

approved  
& adopted  
1992

# NORTH BETHESDA GARRETT PARK



**1992 APPROVED AND ADOPTED  
NORTH BETHESDA/GARRETT PARK  
MASTER PLAN**

INCORPORATING  
THE 1994 APPROVED AND ADOPTED  
STAGING AMENDMENT  
AND  
THE 1997 APPROVED AND ADOPTED  
CONFERENCE CENTER AMENDMENT

December 1992  
(Amended November 1994 and June 1997)

An amendment to the 1970 Master Plan for the North Bethesda/Garrett Park Planning Area, as amended; the 1978 Sector Plans for Twinbrook, Nicholson Lane (White Flint), and Grosvenor, as amended; the 1970 Master Plan for the Aspen Hill and Vicinity Planning Area, as amended; the 1978 Master Plan of Bikeways, as amended; the 1979 Master Plan for Historic Preservation, as amended; being also an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District within Montgomery County, as amended; and the Master Plan of Highways within Montgomery County, as amended.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, MD 20910

**TITLE:**

1992 Approved and Adopted North Bethesda-Garrett Park Master Plan, incorporating the 1994 Approved and Adopted Staging Amendment and the 1997 Approved and Adopted Conference Center Amendment

**AUTHOR:**

The Maryland-National Capital Park  
and Planning Commission

**SUBJECT:**

Master Plan for the North Bethesda-Garrett Park Planning Area, incorporating Staging Amendment and Conference Center Amendment

**DATE:**

December 1992 (Master Plan)  
November 1994 (Staging Amendment)  
June 1997 (Conference Center Amendment)

**PLANNING AGENCY:**

The Maryland-National Capital Park  
and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

**SOURCE OF COPIES:**

The Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue, Silver Spring, MD 20910-3760

**ABSTRACT:**


This document contains the text with supporting maps and tables for the 1992 Approved and Adopted Master Plan for the North Bethesda-Garrett Park Planning Area. It incorporates the three Sector Plan areas within its boundaries: Twinbrook, White Flint and Grosvenor. This Plan amends the 1970 Approved and Adopted Master Plan for the North Bethesda-Garrett Park Planning Area, as well as the 1978 Approved and Adopted Sector Plans for Twinbrook, Nicholson Lane (White Flint), and Grosvenor. It also amends the Master Plan of Highways and the 1978 Master Plan of Bikeways.

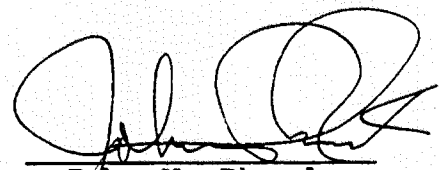
This document also contains the text with supporting maps and tables for the 1994 Staging Amendment and the 1997 Conference Center Amendment to the 1992 North Bethesda-Garrett Park Master Plan.

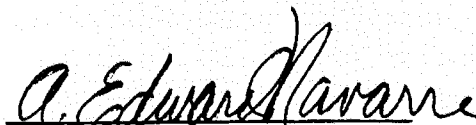
**CERTIFICATE OF APPROVAL AND ADOPTION**

This Comprehensive Amendment to the North Bethesda-Garrett Park Master Plan; the Twinbrook, Nicholson Lane (White Flint) and Grosvenor Sector Plans; 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 approved by the Montgomery County Council, sitting as the District Council, by Resolution No. 12-878 on November 9, 1992; and the Montgomery County Executive on November 19, 1992; and has been adopted by the Maryland-National Capital Park and Planning Commission by Resolution No. 92-25 on December 16, 1992, after duly advertised public hearings pursuant to Article #28 of the Annotated Code of Maryland, 1986 (1988 Supplement).

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## 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.

The Commission has three major functions:

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 in Montgomery and Prince George's Counties (1964)*;
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.

The Commission operates in each county through a Planning Board appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

The Maryland-National Capital Park and Planning Commission encourages the involvement and participation of individuals with disabilities, and its facilities are accessible. For assistance with special needs (i.e., large print materials, listening devices, sign language interpretation, etc.), please contact the Community Relations Office, (301) 495-4600 or TDD (301) 495-1331.

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# **NORTH BETHESDA/GARRETT PARK MASTER PLAN**

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The listing of the names of members of the Advisory Committee does not indicate approval or disapproval of this document by any committee member. The Advisory Committee does not take a position or vote as a body. The members advise the Montgomery County Planning Board regarding the problems, needs and views of the groups or areas they represent. These views are then considered by the Planning Board in its deliberations regarding the Master Plan.

\*Resigned

## **NOTICE TO READERS**

An area master plan, after approval by the County Council and adoption by the Maryland-National Capital Park and Planning Commission, constitutes an amendment to the General Plan for Montgomery County. As such, it provides a set of comprehensive recommendations and guidelines for the use of publicly and privately owned land within its planing area. Each area plan reflects a vision of future development that responds to the unique character of the local community within the context of a County-wide perspective.

Area master plans are intended to provide a benchmark point of reference with regard to public policy. Together with relevant County-wide functional master plans, they should be referred to by public officials and private individuals when decisions are made that affect the use of land within the plan's boundaries.

Master plans generally look ahead to a time horizon of about 20 years from the date of adoption, although it is intended that they be updated and revised about every ten years. It is recognized that the original circumstances at the time of plan adoption will change over time, and that the specifics of a master plan may become less relevant as time goes on. Any sketches or site plans in an adopted plan are for illustrative purposes only, and are intended to convey a general sense of desirable future character rather than any specific commitment to a particular detailed design.



## THE MASTER PLAN PROCESS

**Staff Draft Plan** - This document is prepared by the Montgomery County Planning Department for presentation to the Montgomery County Planning Board. A Public Hearing (Preliminary) Draft Plan is then prepared for approval to go to public hearing by the Planning Board. The Public Hearing (Preliminary) Draft Plan incorporates those preliminary changes to the Staff Draft Plan that the Planning Board considers appropriate.

**Public Hearing (Preliminary) Draft Plan** - This document is a formal proposal to amend an adopted master or sector plan prepared by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission. It is prepared for the purpose of receiving public hearing testimony. Its recommendations are not necessarily those of the Planning Board. Before proceeding to publish a Planning Board (Final) Draft Plan, the Planning Board holds a public hearing. After the close of the record of this public hearing, the Planning Board holds open worksessions to review the testimony and to revise the Public Hearing (Preliminary) Draft Plan.

**Planning Board (Final) Draft Plan** - This document is the Planning Board's recommended Plan. Since October 1, 1992, changes in the Regional District Act require the Planning Board to transmit the Plan directly to the County Council with copies to the County Executive. The Regional District Act then requires the County Executive, within sixty days, to prepare and transmit a fiscal impact analysis of the Planning Board (Final) Draft Plan to the County Council. The Executive may also forward any other comments and recommendations regarding the Planning Board (Final) Draft Plan within the sixty-day period.

After receiving the Executive's fiscal impact analysis and comments, the County Council may hold a public hearing to receive public testimony on the Plan. After the close of record of this public hearing, the Council's Planning, Housing, and Economic Development Committee (PHED) holds open worksessions to review the testimony and revise the Planning Board (Final) Draft Plan. The County Council, after its worksessions, then adopts a resolution approving the Planning Board (Final) Draft Plan, as revised.

**Adopted Plan** - The Plan approved by the County Council is forwarded to The Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the Plan officially amends the various master or sector plans cited in the Commission's adoption resolution.

## MONTGOMERY COUNTY MASTER PLAN DEVELOPMENT PROCESS

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**

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# NORTH BETHESDA/GARRETT PARK



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