsville Place be improved to meet arterial highway standards.

## PRIMARY STREETS

No established or identifiable primary street system exists within the western portion of the Planning Area. While some facilities do function to a limited degree as primary streets, the basic result is that traffic is distributed haphazardly throughout Silver Spring on numerous secondary residential streets.

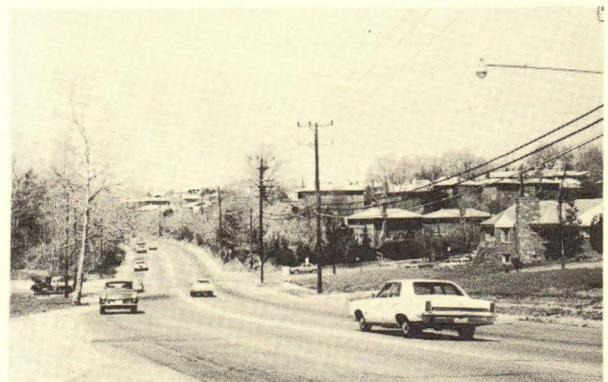
Since both primary and secondary streets are designed to collect and feed traffic to arterial or major highways, the basic characteristic differentiating primary from secondary streets is the use of traffic control devices to insure the smooth, uninterrupted flow of traffic along the primary system.

The primary street system should meet traffic demands within neighborhoods. The primary street system should relate to the arterial system and, in turn, to the major highway system.

The following facilities, with some minor improvements, should serve as primary streets:

- Sundale Avenue between East-West Highway and Porter Road
- Washington Avenue between Grubb Road and East-West Highway
- Freyman Drive between Spencer Road and Terrace Drive
- Terrace Drive between Freyman Drive and Grubb Road
- Grubb Road between Terrace Drive and Lyttonsville Road

A connecting street should also be constructed from the present end of Lyttonsville Road to Kansas Avenue in the Lyttonsville Renewal Area. Although this street is recommended to be built to primary residential standards, it would be used only for internal circulation within the renewal area.



# Land Use

## RESIDENTIAL LAND USE

### Single-Family Housing

Roughly one-half the residential development in the Planning Area is for single-family use. Most of these homes are 20-to-30-year-old, two-story structures. Over 90 percent of these are in sound condition. The majority of the substandard single-family dwellings are located in the Lyttonsville area of Rosemary Hills.

Where appropriate, the single-family residential character of the community should be preserved and enhanced by:

- Maintaining and improving the quality and environment of existing single-family areas.
- Preventing encroachment by land uses not compatible to single-family areas.
- Eliminating deficiencies in existing support facilities in several single-family neighborhoods.

Programs for improving single-family housing should be initiated in the Lyttonsville section of Rosemary Hills. This area will be discussed more fully in the *Neighborhood Development* section.

The sound condition of single-family housing, particularly in the neighborhood of Rock Creek Forest, should be maintained.

### Multi-Family Housing

*General*—Multi-family residential developments are located on the western fringe of Silver Spring, adjacent to Rock Creek Park; in the Lyttonsville-Rosemary Hills area, along Lyttonsville Road; and, in the eastern portion of this area, adjacent to Sixteenth Street and between Colesville Road and the District of Columbia boundary.

In order to provide for the expansion of multi-family residential development in a manner consistent with the environment of the community, steps should be undertaken to:

- Establish a variety of housing types, sizes, and costs.
- Define housing type areas so as to insure the retention of existing stable residential areas of varying densities.
- Closely relate multi-family residential development to supporting commercial activities.

- Locate and design multi-family residential development to insure its compatibility with single-family housing development.

Outside of the Central Business District, multi-family residential development should be limited in the future. In addition, such development should be:

- Located in areas which will not be detrimental to sound single-family neighborhoods.
- Located in areas served by the major or arterial highway system.
- Limited primarily to the expansion of existing patterns of multi-family development.
- Planned to provide a variety of housing types and costs, with emphasis on moderate-income, garden-type apartments.

*High Density*—High-density development outside of the Central Business District in the past has been spotty and has followed a somewhat haphazard pattern. In some instances, new high-density developments have been located adjacent to single-family uses without regard to the physical impact on the surrounding community.

In the future, high-density, multi-family development outside of the Central Business District should be limited to areas:

- West of Sixteenth Street, both north and south of East-West Highway and the Baltimore and Ohio Railroad.
- Along Lyttonsville Road, adjacent to the B. & O. Railroad.

*Medium Density*—To date, medium-density, multi-family residential units also have been located in areas where they are physically incompatible with adjacent single-family housing. This is especially true in the Rosemary Hills and Rock Creek Forest neighborhoods. Since most future multi-family development of this type is projected for areas outside the Central Business District, care must be exercised to avoid such incompatibility.

Medium-density, multi-family residential developments should be retained in their present surroundings in the following areas:

- South of East-West Highway and east of Grubb Road.



- North of Grubb Road and east of Lyttonsville Road.
- North of Lyttonsville Road, east of Grubb Road, and south of the B. & O. Railroad.
- South of the B. & O. Railroad and west of Lanier Drive.
- South of the B. & O. Railroad and north of Freyman Drive and Terrace Drive.

Some expansion of medium-density, multi-family development should be considered for the area:

- North of the Rosemary Hills Recreation Center in the Lyttonsville section.

*Low Density*—Low-density, multi-family residential development has not occurred, to date, within the western portion of the Silver Spring Planning Area. Projections indicate, however, that a limited amount of this type of development may occur in the future. This should serve as a transitional use or buffer between high-density and single-family development.

Low-density, multi-family residential development should be appropriately integrated into the portion of the Lyttonsville Renewal Area now incompletely developed with single-family homes.

### COMMERCIAL LAND USE

Only one small commercial center, on Grubb Road at Washington Avenue, is located within

this portion of the Silver Spring Planning Area. The facilities of the Central Business District, however, are accessible to the east and those of Montgomery Hills to the northeast, the latter via Brookville Road.

The present range of commercial activities in Silver Spring should be maintained. This may be accomplished through the process of holding to existing commercial land use clustering, as well as preventing the expansion or location of uses which will adversely affect adjoining residential development.

### INDUSTRIAL USE

With the exception of development along East-West Highway in the Central Business District, most of the 40 acres of land used for industrial purposes in Silver Spring are located in the Brookville Road-Linden Lane area, adjacent to the B. & O. Railroad. Although highway access is generally poor, employment in this comparatively small area is a significant factor in the economy of the Planning Area.

For industrial activities within Silver Spring to remain major development and economic factors, physical support facilities must be improved. Reorganization and improvement of access are critical to the continued vitality of these industrial areas. Numerous small firms will be displaced by proposed highway improvements within the Plan-

ning Area; therefore, efforts will have to be directed to the provision of appropriate relocation facilities. The renewal activity in the Lyttonsville Renewal Area, in addition to providing for the overall expansion and integration of industrial use areas, should provide relocation services to industrial uses which may be displaced.

### **PUBLIC AND SEMIPUBLIC USES**

Over 50 percent of the total acreage devoted to public and institutional uses is included within the Walter Reed complex, north of Brookville Road. While some minor shifts in use will occur there during the planning period, no significant changes in acreage or the location of public or institutional uses are anticipated. Other institutional uses include the animal shelter, churches, public parks, and schools.

The major public and semipublic land use patterns within the Planning Area should be maintained by retaining those existing public uses which are contributing services to meet community needs and by limiting the expansion of deficient uses. Moreover, deficient public uses which are incompatible with their surroundings should be relocated.

### **NEIGHBORHOOD DEVELOPMENT— LYTTONSVILLE RENEWAL AREA**

The Plan recognizes and supports the existence of the Lyttonsville Renewal Area and recommends that the project proceed as expeditiously as possible.

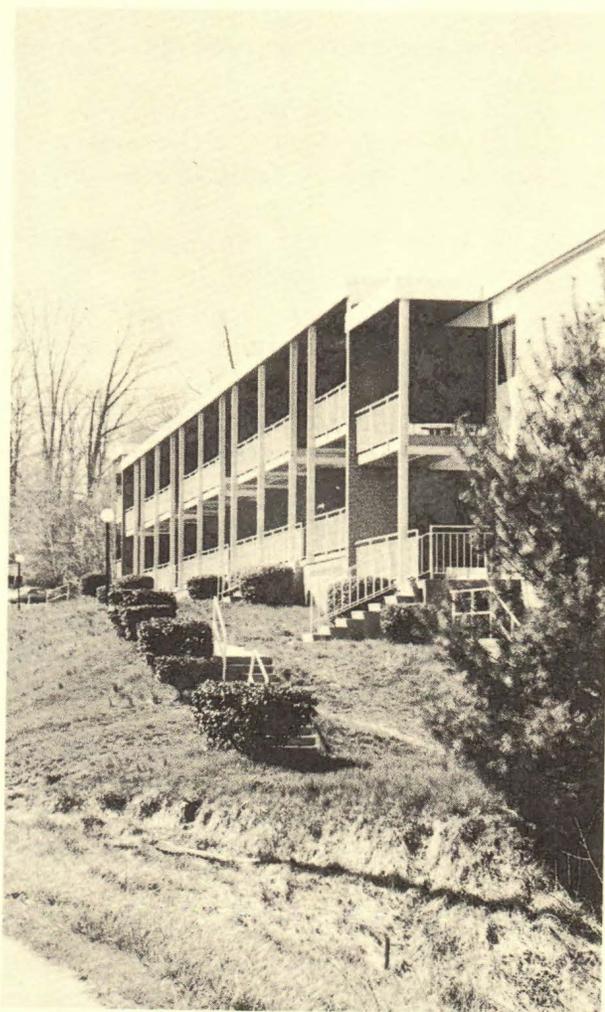
The Lyttonsville neighborhood contains virtually all of the deteriorating housing in this portion of the Silver Spring Planning Area but is fortunate to have, at the same time, a viable residential community and an adjacent supply of vacant land.

The separation of industrial land uses from residential land uses, along with increases in the amount of each, is a prime land use objective for the renewal area. The Plan proposes to accomplish this by encouraging the elimination of industrial uses and industrial zoning south of the Baltimore and Ohio Railroad spur, while consolidating land north of the railroad for industrial use.

Residential uses should be expanded to permit medium-density apartments in the western por-

tion of the renewal area. In the eastern portion of the renewal area, new one- or two-family homes, including town houses, could be constructed among the existing sound and rehabilitated dwellings at a density not greater than eight dwelling units per acre. Since the renewal activities will be undertaken under the comprehensive control of County government agencies, the low-to-medium-density residential area of the renewal area is slated in the Plan for single-family zoning. The possibility of some future need for adjustment in zoning to allow the desired eight dwelling units per acre is recognized.

Lyttonsville Road and Brookville Road provide access to the renewal area. The Plan proposes a local street connection from the present terminus of Lyttonsville Road to Kansas Avenue for internal circulation within the renewal area.



# Community Facilities

## PUBLIC SCHOOLS

Four schools serve the western portion of the Silver Spring Planning Area. Two of these (Rosemary Hills and Rock Creek Forest) are elementary schools, located within the western portion of the Planning Area. Montgomery Hills Junior High School and Bethesda-Chevy Chase Senior High School are both outside this boundary.

Trends indicate that pupil enrollment in the Planning Area reached its peak and stabilized in the late 1950's and early 1960's. In consideration of the Board of Education's rehabilitation program and flexibility in modifying service areas, existing facilities should be able to accommodate future enrollment within the Planning Area.

Future development in the western portion of the Silver Spring Planning Area will be limited essentially to the approximately 250 new units slated for development in the Lyttonsville Renewal Area. Based on past rates of pupil generation, fewer than 135 students would normally be expected from these units. However, since most of the new units will be for families of low or moderate income and since, as a matter of public policy, units with a larger than normal number of bedrooms may be encouraged, it may be safer to assume a greater than normal elementary school pupil contribution from these new dwellings. Current estimates indicate that the three nearby schools will be under capacity by about 246 pupil spaces by 1973. This should provide sufficient space for future students. The situation, however, should be monitored carefully each year and enrollment area adjustments made, or new classrooms provided, as necessary.

By maintaining existing buildings in a standard condition and, where appropriate, coordinating these facilities with recreational and cultural activities, a system of public schools adequate to serve the community effectively will be insured.

## LIBRARIES

There are no public libraries within the western portion of the Silver Spring Planning Area. However, the function of the Silver Spring Library, located on Colesville Road just east of the

Central Business District, goes beyond that of the normal library facility which serves even as extensive an area as the entire Silver Spring Planning Area. Geared to serve 60,000 to 100,000 persons, the Silver Spring Library is designated by the Montgomery County Library Board as one of its five "regional" libraries. Plans for enlargement of this facility on the present site include provisions for much needed additional stack space, study areas, and automobile parking space.

In addition to providing modern, efficient library service to area residents, the facilities should continue to be made available for recreational, educational, and civic activities whenever possible.

## PARKS AND RECREATION

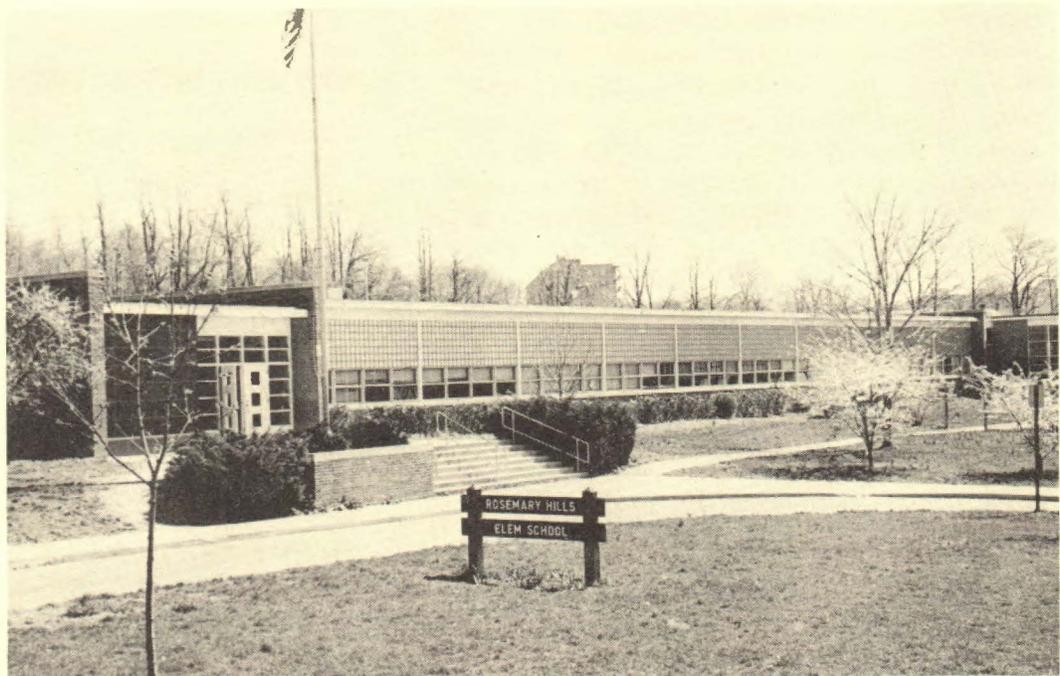
In addition to recreational facilities offered in the public schools and libraries in the Planning Area, there are 17 acres of local park land, with one community recreation center, in the western portion of the Silver Spring Planning Area. Rock Creek Park, as a regional recreational facility, bounds this area on the west. Despite this, park acreage and recreational facilities located in the Planning Area fail to meet both local and national standards.

It is the objective of this Master Plan that these centers operate as part of a comprehensive park system, serving all age groups and neighborhoods in the community. This may be accomplished by the provision of new facilities to supplement, rather than duplicate, existing parks.

In order to achieve this objective in the western portion of the Silver Spring Planning Area, the final draft Master Plan of June, 1970, recommended the expansion of the Rosemary Hills Recreation Center eastward. This acquisition, which has since been completed, expands the recreational space adjacent to the Lyttonsville Renewal Area.

## FIRE STATIONS

Fire protection to the western portion of Silver Spring is provided by Station 19 of the Silver



Spring Volunteer Fire Department. Strategically located on a one-half-acre site on Seminary Road, west of Georgia Avenue in the Montgomery Hills neighborhood, this station has access to the western portion of the Silver Spring Planning Area by way of Brookville Road and Sixteenth Street.

It is vital that the current high level of fire protection in the Planning Area be continued.

This can be done by:

- Maintaining existing facilities in their present good condition and strategic locations.
- Refurbishing obsolete and inadequate facilities.
- Coordinating facilities in the Planning Area with those located outside the Planning Area.

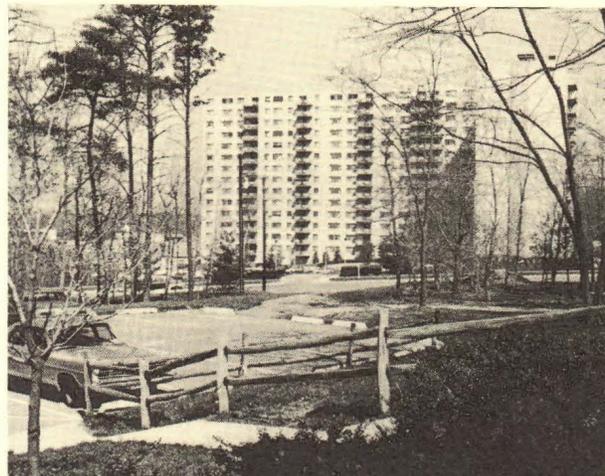
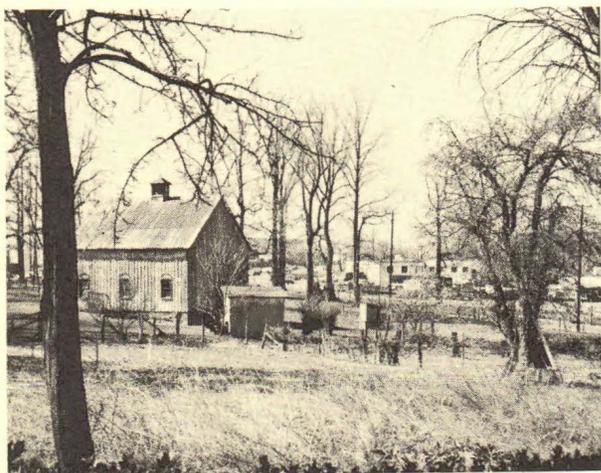
# Plan Implementation

The major mechanisms for the implementation of recommendations included in the Master Plan are the County zoning regulations and related site plan review procedures, together with the *Capital Improvements Programs* of the County. Implementation programs for zoning and capital improvements within the Planning Area are presented in this section.

## ZONING

The existing Zoning Ordinance is a sufficient means for achieving most of the land use objectives established in the *Master Plan for the Western Portion of the Silver Spring Planning Area*. The *Land Use and Zoning Plan* map establishes the zoning districts appropriate to the Plan.

Work is in progress in Montgomery County to create an amendment to the Zoning Ordinance to provide for Planned Unit Development (PUD) at densities established in the Master Plan. This approach is ideally suited to the comprehensive development of residential areas in the Lyttonsville Renewal Area. Should such an amendment be available at a suitable time in the execution of neighborhood improvement activities in Lyttonsville, this zoning vehicle could be used to facilitate achievement of the renewal objectives.



## PROPOSED CAPITAL IMPROVEMENTS PROGRAM

The proposals in the Master Plan can become actual projects within a reasonable time *only* if they can be accommodated in the County's *Capital Improvements Program*, which includes all projects to be accomplished and their locations, costs, and priorities.

The projects recommended in the Master Plan are listed in the proposed program, which follows. Some of the projects have already been scheduled for construction under the County's *Capital Improvements Program*, and others are recommended for inclusion prior to 1975 or within the next five-year period prior to 1980. The remaining long-range improvements are recommended for the period after 1980. This proposed program does not specify the exact year for any projects other than those already programmed by the County. Now that the Master Plan has been approved and adopted, it will be necessary to detail the proposed program further within the total County program.

To achieve the goals for the western portion of the Planning Area, extensive improvements are required for streets and highways and for community facilities. Obviously, the standards for newly developed areas cannot be applied to the built-up sections, yet new community facilities are necessary in order to improve the quality of residential and business areas. The Plan copes generally with this problem; but further, more detailed evaluation and study will have to be made over time.

**CAPITAL IMPROVEMENTS PROGRAM  
WESTERN PORTION OF THE SILVER SPRING PLANNING AREA**

<i>Project</i>	<i>Estimated Cost</i>	<i>Stage</i>			<i>Jurisdiction</i>	<i>Remarks</i>
		<i>I 1971-1975</i>	<i>II 1976-1980</i>	<i>III After 1980</i>		
Rosemary Hills Recreation Center Addition	\$ 177,965	X			Park and Planning Commission	6.0-acre addition
East-West Highway Improvement	4,600,000	X			Maryland State Highway Administration	Georgia Avenue to Beach Drive, 62-foot roadway
Brookville Road	2,500,000	X			Montgomery County	Linden Lane to Lyttonsville Place; reconstruction to 50-foot roadway
Rosemary Hills Elementary School Improvement	155,000	X			Board of Education	Provision of physical education facility
Lyttonsville Urban Renewal	5,947,000	X	X		Montgomery County	Federally assisted neighborhood develop- ment program

# APPENDIX I

Resolution No. 7-323  
Introduced: July 27, 1971  
Adopted: July 27, 1971

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

By: County Council

Subject: *Final Approval of Master Plan  
for Western Portion of the  
Silver Spring Planning Area*

WHEREAS, The Maryland-National Capital Park and Planning Commission submitted to the Montgomery County Council the final draft *Master Plan for the Silver Spring Planning Area*, dated June, 1970; and

WHEREAS, the County Council held public hearings on said Master Plan on September 16 and 17, 1970; and

WHEREAS, the Montgomery County Council, by action of October 20, 1970, determined not to approve said Master Plan until after further review by the Montgomery County Planning Board; and

WHEREAS, after further review, the Planning Board has submitted a final draft *Master Plan for the Western Portion of the Silver Spring Planning Area*, dated July, 1971; and

WHEREAS, the Montgomery County Council has determined to finally approve a portion of the Silver Spring Master Plan pertaining to the western portion of the Silver Spring Planning Area, pursuant to the procedure set forth in Sec. 63 (f) (3), Chapter 667, Laws of Maryland, 1967;

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

The *Master Plan for the Western Portion of the Silver Spring Planning Area*, bounded generally by:

1. Walter Reed Hospital complex on the north;
2. The Baltimore and Ohio Railroad and Sixteenth Street to East-West Highway on the east;
3. The District of Columbia on the south; and
4. Rock Creek Park on the west,

be and the same is hereby approved.

A True Copy.

ATTEST:

David B. Collier, *Secretary  
of the Montgomery County Council  
for Montgomery County, Maryland*

# Appendix II

MONTGOMERY COUNTY PLANNING BOARD  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB 71-53

## RESOLUTION

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

WHEREAS, The Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission held public hearings on May 12 and 16, 1969, on the *Preliminary Master Plan for the Silver Spring Planning Area*;

WHEREAS, The Montgomery County Planning Board submitted to the Montgomery County Council the *Final Draft Master Plan for the Silver Spring Planning Area*, dated June, 1970;

WHEREAS, The County Council held public hearings on said Master Plan on September 16 and 17, 1970;

WHEREAS, The Montgomery County Council, by action of October 20, 1970, determined not to approve said Master Plan until after further review by the Montgomery County Planning Board;

WHEREAS, after further review, the Montgomery County Planning Board has submitted a final draft *Master Plan for the Western Portion of the Silver Spring Planning Area*, dated July, 1971, being also an amendment to the *General Plan* for the physical development of the Maryland-Washington Regional District and to the Master Plan of Highways; and

WHEREAS, The Montgomery County Council, sitting as the District Council for that portion of the Maryland-Washington Regional District within Montgomery County, on July 27, 1971, approved said *Master Plan for the Western Portion of the Silver Spring Planning Area*.

NOW, THEREFORE, BE IT RESOLVED, by the Montgomery County Planning Board that the *Master Plan for the Western Portion of the Silver Spring Planning Area*, bounded generally by:

1. Walter Reed Hospital complex on the north;
2. The Baltimore and Ohio Railroad and Sixteenth Street to East-West Highway on the east;
3. The District of Columbia on the south; and
4. Rock Creek Park on the west,

being also an amendment of, and addition to, the *Master Plan of Highways* and the *General Plan* for the physical development of the Maryland-Washington Regional District, is hereby adopted; and

BE IT FURTHER RESOLVED, that the *Master Plan for the Western Portion of the Silver Spring Planning Area*, as herein adopted, is applicable to the areas within the boundaries of the Plan maps and consists of maps, entitled "Land Use and Zoning Plan" and "Transportation and Public Facilities," together with descriptive and explanatory matter which is a part thereof; and

BE IT FURTHER RESOLVED, that these amendments and appropriate Certificate of Adoption shall be recorded on the maps, Plan, and descriptive matter and that said Certificate shall contain the signatures of the Chairman, Vice Chairman, and Secretary-Treasurer of this Commission; and

BE IT FURTHER RESOLVED, that an attested copy of the Master Plan and all parts thereof shall be certified by The Maryland-National Capital Park and Planning Commission and filed with the Clerk of the Circuit Court of each of Montgomery and Prince George's Counties.

\* \* \* \* \*

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board at its regular meeting held in Silver Spring, Maryland, on Thursday, July 29, 1971, at which meeting 3 members of the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission were present.

John P. Hewitt  
Executive Director

RET  
MCPB  
7/1/001  
map 1

# Master Plan for the Western Portion of the Silver Spring Planning Area

Montgomery County, Maryland

July 27, 1971

LIBRARY  
The Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20907

# Land Use Plan

## CERTIFICATE OF APPROVAL AND ADOPTION

THIS MASTER PLAN FOR THE WESTERN PORTION OF THE SILVER SPRING PLANNING AREA, BEING AN AMENDMENT TO THE GENERAL PLAN FOR THE PHYSICAL DEVELOPMENT OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT AND THE MASTER PLAN OF HIGHWAYS WITHIN MONTGOMERY COUNTY, MARYLAND, HAS BEEN ADOPTED BY THE MONTGOMERY COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION BY RESOLUTION MCPB 71-53 OF JULY 29, 1971 AFTER A DULY ADVERTISED PUBLIC HEARING HELD ON MAY 12 AND 16, 1969 ON THE PRELIMINARY MASTER PLAN FOR THE SILVER SPRING PLANNING AREA, PURSUANT TO THE PROVISIONS OF CHAPTER 780, LAWS OF MARYLAND, 1959, AS AMENDED, AND HAS BEEN APPROVED BY THE MONTGOMERY COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, BY RESOLUTION NO. 7-323 ON JULY 27, 1971, AFTER A DULY ADVERTISED PUBLIC HEARING HELD ON SEPTEMBER 16 AND 17, 1970 ON THE FINAL DRAFT MASTER PLAN FOR THE SILVER SPRING PLANNING AREA.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

*W.C. Dutton, Jr.*  
W. C. DUTTON, JR.  
Chairman

*Caroline Freeland*  
MRS. CAROLINE FREELAND  
Vice-Chairman

*Thomas A. Banigan*  
THOMAS A. BANIGAN  
Secretary-Treasurer

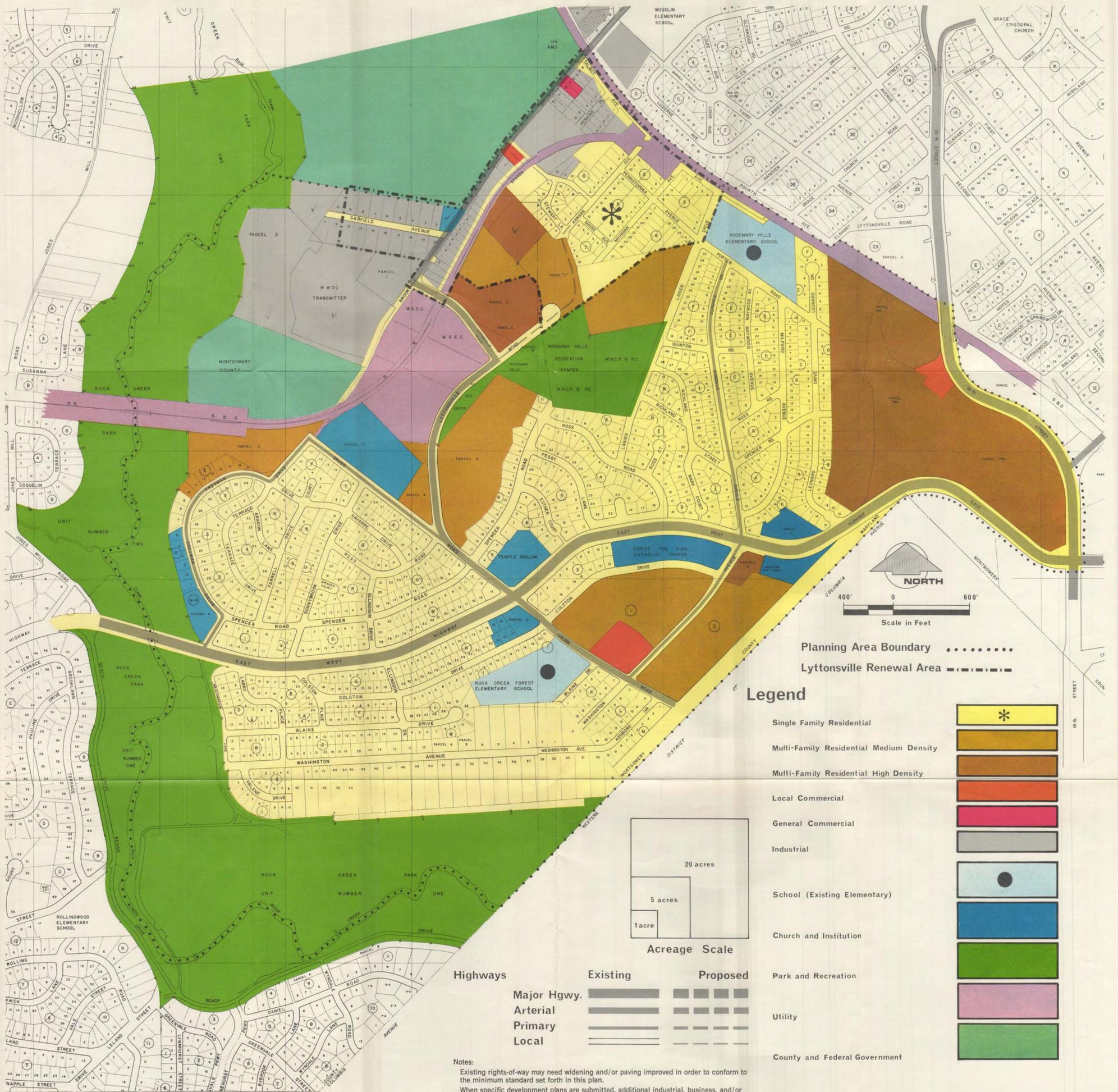
## THE MARYLAND - NATIONAL CAPITAL PARK AND PLANNING COMMISSION

W. C. Dutton, Jr., Chairman, Mrs. Caroline Freeland, Vice-Chairman,

Robert Brennan, Louis J. DiTrani, Esther P. Gelman,

Royce Hanson, Gordon B. Lamb, F. Richard Malzone,

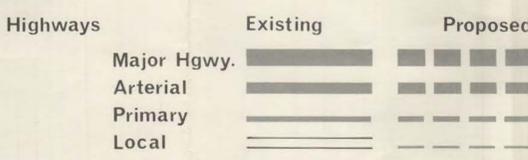
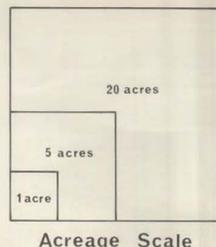
John P. Hewitt, Executive Director



Planning Area Boundary .....  
Lyttonville Renewal Area - - - - -

### Legend

- Single Family Residential
- Multi-Family Residential Medium Density
- Multi-Family Residential High Density
- Local Commercial
- General Commercial
- Industrial
- School (Existing Elementary)
- Church and Institution
- Park and Recreation
- Utility
- County and Federal Government



Notes:  
Existing rights-of-way may need widening and/or paving improved in order to conform to the minimum standard set forth in this plan.  
When specific development plans are submitted, additional industrial, business, and/or primary road right-of-way dedication will be required where necessary.  
All street rights-of-way (not otherwise classified) shall conform to the requirements set forth in either the Zoning Ordinance or Subdivision Regulations, whether the zoning lies on one or both sides of the street.

\* NOTE:  
Within the Lyttonville Renewal Area, the single family housing may include both detached and attached (townhouse) units to yield an overall density of 8 dwelling units per acre.

# Master Plan for the Western Portion of the Silver Spring Planning Area

Montgomery County, Maryland

July 27, 1971

# Zoning and Highway Plan

## CERTIFICATE OF APPROVAL AND ADOPTION

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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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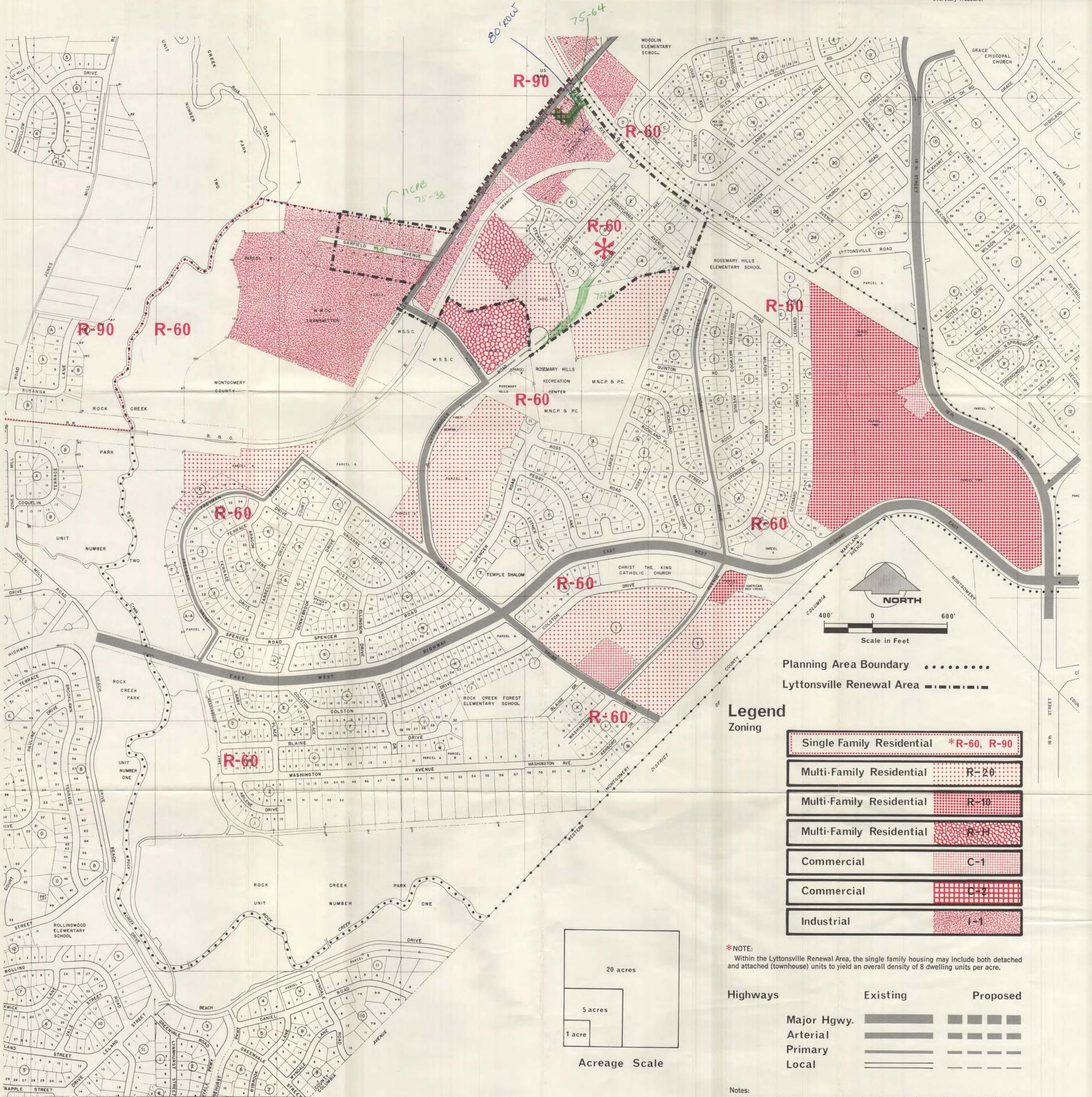
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Royce Hanson, Gordon B. Lamb, F. Richard Malzone,

John P. Hewitt, Executive Director



Planning Area Boundary .....  
Lyttonville Renewal Area - - - - -

### Legend Zoning

Single Family Residential	*R-60, R-90
Multi-Family Residential	R-20
Multi-Family Residential	R-10
Multi-Family Residential	R-H
Commercial	C-1
Commercial	C-2
Industrial	I-1

\*NOTE:  
Within the Lyttonville Renewal Area, the single family housing may include both detached and attached (townhouse) units to yield an overall density of 8 dwelling units per acre.

Highways	Existing	Proposed
Major Hgwy.	—	—
Arterial	—	—
Primary	—	—
Local	—	—

Notes:  
Existing rights-of-way may need widening and/or paving improved in order to conform to the minimum standard set forth in this plan.  
When specific development plans are submitted, additional industrial, business, and/or primary road right-of-way dedication will be required where necessary.  
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Montgomery County Regional Headquarters  
8787 Georgia Avenue, Silver Spring, Maryland  
589-1480 20907

Prince George's County Regional Headquarters  
6600 Kenilworth Avenue, Riverdale, Maryland  
277-2200 20840