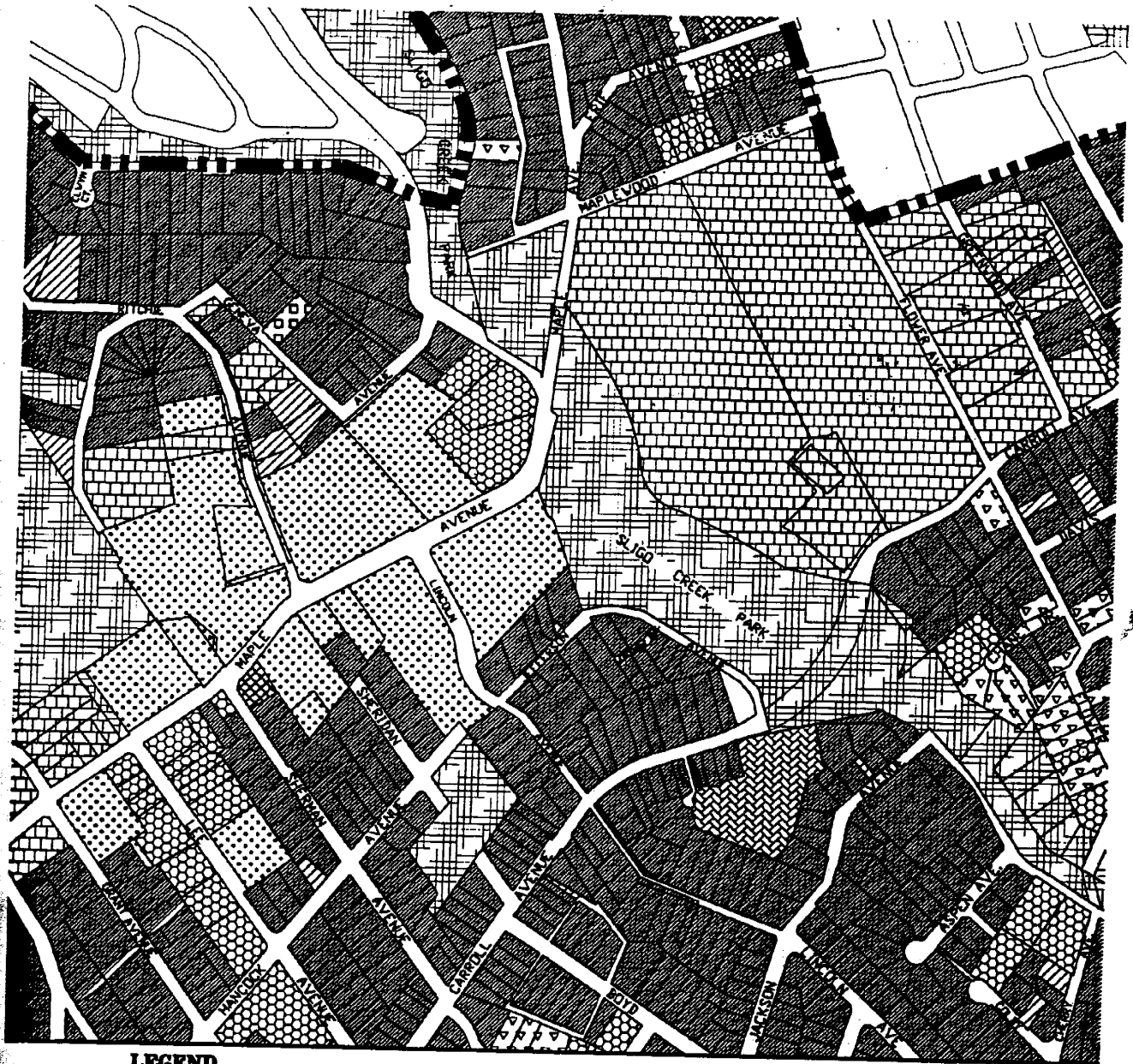


The Washington Adventist Hospital/Columbia Union College area also includes the Sligo Seventh Day Adventist Church. These three Adventist institutions are located along Flower Avenue, north of Carroll Avenue in Takoma Park. The area is adjacent to Sligo Creek Park on the west and is otherwise surrounded by a diverse mix of residential communities. Map 10 shows the Washington Adventist Hospital/Columbia Union College area. Map 30, Area D, shows the land uses in the area.












The vision for this area is to serve the health, educational, and spiritual needs of patients, students, and members, while providing a quality campus environment and a community resource. The strengths of the area include long-term historic identification with Takoma Park, access to area roads, nearby regional parks and trails, and opportunities to relate services and programs to the local area.

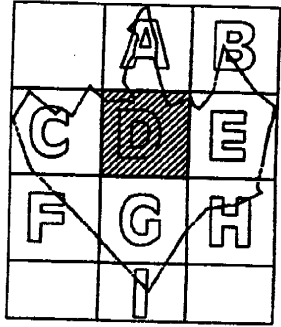
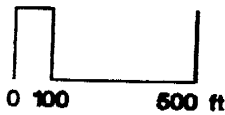
***Recommendations***

- **Support campus improvements to meet needs of hospital, college, and church clients, while providing service and access to area residents. The open environment allows for some public use of the campus.**
- **Maintain expansion within the bounds of current campus grounds, providing on-site parking or shuttle service to an off-site parking lot.** The Plan recognizes that church services and other special events may result in the need to use on-street parking.
- **Consider safety improvements at the Carroll Avenue entrance to Washington Adventist Hospital, possibly a traffic signal.**
- **Maintain compatibility with adjacent residential communities.**
- **Provide improvements to area sidewalks serving the campus.** The asphalt path next to the athletic field, along the east side of Flower Avenue, is currently narrow and difficult to use. This path should be replaced with a curb, grass panel, trees, and a standard width sidewalk. Flower Avenue streetscape improvements are described in more detail in the Neighborhood-Friendly Circulation chapter.
- **Provide a plan for any expansion that includes shared parking for the hospital, college, and church.**
- **Provide stormwater management controls as new development occurs to mitigate off-site impacts in the surrounding neighborhoods.**



**LEGEND**

-  Master Plan Boundary
-  Single Family Detached Residential
-  Single Family Conversion
-  Garden Apartments
-  Elevator Apartments
-  Retail
-  Office
-  Cultural and Institutional
-  Unpaved Right Of Way
-  Parks
-  Vacant



# Land Use and Zoning

The fundamental purpose for this Plan is to make recommendations on the future land use pattern for Forest Glen. These recommendations will guide all future zoning and special exception activity. Forest Glen comprises two distinct neighborhoods, separated by Georgia Avenue.

Figure 5 indicates the locations of areas discussed in this chapter. Figures 6 and 7 illustrate Existing Land Use and Proposed Land Use, and Figures 8 and 9 show Existing Zoning and Proposed Zoning.

## A. Forest Glen East

Forest Glen East is delineated by Georgia Avenue on the west, Medical Park Drive and Everest Street on the north, Sligo Creek Park on the east, and the Beltway on the south. With the exception of Holy Cross Hospital and the medical office building on Georgia Avenue at Forest Glen Road, Forest Glen East may

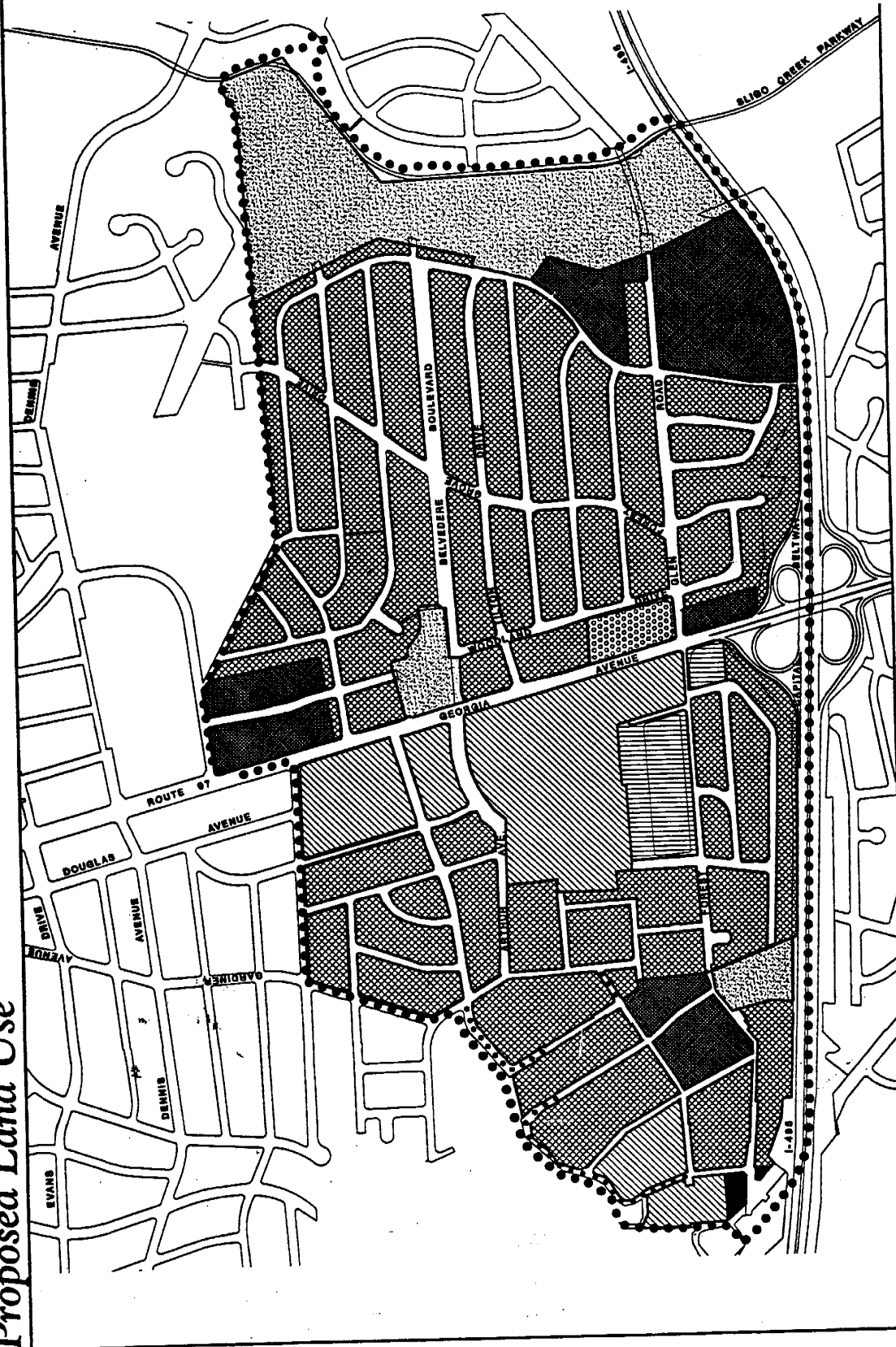
be described as a quiet, single-family residential neighborhood. An important goal of this Plan is to strengthen and stabilize neighborhoods such as Forest Glen East.

One of the major issues to be addressed in this Sector Plan is the role of Holy Cross Hospital and its relationship to the surrounding community. Clearly, the hospital is an important resource to the region and to the immediate community in terms of the delivery of health care services. Holy Cross is one of only five hospitals in Montgomery County and it is a leader in several areas, e.g., obstetric, pediatric, and geriatric care. Holy Cross is the only teaching hospital in Montgomery County. The hospital also performs a significant public service by treating all of the County's high risk indigent obstetric care cases.

At the same time, residents of the surrounding neighborhoods are concerned about potential expansions of the hospital. The hospital exists as a special exception use in a residential area. Many of the residents consider any potential expansion of the hospital to be a threat to the stability of their neighborhood.

Figure 7

# Proposed Land Use



- |       |                             |   |                |
|-------|-----------------------------|---|----------------|
| ..... | PLANNING AREA BOUNDARY      |   | TRANSPORTATION |
| ▨     | RESIDENTIAL - SINGLE FAMILY | ▨ | MEDICAL/OFFICE |
| ▧     | RESIDENTIAL - MULTI FAMILY  | ▨ | PARK           |
| □     | VACANT                      | ▨ | COMMERCIAL     |
| ■     | PUBLIC/INSTITUTIONAL        |   |                |



appropriate locations elsewhere in the County. Furthermore, this Plan asserts that the hospital has an obligation, by virtue of its presence within this residential community, to take any and all appropriate steps to ensure the long-term residential stability of this area, by limiting expansion to the current hospital campus and by having additional development on the campus be compatible with adjacent residences.

**OBJECTIVE A:**

*Ensure that new development is compatible with the character of the existing residential neighborhood.*

Additional development at Holy Cross Hospital in Forest Glen should be subject to the following guidelines and limitations:

- Development will be on the existing hospital campus only.
- The building(s) may contain up to 80,000 square feet and additional parking associated with the facility.
- Any building along Forest Glen Road should not exceed 4 stories. If the building is located along Forest Glen Road, architectural details should be used to minimize the perceived height and mass of the building. Use of materials, such as brick, that are compatible with the residential neighborhood along Forest Glen Road are encouraged.
- A building of up to 8 stories may be constructed if it is located toward the rear and eastern edge of the site, along Sligo Creek Park, if absolutely necessary. Adjustments to the scenic easement (or removing the easement altogether) may be permitted in order to lower the height of the buildings or otherwise reduce the impact of the hospital on the surrounding neighborhood.
- Additional parking should be located on the existing hospital campus (or in satellite facilities located in non-residential

areas) and designed as efficiently as possible to minimize its height and visual impact on the surrounding neighborhoods, also taking into account such factors as Holy Cross' needs for technological expansion and concerns about emergency room access.

- Reaffirm the existing zoning in Forest Glen East.

**OBJECTIVE B:**

*Protect the edges of the existing residential neighborhood. (See also Objective D, below.)*

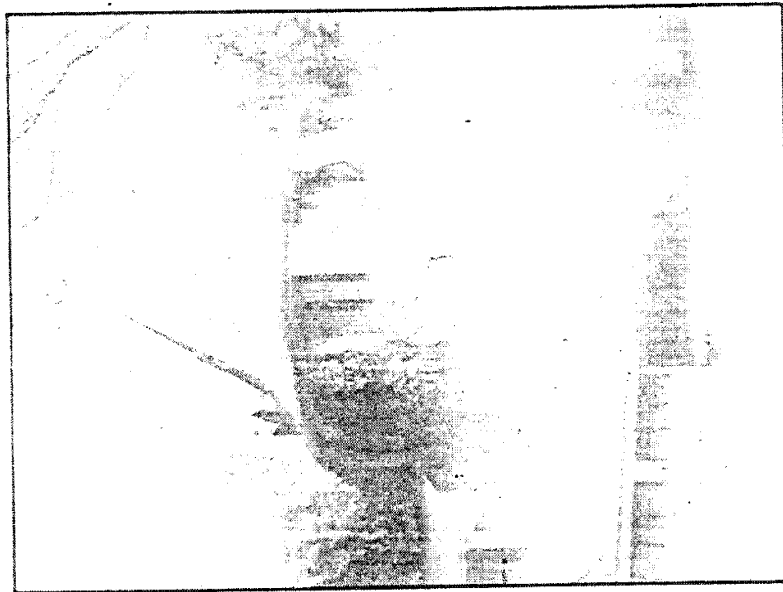
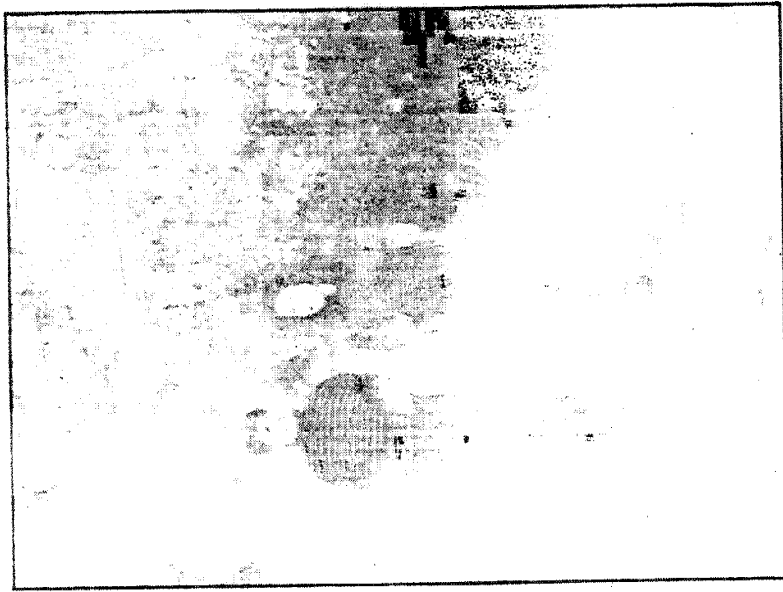
- Limit the expansion of Holy Cross Hospital to additional development on their present site only, as described under Objective A.
- Limit the land uses along the east side of Georgia Avenue (i.e., on the block between Georgia Avenue and Woodland Drive) to those which are compatible with the adjoining neighborhood. These include:
  - Retention of the existing single-family detached houses;
  - Office or service commercial uses which can be accommodated within structures that exhibit single-family residential scale and style, provided that the design guidelines are satisfied with regard to the location of entrances, parking, green space, and access to Georgia Avenue.

**OBJECTIVE C:**

*Enhance community identity and sense of place within Forest Glen East.*

- Until such time as the Board of Education needs to reclaim the former Forest Grove Elementary School for educational

# Bethesda-Cherry Chase MASTER PLAN



Approved and Adopted  
April 1990



The Maryland-National Capital Park and Planning Commission

8787 Georgia Avenue  
Silver Spring, Maryland 20910

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20870

Price \$5.00

with nearby land uses. The Plan also endorses expanding choices of housing types by provision of accessory apartments.

5. Support special exception uses that contribute to the service and health objectives of the Master Plan. The needs and objectives related to child day care and the elderly are discussed in Section 6.2. In general, the Plan endorses provision of child day care, group homes, elder day care, and nursing homes. It is important to meet health needs through hospital services and hospice centers that are appropriately sized to be compatible with surrounding neighborhoods.

### **3.13 Large Land Users**

**This Master Plan recommends the continued use, within existing zoning, of country clubs, private schools, and other institutions throughout the Planning Area.**

Country clubs in the area include Burning Tree Country Club, Columbia Country Club, Chevy Chase Club, and Kenwood Country Club. It is assumed that the country club uses will continue and therefore, the existing zoning designations of these properties are appropriate. These properties are recognized as an important private open space resource, particularly in an area which is as largely developed as Bethesda-Chevy Chase. Some protection of country club open space might be achieved through a tax incentive program.

If a change in use occurs in the future, this Plan recommends that the use of the country club properties be primarily for housing. Further analysis at the time would determine the appropriate zoning, scale, and form of development. These parcels would be considered for mixed residential use with the possibility of public active or passive recreational space, affordable housing, and increased density through the use of Transferable Development Rights (TDR's), as explained in the Appendix. Each of these alternatives must be weighed against other considerations, such as adequacy of highway facilities and compatibility with nearby development. Such changes

In land use would require another amendment to the Master Plan.

This Master Plan makes specific land use and zoning recommendations for several properties. (See Table 1.) These include:

- Audubon Naturalist Society
- Stone Ridge School
- F.A.E.S. and the Knights of Columbus
- American College of Cardiology
- Landon School
- Holton Arms School

In general, existing zoning is reconfirmed. Existing zoning and the option for using TDR's is recommended for portions of Stone Ridge School, FAES, Knights of Columbus, and Landon School. Protection of a historic resource and its environmental setting is recommended for Audubon Naturalist Society and Landon School.

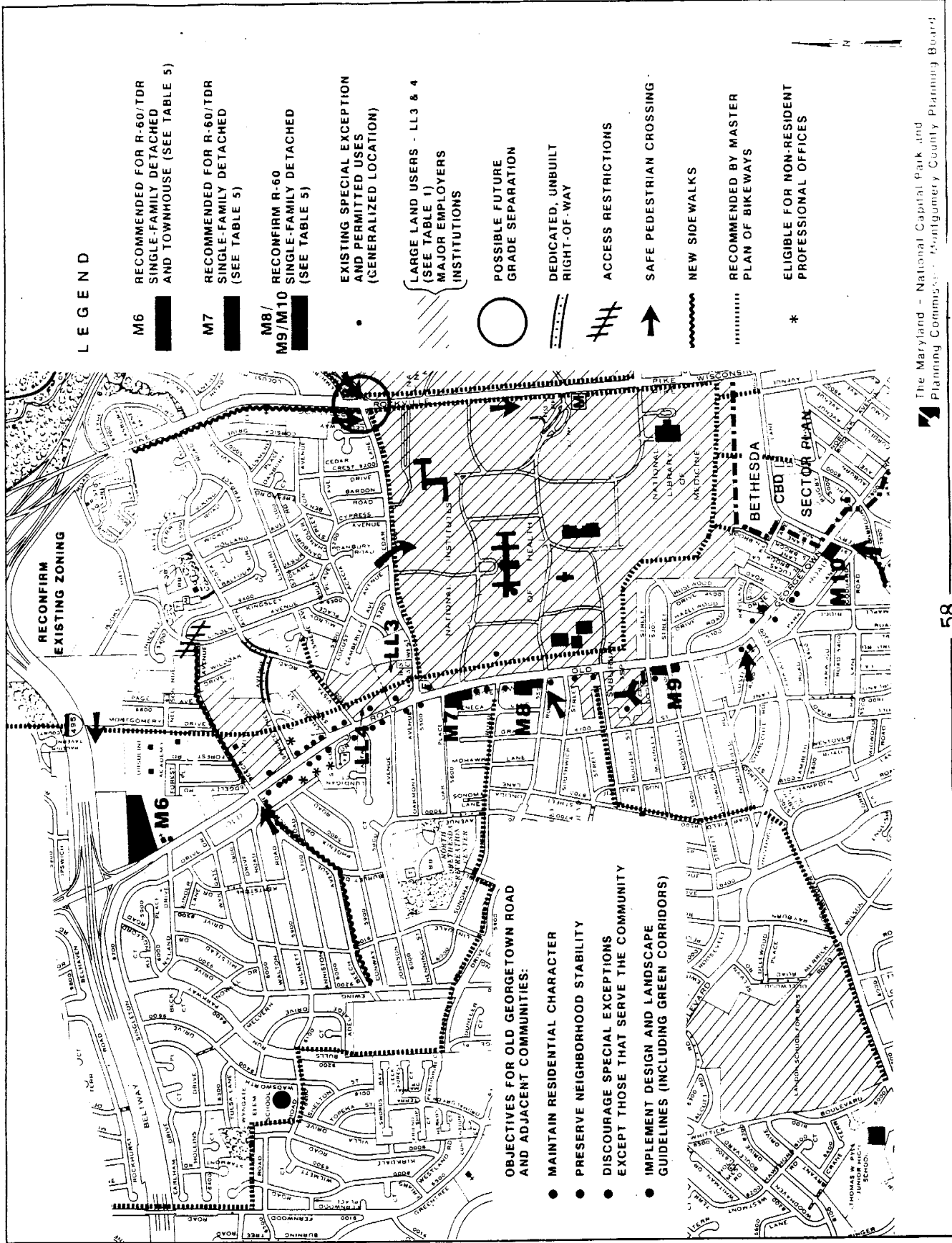
Residential zoning and continuation of the existing use is recommended for the National 4-H Center, the YMCA on Old Georgetown Road, Federation of American Societies for Experimental Biology, the French School, St. Jane de Chantal Church and School, and the Sidwell Friends School. These are long-term, stable uses which are viewed as community resources. In some cases, new development on these sites will also require an amendment to existing special exception conditions to protect the setting of the use and to maintain compatibility with nearby properties.

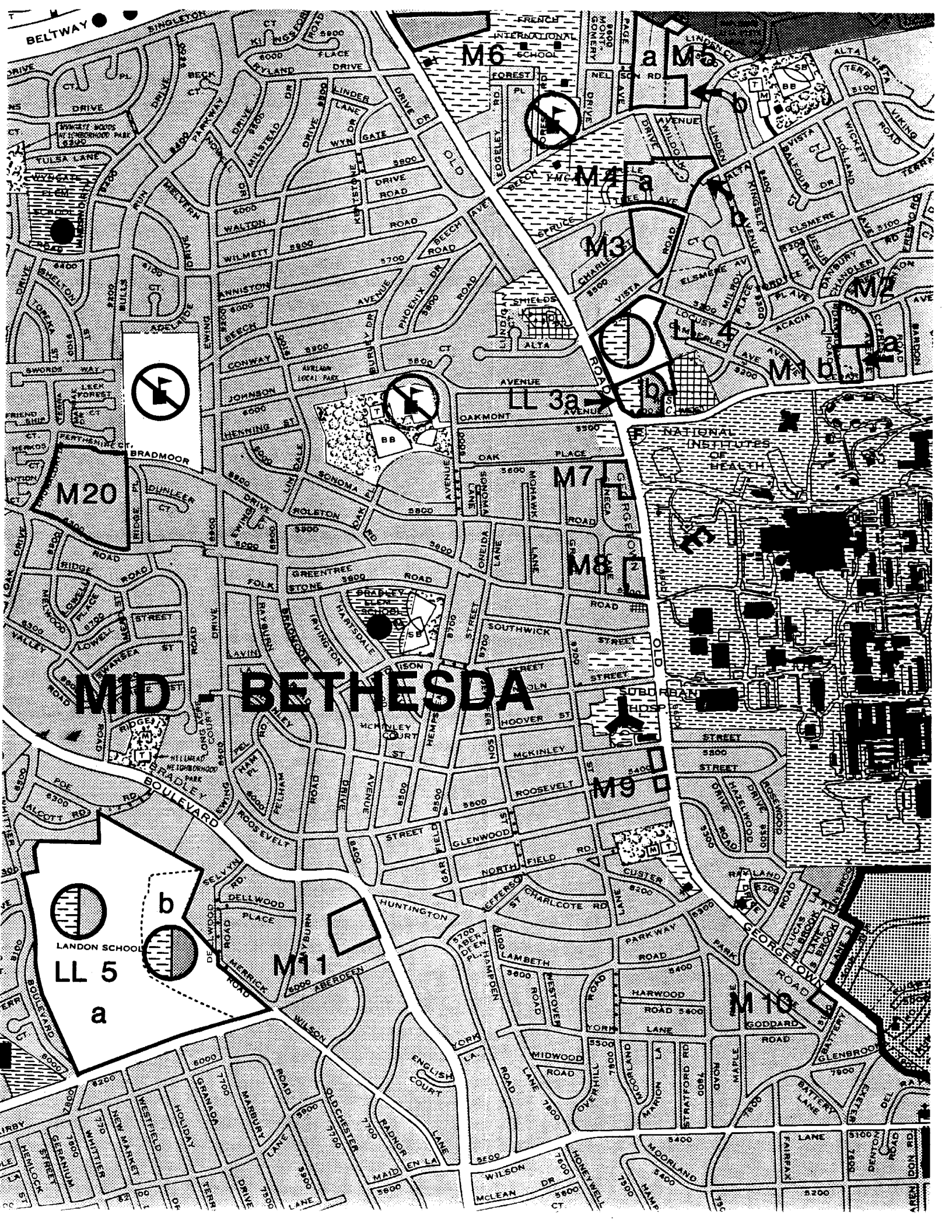
**This Plan recommends that new, large-scale special exception uses are generally not appropriate for these sites.** Such uses would generally change the residential character of adjacent areas. Occasionally, a school or club will construct new facilities or additions which require special exception approval. These should be reviewed on a case-by-case basis to ensure compatibility with area residences and conformance with other Plan objectives.



# OLD GEORGETOWN ROAD RECOMMENDATIONS

Figure  
**9**





# MID - BETHESDA

LL 5

LONDON SCHOOL

a

b

M11

M9

M10

M7

M8

M20

M6

M5

M4

M3

M2

M1

LL 3a



Approved and Adopted Plan: June 1980

**OLNEY  
MASTER PLAN**  
Montgomery County, Maryland

The Plan amends the General Plan for the Physical Development of the Maryland-Washington Regional District; the Master Plan of Highways within Montgomery County, Maryland; the 1966 Plan for Olney and Vicinity; and a portion of the Rock Creek Master Plan.

THE MARYLAND-NATIONAL CAPITAL PARK AND  
PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20907

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20870

# TOWN CENTER

## PROPOSED ZONING

- Single Family Residential (Low Density, R-200 & R-90)
- Single Family Residential (R-60)
- Townhouses (R-T)
- Multiple Family (R-201 & IR-30)
- Local Commercial (C-1)
- Transition Commercial (C-T)
- General Commercial (C-2)
- Commercial Office (C-O)
- Moderate Intensity Office (O-M)

### HIGHWAYS

- EXISTING
- CLASSIFICATION
- PROPOSED
- Major 4 Lanes
- Arterial or Business
- Town Center Boundary

Approved and Adopted : June 1980

# OLNEY MASTER PLAN

Montgomery County, Maryland

