

**APPROVED AND ADOPTED**

**KEMP MILL MASTER PLAN**

*An Amendment to the Approved and Adopted Master Plan for Kemp Mill-Four Corners and Vicinity 1967, as amended; The Master Plan for the Communities of Kensington-Wheaton 1989, as amended; The Master Plan of Bikeways 1978, as amended; 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; and the Master Plan of Highways within Montgomery County, as amended.*

Prepared by

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

Montgomery County Department of Park and Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

June 2001

Approved by

**THE MONTGOMERY COUNTY COUNCIL**

November 2001

Adopted by

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

December 2001

## ABSTRACT

TITLE: Approved and Adopted Kemp Mill Master Plan

AUTHOR: The Maryland-National Capital Park and Planning Commission

SUBJECT: Comprehensive update of the *1967 Kemp Mill-Four Corners and Vicinity Master Plan*.

DATE: December 2001

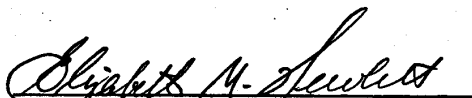
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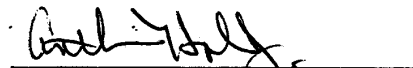
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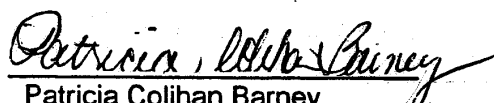
ABSTRACT: The first master plan covering the Kemp Mill master plan area was the *1967 Kemp Mill-Four Corners and Vicinity Master Plan*. This master plan update is a comprehensive review of land use, zoning, transportation environmental resources and community facilities in those parts of the 1967 plan that were not updated by the *1986 Four Corners Sector Plan* or the *1996 Four Corners Master Plan*.

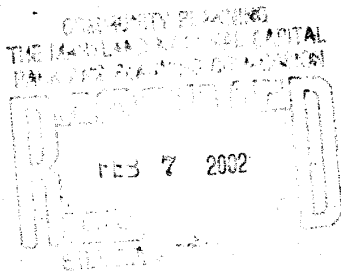
## CERTIFICATION OF APPROVAL AND ADOPTION

This Comprehensive Amendment to the *Approved and Adopted Kemp Mill-Four Corners and Vicinity Master Plan, 1967*, as amended; the *Master Plan for the Communities of Kensington-Wheaton, 1989*, as amended; the *Master Plan of Bikeways, 1978*, as amended; *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 *Master Plan of Highways Within Montgomery County*, as amended; has been approved by the Montgomery County Council, sitting as the District Council, by Resolution No. 141083 on November 20, 2001, and has been adopted by The Maryland-National Capital Park and Planning Commission by Resolution 01-17 on December 19, 2001, after a duly advertised public hearing as required by Article 28 of the Annotated Code of Maryland.

  
Elizabeth M. Hewlett  
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Arthur Holmes, Jr.  
Vice Chairman

  
Patricia Colihan Barney  
Secretary-Treasurer



APPROVED AND ADOPTED KEMP MILL MASTER PLAN

## **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 most 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:

- The preparation, adoption, and, from time to time, amendment or extension of The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties;
- The acquisition, development, operation, and maintenance of a public park system; and
- 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 (e.g., 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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*APPROVED AND ADOPTED KEMP MILL MASTER PLAN*

## 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 plan area. Each area master plan reflects a vision of future development that responds to the unique character of the local community within the context of a countywide perspective.

Area master plans are intended to provide a point of reference with regard to public policy. Together with relevant countywide functional master plans, master plans 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 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, and that the specifics of a master plan may become less relevant as time passes. Any sketches or drawings in an adopted master 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.

## MASTER PLAN PROCESS

**Staff Draft Plan** - Montgomery County Department of Park and Planning prepares the document for presentation to the Montgomery County Planning Board. The Planning Board reviews the Staff Draft Plan, makes changes as appropriate, and approves the Plan for public hearing. When the Board's changes are made, the document becomes the Public Hearing Draft Plan.

**Public Hearing Draft Plan** - This document is a formal proposal to amend an adopted master plan or sector plan. Its recommendations are not necessarily those of the Planning Board; it is prepared for the purpose of receiving public hearing testimony. The Planning Board holds a public hearing and receives testimony on the Public Hearing Draft Plan. After the public hearing record is closed, the Planning Board holds public work sessions to review the testimony and to revise the Public Hearing Draft Plan as appropriate. When the Board's changes are made, the document becomes the Planning Board Draft Plan.

**Planning Board Draft Plan** - This document is the Planning Board's recommended Plan and it reflects the revisions made by the Board in its work sessions on the Public Hearing Draft Plan. The Regional District Act requires the Planning Board to transmit the Plan directly to the County Council with copies to the County Executive. The Regional District Act further requires the County Executive, within sixty days, to prepare and transmit a fiscal impact analysis of the Planning Board Draft Plan to the County Council. The County Executive may also forward to the Council other comments and recommendations regarding the Planning Board 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 record of this public hearing is closed, the Council's Planning, Housing, and Economic Development (PHED) Committee holds public work sessions to review the testimony and then makes recommendations to the County Council. The Council holds its own work sessions, and then adopts a resolution approving the Planning Board Draft Plan, as revised.

**Approved and Adopted Plan** - The Master 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.

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## THE PLAN

### PLAN VISION

Communities and neighborhoods are often described as fabrics, a weaving together of places, buildings, people and activities. In a successful community these elements come together as one. Kemp Mill is such a community.

Unlike many other suburban communities, Kemp Mill is a place where most residents can walk to goods, services and amenities. The commercial area is within a short walking distance of the highest density residential development: the high-rise apartments. There are sidewalks in most of the subdivisions so that almost every part of the master plan area can be reached on foot.

Large regional and stream valley parks surround the master plan area. There are numerous paved and unpaved trails within the stream valley parks where one can enjoy the forest and observe wildlife. Kemp Mill Urban Park is a Japanese-style urban park with contemplative sitting areas and a pond full of koi, the ornamental fish that attract much attention from children and adults alike. The neighborhood and local parks provide more active recreational opportunities. Playgrounds for young children and ball fields and courts are found in all the local and neighborhood parks. The housing stock is varied both in style and cost and many of the housing units are affordable. One can find a suitable home to match means and life-style. This characteristic promotes stability since it is possible to move within the area as personal needs change. The intent of this master plan is to insure the future sustainability of this community.

The *Kemp Mill Master Plan* acknowledges the established and stable nature of the neighborhoods that make up Kemp Mill. The Plan contains recommendations that reinforce the unique character of these neighborhoods. The Plan recognizes that a neighborhood commercial center should serve as a focal point or center for the surrounding residential neighborhoods. The goals and recommendations of this Plan reflect the concept of "Community and Center." The Plan reinforces the ordering of residential, commercial, instructional and public uses in ways that continue to create neighborhoods in which people can live, play and shop.

## PLAN CONCEPT

The Community and Center land use concept for the Kemp Mill Master Plan has four components: Neighborhoods, Center, Open Spaces and Linkages.

### *Neighborhoods:*

Neighborhoods range in size, density, character and age. Additions to any of the neighborhoods should reflect the character and density of the existing neighborhood.

### *Center:*

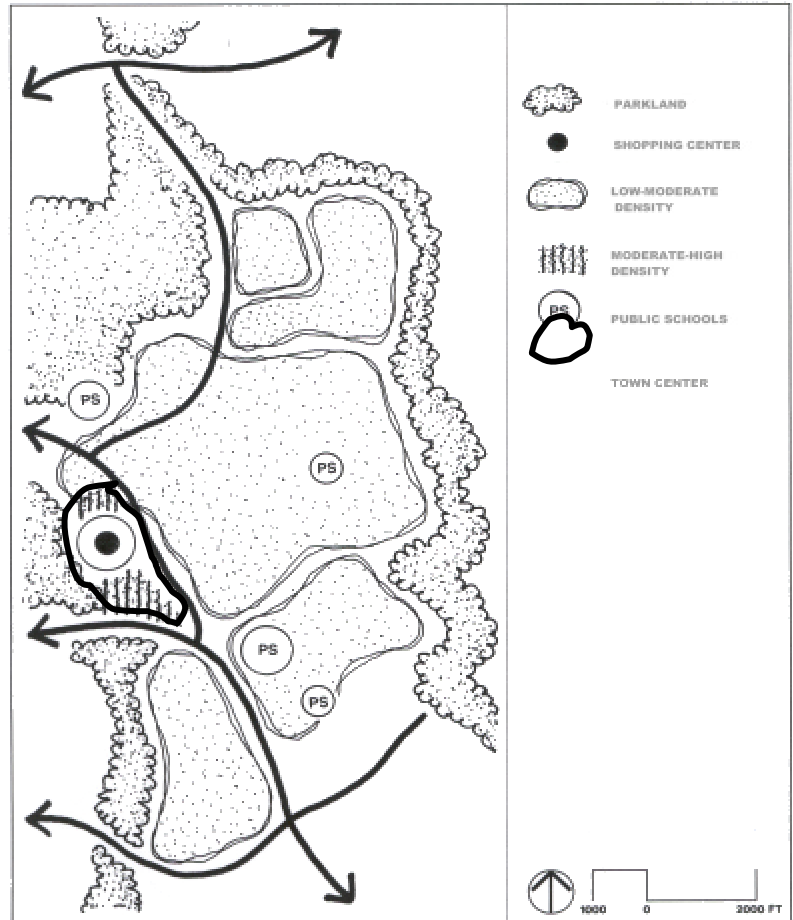
The Center provides local shopping and services. The Kemp Mill Urban Park provides an attractive entryway to the Center.

### *Open Spaces:*

Open spaces surround the Kemp Mill Community.

### *Linkages:*

Linkages connect bikeways, sidewalks, and paths for access between neighborhoods, local facilities and institutions, public facilities and the Town Center.



*Plan Concept*

## LAND USE AND ZONING PLAN

*GOAL: Implement the General Plan Refinement goal to “provide for land use patterns and land uses that offer ample opportunity for social interaction and promote a strong sense of community through public and private cooperation.”*

### COMMUNITY OF NEIGHBORHOODS

The 1967 Plan used neighborhoods to provide a basis for planning local facilities, particularly schools and parks. Figure 3 shows the neighborhoods of the 1967 Plan. The 1993 General Plan Refinement established goals, objectives and strategies to enhance community identity and design, such as: 1) reinforcing each community’s unique character; 2) developing attractive and functional centers; 3) preserving historic, scenic and cultural features; 4) locating public facilities where they can foster a sense of community; and 5) using innovative approaches and regulatory processes to create and maintain attractive and safe communities. The following section describes the neighborhoods in Kemp Mill. These neighborhoods, in conjunction with the goals of the General Plan Refinement and the Smart Growth Initiatives, form the building blocks of the Land Use and Zoning Plans.

Each of the neighborhoods has a distinct character formed by similarities in housing types and separated by local streets. To the north are Kemp Mill Forest and Springbrook Forest. Kemp Mill Forest was built in the 1980s under the cluster method and contains both single-family detached homes and townhouses. Springbrook Forest is one of the oldest neighborhoods and is characterized by very large lots, narrow streets and an abundance of large trees. The Kemp Mill neighborhood is located in the middle of the master plan area and dates to the 1950s and 1960s. The development pattern in this neighborhood is traditional suburban: 6,000 – 9,000 square foot lots with brick houses. Many streets have curbs, gutters and sidewalks. There is an elementary school in the interior and paved path connections to Northwest Branch Park. Sligo Woods, located south of University Boulevard, and Forest Knolls, located east of the Northwood Holding School, are also typical of the suburban development built in the 1950s: brick homes on 6,000-foot lots and a curvilinear street system. Many of the streets have sidewalks and there are paved pathways to the adjoining stream valley parks. On the west side of Arcola Avenue are two high-rise apartment buildings, University Towers and the Warwick Apartments, and a mid-rise apartment building that provides housing for the elderly, Arcola Towers. There is also a townhouse development and a swim club. Just north of the apartments is the Kemp Mill Shopping Center and the Kemp Mill Urban Park that are part of the Kemp Mill Town Center.

One of the problems facing a successful community, especially one that has been in existence for decades, is the concern that something will happen to change the community. Planners, as managers of physical change, try to anticipate where changes might occur. One of the indicators of change planners look for is where there may be development potential. Development potential is defined as unrealized development, or the amount of development that could occur under the current zoning and development regulations.

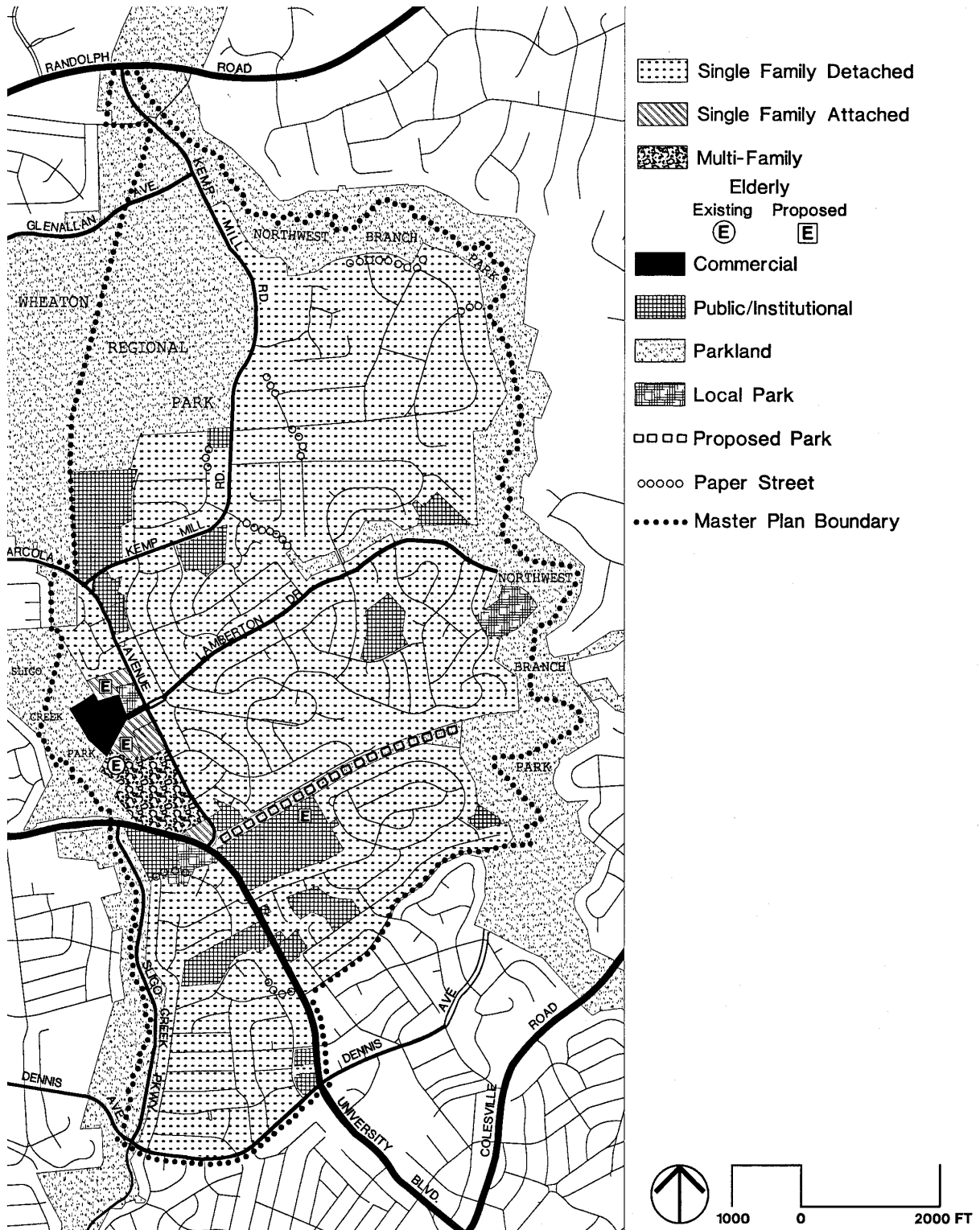
The impetus for development usually relates to the difference between the value of the land, the value of improvements, if any, and the potential for greater value if there were more improvements. Pressure for development is most likely to occur where zoning and land uses are not well matched. For example, the oldest subdivision in Kemp Mill was built prior to community sewer service. The lots were necessarily sized to accommodate septic fields and are in excess of the minimum requirement for the existing zoning. In order to discourage the re-subdivision of lots there must be a better match between zoning and existing lot patterns.

This mismatch exists in the Springbrook Forest subdivision where the lots are in excess of the minimum standards for the R-200 zoning. R-200 zoning requires 20,000 square feet per lot. Most of the lots in the subdivision are more than 40,000 square feet in size. Therefore, each lot could technically be subdivided into two lots under the current standards. Although the Subdivision Regulations (Chapter 49, County Code) governing re-subdivision may limit potential redevelopment, development pressures may occur in the future. This Plan recommends that the zoning within the subdivision be changed to RE-1 to match the existing pattern of one-acre lots. There are two lots that do not contain 40,000 square feet. Under the provisions of the zoning ordinance, the lots that have less than 40,000 square feet would be grandfathered, or exempted from the minimum lot size, since the lots pre-exist the proposed zoning.

An example of underused potential is the property located on the north side of the Kemp Mill Urban Park and the Kemp Mill Shopping Center. The property, identified in the land records as N134, Parcel A, contains 3.85 acres, a portion of which is currently used for a private school. The property is zoned R-60. At some time in the future, the owners may wish to expand the current use or sell the property. The property is located adjacent to the shopping center. The property may be suitable for higher residential density than the existing R-60 zone because it is convenient to services. The property may also be suitable for elderly housing since it is so close to services. The type of housing not well represented in the existing housing mix is townhouse development. This Plan recommends that should the property be considered for redevelopment, it would be suitable for residential townhouse development at a density of six units per acre. This density is comparable to the adjacent single-family homes that are zoned R-60. R-60 density, depending on the method of development, could generate between 4 and 5 units per acre. The maximum number of units that could be generated on the property at a density of 6 units per acre would be 23. The number of potential units is less than 50; therefore, the property is not subject to the Moderately Priced Dwelling Units (MPDU) ordinance and not eligible for bonus densities. This recommendation is not made to encourage redevelopment of the site, but to ensure that the zoning in this area is consistent, compatible and logical given existing development.

A second property, the Parkland Swim Club (identified on Tax Maps as Parcel 273) located on Arcola Avenue, may also redevelop in the future. The zoning on the 3.25-acre property is R-90. Higher density residential zones including townhouses and apartments surround the property. A higher density use, such as elderly housing or townhouses, is suitable for the site given the proximity to services. These uses would be compatible with adjacent development. Townhouse development would add a housing type underrepresented in the housing stock. This Plan recommends that the property be eligible for rezoning to the RT-6 zone. The total number of units on this site, if developed with townhouses at a density of 6 units

Figure 7: Land Use Plan



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Figure 8: 1967 Arcola Center

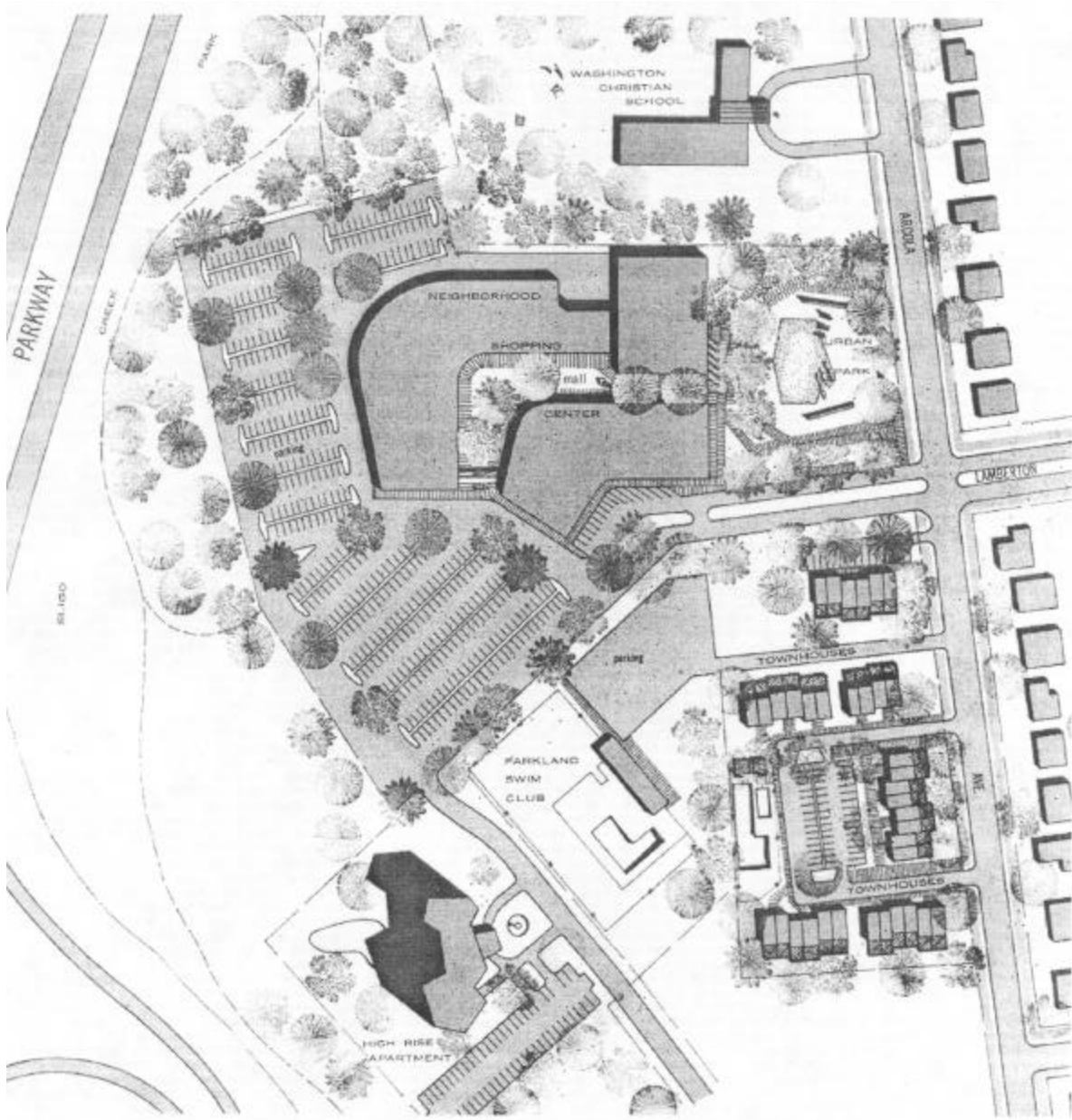
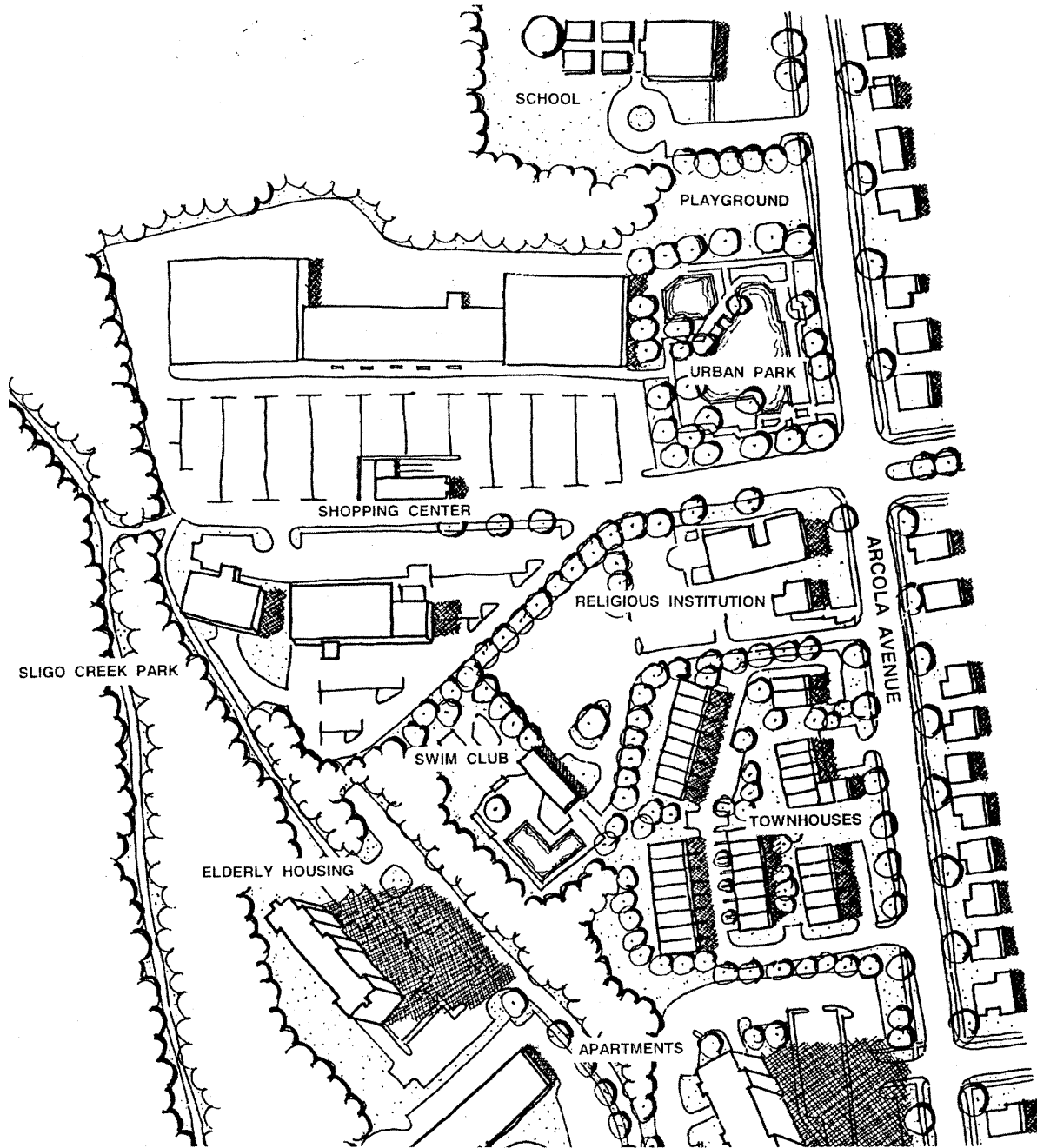




Figure 9: 2001 Kemp Mill Center



per acre, would be 20. If developed with townhouses totaling less than 50, the property would not be subject to the MPDU ordinance and not eligible for bonus densities. This recommendation is not intended to encourage redevelopment or to change the existing use of this site as a swim club. The purpose of this recommendation is to create a zoning pattern that is consistent and compatible.

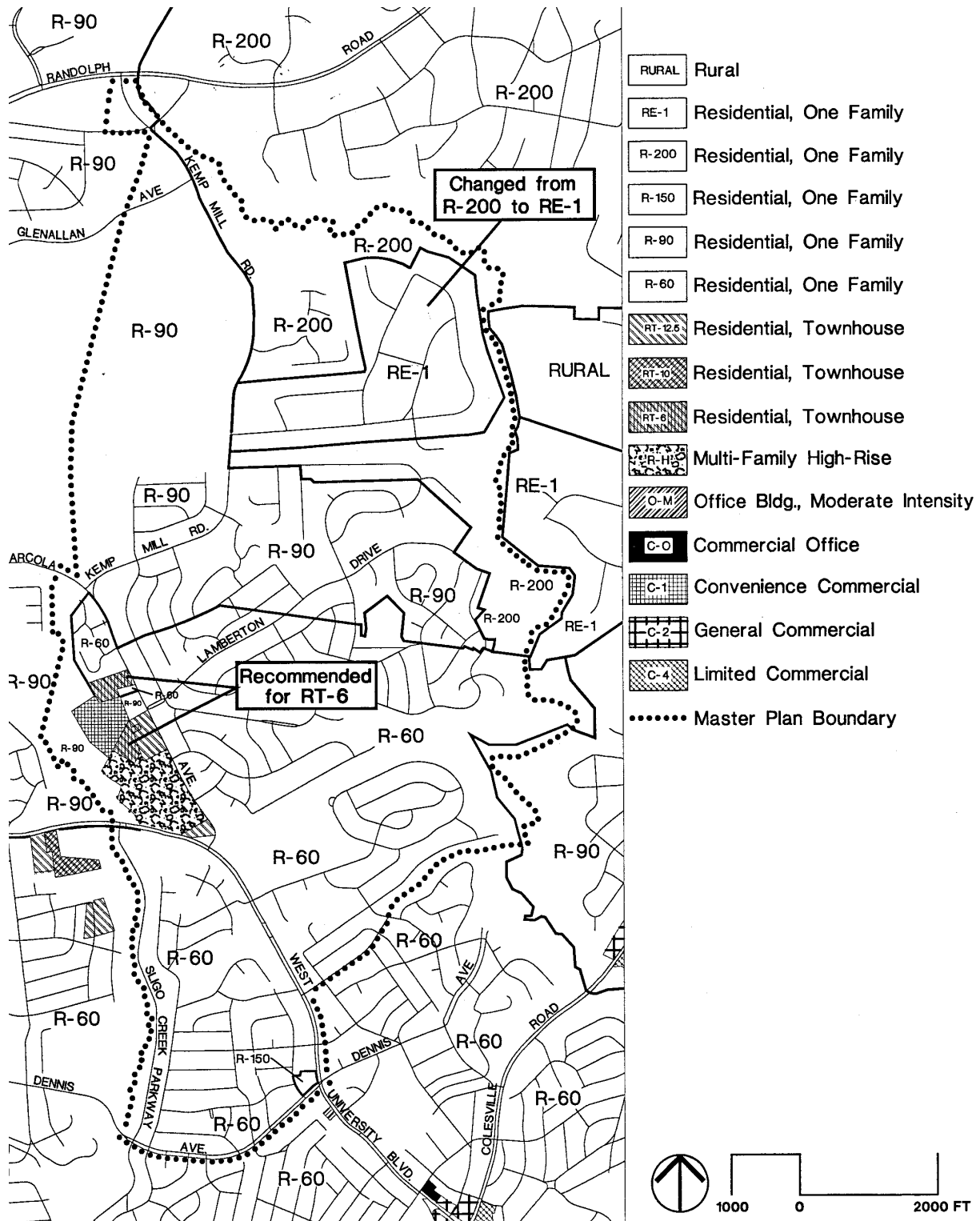
#### *KEMP MILL TOWN CENTER*

The commercial activities of the Kemp Mill Shopping Center, the public amenities of the Kemp Mill Urban Park, and the adjacent medium and high-density residential development of townhouses and apartments collectively function as a town center. The commercial development and the urban park were built in the 1960s and eventually will be refurbished or rebuilt at some time in the future. The adjacent residential developments have sidewalks that lead to the shopping center; the paved trail from Sligo Creek Park terminates in the same location. Upon reaching the shopping center, however, there are no paved sidewalks or paths that the pedestrian can safely walk on to reach the stores. When the shopping center redevelops or refurbishes through the development process, paved and safe access to the shopping center from the sidewalk for the apartments and elderly housing development and the paved trail in Sligo Creek should be provided.

#### *Recommendations*

- Rezone the Springbrook Forest Subdivision from R-200 to the RE-1 zone.
- Rezone Parcel N134 and Parcel 273 to RT-6 through a Local Map Amendment. For a detailed discussion of implementing the recommendation for townhouse zoning on these two properties, please see the Implementation Section.
- When redevelopment for the Kemp Mill Shopping Center occurs, it should include non-vehicular access through the parking lot from the sidewalk on Arcola Avenue to the trail in Sligo Creek Park. This access should be landscaped and separated from free flowing interior vehicular movements. Pedestrian access to the stores within the shopping center should be improved as well. For a detailed discussion of guiding redevelopment and the development process, please see the Implementation Section.

Figure 10: Zoning Plan



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## **TRANSPORTATION NETWORK**

*GOAL: Provide the residents of Kemp Mill a safe means of getting to facilities and services within their neighborhoods and community while improving regional access.*

Kemp Mill is a stable, predominantly residential area with some commercial and institutional uses. Today, the Kemp Mill area is nearly fully developed and no major changes are expected in land use. This stable community is not anticipated to become a future generator of traffic requiring additional transportation capacity to accommodate growth. However, the growth in the surrounding communities will contribute to a slight increase in through traffic in Kemp Mill. The forecasted increase in traffic is not enough to warrant an expansion of roadways or intersections in the foreseeable future.

This plan includes a series of recommendations for safe and efficient use of all modes of transportation. Walking and biking are important forms of transportation in this community. Most residents tend to walk to local shopping centers, religious institutions or visit friends in the surrounding neighborhoods. Most local streets and highways are pedestrian friendly and provide good walkway connectivity. Recommendations in this plan are primarily aimed at improving safe pedestrian and bicycle access.

### *NETWORK ANALYSIS*

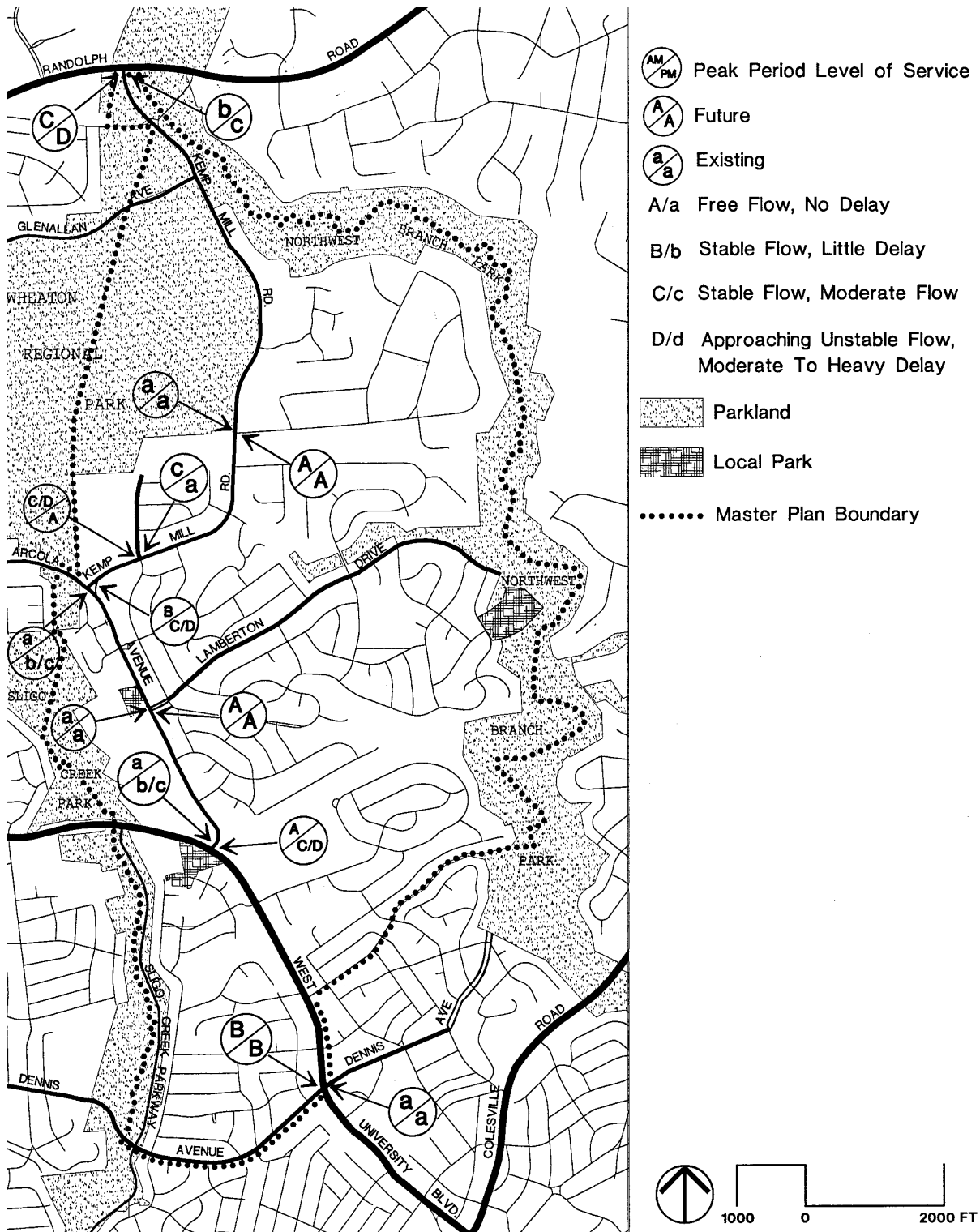
An evaluation of traffic in the Kemp Mill area suggests that although the traffic has increased in the past decade, it is still operating within an acceptable level of service for this area. All major intersections are currently operating within the established congestion standard of 1,650 Critical Lane Volume.

The network analysis included a review of forecasted conditions at two levels of analysis and an assessment of future travel conditions. First, the area-wide level of service was reviewed using a policy area transportation analysis methodology similar to that applied as part of the Annual Growth Policy analysis. Second, localized level of service was forecasted for several intersections in the plan area using the Critical Lane Volume technique typically applied during the Local Area Transportation Review process. At both levels of analysis, the roadway network in the Kemp Mill area was found to be adequate to support master plan objectives.

The Kemp Mill area is part of the Kensington-Wheaton Policy Area. The current average congestion index, a weighted ratio of average travel demand to roadway capacity, is 0.60 in the Kensington-Wheaton Policy Area. In the master plan build-out scenario, the average congestion index is expected to rise slightly to 0.64, still below the Annual Growth Policy standard of 0.69.

Seven intersections were analyzed to assess localized congestion levels. Intersection congestion levels are quantified using the Critical Lane Volume (CLV) analysis technique and then described using a graduated scale called Level of Service (LOS) that corresponds to the CLV

Figure 11: Existing and Future Peak Operating Conditions



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values. Like a school grading system, the LOS grades range from LOS A, indicating free flow conditions with minimal delays, to LOS F, indicating failing conditions with undesirable delays. All seven intersections currently operate at LOS A to LOS C during the morning and evening peak hours on a typical weekday. In the Master Plan build-out scenario, all are forecast to operate at LOS A to LOS D. Figure 11 indicates the existing and future operating conditions of key intersections.

#### *STREET AND HIGHWAY PLAN*

The Regional District Act (Article 28, Annotated Code of Maryland) is the governing legislation for planning and zoning in Montgomery and Prince George's Counties. The Act sets forth the requirements and process for approving and adopting a general plan, sector plans, business district plans, and functional plans, including the *Master Plan of Highways*. The *Master Plan of Highways* was last approved and adopted by both District Councils (Montgomery and Prince George's Counties) and the MNCPPC in 1955. Since then, amendments to the *Master Plan of Highways* in Montgomery County have been processed primarily through the amendment of local area master plans and sector plans that are approved and adopted by the Montgomery District Council and the M-NCPPC.

*The Master Plan of Highways*, therefore, is not a discrete document; rather it is the 1955 Plan as amended by every succeeding local area master plan or sector plan. In order to maintain continuity and integrity of the *Master Plan of Highways*, each master plan contains a Street and Highway Plan and documents changes to the Street and Highway Plan of the preceding local area master plan.

A master plan makes recommendations for three classes of roadways: major highways, arterial roads, and primary residential roads. Recommendations include a minimum right-of-way width, the number of lanes and provision of sidewalks. The three classes of roadways are defined as follows:

*Major Highways* are designed to carry longer-distance trips to and through the plan area and, therefore, provide fewer access points to adjacent land uses.

*Arterial Roads* connect to major highways and provide for more access points while moving traffic at lower speed. Typically, more than half of the traffic on an arterial is considered through traffic.

*Primary Residential Roads* function as collector-distributor roads, providing for access from neighborhoods and carrying some through traffic.

A master plan does not describe, nor are recommendations made, for tertiary and secondary roadways, which provide direct access to adjacent properties. Most of the roadways in the Kemp Mill area are designated secondary or tertiary residential roads.

Not all dedicated road rights-of-way are improved and are, therefore, called "paper streets." This Plan recommends improving some of these "paper streets" for pedestrian and bicyclist use.

#### *APPROVED AND ADOPTED KEMP MILL MASTER PLAN*

Table 2 indicates the classification, number of lanes, sidewalks and other relevant conditions. Figure 12 shows the location of the roadways.

### *Highways:*

Two highways designated in the *1967 Kemp Mill-Four Corners and Vicinity Master Plan* were based on the *1955 Master Plan of Highways*. Because the expanse of time between the first local area master plan, the *1967 Kemp Mill-Four Corners and Vicinity Master Plan*, and this Master Plan has been long, these two highways are no longer relevant.

*The Northern Parkway (F-4)* was recommended in the 1967 Plan as a limited access highway connecting Washington, D.C. to the Outer Beltway via Sligo Creek Park along the western periphery of the Kemp Mill-Four Corners planning area boundary. The 1967 Plan shows an interchange for the highway at Arcola Avenue and Kemp Mill Road. The MNCPPC removed F-4 from the *Master Plan of Highways*, the *General Plan*, and the *1970 Aspen Hill Plan* by Resolution 71-5, February 10, 1971 (see the Appendix). This Plan reflects the removal of F-4 in Kemp Mill.

*The Route 29 Spur (M-89)* was recommended in the 1967 Plan as a major highway connecting University Boulevard to US 29 in the White Oak area across the Northwest Branch. A portion of M-89 within White Oak was removed in the *1981 Approved and Adopted Master Plan Eastern County Planning Area, Cloverly, Fairland, White Oak*. This Plan removes the remaining portion of M-89 from the Kemp Mill Plan. This right-of-way should be used for parkland, except to the extent it is needed for bikeway or pedestrian improvements. In addition, there should be an analysis to determine how to achieve a safe pedestrian connection between Breewood Local Park and this right-of-way.

*University Boulevard (M-19)* is a major highway serving the southern portion of the planning area. Arcola Avenue, Dennis Avenue, and some local streets gain access from University Boulevard. This is a major commuter road usually experiencing heavy travel during the morning and evening peak periods. Sidewalks are missing on the north side between Caddington Avenue and the master plan boundary and should be added.

### *Recommendations*

- Reflect the removal of F-4, the Northern Parkway, and interchanges located within the Kemp Mill Master Plan area.
- Remove the highway designation for M-89 from the *Master Plan of Highways*.
- Determine how to achieve a safe pedestrian connection between Breewood Local Park and the former Route 29 Spur right-of-way.

*TABLE 2: Recommended Street and Highway Classifications*

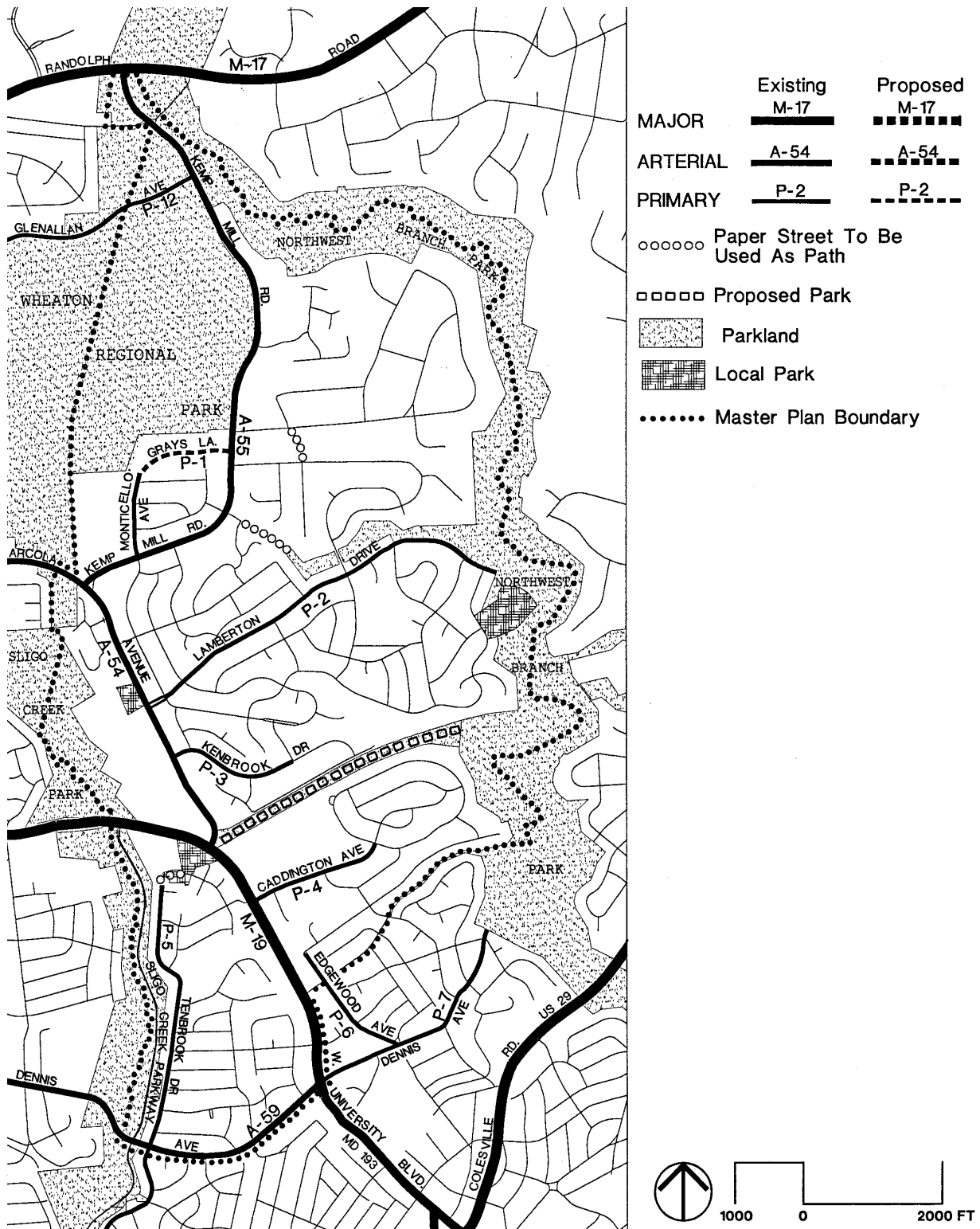
<b>Master Plan #**</b>	<b>Name</b>	<b>Limit</b>	<b>Minimum ROW</b>	<b>Pavement Width Or No. Of Lanes*</b>
<b>Major Highways</b>				
M-19	University Blvd. (MD 193)	Dennis Avenue to Sligo Creek Parkway	120'	6 lanes divided
<b>Arterial Roads</b>				
A-54	Arcola Avenue	University Boulevard to master plan boundary	80'	4 lanes
A-55	Kemp Mill Road	Arcola Avenue to Randolph Road	80'	2 lanes
A-59	Dennis Avenue	University Boulevard to Sligo Creek Parkway	80'	2 lanes
<b>Primary Residential Streets</b>				
P-1	Monticello Avenue and Grays Lane	Kemp Mill Road to Kemp Mill Road	70'	2 lanes
P-2	Lamberton Drive	Arcola Avenue to Claybrook Drive	70'	2 lanes
P-3	Kenbrook Drive	Arcola Avenue to Healy Street	70'	2 lanes
P-4	Caddington Avenue	University Boulevard to Loxford Terrace	70'	2 lanes
P-5	Tenbrook Drive	Dennis Avenue to Breewood Road	70'	2 lanes
P-6	Edgewood Avenue	Hannes Street to Eisner Street	70'	2 lanes
P-12	Glenallan Avenue	Glenfield Road to Kemp Mill Road	70'	2 lanes

\* Secondary and tertiary streets are not designated on Master or Sector Plans.

\*\* The number of planned through lanes for each segment, not including lanes for turning, parking, acceleration, deceleration, or other purposes auxiliary to through travel.



Figure 12: Street and Highway Plan



APPROVED AND ADOPTED KEMP MILL MASTER PLAN

### *Arterial Roads*

*Arcola Avenue (A-54)* is an east-west arterial road connecting Georgia Avenue in Wheaton to University Boulevard in the southern part of the Kemp Mill community. This road provides access west and south of Kemp Mill. There are sidewalks along its entire length. Between the planning boundary and Kemp Mill Road, Arcola Avenue is a two-lane road with on-street parking. South of Kemp Mill Road, Arcola Avenue is a four-lane road with limited use of the curb lane for on-street parking.

*Kemp Mill Road (A-55)* is a north-south arterial road connecting Randolph Road to Arcola Avenue. It provides access to the northern portion of the Kemp Mill community. All residential developments in this area use this road for travel inside and outside of the community. Commuters in other surrounding neighborhoods also use this road as a cut-through route to avoid congestion on parallel roads such as Georgia Avenue and New Hampshire Avenue. There are sidewalks and on street parking south of Stonington Road.

*Dennis Avenue (A-59)* is an east-west arterial road traversing the southern edge of the Kemp Mill community. It functions as a collector of traffic from residential streets to University Boulevard. There are sidewalks on both sides except the section between University Boulevard and Gilmoure Drive on the north side and between Proctor Street and the Sligo Creek Park trail on the south side.

### *Primary Residential Roads*

*Monticello Avenue-Grays Lane (P-1)* is a primary residential street extending north from Kemp Mill Road. This road is recommended to connect with Grays Lane to form a loop road connecting with Kemp Mill Road in two locations. It is the primary access to E. Brooke Lee Middle School. There are sidewalks on both sides of the existing portion of the street.

*Lamberton Drive (P-2)* is a primary residential street extending east from Arcola Avenue. It traverses east west in the middle of Kemp Mill and collects traffic from local streets and distributes it on Arcola Avenue. There are sidewalks on both sides of the street just past Charleton Drive and on the south side only opposite the Northwest Branch park spur.

*Kenbrook Drive (P-3)* is a primary residential street extending east from Arcola Avenue to Healy Street. East of Healy Street, Kenbrook Drive is not a master-planned roadway. Sidewalks exist on both sides of the street.

*Caddington Avenue (P-4)* is a primary residential street extending east from University Boulevard to Loxford Terrace. It collects traffic from the southern portion of Kemp Mill residential developments and distributes it on University Boulevard. Sidewalks exist on both sides of the street.

*Tenbrook Drive (P-5)* is a primary residential street traversing north south along the western boundary of the planning area. It functions as a collector street for all neighborhoods on the west side of University Boulevard. Sidewalks are provided on both sides of the street.

*Edgewood Avenue (P-6)* is a primary north-south street extending from Hannes Street to the southern boundary of the planning area. This street has the same classification in the *Four Corners Master Plan*. There are sidewalks on both sides of the street.

#### *TRANSIT*

Public transit typically operates most efficiently in densely populated areas. Kemp Mill is developed as a predominantly single family residential area except for the apartments in the Kemp Mill Town Center. However, because of the proximity of Kemp Mill to several Red Line Metrorail stations, bus service connections to the regional mass transit system are well used.

Household survey data from 1997 indicates that 33% of residents in this area work in Washington, D.C. and another 23% work south of the Beltway in Montgomery County. Overall, 20% of residents use transit to go to work, compared to 13% percent countywide. The higher use of transit in this area may well be attributed to its proximity to Metrorail stations and good bus service connecting to those centers.

Several bus routes provide service coverage along all of the major highways and arterials in the plan area. These routes include five Ride-On routes and nine WMATA Metro routes that connect to the Metrorail stations at Glenmont and Wheaton.

#### *SIDEWALKS*

A comprehensive network of pedestrian walkways serves the Kemp Mill area. Some local streets do not have sidewalks due to insufficient right-of-way. This plan does not prescribe sidewalk construction in these cases, but rather confirms the current practice of allowing communities to decide on a case-by-case basis. The only recommended location for new sidewalks in the master plan is along University Boulevard.

#### *BIKEWAYS*

The *Master Plan of Bikeways* is a functional master plan that designates the locations and classes of bikeways throughout the county. There are three classes of bikeways. Class I is a separate off-street path or trail located on one side of the roadway. A Class I bikeway must be a minimum of eight feet wide and provides two-way bicycle traffic, which is why it can be located on one side of a roadway. A Class I bikeway can also function as a mixed-use path and be shared with pedestrians. A Class II bikeway is an on-street bike lane designated for the exclusive or semi-exclusive use of bicycles, is located on both sides of a roadway, and designated on the pavement by a five foot wide marking. A Class III bikeway is an on-street route shared by motor vehicles and bicycles and is designated by signage only. This master plan revises the *1978 Master Plan of Bikeways*.

## *Recommendations*

- Provide sidewalks on the eastern side of University Boulevard between Caddington Avenue and the master plan area boundary. This section of University Boulevard should have sidewalks to ensure pedestrian safety and accessibility.
- Study the feasibility of the following paper streets for short and easy access between neighborhoods: Yeatman Parkway between Kemp Mill Road and Northwest Branch Park, Breewood Road to Sligo Creek Trail, Auth Lane between Stonington Road and Hermleigh Road.
- Designate bikeways along all major streets as shown in Table 3 and Figure 13 to provide a safe and efficient bikeway network.
- The bikeway along Arcola Avenue, PB-3, is designated Class I. The bikeway should be located on the west side to connect to trails in Sligo Creek and Wheaton Regional Parks. There should be a safe crossing between Sligo Creek Park and Wheaton Regional Park at the intersection of Arcola Avenue and Kemp Mill Road. This could be accomplished by a designated crossing at the Kemp Mill Road traffic signal and a traffic study will be needed to analyze conditions. If the decision is made to put the crossing at this location, then the bikeway should be located on both sides of the road to ensure continuous safe access to the bikeways in the adjacent parks, Sligo Creek and Wheaton Regional.
- Delete remaining portion of P-51, a proposed bikeway on Stonington Road, across the Northwest Branch to Springbrook Drive. The portion of the bikeway on the north side of Northwest Branch Park was removed in the *1997 White Oak Master Plan*.

### *DELETIONS FROM THE 1967 PLAN KEMP MILL- FOUR CORNERS AND VICINITY MASTER PLAN AND THE/1978 PLAN OF BIKEWAYS*

Delete F-4, the Northern Parkway.

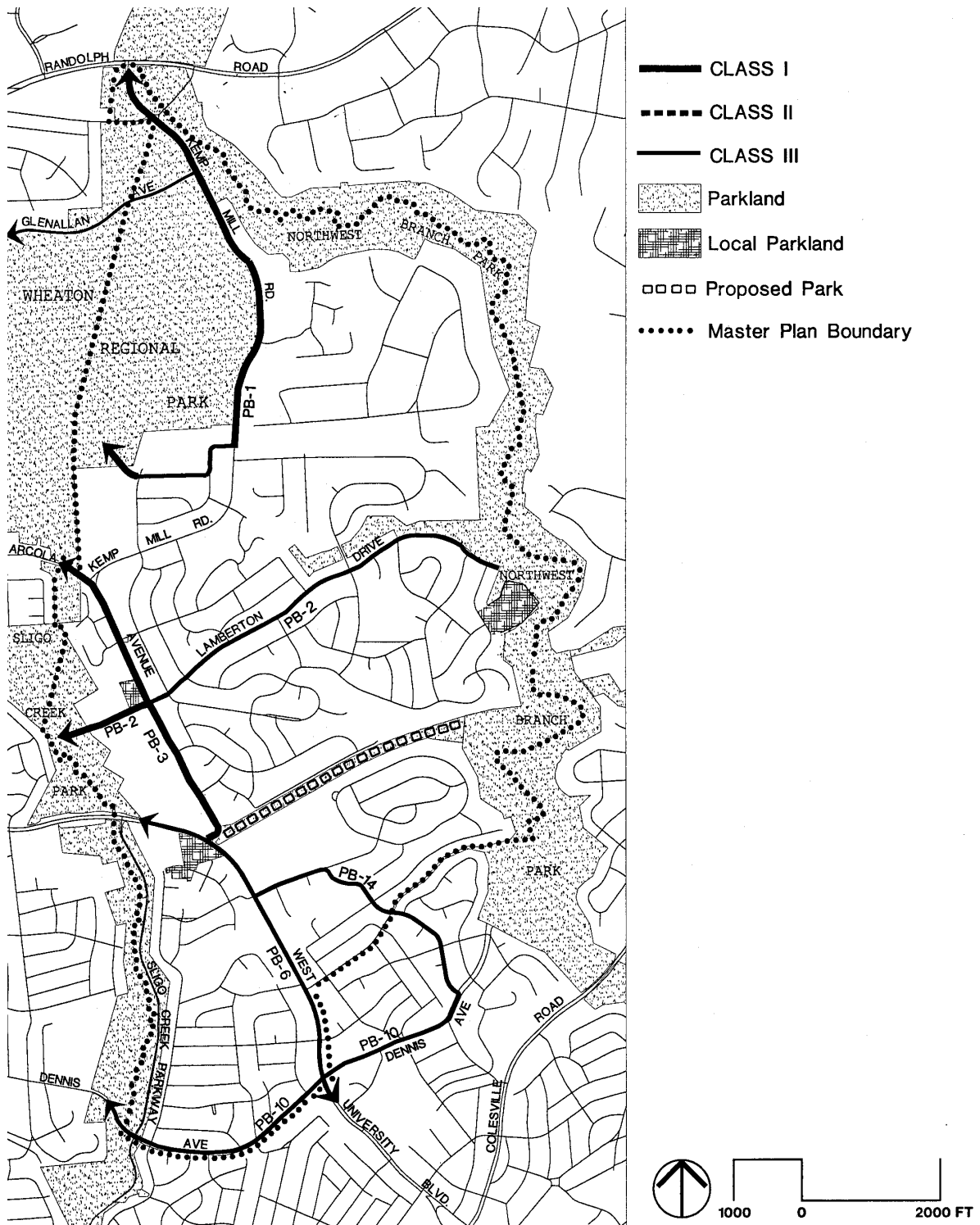
Delete highway designation of M-89, the Route 29 Spur.

Delete Bikeway Route P-51.

TABLE 3: Recommended Bikeway Network

Route #	Bikeway Connection	Notes
PB-1	Kemp Mill Road between master plan boundary and Grays Lane	Class I on the west side along the Wheaton Regional Park boundary
	Grays Lane between Kemp Mill Road and Brentwood Lane, with interim use of the Clintwood Drive right-of-way and Brentwood Lane	Class III
	Wheaton Regional Park between E. Brooke Lee school and the existing path north of Arcola Avenue	Class I
PB-2	West of Arcola Avenue opposite Lamberton Drive through the Kemp Mill shopping center to Sligo Creek Park Trail	Class I
	Lamberton Drive	Class III
PB-3	Arcola Avenue between the western master plan boundary and University Boulevard	Class I on west side by widening sidewalks to eight feet
PB-6	University Boulevard between Dennis Avenue and Sligo Creek Park	Class III
PB-10	Dennis Avenue from University Blvd. to Sligo Creek Parkway	Class III
PB-14	Caddington Avenue between University Boulevard and Chiswell Lane	Class III
	Chiswell Lane between Caddington Avenue and Cavalier Drive	Class III
	Cavalier Drive between Chiswell Lane and the master plan boundary	Class III

Figure 13: Bikeway Plan



APPROVED AND ADOPTED KEMP MILL MASTER PLAN

## **ENVIRONMENTAL RESOURCES**

*GOAL: Protect and enhance natural resources for the enjoyment of residents and sustain a stable and healthy biological environment for native plant and animal populations.*

Environmental resources are important indicators of overall quality of life. Residents in urban areas desire pleasant cool, green surroundings with adequate open space to lessen the impacts of noise, temperature and glare.

The Maryland Planning Act of 1992 supports protection of sensitive environmental areas and stewardship of the lands of the Chesapeake Bay. Sensitive areas include streams and stream buffers, 100-year floodplains, habitats of rare, threatened and endangered species, and steep slopes. Sensitive areas are protected from disturbance by development under the *Guidelines for Environmental Management of Development in Montgomery County*. All new commercial and subdivision development must comply with current county and state environmental requirements, including forest conservation, storm water management, sediment control, and development restrictions within streams, wetlands and floodplains. Most of the sensitive areas located within the study area boundaries are found within the Northwest Branch Stream Valley Park, Sligo Creek Stream Valley Park and Wheaton Regional Park. These three, forested parks also support high quality, maturing, mixed deciduous forests.

Within Kemp Mill, the primary environmental issues are air quality, noise, landscaping/forest conservation, community water and sewer, and water quality/storm water management. Kemp Mill was developed prior to current standards for landscaping, green space, forest conservation and storm water management. Today, there are few sites with development/redevelopment potential in the Kemp Mill area. Enhanced landscaping and green space, as well as managing storm water runoff to nearby streams will improve environmental conditions.

### *AIR QUALITY*

The Washington metropolitan region, which includes all of Montgomery County, is currently classified as a “serious” non-attainment area under Federal air quality regulations with regard to ground-level ozone. Since 1990, the area has exceeded the one-hour ozone standard, on average, six days every summer. Federal air quality laws permit an average of only one “exceedance” per summer at a monitor location.

Ground-level ozone (O<sub>3</sub>) is an invisible gas formed when two pollutants - volatile organic compounds (VOC) and nitrogen oxides (NO<sub>x</sub>) - react in sunlight. The primary sources of these pollutants are utilities and other industries, motor vehicles, small gasoline powered engines, and small businesses that use solvents and cleaning solutions, paints, cleaners, and insecticides.

Once emitted, these pollutants can travel many miles before reacting to form ozone. On a typical summer day, over half of the pollutants that cause ozone in the Washington region come from sources outside the region. Some sources are in other states, hundreds of miles away. Likewise, sources in the Washington area emit pollutants that travel many miles and eventually affect ozone concentrations in other regions and states.

### *Recommendation*

- Improve air quality by encouraging pedestrian, bicycle and transit access in existing development and by improving alternatives to automobile transportation.

### *NOISE*

Noise, most simply defined, is unwanted sound. The major source of noise in the Kemp Mill area is roadway traffic. Roadway noise levels vary with traffic volume and speed, types of vehicles on the roadway and the type of roadway. There are few noise mitigation options where existing residential uses line the roadways.

In situations where driveway access is not along the major road, a fence or wall-type noise barrier could be constructed on private property, with the owners' cooperation, outside the public rights-of-way and public utility easements and along the contiguous roadway rights-of-way. However, acoustical treatment of an existing structure is often the most feasible option for affected homes and reduces interior noise levels by increasing the noise-reducing characteristics of the exterior facade, particularly windows and doors. Mitigation of noise impacts is addressed during the development review process of redeveloping or newly developing properties.

### *Recommendation*

- Support noise compatible site design for new development and redevelopment within the noise impact areas along major roads (Dennis Avenue, University Boulevard, Kemp Mill Road, and Arcola Avenue).

### *FOREST CONSERVATION*

Forest conservation helps retain the natural beauty of the community and protects dependent ecosystems. Trees cleanse water runoff and the air, provide shade to alleviate summer temperatures, and provide cover and food for a variety of wildlife. Since 1992, Montgomery County has required forest conservation under the Forest Conservation Law as part of the application process for land disturbance and development. Two large areas of forested stream valley parkland flank Kemp Mill: Sligo Creek and Northwest Branch parks. Urban forest and neighborhood street trees will enhance these forested areas. In addition, maintaining diversity of flora in the forested areas is equally important. The Parks Department has a volunteer program, Weed Warriors that works on maintaining biological diversity and controlling invasive species of flora.



### *Recommendations*

- Enhance the natural environment in Kemp Mill by supporting shade tree planting projects for roadways, residential streets and parking lots.
- Protect diversity of botanical ecosystems through management of invasive flora.

### *COMMUNITY WATER AND SEWER*

The Washington Suburban Sanitary Commission (WSSC) provides community water and sewer service within the master plan area. Water and sewer are classified as W-1 and S-1 respectively. These categories indicate that the entire master plan area is eligible for community water and sewer service. However, several lots within the Springbrook Forest subdivision still use well and septic systems. Connection to WSSC community water and sewer is available to these owners at the owner's expense. The provision of service to some areas will require new local main extensions, which property owners must also pay.

Two major trunk sewer lines serve Kemp Mill: Northwest Branch and Sligo Creek. The WSSC has projected that much of the trunk sewer along the length of the Northwest Branch within the master plan area will require relief due to excessive peak flows in approximately 2010. The County's Comprehensive Water Supply and Sewerage Systems Plan will address the future need to relieve this trunk sewer. The Sligo Creek trunk sewer has recently been upgraded and should not require relief in the foreseeable future. The water supply system is considered adequate to meet the demand of Kemp Mill.

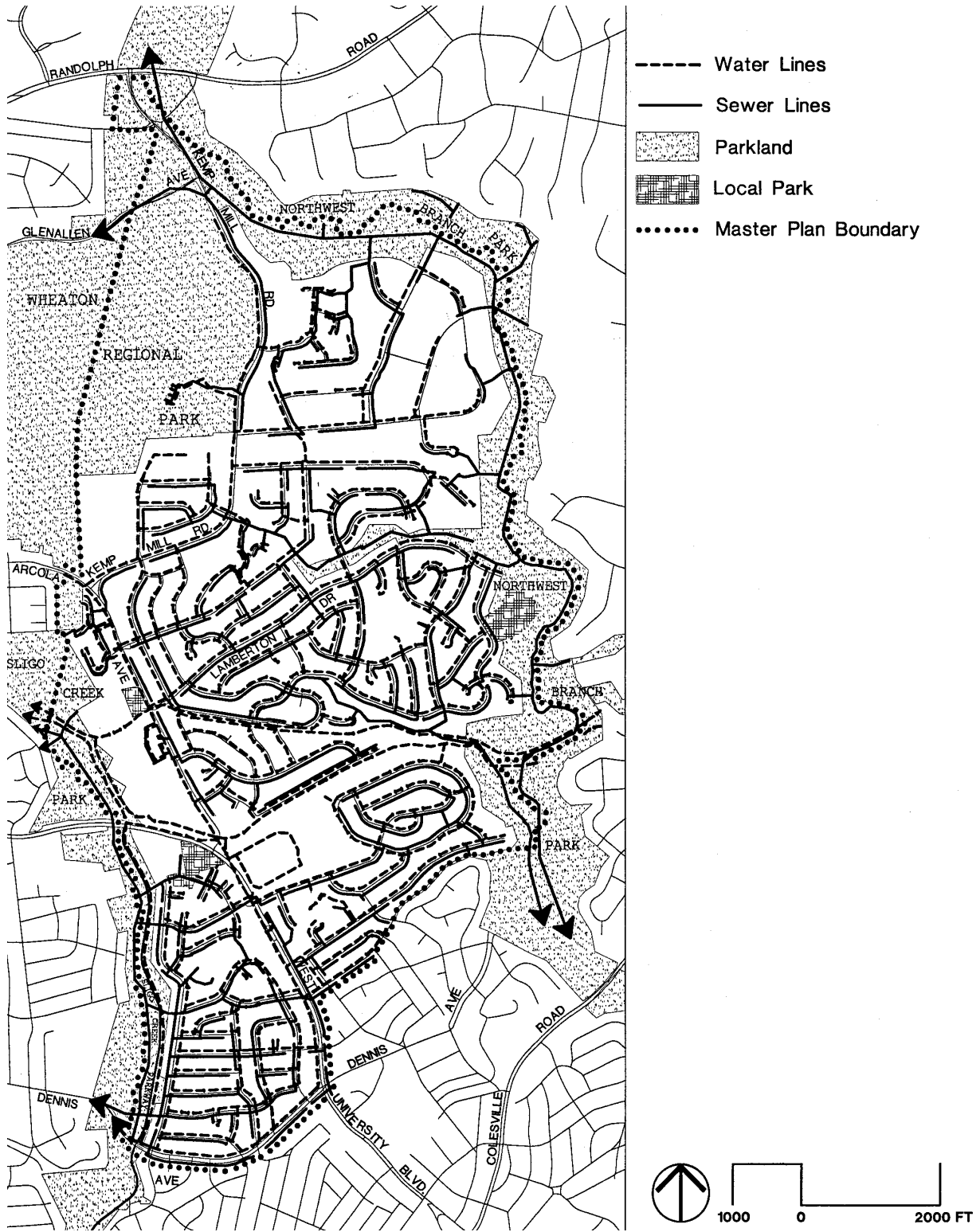
### *Recommendation*

- Manage extension of community water and sewer service to individual lots in an environmentally sensitive manner.

### *STORM WATER MANAGEMENT*

This master plan lies within two major watersheds of the Anacostia River: Northwest Branch and Sligo Creek. The state of Maryland classifies the Northwest Branch watershed as Use IV. A Use IV designation indicates that stream waters are capable of supporting adult trout for catch-and-release fishing. Sligo Creek Watershed is classified as Use I. A Use I designation is defined as suitable for water contact sports, fishing, and the propagation of fish and aquatic life.

Figure 14: Community Water and Sewer



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The Northwest Branch has five sub-watersheds and Sligo Creek has one sub-watershed within the master plan area. These six sub-watersheds are either wholly or partially in the Kemp Mill master plan area. The sub-watersheds range from fair to poor condition according to the *Countywide Stream Protection Strategy* (CSPS). The CSPS has determined that three of the sub-watersheds of the Northwest Branch, the Middle Mainstem, Lambertson Drive and Lockridge Drive, are priority sub-watersheds based on the high levels of imperviousness, uncontrolled runoff and poor bank stability (Figure 15). Many streams in the master plan area have been placed underground. The Montgomery County Department of Environmental Protection (MCDEP), the M-NCPPC and the Army Corps of Engineers coordinate stream restoration projects in the priority sub-watersheds. The most recently approved restoration projects are the Northwood Tributary Stream Restoration and Phase II of the Anacostia Restoration Project in the Lambertson Drive tributary off Yeatman Parkway. The degraded conditions are due primarily to the effects of uncontrolled runoff from existing development built prior to the application of today's standards for environmental protection.

Stormwater management is an important environmental issue in Kemp Mill. The Montgomery County Department of Permitting Services (MCDPS) enforces current stormwater management regulations. Efforts are underway to reduce the impact of storm water in Sligo Creek and Northwest Branch through the Anacostia Watershed Restoration Program and the MCDEP capital improvements program. The recommendations below can improve water quality while simultaneously enhancing the aesthetic quality of Kemp Mill.

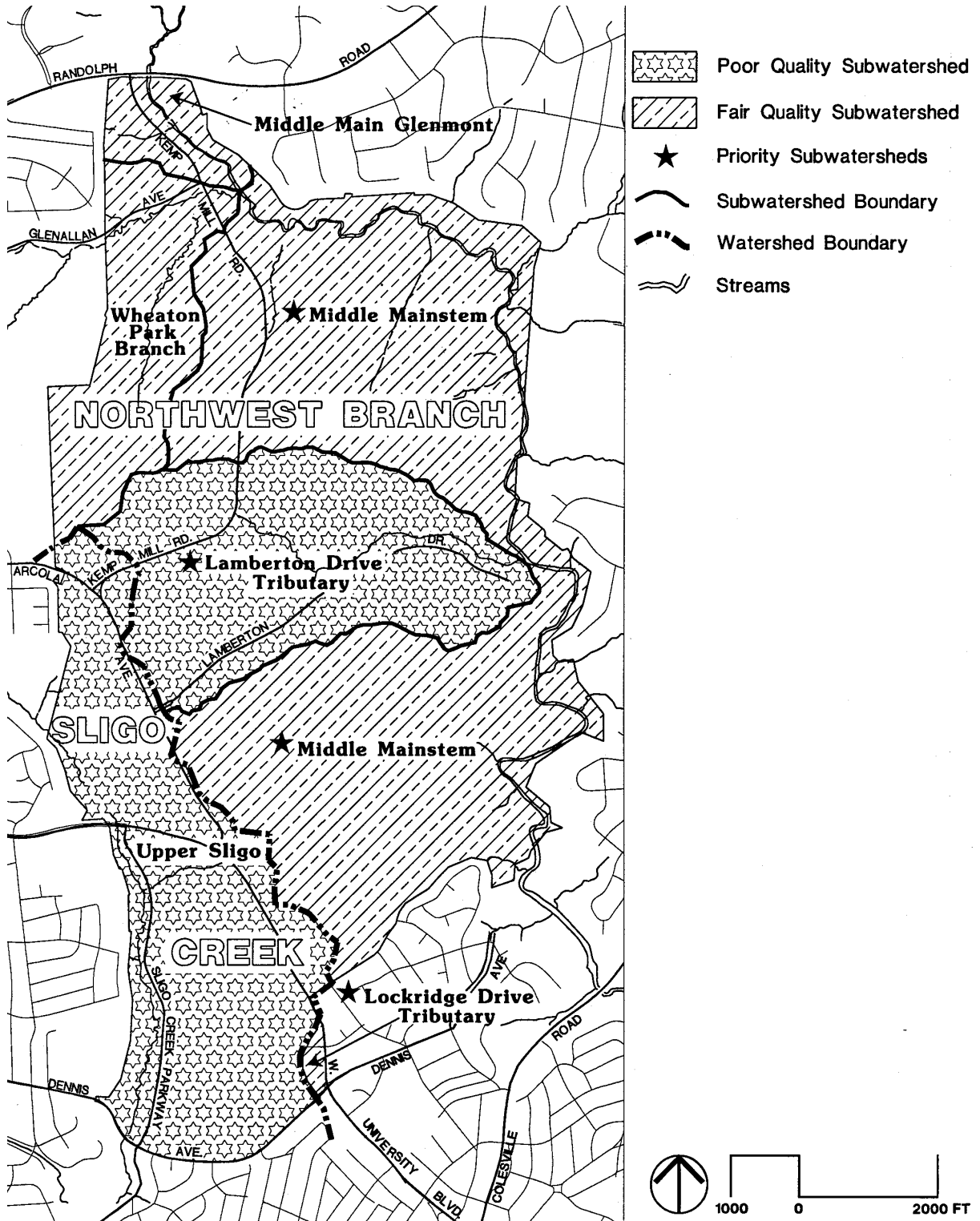
Montgomery County has a wetlands and watershed educational program called the Stream Striders. This program educates individuals regarding the importance of maintaining the integrity of the wetlands and stream buffers. Save-Our-Streams is a state wide volunteer organization that educates citizen volunteers and community organizations to clean, monitor and protect Maryland's waterways.

### *Recommendations*

- Avoid paving or piping waterways and utilize environmentally sensitive methods to stabilize streams within the Northwest Branch and Sligo Creek watersheds.
- Promote the use of infiltration techniques for stormwater management within required open or green space.
- Improve permeability of surface parking areas by adding green space to increase infiltration.
- Expand voluntary pollution prevention programs within commercial zones.
- Continue to support and participation in the Anacostia Watershed Restoration Program and MCDEP efforts to provide stormwater management retrofits, stream valley restoration, and appropriate stormwater management facilities.
- Balance impacts to park resources from storm water retrofit/water quality improvement against overall environmental benefits.

- Review any future stormwater management proposals that affect parkland under the review hierarchy of avoidance, minimization, mitigation, and compensation for impacts to parkland, while supporting necessary actions to restore degraded aquatic habitats. Compensation is never appropriate in lieu of storm water management or stream valley restoration projects. If expected impacts from a proposed project could not be sufficiently avoided, minimized, and/or mitigated, the project should not be pursued.
- Support environmental education programs and develop additional initiatives that support environmental stewardship within the public, business and private sectors.

Figure 15: Water Quality and Priority Sub-watersheds



## **HISTORIC PRESERVATION**

The Master Plan for Historic Preservation and the Historic Preservation Ordinance (Chapter 24A of the Montgomery County Code) are designed to protect and preserve Montgomery County's historic and architectural heritage. Placement on the Master Plan for Historic Preservation officially designates the property as a historic site or historic district and places it under the protective provisions and procedural requirements of the County's preservation ordinance. The status affects only the exterior historic appearance of the structure and the environmental setting. Owners of designated properties can qualify for a number of County and State preservation tax credits, as well as other financial aids and incentives, to assist with the maintenance and preservation of their properties.

There is only one property, the Gallagher House (32/4) at 10311 Gilmoure Drive, located within the Kemp Mill Master Plan area that was eligible for historic designation. The property was included in the Historic Resources review of the *Approved and Adopted 1996 Four Corners Master Plan*. The Plan removed the property from the *Locational Atlas and Index of Historic Sites in Montgomery County* because the property had been extensively altered and no longer reflected cultural or architectural events and themes in the history of Eastern Montgomery County.

## COMMUNITY FACILITIES PLAN

*GOAL: Provide sufficient public facilities to support the neighborhoods of Kemp Mill and provide linkages to access local facilities and institutions safely and efficiently.*

Public facilities such as schools, libraries, community and recreation centers, and parks are an important component of any community. These facilities create and reinforce a sense of social cohesion. The Kemp Mill area, since it is geographically small, does not have many public facilities located within its boundaries. However, many facilities just outside the master plan boundaries are readily available to the community.

### *PARKS*

Most of the homes in the master plan area are within walking distance of parkland. Three large parks surround the master plan area: Wheaton Regional, Sligo Creek and Northwest Branch.

Wheaton Regional provides the widest range of programmed activities including tennis, ice-skating, picnicking, roller hockey, a large playground, miniature train track and a carousel designed specifically for children. Sligo Creek and Northwest Branch are stream valley parks that have recreational facilities limited to small playgrounds and paved and unpaved trails. The local parks provide playgrounds, ball fields, tennis courts and basketball courts. A description of the parks in the Kemp Mill area is contained in Table 4.

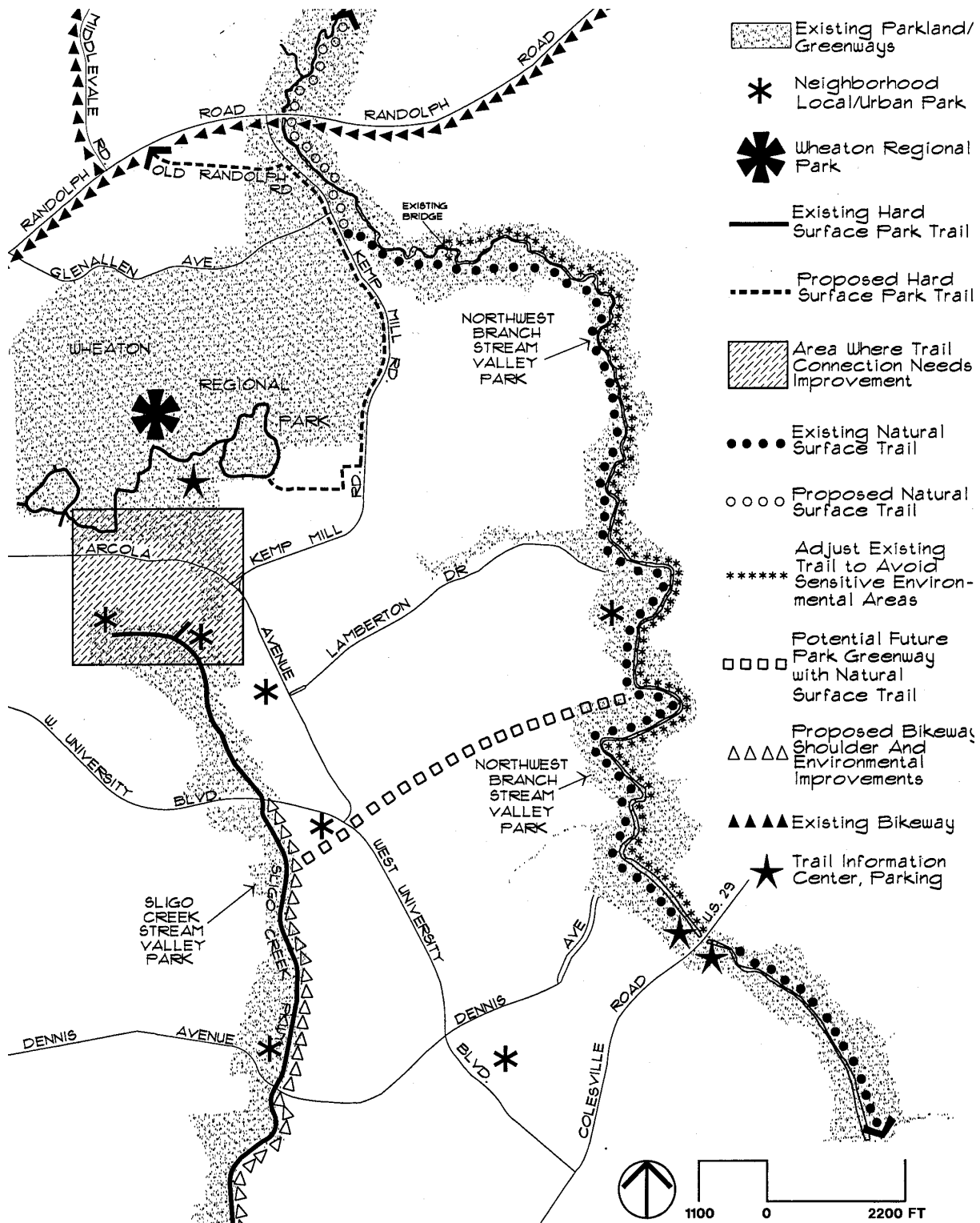
One of the most important recommendations in the master plan is to determine the need for additional parkland. The *Parks, Recreation and Open Space Plan (PROS)* is a countywide analysis of park needs and is a key determinant of when and where additional parkland is needed. According to the PROS Plan, the number of parks and recreational opportunities currently provided are adequate to meet future recreational needs. For this reason, this Plan does not recommend acquisition of additional parkland for local or neighborhood parks within Kemp Mill.

Acquisition of land for trail connections, however, is recommended. The SHA owns land that was originally intended for a highway connection between University Boulevard and Route 29 (see the Transportation Section). This right-of-way would provide a greenway connection between the Northwest Branch and Sligo Creek parks.

### *Recommendations*

- Acquire SHA right-of-way from University Boulevard to Northwest Branch Park for parkland. This will provide a park connection between Sligo Creek and Northwest Branch Parks.
- Provide a safe connection between the trails in Sligo Creek and Wheaton Regional Park.

Figure 16: Park and Trail Concept Plan



APPROVED AND ADOPTED KEMP MILL MASTER PLAN



Future revitalization or refurbishing of park facilities should consider the demographic characteristics of the population.

*TABLE 4: Public Parks in Kemp Mill*

<b>Name of Park</b>	<b>Current Development</b>
<i>Community Use Parks</i>	
Kemp Mill Urban Park (2.68 acres)	Pond, gazebo, paths, playground, basketball court
Breewood Neighborhood Park (4.94 acres)	Undeveloped
Kemp Mill Estates Local Park (12 acres)	Small recreation building, playground, softball field, basketball court, 2 lighted tennis courts
<i>Stream Valley and Regional Parks</i>	
Sligo Creek Stream Valley Park	Hiker biker trail, playground, picnic areas, exercise course
Northwest Branch Stream Valley Park	Natural surface trails; old WSSC building
Wheaton Regional Park	Arboretum, nature center, picnic areas, playground, ice rink, 6 outdoor and 6 indoor tennis courts, 6 ball fields, carousel, miniature train, equestrian center

*SLIGO CREEK, WHEATON AND NORTHWEST BRANCH PARK AND TRAIL PLAN*

During the Kemp Mill planning process, the Park Planning Unit of the Countywide Planning Division developed a companion analysis and plan for the regional and stream valley parks surrounding the Kemp Mill area. Since these parks serve a larger area than the Kemp Mill community, this effort was done in conjunction with the master plan, but with its own broader public participation process. The plan was reviewed and approved by the Planning Board as a separate document (see Figure 16).

## *PUBLIC SCHOOLS*

The Kemp Mill master plan area is part of the Kennedy High School Cluster. Schools within the boundaries of the master plan area are: E. Brooke Lee Middle School and Kemp Mill Elementary School (Kennedy Cluster), Forest Knolls Elementary School (Blair Cluster); and the Northwood High School, a holding school. Northwood High School is close to the Kemp Mill Town Center. If the school undergoes a non-school reuse, then consideration should be given at that time to co-locating senior housing on the site.

There are two publicly owned buildings that were once used for schools. Spring Mill Center, located on Kemp Mill Road, was an elementary school and is now being reused as a Board of Education Administrative Center. The McDonald Knolls Elementary School, located on Tenbrook Drive, is a closed school. The County is leasing the building to two private institutions, CHI (Centers for the Handicapped) and the Arc of Montgomery County, a day care provider.

## *OTHER COMMUNITY FACILITIES AND SERVICES*

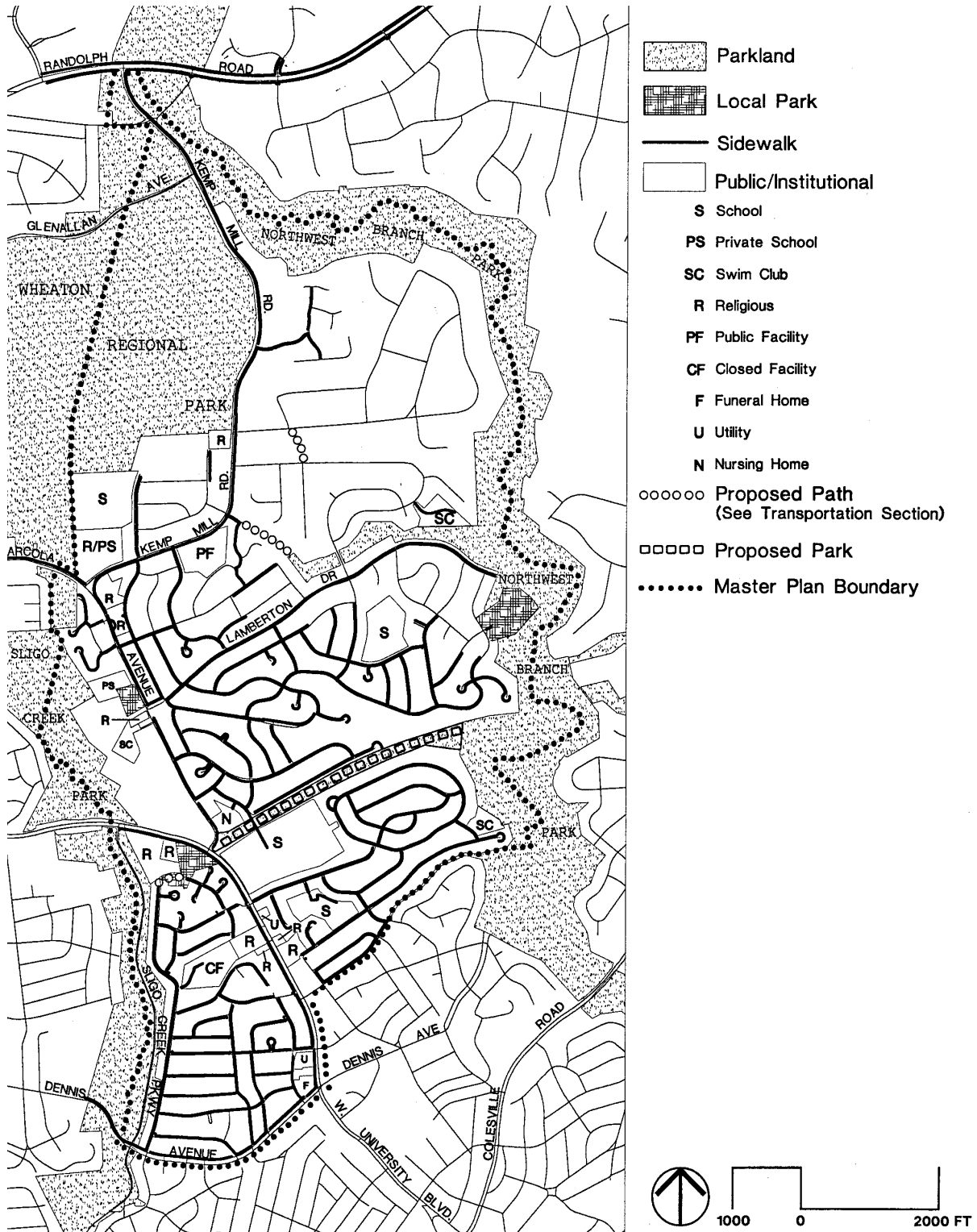
Kemp Mill is part of the Mid-County Service Area. There is a need within the Mid-County Service Area for a community recreation center to provide more recreational programming for residents in the Kensington-Wheaton and Kemp Mill master plan areas. The center could be located outside of the Kemp Mill master plan area, as long as it is accessible to Kemp Mill residents. Kemp Mill is within the service area of the Wheaton Regional Library District. The regional library for the district is located at Arcola and Georgia Avenue, approximately one mile west from the western boundary of Kemp Mill master plan area. The White Oak Library, located on New Hampshire Avenue just north of the US 29 interchange, is approximately 2.5 miles east of the master plan area boundary. The Kemp Mill master plan area is located within the Wheaton Police District and Fire and Rescue Service District 4.

## *LINKAGES: SIDEWALKS, PATHS AND CONNECTIONS TO COMMUNITY FACILITIES*

As noted earlier, many residents routinely walk to services and amenities in the Kemp Mill area. Figure 17, Community Facilities and Linkage Plan, shows the existing sidewalks and paths and those unimproved public rights-of-way (paper streets) recommended in this master plan to review for possible improvements to improve access to community facilities. Over the years, residents have worn paths through some of the paper public rights-of-ways. These paths should be graded to reduce erosion and appropriate surface treatment considered (see also the Transportation Section).

Many of the existing trails within the surrounding parks extend to public streets and sidewalks within the master plan area. However, improvements, in particular, pedestrian access between the apartment buildings, Sligo Creek Park and the shopping center, would better serve the area residents. The recommended pedestrian links in combination with the Bikeway Plan and the Park Plan will provide non-vehicular access throughout much of the Kemp Mill Community.

Figure 17: Community Facilities and Linkages Plan



APPROVED AND ADOPTED KEMP MILL MASTER PLAN

## INTRODUCTION

### MASTER PLAN AREA BOUNDARY

The boundaries of the *Kemp Mill Master Plan*, a comprehensive update to the *1967 Kemp Mill-Four Corners and Vicinity Master Plan*, encompass those contiguous areas not amended since 1967 (Figure 2). The boundaries of the 1967 Master Plan extended north to Randolph Road and south to Piney Branch Road (Figure 3). The total land area of the 1967 Plan was about 4,200 acres. After 1967, portions of the master plan area were amended by other master plans. Portions south of the I-495 were included in the 2000 *North Silver Spring Sector Plan* and the 2001 *Silver Spring East Plan*. A southeastern portion was included in both the *1986 Four Corners Sector Plan* and the *1996 Four Corners Master Plan*.

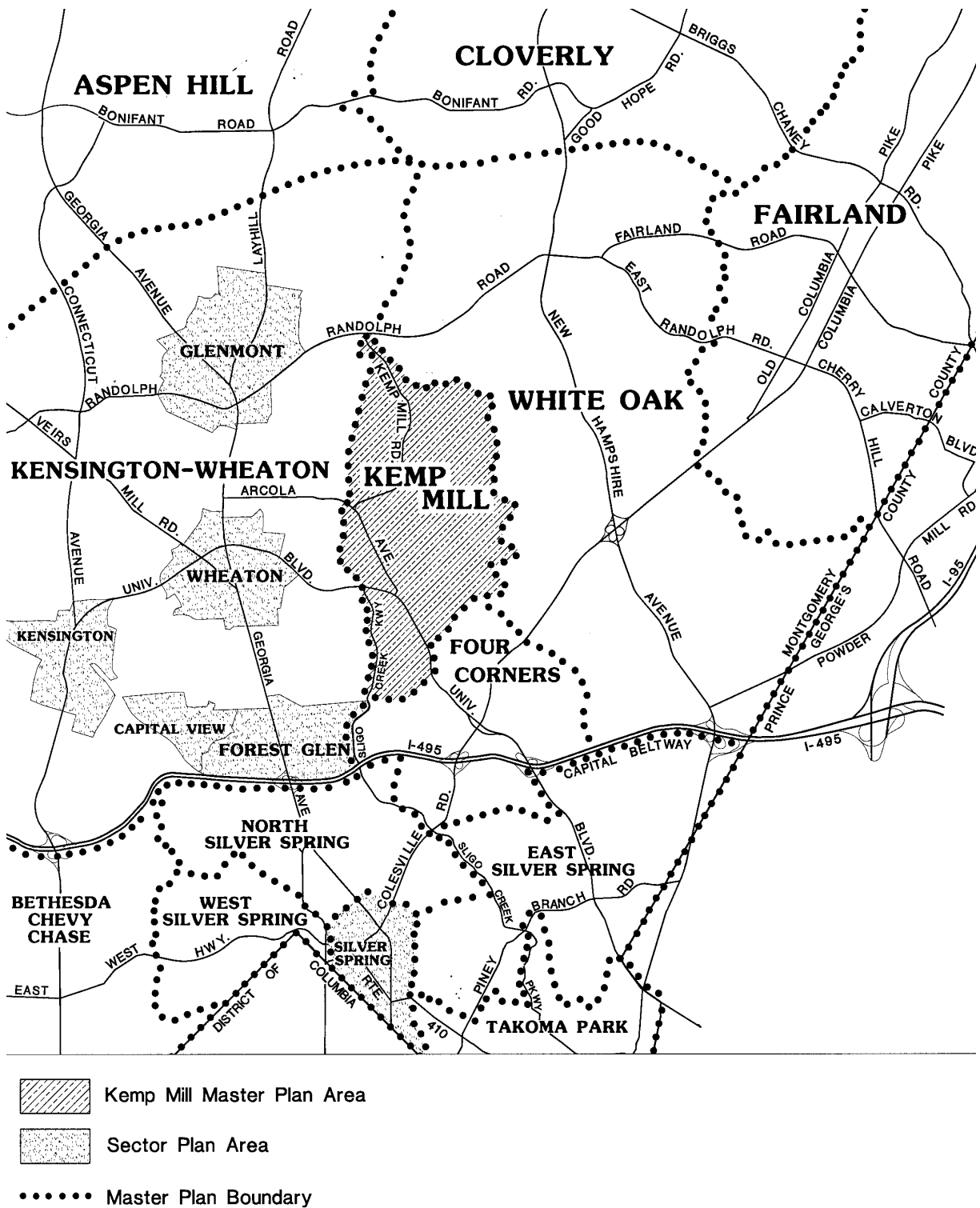
The boundaries of this *Kemp Mill Master Plan* are Dennis Avenue and Eisner Street on the south, Sligo Creek and Wheaton Regional Parks on the west and north, and the Northwest Branch Park on the east. The Kemp Mill master plan area is located east of Georgia Avenue in the eastern part of the county and follows the boundaries of the adjoining master plans: the *1997 White Oak Master Plan*, the *1989 Communities of Kensington-Wheaton Master Plan*, the *1986 Four Corners Sector Plan* and the *1996 Four Corners Master Plan* (Figure 4).

### A SHORT DEVELOPMENT HISTORY OF THE KEMP MILL MASTER PLAN AREA

#### *MID-EIGHTEENTH TO NINETEENTH CENTURY*

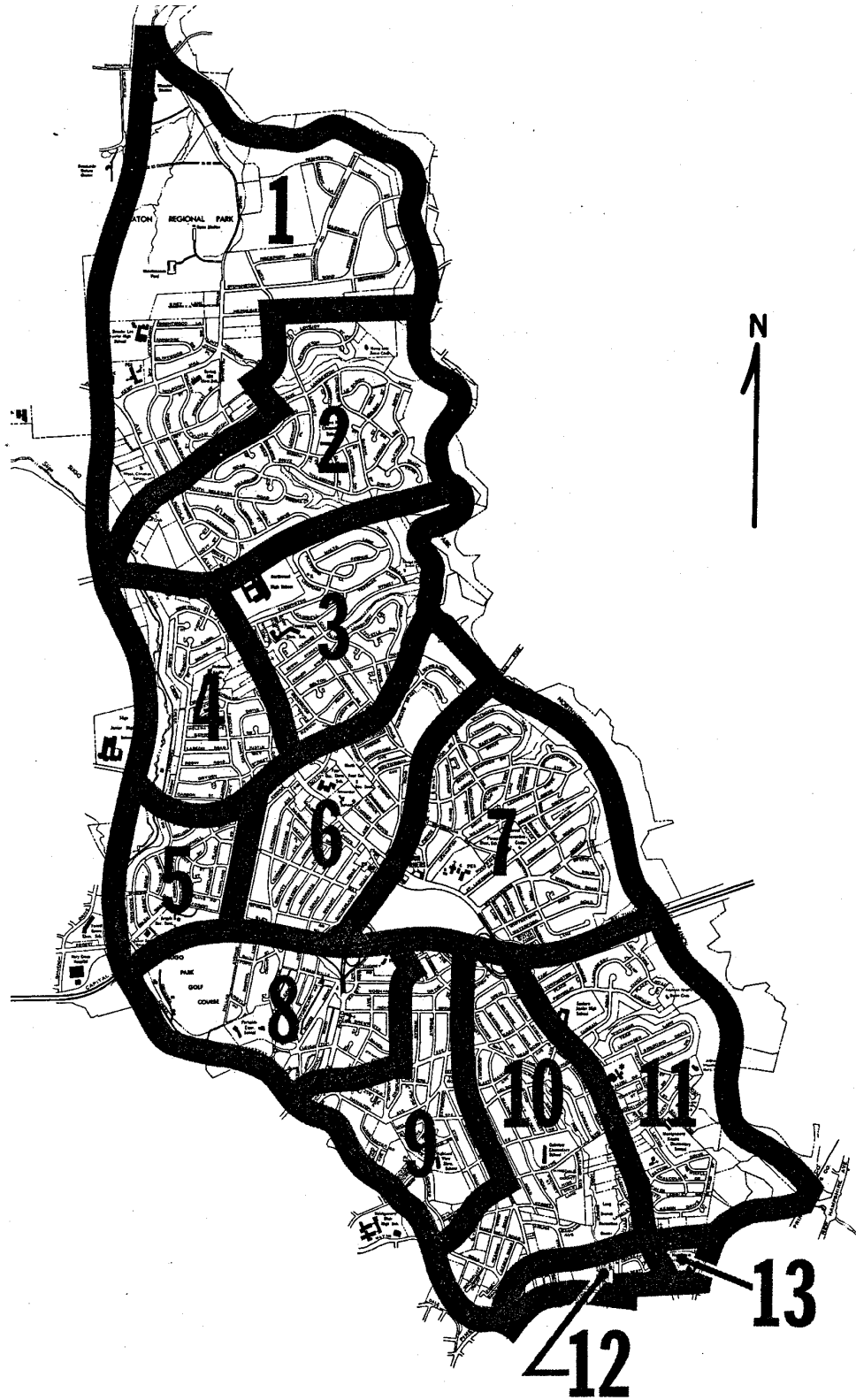
Settlement in the Kemp Mill area dates to the mid-eighteenth century. The historical land use in Kemp Mill and adjoining White Oak was agricultural until about 1920. This part of the county lies within the Piedmont geological province and is characterized by rolling topography, deep soils, and streams with noticeable changes in gradient. The soils supported forests and the gradient of the streams enabled settlers to build homesteads and water-powered industries. Settlers built saw, grist and flour mills along the stretches of the Northwest Branch where the water flow provided sufficient hydropower. There were a number of mill sites in the general vicinity including Kemp Mill and Burnt Mills. Burnt Mills, built in the mid-eighteenth century, was situated where the Northwest Branch crossed Colesville Road. The mill operated continuously from 1745 until the 1920s.

Figure 2: Kemp Mill Master Plan Area



APPROVED AND ADOPTED KEMP MILL MASTER PLAN

Figure 3: 1967 Master Plan Neighborhoods



APPROVED AND ADOPTED KEMP MILL MASTER PLAN

Kemp Mill, or Kemp's Mill, was located where the Northwest Branch crossed Randolph Road, otherwise known as Old Annapolis Road. Kemp Mill, built in the mid-nineteenth century, was used for lumber and grist until it ceased operation in the 1920s.

#### *TWENTIETH CENTURY*

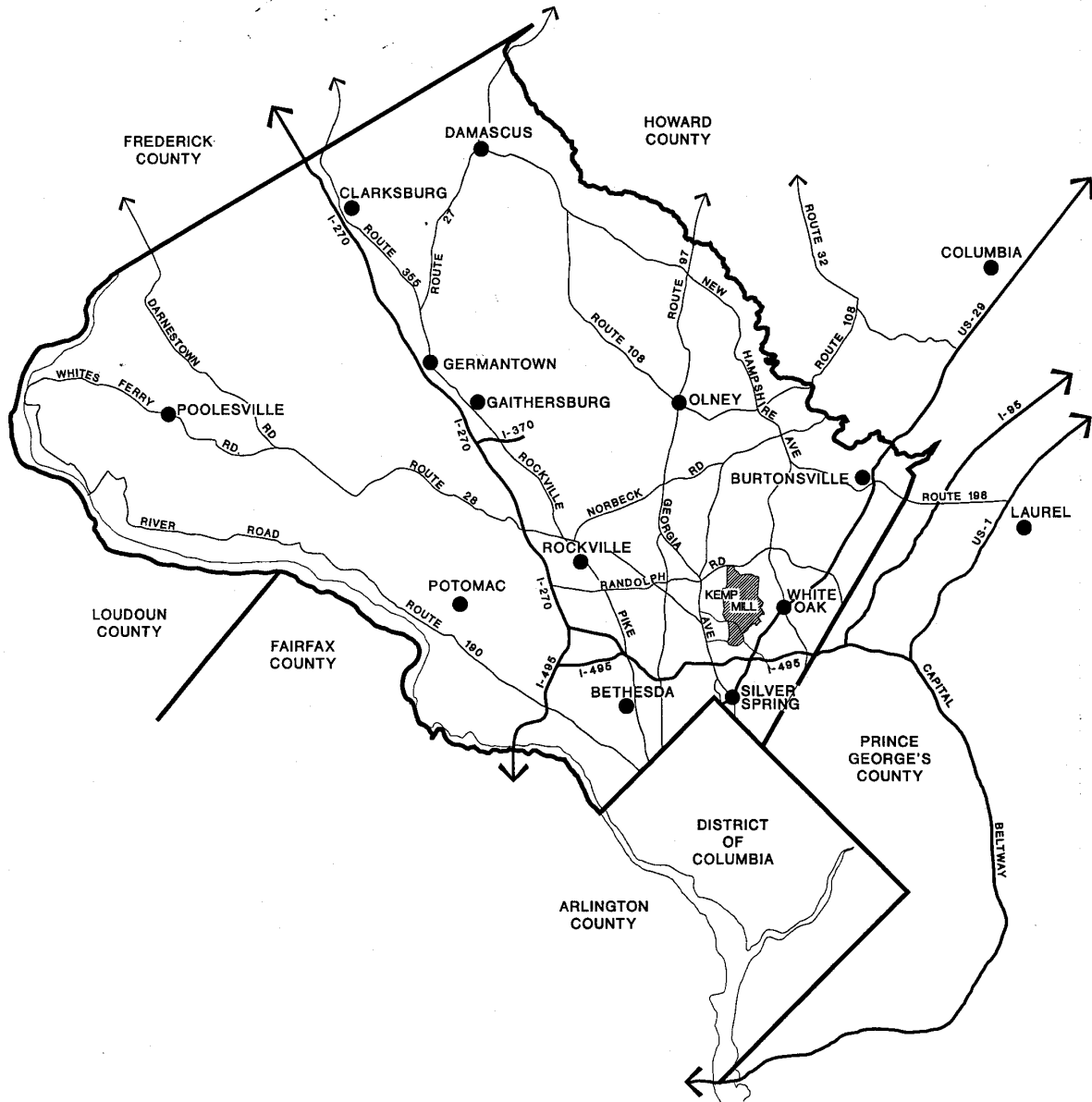
The shift from agricultural uses to residential development in Montgomery County began at the turn of the twentieth century. Proximity to growth pressures emanating from the ever-growing federal presence in the District of Columbia generated interest in land use planning within Montgomery and Prince George's Counties. In 1927, the Maryland General Assembly passed enabling legislation creating a planning agency, The Maryland-National Capital Park and Planning Commission (M-NCPPC). The bi-county agency was given the mandate to prepare comprehensive plans, specifically park and transportation plans, for Montgomery and Prince George's Counties. The land area under the jurisdiction of the new agency was identified as the Maryland-Washington Metropolitan District and extended as far north as Kemp Mill.

In 1931, the M-NCPPC completed a large map entitled the *Preliminary Master Plan of Highways and Parks* depicting a system of parks, parkways and highways. Two of the parks proposed in the plan followed the Northwest Branch and Sligo Creek. Land for Sligo Creek Parkway was purchased and developed from the county-line to University Boulevard during the 1930s and 1940s. In 1957, the M-NCPPC acquired 110 acres along the Northwest Branch including the Kemp Mill site. Today, these two parks are within the eastern and western boundaries of the Kemp Mill master plan area.

Subdivision development within Kemp Mill began shortly after the 1931 Plan. One of the promotional ideas developers used for advertising new residential communities was the concept of creating neighborhoods within a park-like setting since there was a proposed public park and parkway system. Gray's Estates and Yeatman Parkway in Kemp Mill and Burnt Mills Hills in White Oak were part of the first wave of ex-urban five-acre lot subdivision development built before World War II. After the war, smaller lot subdivisions, such as Springbrook Forest, were built following the same "living in the park" concept. The lots in Springbrook Forest were sized at one acre or more in order to accommodate septic fields and private wells, although the possibility of future public sewer in the Northwest Branch was noted on the record plats. The ambience of this subdivision with its wooded setting, narrow streets, large lots and homes tucked in between the large trees remains park like today.

Between 1940 and 1960, developers built residential subdivisions throughout the master plan area as well as a small neighborhood shopping center at Arcola Avenue and Lamberton Drive. More than three-quarters of the land within the Kemp Mill master plan area was improved during the two decades. When the M-NCPPC decided to prepare a local master plan in 1966, there was already a thriving community and comparatively little vacant land.

Figure 4: Regional Location



 Kemp Mill Master Plan Area

 County Boundary



NOT TO THE SCALE

APPROVED AND ADOPTED KEMP MILL MASTER PLAN



## PLANNING CONTEXT

### *“...ON WEDGES AND CORRIDORS”*

In 1964, the M-NCPPC adopted the first Comprehensive Land Use Plan for the entirety of Montgomery County, “...on wedges and corridors, *The General Plan for Montgomery and Prince George’s Counties.*” The General Plan laid forth a land use image of alternating development and green space, the spokes of a wheel centered on the Capital City. Once the General Plan was completed, work began on area master plans to “provide a blueprint for future development” in keeping with the wedges and corridors concept. In 1969, the District Councils for Montgomery and Prince George’s Counties approved revisions and the M-NCPPC adopted the revised plan.

### *THE 1967 KEMP MILL-FOUR CORNERS AND VICINITY PLAN*

The purpose of the *1967 Kemp Mill-Four Corners and Vicinity Master Plan* was to provide “a comprehensive guide to help produce a more satisfactory environment for its residents” while acknowledging the master plan’s role in the National Capital Region. The building blocks for the master plan were the neighborhoods shown in Figure 3. The 1967 Plan describes the location of Kemp Mill as the base of the Central Wedge and an area of transition from urban to rural densities. This description reflected the fact that Kemp Mill already contained small and large-lot single-family development and high-rise apartment buildings. The 1967 Plan recommended townhouse zoning for properties between the apartments and shopping center along Arcola Avenue and recast the shopping center into the Arcola Center, an urban park/shopping center complex (Figure 8). The Plan reconfirmed the zoning on the vacant acres that eventually developed in the 1970s and 1980s as residential subdivisions under the cluster method.

### *THE GENERAL PLAN AND THE 1993 GENERAL PLAN REFINEMENT*

The 1967 plan characterized Kemp Mill as part of the Central Wedge in the broad context of the wedges and corridors concept of the General Plan. The General Plan was revised in 1993. The *1993 General Plan Refinement of the Goals and Objectives for Montgomery County* clarified and modernized the concepts of the 1969 General Plan. The 1969 General Plan defined two patterns of land use: the urban pattern with the urban ring and the corridor cities; and the rural pattern with non-urban land uses, parks and open space, and watershed resources. The 1993 Plan divided the county into four geographic components: Urban Ring, the Corridor, the Suburban Communities and the Wedge, to reflect the existing land use patterns that had developed since the 1960s. Kemp Mill is located within the Urban Ring, as defined by the 1993 Refinement. The Urban Ring is characterized by strong residential neighborhoods, varied transportation options, relatively dense development, active public and private reinvestment and well-established lively centers with jobs and housing opportunities.

The challenges facing the Urban Ring include: accommodating selective additional development, expanding transportation options while accommodating pedestrian needs, preserving existing neighborhoods, maintaining and enhancing public facilities, enhancing park and recreation linkages and protecting environmentally sensitive areas.

### *APPROVED AND ADOPTED KEMP MILL MASTER PLAN*

*THE STATE OF MARYLAND 1992 PLANNING ACT AND SMART GROWTH*

The Maryland General Assembly enacted the Maryland Economic Growth, Resource Protection and Planning Act of 1992 to reshape the way citizens, developers, and State, counties and towns addressed planned growth and resource protection. The Act established statewide planning objectives that were to be implemented through local master plans. These objectives were embodied in the following visions:

- Development is concentrated in suitable areas
- Sensitive Areas are protected
- In rural areas, growth is directed to existing population centers and resources are protected
- Stewardship of the Chesapeake Bay and the land is a universal ethic
- Conservation of resources including a reduction in resource consumption is practiced
- To assure the achievement of (1) through (5), economic growth is encouraged and regulatory mechanisms streamlined
- Funding mechanisms are addressed to achieve these visions

Since 1997, the Maryland General Assembly adopted several specific funding programs that together form the Smart Growth and Neighborhood Conservation initiatives. Used collectively, these initiatives direct State resources to revitalize older developed areas; preserve some of Maryland's valuable resource and open spaces; and discourage the continuation of sprawling development into rural areas.

TABLE 1: Smart Growth Program Areas

<p style="text-align: center;"><b>Smart Growth Goals</b></p> <ol style="list-style-type: none"><li>(1) Save valuable remaining natural resources before they are forever lost;</li><li>(2) Support existing communities and neighborhoods by targeting state resources in areas where infrastructure is already in place or planned to support it; and</li><li>(3) Save taxpayers millions of dollars in the unnecessary cost of building the infrastructure required to support sprawl.</li></ol>
<p style="text-align: center;"><b>Program Areas</b></p> <p><i>Priority Funding Areas</i> are locations where the State and local government want to target funding efforts to encourage and support economic development and new growth.</p> <p><i>Rural Legacy Areas</i> redirect existing State funds into a focused and dedicated land preservation program specifically designed to limit the adverse impacts of sprawl on agricultural lands and natural resources.</p> <p><i>The Brownfields' Law</i> limits liability for those redeveloping unused or abandoned brownfields that are contaminated or perceived to be contaminated, unless they exacerbate contamination or create new pollution. The law creates a voluntary clean-up program and provides an opportunity for public participation.</p> <p><i>Live Near Your Work Program</i> encourages employees of Maryland's businesses and institutions to buy homes near their workplace. This will help stabilize neighborhoods surrounding the State's major employers by stimulating home ownership in targeted communities.</p> <p><i>Job Creation Tax Credit Program</i> encourages mid-sized and smaller businesses to invest in Smart Growth Areas around the State.</p> <p>Source: <a href="http://www.op.state.md.us/smartgrowth">www.op.state.md.us/smartgrowth</a></p>

## **MASTER PLAN AREA TODAY**

Large parks bound the Kemp Mill master plan area on the east and west. A defining characteristic of Kemp Mill is that open space and greenery is always a backdrop to development. There are long stretches along both sides of Kemp Mill Road where there is abundant greenery. Northwest Branch Park is the greenery on the east and Wheaton Regional Park is on the west side. The high-rise apartments are visible past the trees in Sligo Creek Park. There are approximately 600 acres of forest in the Kemp Mill area almost all of which are located in parkland.

Tree-lined streets and sidewalks characterize much of the master plan area north of University Boulevard. As one walks along the streets, one can note the differences in sizes and styles of the homes. Institutional uses, such as a nursing home, synagogues, churches, schools, and the Kemp Mill Shopping Center, are located along Arcola Avenue and Kemp Mill Road, the two major arteries. The portion of the Kemp Mill master plan area lying between University Boulevard, Sligo Creek Park and Dennis Avenue is exclusively residential in the interior.

As noted earlier, by 1967 the master plan area was 90 percent developed; today, there is no vacant land. The development pattern emerged in the 1950s and early 1960s prior to the approval of a local area master plan. Land use regulations then consisted of the Zoning Ordinance, Subdivision Regulations and the General Plan. Despite not having a local area master plan, the Kemp Mill area has all the characteristics of being planned, such as: housing options, transportation options, a commercial core and extensive recreation opportunities within walking distance of all the neighborhoods. These characteristics are today embodied in the “smart growth” philosophy. Even more important than the academic question of having been planned or not planned, it is obvious that the master plan area has matured and revitalized through private initiatives.

## **DEMOGRAPHIC PROFILE**

The Kemp Mill area has some notable demographic characteristics. There is a high percentage of retirees, approximately 26 percent of the population. The population is less diverse than typically countywide and is approximately 90 percent white. More children, 56 percent, attend private school than is typical countywide. The apartment dwellers remain almost twice as long as is typical countywide, about seven years compared to four years.

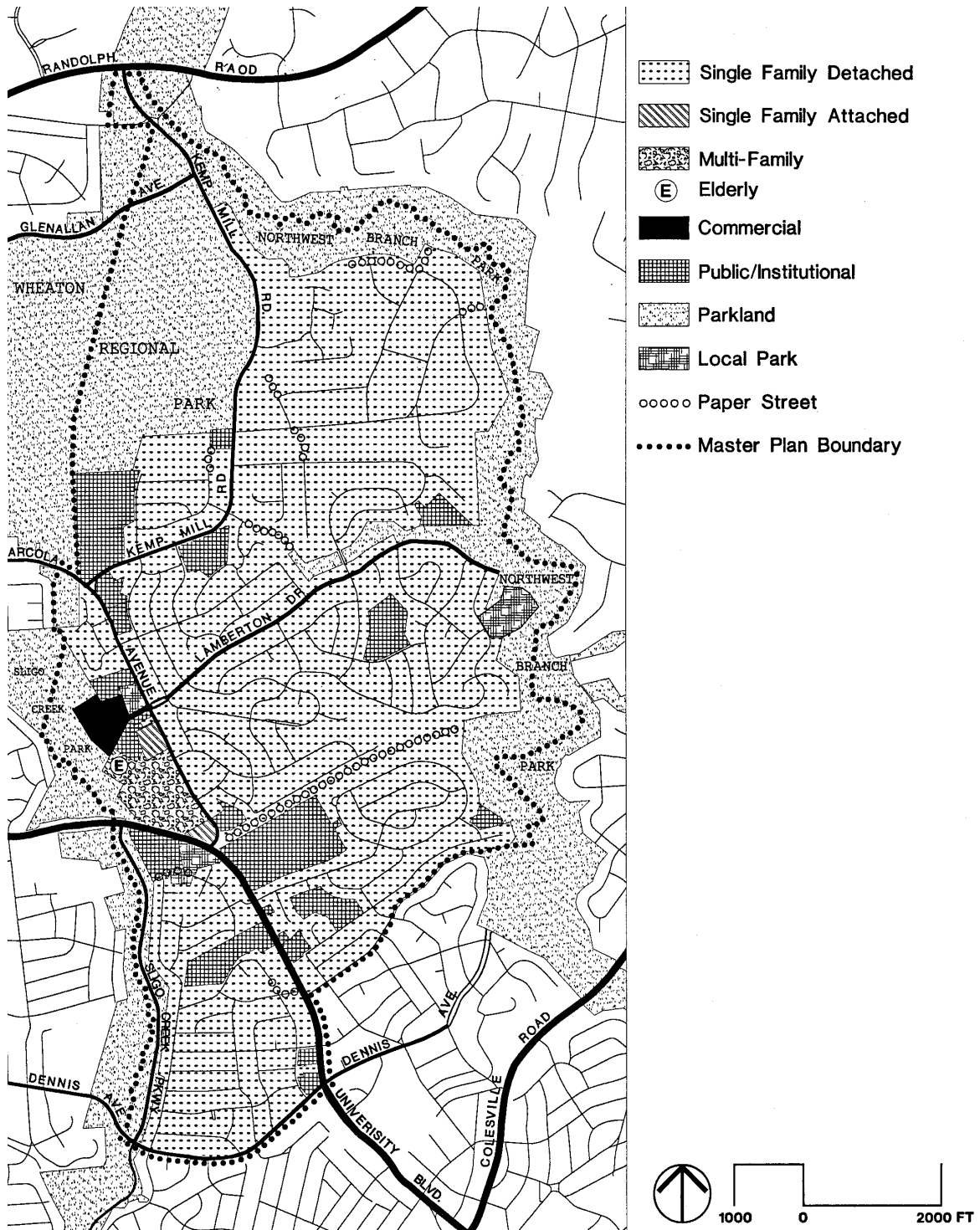
The population has not grown since 1990 and the potential for adding new residential units is limited by the lack of vacant land. The overall population could grow if the number of persons per households increased, or shrank, if the reverse occurred. For example, if the percentage of retirees grew smaller and families moved into apartments previously occupied by retirees, there might be an increase in the population.

The housing stock on average is affordable and there are many housing types available to accommodate a variety of life-styles. One can rent or buy apartments, town homes, small

homes, medium-sized homes or large homes. The median sales price for single-family detached home in 1997 was \$169,000. The median condominium price in 1997 was \$75,000.

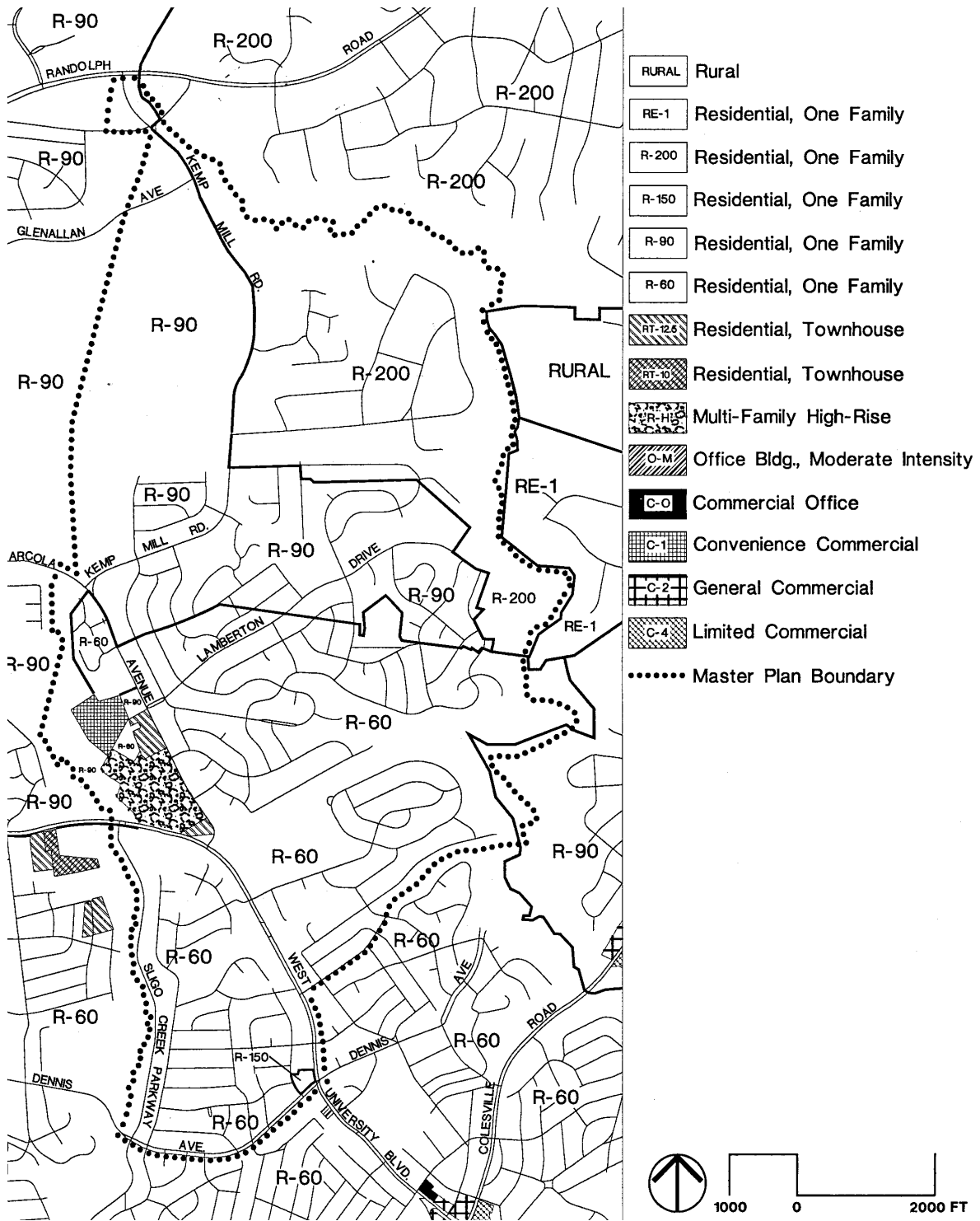
Kemp Mill offers an ideal mix of housing so that residents can remain in the community from the time they first form a household through their retirement years. There are starter homes and apartments for young adults, larger homes for growing families, and a number of choices for older adults. Older residents who want smaller quarters can choose among subsidized age-restricted housing, rental apartments, and moderately priced condominiums. The age profile of the area indicates that many residents take advantage of these opportunities to stay in Kemp Mill as their housing needs and life styles change.

Figure 5: Existing Land Use



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Figure 6: Existing Zoning



APPROVED AND ADOPTED KEMP MILL MASTER PLAN

## THE PLAN

### PLAN VISION

Communities and neighborhoods are often described as fabrics, a weaving together of places, buildings, people and activities. In a successful community these elements come together as one. Kemp Mill is such a community.

Unlike many other suburban communities, Kemp Mill is a place where most residents can walk to goods, services and amenities. The commercial area is within a short walking distance of the highest density residential development: the high-rise apartments. There are sidewalks in most of the subdivisions so that almost every part of the master plan area can be reached on foot.

Large regional and stream valley parks surround the master plan area. There are numerous paved and unpaved trails within the stream valley parks where one can enjoy the forest and observe wildlife. Kemp Mill Urban Park is a Japanese-style urban park with contemplative sitting areas and a pond full of koi, the ornamental fish that attract much attention from children and adults alike. The neighborhood and local parks provide more active recreational opportunities. Playgrounds for young children and ball fields and courts are found in all the local and neighborhood parks. The housing stock is varied both in style and cost and many of the housing units are affordable. One can find a suitable home to match means and life-style. This characteristic promotes stability since it is possible to move within the area as personal needs change. The intent of this master plan is to insure the future sustainability of this community.

The *Kemp Mill Master Plan* acknowledges the established and stable nature of the neighborhoods that make up Kemp Mill. The Plan contains recommendations that reinforce the unique character of these neighborhoods. The Plan recognizes that a neighborhood commercial center should serve as a focal point or center for the surrounding residential neighborhoods. The goals and recommendations of this Plan reflect the concept of "Community and Center." The Plan reinforces the ordering of residential, commercial, instructional and public uses in ways that continue to create neighborhoods in which people can live, play and shop.



## PLAN CONCEPT

The Community and Center land use concept for the Kemp Mill Master Plan has four components: Neighborhoods, Center, Open Spaces and Linkages.

### *Neighborhoods:*

Neighborhoods range in size, density, character and age. Additions to any of the neighborhoods should reflect the character and density of the existing neighborhood.

### *Center:*

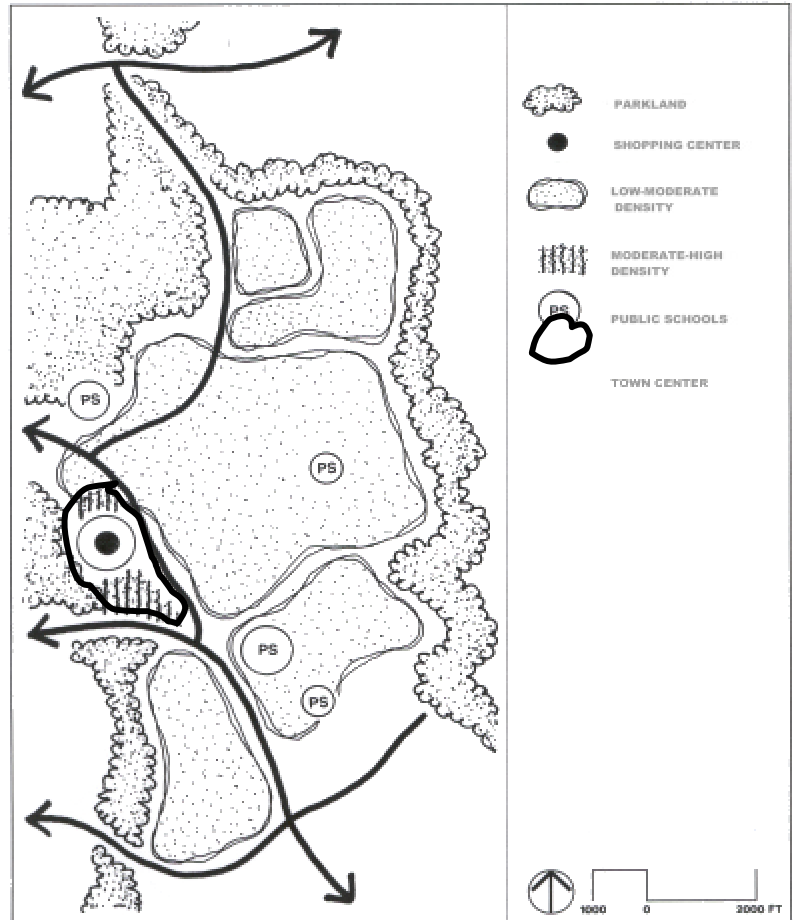
The Center provides local shopping and services. The Kemp Mill Urban Park provides an attractive entryway to the Center.

### *Open Spaces:*

Open spaces surround the Kemp Mill Community.

### *Linkages:*

Linkages connect bikeways, sidewalks, and paths for access between neighborhoods, local facilities and institutions, public facilities and the Town Center.



*Plan Concept*

## LAND USE AND ZONING PLAN

*GOAL: Implement the General Plan Refinement goal to “provide for land use patterns and land uses that offer ample opportunity for social interaction and promote a strong sense of community through public and private cooperation.”*

### COMMUNITY OF NEIGHBORHOODS

The 1967 Plan used neighborhoods to provide a basis for planning local facilities, particularly schools and parks. Figure 3 shows the neighborhoods of the 1967 Plan. The 1993 General Plan Refinement established goals, objectives and strategies to enhance community identity and design, such as: 1) reinforcing each community’s unique character; 2) developing attractive and functional centers; 3) preserving historic, scenic and cultural features; 4) locating public facilities where they can foster a sense of community; and 5) using innovative approaches and regulatory processes to create and maintain attractive and safe communities. The following section describes the neighborhoods in Kemp Mill. These neighborhoods, in conjunction with the goals of the General Plan Refinement and the Smart Growth Initiatives, form the building blocks of the Land Use and Zoning Plans.

Each of the neighborhoods has a distinct character formed by similarities in housing types and separated by local streets. To the north are Kemp Mill Forest and Springbrook Forest. Kemp Mill Forest was built in the 1980s under the cluster method and contains both single-family detached homes and townhouses. Springbrook Forest is one of the oldest neighborhoods and is characterized by very large lots, narrow streets and an abundance of large trees. The Kemp Mill neighborhood is located in the middle of the master plan area and dates to the 1950s and 1960s. The development pattern in this neighborhood is traditional suburban: 6,000 – 9,000 square foot lots with brick houses. Many streets have curbs, gutters and sidewalks. There is an elementary school in the interior and paved path connections to Northwest Branch Park. Sligo Woods, located south of University Boulevard, and Forest Knolls, located east of the Northwood Holding School, are also typical of the suburban development built in the 1950s: brick homes on 6,000-foot lots and a curvilinear street system. Many of the streets have sidewalks and there are paved pathways to the adjoining stream valley parks. On the west side of Arcola Avenue are two high-rise apartment buildings, University Towers and the Warwick Apartments, and a mid-rise apartment building that provides housing for the elderly, Arcola Towers. There is also a townhouse development and a swim club. Just north of the apartments is the Kemp Mill Shopping Center and the Kemp Mill Urban Park that are part of the Kemp Mill Town Center.

One of the problems facing a successful community, especially one that has been in existence for decades, is the concern that something will happen to change the community. Planners, as managers of physical change, try to anticipate where changes might occur. One of the indicators of change planners look for is where there may be development potential. Development potential is defined as unrealized development, or the amount of development that could occur under the current zoning and development regulations.

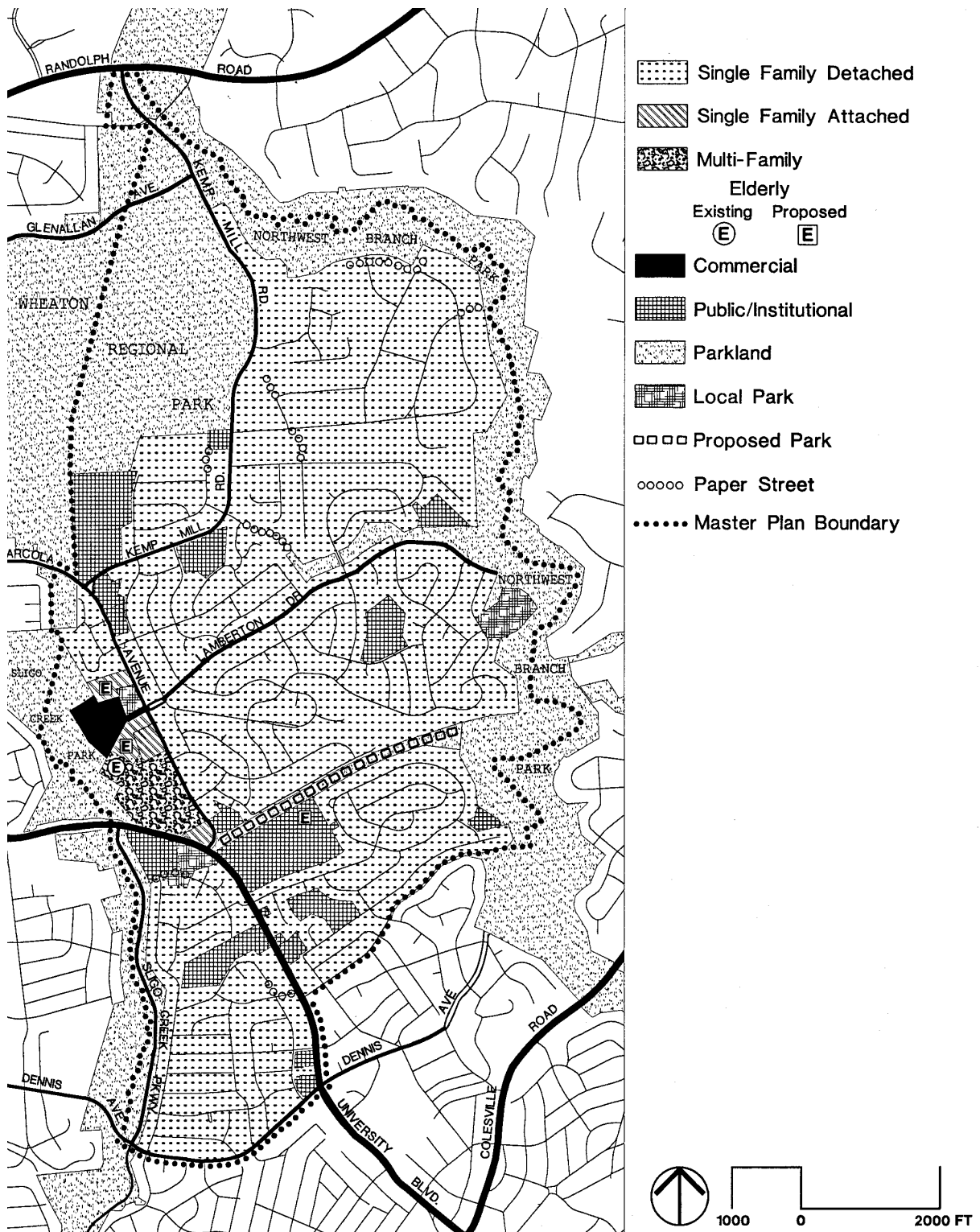
The impetus for development usually relates to the difference between the value of the land, the value of improvements, if any, and the potential for greater value if there were more improvements. Pressure for development is most likely to occur where zoning and land uses are not well matched. For example, the oldest subdivision in Kemp Mill was built prior to community sewer service. The lots were necessarily sized to accommodate septic fields and are in excess of the minimum requirement for the existing zoning. In order to discourage the re-subdivision of lots there must be a better match between zoning and existing lot patterns.

This mismatch exists in the Springbrook Forest subdivision where the lots are in excess of the minimum standards for the R-200 zoning. R-200 zoning requires 20,000 square feet per lot. Most of the lots in the subdivision are more than 40,000 square feet in size. Therefore, each lot could technically be subdivided into two lots under the current standards. Although the Subdivision Regulations (Chapter 49, County Code) governing re-subdivision may limit potential redevelopment, development pressures may occur in the future. This Plan recommends that the zoning within the subdivision be changed to RE-1 to match the existing pattern of one-acre lots. There are two lots that do not contain 40,000 square feet. Under the provisions of the zoning ordinance, the lots that have less than 40,000 square feet would be grandfathered, or exempted from the minimum lot size, since the lots pre-exist the proposed zoning.

An example of underused potential is the property located on the north side of the Kemp Mill Urban Park and the Kemp Mill Shopping Center. The property, identified in the land records as N134, Parcel A, contains 3.85 acres, a portion of which is currently used for a private school. The property is zoned R-60. At some time in the future, the owners may wish to expand the current use or sell the property. The property is located adjacent to the shopping center. The property may be suitable for higher residential density than the existing R-60 zone because it is convenient to services. The property may also be suitable for elderly housing since it is so close to services. The type of housing not well represented in the existing housing mix is townhouse development. This Plan recommends that should the property be considered for redevelopment, it would be suitable for residential townhouse development at a density of six units per acre. This density is comparable to the adjacent single-family homes that are zoned R-60. R-60 density, depending on the method of development, could generate between 4 and 5 units per acre. The maximum number of units that could be generated on the property at a density of 6 units per acre would be 23. The number of potential units is less than 50; therefore, the property is not subject to the Moderately Priced Dwelling Units (MPDU) ordinance and not eligible for bonus densities. This recommendation is not made to encourage redevelopment of the site, but to ensure that the zoning in this area is consistent, compatible and logical given existing development.

A second property, the Parkland Swim Club (identified on Tax Maps as Parcel 273) located on Arcola Avenue, may also redevelop in the future. The zoning on the 3.25-acre property is R-90. Higher density residential zones including townhouses and apartments surround the property. A higher density use, such as elderly housing or townhouses, is suitable for the site given the proximity to services. These uses would be compatible with adjacent development. Townhouse development would add a housing type underrepresented in the housing stock. This Plan recommends that the property be eligible for rezoning to the RT-6 zone. The total number of units on this site, if developed with townhouses at a density of 6 units

Figure 7: Land Use Plan



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Figure 8: 1967 Arcola Center

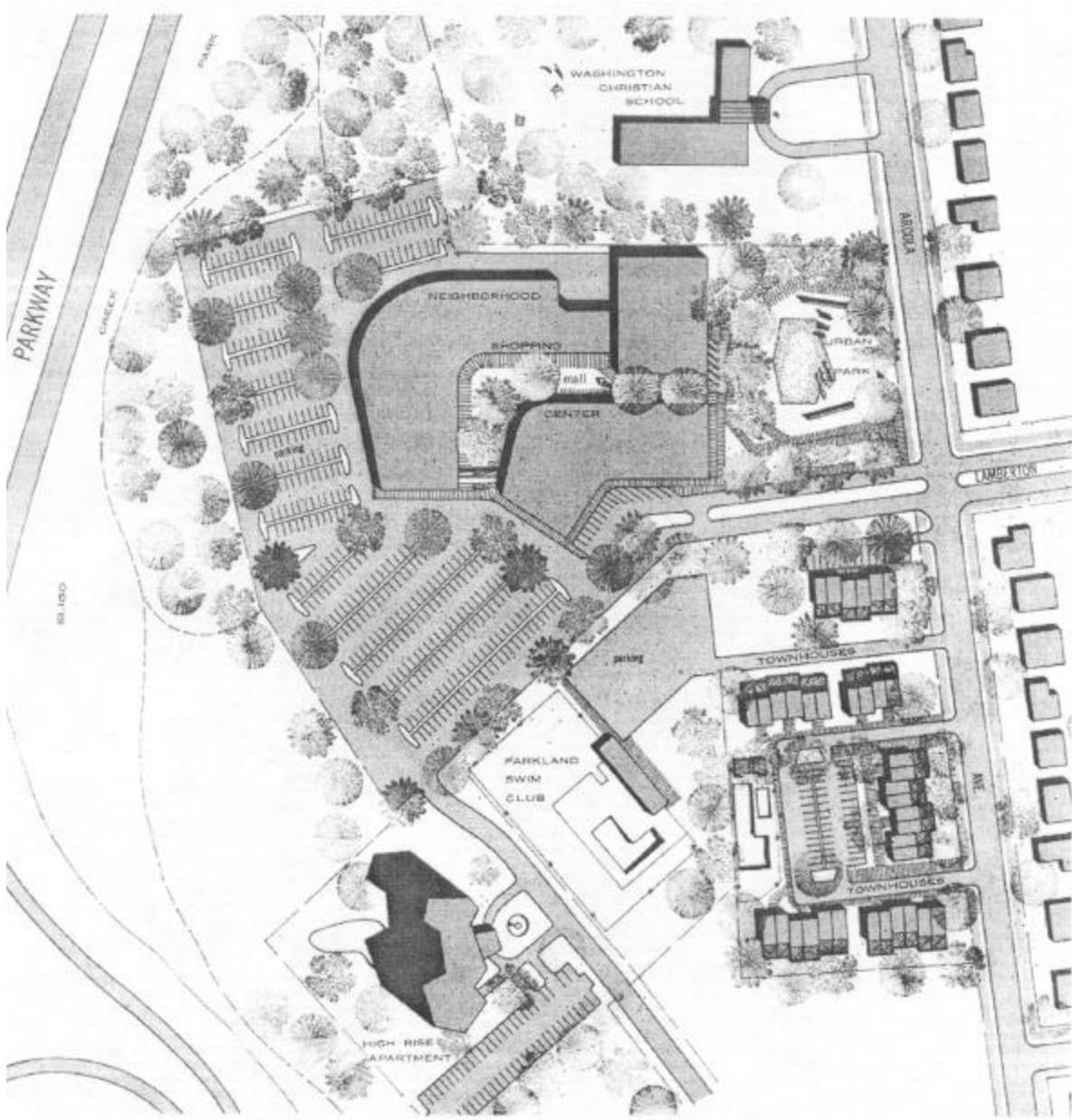
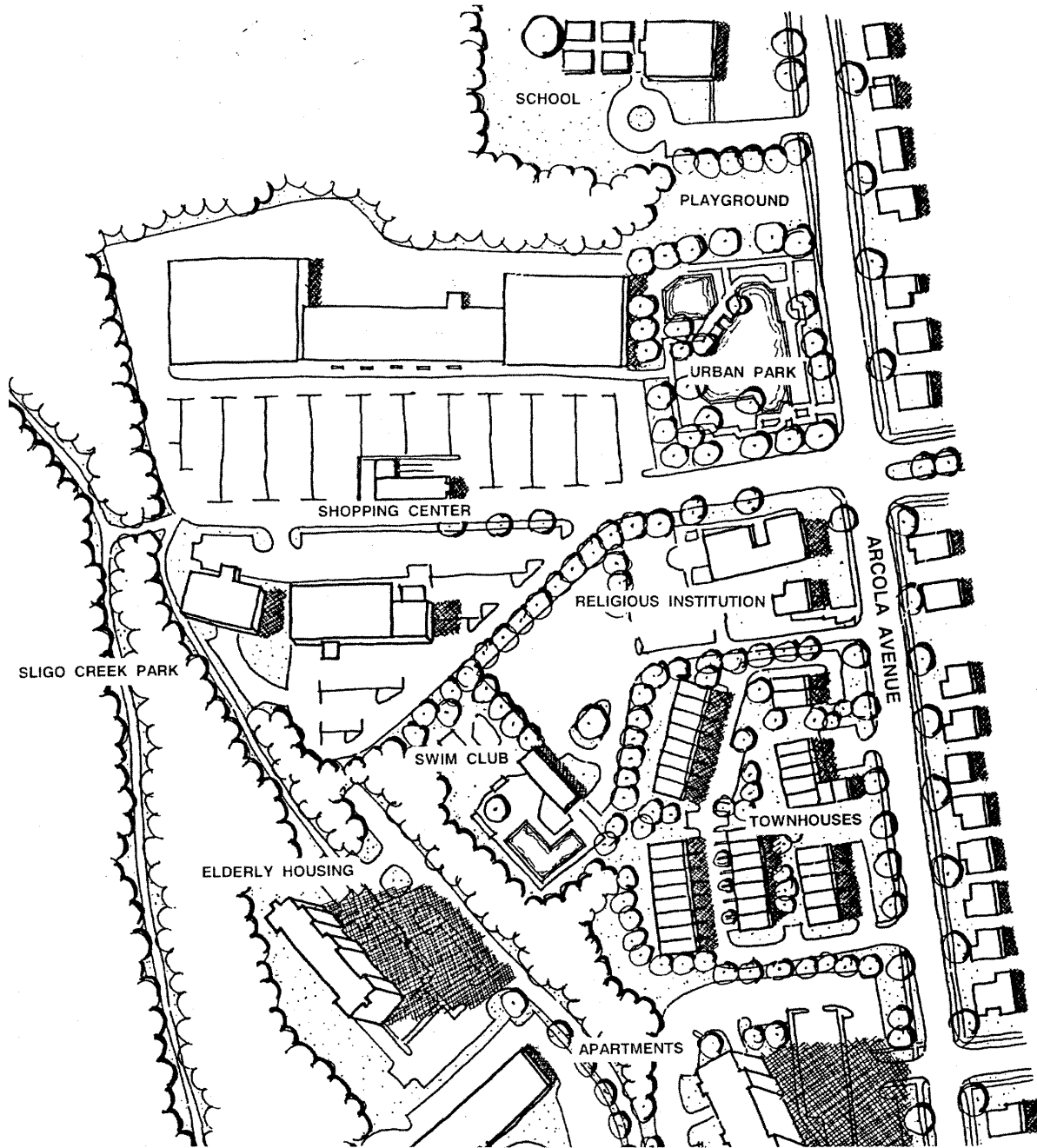


Figure 9: 2001 Kemp Mill Center



per acre, would be 20. If developed with townhouses totaling less than 50, the property would not be subject to the MPDU ordinance and not eligible for bonus densities. This recommendation is not intended to encourage redevelopment or to change the existing use of this site as a swim club. The purpose of this recommendation is to create a zoning pattern that is consistent and compatible.

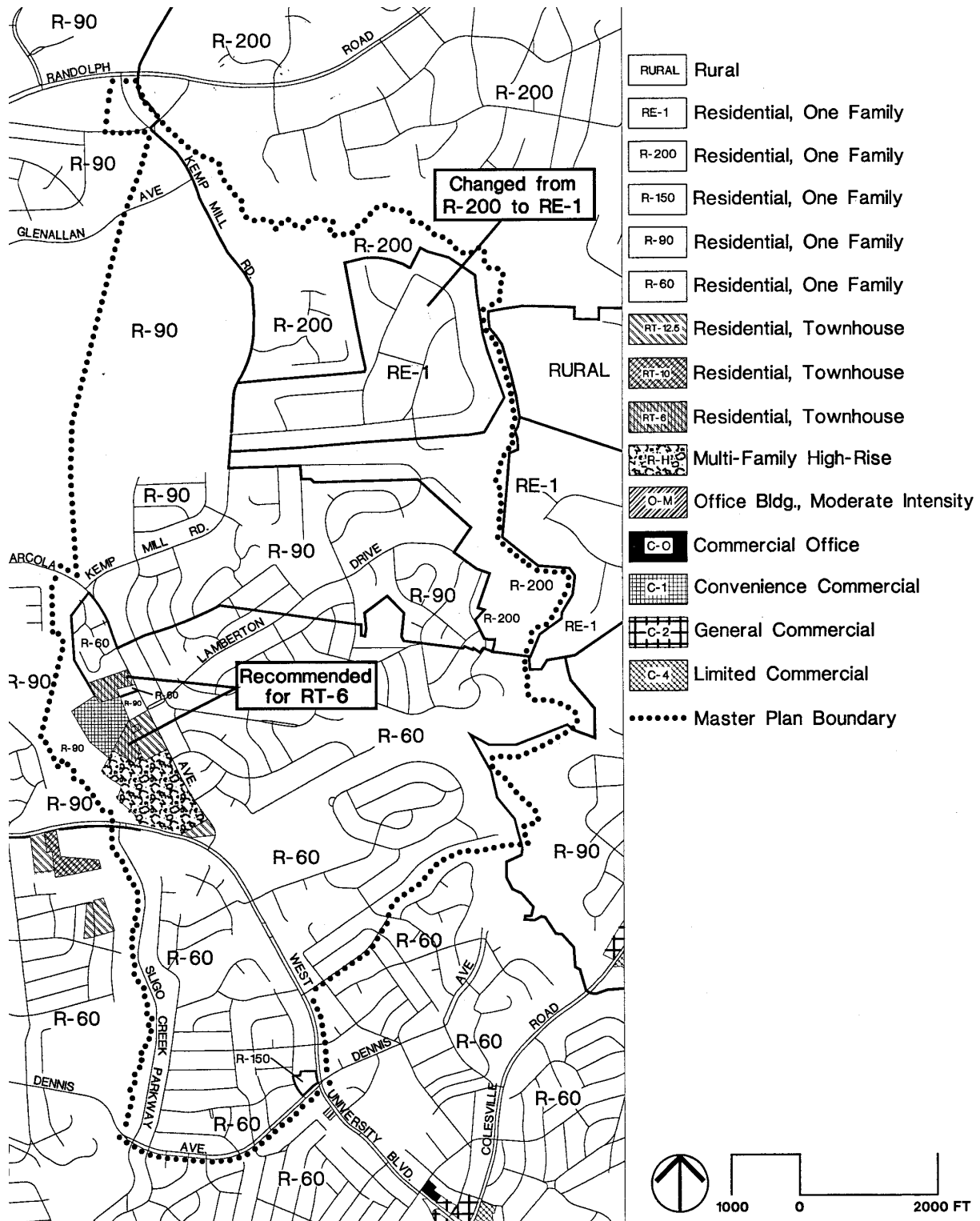
#### *KEMP MILL TOWN CENTER*

The commercial activities of the Kemp Mill Shopping Center, the public amenities of the Kemp Mill Urban Park, and the adjacent medium and high-density residential development of townhouses and apartments collectively function as a town center. The commercial development and the urban park were built in the 1960s and eventually will be refurbished or rebuilt at some time in the future. The adjacent residential developments have sidewalks that lead to the shopping center; the paved trail from Sligo Creek Park terminates in the same location. Upon reaching the shopping center, however, there are no paved sidewalks or paths that the pedestrian can safely walk on to reach the stores. When the shopping center redevelops or refurbishes through the development process, paved and safe access to the shopping center from the sidewalk for the apartments and elderly housing development and the paved trail in Sligo Creek should be provided.

#### *Recommendations*

- Rezone the Springbrook Forest Subdivision from R-200 to the RE-1 zone.
- Rezone Parcel N134 and Parcel 273 to RT-6 through a Local Map Amendment. For a detailed discussion of implementing the recommendation for townhouse zoning on these two properties, please see the Implementation Section.
- When redevelopment for the Kemp Mill Shopping Center occurs, it should include non-vehicular access through the parking lot from the sidewalk on Arcola Avenue to the trail in Sligo Creek Park. This access should be landscaped and separated from free flowing interior vehicular movements. Pedestrian access to the stores within the shopping center should be improved as well. For a detailed discussion of guiding redevelopment and the development process, please see the Implementation Section.

Figure 10: Zoning Plan



APPROVED AND ADOPTED KEMP MILL MASTER PLAN



## **TRANSPORTATION NETWORK**

*GOAL: Provide the residents of Kemp Mill a safe means of getting to facilities and services within their neighborhoods and community while improving regional access.*

Kemp Mill is a stable, predominantly residential area with some commercial and institutional uses. Today, the Kemp Mill area is nearly fully developed and no major changes are expected in land use. This stable community is not anticipated to become a future generator of traffic requiring additional transportation capacity to accommodate growth. However, the growth in the surrounding communities will contribute to a slight increase in through traffic in Kemp Mill. The forecasted increase in traffic is not enough to warrant an expansion of roadways or intersections in the foreseeable future.

This plan includes a series of recommendations for safe and efficient use of all modes of transportation. Walking and biking are important forms of transportation in this community. Most residents tend to walk to local shopping centers, religious institutions or visit friends in the surrounding neighborhoods. Most local streets and highways are pedestrian friendly and provide good walkway connectivity. Recommendations in this plan are primarily aimed at improving safe pedestrian and bicycle access.

### *NETWORK ANALYSIS*

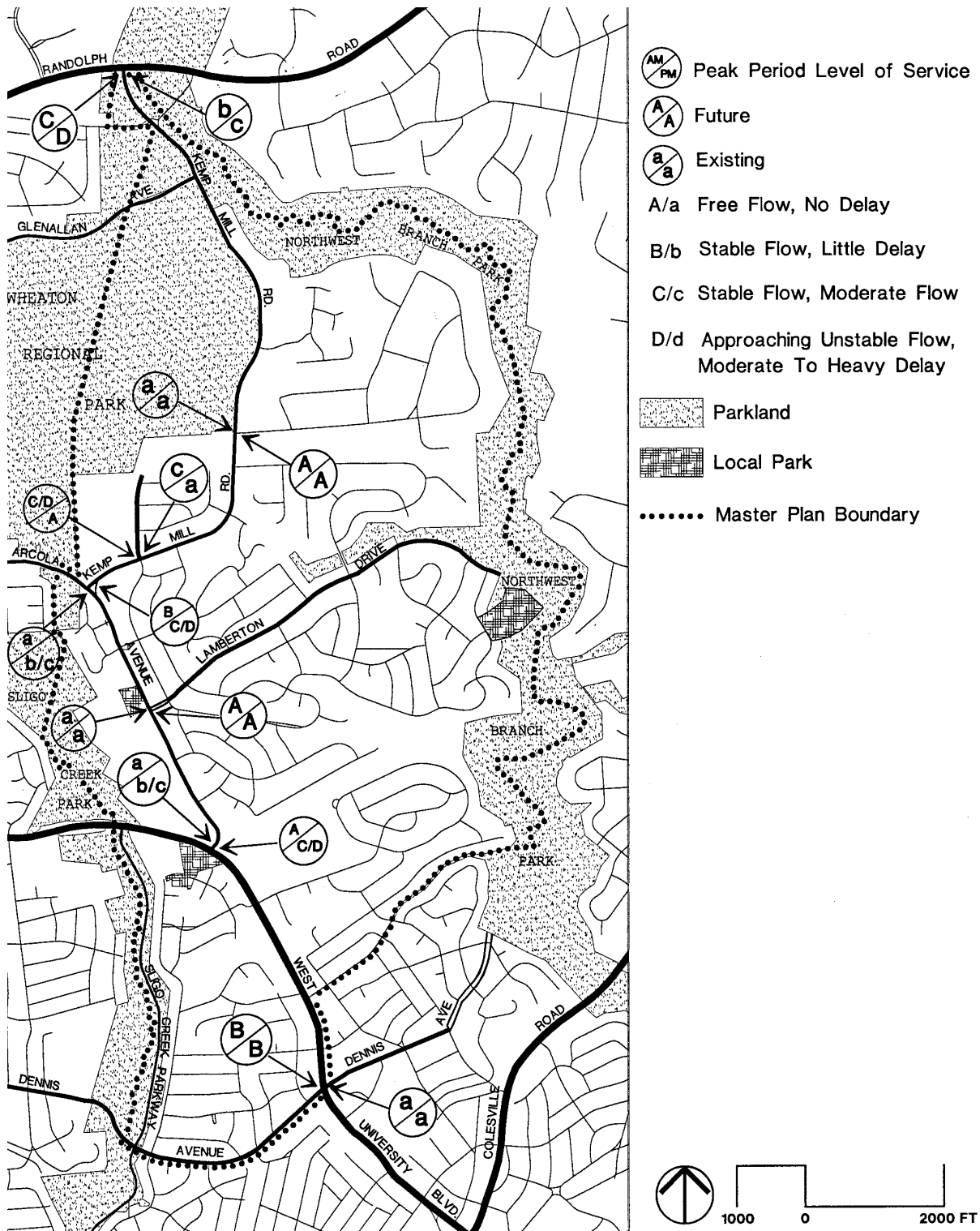
An evaluation of traffic in the Kemp Mill area suggests that although the traffic has increased in the past decade, it is still operating within an acceptable level of service for this area. All major intersections are currently operating within the established congestion standard of 1,650 Critical Lane Volume.

The network analysis included a review of forecasted conditions at two levels of analysis and an assessment of future travel conditions. First, the area-wide level of service was reviewed using a policy area transportation analysis methodology similar to that applied as part of the Annual Growth Policy analysis. Second, localized level of service was forecasted for several intersections in the plan area using the Critical Lane Volume technique typically applied during the Local Area Transportation Review process. At both levels of analysis, the roadway network in the Kemp Mill area was found to be adequate to support master plan objectives.

The Kemp Mill area is part of the Kensington-Wheaton Policy Area. The current average congestion index, a weighted ratio of average travel demand to roadway capacity, is 0.60 in the Kensington-Wheaton Policy Area. In the master plan build-out scenario, the average congestion index is expected to rise slightly to 0.64, still below the Annual Growth Policy standard of 0.69.

Seven intersections were analyzed to assess localized congestion levels. Intersection congestion levels are quantified using the Critical Lane Volume (CLV) analysis technique and then described using a graduated scale called Level of Service (LOS) that corresponds to the CLV

Figure 11: Existing and Future Peak Operating Conditions



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values. Like a school grading system, the LOS grades range from LOS A, indicating free flow conditions with minimal delays, to LOS F, indicating failing conditions with undesirable delays. All seven intersections currently operate at LOS A to LOS C during the morning and evening peak hours on a typical weekday. In the Master Plan build-out scenario, all are forecast to operate at LOS A to LOS D. Figure 11 indicates the existing and future operating conditions of key intersections.

#### *STREET AND HIGHWAY PLAN*

The Regional District Act (Article 28, Annotated Code of Maryland) is the governing legislation for planning and zoning in Montgomery and Prince George's Counties. The Act sets forth the requirements and process for approving and adopting a general plan, sector plans, business district plans, and functional plans, including the *Master Plan of Highways*. The *Master Plan of Highways* was last approved and adopted by both District Councils (Montgomery and Prince George's Counties) and the MNCPPC in 1955. Since then, amendments to the *Master Plan of Highways* in Montgomery County have been processed primarily through the amendment of local area master plans and sector plans that are approved and adopted by the Montgomery District Council and the M-NCPPC.

*The Master Plan of Highways*, therefore, is not a discrete document; rather it is the 1955 Plan as amended by every succeeding local area master plan or sector plan. In order to maintain continuity and integrity of the *Master Plan of Highways*, each master plan contains a Street and Highway Plan and documents changes to the Street and Highway Plan of the preceding local area master plan.

A master plan makes recommendations for three classes of roadways: major highways, arterial roads, and primary residential roads. Recommendations include a minimum right-of-way width, the number of lanes and provision of sidewalks. The three classes of roadways are defined as follows:

*Major Highways* are designed to carry longer-distance trips to and through the plan area and, therefore, provide fewer access points to adjacent land uses.

*Arterial Roads* connect to major highways and provide for more access points while moving traffic at lower speed. Typically, more than half of the traffic on an arterial is considered through traffic.

*Primary Residential Roads* function as collector-distributor roads, providing for access from neighborhoods and carrying some through traffic.

A master plan does not describe, nor are recommendations made, for tertiary and secondary roadways, which provide direct access to adjacent properties. Most of the roadways in the Kemp Mill area are designated secondary or tertiary residential roads.

Not all dedicated road rights-of-way are improved and are, therefore, called "paper streets." This Plan recommends improving some of these "paper streets" for pedestrian and bicyclist use.

#### *APPROVED AND ADOPTED KEMP MILL MASTER PLAN*

Table 2 indicates the classification, number of lanes, sidewalks and other relevant conditions. Figure 12 shows the location of the roadways.

### *Highways:*

Two highways designated in the *1967 Kemp Mill-Four Corners and Vicinity Master Plan* were based on the *1955 Master Plan of Highways*. Because the expanse of time between the first local area master plan, the *1967 Kemp Mill-Four Corners and Vicinity Master Plan*, and this Master Plan has been long, these two highways are no longer relevant.

*The Northern Parkway (F-4)* was recommended in the 1967 Plan as a limited access highway connecting Washington, D.C. to the Outer Beltway via Sligo Creek Park along the western periphery of the Kemp Mill-Four Corners planning area boundary. The 1967 Plan shows an interchange for the highway at Arcola Avenue and Kemp Mill Road. The MNCPPC removed F-4 from the *Master Plan of Highways*, the *General Plan*, and the *1970 Aspen Hill Plan* by Resolution 71-5, February 10, 1971 (see the Appendix). This Plan reflects the removal of F-4 in Kemp Mill.

*The Route 29 Spur (M-89)* was recommended in the 1967 Plan as a major highway connecting University Boulevard to US 29 in the White Oak area across the Northwest Branch. A portion of M-89 within White Oak was removed in the *1981 Approved and Adopted Master Plan Eastern County Planning Area, Cloverly, Fairland, White Oak*. This Plan removes the remaining portion of M-89 from the Kemp Mill Plan. This right-of-way should be used for parkland, except to the extent it is needed for bikeway or pedestrian improvements. In addition, there should be an analysis to determine how to achieve a safe pedestrian connection between Breewood Local Park and this right-of-way.

*University Boulevard (M-19)* is a major highway serving the southern portion of the planning area. Arcola Avenue, Dennis Avenue, and some local streets gain access from University Boulevard. This is a major commuter road usually experiencing heavy travel during the morning and evening peak periods. Sidewalks are missing on the north side between Caddington Avenue and the master plan boundary and should be added.

### *Recommendations*

- Reflect the removal of F-4, the Northern Parkway, and interchanges located within the Kemp Mill Master Plan area.
- Remove the highway designation for M-89 from the *Master Plan of Highways*.
- Determine how to achieve a safe pedestrian connection between Breewood Local Park and the former Route 29 Spur right-of-way.

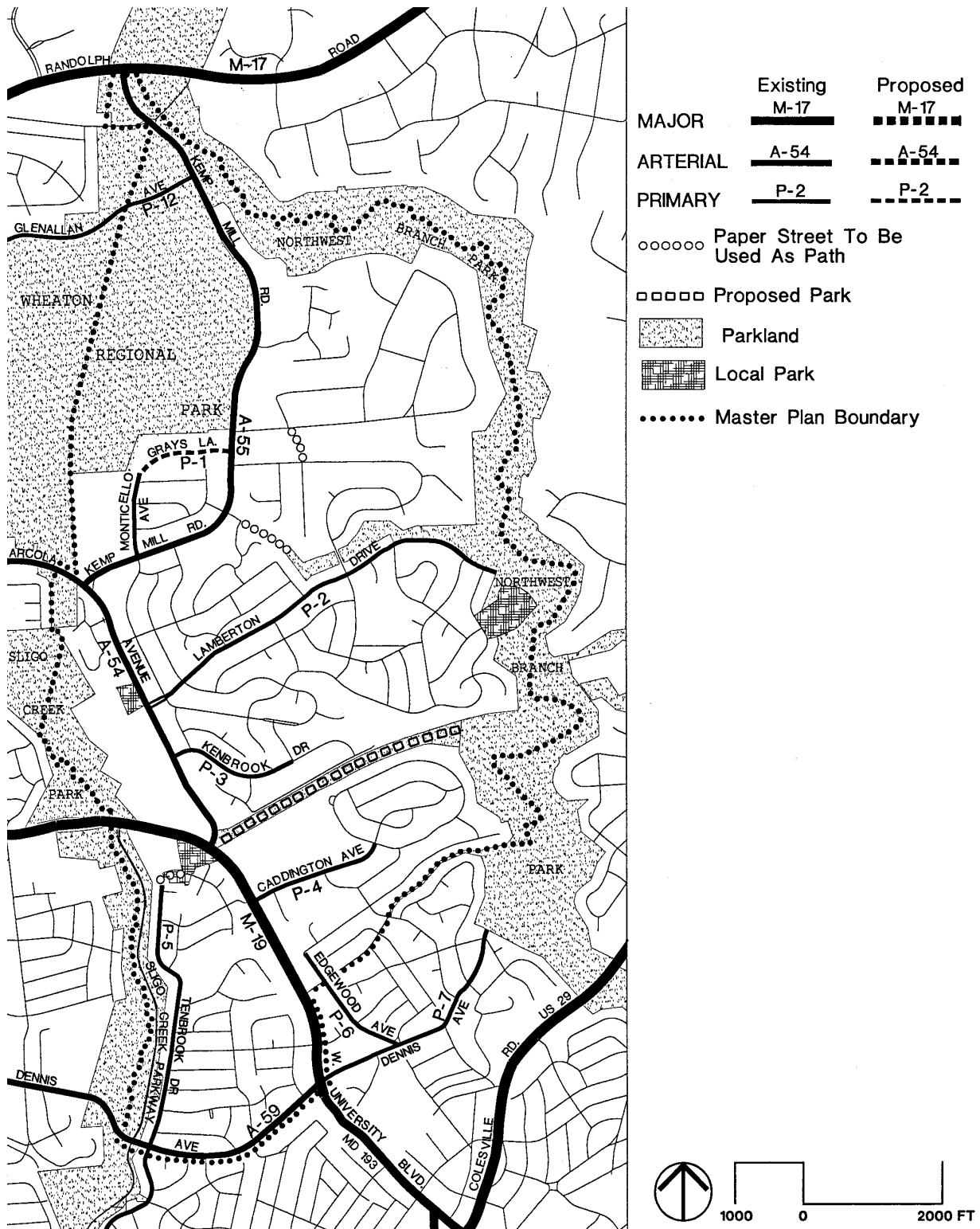
*TABLE 2: Recommended Street and Highway Classifications*

<b>Master Plan #**</b>	<b>Name</b>	<b>Limit</b>	<b>Minimum ROW</b>	<b>Pavement Width Or No. Of Lanes*</b>
<b>Major Highways</b>				
M-19	University Blvd. (MD 193)	Dennis Avenue to Sligo Creek Parkway	120'	6 lanes divided
<b>Arterial Roads</b>				
A-54	Arcola Avenue	University Boulevard to master plan boundary	80'	4 lanes
A-55	Kemp Mill Road	Arcola Avenue to Randolph Road	80'	2 lanes
A-59	Dennis Avenue	University Boulevard to Sligo Creek Parkway	80'	2 lanes
<b>Primary Residential Streets</b>				
P-1	Monticello Avenue and Grays Lane	Kemp Mill Road to Kemp Mill Road	70'	2 lanes
P-2	Lamberton Drive	Arcola Avenue to Claybrook Drive	70'	2 lanes
P-3	Kenbrook Drive	Arcola Avenue to Healy Street	70'	2 lanes
P-4	Caddington Avenue	University Boulevard to Loxford Terrace	70'	2 lanes
P-5	Tenbrook Drive	Dennis Avenue to Breewood Road	70'	2 lanes
P-6	Edgewood Avenue	Hannes Street to Eisner Street	70'	2 lanes
P-12	Glenallan Avenue	Glenfield Road to Kemp Mill Road	70'	2 lanes

\* Secondary and tertiary streets are not designated on Master or Sector Plans.

\*\* The number of planned through lanes for each segment, not including lanes for turning, parking, acceleration, deceleration, or other purposes auxiliary to through travel.

Figure 12: Street and Highway Plan



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### *Arterial Roads*

*Arcola Avenue (A-54)* is an east-west arterial road connecting Georgia Avenue in Wheaton to University Boulevard in the southern part of the Kemp Mill community. This road provides access west and south of Kemp Mill. There are sidewalks along its entire length. Between the planning boundary and Kemp Mill Road, Arcola Avenue is a two-lane road with on-street parking. South of Kemp Mill Road, Arcola Avenue is a four-lane road with limited use of the curb lane for on-street parking.

*Kemp Mill Road (A-55)* is a north-south arterial road connecting Randolph Road to Arcola Avenue. It provides access to the northern portion of the Kemp Mill community. All residential developments in this area use this road for travel inside and outside of the community. Commuters in other surrounding neighborhoods also use this road as a cut-through route to avoid congestion on parallel roads such as Georgia Avenue and New Hampshire Avenue. There are sidewalks and on street parking south of Stonington Road.

*Dennis Avenue (A-59)* is an east-west arterial road traversing the southern edge of the Kemp Mill community. It functions as a collector of traffic from residential streets to University Boulevard. There are sidewalks on both sides except the section between University Boulevard and Gilmoure Drive on the north side and between Proctor Street and the Sligo Creek Park trail on the south side.

### *Primary Residential Roads*

*Monticello Avenue-Grays Lane (P-1)* is a primary residential street extending north from Kemp Mill Road. This road is recommended to connect with Grays Lane to form a loop road connecting with Kemp Mill Road in two locations. It is the primary access to E. Brooke Lee Middle School. There are sidewalks on both sides of the existing portion of the street.

*Lamberton Drive (P-2)* is a primary residential street extending east from Arcola Avenue. It traverses east west in the middle of Kemp Mill and collects traffic from local streets and distributes it on Arcola Avenue. There are sidewalks on both sides of the street just past Charleton Drive and on the south side only opposite the Northwest Branch park spur.

*Kenbrook Drive (P-3)* is a primary residential street extending east from Arcola Avenue to Healy Street. East of Healy Street, Kenbrook Drive is not a master-planned roadway. Sidewalks exist on both sides of the street.

*Caddington Avenue (P-4)* is a primary residential street extending east from University Boulevard to Loxford Terrace. It collects traffic from the southern portion of Kemp Mill residential developments and distributes it on University Boulevard. Sidewalks exist on both sides of the street.

*Tenbrook Drive (P-5)* is a primary residential street traversing north south along the western boundary of the planning area. It functions as a collector street for all neighborhoods on the west side of University Boulevard. Sidewalks are provided on both sides of the street.

*Edgewood Avenue (P-6)* is a primary north-south street extending from Hannes Street to the southern boundary of the planning area. This street has the same classification in the *Four Corners Master Plan*. There are sidewalks on both sides of the street.

#### *TRANSIT*

Public transit typically operates most efficiently in densely populated areas. Kemp Mill is developed as a predominantly single family residential area except for the apartments in the Kemp Mill Town Center. However, because of the proximity of Kemp Mill to several Red Line Metrorail stations, bus service connections to the regional mass transit system are well used.

Household survey data from 1997 indicates that 33% of residents in this area work in Washington, D.C. and another 23% work south of the Beltway in Montgomery County. Overall, 20% of residents use transit to go to work, compared to 13% percent countywide. The higher use of transit in this area may well be attributed to its proximity to Metrorail stations and good bus service connecting to those centers.

Several bus routes provide service coverage along all of the major highways and arterials in the plan area. These routes include five Ride-On routes and nine WMATA Metro routes that connect to the Metrorail stations at Glenmont and Wheaton.

#### *SIDEWALKS*

A comprehensive network of pedestrian walkways serves the Kemp Mill area. Some local streets do not have sidewalks due to insufficient right-of-way. This plan does not prescribe sidewalk construction in these cases, but rather confirms the current practice of allowing communities to decide on a case-by-case basis. The only recommended location for new sidewalks in the master plan is along University Boulevard.

#### *BIKEWAYS*

The *Master Plan of Bikeways* is a functional master plan that designates the locations and classes of bikeways throughout the county. There are three classes of bikeways. Class I is a separate off-street path or trail located on one side of the roadway. A Class I bikeway must be a minimum of eight feet wide and provides two-way bicycle traffic, which is why it can be located on one side of a roadway. A Class I bikeway can also function as a mixed-use path and be shared with pedestrians. A Class II bikeway is an on-street bike lane designated for the exclusive or semi-exclusive use of bicycles, is located on both sides of a roadway, and designated on the pavement by a five foot wide marking. A Class III bikeway is an on-street route shared by motor vehicles and bicycles and is designated by signage only. This master plan revises the *1978 Master Plan of Bikeways*.



### *Recommendations*

- Provide sidewalks on the eastern side of University Boulevard between Caddington Avenue and the master plan area boundary. This section of University Boulevard should have sidewalks to ensure pedestrian safety and accessibility.
- Study the feasibility of the following paper streets for short and easy access between neighborhoods: Yeatman Parkway between Kemp Mill Road and Northwest Branch Park, Breewood Road to Sligo Creek Trail, Auth Lane between Stonington Road and Hermleigh Road.
- Designate bikeways along all major streets as shown in Table 3 and Figure 13 to provide a safe and efficient bikeway network.
- The bikeway along Arcola Avenue, PB-3, is designated Class I. The bikeway should be located on the west side to connect to trails in Sligo Creek and Wheaton Regional Parks. There should be a safe crossing between Sligo Creek Park and Wheaton Regional Park at the intersection of Arcola Avenue and Kemp Mill Road. This could be accomplished by a designated crossing at the Kemp Mill Road traffic signal and a traffic study will be needed to analyze conditions. If the decision is made to put the crossing at this location, then the bikeway should be located on both sides of the road to ensure continuous safe access to the bikeways in the adjacent parks, Sligo Creek and Wheaton Regional.
- Delete remaining portion of P-51, a proposed bikeway on Stonington Road, across the Northwest Branch to Springbrook Drive. The portion of the bikeway on the north side of Northwest Branch Park was removed in the *1997 White Oak Master Plan*.

### *DELETIONS FROM THE 1967 PLAN KEMP MILL- FOUR CORNERS AND VICINITY MASTER PLAN AND THE/1978 PLAN OF BIKEWAYS*

Delete F-4, the Northern Parkway.

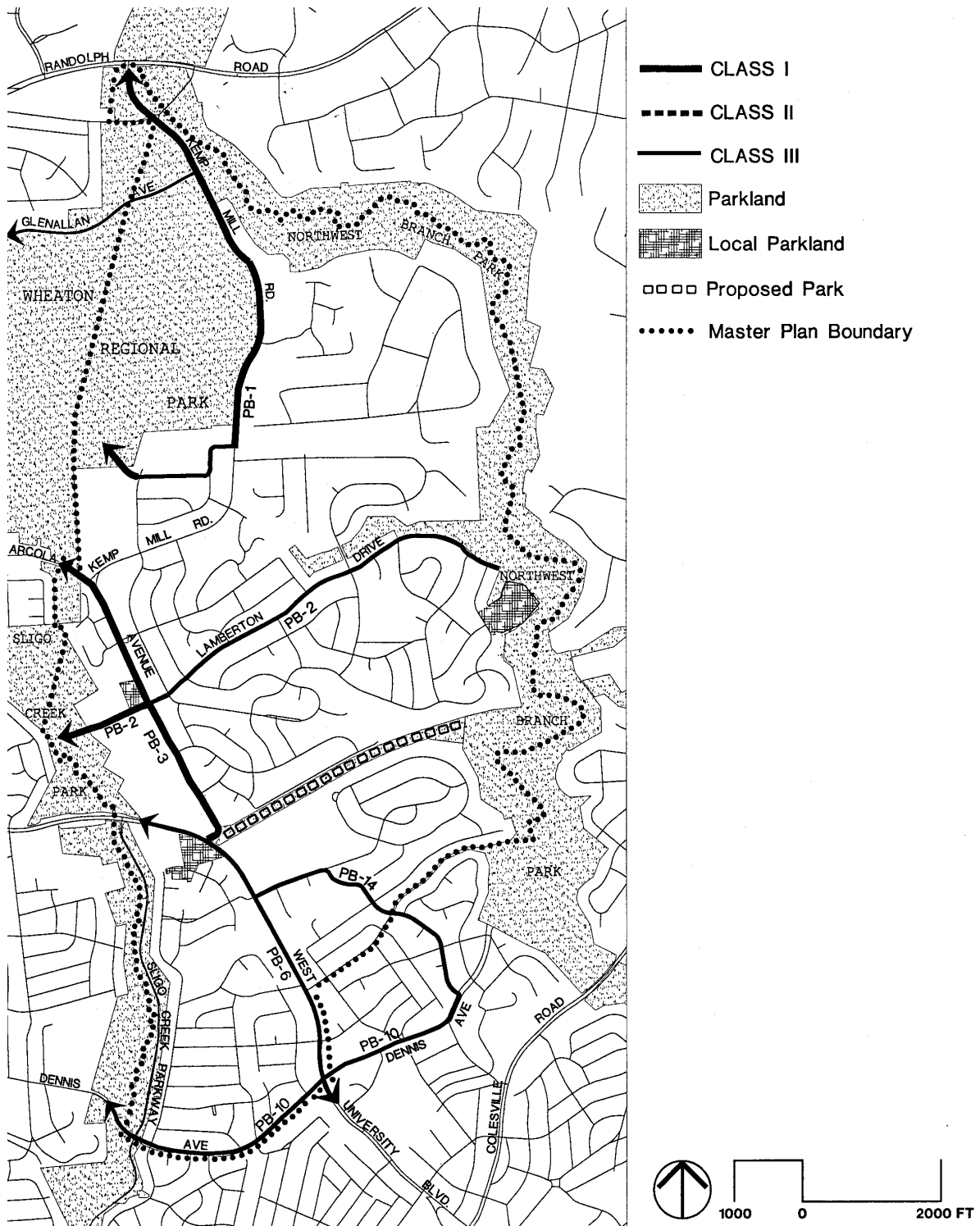
Delete highway designation of M-89, the Route 29 Spur.

Delete Bikeway Route P-51.

*TABLE 3: Recommended Bikeway Network*

<b>Route #</b>	<b>Bikeway Connection</b>	<b>Notes</b>
PB-1	Kemp Mill Road between master plan boundary and Grays Lane Grays Lane between Kemp Mill Road and Brentwood Lane, with interim use of the Clintwood Drive right-of-way and Brentwood Lane Wheaton Regional Park between E. Brooke Lee school and the existing path north of Arcola Avenue	Class I on the west side along the Wheaton Regional Park boundary Class III Class I
PB-2	West of Arcola Avenue opposite Lamberton Drive through the Kemp Mill shopping center to Sligo Creek Park Trail  Lamberton Drive	Class I  Class III
PB-3	Arcola Avenue between the western master plan boundary and University Boulevard	Class I on west side by widening sidewalks to eight feet
PB-6	University Boulevard between Dennis Avenue and Sligo Creek Park	Class III
PB-10	Dennis Avenue from University Blvd. to Sligo Creek Parkway	Class III
PB-14	Caddington Avenue between University Boulevard and Chiswell Lane Chiswell Lane between Caddington Avenue and Cavalier Drive Cavalier Drive between Chiswell Lane and the master plan boundary	Class III Class III Class III

Figure 13: Bikeway Plan



APPROVED AND ADOPTED KEMP MILL MASTER PLAN

## ENVIRONMENTAL RESOURCES

*GOAL: Protect and enhance natural resources for the enjoyment of residents and sustain a stable and healthy biological environment for native plant and animal populations.*

Environmental resources are important indicators of overall quality of life. Residents in urban areas desire pleasant cool, green surroundings with adequate open space to lessen the impacts of noise, temperature and glare.

The Maryland Planning Act of 1992 supports protection of sensitive environmental areas and stewardship of the lands of the Chesapeake Bay. Sensitive areas include streams and stream buffers, 100-year floodplains, habitats of rare, threatened and endangered species, and steep slopes. Sensitive areas are protected from disturbance by development under the *Guidelines for Environmental Management of Development in Montgomery County*. All new commercial and subdivision development must comply with current county and state environmental requirements, including forest conservation, storm water management, sediment control, and development restrictions within streams, wetlands and floodplains. Most of the sensitive areas located within the study area boundaries are found within the Northwest Branch Stream Valley Park, Sligo Creek Stream Valley Park and Wheaton Regional Park. These three, forested parks also support high quality, maturing, mixed deciduous forests.

Within Kemp Mill, the primary environmental issues are air quality, noise, landscaping/forest conservation, community water and sewer, and water quality/storm water management. Kemp Mill was developed prior to current standards for landscaping, green space, forest conservation and storm water management. Today, there are few sites with development/redevelopment potential in the Kemp Mill area. Enhanced landscaping and green space, as well as managing storm water runoff to nearby streams will improve environmental conditions.

### *AIR QUALITY*

The Washington metropolitan region, which includes all of Montgomery County, is currently classified as a “serious” non-attainment area under Federal air quality regulations with regard to ground-level ozone. Since 1990, the area has exceeded the one-hour ozone standard, on average, six days every summer. Federal air quality laws permit an average of only one “exceedance” per summer at a monitor location.

Ground-level ozone (O<sub>3</sub>) is an invisible gas formed when two pollutants - volatile organic compounds (VOC) and nitrogen oxides (NO<sub>x</sub>) - react in sunlight. The primary sources of these pollutants are utilities and other industries, motor vehicles, small gasoline powered engines, and small businesses that use solvents and cleaning solutions, paints, cleaners, and insecticides.

Once emitted, these pollutants can travel many miles before reacting to form ozone. On a typical summer day, over half of the pollutants that cause ozone in the Washington region come from sources outside the region. Some sources are in other states, hundreds of miles away. Likewise, sources in the Washington area emit pollutants that travel many miles and eventually affect ozone concentrations in other regions and states.

### *Recommendation*

- Improve air quality by encouraging pedestrian, bicycle and transit access in existing development and by improving alternatives to automobile transportation.

### *NOISE*

Noise, most simply defined, is unwanted sound. The major source of noise in the Kemp Mill area is roadway traffic. Roadway noise levels vary with traffic volume and speed, types of vehicles on the roadway and the type of roadway. There are few noise mitigation options where existing residential uses line the roadways.

In situations where driveway access is not along the major road, a fence or wall-type noise barrier could be constructed on private property, with the owners' cooperation, outside the public rights-of-way and public utility easements and along the contiguous roadway rights-of-way. However, acoustical treatment of an existing structure is often the most feasible option for affected homes and reduces interior noise levels by increasing the noise-reducing characteristics of the exterior facade, particularly windows and doors. Mitigation of noise impacts is addressed during the development review process of redeveloping or newly developing properties.

### *Recommendation*

- Support noise compatible site design for new development and redevelopment within the noise impact areas along major roads (Dennis Avenue, University Boulevard, Kemp Mill Road, and Arcola Avenue).

### *FOREST CONSERVATION*

Forest conservation helps retain the natural beauty of the community and protects dependent ecosystems. Trees cleanse water runoff and the air, provide shade to alleviate summer temperatures, and provide cover and food for a variety of wildlife. Since 1992, Montgomery County has required forest conservation under the Forest Conservation Law as part of the application process for land disturbance and development. Two large areas of forested stream valley parkland flank Kemp Mill: Sligo Creek and Northwest Branch parks. Urban forest and neighborhood street trees will enhance these forested areas. In addition, maintaining diversity of flora in the forested areas is equally important. The Parks Department has a volunteer program, Weed Warriors that works on maintaining biological diversity and controlling invasive species of flora.

### *Recommendations*

- Enhance the natural environment in Kemp Mill by supporting shade tree planting projects for roadways, residential streets and parking lots.
- Protect diversity of botanical ecosystems through management of invasive flora.

### *COMMUNITY WATER AND SEWER*

The Washington Suburban Sanitary Commission (WSSC) provides community water and sewer service within the master plan area. Water and sewer are classified as W-1 and S-1 respectively. These categories indicate that the entire master plan area is eligible for community water and sewer service. However, several lots within the Springbrook Forest subdivision still use well and septic systems. Connection to WSSC community water and sewer is available to these owners at the owner's expense. The provision of service to some areas will require new local main extensions, which property owners must also pay.

Two major trunk sewer lines serve Kemp Mill: Northwest Branch and Sligo Creek. The WSSC has projected that much of the trunk sewer along the length of the Northwest Branch within the master plan area will require relief due to excessive peak flows in approximately 2010. The County's Comprehensive Water Supply and Sewerage Systems Plan will address the future need to relieve this trunk sewer. The Sligo Creek trunk sewer has recently been upgraded and should not require relief in the foreseeable future. The water supply system is considered adequate to meet the demand of Kemp Mill.

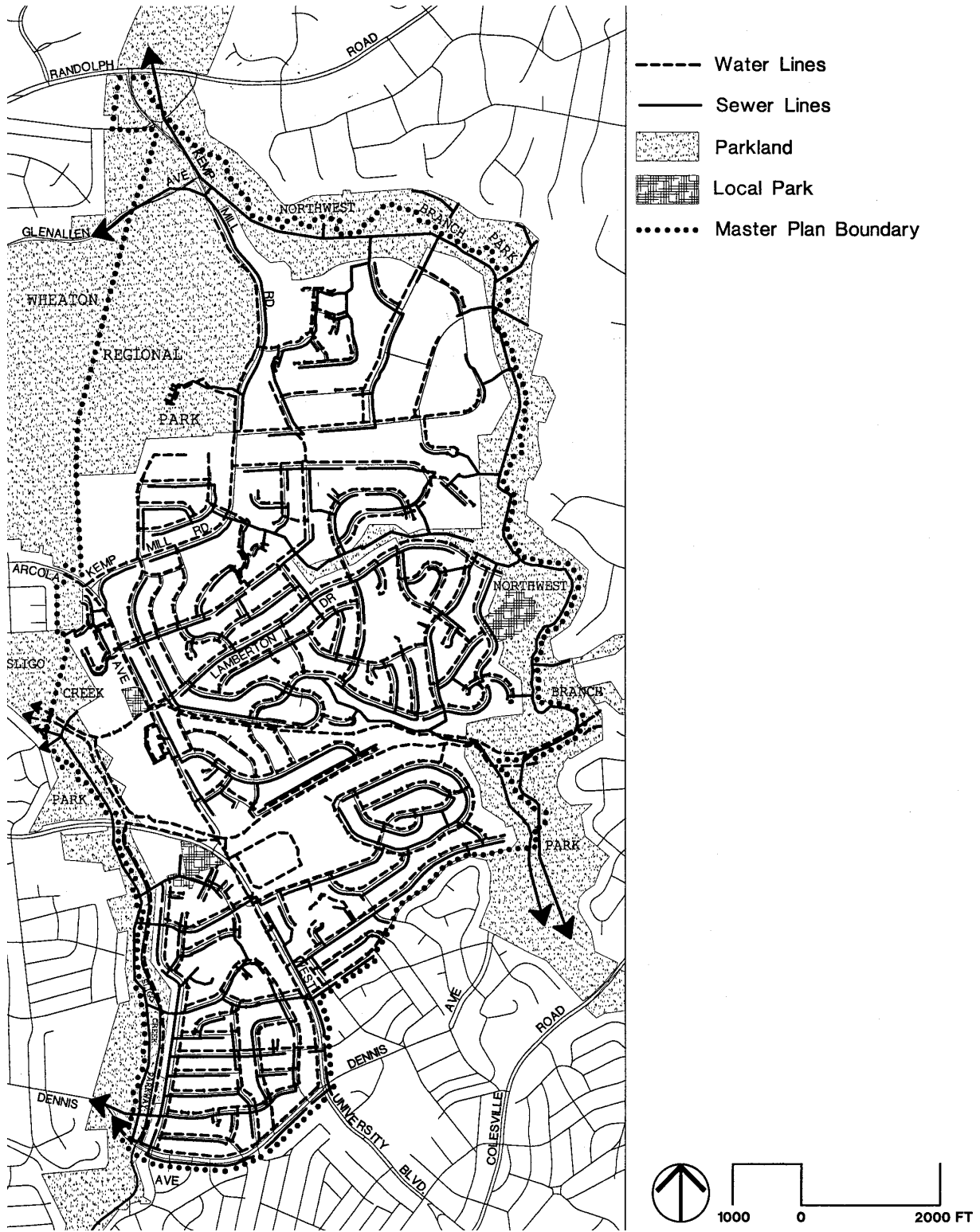
### *Recommendation*

- Manage extension of community water and sewer service to individual lots in an environmentally sensitive manner.

### *STORM WATER MANAGEMENT*

This master plan lies within two major watersheds of the Anacostia River: Northwest Branch and Sligo Creek. The state of Maryland classifies the Northwest Branch watershed as Use IV. A Use IV designation indicates that stream waters are capable of supporting adult trout for catch-and-release fishing. Sligo Creek Watershed is classified as Use I. A Use I designation is defined as suitable for water contact sports, fishing, and the propagation of fish and aquatic life.

Figure 14: Community Water and Sewer



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The Northwest Branch has five sub-watersheds and Sligo Creek has one sub-watershed within the master plan area. These six sub-watersheds are either wholly or partially in the Kemp Mill master plan area. The sub-watersheds range from fair to poor condition according to the *Countywide Stream Protection Strategy* (CSPS). The CSPS has determined that three of the sub-watersheds of the Northwest Branch, the Middle Mainstem, Lambertson Drive and Lockridge Drive, are priority sub-watersheds based on the high levels of imperviousness, uncontrolled runoff and poor bank stability (Figure 15). Many streams in the master plan area have been placed underground. The Montgomery County Department of Environmental Protection (MCDEP), the M-NCPPC and the Army Corps of Engineers coordinate stream restoration projects in the priority sub-watersheds. The most recently approved restoration projects are the Northwood Tributary Stream Restoration and Phase II of the Anacostia Restoration Project in the Lambertson Drive tributary off Yeatman Parkway. The degraded conditions are due primarily to the effects of uncontrolled runoff from existing development built prior to the application of today's standards for environmental protection.

Stormwater management is an important environmental issue in Kemp Mill. The Montgomery County Department of Permitting Services (MCDPS) enforces current stormwater management regulations. Efforts are underway to reduce the impact of storm water in Sligo Creek and Northwest Branch through the Anacostia Watershed Restoration Program and the MCDEP capital improvements program. The recommendations below can improve water quality while simultaneously enhancing the aesthetic quality of Kemp Mill.

Montgomery County has a wetlands and watershed educational program called the Stream Striders. This program educates individuals regarding the importance of maintaining the integrity of the wetlands and stream buffers. Save-Our-Streams is a state wide volunteer organization that educates citizen volunteers and community organizations to clean, monitor and protect Maryland's waterways.

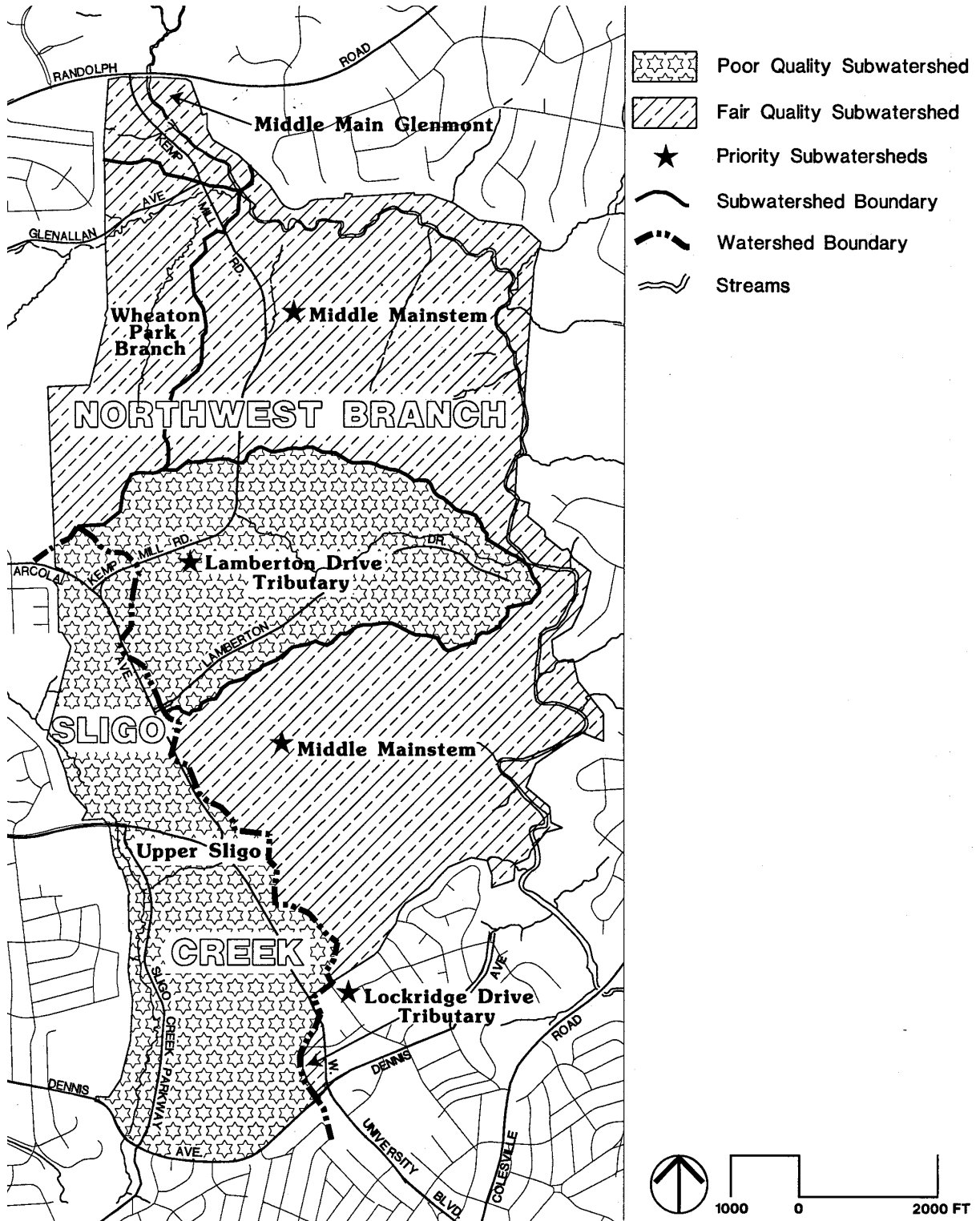
### *Recommendations*

- Avoid paving or piping waterways and utilize environmentally sensitive methods to stabilize streams within the Northwest Branch and Sligo Creek watersheds.
- Promote the use of infiltration techniques for stormwater management within required open or green space.
- Improve permeability of surface parking areas by adding green space to increase infiltration.
- Expand voluntary pollution prevention programs within commercial zones.
- Continue to support and participation in the Anacostia Watershed Restoration Program and MCDEP efforts to provide stormwater management retrofits, stream valley restoration, and appropriate stormwater management facilities.
- Balance impacts to park resources from storm water retrofit/water quality improvement against overall environmental benefits.



- Review any future stormwater management proposals that affect parkland under the review hierarchy of avoidance, minimization, mitigation, and compensation for impacts to parkland, while supporting necessary actions to restore degraded aquatic habitats. Compensation is never appropriate in lieu of storm water management or stream valley restoration projects. If expected impacts from a proposed project could not be sufficiently avoided, minimized, and/or mitigated, the project should not be pursued.
- Support environmental education programs and develop additional initiatives that support environmental stewardship within the public, business and private sectors.

Figure 15: Water Quality and Priority Sub-watersheds



## **HISTORIC PRESERVATION**

The Master Plan for Historic Preservation and the Historic Preservation Ordinance (Chapter 24A of the Montgomery County Code) are designed to protect and preserve Montgomery County's historic and architectural heritage. Placement on the Master Plan for Historic Preservation officially designates the property as a historic site or historic district and places it under the protective provisions and procedural requirements of the County's preservation ordinance. The status affects only the exterior historic appearance of the structure and the environmental setting. Owners of designated properties can qualify for a number of County and State preservation tax credits, as well as other financial aids and incentives, to assist with the maintenance and preservation of their properties.

There is only one property, the Gallagher House (32/4) at 10311 Gilmoure Drive, located within the Kemp Mill Master Plan area that was eligible for historic designation. The property was included in the Historic Resources review of the *Approved and Adopted 1996 Four Corners Master Plan*. The Plan removed the property from the *Locational Atlas and Index of Historic Sites in Montgomery County* because the property had been extensively altered and no longer reflected cultural or architectural events and themes in the history of Eastern Montgomery County.

## COMMUNITY FACILITIES PLAN

*GOAL: Provide sufficient public facilities to support the neighborhoods of Kemp Mill and provide linkages to access local facilities and institutions safely and efficiently.*

Public facilities such as schools, libraries, community and recreation centers, and parks are an important component of any community. These facilities create and reinforce a sense of social cohesion. The Kemp Mill area, since it is geographically small, does not have many public facilities located within its boundaries. However, many facilities just outside the master plan boundaries are readily available to the community.

### *PARKS*

Most of the homes in the master plan area are within walking distance of parkland. Three large parks surround the master plan area: Wheaton Regional, Sligo Creek and Northwest Branch.

Wheaton Regional provides the widest range of programmed activities including tennis, ice-skating, picnicking, roller hockey, a large playground, miniature train track and a carousel designed specifically for children. Sligo Creek and Northwest Branch are stream valley parks that have recreational facilities limited to small playgrounds and paved and unpaved trails. The local parks provide playgrounds, ball fields, tennis courts and basketball courts. A description of the parks in the Kemp Mill area is contained in Table 4.

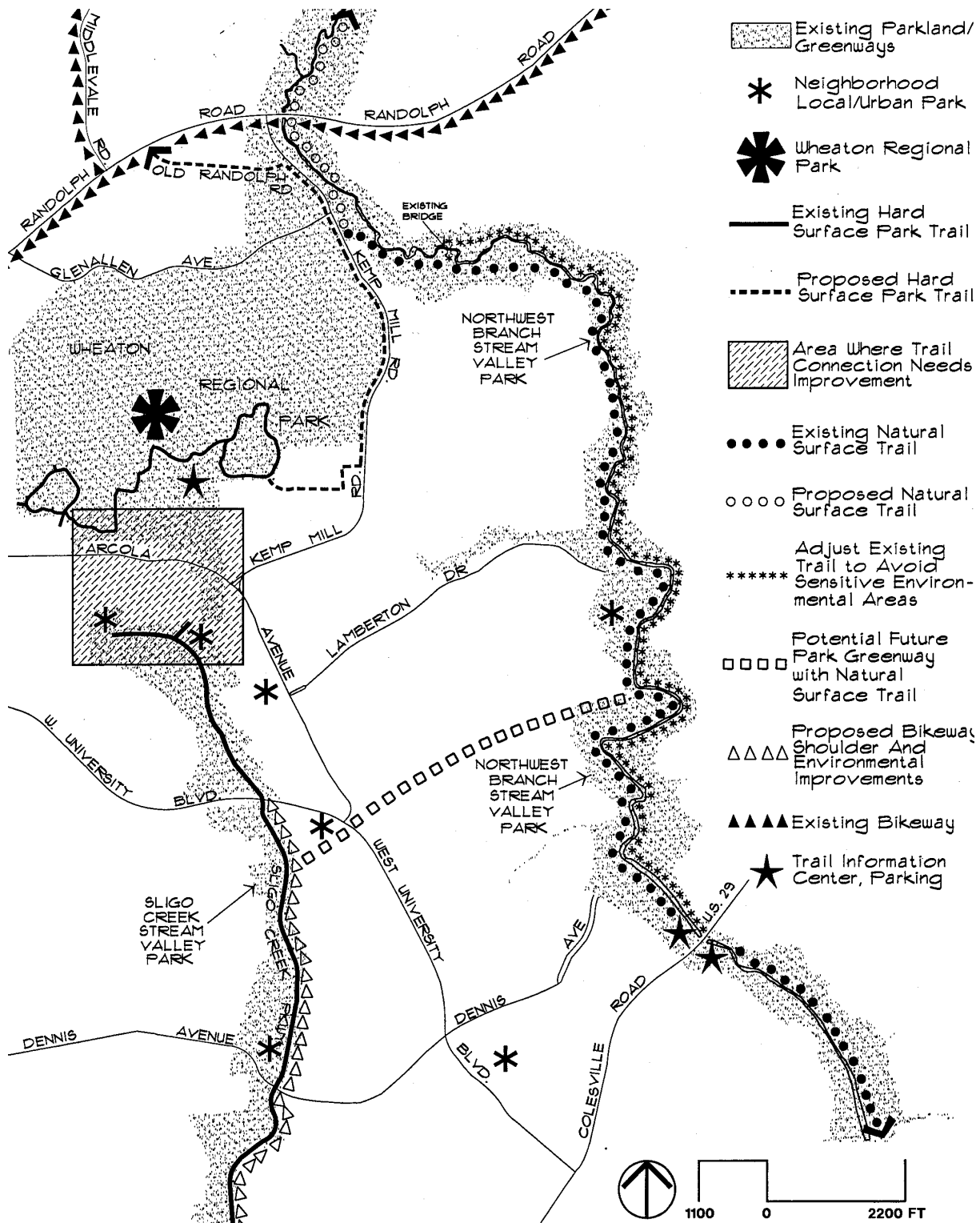
One of the most important recommendations in the master plan is to determine the need for additional parkland. The *Parks, Recreation and Open Space Plan (PROS)* is a countywide analysis of park needs and is a key determinant of when and where additional parkland is needed. According to the PROS Plan, the number of parks and recreational opportunities currently provided are adequate to meet future recreational needs. For this reason, this Plan does not recommend acquisition of additional parkland for local or neighborhood parks within Kemp Mill.

Acquisition of land for trail connections, however, is recommended. The SHA owns land that was originally intended for a highway connection between University Boulevard and Route 29 (see the Transportation Section). This right-of-way would provide a greenway connection between the Northwest Branch and Sligo Creek parks.

### *Recommendations*

- Acquire SHA right-of-way from University Boulevard to Northwest Branch Park for parkland. This will provide a park connection between Sligo Creek and Northwest Branch Parks.
- Provide a safe connection between the trails in Sligo Creek and Wheaton Regional Park.

Figure 16: Park and Trail Concept Plan



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Future revitalization or refurbishing of park facilities should consider the demographic characteristics of the population.

*TABLE 4: Public Parks in Kemp Mill*

<b>Name of Park</b>	<b>Current Development</b>
<i>Community Use Parks</i>	
Kemp Mill Urban Park (2.68 acres)	Pond, gazebo, paths, playground, basketball court
Breewood Neighborhood Park (4.94 acres)	Undeveloped
Kemp Mill Estates Local Park (12 acres)	Small recreation building, playground, softball field, basketball court, 2 lighted tennis courts
<i>Stream Valley and Regional Parks</i>	
Sligo Creek Stream Valley Park	Hiker biker trail, playground, picnic areas, exercise course
Northwest Branch Stream Valley Park	Natural surface trails; old WSSC building
Wheaton Regional Park	Arboretum, nature center, picnic areas, playground, ice rink, 6 outdoor and 6 indoor tennis courts, 6 ball fields, carousel, miniature train, equestrian center

*SLIGO CREEK, WHEATON AND NORTHWEST BRANCH PARK AND TRAIL PLAN*

During the Kemp Mill planning process, the Park Planning Unit of the Countywide Planning Division developed a companion analysis and plan for the regional and stream valley parks surrounding the Kemp Mill area. Since these parks serve a larger area than the Kemp Mill community, this effort was done in conjunction with the master plan, but with its own broader public participation process. The plan was reviewed and approved by the Planning Board as a separate document (see Figure 16).

## *PUBLIC SCHOOLS*

The Kemp Mill master plan area is part of the Kennedy High School Cluster. Schools within the boundaries of the master plan area are: E. Brooke Lee Middle School and Kemp Mill Elementary School (Kennedy Cluster), Forest Knolls Elementary School (Blair Cluster); and the Northwood High School, a holding school. Northwood High School is close to the Kemp Mill Town Center. If the school undergoes a non-school reuse, then consideration should be given at that time to co-locating senior housing on the site.

There are two publicly owned buildings that were once used for schools. Spring Mill Center, located on Kemp Mill Road, was an elementary school and is now being reused as a Board of Education Administrative Center. The McDonald Knolls Elementary School, located on Tenbrook Drive, is a closed school. The County is leasing the building to two private institutions, CHI (Centers for the Handicapped) and the Arc of Montgomery County, a day care provider.

## *OTHER COMMUNITY FACILITIES AND SERVICES*

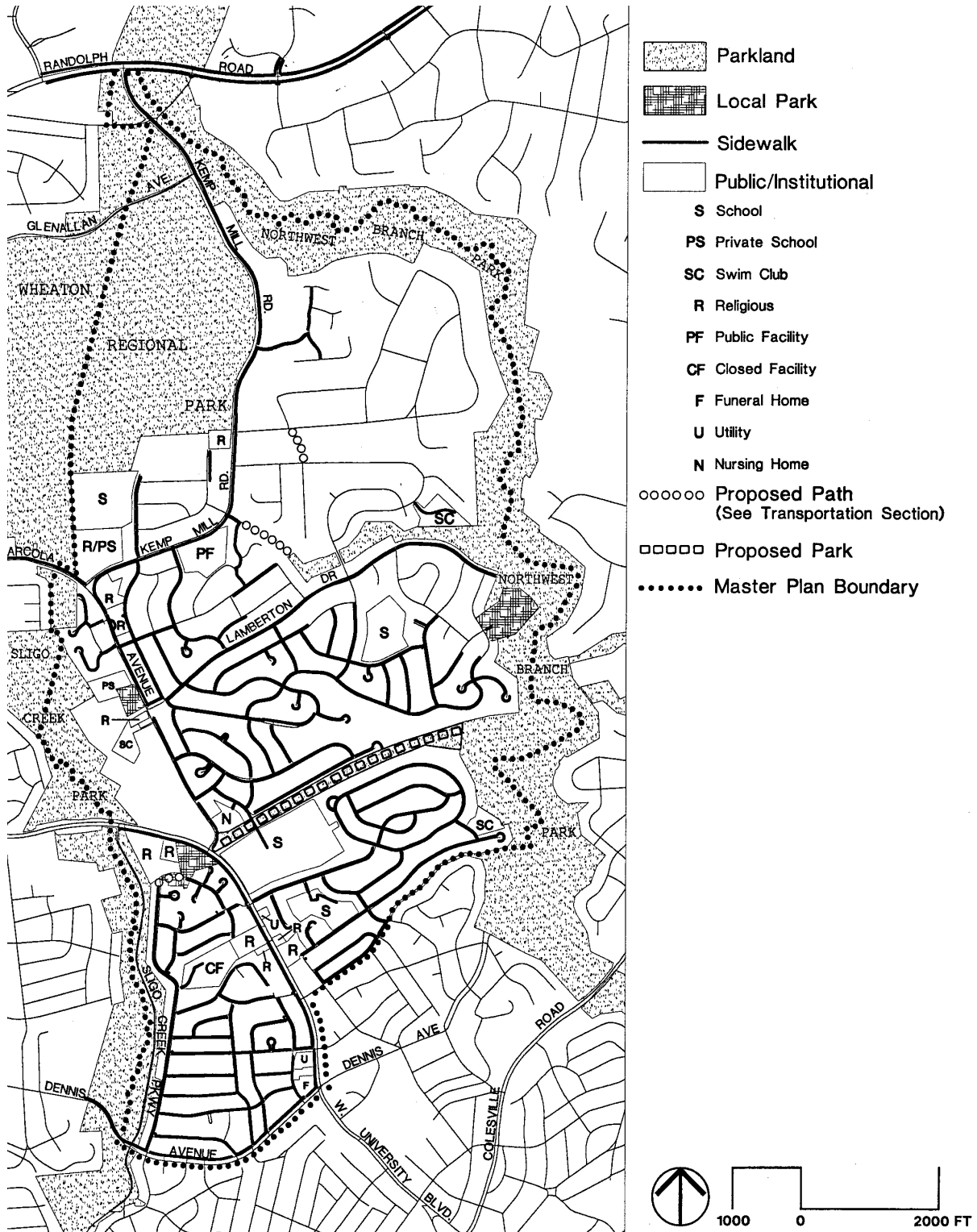
Kemp Mill is part of the Mid-County Service Area. There is a need within the Mid-County Service Area for a community recreation center to provide more recreational programming for residents in the Kensington-Wheaton and Kemp Mill master plan areas. The center could be located outside of the Kemp Mill master plan area, as long as it is accessible to Kemp Mill residents. Kemp Mill is within the service area of the Wheaton Regional Library District. The regional library for the district is located at Arcola and Georgia Avenue, approximately one mile west from the western boundary of Kemp Mill master plan area. The White Oak Library, located on New Hampshire Avenue just north of the US 29 interchange, is approximately 2.5 miles east of the master plan area boundary. The Kemp Mill master plan area is located within the Wheaton Police District and Fire and Rescue Service District 4.

## *LINKAGES: SIDEWALKS, PATHS AND CONNECTIONS TO COMMUNITY FACILITIES*

As noted earlier, many residents routinely walk to services and amenities in the Kemp Mill area. Figure 17, Community Facilities and Linkage Plan, shows the existing sidewalks and paths and those unimproved public rights-of-way (paper streets) recommended in this master plan to review for possible improvements to improve access to community facilities. Over the years, residents have worn paths through some of the paper public rights-of-ways. These paths should be graded to reduce erosion and appropriate surface treatment considered (see also the Transportation Section).

Many of the existing trails within the surrounding parks extend to public streets and sidewalks within the master plan area. However, improvements, in particular, pedestrian access between the apartment buildings, Sligo Creek Park and the shopping center, would better serve the area residents. The recommended pedestrian links in combination with the Bikeway Plan and the Park Plan will provide non-vehicular access throughout much of the Kemp Mill Community.

Figure 17: Community Facilities and Linkages Plan



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## **IMPLEMENTATION**

To implement the recommendations of this Plan, actions need to be taken by a variety of governmental bodies. This section provides implementation strategies relating to zoning, the provision of community water and sewer service, the Capital Improvements Program (CIP), and other aspects of the development process.

### **ZONING**

A comprehensive zoning action, Sectional Map Amendment (SMA), will follow the approval and adoption of this Plan. A SMA implements the zoning recommendations on properties where a zoning change is recommended and confirms existing zoning on properties where no zoning changes are proposed. This Plan recommends three changes in zoning: rezoning the Springbrook Forest subdivision from the R-200 zone to the RE-1 zone, and townhouse zoning for two properties in the Kemp Mill Town Center area. The zoning recommended for Springbrook Forest is Euclidean Zoning, which can be done through a SMA. Townhouse zoning is a floating zone, which can be applied either through the SMA process (with the written consent of the property owner) or through a Local Map Amendment (LMA) process at a later time. Based on the potential complexity involved in redeveloping these sites, this Plan recommends that rezoning be accomplished through the LMA process, and that a schematic development plan (SDP) be required at the time of the zoning request. The review of the SDP should address issues of compatibility and layout and include careful consideration of appropriate access to public right-of-way and sidewalks or paths.

Typically, a SMA reconfirms all other zoning in the master plan area as previously approved. In the case of the Kemp Mill Master Plan, the last Sectional Map Amendment, E-955, was adopted in 1968. The zoning lines in that SMA followed property lines that predated many of the subdivisions. The SMA did not adjust the zoning lines to reflect subdivisions; therefore, many of the residential lots are split-zoned. Section 59 A-1.6 of the Zoning Ordinance states that where there is uncertainty as to the boundaries of any of the zones, zone boundaries are intended to follow streets, alleys or lot lines parallel or perpendicular thereto. When the SMA is prepared for this master plan, the zoning lines will be adjusted to follow lot lines and streets in order to eliminate split zoning.

This Plan does not make any zoning recommendations for the Kemp Mill Shopping Center. The Plan recognizes, however, that redevelopment of this property may occur in the future. Whichever development process is triggered at the time of redevelopment, subdivision review or parking facility review, this Plan recommends that safe, paved access to the shopping center stores be provided at the periphery of the parking lot and that the paths, sidewalks and trails that

today stop at the shopping center property boundary be connected to the paved pedestrian circulation within the shopping center.

**PUBLIC FACILITIES**

There are no new public facilities or road improvements proposed in the master plan. However, there are a number of sidewalks and trail connections proposed that are located within public rights-of-way or parkland and would be constructed through the County’s Capital Improvements Program (CIP).

*TABLE 5: Recommended Public Facilities Improvements*

<b>Project</b>	<b>Description</b>
University Boulevard sidewalks	Between Caddington Avenue and the Master Plan boundary
Breewood Local Park to Sligo Creek Park connection via paper street	Between Breewood Road stub and Sligo Creek Park
Auth Lane path	Between Stonington Road and Hermleigh Road
Yeatman Parkway path	Between Kemp Mill Road and parkland
Revitalization of Kemp Mill Urban Park	

## **APPENDIX**

M-NCPPC Resolution 71-5: Removing the Northern Parkway from the *General Plan* and the *Master Plan of Highways*.

District Council Resolution 14-1083: Approval of Planning Board (Final) Draft Kemp Mill Master Plan.

MCPB Resolution No. 01-25 and The M-NCPPC Resolution No. 01-17 Approving and Adopting the Kemp Mill Master Plan.

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**THE MARYLAND - NATIONAL CAPITAL PARK AND PLANNING COMMISSION**  
REGIONAL AND METROPOLITAN DISTRICTS IN MONTGOMERY AND PRINCE GEORGE'S COUNTIES, MARYLAND



Regional Headquarters Building  
8787 Georgia Avenue  
Silver Spring, Maryland 20907

569-1480  
Area Code 301

MNCPPC NO. 71-5

R E S O L U T I O N

WHEREAS, The Maryland-National Capital Park and Planning Commission held a public hearing on March 22, 1967, on a Preliminary Master Plan of Highways, being also a proposal to amend the General Plan for the Physical Development of the Maryland-Washington Regional District, and

WHEREAS, The Maryland General Assembly, by House Joint Resolution No. 111, endorsed the wish of the Montgomery County Delegation to delete the entire road shown as F-4, Northern Parkway, from April 1967 Preliminary Master Plan of Highways for Montgomery County, and includes the deletion of the "Woodside Spur" south of the Beltway, and

WHEREAS, The Montgomery County District Council on April 2, 1970, requested the removal of the Northern Parkway from the Preliminary Master Plan for Aspen Hill, and

WHEREAS, The Montgomery County District Council on July 23, 1970, approved the Updated General Plan "On Wedges and Corridors" for Montgomery County contingent upon the elimination of the Northern Freeway (Parkway) and

WHEREAS, The Montgomery County Planning Board on September 3, 1970, voted to submit a recommendation to the Montgomery County District to approve the deletion of the Northern Parkway (F-4) from the April, 1967 Preliminary Master Plan of Highways and the 1955 adopted Master Plan of Highways, and

WHEREAS, The Montgomery County District Council at its regular meeting on January 12, 1971, approved the proposed amendment as submitted by the Montgomery County Planning Board.

NOW, THEREFORE, BE IT RESOLVED by The Maryland-National Capital Park and Planning Commission that the Master Plan of Highways, together with the General Plan for the Physical Development of The Maryland-Washington Regional District, be, and the same are hereby, amended to delete the Northern Parkway from Georgia Avenue to the boundary between Montgomery County and Howard County.

APPROVED AND ADOPTED KEMP MILL MASTER PLAN

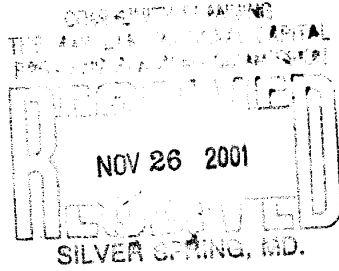
BE IT FURTHER RESOLVED, that this amendment shall be reflected on copies of the aforesaid Plans and that copies of such amended Plans shall be certified by the Commission, and filed with the Clerk of the Circuit Court of each of Montgomery and Prince George's Counties.

\* \* \* \* \*

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, Thursday, January 28, 1971, at which meeting four of the members of the Board were present; and, further, it is certified that the foregoing is a true and correct copy of a Resolution adopted by The Maryland-National Capital Park and Planning Commission at its regular meeting held in Prince George's County Regional Office Building, Riverdale, Maryland, on Wednesday, February 10, 1971, at which meeting 7 of the 9 members of the Commission were present.

  
Robert C. McSweeney  
Executive Director

APPROVED AND ADOPTED KEMP MILL MASTER PLAN



Resolution No.: 14-1083  
Introduced: November 20, 2001  
Adopted: November 20, 2001

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

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By: District Council

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Subject: Approval of Planning Board (Final) Draft Kemp Mill Master Plan

1. On June 20, 2001 the Montgomery County Planning Board transmitted to the County Executive and the County Council the Planning Board (Final) Draft Kemp Mill Master Plan.
2. The Planning Board (Final) Draft Kemp Mill Master Plan amends the approved and adopted Master Plan for the 1967 Kemp Mill-Four Corners and Vicinity Plan, as amended; the General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District Within Montgomery County and Prince George's Counties, as amended; the Master Plan of Highways within Montgomery County, as amended; and the Master Plan of Bikeways, 1978, as amended.
3. On August 17, 2001, the County Executive transmitted to the County Council his comments on the Kemp Mill Master Plan.
4. On October 16, 2001, the County Council held a public hearing regarding the Planning Board (Final) Draft Kemp Mill Master Plan. The Master Plan was referred to the Planning, Housing, and Economic Development Committee for review and recommendation.
5. On November 5, 2001, the Planning, Housing, and Economic Development Committee held a worksession to review the issues raised in connection with the Planning Board (Final) Draft Kemp Mill Master Plan.
6. On November 13, 2001 the County Council reviewed the Planning Board (Final) Draft Kemp Mill Master Plan and the recommendations of the Planning, Housing, and Economic Development Committee.

*APPROVED AND ADOPTED KEMP MILL MASTER PLAN*

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 (Final) Draft Kemp Mill Master Plan, dated June 2001 is approved with revisions. Council revisions to the Planning Board (Final) Draft Kemp Mill Master Plan are identified below. Deletions to the text of the Plan are indicated by [brackets], additions by underscoring.

Page 1: Paragraph 3, replace with the following paragraph:

The boundaries of the Kemp Mill Master Plan are: Dennis Avenue and Eisner Street on the south, Sligo Creek and Wheaton Regional Parks on the west and north and the Northwest Branch Park on the east. The master plan boundary follows the boundaries of the three adjacent master plans: Kensington-Wheaton, Four Corners Sector Plan and White Oak.

Page 20: Add the following sentence after the 5<sup>th</sup> sentence:

This Plan recommends that the property be eligible for rezoning to the RT-6 zone.

Page 20: Delete language from the second bullet on the page as follows:

- Rezone Parcel N134 and Parcel 273 to RT-6 [either through the Comprehensive Sectional Map Amendment process or] through a Local Map Amendment [, if the owners prefer].

Page 25: Replace the last sentence in the section entitled 'The Route 29 Spur,' as follows:

This right-of-way should be used for parkland, except to the extent it is needed for bikeway or pedestrian improvements. In addition, there should be an analysis to determine how to achieve a safe pedestrian connection between Breewood Park and this right-of-way. [Please see the Transit Section for further discussion and recommendations for this right-of-way.]

- Determine how to achieve a safe pedestrian connection between Breewood Park and the former Route 29 Spur right-of-way.

Page 25: Add a third recommendation under 'Recommendations':

Page 27: Delete the text '(Pending outcome of SHA study)' from the Legend in Figure 12.

*APPROVED AND ADOPTED KEMP MILL MASTER PLAN*

Pages 29-30: Delete the section entitled 'Capital Beltway Corridor Transportation Study.'

Page 33: Delete the text '(Pending outcome of SHA study)' from the Legend in Figure 13.

Page 42: Revise the last sentence in the last paragraph in the 'PARKS' section, as follows:

[If t]This right-of-way [is not necessary for transportation use, it could] would provide a greenway connection between the Northwest Branch and Sligo Creek parks.

Page 42: Revise first bullet under 'Recommendations' as follows:

- Acquire SHA right-of-way from University Boulevard to Northwest Branch Park for parkland [if the State has determined, at the conclusion of the Capital Beltway Corridor Transportation Study that no further transportation need exists for the land]. This will provide a park connection between Sligo Creek and Northwest Branch Parks.

Page 43: After this page, insert the Park and Trail Concept Plan Map from the Park and Trail Plan Concept Plan for Kemp Mill Vicinity in the Kemp Mill Master Plan.

Page 44: Delete the four paragraphs under the heading, Public Schools and insert the following two paragraphs:

The Kemp Mill Master Plan area is part of the Kennedy High School Cluster. Schools within the boundaries of the master plan area are: E Brooke Lee Middle School and Kemp Mill Elementary School (Kennedy Cluster) and Forest Knolls Elementary School (Blair Cluster) and the Northwood High School, a holding school. Northwood High School is close to the Kemp Mill Town Center. If the school undergoes a non-school reuse, then consideration should be given at that time to co-locating senior housing on the site.

There are two publicly owned buildings once used for schools. Spring Mill Center, located on Kemp Mill, was an elementary school and is now being reused as a Board of Education administrative center. The McDonald Knolls Elementary School, located on Tenbrook Drive, is a closed school. The County is leasing the building to two private institutions, CHI (Centers for the Handicapped) and the Arc of Montgomery County, a day care provider.

Page 44: Insert the following sentences in the last paragraph and delete the last sentence:

Kemp Mill is part of the Mid-County Service Area. There is a need within the Mid-County Service Area for a community recreation center to provide more recreational programming for residents in the Kensington-Wheaton and Kemp Mill master plan areas. The center could be located outside the Kemp Mill master plan area, as long as it is easily



accessible to Kemp Mill residents. Kemp Mill is within the service area of the Wheaton Regional Library District. The regional library for the library district is located at Arcola and Georgia Avenue, approximately one-mile west from the western boundary of the Kemp Mill Master Plan area. The White Oak library, located on New Hampshire Avenue just north of the US 29 interchange, is approximately 2.5 miles east of the master plan area boundary. The Kemp Mill area is located within the Wheaton Police District and Fire and Rescue Service District 4. [There are no new public facilities planned to be located within the boundaries of the Kemp Mill area.]

Page 46: Delete the text '(Pending outcome of SHA study)' from the Legend in Figure 16.

Page 47: Delete and add the following in the second paragraph under the heading Zoning:

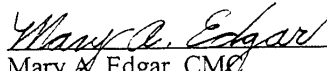
[If the property owners do not agree to change the zoning through the SMA process and choose] Based on the potential complexity involved in redeveloping this site, this Plan recommends that rezoning be accomplished through LMA process, and that [this Plan recommends] schematic development plan (SDP) be [filed] required at the time of the zoning request.

#### General

Replace all maps in the Plan that should incorrect boundaries of the Planning Area with revised maps displaying the boundaries described in this resolution.

All figures and tables included in the Plan are to be revised where appropriate to reflect District Council changes to the Planning Board (Final) Draft Kemp Mill Master Plan. Maps should be revised where necessary to conform with Council actions. The text is to be revised as necessary to achieve clarity and consistency, to update factual information, and to convey the actions of the District Council. All identifying references pertain to the Planning Board (Final) Draft Kemp Mill Master Plan.

This is a correct copy of Council action.

  
\_\_\_\_\_  
Mary A. Edgar, CMC  
Clerk of the Council

MCPB NO. 01-25  
M-NCPPC NO. 01-17

**RESOLUTION**

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of Article 28 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 said law, held a duly advertised public hearing on April 12, 2001 on the Public Hearing Draft Kemp Mill Master Plan, being also an amendment to the *Kemp Mill-Four Corners and Vicinity Master Plan, 1967*, as amended, the *Master Plan for the Communities of Kensington-Wheaton, 1989*, as amended, the *Master Plan of Bikeways 1978*, as amended, *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 *Master Plan of Highways within Montgomery County*, as amended; and

WHEREAS, the Montgomery County Planning Board, after said public hearing and due deliberation and consideration, on June 7, 2001, approved the Planning Board Draft Kemp Mill Master Plan, recommended that it be approved by the District Council, and forwarded it to the County Executive for recommendations and analysis; and

WHEREAS, the Montgomery County Executive reviewed and made recommendations on the Planning Board Draft Kemp Mill Master Plan and forwarded those recommendations to the District Council on August 17, 2001; 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 October 16, 2001, wherein testimony was received concerning the Planning Board Draft Kemp Mill Master Plan; and

WHEREAS, the District Council, on November 20, 2001, approved the Planning Board Draft Kemp Mill Master Plan subject to modifications and revisions set forth in Resolution No. 14-1083.

NOW, THEREFORE BE IT RESOLVED, that the Montgomery County Planning Board and The Maryland-National Capital Park and Planning Commission do hereby adopt the said *Kemp Mill Master Plan*, together with the *General Plan for the Physical Development of the Maryland-Washington Regional District within Montgomery and Prince George's Counties*, as amended, and as approved by the District Council in the attached Resolution No. 14-1083; and

*APPROVED AND ADOPTED KEMP MILL MASTER PLAN*

BE IT FURTHER RESOLVED, that copies of said Amendment should 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 a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Wellington, seconded by Commissioner Robinson, with Commissioners Perdue, Robinson, and Wellington voting in favor of the motion, and Commissioners Holmes and Bryant being absent, at its regular meeting held on Thursday, December 6, 2001, in Silver Spring, Maryland.

  
Trudye Morgan Johnson  
Executive Director

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This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Maryland-National Capital Park and Planning Commission on motion of Commissioner Lowe, seconded by Commissioner Holmes, with Commissioners Bryant, Hewlett, Holmes, Lowe, Scott and Perdue voing in favor of the motion, and with Commissioners Brown, Eley, Robinson, and Wellington being absent at its regular meeting held December 19, 2001.

  
Trudye Morgan Johnson  
Executive Director

APPROVED AND ADOPTED KEMP MILL MASTER PLAN