

## INTRODUCTION

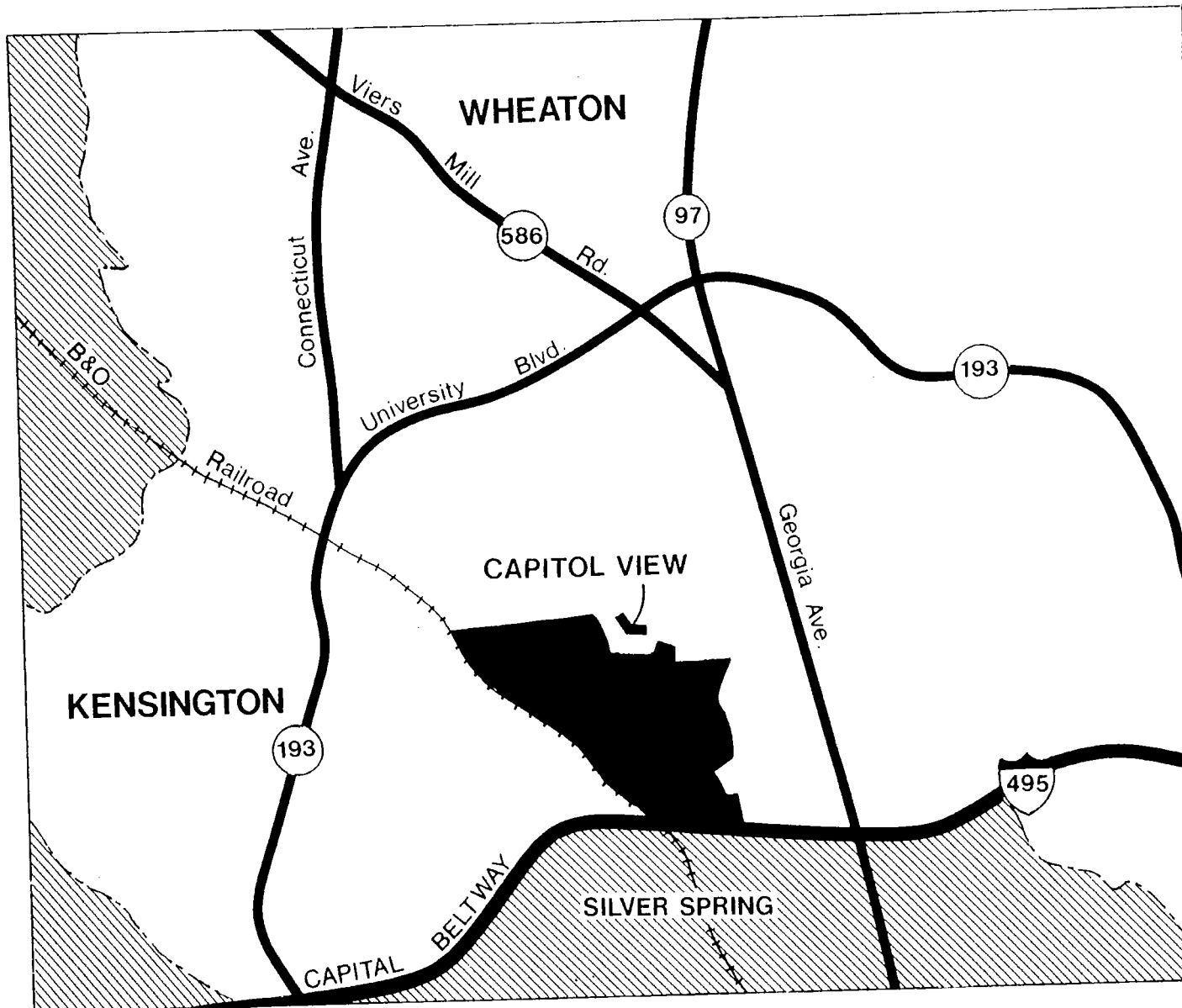
Montgomery County guides growth through a comprehensive land use planning program to assure orderly, efficient, safe, and effective use of the land. With increasing recognition of constraints of energy, clean air and water, and available living space, planning directs and balances growth with the environment. Planning--with its companion activities of zoning, subdivision control, reservation of public land, and public improvement programming--provides ways to manage growth. Planning contributes to managing growth by recommending public facilities such as water, sewer, and roads early in the development process in areas where growth is desired, by restricting such facilities in areas where growth is not desired, and by establishing performance standards to assure the quality of the natural and man-made environment.

The Sector Plan for the Capitol View and Vicinity is based upon an analysis of existing conditions, review of several alternatives for the development of the Capitol View area, and a projection of probable future conditions in the area covered by the Plan.

The Sector Plan for the Capitol View and Vicinity is an amendment to the Master Plan for the Kensington-Wheaton Planning Area, adopted September 16, 1959, and to The General Plan for the Physical Development for the Maryland-Washington Regional District and the Master Plan of Highways within Montgomery County, Maryland.

The General Plan provides policy guidance at a broad County-wide level for future patterns of development in the County. It was first adopted by The Maryland-National Capital Park and Planning Commission in 1964 and updated in 1969. The General Plan recommends that:

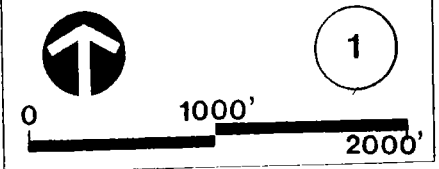
- . future growth be channeled into corridor cities along the I-270 Corridor and into existing, established down-County activity centers (such as Silver Spring, Wheaton, and Bethesda);
- . future transportation needs be met through the development of a rapid rail transit system supported by an extensive network of local bus routes, with rapid transit stations be located at places conducive to multi-use development within walking distance of those stations;
- . a mixture of housing and employment opportunities be developed in Montgomery County; and



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- . new development be channeled so as to preserve and protect existing communities from adverse impacts and undesirable non-residential intrusion resulting from commercial growth, the placement and operation of METRO-related facilities, and other public and private land use decisions.

In October, 1974, the Montgomery County Planning Board published its First Annual Growth Policy Report, Framework for Action. While this report recalled many of the goals of the General Plan, it also noted that economic and social trends are suggesting that future metropolitan growth will tend to occur in older inner-suburban areas. The Report pointed out the need to develop mechanisms both to monitor and to direct these trends. Subsequent Growth Policy Reports have analyzed specific aspects of alternative patterns of County-wide growth.

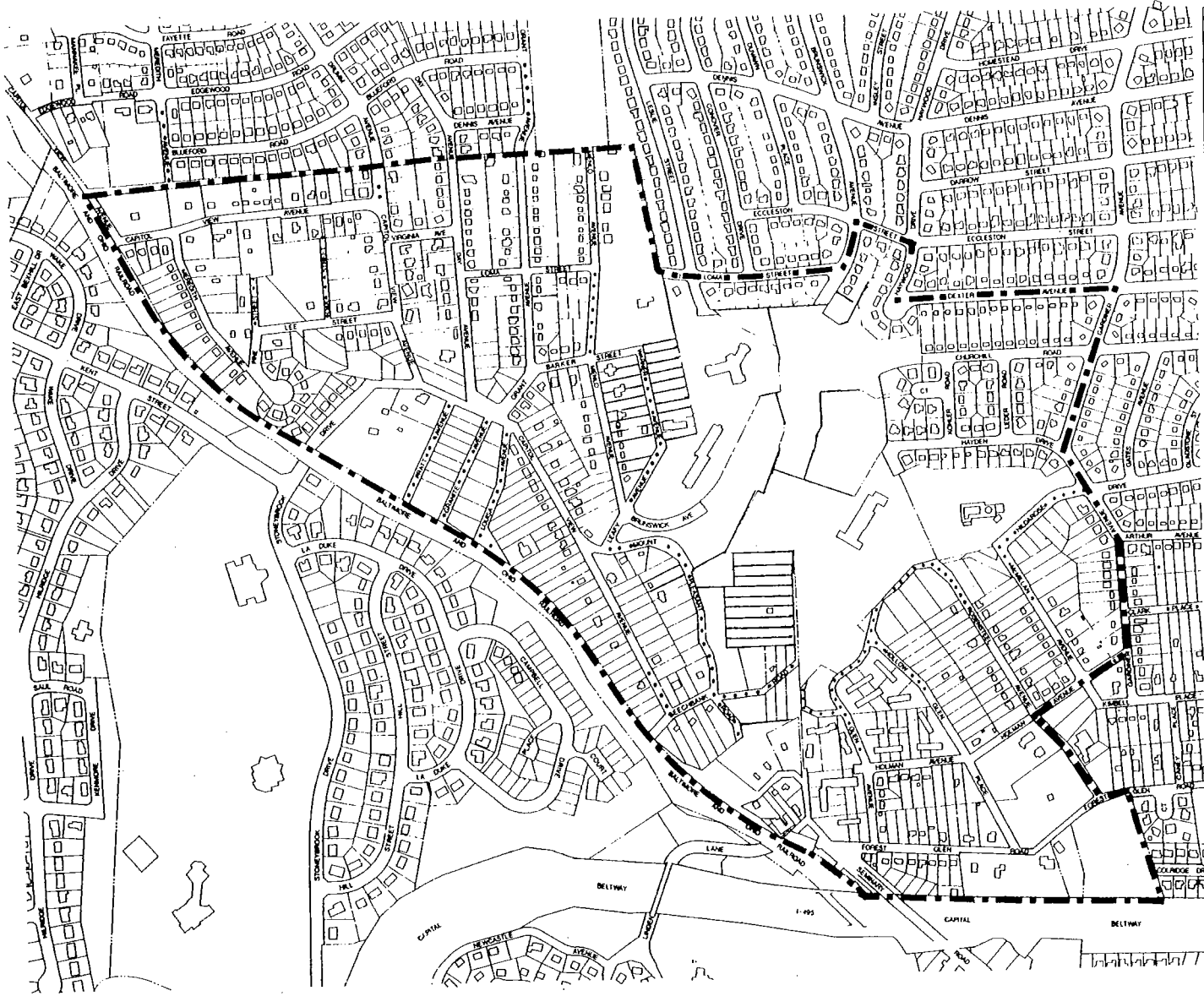
The Kensington-Wheaton Master Plan contains broad policy, land use, and circulation recommendations for an approximately 15 square-mile area roughly bounded by Rock Creek on the west, Sligo Creek on the east, the "Rockville Facility" alignment on the north, and the Capital Beltway (I-495) on the south.

The Capitol View Sector Plan covers an area bounded generally by the Capital Beltway on the south, the Baltimore and Ohio Railroad on the west, Capitol View Avenue on the north, and Gardiner Street on the east. This area lies between the approved and adopted Forest Glen sector plan and Town of Kensington sector plan.

A sector plan elaborates and details the General Plan, Master Plan and growth policy recommendations for a small area of the County. It serves as a guide to the Planning Board and the County Government in the programming of public works, in the adoption of zoning and other development controls, in the acquisition of land, and in the construction of facilities.

The basic aim of the Sector Plan for Capitol View and Vicinity is to attain a harmonious relationship and balance between the natural and man-made environment within the context of the Kensington-Wheaton Planning Area and of Montgomery County. The Plan, therefore, provides a basis for the preservation of the most desirable existing aspects of the Capitol View community. While doing so, it also accommodates those elements of change which are appropriate to it.

A sector plan covers a smaller geographic area and a shorter time period than either the General Plan or an area Master Plan and carries out its recommendations to a greater level of detail. Because of its greater detail and shorter planning horizon, a sector plan

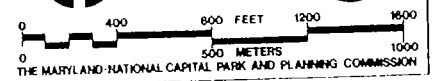


## SECTOR PLAN AREA

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must be periodically reviewed and adjusted to reflect future decisions, trends, or events not anticipated at the time of its adoption. Such a process includes a major reevaluation of the sector plan at intervals both of time and of actual change.

The Planning Board and its staff developed this document with extensive participation of the Capitol View community. The staff worked directly with the community-at-large through a series of meetings, conferences, and worksessions held in the community. Through these sessions, the staff and the community jointly considered a range of alternatives for many aspects of this Plan. In many instances, this Sector Plan document reflects consensus or agreement on the recommendations which were developed during the planning process.