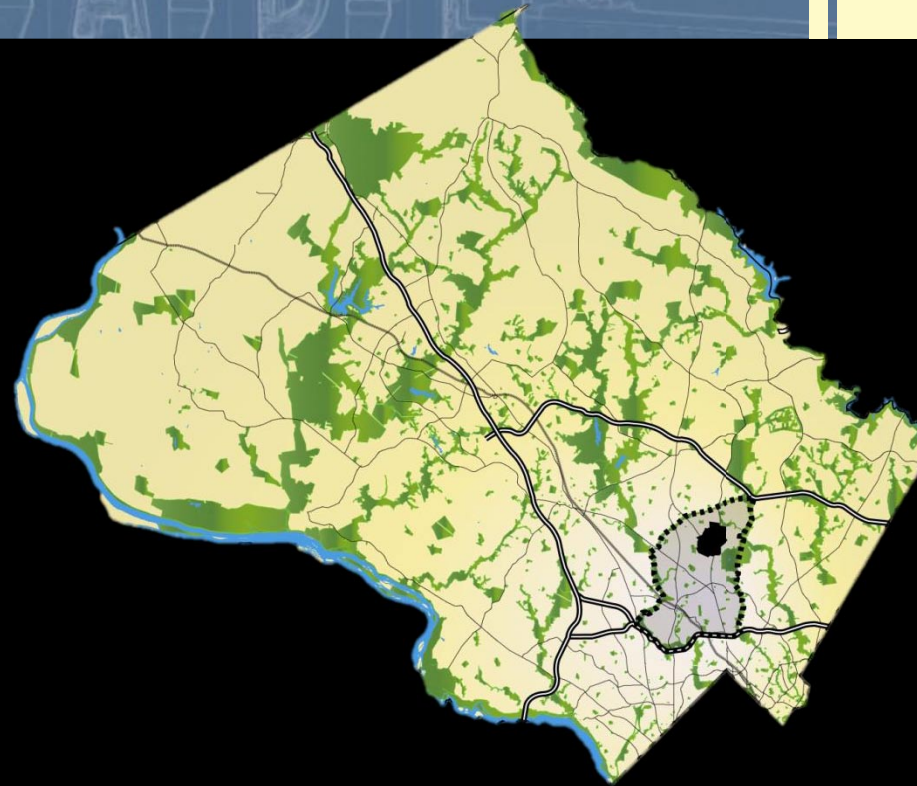


Planning Board Worksessions Glenmont Sector Plan

**Planning Board Public Hearing
February 14, 2013**

- spoken testimony
- letters
- email
- reports

Complete set of written testimony and the public hearing transcript is available at the information desk upon request



Planning Board Worksessions Glenmont Sector Plan

Who testified?

Government agencies

Office of the County Executive
Housing Opportunities Commission
Historic Preservation Commission
National Capital Planning Commission
Maryland Department of Transportation
Montgomery County Department of Transportation
Washington Suburban Sanitary Commission

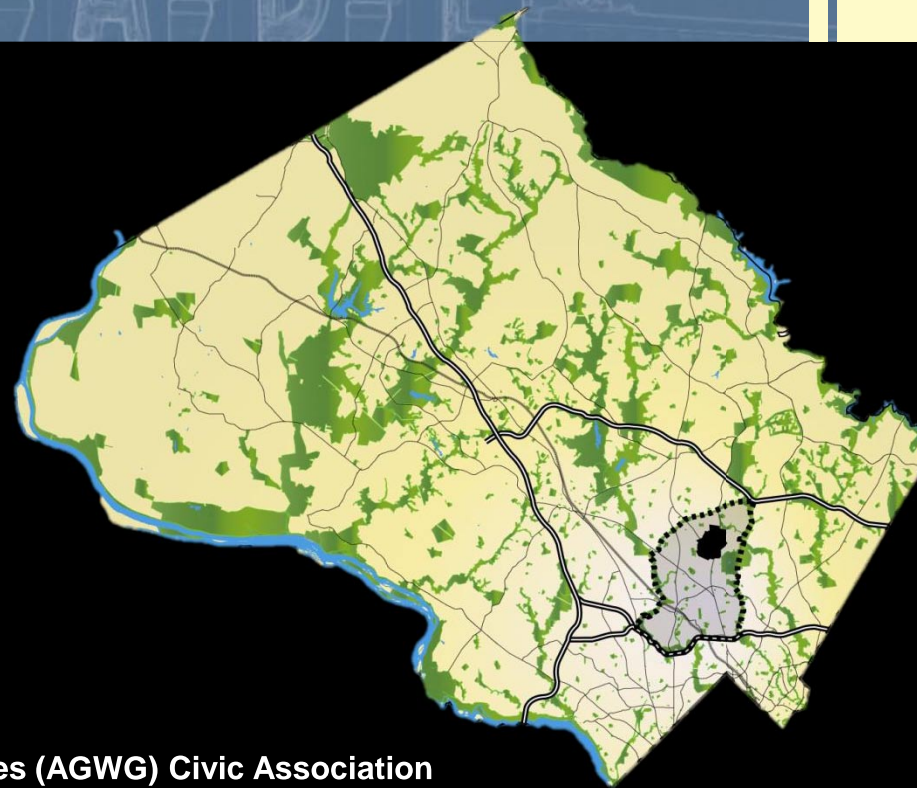
Residential communities

Glenmont Civic Association
Greater Glenmont Civic Association
Glenway Gardens Condominium
Layhill South Citizens Association
Glenfield North Association
Allanwood, Gayfields, Willson Hills, Gaywood Estates (AGWG) Civic Association
Glenmont Exchange

Property owners (18)

Advocates

Montgomery Bicycle Advocates
University of Maryland School of Architecture, Planning, and Preservation
George Washington University Department of American Studies
Silver Spring Historical Society



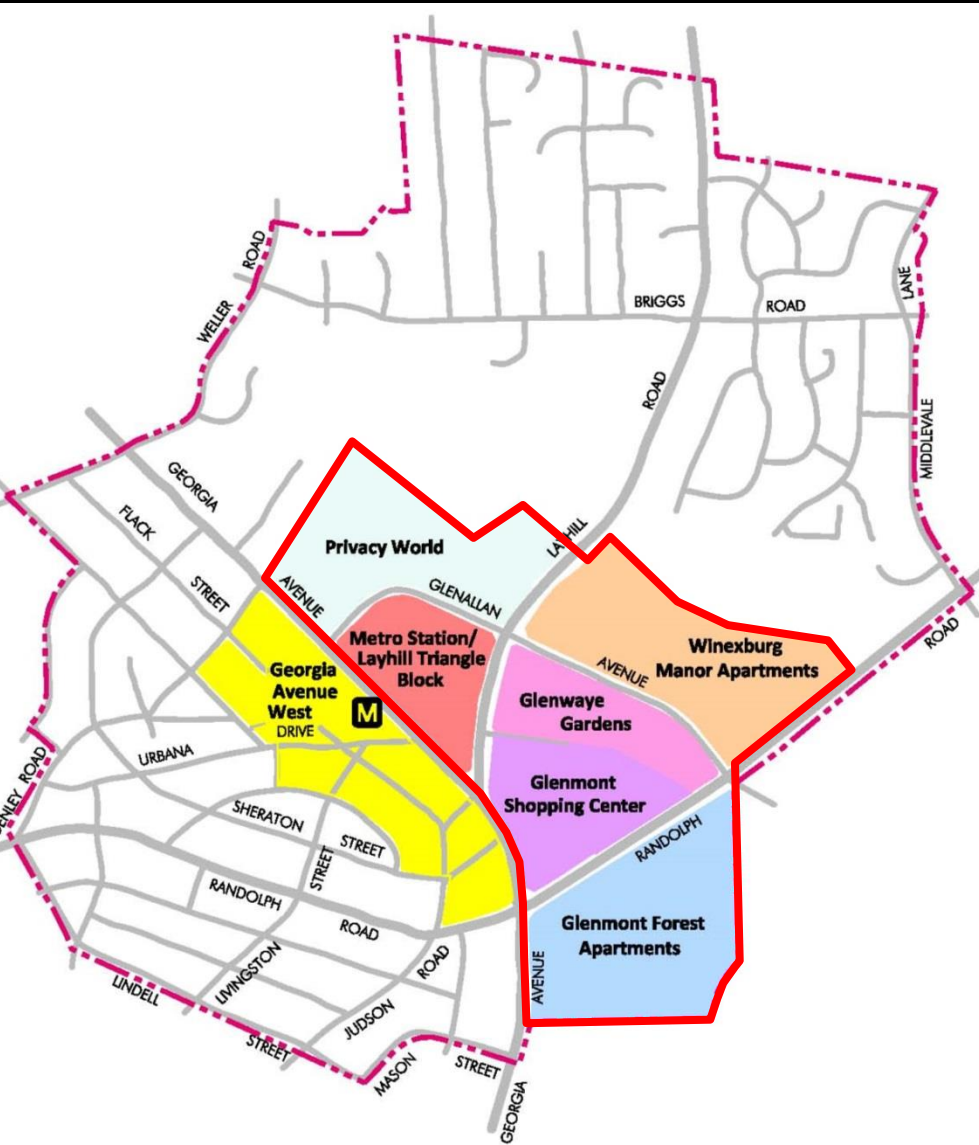
Planning Board Worksessions Glenmont Sector Plan

Testimony Summary

1. A large majority supported the Plan's vision and goals.
2. General support for replacement of existing mixed-use zone and multi-family zones with Commercial Residential zones.
3. Concern that existing traffic is at capacity and additional density will increase the problem.
4. Site specific issues



Planning Board Worksessions Glenmont Sector Plan



January 26, 2012

Scope of Work

Feb 4, Feb 22, Mar 21

Community Workshop #1, #2, #3

May 23

Community Meeting:
Preliminary Recommendation

June 7, 14

Planning Board: Preliminary Rec's

November 8,
December 20

Planning Board: Staff Draft

February 14

Planning Board: Public Hearing

March-April 2013

Planning Board: Worksessions

May 2013

PB Draft Approval

June 2013

Transmit PB Draft to
Executive and Council

Planning Board Worksessions

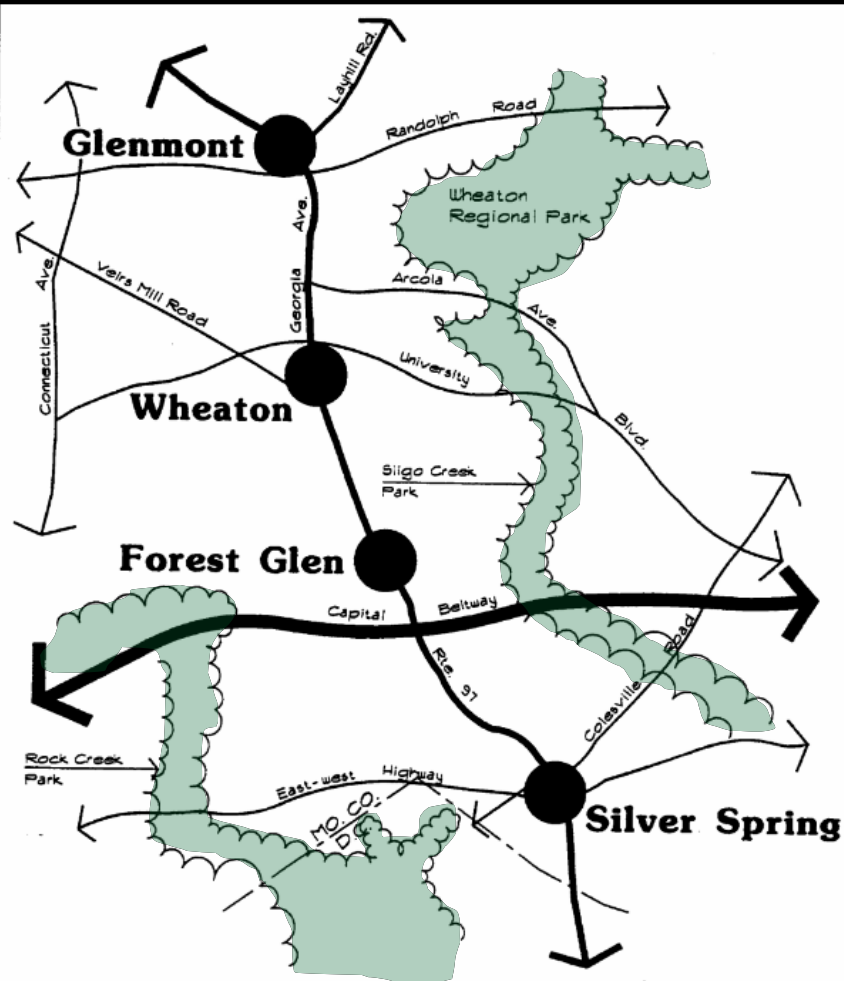
Glenmont Sector Plan

General Land Use



Planning Board Worksessions Glenmont Sector Plan

Item #1: Jobs-housing ratio imbalanced



County policy and existing planning framework has channeled major commercial development has been steered towards Silver Spring and Wheaton CBDs.

Plan envisions Glenmont as a predominately residential, mixed-use neighborhood with retail and limited office uses.

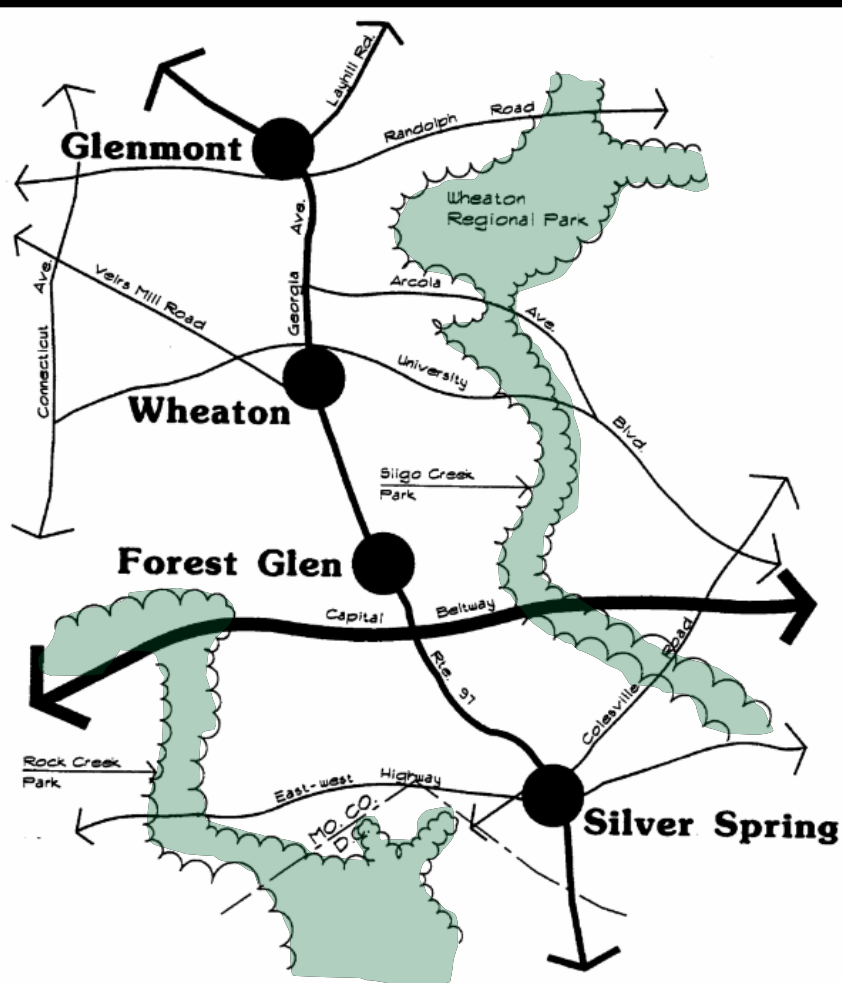
Glenmont has no track record as an office market, is not an employment center, and is farther out.

Planning Board Worksessions

Glenmont Sector Plan

Item #1: Jobs-housing ratio imbalanced

What we think will be built during the life of the Plan.....



	Existing	1997 Sector Plan Buildout	Proposed Sector Plan Buildout
Non-residential s.f.	402,000	508,500	813,000
Housing units	3,100	4,600	8,900
Jobs	873	1,278	2,350
Jobs-housing ratio	0.3:1	0.3:1	0.3:1

based on history of development, lack of established office market in Wheaton, growing regional competition, and market study.

Planning Board Worksessions Glenmont Sector Plan

Item #2: Proposed growth is too high

Testimony: Housing increase will overwhelm schools and roads

	Existing	1997 Sector Plan Buildout	Proposed Sector Plan Buildout
Non-residential s.f.	402,000	508,500	813,000
Housing units	3,100	4,600	8,900
Jobs	873	1,278	2,350
Jobs-housing ratio	0.3:1	0.3:1	0.3:1

Planning Board Worksessions Glenmont Sector Plan

Item #2: Proposed growth is too high

Density reflects the vision of a predominately residential, mixed-use community.

Residential increase reflects new four to six-story stick construction on properties with significant redevelopment potential.

With Proposed Buildout of 8,900 units, MCPS estimates an additional 121 elementary school students, 215 middle school students, and 133 high school students.

Wheaton and Glenmont Sector Plans housing total would be nearly 22,000 units at Buildout. To address the long-range impact of this large number of housing units, this Sector Plan includes designation of the former Saddlebrook Elementary School as the site of a future elementary school.

	Existing	1997 Sector Plan Buildout	Proposed Sector Plan Buildout
Non-residential s.f.	402,000	508,500	813,000
Housing units	3,100	4,600	8,900
Jobs	873	1,278	2,350
Jobs-housing ratio	0.3:1	0.3:1	0.3:1



Planning Board Worksessions Glenmont Sector Plan

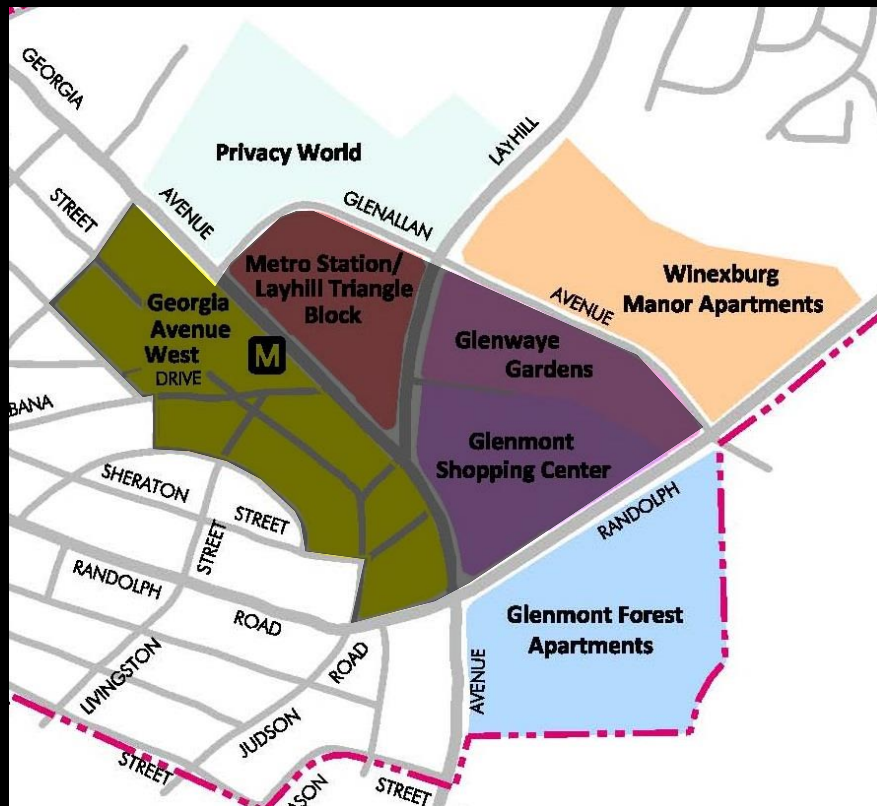
Item #2: Proposed growth is too high

- The transportation analysis was done in a collaborative nature. Staff worked with the MCDOT and the SHA.
- The area-wide transportation analysis is consistent with the method used in support of other Sector Plans/Master Plans under review; Chevy Chase Lake, White Oak Science Gateway and Long Branch. The local intersection analysis approach differs from that used in support of other Plans currently under review, but is appropriate for a small Sector Plan area with heavy rail, like Glenmont.
- The transportation analysis is not the same as a traffic study for a specific site. The analysis is used to determine if the proposed land use is “in balance” with the recommended transportation network.
- Any property in Glenmont that seeks redevelopment will be subject to the Adequate Public Facilities Ordinance (APFO) development review process.
- The use of the Critical Lane Volume (CLV) in support of the Sector Plan is consistent with the 2012-2016 Subdivision Staging Policy.

Planning Board Worksessions

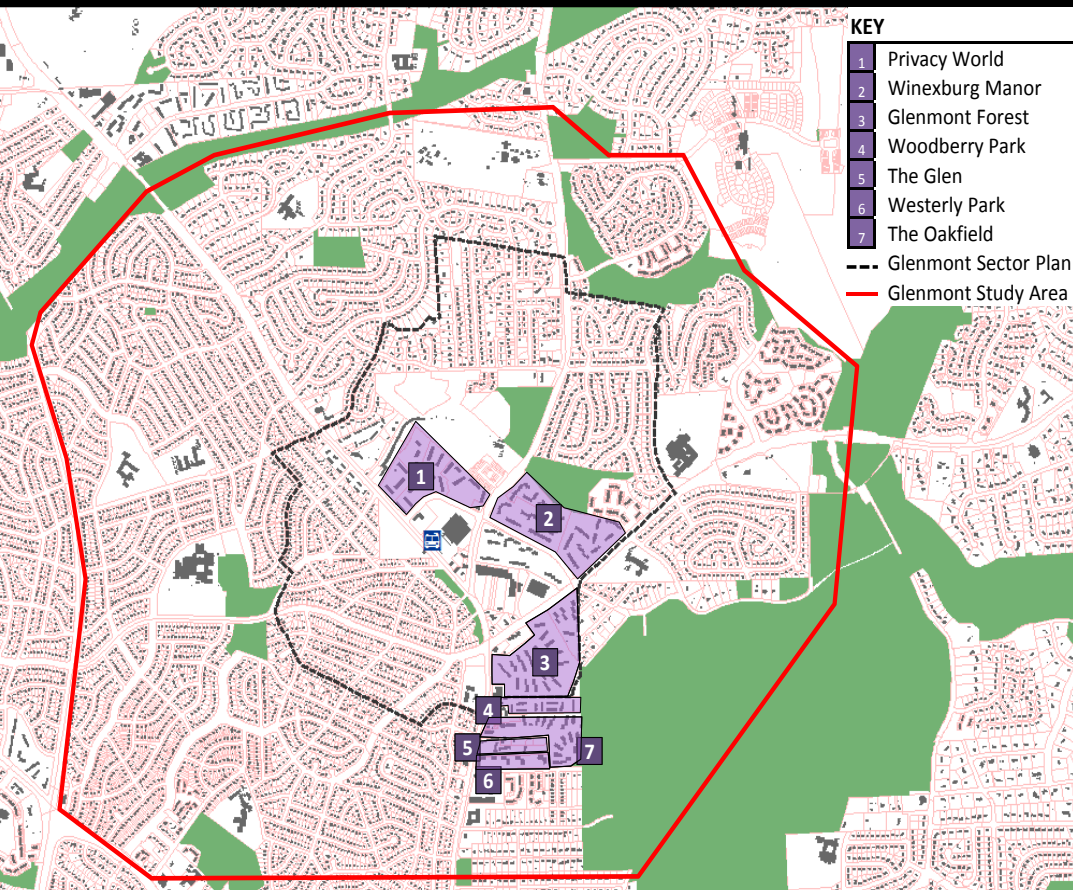
Glenmont Sector Plan

Item #3: Redevelopment of multifamily properties will lose affordable rental housing in Glenmont



Planning Board Worksessions Glenmont Sector Plan

Item #3: Redevelopment of multifamily properties will lose affordable rental housing in Glenmont



Planning Board Worksessions

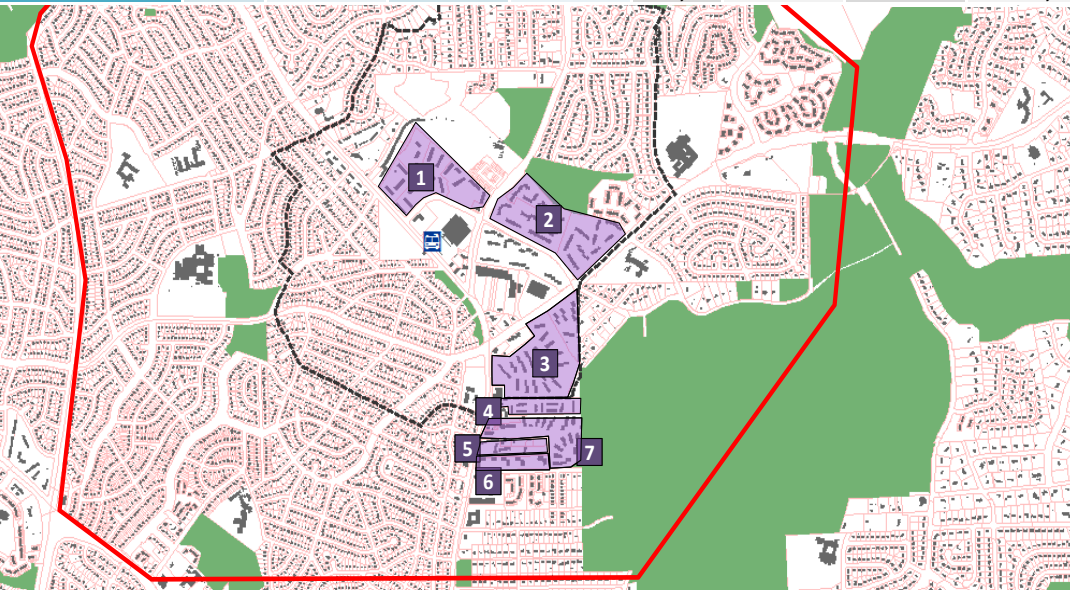
Glenmont Sector Plan

Item #3: Redevelopment of multifamily properties will lose affordable rental housing in Glenmont

	Existing				Future (Post-Redevelopment)			
	Total Units	Rent-Restricted Affordable to Low-Income	Market Affordable		Total Units	Rent-Restricted Affordable to Low-Income	Market Affordable	
			Low-to-Moderate Income Households (65% AMI)	Workforce Households (65% - 100% AMI)			Low-to-Moderate Income Households (65% AMI)	Workforce Households (65% - 100% AMI)
Three Properties	1,459	86	284	1,089	4,681	585	0	4,096
Remaining Study Area Buildings	661	257	291	113	661	257	291	113
Total Study Area	2,120	343	575	1,202	5,342	842	291	4,209

Table does not include MPDUs with Shopping Center redevelopment. (potentially 138 additional MPDUs)

The number of MPDUs could be higher with incentive densities through Affordable Housing public benefit provisions (up to 15 percent).



Planning Board Worksessions

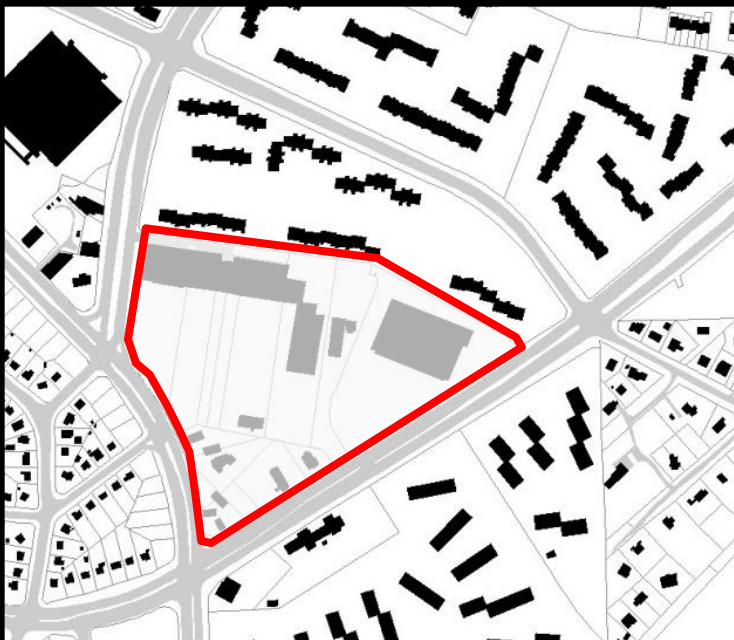
Glenmont Sector Plan

Property Specific Issues (Use, Zoning, Site Design)



Planning Board Worksessions Glenmont Sector Plan

Issue #4: How much FAR and height are needed to spur assemblage and redevelopment?



Site Area: ~ 20 AC

Current Zone: RMX-2C

Proposed Zone: CR 2.0 C0.5 R1.75 H120



Planning Board Worksessions Glenmont Sector Plan



Planning Board Worksessions Glenmont Sector Plan



Planning Board Worksessions Glenmont Sector Plan

Item #4: How much FAR and height are needed to spur assemblage and redevelopment?

Testimony: Maximum FAR should be 3.0



New development in the foreseeable future is expected to be stick construction per the financial feasibility study.

Staff does not believe the additional FAR will be utilized. Mid-rise stick construction may need to be subsidized.

Proposed FAR is inline with the vision for Glenmont.

Additional, unbuildable FAR may be a hurdle to redevelopment.

Planning Board Worksessions Glenmont Sector Plan

Item #4: How much FAR and height are needed to spur assemblage and redevelopment?

Testimony: Provide more flexibility between commercial and residential uses.



Staff recommends retaining overall FAR max at 2.0 but modify the C0.5 to C1.0.

CR 2.0 C1.0 R1.75

Planning Board Worksessions

Glenmont Sector Plan

Item #4: How much FAR and height are needed to spur assemblage and redevelopment?

Testimony: Taller buildings should be placed away from Georgia Ave. Taller buildings could cast shadows on Glenway Gardens roofs.



Plan recommends maximum heights in the interior of the property or near the intersection of Georgia Avenue and Randolph Road.

Staff recommends H 120 and retain the language.

Planning Board Worksessions Glenmont Sector Plan

Item #5: How much redevelopment should occur on this block and what type?



Site Area: ~ 16.5 AC

Current Zone: RMX-2C AND R-90

Proposed Zone: CR 2.0 C0.25 R1.75 H120



Planning Board Worksessions

Glenmont Sector Plan

Item #5: How much redevelopment should occur on this block and what type?



Glenmont Shopping Center is envisioned as the town center. Major commercial development should be concentrated there.

Retain FAR recommendation.

Retain height recommendation.



Planning Board Worksessions

Glenmont Sector Plan

Item #6: The recommended zoning of CR 1.75 may create non-compliance issues.



Site Area: ~ 30.9 AC

Current Zone: TS-R

Proposed Zone: CR 2.0 C0.25 R1.75 H120



Planning Board Worksessions Glenmont Sector Plan

Item #6: The recommended zoning of CR 1.75 may create non-compliance issues.



SITE ANALYSIS STAGE I AND II

ZONING

Existing Zoning: R-30, R-T12.5 and O.M.

Proposed Zoning: TS-R

Base Density - 42 units/acre x 30.9324 = 1,299 units

Maximum Density - 1550 units/30.9324 acres = 50.1 units/acre

GROSS TRACT AREA

Gross Tract Area	30.9324 Ac	1,347,415 SF
------------------	------------	--------------

Area of Dedications	0.5723 Ac	24,929 SF
---------------------	-----------	-----------

Area of Non Dedications (Master Plan Street)	2.8057 Ac	122,216 SF
--	-----------	------------

Net Lot Area	27.5540 Ac	1,200,252 SF
--------------	------------	--------------

STAGE AREA (GROSS)

Stage 1	23.8810 Ac	1,040,256 SF
---------	------------	--------------

Stage 2	7.0514 Ac	307,159 SF
---------	-----------	------------

UNIT TYPE

Maximum Proposed: (As Shown)	1,550 units
------------------------------	-------------

TownHomes - Block E,F,G,H	190-250 units
---------------------------	---------------

MultiFamily - Block A,B,C1,C2,D,E	1,300-1,360 units
-----------------------------------	-------------------

Maximum Retail/Commercial Proposed (As Shown)	90,000 SF
---	-----------

FAR

Maximum FAR Allowed @ 2.5	3,665,010 SF
---------------------------	--------------

Maximum FAR Proposed	Up to 2,500,000 SF
----------------------	--------------------

Residential	Up to 2,410,000 SF
-------------	--------------------

Retail/Commercial	Up to 90,000 SF
-------------------	-----------------

NUMBER OF DWELLING UNITS (MAXIMUM)

Market Rate DU	1,325 units
----------------	-------------

MPDU'S Up to @ 14.5%	Up to 225 units
----------------------	-----------------

Maximum Number of Dwelling Units	1,325 units
----------------------------------	-------------



Planning Board Worksessions Glenmont Sector Plan

Item #6: The recommended zoning of CR 1.75 may create non-compliance issues.



Site Area: ~ 30.9 AC

Current Zone: TS-R

Proposed Zone: CR 1.75 C0.25 R1.75 H120

Recommends CR2.0 C0.25 R2.0 H120



Planning Board Worksessions

Glenmont Sector Plan

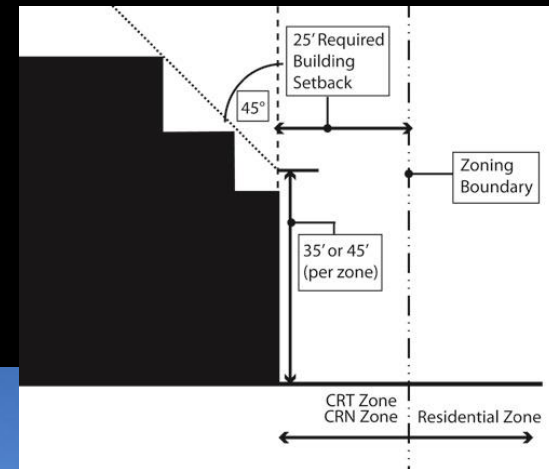
Item #7: Split zoning of Winexburg Manor.



Site Area: ~ 33 AC

Current Zone: R-30, R-20

Proposed Zone: CR1.75 C0.25 R1.5 H85 and
CRN1.5 C0.25 R1.5 H45



Planning Board Worksessions

Glenmont Sector Plan

Item #7: Split zoning of Winexburg Manor.



Site Area: ~ 33 AC

Current Zone: R-30, R-20

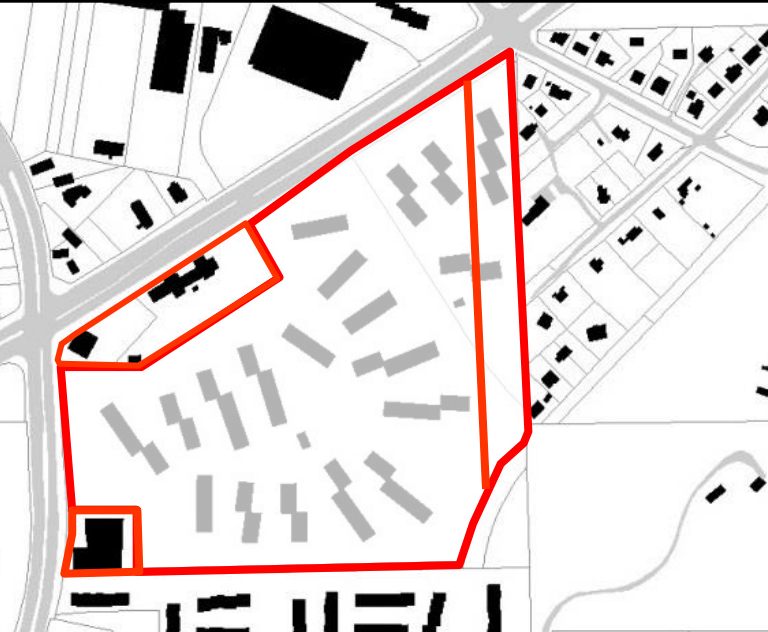
Proposed Zone: CR1.75 C0.25 R1.5 H85 and
CRN1.5 C0.25 R1.5 H45

Retain recommendation.



Planning Board Worksessions Glenmont Sector Plan

Item #8: Split zoning of Glenmont Forest Apartments.



Site Area: ~ 33 AC

Current Zone: R-30, R-20

Proposed Zone: CR1.75 C0.25 R1.5 H85 and
CRN1.5 C0.25 R1.5 H45

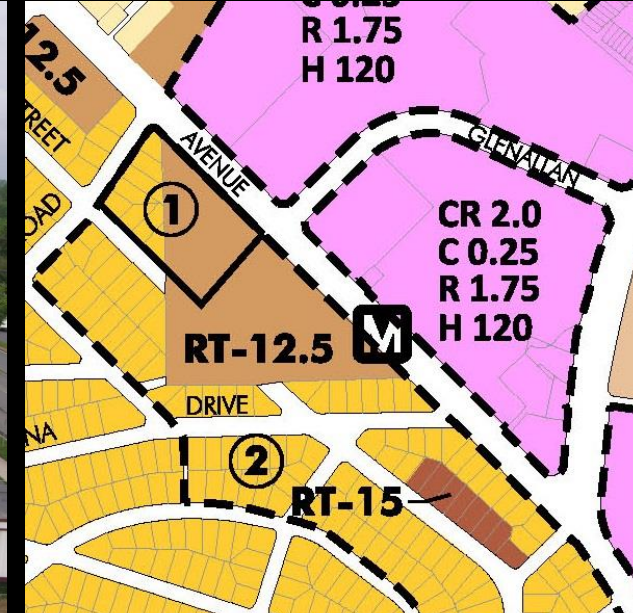
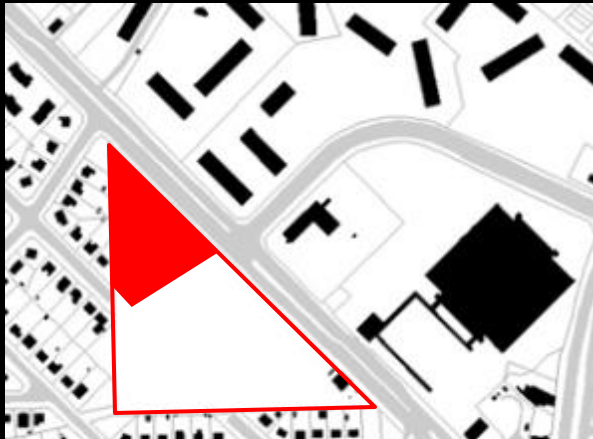
Retain recommendation.



Planning Board Worksessions Glenmont Sector Plan

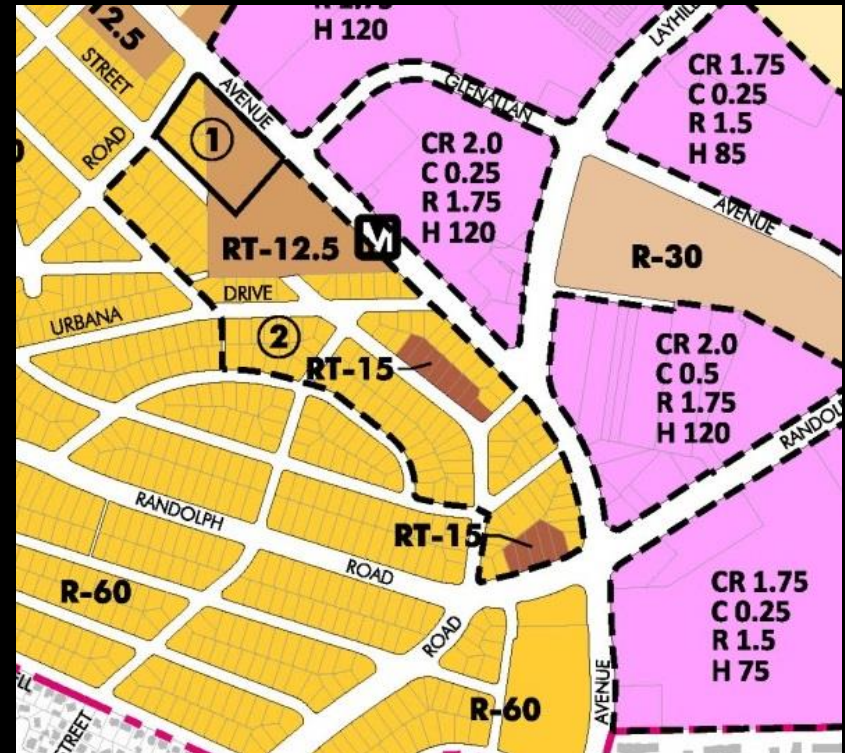
Item #9: Future development of vacant area north of new Metro garage.

Testimony: Use another zoning approach to avoid extensive rezoning process. Remove recommendation for housing, it's too vague. Consider site for a park.



Planning Board Worksessions Glenmont Sector Plan

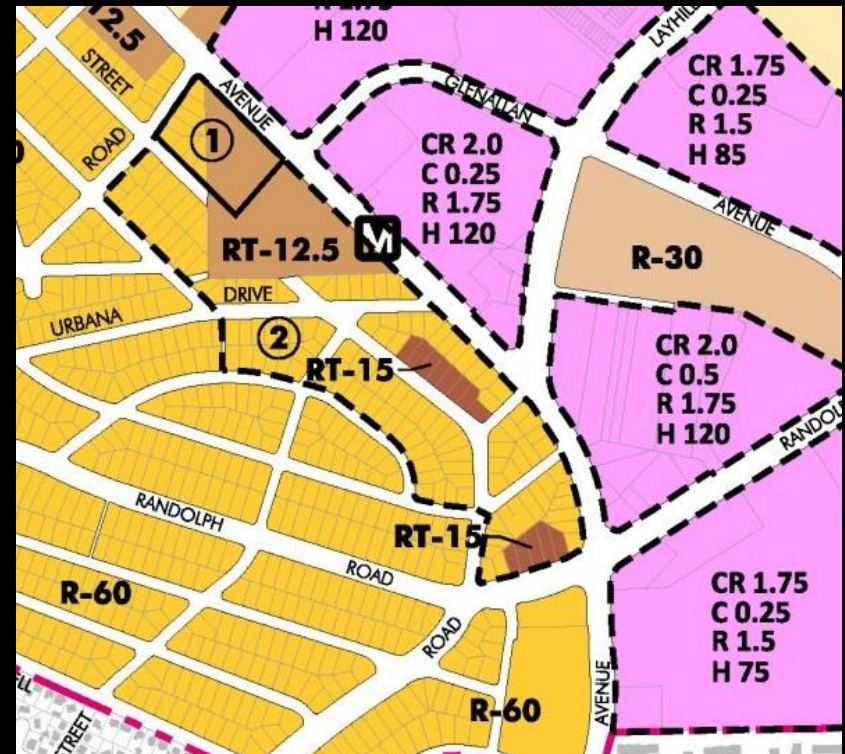
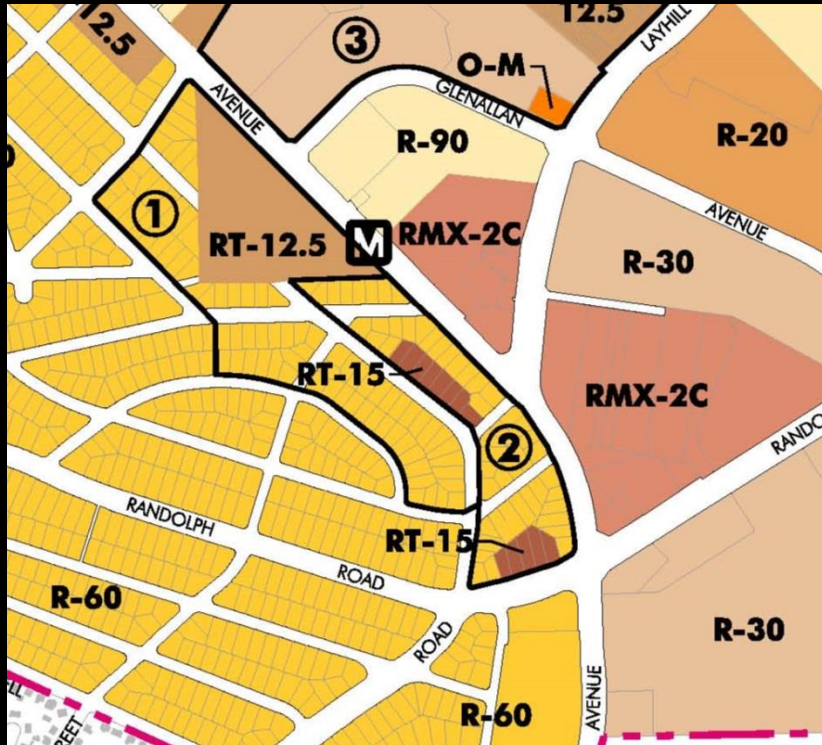
Item #10: Should the PD-15 floating zone be retained?



Planning Board Worksessions

Glenmont Sector Plan

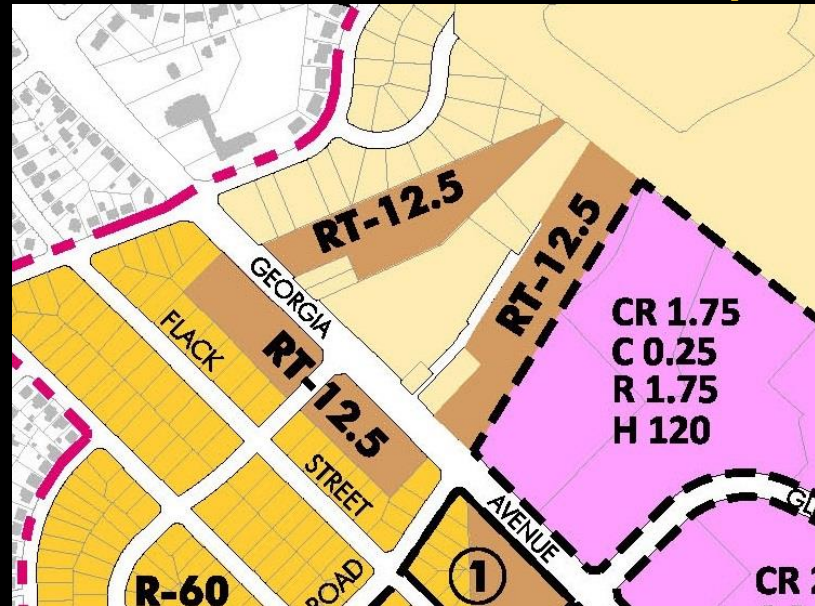
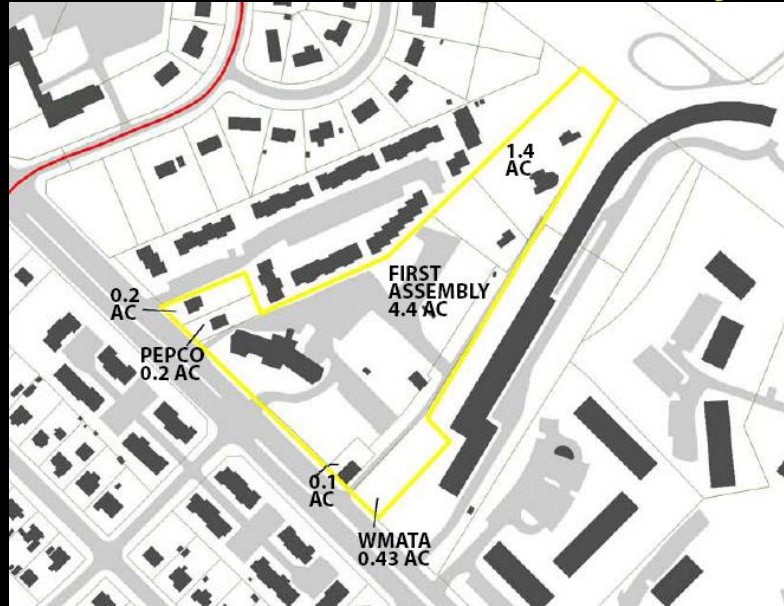
Item #10: Should the PD-15 floating zone be retained?



Planning Board Worksessions

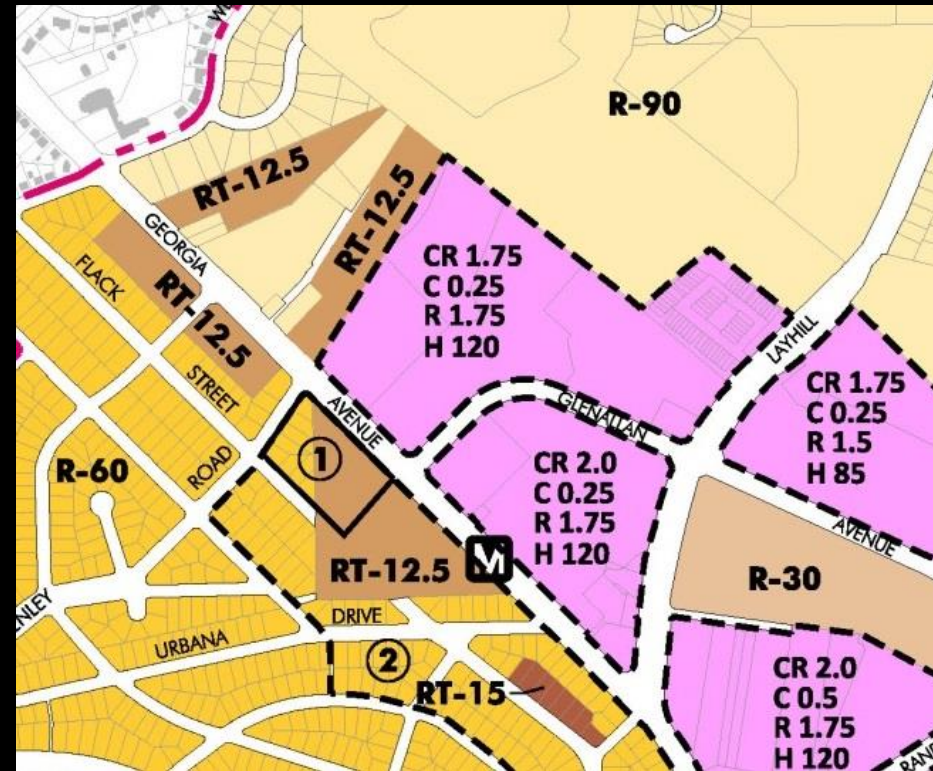
Glenmont Sector Plan

Item #11: Rezone First Assembly of God Church for townhouse development.



Planning Board Worksessions Glenmont Sector Plan

Item #12: Designate CR Zone for portion of the WMATA Maintenance property.



Planning Board Worksessions

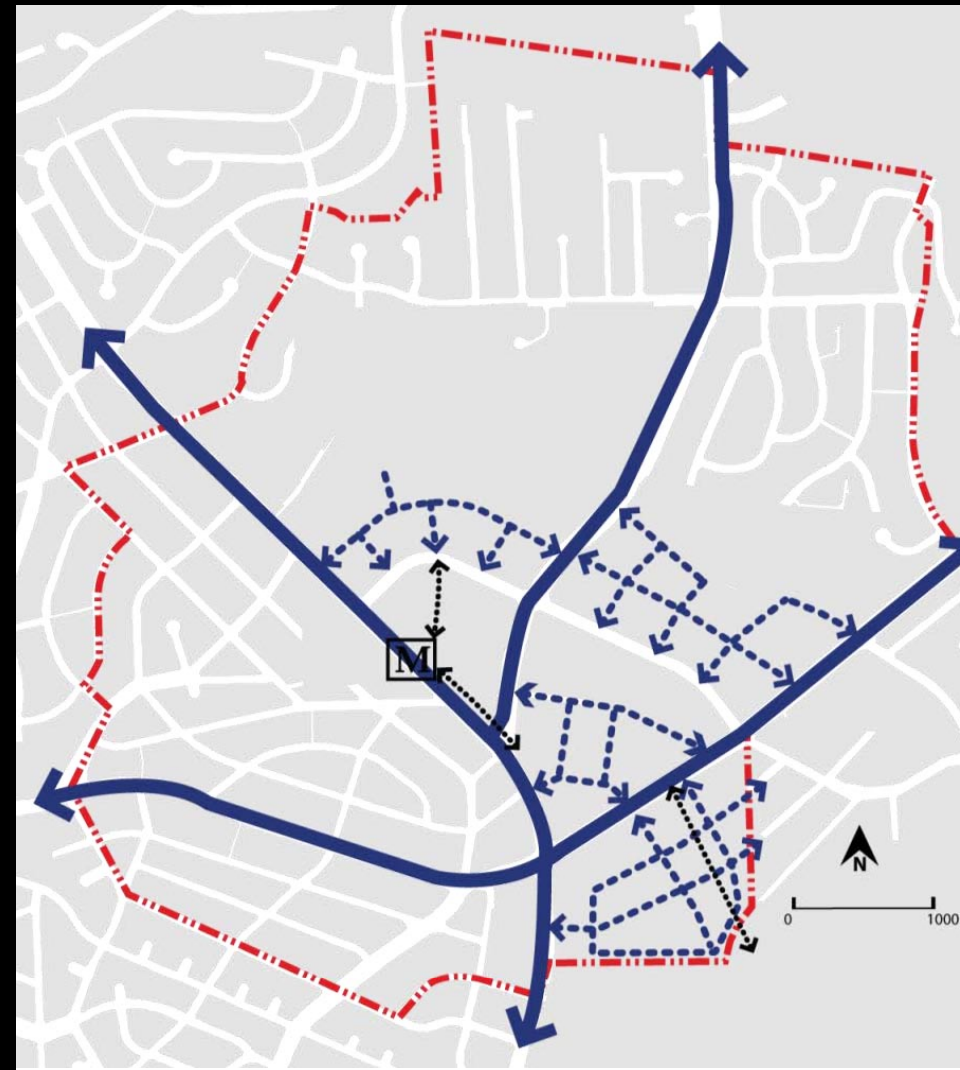
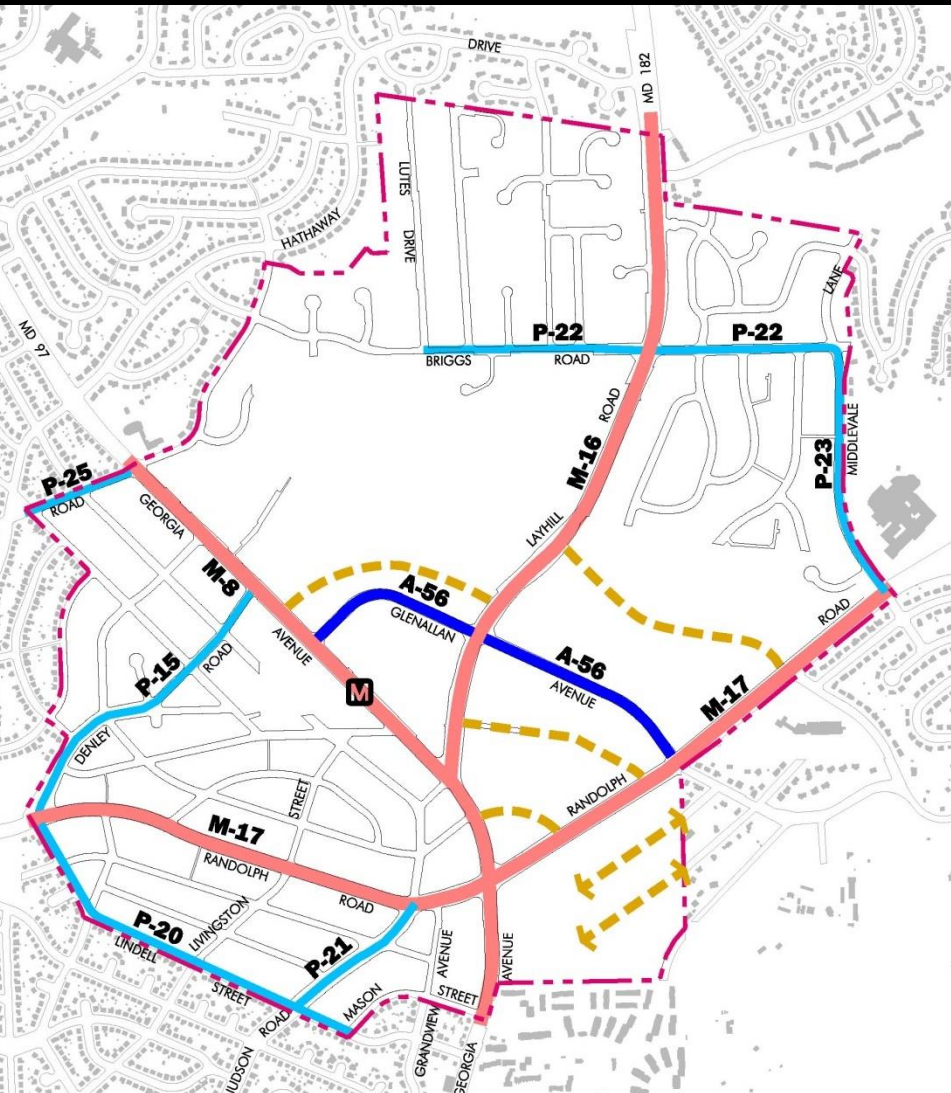
Glenmont Sector Plan

Mobility Issues

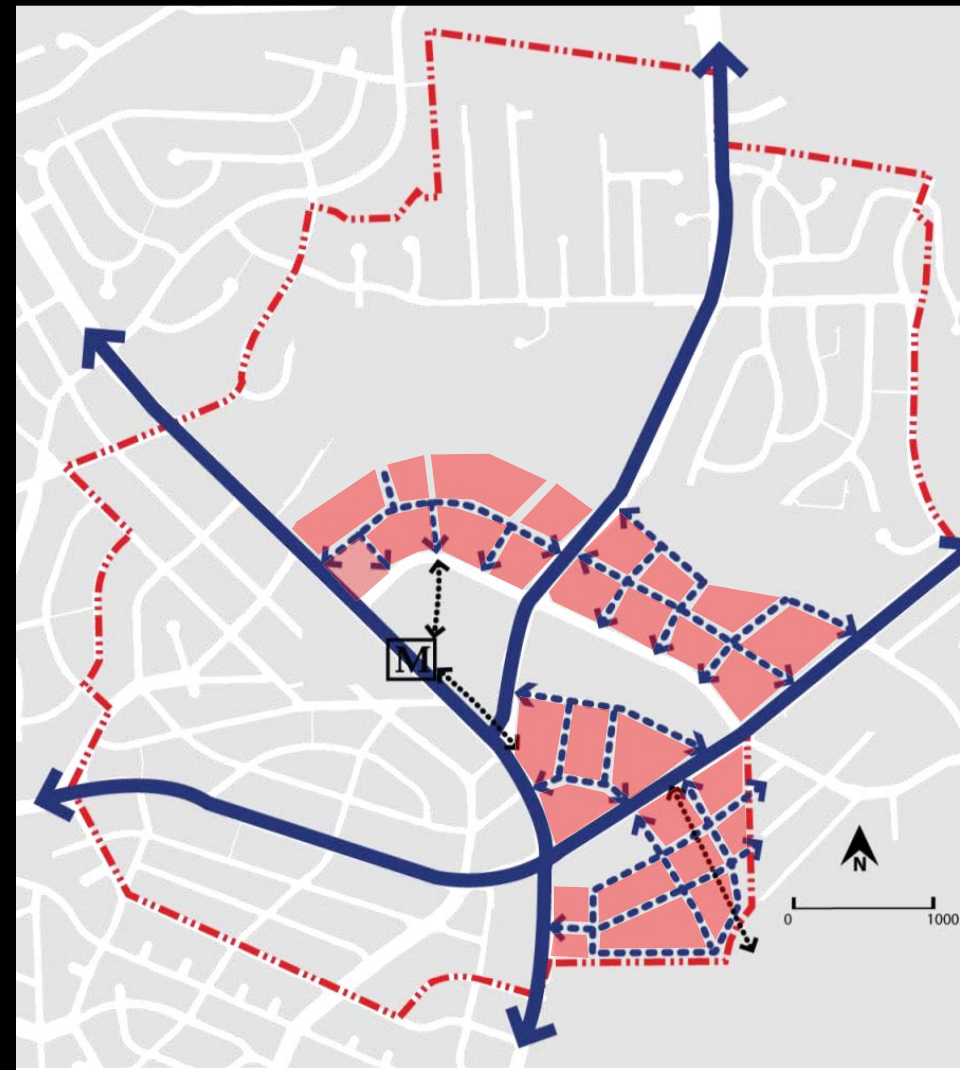
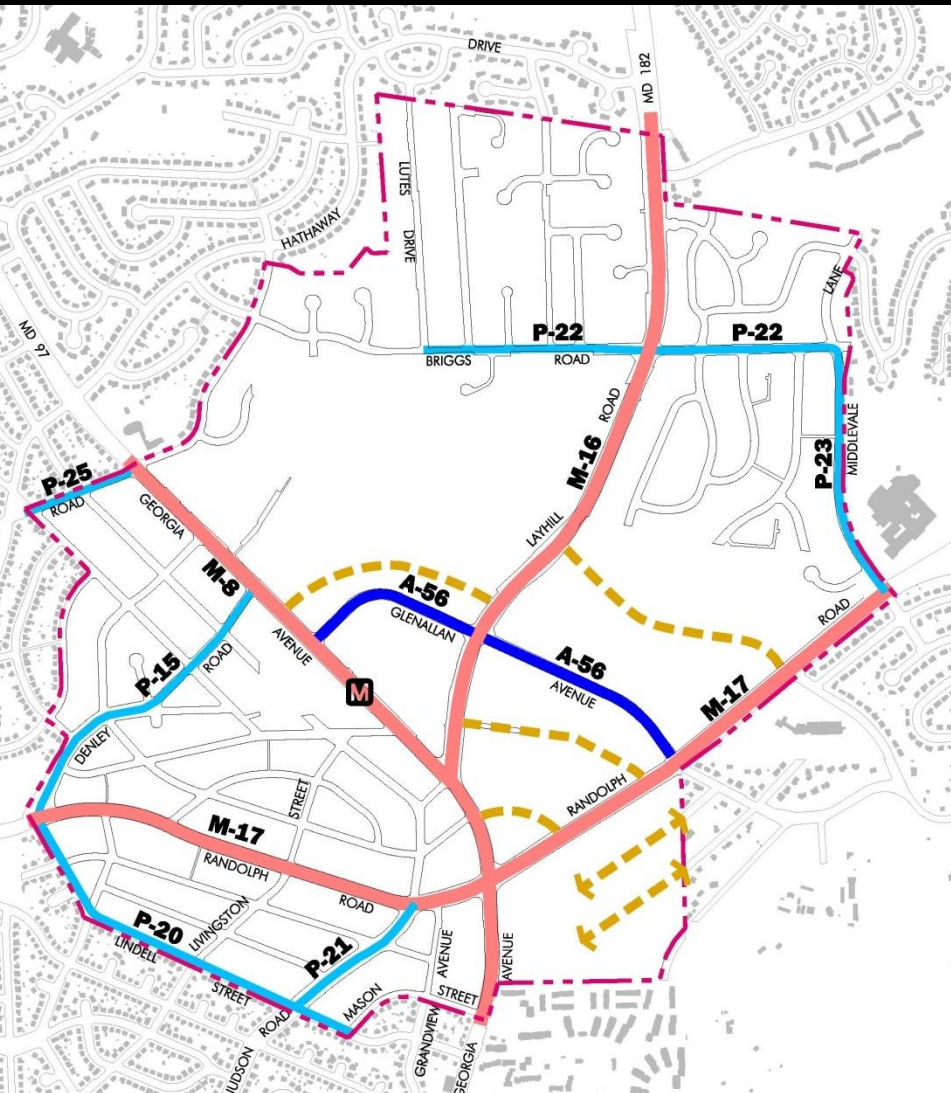
(Transit, Street Network, Pedestrians and Cyclists, and Parking)



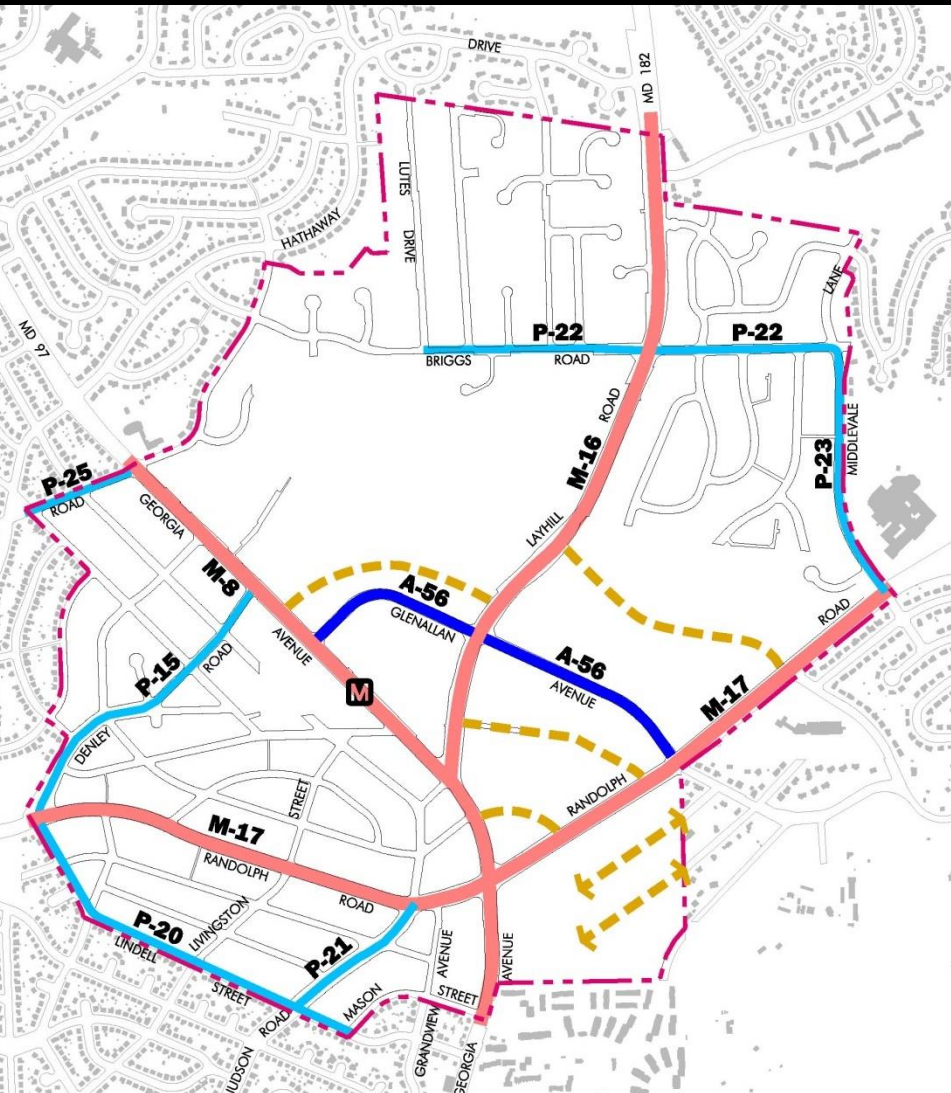
Planning Board Worksessions Glenmont Sector Plan



Planning Board Worksessions Glenmont Sector Plan



Planning Board Worksessions Glenmont Sector Plan



Planning Board Worksessions Glenmont Sector Plan

Item #13: Sector Plan language supporting BRT operation.

While BRT recommendations are subject to ongoing update of the Countywide Transit Corridors Functional Master Plan, this Plan supports BRT operating in the peak direction only during peak periods and within the existing master planned right of way. (pg.34)

Planning Board Worksessions Glenmont Sector Plan

Item #13: Sector Plan language supporting BRT operation.

While BRT recommendations are subject to ongoing update of the Countywide Transit Corridors Functional Master Plan, this Plan supports BRT operating ~~in the peak direction only during peak periods and within the existing master planned recommended~~ Sector Plan right of way. (pg.34)

Planning Board Worksessions

Glenmont Sector Plan

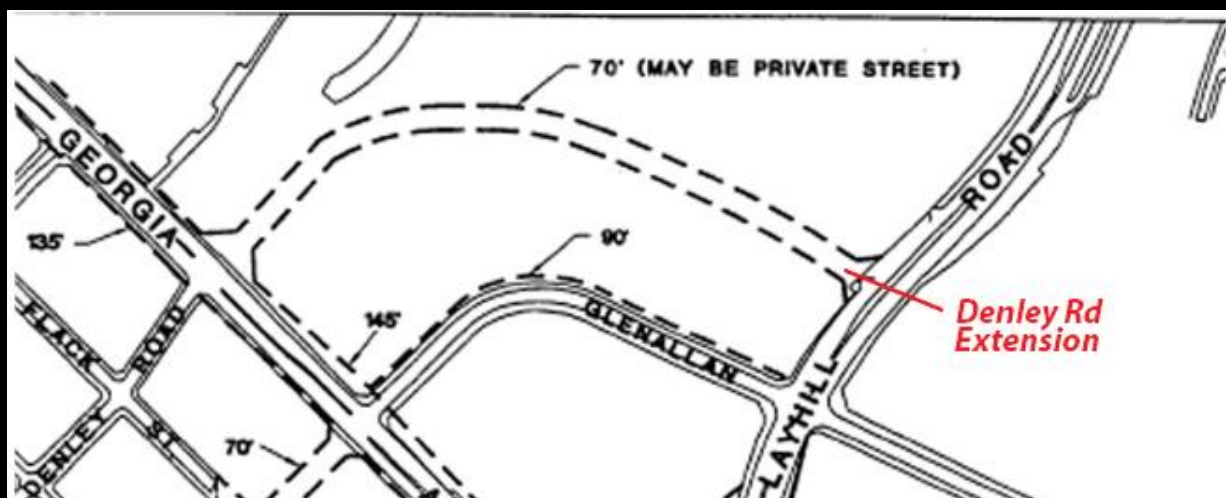
Item #14: The extension of Glenallan Ave was not continued from the 1997 Plan.



Planning Board Worksessions

Glenmont Sector Plan

Item #15: Denley Rd extension master plan road was not continued from the 1997 Plan.



If this site redevelops, it should be an extension of the Glenmont Center rather than a neighborhood separated from the rest of Glenmont. To this end, this Plan recommends that a new street, parallel to and north of Glenallan Avenue, be constructed. (See Figures 14 and 22.) This street will help to incorporate Glenmont Metrocentre into the Center and provide a relief valve for traffic on Glenallan Avenue (i.e, provide a capacity improvement). This street could be built as a private street.