

proposed scope of work

Glenmont Sector Plan

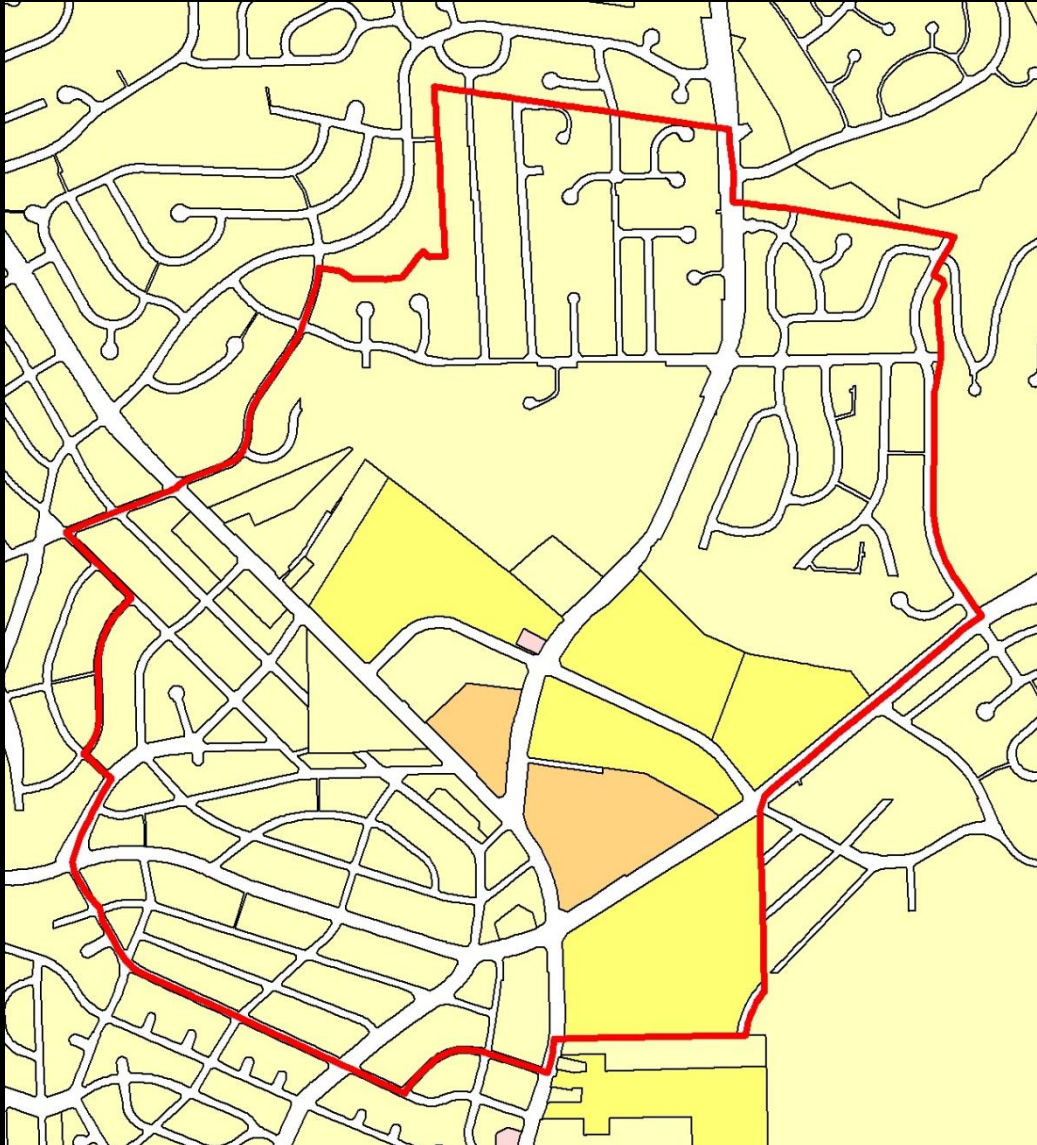


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- 568 acres, approximate
- Georgia Avenue (MD 97)
- Layhill Road (MD 182)
- Randolph Road
- Glenmont Shopping Center
- WMATA Properties
- Multi Family Dwelling
- Single Family Neighborhoods

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Principle Land Uses	%
Single-Family Detached	49
Multi-Family Residential	15
Parks	9
Parking and Transportation	8
Institutional and Community Facility	7
Vacant	5
Retail	3
Open Space and Recreation	1
Single-Family Attached	0.6
Office	0.03

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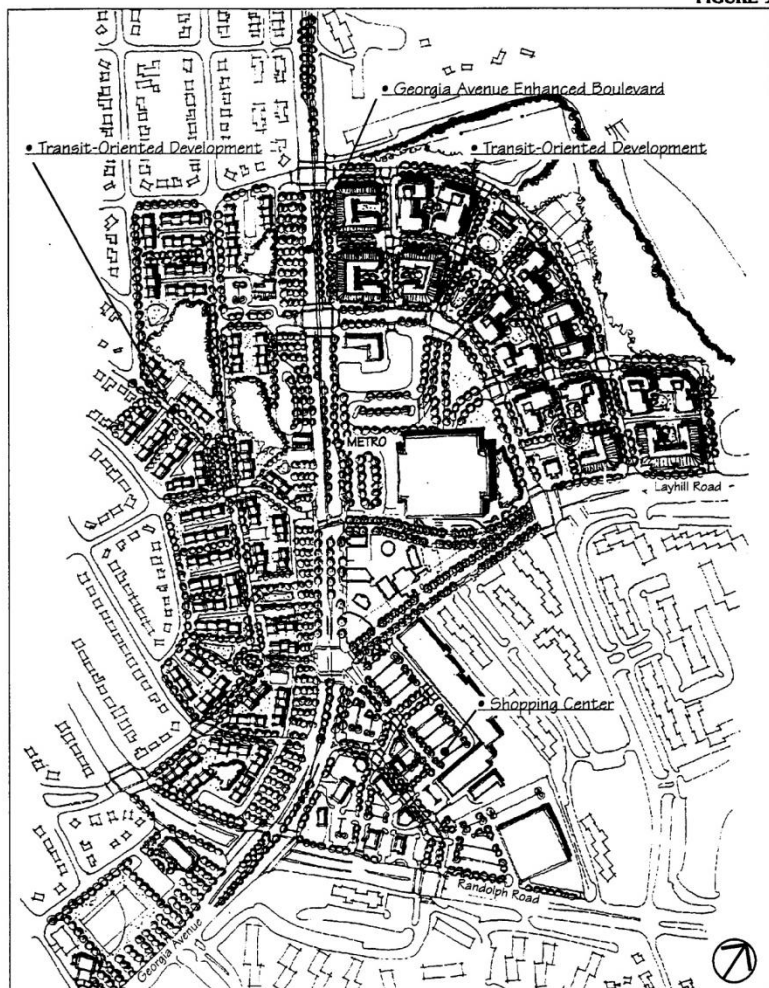
- 12,582 persons
- 4,486 households
- More adults between ages 30 to 40 when compared with Countywide share (4.5% points)
- More adults 65 and up when compared with Countywide –share (1.6% points)
- Seventy eight (78) percent of renters pay less than 1,500 per month compared to 68 percent countywide.
- Hispanic population 8.3 percent higher than countywide
- Non-Hispanic Black population 10 percent higher than countywide share



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GLENMONT VILLAGE CENTER: LONG RANGE VISION

FIGURE 9



1997 Glenmont Sector Plan

Glenmont Village Center

- Mixed-Use Development
- Georgia Avenue Enhanced Boulevard
- Pedestrian and Bike Friendly
- Interconnected Street System

Glenmont Neighborhoods

- Stable Residential Neighborhoods
- Environmental Features as amenities
- Interconnected Bike and Ped. System

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Glenmont Today

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WMATA Triangle

Glenmont Greenway

Georgia Avenue/Randolph Road

Former Glenmont School Site



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WMATA Triangle
Glenmont Greenway
Georgia Avenue/Randolph Road
Former Glenmont School Site

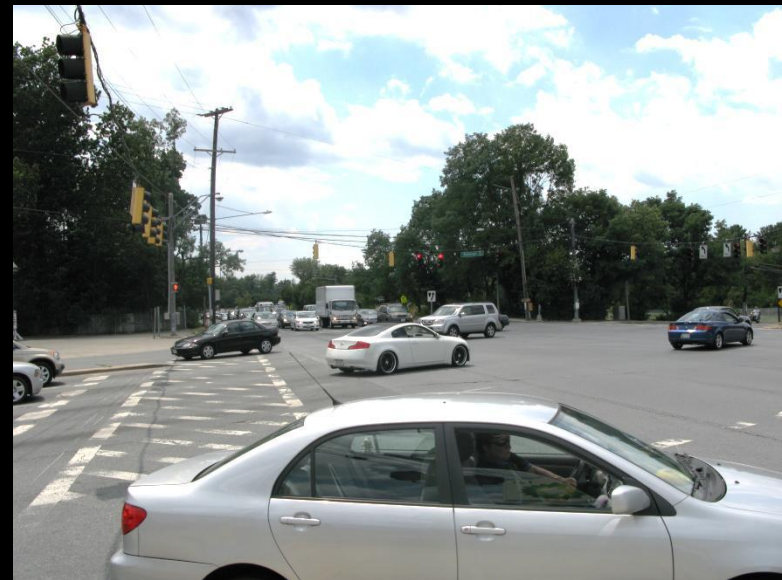


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WMATA Triangle
Glenmont Greenway
Georgia Avenue/Randolph Road
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Countywide Rapid Bus Service

- Georgia Avenue
- Randolph Road

WMATA Station Access Improvement Study

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Glenmont Shopping Center

19.6 acres

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Glenmont Shopping Center



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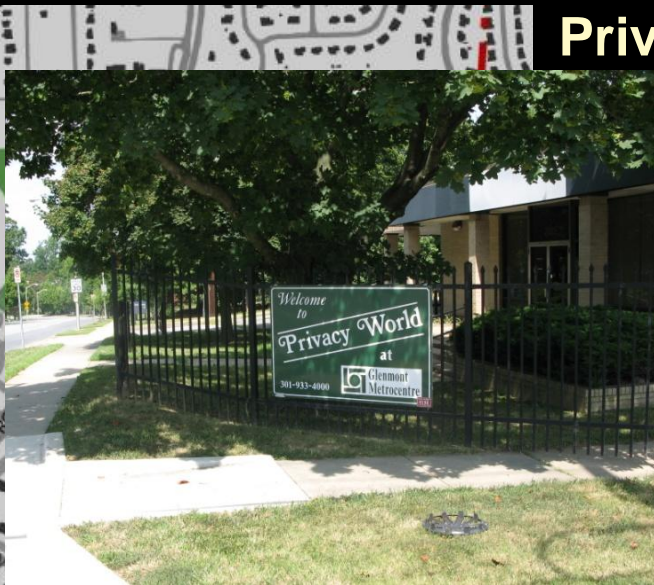
Privacy World

30.9 acres

352 units

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Privacy World



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■ Winexburg Manor 33 acres

■ Glen Way Gardens 15 acres

■ Glenmont Forest 32.9 acres

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Winexburg Manor 33 acres



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Glen Way Gardens 15 acres



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Glenmont Forest 32.9 acres



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Connectivity

- Analyze local circulation patterns in consideration of the pending grade-separation and examine possible improvements.
- Examine the effect of adding bus rapid transit on Georgia Avenue and Randolph Road to the existing transportation systems.
- Explore ways to improve pedestrian connections within the center and to surrounding communities.
- Evaluate the need for, and ability to improve access to, parks, trails, greenways, and bikeways, including Wheaton Regional Park and Brookside Gardens.
- Assess the capacity of the infrastructure—transportation network, schools, fire and safety, parks and recreation, and other community facilities—to support new development.

Design

- Evaluate the potential of the Glenmont Shopping Center to become a mixed-use node and a focus of the Glenmont community with reduced impervious area and improved connectivity.
- Explore ways to create a safer pedestrian environment through better design of the public realm.
- Analyze the appropriate building heights, scale, and bulk relationships of new development to be compatible with the existing stable residential neighborhoods.
- Analyze opportunities to create urban parks and open spaces to encourage walking, social interaction, and community cohesion.



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Environment

- Evaluate potential improvements to water quality within Rock Creek and Northwest Branch.
- Identify sensitive environmental features and areas.
- Evaluate existing forest stand and tree canopy.
- Evaluate the effectiveness of stormwater management systems.
- Examine opportunities to conserve energy and promote the use of renewable energy generation.

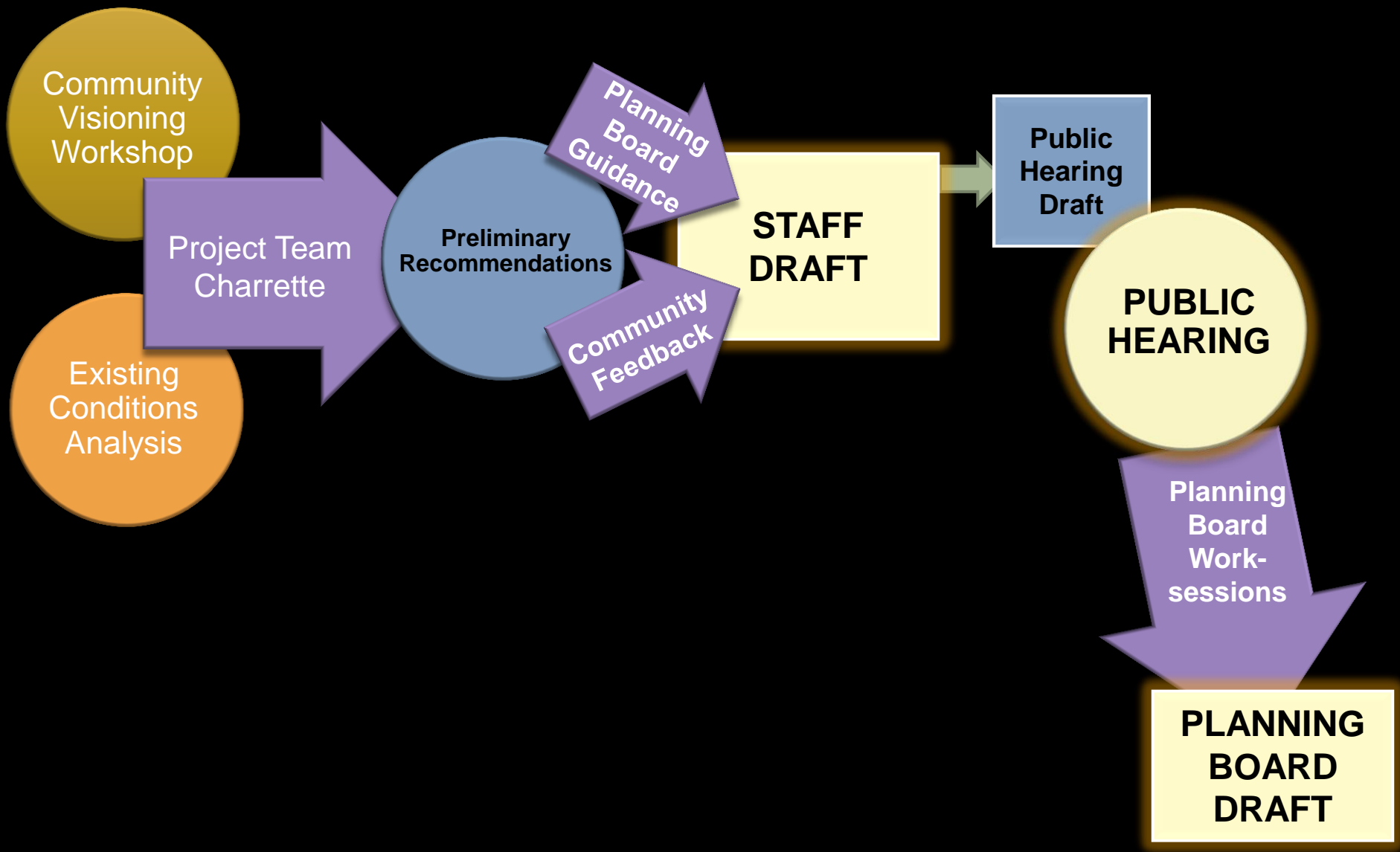
Diversity

- Identify potential historic resources which may be eligible for designation.
- Explore opportunities that accommodate underserved populations.
- Examine the resources needed to allow residents to age in place.
- Evaluate the need for additional community facilities.



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- Community outreach
 - Interviews
 - Focus groups mtgs
 - Community mtgs
 - Workshop series



Office of Councilmember Nancy Navarro
Office of Councilmember Valerie Ervin
Glen Way Condominium
Glenmont Forest Apartment
Winexburg Apartment
Privacy World Garden Apartment
Greenhill Capital Corporation
Shoppers Warehouse Property Owner

Glenmont Forest Neighbors Civic Association
Greater Glenmont Civic Association
Tivoli Homeowners Association
Layhill South Citizens Association
Glenmont Civic Association
Foxhall Civic Home Owners Association
Layhill Alliance

Wheaton/Kensington Chamber of Commerce
Latino Economic Development Corp
Casa de Maryland
IMPACT Silver Spring
Liberty's Promise

Georgia Avenue Baptist Church
Pilgrim United Methodist
First Assembly Church of God

Mid County Regional Service Center
Washington Metro (WMATA) Station Area Planner
MoCo- Office of Planning and Development
Montgomery Housing Partnership
MoCo-HHS Agency on Aging

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Project Schedule

January 26	Scope of Work
February 4	Community Workshop #1
February 22	Community Workshop #2
March 2012	Community Workshop #3
April 2012	Draft Recommendations
June 2012	Staff Draft
September 2012	Planning Board Public Hearing
October- December 2012	Planning Board Worksessions Planning Board Draft

