



**MCPB**  
Item No.  
Date: 2-25-16

**Montgomery Village Master Plan – Resolution of Adoption**

---

*rmk* Renée M. Kamen, AICP, Senior Planner, Area 2 Division, Renee.Kamen@montgomeryplanning.org, 301.495.4541

*ns* Nancy Sturgeon, Master Planner Supervisor, Master Plan Team, Area 2 Division,  
Nancy.Sturgeon@montgomeryplanning.org, 301.495.4650

Glenn Kreger, Chief, Area 2 Division, Glenn.Kreger@montgomeryplanning.org, 301.495.4653

**Completed: 2-18-16**

---

**Staff Recommendation**

Staff recommends Approval of the Resolution of Adoption for Transmission to the Full Commission.

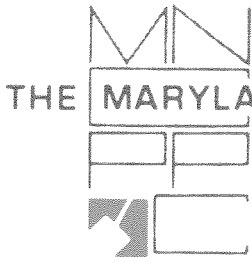
**Summary**

Attached for your review and approval is the Montgomery County Planning Board Resolution Number 16-018 to adopt the Montgomery Village Master Plan. The County Council, sitting as District Council, approved the Montgomery Village Master Plan by Resolution Number 18-398 on February 9, 2016.

**Attachments:**

- Attachment 1 Montgomery County Planning Board Draft Resolution MCPB 16-018.
- Attachment 2 Montgomery County Council Resolution Number 18-398, Approval of Planning Board Draft Montgomery Village Master Plan

# ATTACHMENT 1



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

6611 Kenilworth Avenue • Riverdale, Maryland 20737

**M-NCPPC No. 16-01**

**MCPB No. 16-018**

## RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of the Land Use Article of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend and add to the *General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District within Montgomery and Prince George's Counties*; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to the procedures set forth in the Montgomery County Code, Chapter 33A, held a duly advertised public hearing on Thursday, September 10, 2015, on the Public Hearing Draft Montgomery Village Master Plan, being also an amendment to the *General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District Within Montgomery and Prince George's Counties*, as amended; the *Approved and Adopted Gaithersburg Vicinity Master Plan*, as amended; and the *Master Plan of Highways and Transitways*, as amended; and

WHEREAS, the Montgomery County Planning Board, after said public hearing and due deliberation and consideration, on October 22, 2015, approved the Planning Board Draft Montgomery Village Master Plan, recommended that it be approved by the District Council, and on October 27, 2015, forwarded it to the County Executive for recommendations and analysis; and

WHEREAS, the Montgomery County Council, sitting as the District Council for the portion of the Maryland-Washington Regional District lying within Montgomery County, held a public hearing on December 1, 2015, wherein testimony was received concerning the Planning Board Draft Montgomery Village Master Plan; and

WHEREAS, the Montgomery County Executive reviewed and made recommendations on the Planning Board Draft Montgomery Village Master Plan and forwarded those recommendations and an analysis to the District Council on January 4, 2016; and

APPROVED AS TO LEGAL SUFFICIENCY

*Christina Smith* 2/17/16  
M-NCPPC LEGAL DEPARTMENT

WHEREAS, the District Council, on February 9, 2016, approved the Planning Board Draft Montgomery Village Master Plan, subject to the modifications and revisions set forth in Resolution No. 18-398; and

WHEREAS, the Montgomery County Planning Board, on February 25, 2016, recommended that The Maryland-National Capital Park and Planning Commission adopt the Montgomery Village Master Plan as approved by the District Council.

NOW THEREFORE BE IT RESOLVED, that in accordance with Section 21-103 of the Maryland Land Use Article, The Maryland-National Capital Park and Planning Commission does hereby adopt said Montgomery Village Master Plan, together with the *General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District Within Montgomery and Prince George's Counties*, as amended, and the *Approved and Adopted Gaithersburg Vicinity Master Plan*, as amended, and the *Master Plan of Highways and Transitways*, as amended, and as approved by the District Council in the attached Resolution No. 18-398; and

BE IT FURTHER RESOLVED, that copies of said Amendment must 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, as required by law.

\*\*\*\*\*

This is to certify that the foregoing is a true and correct copy of Resolution No. \_\_\_\_\_ adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission at its regular meeting held on Thursday, February 25, 2016, in Silver Spring, Maryland on motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, with a vote of \_\_ to \_\_, Commissioners \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, voting in favor of the motion.

\_\_\_\_\_  
Casey Anderson, Chair  
Montgomery County Planning Board

This is to certify that the foregoing is a true and correct copy of Resolution No. \_\_\_\_\_, adopted by The Maryland-National Capital Park and Planning Commission on motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, with Commissioners \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, voting in favor of the motion, at its meeting held on Wednesday, March 16, 2016, in Riverdale, Maryland.

\_\_\_\_\_  
Patricia Colihan Barney  
Executive Director

## ATTACHMENT 2

Resolution No.: 18-398  
Introduced: February 9, 2016  
Adopted: February 9, 2016

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

---

Lead Sponsor: County Council

---

**SUBJECT:** Approval of October 2015 Planning Board Draft Montgomery Village Master Plan

1. On October 27, 2015, the Montgomery County Planning Board transmitted to the County Executive and the County Council the October 2015 Planning Board Draft Montgomery Village Master Plan.
2. The October 2015 Planning Board Draft Montgomery Village Master Plan amends portions of the Approved and Adopted 1985 Gaithersburg Vicinity Master Plan, as amended. It also amends The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties, as amended; the Master Plan of Highways and Transitways, as amended; and the Countywide Bikeways Functional Master Plan, as amended.
3. On December 1, 2015, the County Council held a public hearing on the October 2015 Planning Board Draft Montgomery Village Master Plan. The Master Plan was referred to the Planning, Housing, and Economic Development Committee for review and recommendation.
4. On January 6, 2016, the Director of the Montgomery County Office of Management and Budget transmitted to the County Council the Fiscal Impact Statement for the October 2015 Planning Board Draft Montgomery Village Master Plan.
5. On January 11 2016, the Planning, Housing, and Economic Development Committee held a worksession to review the issues raised in connection with the October 2015 Planning Board Draft Montgomery Village Master Plan.
6. On January 26, 2016, the County Council reviewed the Planning Board Draft Montgomery Village Master Plan and the recommendations of the Planning, Housing, and Economic Development Committee.

### Action

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following resolution:

The Planning Board Draft Montgomery Village Master Plan, dated October 2015, is approved with revisions. County Council revisions to the Planning Board Draft Montgomery Village Master Plan are identified below. Deletions to the text of the Plan are indicated by [brackets], additions by underscoring. All page references are to the October 2015 Planning Board Draft Plan.

Page 25: Revise Proposed Zoning Map (Figure 5) to reflect Council changes and to indicate the boundaries of the Montgomery Village Overlay zone.

Page 27: Revise the first paragraph of the section titled “3.3.1 Public Schools” as follows:

Most of the MVMP is located within the service areas of schools in the Watkins Mill [High School] cluster. A]; a small portion of the Plan is within the Gaithersburg [High School] cluster. In the Watkins Mill cluster, the Plan area is served by South Lake, Stedwick, Watkins Mill, and Whetstone Elementary Schools, Montgomery Village and Neelsville Middle Schools, and Watkins Mill High School. In the Gaithersburg cluster, the Plan area is served by Goshen Elementary School, Forest Oak Middle School, and Gaithersburg High School. Enrollment increases have been occurring at all these schools, and a variety of strategies should be considered to accommodate [increases in] additional students [that could result from additional development in the MVMP area] resulting from the Plan. The Plan includes a potential future elementary school site.

Page 28: Revise the first paragraph of the section titled “Elementary Schools” as follows:

#### **A. Elementary Schools**

At the elementary school level in the Watkins Mill cluster, Stedwick, Watkins Mill, and Whetstone Elementary Schools are projected to be near full utilization for the next six years, while enrollment at South Lake Elementary School is projected to [significantly] exceed the school’s capacity. [A feasibility study for an addition at South Lake Elementary School is being conducted in fiscal year 2015.] In the Gaithersburg cluster, Goshen Elementary School is projected to [exceed its capacity in] be near full utilization for the next six years [and a feasibility study for an addition is currently underway].

Pages 28-30: Revise the last paragraph on page 28, delete the bullets that follow, and add two bullets as follows:

Enrollments at all elementary schools that serve the Plan area are forecast to be close to, or exceed, the 740 students that [constitute] MCPS has determined is the high end of the desired size for elementary schools. Combined, current projections indicate that, for the next six

years, there will be little space available in the elementary schools that serve the Plan area[, even with the planned additions]. If there is insufficient surplus capacity available at these schools by the time new housing occupancies occur in the Plan area, then MCPS would explore the following range of options to serve additional elementary school students:

- [Determine if space is available at nearby elementary schools in the area and reassign students to a school(s) with space available.]
- [Build an addition, or additions, at nearby school(s) and reassign students to the school(s) with increased capacity.]
- [If the capacity of existing elementary schools, even with additions built, is insufficient to address increased enrollment, then the opening of a new elementary school would be considered. A new elementary school could be provided in one of two ways:
  - A former operating elementary school could be reopened. However, there are no former elementary schools in the Watkins Mill and Gaithersburg clusters.
  - Construct a new elementary school. Centerway Local Park, among other site options, may be considered in the future during site selection if the need for a new school arises. Co-location and/or purchase of a site may be required.]
- Determine if there is surplus capacity or the ability to increase the capacity of elementary schools adjacent to the Watkins Mill and Gaithersburg clusters, and reassign students to a school with sufficient capacity. Elementary schools adjacent to the Watkins Mill cluster include Brown Station, Fox Chapel, Capt. James E. Daly, William B. Gibbs, Jr., Goshen, Strawberry Knoll, and Gaithersburg elementary schools. The following elementary schools are located adjacent to the Gaithersburg cluster: Belmont, Brown Station, Candlewood, Rachel Carson, Cedar Grove, Clearspring, College Gardens, Damascus, Fields Road, William B. Gibbs, Jr., Greenwood, Thurgood Marshall, Mill Creek Towne, Olney, Judith A. Resnik, Ritchie Park, Sequoyah, South Lake, Stone Mill, Watkins Mill, Whetstone, and Woodfield.
- If reassignments and increasing the capacity of existing elementary schools are not sufficient to address increased enrollment, then the opening of a new elementary school would be considered. Since there are no former operating elementary schools within the Gaithersburg and Watkins Mill clusters, a new elementary school could be provided in the following way:
  - Construct a new elementary school. Centerway Local Park, located at 9551 Centerway Road, Gaithersburg, among other options, should be considered if needed in the future. This, and other site options, would be considered during site selection if the need for a new school arises. Collocation and/or purchase of a site may be required.

Page 29: Revise Community Facilities Map (Figure 6) to add the following note:

The location for a proposed Fire and Rescue Station shown on Figure 6 is illustrative, as it has not gone through the site selection process.

Page 30: Revise the section titled "Middle Schools" as follows:

### **B. Middle Schools**

At the middle school level in the Watkins Mill cluster, Montgomery Village Middle School is projected to have some space available for the six-year forecast period, while Neelsville Middle School is projected to exceed capacity by [more than 200 students by] the end of the six-year forecast period. A feasibility study for an addition at [the school is scheduled in FY 2015. Boundary changes to address the over utilization are also being reviewed. A decision on building an addition, or changing boundaries, will be made in the fall of 2015. In the Gaithersburg cluster, Forest Oak Middle School is projected to exceed capacity in the next six years. However, the amount of space deficit projected is not enough to justify an addition at this time] Neelsville Middle School has been conducted; however, the amount of space deficit is not sufficient to justify an addition at this time.

[If there is insufficient surplus capacity at the three middle schools that serve the Plan area by the time new housing occupancies occur, MCPS would explore the following range of options to serve additional middle school students:]

- [Determine if space is available in an adjacent middle school and reassign students to a school with space available.]
- [Build additions at middle schools that serve the Master Plan area.]
- [Build an addition at an adjacent middle school and reassign students to the school.]
- [Reopen a former operating middle school. However, there are no former operating middle schools in the Master Plan area.]
- [Construct a new middle school. There are no future middle school sites in the Watkins Mill cluster. There are two future middle school sites in the Gaithersburg cluster, known as King Farm Middle School and Laytonsville Middle School. A site selection process would be conducted for a new middle school and co-location and/or purchase may be required.]

In the Gaithersburg cluster, Forest Oak Middle School is projected to exceed capacity by the end of the six-year forecast period. However, the amount of space deficit projected is not sufficient to justify an addition at this time. If there is insufficient surplus capacity at the three middle schools that serve the Plan area by the time new housing occupancies occur, MCPS would explore the following range of options to serve additional middle school students:

- Build additions at middle schools that serve the Plan area.
- Determine if there is surplus capacity or the ability to increase the capacity of middle schools adjacent to the Montgomery Village, Neelsville, and Forest Oak middle schools and reassign students to a school with sufficient capacity. Middle schools adjacent to the three middle schools serving the Plan area include: Roberto W. Clemente, Gaithersburg, Dr. Martin Luther King, Jr., Lakelands Park, Redland, and Rocky Hill.
- Construct a new middle school. There are no future middle school sites in the Watkins Mill cluster. There are two future middle school sites in the Gaithersburg cluster known

as King Farm and Laytonsville middle schools; therefore, a site selection process would be conducted for a new middle school and collocation and/or purchase may be required.

Pages 30-31: Revise the section titled “High Schools” as follows:

### **C. High Schools**

At the high school level, enrollment at Watkins Mill High School is projected to be within the capacity of the school for the six-year forecast period. Gaithersburg High School [was recently revitalized and expanded to a capacity of 2,407 students. Despite the increased capacity, the school is projected to begin exceeding capacity by the end of the six-year forecast period. Also, the school will be at the high end of desired size for high schools] is projected to begin exceeding capacity by the end of the six-year forecast period. Also, the school will be at the high end of desired size for high schools with its capacity of 2,407 students. If there is insufficient surplus capacity at Watkins Mill and Gaithersburg high schools by the time new housing occupancies occur in the Plan area, then MCPS would explore the following range of options to serve additional high school students:

- [Determine if space is available in an adjacent high school and reassign students to a school with space available.]
  - [Build an addition at Watkins Mill High School.]
  - [Build an addition at an adjacent high school and reassign students to the school.]
  - [Construct a new high school. There is one future high school site in the up-County. This site is in the Gaithersburg cluster and is known as Central Area High School (Crown Farm). A site selection process would be conducted for a new high school, including consideration of the Central Area High School site. Co-location and/or purchase of a site may be required.]
- 
- Build an addition at Watkins Mill High School.
  - Determine if there is surplus capacity or the ability to increase the capacity of high schools adjacent to the Watkins Mill and Gaithersburg high schools, and reassign students to a school with available space. High schools adjacent to the Watkins Mill High School include Clarksburg, Gaithersburg, Quince Orchard, and Seneca Valley. High schools adjacent to Gaithersburg High School include Clarksburg, Damascus, Col. Zadok Magruder, Richard Montgomery, and Quince Orchard.
  - Construct a new high school. There is only one future high school site located upcounty, in the Gaithersburg cluster, known as Central Area High School (Crown Farm). A site selection process would be conducted for a new high school, including consideration of the Central Area High School site. Collocation and/or purchase of a site may be required.

Page 31: Under the heading “3.3.3 Fire, Rescue, and Emergency Medical Services”, add a new sentence after the last sentence of the second paragraph as follows:

This station has also been recommended in the “2016-2022 Fire, Rescue, Emergency Medical Services, and Community Risk Reduction Master Plan”.



Page 31: Under the heading “3.3.3 Fire, Rescue, and Emergency Medical Services”, amend the third paragraph as follows:

To adequately address the future fire, rescue, and EMS needs of Montgomery Village, a fire station with a site large enough to accommodate a paramedic-engine and ambulance (and potentially a future [second ambulance] additional EMS Unit), and a Battalion EMS Supervisor has been proposed by MCFRS for northeastern Montgomery Village. Ideally, a new fire station should be located at or in the vicinity (i.e., within approximately one-half mile) of the intersection of Goshen Road and Rothbury Drive at a location that meets site suitability criteria established by MCFRS in the Fire, Rescue, Emergency Medical Services, and Community Risk Reduction Master Plan. A site evaluation process will determine potential sites at this general location, and potentially elsewhere in the region, and the site that best meets the site suitability criteria will be recommended [by MCFRS] to the County Executive by the site evaluation committee.

Page 53: Revise Proposed Lower Village Zoning Map (Figure 15) to reflect Council changes and the Montgomery Village Overlay zone.

Page 53: Revise the third paragraph in the section titled “The Boulevard on Lost Knife” as follows:

Lost Knife Road, between Montgomery Village Avenue and Odendhal Avenue, has the potential to transform over time. (See Illustrative Concept.) The Plan encourages, to the extent possible, coordinated redevelopment on both sides of the street. Lost Knife Road could evolve and transform into an urban boulevard or main street if synergies emerge between developments on both sides of the street, and there is an effort at overall coordination between the stakeholders. Redevelopment could include a variety of uses and open spaces that reinvigorate this area. Should redevelopment occur along Lost Knife Road, it is the goal of this Master Plan to maintain the surrounding multi-family residential apartments in the northern section of the Cider Mill property, which provide convenient and relatively affordable housing options. If there is redevelopment of the Cider Mill parcel along Lost Knife Road, any required recreational amenities and public benefits may be met on the entire Cider Mill Apartment property, as allowed by the Zoning Ordinance. Enhanced connectivity should be explored, including possible new north-south vehicular access from Lost Knife Road to Midcounty Highway. Redevelopment of the Lakeforest Mall site could provide opportunities to extend Contour Road to Russell Avenue. Revitalization of this area will be challenging, but it is an important long-term goal of this Plan.

Page 54: Revise the “Zoning Recommendations” section by adding a second paragraph after the first paragraph as follows:

This Plan recommends two zones for the Cider Mill Apartment property: 1) the CRT zone on the Lost Knife Road portion of the property is intended to focus redevelopment, create a boulevard, and encourage synergies with any future redevelopment of Lakeforest Mall; and 2) the CRN zone (with no commercial floor area ratio) on the remainder of the Cider Mill property is intended to maintain market affordable multi-family housing.

Page 54: Revise the zoning recommendation for the Cider Mill site in the second column of text on the page as follows:

Cider Mill site: CRT-1.5, C-0.25, R-1.25, H-75 (See CRT #2 on Figure 15.)  
CRN-0.5, C-0.0, R0.5, H-40 (See CRN #xx on Figure 15.)

Page 55: Revise Proposed Middle Village Zoning Map (Figure 16) to reflect the Montgomery Village Overlay zone.

Page 63: Revise Proposed Upper Village Zoning Map (Figure 17) to reflect the Montgomery Village Overlay zone.

Page 67: Add these sections after the bulleted section regarding Montgomery Village Avenue:

- Reduce the number of planned through lanes on Goshen Road from 6 to 4 lanes, and reduce the minimum right-of-way from 120' to 105', which more closely reflects the completed design of this roadway improvement.
- Reduce the number of planned through lanes on Wightman Road from 4 to its existing 2 lanes between Great Seneca Creek and Goshen Road. Wightman Road is far removed from the I-270/MD 355 corridor; its location would not provide adequate travel service to commuters and its widening would negatively affect the character of the semi-rural area that the road traverses.

Page 67: Revise the first bullet in the second column as follows:

- Extend Stewartown Road as a two-lane minor arterial (MA-298) across the former golf course from Montgomery Village Avenue at its current terminus to Watkins Mill Road at the intersection with Crested Iris Drive. (See Figure 18.) Extending Stewartown Road will improve local connectivity between the east and west sides of the Village, as well as provide access [for the future,] to residential lots within the potential development of the former golf course. The road should be designed as a two-lane undivided section with on-street parking where feasible, a shared-use path along the southern side, a sidewalk along the northern side, and a targeted design speed of 25 MPH to discourage speeding traffic. Because of the unique environmental constraints and the particular character of the existing and proposed residential neighborhoods, several methods [Methods] for slowing traffic [that] should be [taken into consideration] considered for design modifications. These modifications may include: reduced horizontal baseline radius, reduced horizontal distance between curve tangents, reduced monumental entrance lengths, increased maximum vertical slope (up to 10% grade maximum), allowance of median islands, and enhanced pedestrian and bicyclist circulation and reduced planting strip width.

Based on the general location of the proposed road, as shown on the roadway classification map, construction of the Stewartown Road extension will not impact the stream valley buffer. However, the alignment of the roadway should be carefully designed to balance the desires for [a roadway] vehicular access and pedestrian

connection within [any] the environmental and community [constraints] context. [As such, where needed, the illustrative cross section shown on page 68 could be modified to a reduced 56-foot right-of-way with no on-street parking.] The existing segment of Stewartown Road between Montgomery Village Avenue and Goshen Road should be assigned the same minor arterial (MA-298) MPOHT classification as the unbuilt extension.

Page 68: In Figure 18, revise each Green Panel to be 6.5' wide, the Sidewalk to be 5' wide, and each Through Lane (including gutter) to be 12' wide. Delete the two parking lanes. Revise the total right-of-way to be 56'.

Pages 70-71: Revise Table 1 as follows:

- Add a new Footnote 2 for the "Through Travel Lanes" column as follows: These are the number of planned through travel lanes for each segment, not including lanes for turning, parking, acceleration, deceleration, or other purposes auxiliary to through travel.
- Re-number Footnote 2 as Footnote 3.
- Re-number Footnote 3 as Footnote 4, and revise as follows: Goshen Road is planned to be widened to [an interim section of] 4[-] through lanes within a [107-foot] minimum 103-foot ROW[; design presented to the Planning Board 1/14/10].
- Delete Footnote 4.
- Revise the minimum right-of-way for M-25 Goshen Road from 120' to 105', and revise its number of through travel lanes from 6 to 4.
- Revise the number of through travel lanes on A-36 Wightman Road from 4 to 2 lanes.
- Revise the minimum right-of-way for MA-298 Stewartown Road between Watkins Mill Road and Montgomery Village Avenue from 70' to 56'.


Page 85: In Table 3, delete the widening of Wightman Road to 4 lanes and delete the widening of Goshen Road to 6 lanes.

Page 86: Delete footnotes 2 and 3 from Table 3.

### General

All illustrations and tables included in the Plan will be revised to reflect the District Council changes to the Planning Board Draft Montgomery Village Master Plan (October 2015). The text and graphics will be revised as necessary to achieve and improve clarity and consistency, to update factual information, and to convey the actions of the District Council. Graphics and tables will be revised to be consistent with the text.

This is a correct copy of Council action.

  
Linda M. Lauer, Clerk of the Council