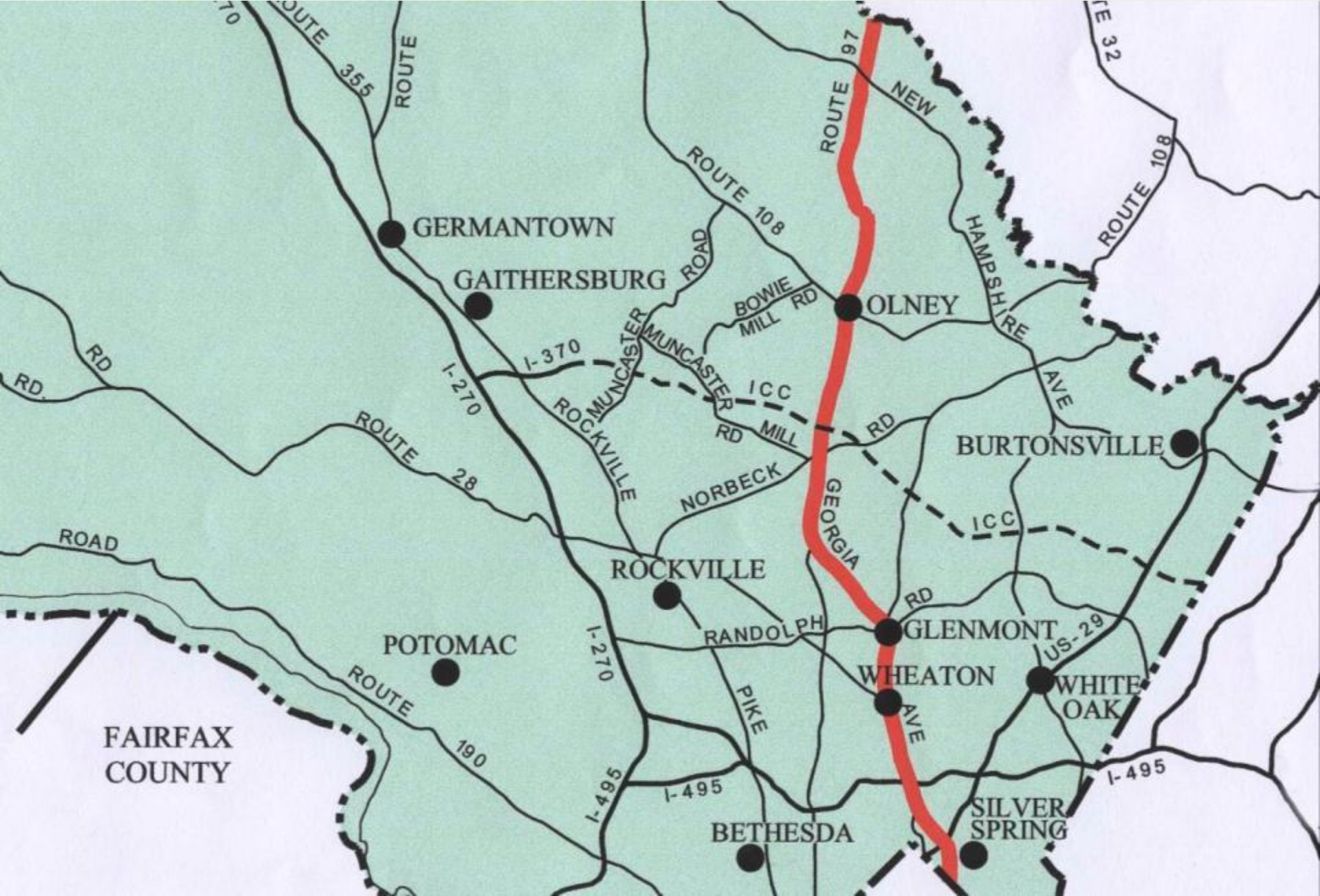
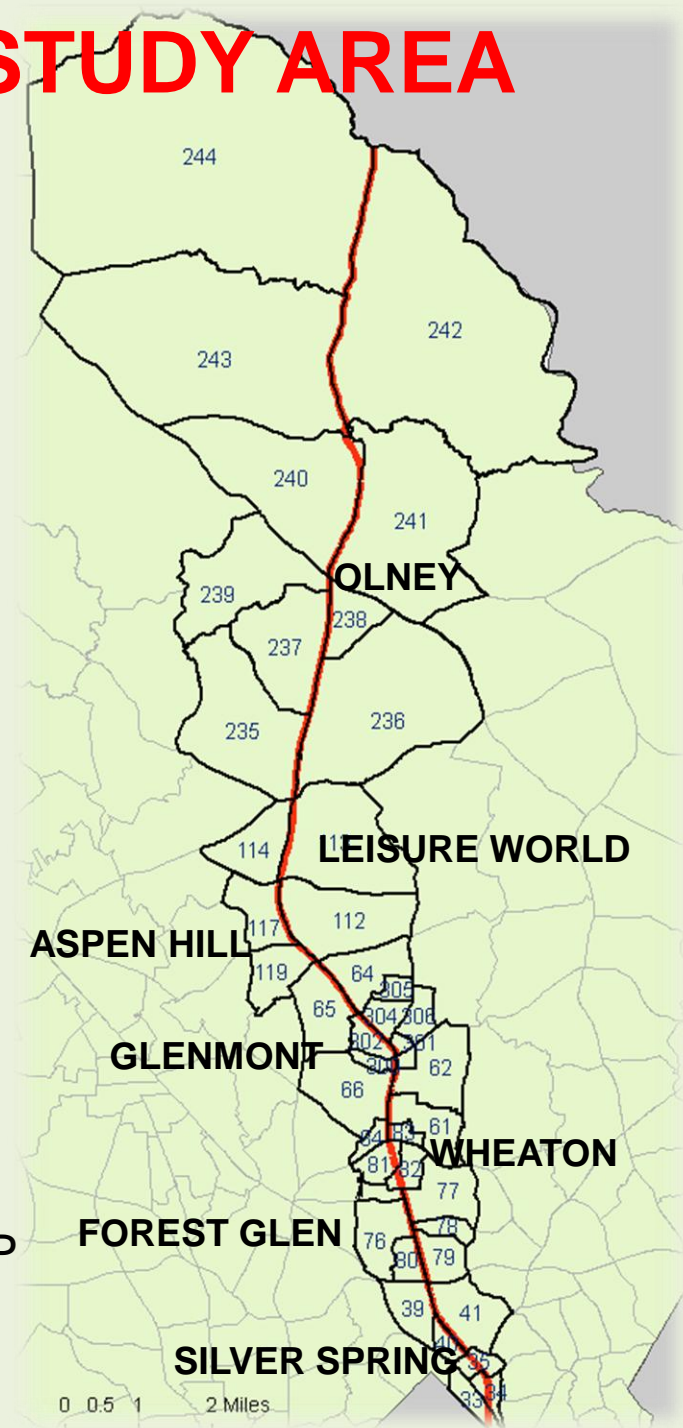


# Georgia Avenue Concept Study



# CORE PROJECT TEAM and STUDY AREA

Khalid Afzal	Community-Based Planning
John Marcolin	Community-Based Planning
James Sumler	Community-Based Planning
Marion Clark	Environment, Countywide Planning
David Paine	Transportation, Countywide Planning
Tom Autrey	Transportation, Countywide Planning
Krishna Akundi	Research and Technology
Sandra Youla	Historic Preservation
Brooke Farquhar	Department of Parks
Eric Duneman	Student Intern, University of MD, CBP



# PURPOSE OF STUDY

1. Conduct a comprehensive review of Georgia Avenue to define an appropriate vision for the entire corridor;
2. Develop a planning and urban design framework to guide future master and sector plans in the corridor;
3. Identify potential areas of improvement, especially for pedestrian accessibility.

# SPECIFIC TASKS

1. Analyze existing conditions along the corridor--land use, transportation, environment, current plans;
2. Conduct environmental, transportation, and urban design assessment of critical issue areas;
3. Research examples of corridor planning in other jurisdictions;
4. Analyze a planning and urban design framework for the corridor;
5. Develop recommendations.

# **TODAY'S PRESENTATION:**

## **Project Status and Scope of Work**

1. A brief overview of the corridor and its regional context.
2. Major issues along the corridor.
3. Summary of resources and opportunities.
4. Proposed planning framework.
5. Next Steps.

# **1. OVERVIEW OF THE CORRIDOR**

## **a. HISTORICAL PERSPECTIVE**

# Georgia Ave and B&O RR: Looking North (c. 1920)



Georgia Ave at Silver Spring Ave: Looking South (c. 1920)





# Georgia Ave at Viers Mill Road: Looking North



# Georgia Ave - South of Hwy 108: Looking South (1975)



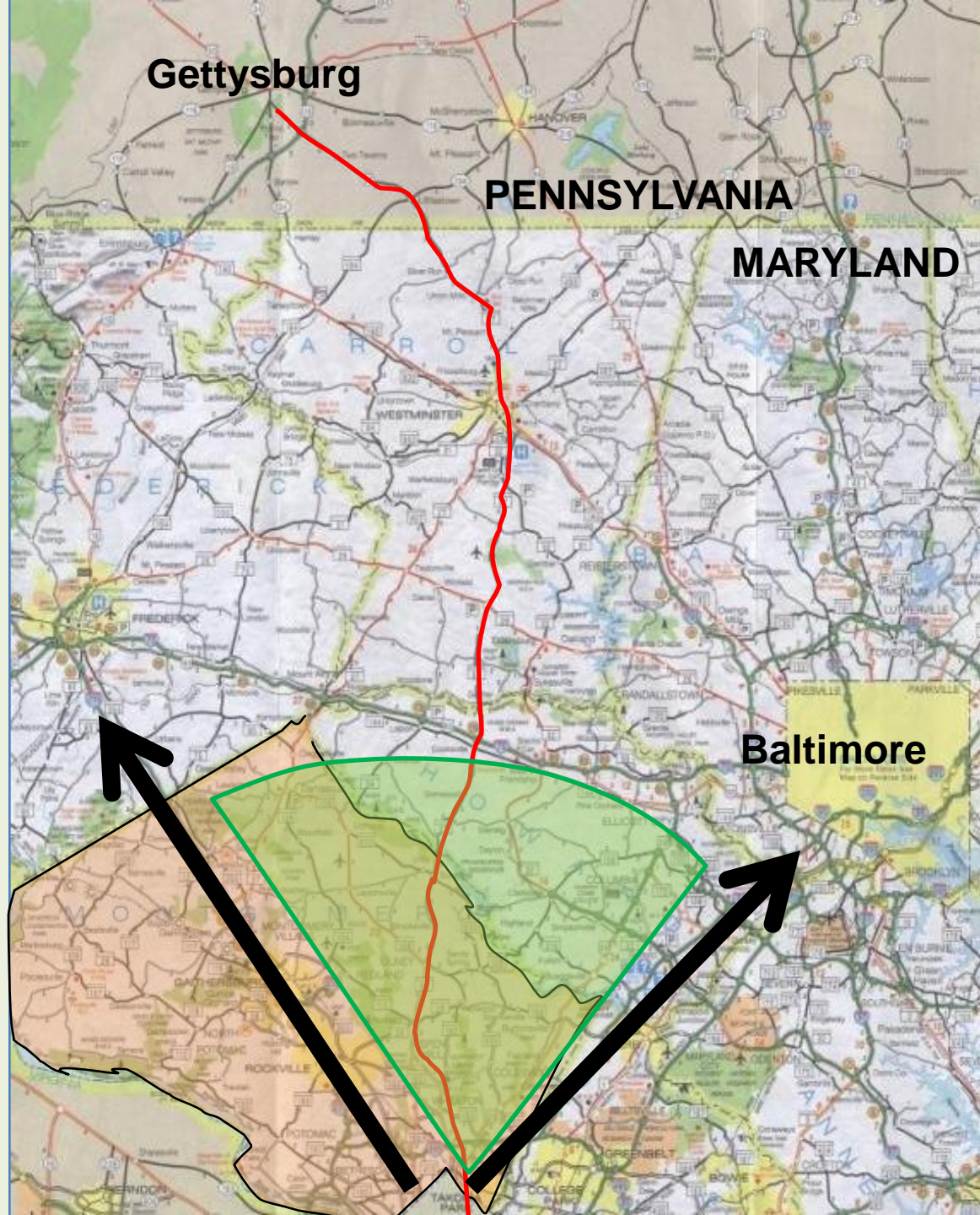
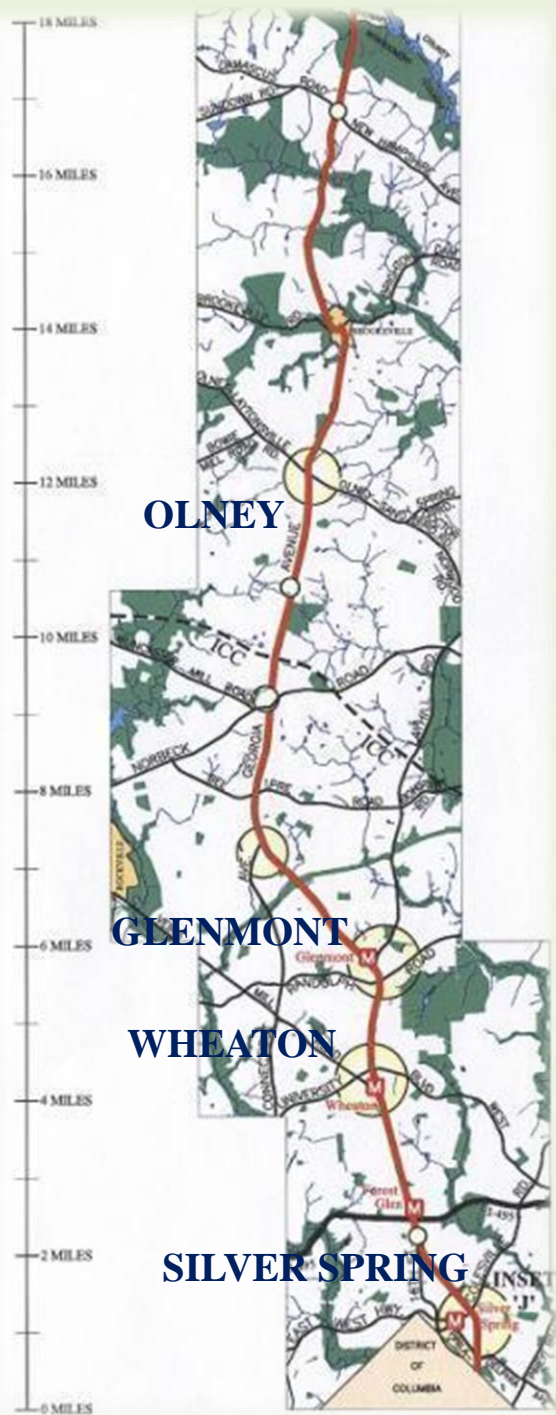
# Hwy 108 - East of Georgia Ave: Looking West (1975)



# 1. OVERVIEW OF THE CORRIDOR

a. HISTORICAL PERSPECTIVE

b. **GEORGIA AVENUE TODAY**



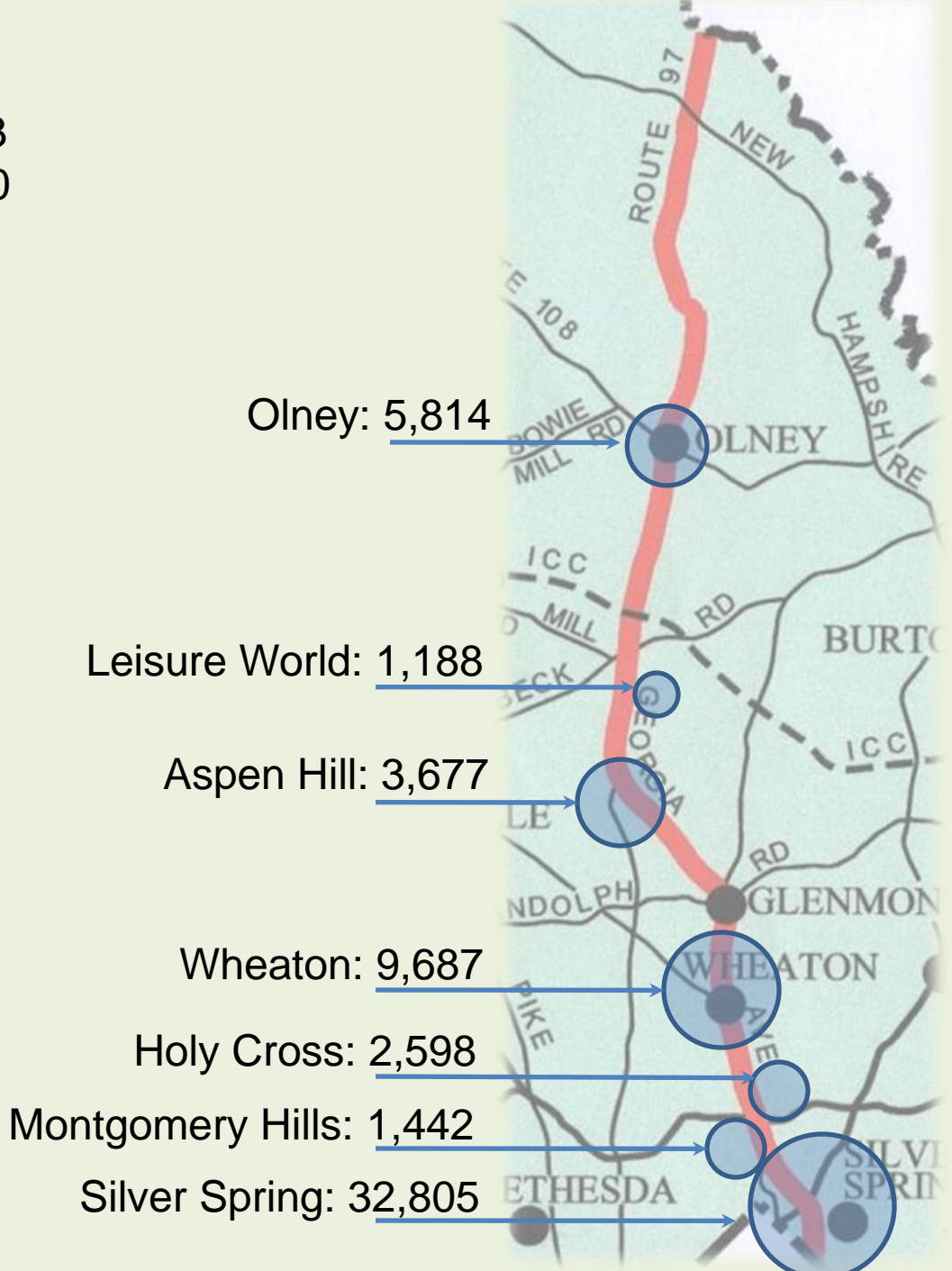
# Employment Centers

Total Georgia Avenue jobs: 62,393  
Total County Jobs: 545,000

Percentage of Total County jobs:

- Georgia Avenue: 11.4%
- Bethesda: 14.2%
- Rockville Pike: 20.6%
- Germantown: 18.3%
- I-270 Corridor: 73.4%

Total population (2005): 141,675



# **1. OVERVIEW OF THE CORRIDOR**

a. HISTORICAL PERSPECTIVE

b. **GEORGIA AVENUE TODAY**

1. **COMMUNITIES ALONG THE CORRIDOR**

NORBECK

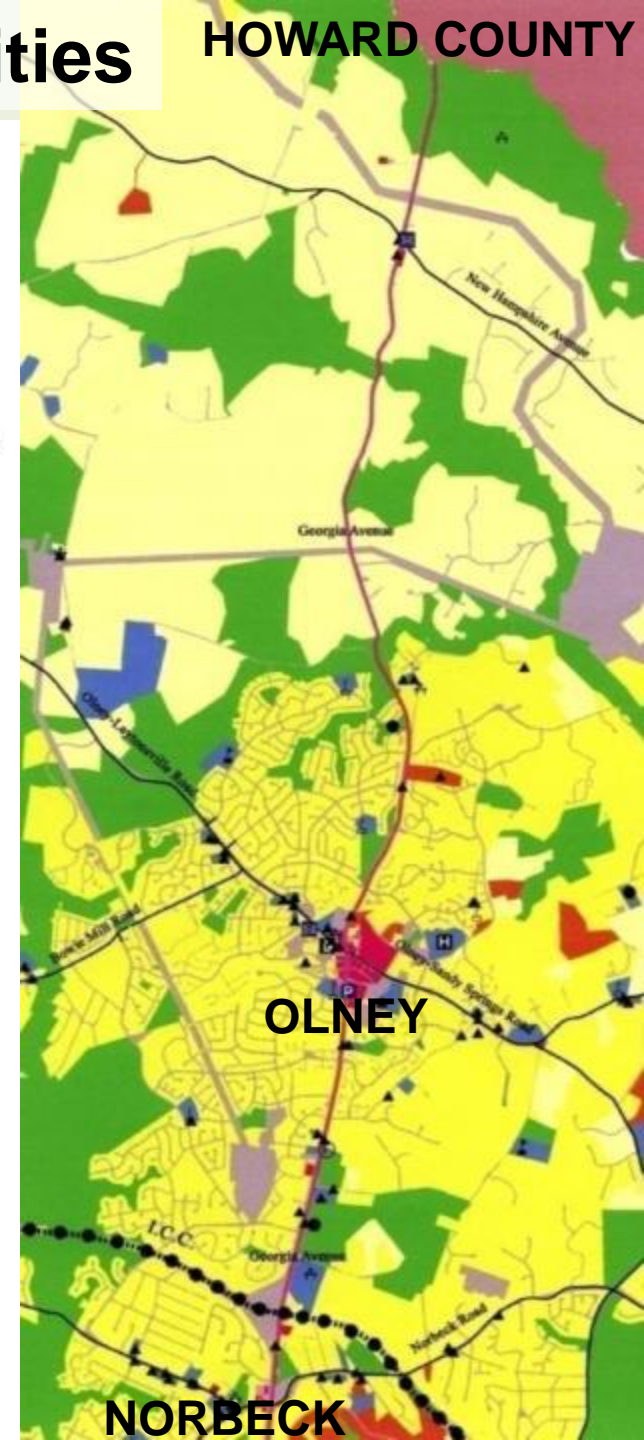
# Community Facilities

HOWARD COUNTY



## Legend

- Rural
- Single-Family Residential High Density
- Single-Family Residential
- Multi-Family Residential
- Commercial, Retail, and Offices
- Institutional
- Industrial and Warehousing
- Utilities and Parking
- Parks and Open Space
- P Police Station
- F Fire Station
- H Hospital
- @ Post Office
- L Library
- E Elementary School
- M Middle School
- H High School
- M Metro Station
- Recreation Center
- Religious Institution
- Cemetery
- Georgia Avenue
- Capital Beltway
- ICC









**MOST CONGESTED  
INTERSECTION - 2006**

**FOREST GLEN ROAD**



**UNIVERSITY  
BLVD**

**VEIRS MILL ROAD**

**REEDIE DRIVE**



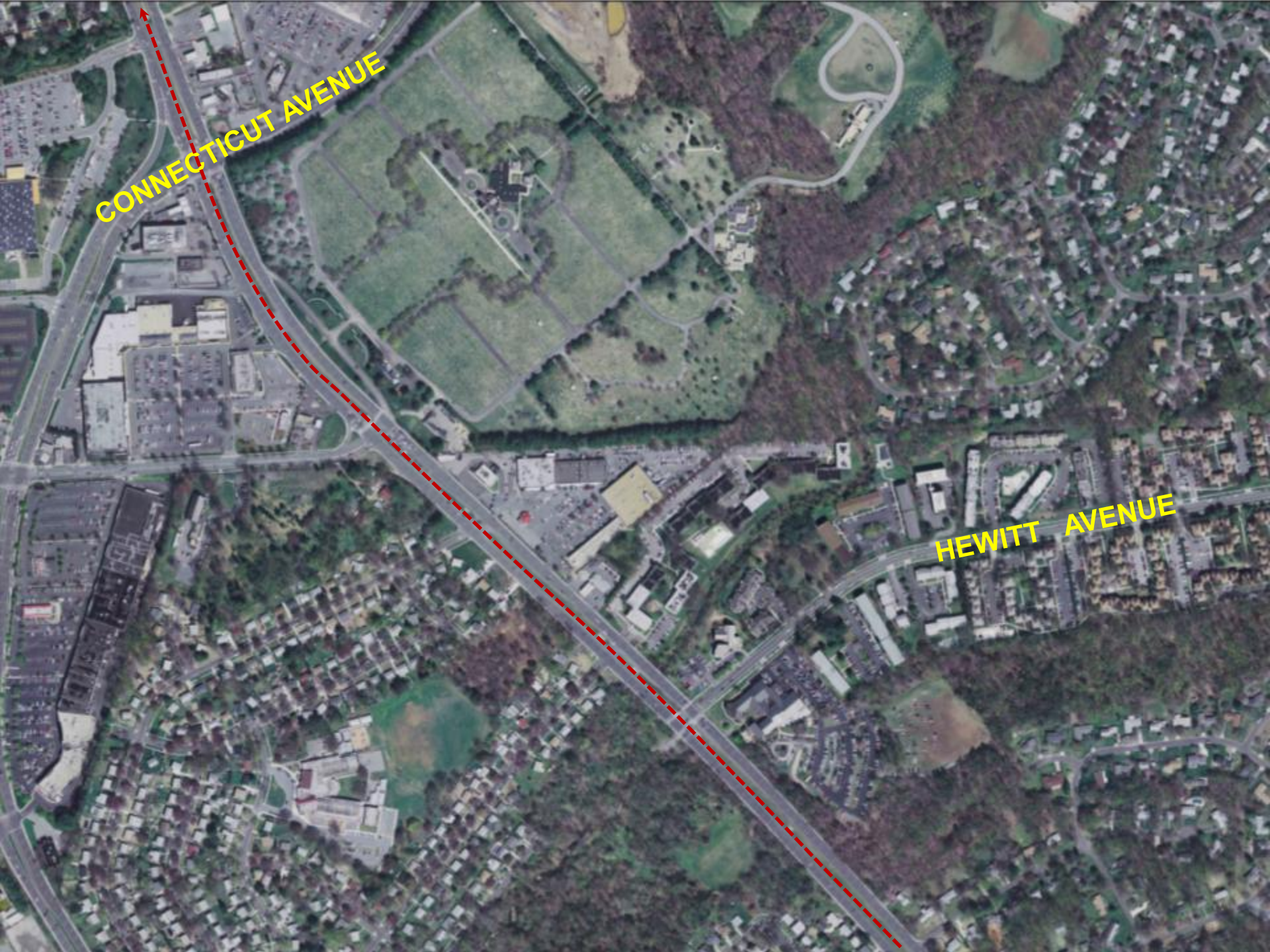


M

LAYHILL ROAD

RANDOLPH ROAD





CONNECTICUT AVENUE

HEWITT AVENUE



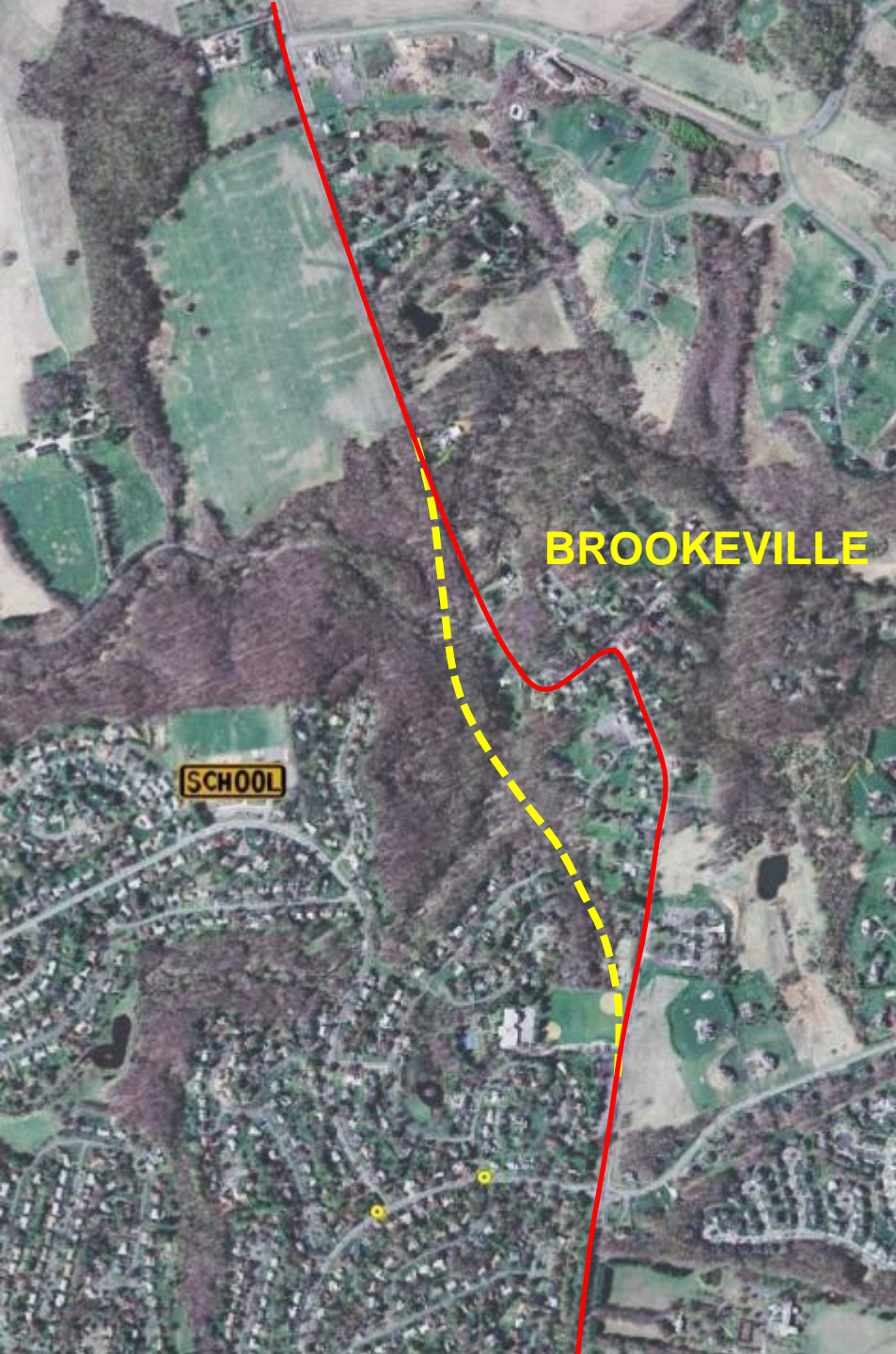


I.C.C.

MUNCASTER MILL ROAD

NORBECK ROAD

LEISURE WORLD



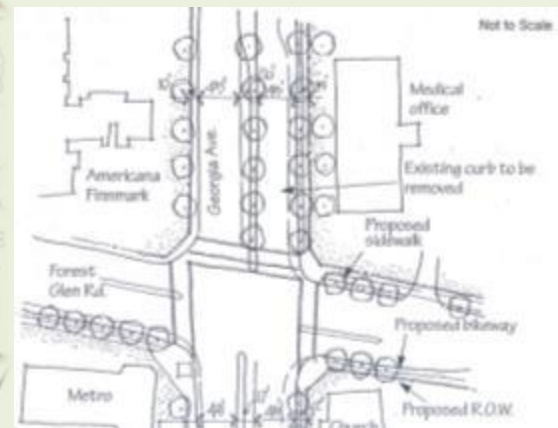
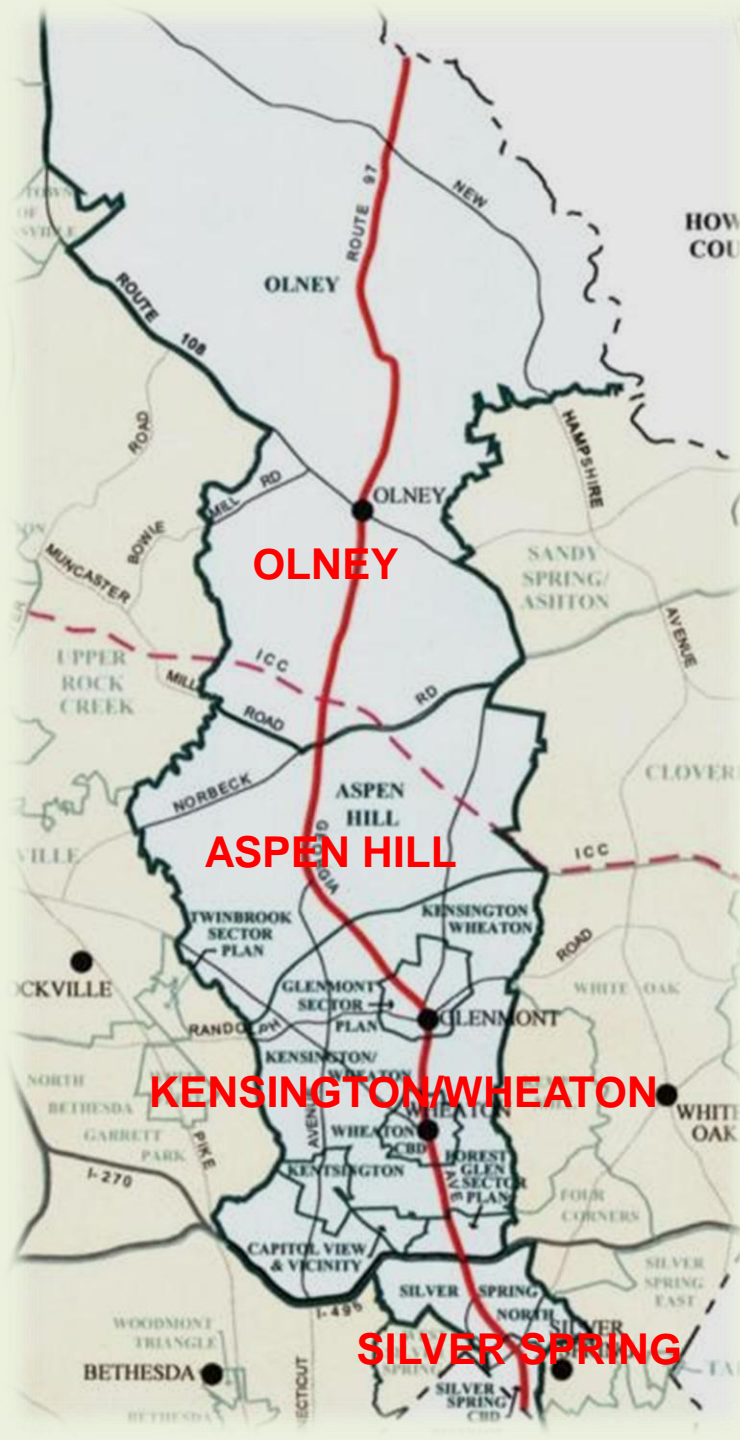
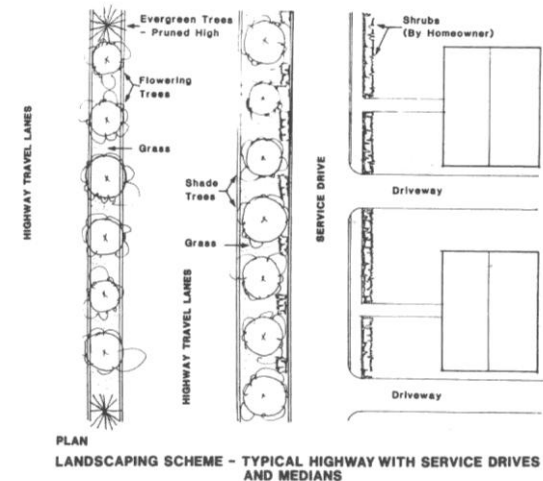
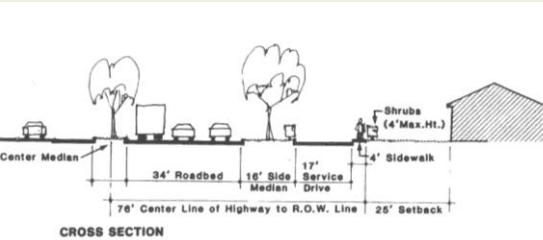
**DAMASCUS ROAD**

**NEW HAMPSHIRE AVENUE**





# CURRENT MASTER PLANS



# 1. OVERVIEW OF THE CORRIDOR

## a. HISTORICAL PERSPECTIVE

## b. GEORGIA AVENUE TODAY

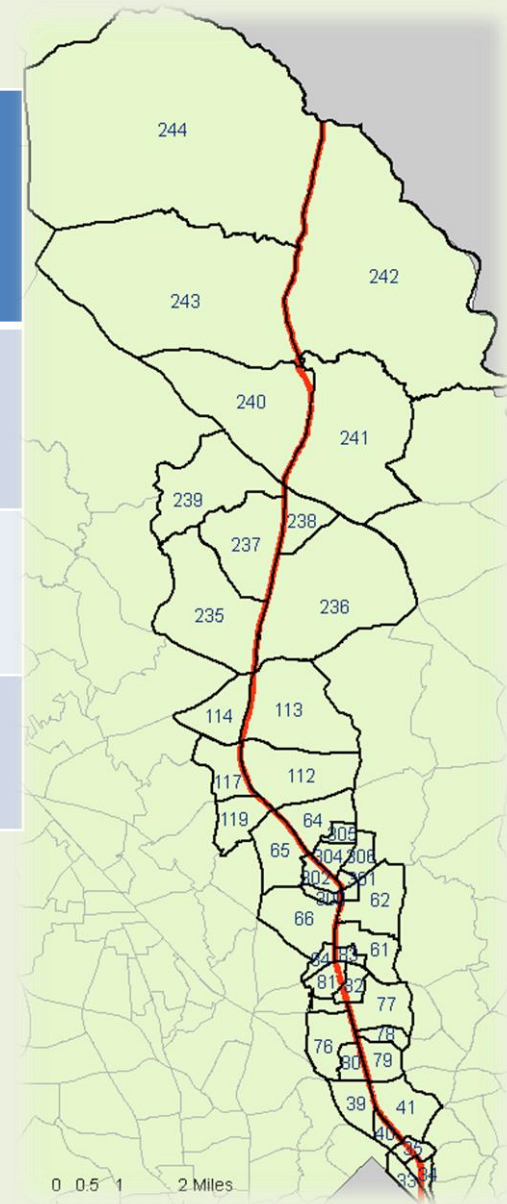
### 1. COMMUNITIES ALONG THE CORRIDOR

### 2. A HOUSING RESOURCE



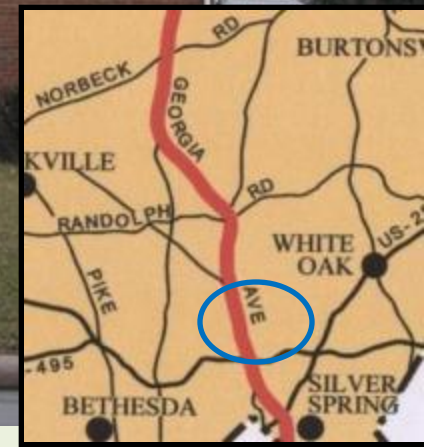
# 2006 Housing Sales

Average Sale Prices – 2006	Georgia Avenue	No. of Units Sold	Georgia Avenue Study Area	No. of Units Sold
Single Family Detached – Used	\$395,000	10	\$483,012	816
Townhouse – Used	\$453,914	21	\$402,737	225
Condos - Used	\$307,774	19	\$290,368	592



# 2006 Sales – Single Family Detached

10019 Georgia Avenue - \$167,000- The Lowest Sale Price in 2006



# 2006 Sales – Single Family Detached

10701 Georgia Avenue - \$260,000--The 2<sup>nd</sup> Lowest in 2006



# 2006 Sales – Single Family Detached

13218 Georgia Avenue - \$429,000—Above average in 2006



# 2006 Sales – Single Family Detached

13215 Georgia Avenue - \$655,000--The 2<sup>nd</sup> Highest 2006



# 2006 Sales – Single Family Detached

14708 Georgia Avenue - \$884,000--The Highest in 2006





# Townhouses and Condominiums

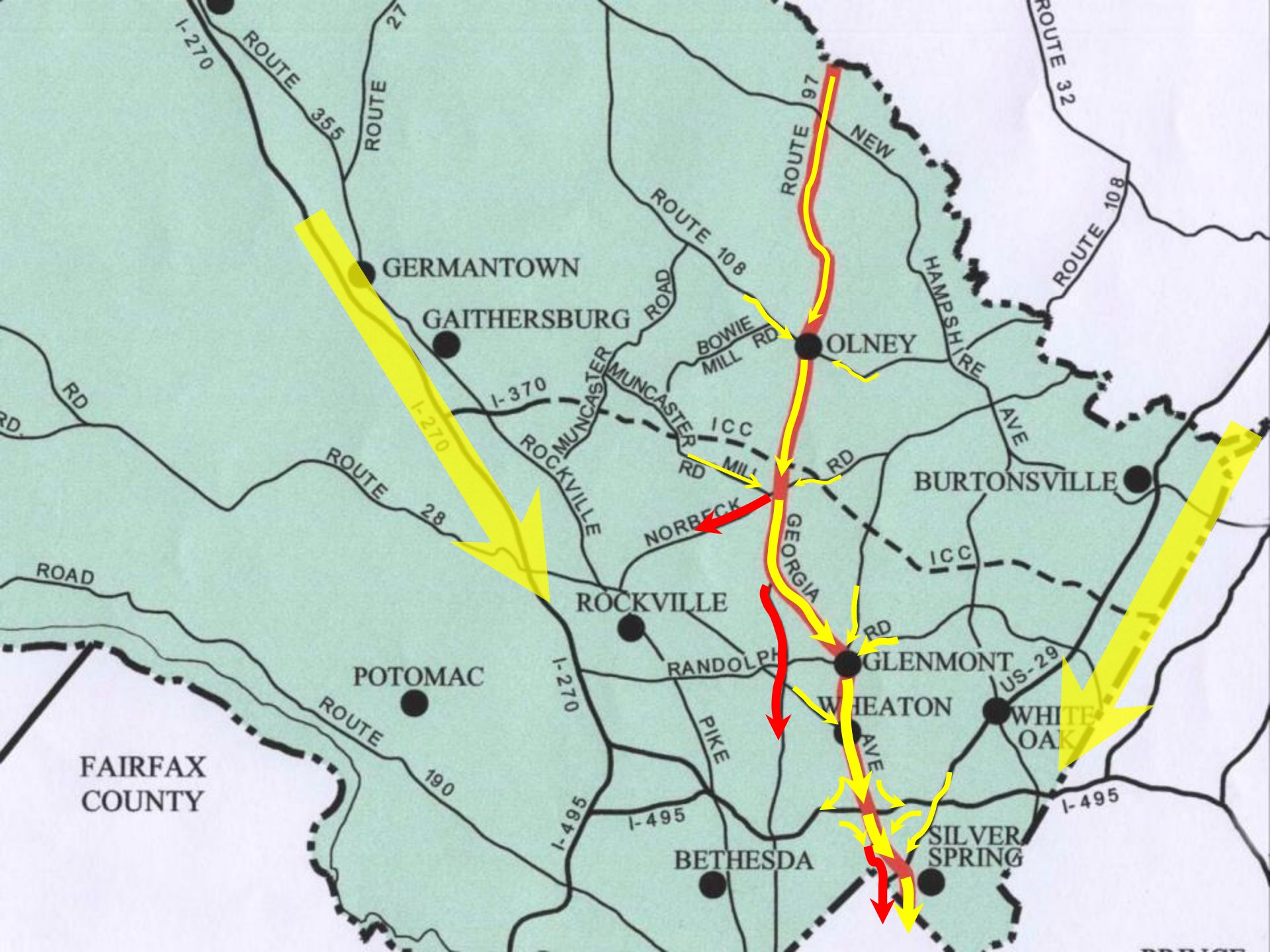


# 1. OVERVIEW OF THE CORRIDOR

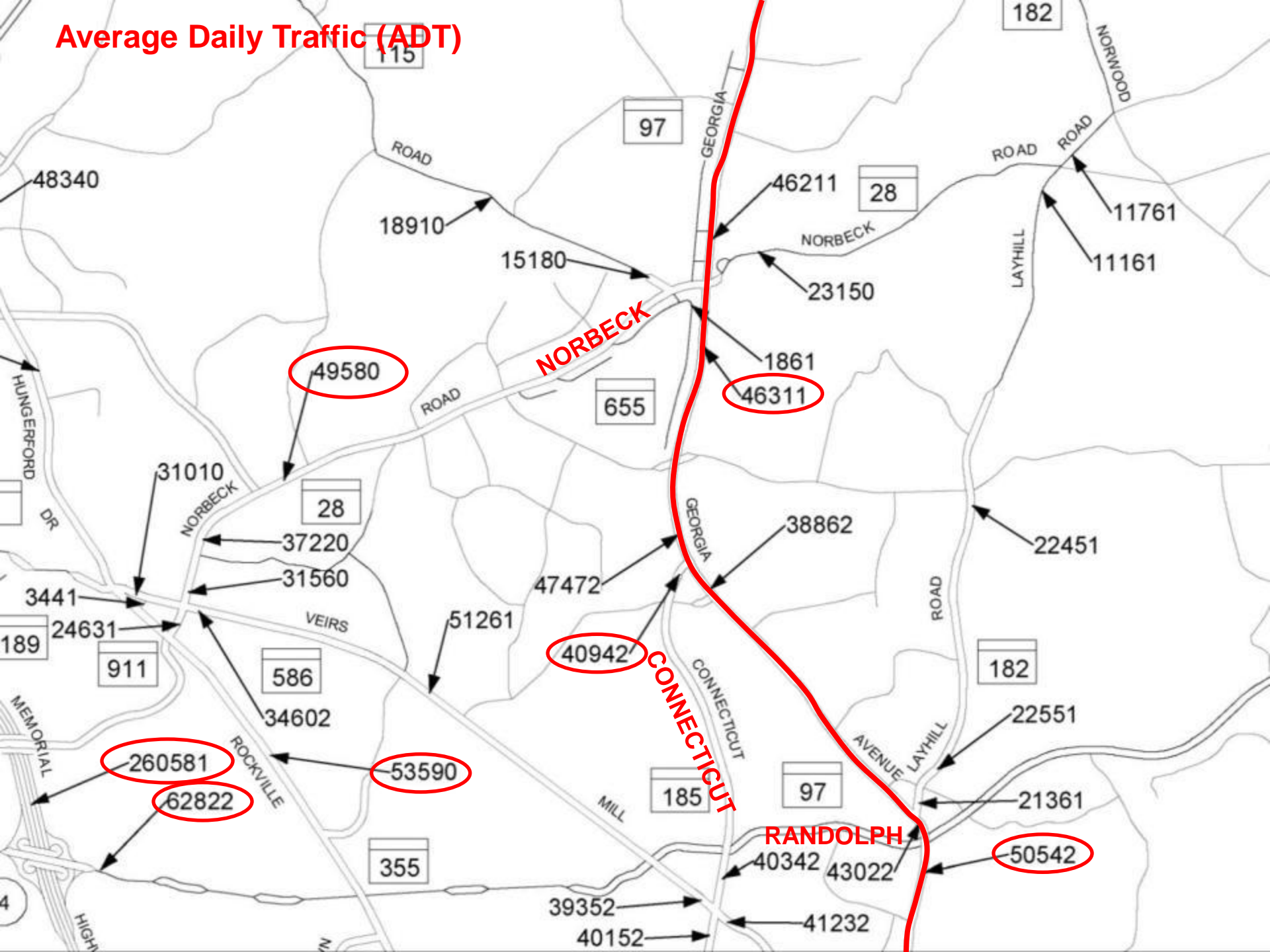
## a. HISTORICAL PERSPECTIVE

## b. **GEORGIA AVENUE TODAY**

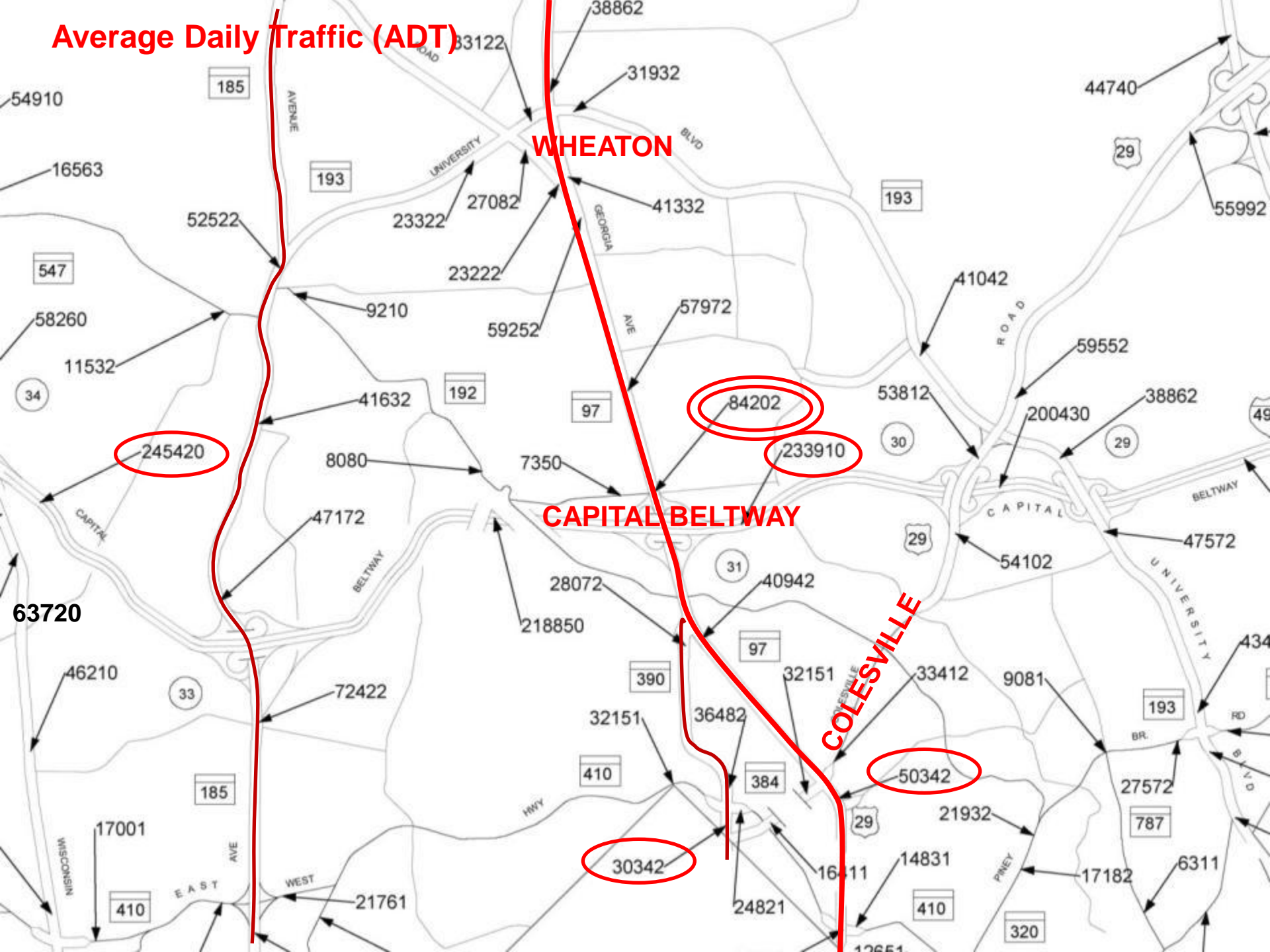
1. COMMUNITIES ALONG THE CORRIDOR
2. A HOUSING RESOURCE
3. **A TRANSPORTATION CORRIDOR**



# Average Daily Traffic (ADT)



# Average Daily Traffic (ADT)



# 1. OVERVIEW OF THE CORRIDOR

- a. HISTORICAL PERSPECTIVE
- b. GEORGIA AVENUE TODAY

## 2. MAJOR ISSUES

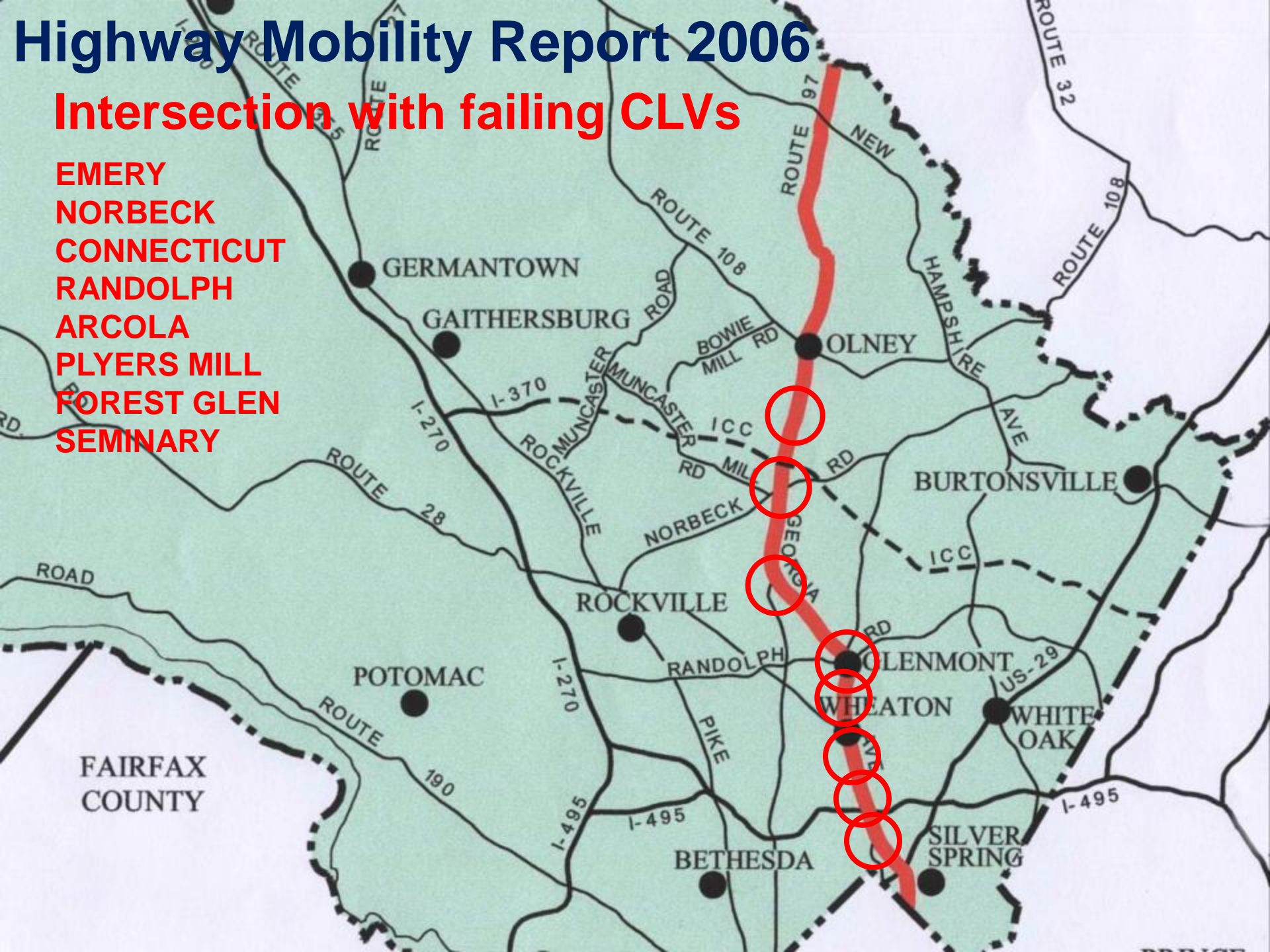
- a. TRAFFIC



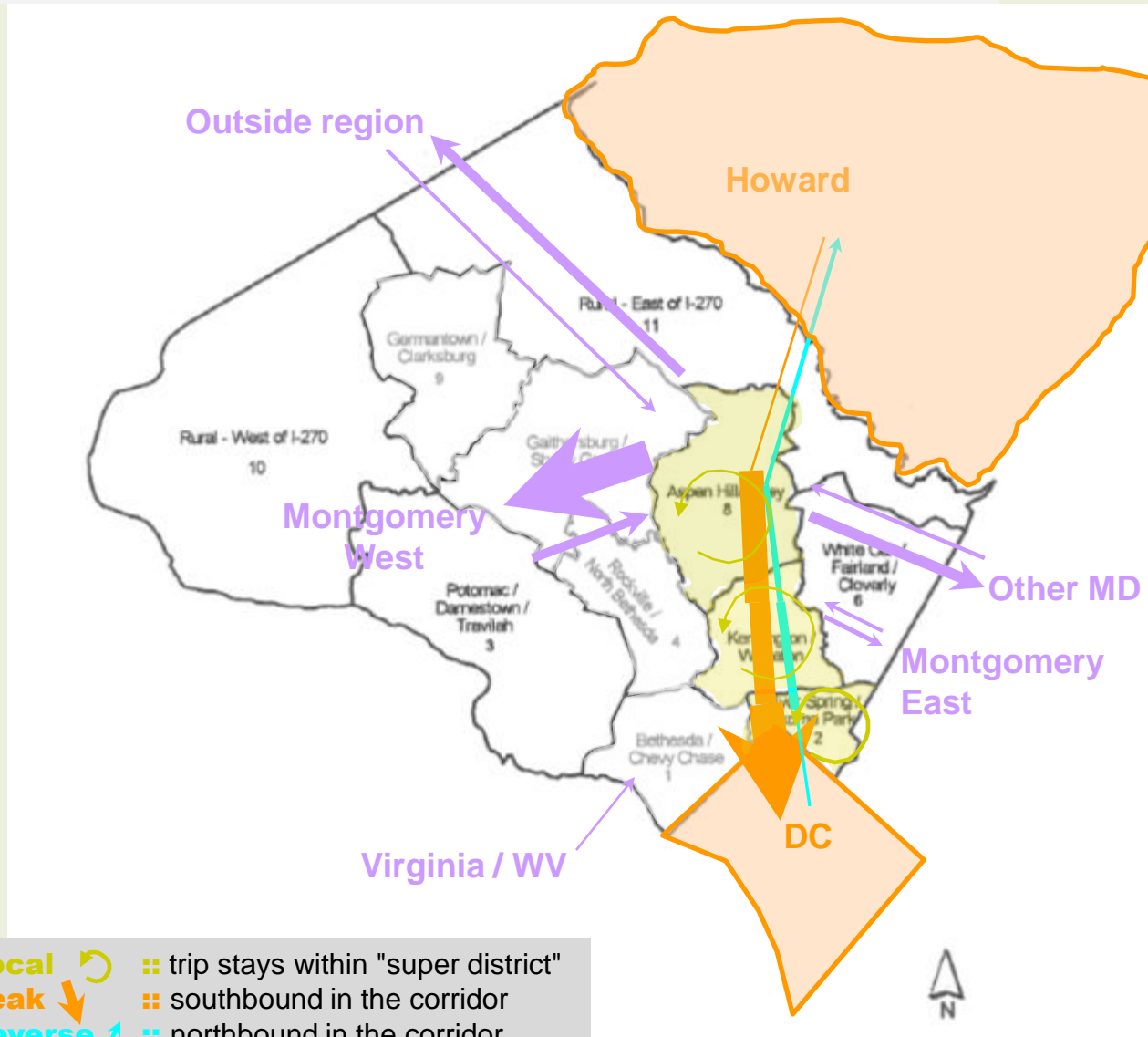
# Highway Mobility Report 2006

## Intersection with failing CLVs

- EMERY
- NORBECK
- CONNECTICUT
- RANDOLPH
- ARCOLA
- PLYERS MILL
- FOREST GLEN
- SEMINARY



# 2030 Journey-to-Work Trip Patterns – Georgia Ave Corridor



- Local** ↻ :: trip stays within "super district"
- Peak** ↓ :: southbound in the corridor
- Reverse** ↗ :: northbound in the corridor
- Other** ↘ :: enters or leaves the corridor



# 1. OVERVIEW OF THE CORRIDOR

- a. HISTORICAL PERSPECTIVE
- b. GEORGIA AVENUE TODAY

## 2. MAJOR ISSUES

- a. TRAFFIC
- b. WALKABILITY



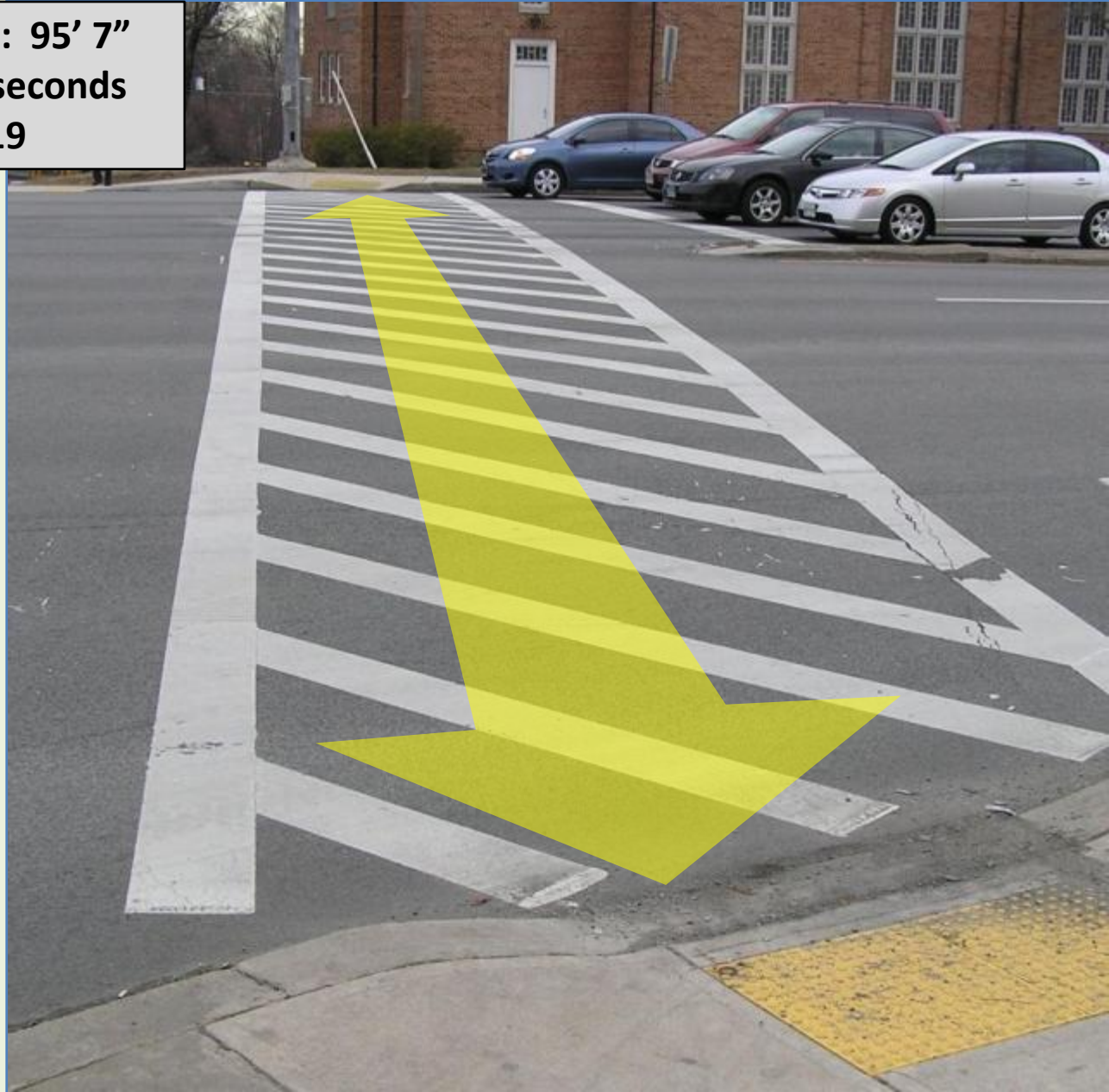
# SIDEWALKS





# Forest Glen Road – South Crosswalk

**Crosswalk distance: 95' 7"**  
**Crossing time: 30 seconds**  
**Ft/sec to cross: 3.19**



# Dennis Avenue – North Crosswalk



Crosswalk distance: 91' 6"  
Crossing time: 20 seconds.  
Ft/sec to cross: **4.58**

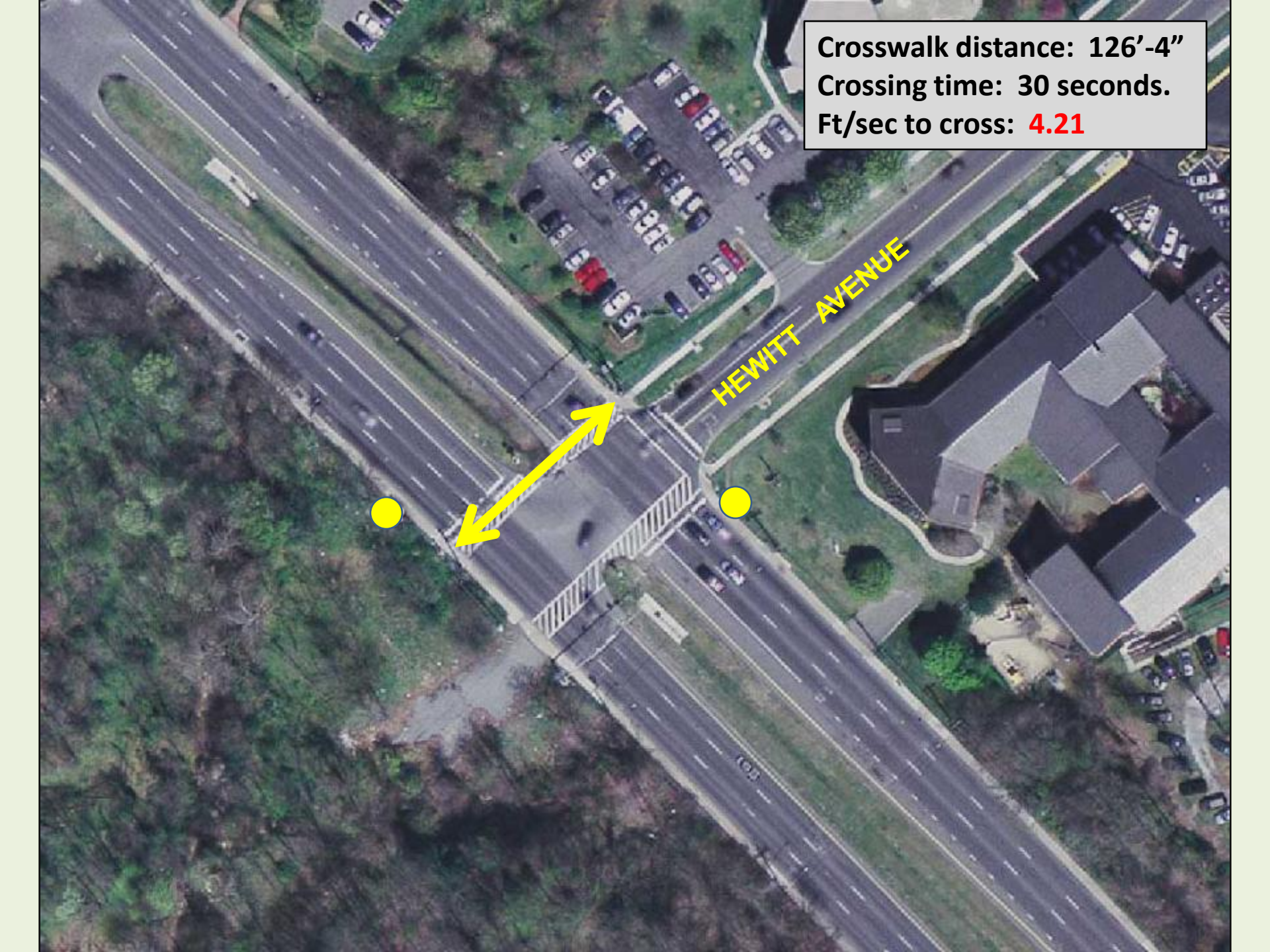
# Reedie Drive – South Crosswalk

Crosswalk distance: 89' 9"  
Crossing time: 22 seconds.  
Ft/sec to cross: **4.08**



Crosswalk distance: 126'-4"  
Crossing time: 30 seconds.  
Ft/sec to cross: **4.21**

HEWITT AVENUE



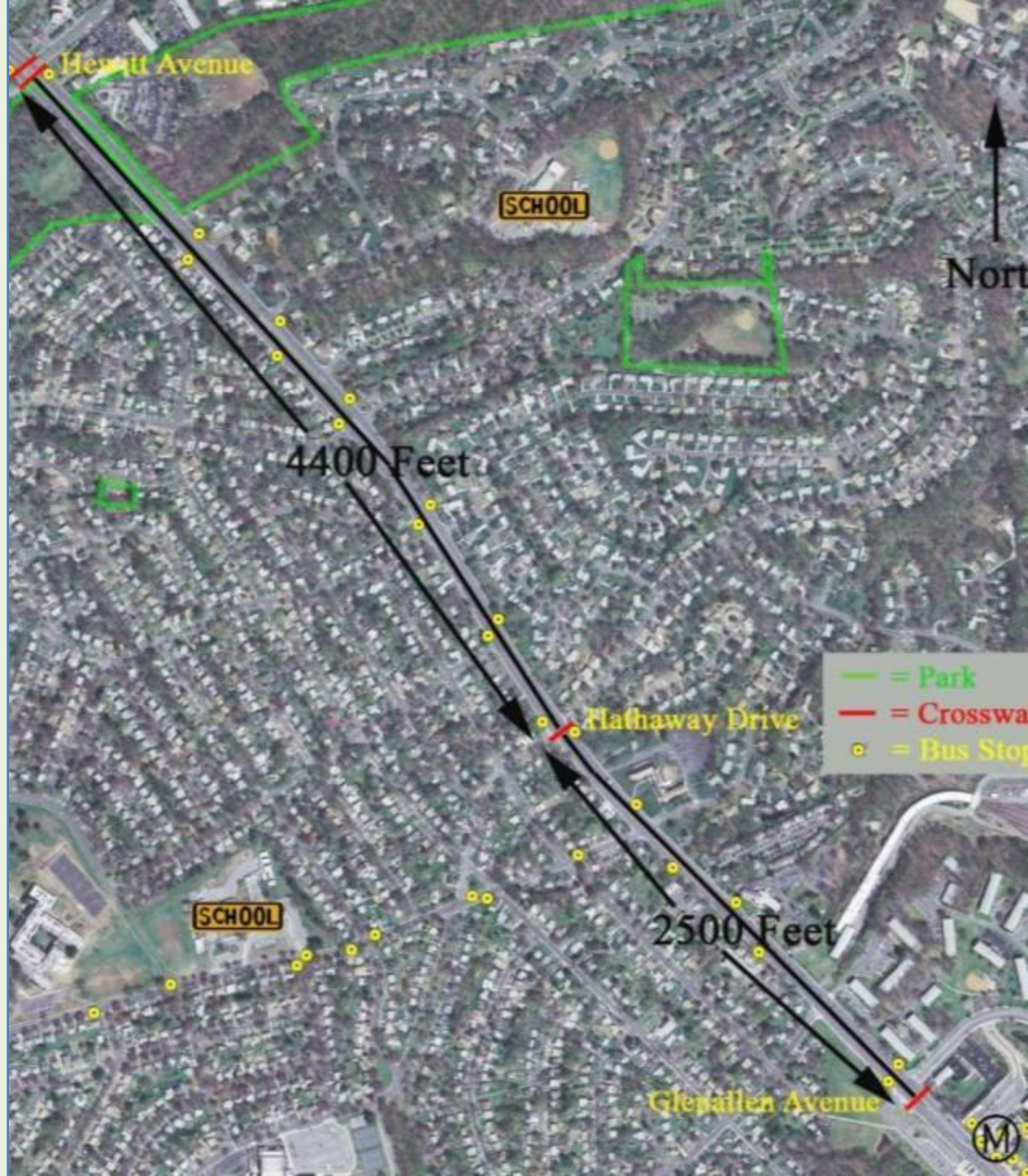
# Connecticut Avenue – North Crosswalk



**Crosswalk distance: 137'-10"**  
**Crossing time: 30 seconds.\***  
**Ft/sec to cross: 4.59\***

\*The crosswalk signals are programmed so that they occur in two 15 second cycles with pedestrians expected to cross half-way each time.





# Median Comparison – Georgia Ave v. Connecticut Ave

Connecticut Avenue – looking south  
near Everett Street



Georgia Avenue – looking north  
from Connecticut Avenue

# Georgia Avenue – Median Comparison



North of Silver Spring

North of Glenmont



# 1. OVERVIEW OF THE CORRIDOR

- a. HISTORICAL PERSPECTIVE
- b. GEORGIA AVENUE TODAY

## 2. MAJOR ISSUES

- a. TRAFFIC
- b. WALKABILITY
- c. **SPECIAL EXCEPTIONS**



# Special Exceptions: 10101 Georgia Avenue

Special  
Exception



Typical House in Area

# Special Exceptions: 2109 Dennis Avenue



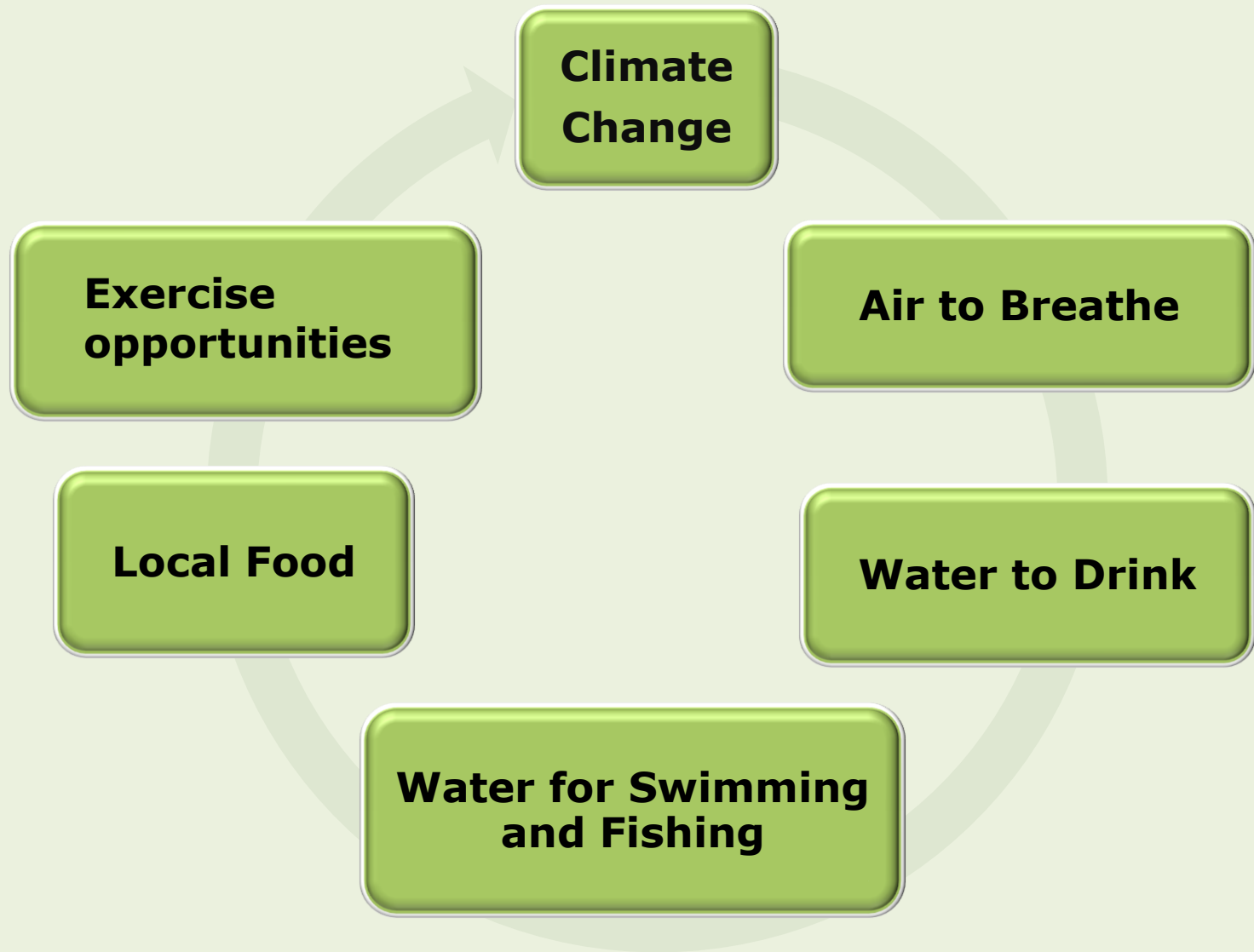
# 1. OVERVIEW OF THE CORRIDOR

- a. HISTORICAL PERSPECTIVE
- b. GEORGIA AVENUE TODAY

## 2. MAJOR ISSUES

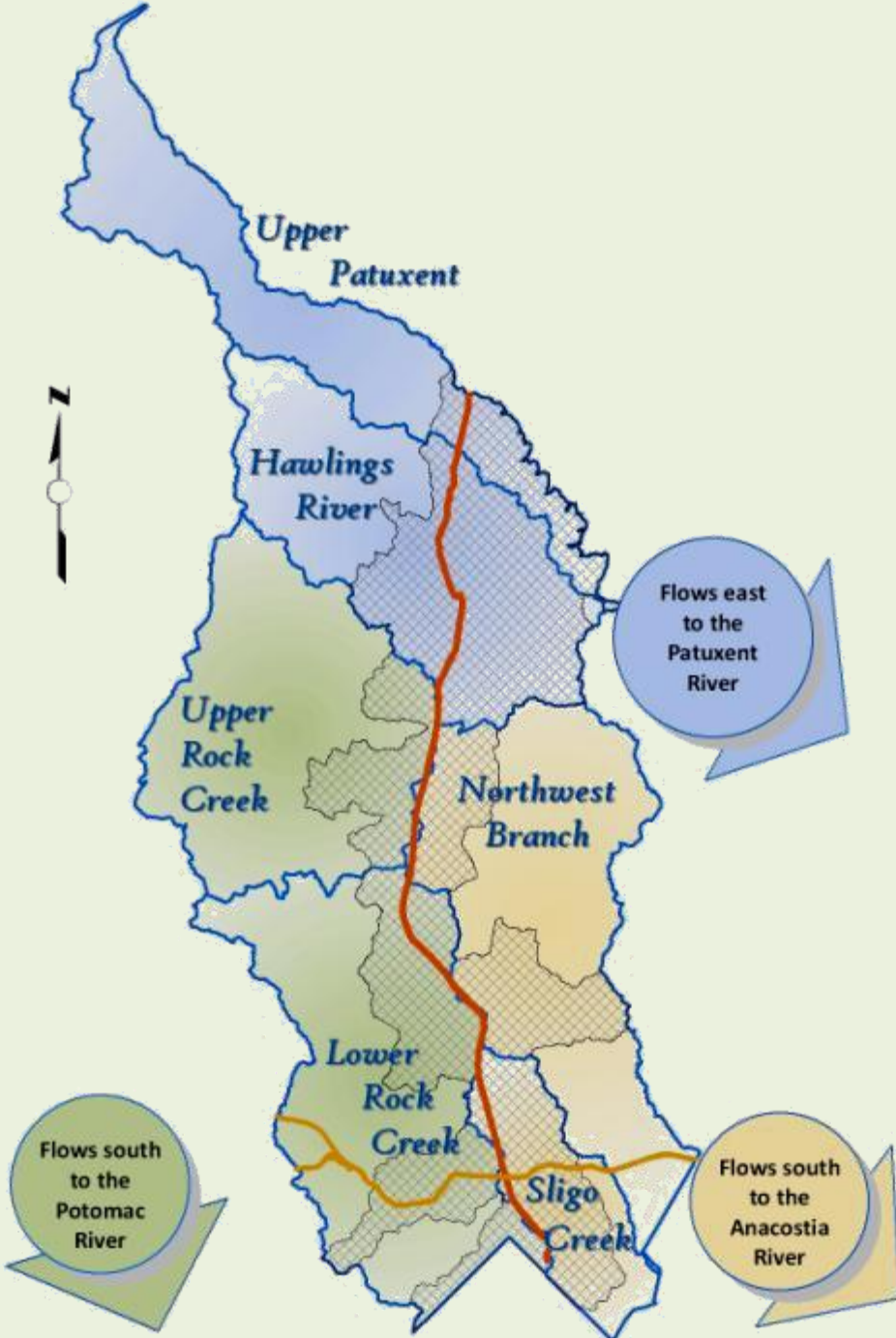
- a. TRAFFIC
- b. WALKABILITY
- c. SPECIAL EXCEPTIONS
- d. ENVIRONMENTAL ISSUES

# Countywide Environmental issues:





# Watersheds



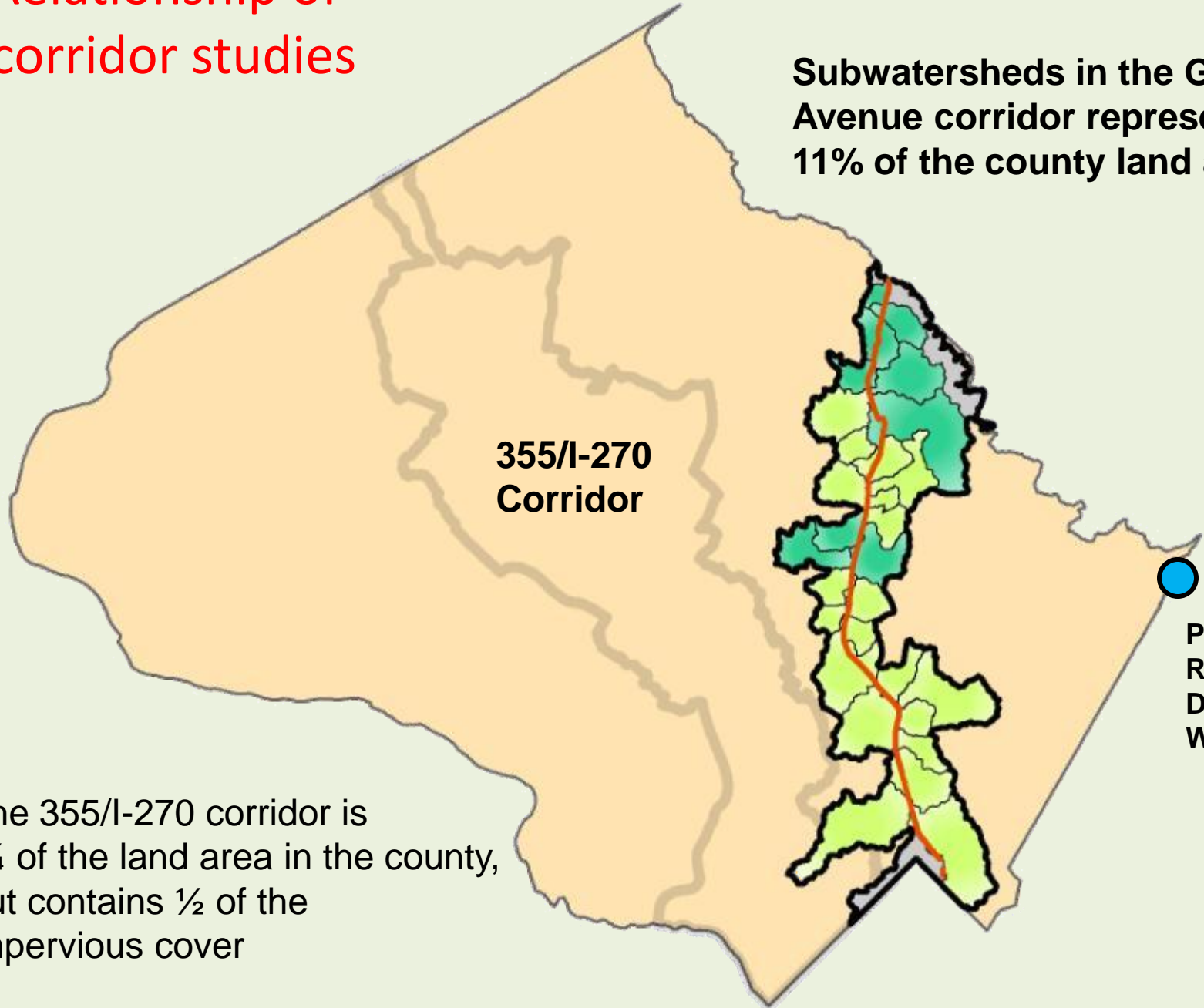
# Relationship of corridor studies

Subwatersheds in the Georgia  
Avenue corridor represent  
11% of the county land area

355/I-270  
Corridor

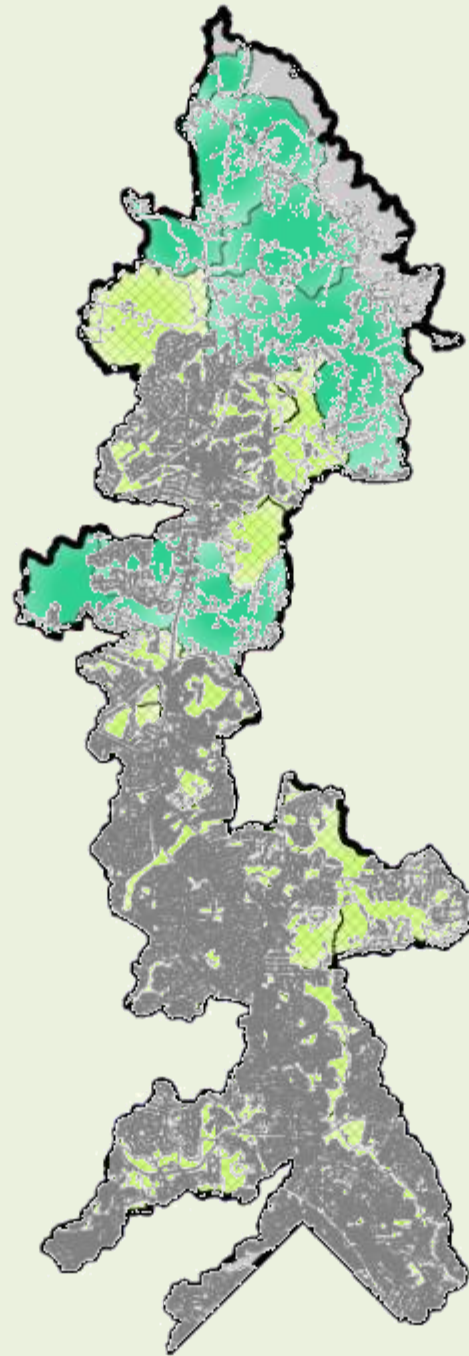
Patuxent  
River  
Drinking  
Water supply

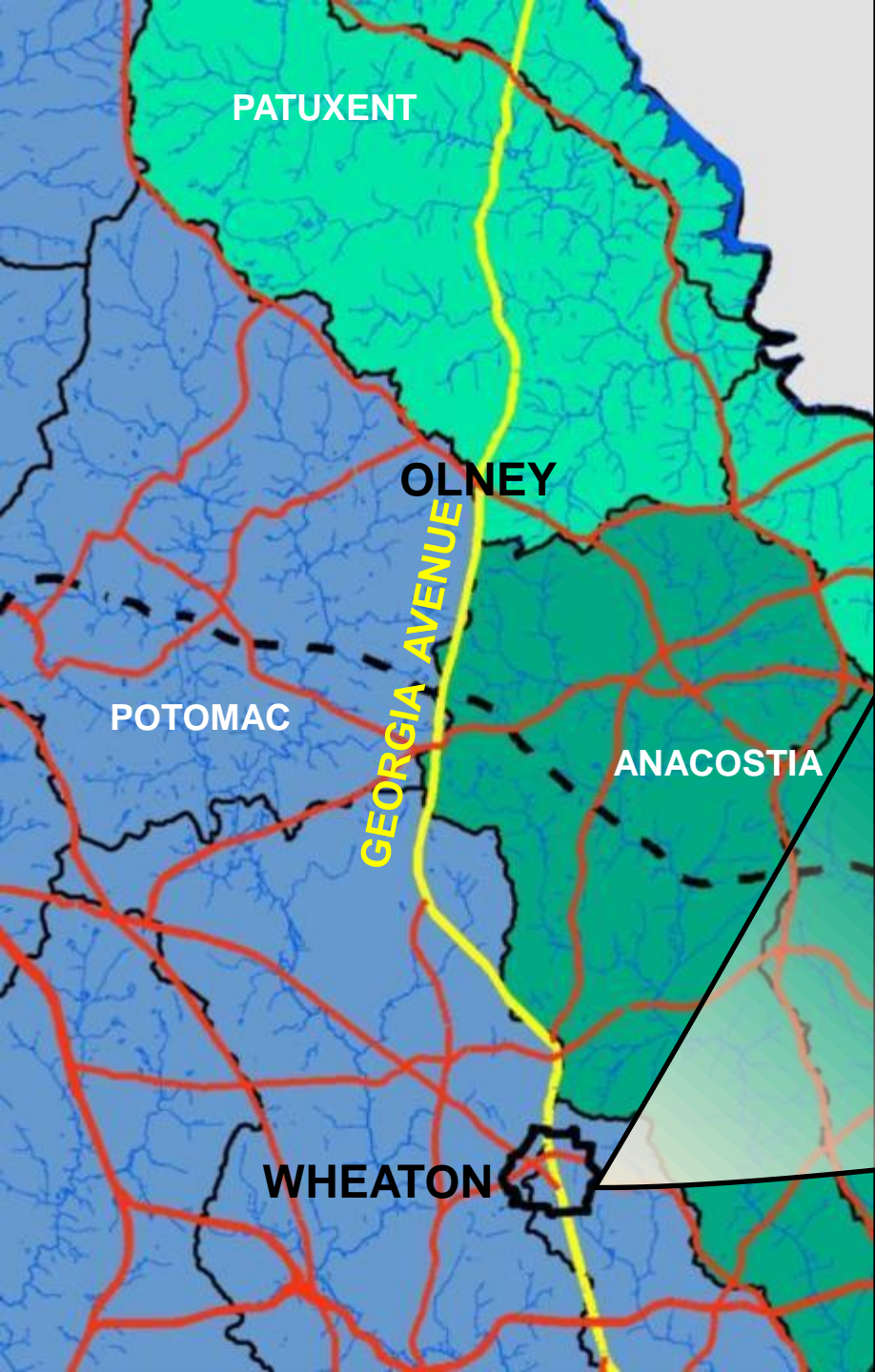
The 355/I-270 corridor is  
 $\frac{1}{4}$  of the land area in the county,  
but contains  $\frac{1}{2}$  of the  
impervious cover



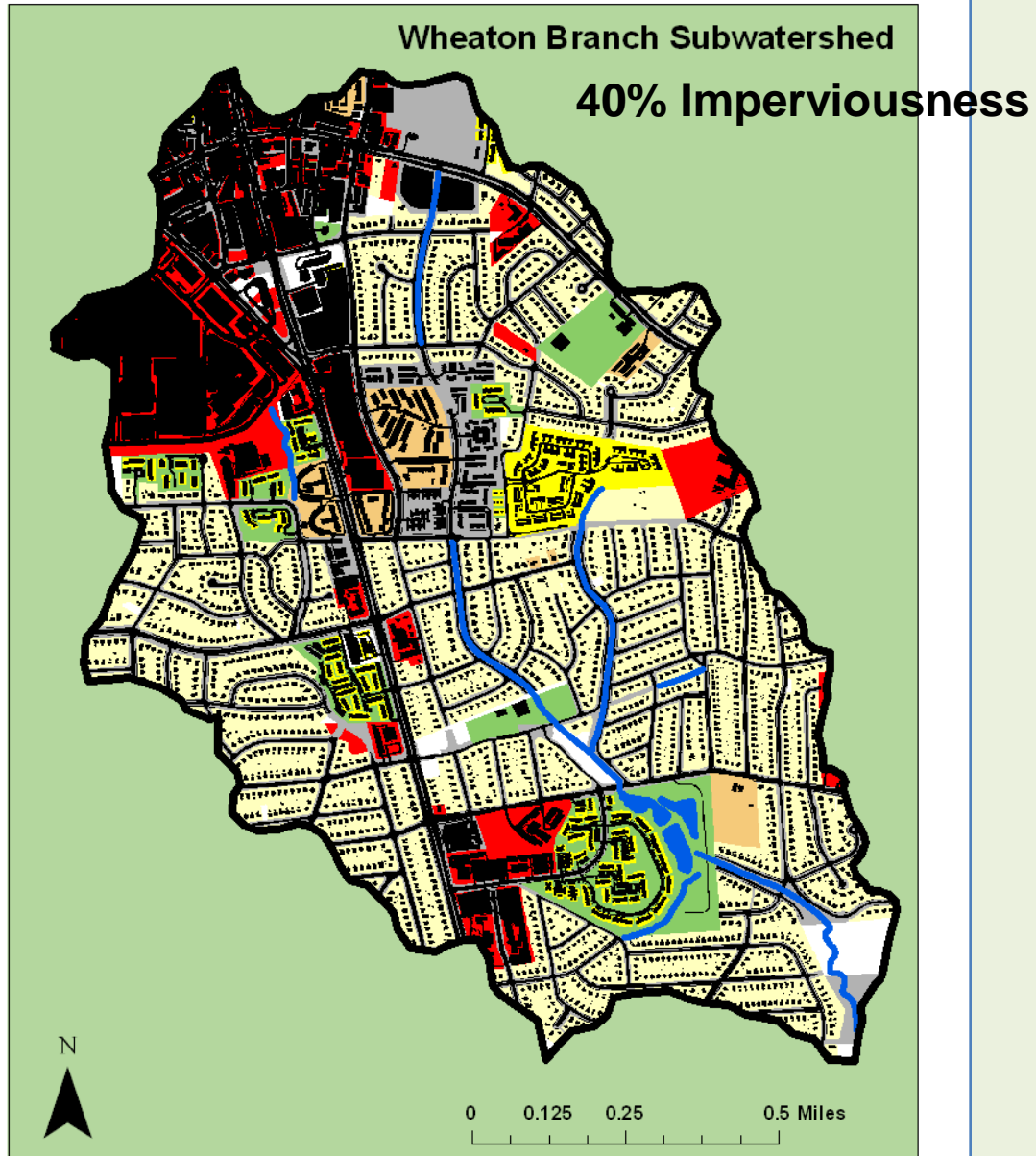
# Water quality and Impervious land cover

**This 11% of the county's land area  
Contains xx% of the county's  
Imperviousness.**





# Existing Land Use and Impervious Surfaces



# 1. OVERVIEW OF THE CORRIDOR

## 2. MAJOR ISSUES

## 3. RESOURCES and OPPORTUNITIES

### a. WALKABILITY

1. Capital Improvement Projects (Forest Glen pedestrian tunnel, Equestrian crossing at Rachel Carson, Evans Local Park reconstruction).
2. County and State sidewalk improvement programs.
3. Private property developments/redevelopments (BB&T Bank, Wheaton Baptist Church, changes in existing special exceptions).
4. Potential mid-block pedestrian crossings with signals.
5. Policy Area Mobility Review (PAMR) mitigation of new development projects in the corridor.
6. Traffic calming measures.
7. New tools and resources (the road code, better design standards and techniques, greater awareness of issues).

# Georgia Avenue near Aspen Hill Road



# Georgia Avenue near Windham Lane







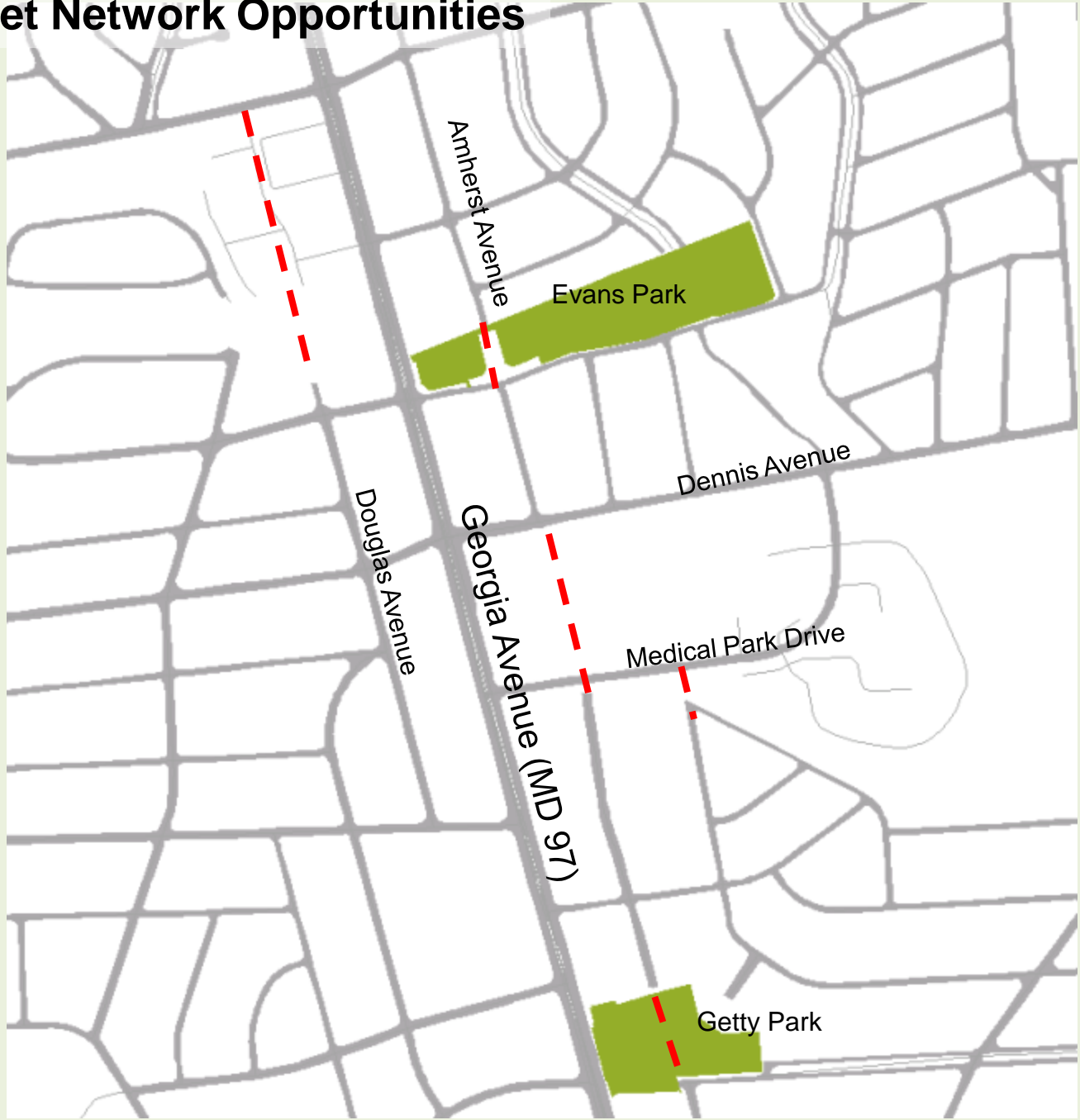


# RESOURCES AND OPPORTUNITIES

## TRAFFIC CONGESTION

1. Capital Improvement Projects (Norbeck and Glenmont grade separations, Georgia Avenue Busway, Brookeville Bypass).
2. Better alignment of land use and transportation infrastructure (new growth at metro stations, Jobs and housing balance).
3. Changes in technology (telecommuting) and employment patterns (live near your work programs, flex hours, limited or no free parking, higher gasoline prices).
4. Better transit facilities and operations to reduce car travel.
5. TODS and walkable communities.

# Disconnected Street Network Opportunities





# RESOURCES AND OPPORTUNITIES

## ENVIRONMENTAL IMPACTS

1. Better policies and regulations (road code, energy and environmental plan, green building technologies).
2. Capital Improvement Projects.
3. Better transit facilities and operations to reduce car travel.
4. TODs and walkable communities.

# 1. ENVIRONMENTAL ACTIONS

## 1. Cut carbon dioxide emissions

- a. Energy and Environment Plan
- b. Climate Protection Plan
- c. Climate Change bills



## 2. Provide walkways and bikeways

- a. Energy and Environment Plan
- b. Sector plans for new transit communities
- c. Urban Environmental Design Guidelines





### 3. Plant trees

- a. Green Infrastructure Plan
- b. Energy and Environment Plan
- c. Master and sector plans for transit communities
- d. Urban Environmental Design Guidelines



## 4. Increase infiltration

- a. Water Resources Plan
- b. Energy and Environment Plan
- c. Master and sector plans for transit communities
- d. Urban Environmental Design Guidelines
- e. DEP – Rainscapes grant



## 5. Green Buildings

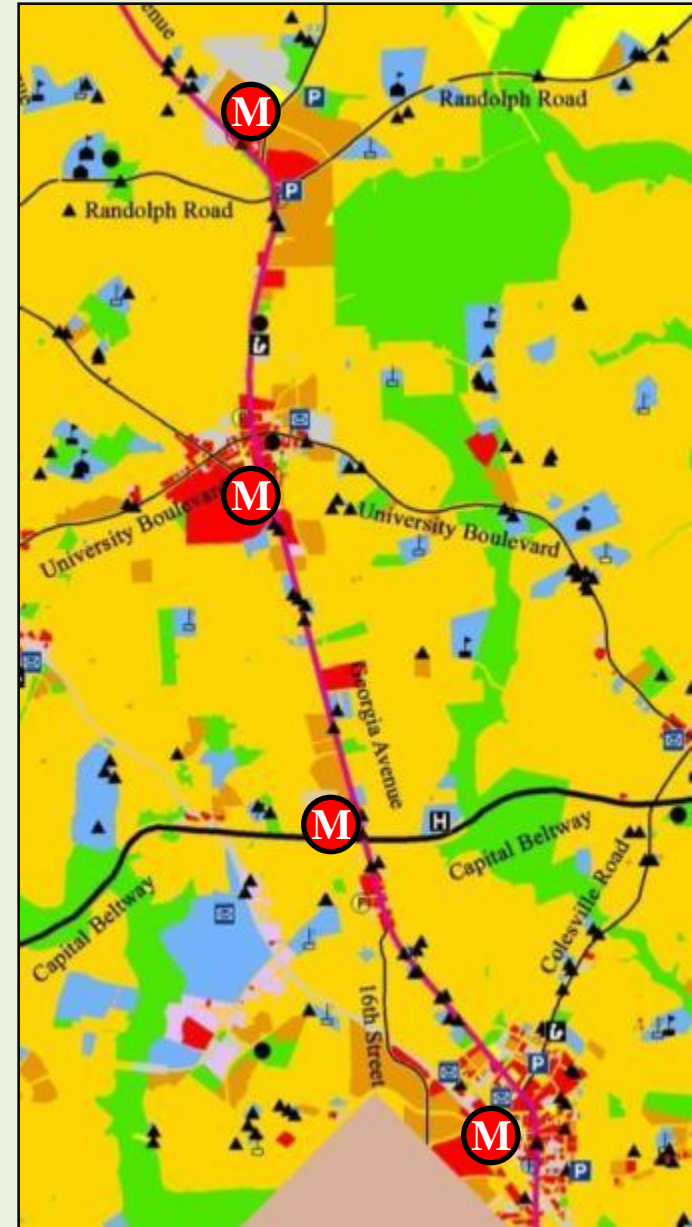
- a. Green building regulations recently passed
- b. Clean Energy rewards program



1. OVERVIEW OF THE CORRIDOR
2. MAJOR ISSUES
3. RESOURCES and OPPORTUNITIES
4. **FUTURE PLANNING FRAMEWORK**

# PROPOSED PLANNING FRAMEWORK

1. Sustainability.
2. Focus new growth in Metro station areas (No rezonings outside Metro Station areas).
3. Focus on non-auto and transit mobility rather than vehicular capacity of the roads.
3. Protect and enhance the residential character of the areas between commercial centers (no new special exceptions along Georgia Avenue).
4. A Green Boulevard through landscaping of the ROW and properties facing Georgia Avenue.
5. Design excellence in both public and private projects.



- 1. OVERVIEW OF THE CORRIDOR**
- 2. MAJOR ISSUES**
- 3. RESOURCES and OPPORTUNITIES**
- 4. PLANNING FRAMEWORK**
- 5. NEXT STEPS**
  - a. Community outreach**
  - b. Explore opportunities/options for improvement**
  - c. Develop recommendations**

# **Summary of Comments from Community Meetings (11/27/07, 2/5/08)**

## **1. Transportation**

- a) Traffic congestion is a major concern.
- b) Number of curb cuts along Georgia Avenue— safety concern.

## **2. Pedestrian Issues**

- a) Crossing Georgia Avenue is difficult.
- b) Lack of pedestrian islands.
- c) Long distances between marked crosswalks.
- d) Need wider sidewalks and separation from vehicular traffic.
- e) Snow plowing blocks sidewalks.
- f) Need a pedestrian tunnel for Forest Glen Metro station.
- g) Add bicycle lanes.

## **3. Landscaping**

- a) Add or improve green panels.
- b) Add trees.
- c) Utilize medians.

## **4. Equestrian crossing at Rachel Carson—need a bridge.**

# PROJECT SCHEDULE

Draft Report/Recommendations:	April, 2008
3rd Community Forum:	May, 2008
Planning Board Roundtable:	May 2008
Presentation to the Board:	June 26, 2008
Transmit to the Council:	July, 2008



# Georgia Avenue Concept Study

