

Background Information Supplement

APPROVED AND ADOPTED
JULY 1996

Forest Glen
S E C T O R P L A N

**Comprehensive Amendment to the July 1978 Sector Plan
for the Forest Glen Transit Impact Area and Vicinity**

published by

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
8787 GEORGIA AVENUE, SILVER SPRING, MARYLAND 20910-3760

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Notice to Readers

The materials in this Background Information Supplement are intended to help the reader understand the recommendations in the draft Forest Glen Sector Plan. They should be viewed as resource documents only, not part of the Plan itself.

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Appendix A

ANALYSIS OF PROPOSED HOLY CROSS EXPANSION

Community Planning Division, 5/9/95

Note: This document is intended to provide the context for the discussion of Holy Cross Hospital in the Staff Draft Sector Plan, not a comprehensive analysis or justification for the staff recommendation.

I. BACKGROUND

Proposed Facility: 160,000 sq.ft. of outpatient services and specialists offices. The hospital has stated that they currently have inadequate space for these services and there is no surplus bed space which could be converted to such uses. (The regional decline in "inpatient stays" has been counter balanced by increases in the population served by Holy Cross.)

Location: Immediately west of Holy Cross, across Dameron Drive

II. ANALYSIS

PRO'S (i.e., why should the proposed facility be approved?)

The Hospital benefits (∴ the County benefits?):

- 1.* The new capitated health care system requires that hospitals be as efficient as possible. This has led to an "integrated delivery model" in which doctor's efficiency is paramount. The doctors need to be located near the hospital to perform in-patient and out-patient services quickly, thereby enabling the overall delivery system to function efficiently.
- 2.* The new facility would contribute to the economic vitality of Holy Cross, which is an important facility to the County.
 - a. Nationally and regionally, inpatient stays are declining; the growth has been in outpatient services.

 * These advantages would also be the case if the proposed facility was built on the existing Holy Cross Campus rather than the ground west of Dameron Drive.

- b. The specialists' offices will send patients to the hospital for use of the MRI and other expensive equipment. Holy Cross needs this feeder system to support the investment in this equipment. Note: It is also cost efficient for such equipment to be centralized (see #11C.)
- 3. Locating the new facility across Dameron Drive would enable the hospital to maintain its flexibility for future on-site expansion. The hospital desires maximum flexibility to respond to future health care issues.
- 4. The new facility needs to be separate from the hospital for unspecified legal, tax, and regulatory reasons.
- 5. Locating the new facility across Dameron Drive would enable Holy Cross to maintain the existing traffic circulation pattern within the current hospital site.
- 6. If the new facility is located across Dameron Drive, the hospital's land area could be increased by the abandonment of Dameron Drive south of Forest Glen Road. This may facilitate a green buffer between the hospital and the community.

Doctors benefit:

- 7.* Putting the new facility close to the existing hospital will minimize the travel distance/time for doctors in the facility to get to the hospital. This will enable them to see more patients each day. Reducing the length of trips to the hospital also minimizes congestion on the roads.

Patients benefit:

- 8.* If unexpected problems arise when a patient undergoes a procedure at the new facility, they can be quickly taken to the hospital across the street.
- 9.* If the new facility is located near the existing hospital, patients would have improved access to sophisticated diagnostic and treatment equipment. Travel time between high-tech procedure and the doctor's office would be reduced and patients would not have to repark their cars.

 * These advantages would also be the case if the proposed facility was built on the existing Holy Cross Campus rather than the ground west of Dameron Drive.

- 10.* The combination of specialists in the new facility could reduce travel time between specialists.
- 11.* Patients may pay less for medical services to the extent that
- a. the hospital is able to maximize overall efficiency under the capitated health care delivery system;
 - b. the doctors at the new facility have to spend less time in transit between the new facility and the hospital;
 - c. the doctors do not have to purchase expensive equipment because they have easy access to the equipment at Holy Cross; and
 - d. the new facility provides the market needed to support the expensive equipment at Holy Cross, so costs can be contained at the hospital.

This assumes that the cost savings from these efficiencies are passed on to the customers under the capitated system.

The County benefits:

- 12.* The new facility might generate employment opportunities for County residents, including minorities (quantity unknown).
- 13.* Health care would be conveniently and efficiently provided in an area of greatest need.
- 14.* The facility could result in potentially greater use of Metrorail and other forms of transit.
- 15.* Improving the quality of health care benefits all County residents (especially high acuity cases).
- 16.* Continued economic vitality (including maximizing efficiency) at the hospital enables Holy Cross to continue serving the indigent. The new facility may include space for clinics serving the indigent; or, it may free up room for such services in the existing building by allowing other uses to be relocated from the existing building.

* These advantages would also be the case if the proposed facility was built on the existing Holy Cross Campus rather than the ground west of Dameron Drive.

- 17.* Congestion on County roads would be minimized in that the proximity of the proposed Specialists Facility to the hospital minimizes travel distances for patients and doctors.

CONS (i.e., why should the proposed project be denied?)

1. Intrusion into the residential neighborhood; the expansion moves the edge of the Holy Cross campus backward, creating uncertainty for the next line of houses.
- 2.** Traffic impacts;
- 3.** The new facility is not **directly** linked to a) tackling the County's major health problems (i.e., the mission of the County's Health Dept.); or b) serving the indigent (i.e., the hospital's "social accountability" programs). However, the hospital has recently suggested that the new facility may house facilities serving the indigent or permit relocation of services in the existing building which could then be replaced by facilities serving the indigent.
- 4.** The new facility will serve the whole region, not just Montgomery County. A regional facility will be larger than a community facility. As a result, the negative impacts (e.g. traffic) will be worse.
5. Holy Cross has not demonstrated that the new facility cannot be accommodated on-site. (Maintaining future flexibility, i.e, Pro #3, is not by itself adequate justification for building the facility outside the existing campus.) Various site constraints have been identified, but no design studies have been provided.
- 6.** It has not been demonstrated that there is insufficient medical office space in Forest Glen today. If doctors relocate from existing medical office buildings to the new facility, vacancy problems may occur in the existing buildings; this would cause instability in the community.

* These advantages would also be the case if the proposed facility was built on the existing Holy Cross Campus rather than the ground west of Dameron Drive.

** These disadvantages would also be the case if the proposed facility was built on the existing Holy Cross campus rather than the ground west of Dameron Drive.

- 7.** The hospital has not adequately demonstrated that there is a need in Forest Glen for additional space for specialists (particularly given the shift away from specialists under managed care plans).
8. To get the FAR required by the hospital, a high-rise office building would be needed (8 floors of 20,000 square feet each). It would be inappropriate to build such a structure next to single family detached homes.

** These disadvantages would also be the case if the proposed facility was built on the existing Holy Cross campus rather than the ground west of Dameron Drive.

ss\b:\Glenn\Analysis

Appendix B

June 8, 1994

MEMORANDUM

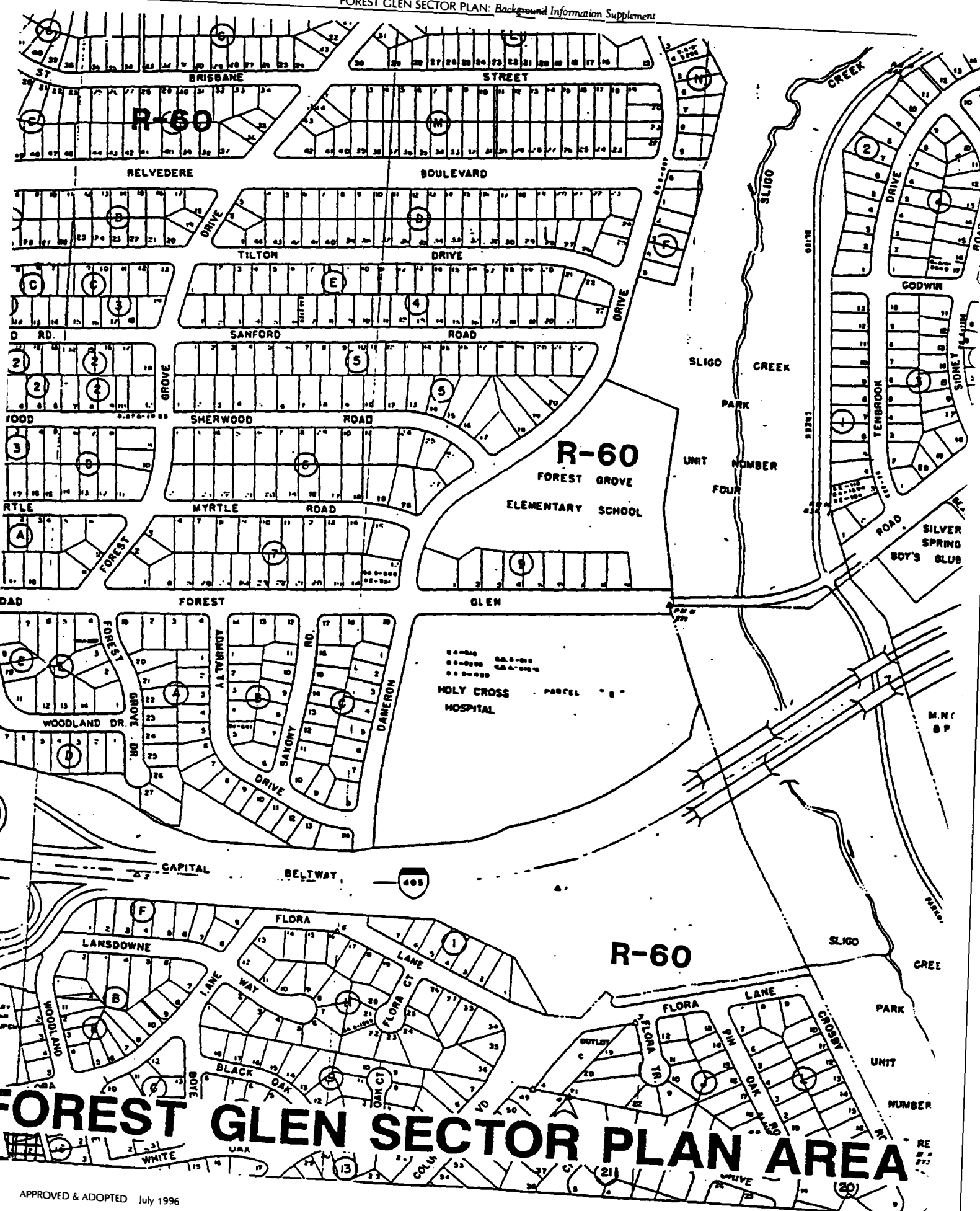
TO: Jeff Zyontz, Coordinator
Glenn Kreger, Planner
Community Planning Division

FROM: Scott J. Spencer
Community Planning Division

SUBJECT: Holy Cross Hospital Land Acquisition,
Summary of Results

Overall, between the years of 1967 and 1987, Holy Cross Hospital spent \$3,380,000 on property in the Forest Glen area. Now the property which they purchased is worth \$4,395,190. This puts Holy Cross ahead by \$1,015,190. On an average, the present value of each of the 25 properties in this area is \$175,807. Holy Cross can stand to lose 23.1% on the property which they purchased and still break even with what they originally paid.

In addition to the properties purchased by Holy Cross, four properties were acquired at zero cost. Those properties are now worth a combined \$54,454,193. (These properties are not included in the above valuations.) One property is the Hospital property itself which is worth \$53,788,593. The other 3 properties include \$665,600 worth of property which they did not have to pay for. Adding these 3 properties to the above valuations gives Holy Cross a total combined profit of \$1,680,790. Therefore, with that amount of profit, Holy Cross could absorb a 33.2% decrease in property values and still break even.



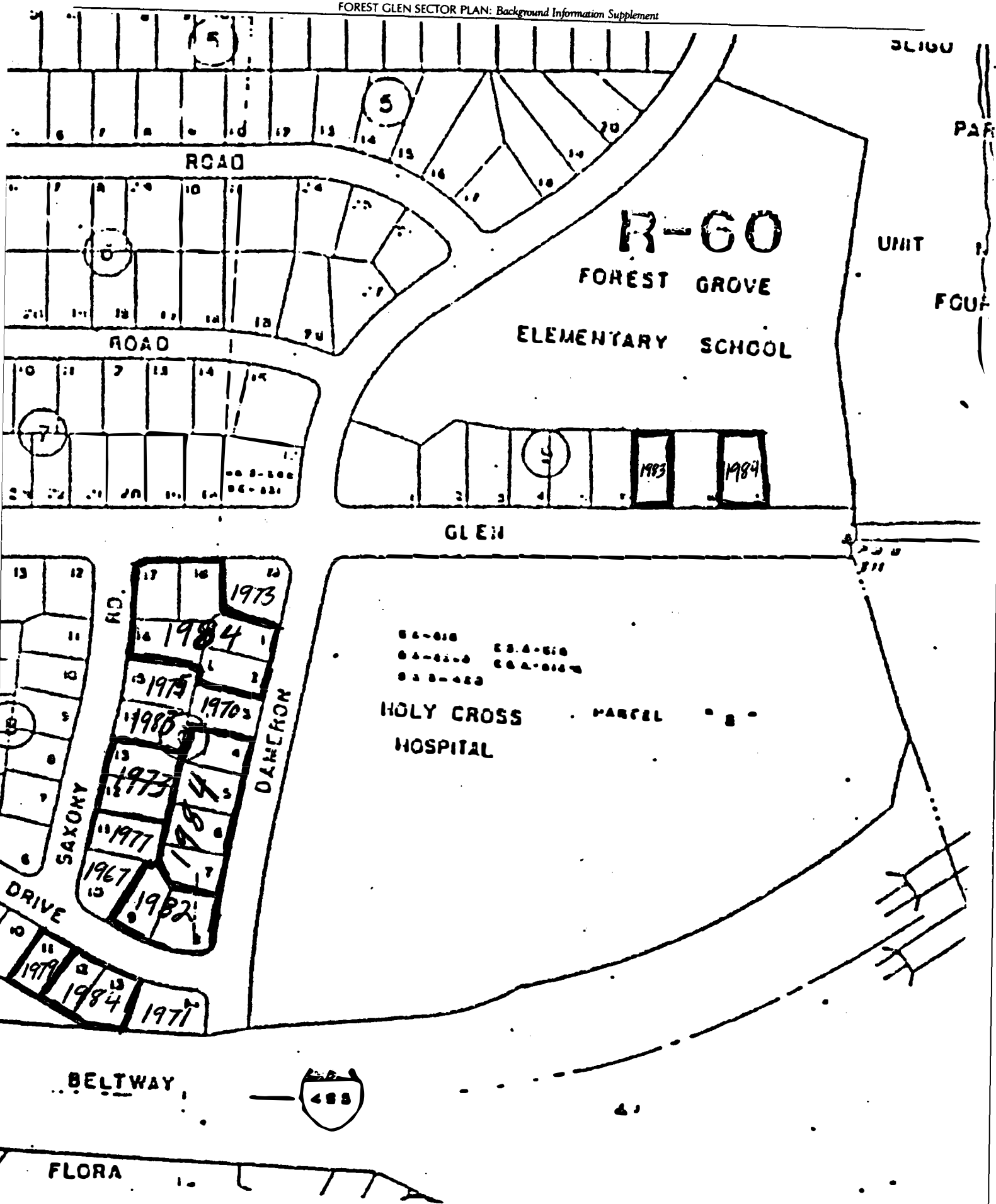
FOREST GLEN SECTOR PLAN AREA

APPROVED & ADOPTED July 1996

TAXACCT	STREET ADDRESS	OWNER	BLK	LOT	PAR	MAP	TZ	USE	ZONE	GFA	SIZE	DU	TYPE	LANDVALU	IMPRVVAL	LEGAL
00963917	01500 FOREST GLEN	RD HOLY CROSS HOSP OF SIL SPR		607		JP22	187	127	R60	360505	618988	0	C	3094930	53479100	PL 11289 PAR B HOLY CROSS HOSP-BIL SPR INC
01376268	09820 DAMERON	DR SISTERS OF HOLY CROSS INC	5	22	0	JP22	187	111	R60-	0	7347	1	C	54670	85200	FOREST GLEN HOMES
01116373	01523 FOREST GLEN	DR SISTERS OF THE HOLY CROSS	9	2	0	JP22	187	125	R60	0	9475	1	C	55730	263400	FOREST GROVE
01116076	01521 FOREST GLEN	RD HOLY CROSS HOSPITAL OF	9	3	0	JP22	187	111	R60	0	8577	1	C	52520	113900	FOREST GROVE SEC 1
01116464	01513 FOREST GLEN	RD HOLY CROSS HOSPITAL OF	9	7	0	JP22	187	111	R60-	0	8125	1	C	52300	109900	FOREST GROVE SEC 1
01115697	01509 FOREST GLEN	RD HOLY CROSS HOSPITAL OF	9	9	0	JP22	187	111	R60	0	9187	1	C	52810	100800	FOREST GROVE SEC 1
01337768	09706 ADMIRALTY	DR HOLY CROSS HOSPITAL OF	A	11	0	JP22	187	111	R60	0	6300	1	C	45090	110800	NORTHMONT
01337883	09704 ADMIRALTY	DR HOLY CROSS HOSPITAL	A	12	0	JP22	187	111	R60	0	6460	1	C	45130	111600	NORTHMONT
01337201	09702 ADMIRALTY	DR HOLY CROSS HOSPITAL	A	13	0	JP22	187	111	R60	0	6997	1	C	45250	114400	NORTHMONT
01337484	09700 ADMIRALTY	DR HOLY CROSS HOSPITAL OF	A	14	0	JP22	187	111	R60	0	9308	1	C	45770	111800	NORTHMONT
01338125	09714 DAMERON	DR HOLY CROSS HOSPITAL	C	1	0	JP22	187	111	R60	0	6925	1	C	50270	128300	NORTHMONT
01336525	09712 DAMERON	DR HOLY CROSS HOSPITAL	C	2	0	JP22	187	111	R60	0	7116	1	C	50310	135300	NORTHMONT
01337121	09710 DAMERON	DR HOLY CROSS HOSPITAL OF	C	3	0	JP22	187	111	R60	0	7047	1	C	50300	127400	NORTHMONT
01336822	09708 DAMERON	DR HOLY CROSS HOSPITAL	C	4	0	JP22	187	111	R60	0	6978	1	C	50280	134300	NORTHMONT
01337358	09706 DAMERON	DR HOLY CROSS HOSPITAL	C	5	0	JP22	187	111	R60	0	6909	1	C	50260	136000	NORTHMONT
01337792	09704 DAMERON	DR HOLY CROSS HOSPITAL	C	6	0	JP22	187	111	R60	0	6984	1	C	50280	135700	NORTHMONT
01336946	09702 DAMERON	DR HOLY CROSS HOSPITAL	C	7	0	JP22	187	111	R60	0	7620	1	C	50440	138400	NORTHMONT
01336957	09700 DAMERON	DR HOLY CROSS HOSPITAL OF	C	8	0	JP22	187	111	R60	0	8532	1	C	50670	137100	NORTHMONT
01337531	09703 ADMIRALTY	DR HOLY CROSS HOSPITAL OF	C	9	0	JP22	187	111	R60	0	6855	1	C	50250	135700	NORTHMONT
01337473	09701 SAXONY	RD MENS GUILD OF HOLY CROSS	C	10	0	JP22	187	111	R60	0	7839	1	C	50490	130700	NORTHMONT
01336582	09703 SAXONY	RD HOLY CROSS HOSPITAL OF SIL	C	11	0	JP22	187	111	R60	0	7116	1	C	50310	131900	NORTHMONT
01336800	09705 SAXONY	RD HOLY CROSS HOSPITAL OF	C	12	0	JP22	187	111	R60	0	7047	1	C	50300	126300	NORTHMONT
01337405	09707 SAXONY	RD HOLY CROSS HOSPITAL OF	C	13	0	JP22	187	111	R60	0	6978	1	C	50280	145000	NORTHMONT
01337542	09709 SAXONY	RD HOLY CROSS HOSPITAL OF	C	14	0	JP22	187	111	R60	0	6931	1	C	50270	129300	EA 68 650 NORTHMONT
01337028	09711 SAXONY	RD HOLY CROSS HOSPITAL OF	C	15	0	JP22	187	111	R60	0	7137	1	C	50320	138200	NORTHMONT
01336924	09713 SAXONY	RD HOLY CROSS HOSPITAL	C	16	0	JP22	187	111	R60	0	7514	1	C	50410	143300	NORTHMONT
01338023	09715 SAXONY	RD HOLY CROSS HOSPITAL	C	17	0	JP22	187	111	R60	0	6891	1	C	50260	137200	NORTHMONT
01337382	01602 FOREST GLEN	RD HOLY CROSS HOSPITAL	C	18	0	JP22	187	111	R60	0	6948	1	C	50270	113600	NORTHMONT
01337462	09716 DAMERON	DR HOLY CROSS HOSPITAL OF	C	19	0	JP22	187	111	R60	0	9247	1	C	50850	129200	NORTHMONT

Street Address	Tran Date	Market Value At Purchase	Present Full Market Value	DIFF	JULY 1993
9700 Admiralty	121671	33000	157570	124570	
9702 Admiralty	121184	203000	159650	-43350	
9703 Admiralty	62182	95000	185950	90950	
9704 Admiralty	121184	206500	156730	-49770	
9706 Admiralty	32979	64000	155890	91890	
9700 Dameron	110182	106500	187770	81270	
9702 Dameron	121184	219000	188840	-30160	
9704 Dameron	121184	215500	185980	-29520	
9706 Dameron	121184	219000	186260	-32740	
9708 Dameron	121184	210000	184580	-25420	
9710 Dameron	62570	29250	177700	148450	
9712 Dameron	121184	213500	185610	-27890	
9714 Dameron	121184	213500	178570	-34930	
9820 Dameron	63087	125750	139870	14120	
1509 Forest Glen	11184	108500	153610	45110	
1513 Forest Glen	92883	120000	162200	42200	
1602 Forest Glen	122884	238500	163870	-74630	
9701 Saxony	82267	16000	181190	165190	
9703 Saxony	52777	67000	182210	115210	
9705 Saxony	110973	47500	176600	129100	
9707 Saxony	110973	50000	195280	145280	
9709 Saxony	92883	90000	179570	89570	
9711 Saxony	81975	56500	188520	132020	
9713 Saxony	121184	213500	193710	-19790	
9715 Saxony	121184	219000	187460	-31540	
TOTALS		3380000	4395190	1015190	
9716 Dameron	92673	0	180050		
1500 Forest Glen	82676	0	53788593		
1521 Forest Glen	90474	0	166420		
1523 Forest Glen	42070	0	319130		
TOTALS			54454193		

YEAR	Total Values At Purchase	Present Value	DIFF
1967	16000	181190	165190
1970	29250	177700	148450
1971	33000	157570	124570
1973	97500	371880	274380
1975	56500	188520	132020
1977	67000	182210	115210
1979	64000	155890	91890
1982	201500	373720	172220
1983	210000	341770	131770
1984	2479500	2124870	-354630
1987	125750	139870	14120



Appendix C



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

November 28, 1994

TO: Glenn Kreger, Coordinator
Community Planning Division

FROM: Mark Dorsey, Planning Technician
Community Planning Division

RE: Survey of Medical-Office Space in the Forest Glen Sector
Plan area.

The following is a summary of medical office vacancy rates in Forest Glen and concerns expressed by local property owners and managers.

Four (4) medical office buildings are located in Forest Glen, including: the Medical Park complex, the Burkland Medical Center, the Silver Spring Hearing Aid Specialist and Diagnostic Center, and the Forest Glen Medical Center (see Attachment A). These facilities are owned and/or managed by three companies. The facilities have a combined total of 152,370 sq.ft.; approximately 144,727 sq.ft., or 95%, are occupied and 7,643 sq.ft. are vacant (see Attachment B).

The two (2) largest property owners/managers stated that medical offices in Forest Glen are normally 100% occupied, with vacancies lasting from 2 to 4 weeks; recently, suites have been vacant for the past eleven (11) months. Reasons cited include:

- o changes in the health field (e.g: increasing numbers of health maintenance organizations, or HMO's);
- o the inability of doctors to afford offices has decreased the demand for medical office space; and
- o increased consolidation of medical offices and services.

For example, one HMO required doctors to charge only twenty-seven percent (27%) of the "standard" fee for medical procedures as a member of the HMO; in other words, the doctors' standard fee was lowered by seventy-three percent (73%). Thus, HMO participation has encouraged doctors, and specialists, to consolidate offices as rent and payroll expenses are the largest expenditure in medical office

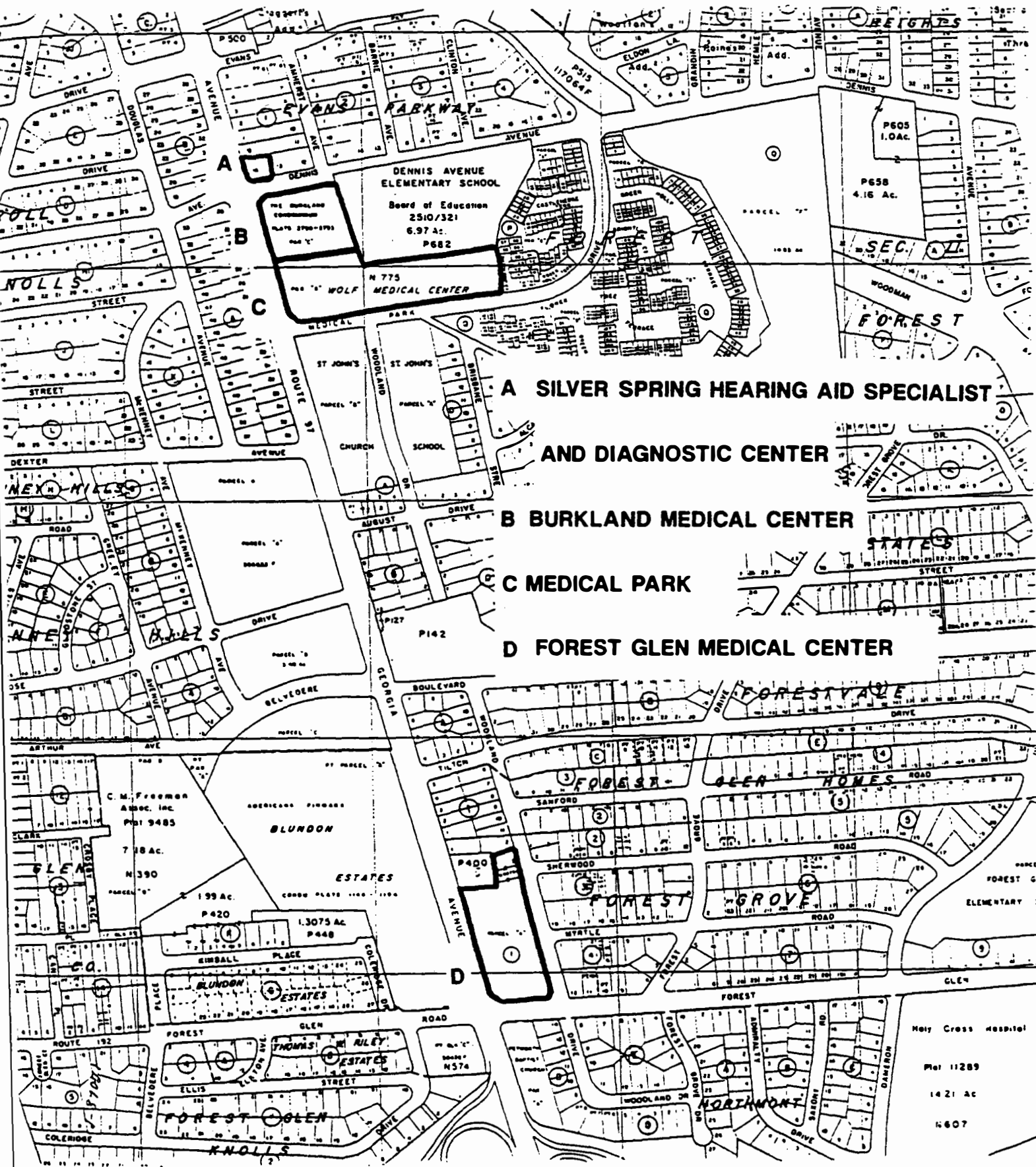
budgets. Lower procedural fees and increased consolidation may reflect the increase in medical office vacancy rates observed in Forest Glen.

The increased length of medical office vacancy rates is of particular concern to property owners/managers. The Burkland Center medical complex, for example, is a Special Exception since it is located in a residential neighborhood; the zoning would not allow the Burkland Center to be used for commercial or other office use(s). Property owners have also indicated that a new medical office building (e.g: the expansion of Holy Cross Hospital) would 1) be unable to obtain 100% occupancy and 2) would have a negative impact on existing medical-office space in the Silver Spring CBD.

Attachments

H:\Medical

Attachment A



**A SILVER SPRING HEARING AID SPECIALIST
AND DIAGNOSTIC CENTER**

B BURKLAND MEDICAL CENTER

C MEDICAL PARK

D FOREST GLEN MEDICAL CENTER

MEDICAL OFFICE VACANCY RATES IN FOREST GLEN

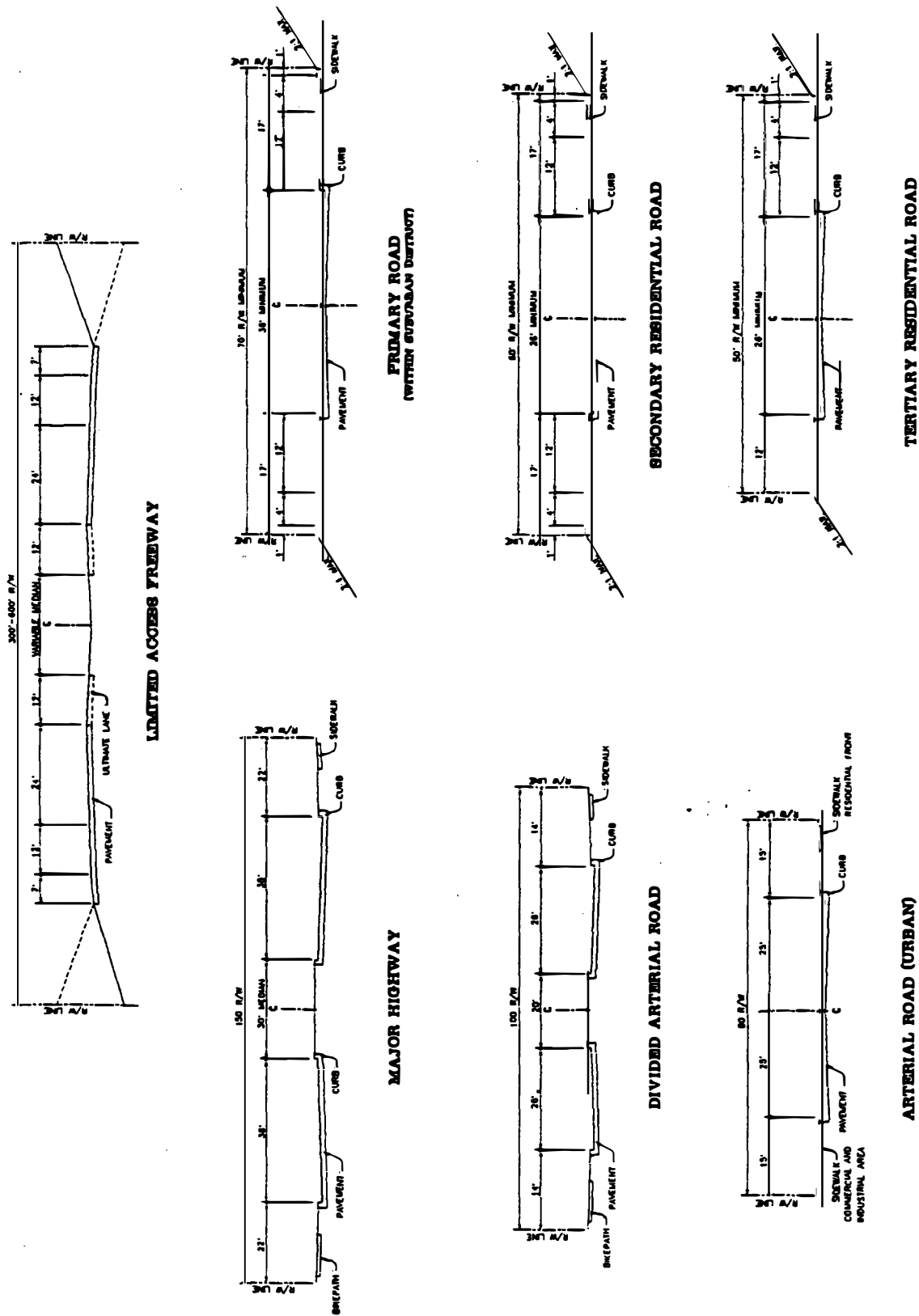
NAME OF PROPERTY	STREET	TOTAL SQ. FT.	OCCUPIED SQ. FT.	VACANT SQ. FT.	PERCENT OCCUPIED
MEDICAL PARK COMPLEX	10301 GEORGIA AVE	90,000	87,000	3,000	97%
BURKLAND MEDICAL CENTER	10313 GEORGIA AVE	30,000	26,000	4,000	87%
SILVER SP HEARING/DIAGNOSTIC	10401 GEORGIA AVE	1,438	1,438	0	100%
FOREST GLEN MEDICAL CENTER	9801 GEORGIA AVE	30,932	30,289	643	98%
TOTAL:		152,370	144,727	7,643	95%

Survey conducted November 1994

Appendix D

FOREST GLEN SECTOR PLAN

FIGURE



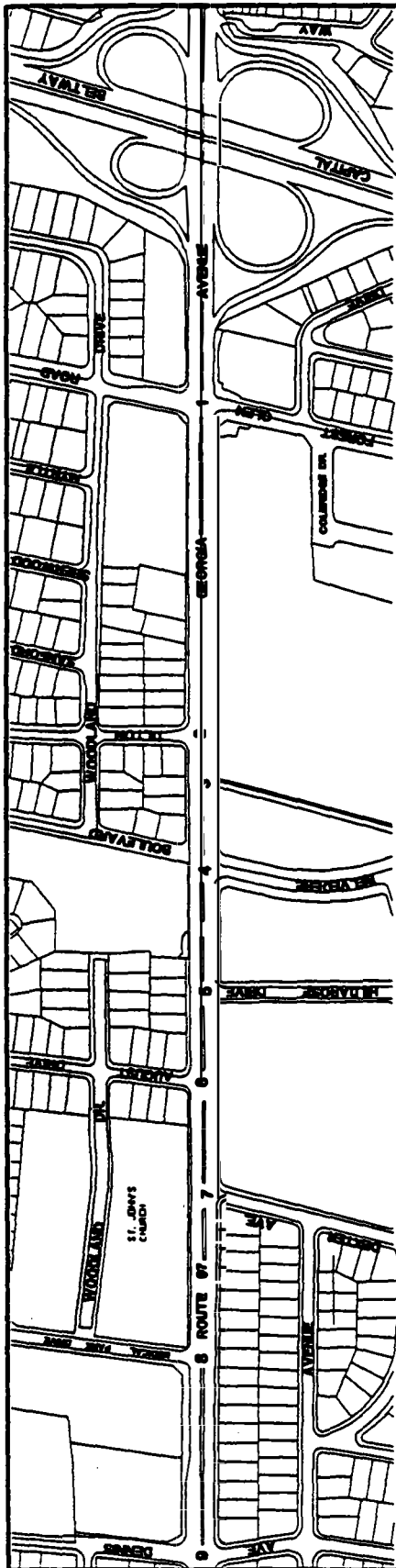
TYPICAL HIGHWAY CROSS-SECTIONS

STAFF DRAFT

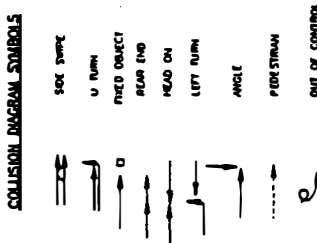
Appendix E

FOREST GLEN SECTOR PLAN

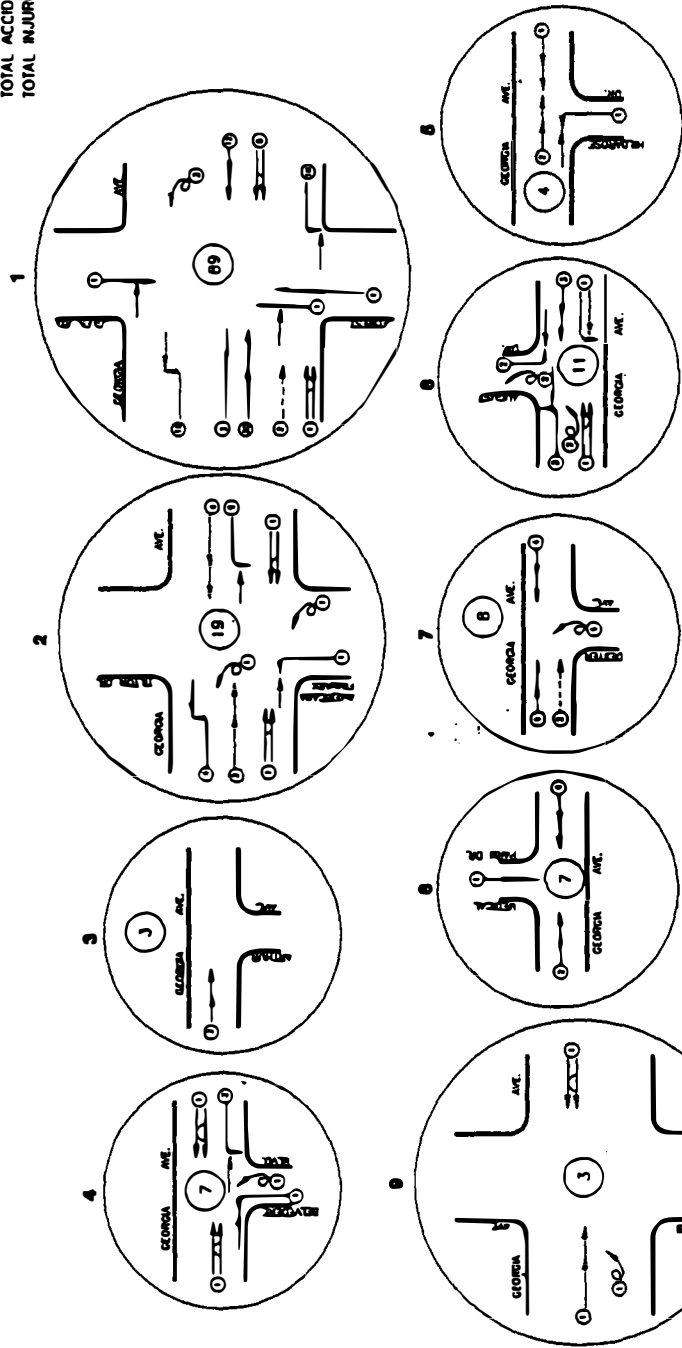
FIGURE



TOTAL ACCIDENTS 151
 TOTAL INJURED 54
 (BETWEEN CAPITAL BELTWAY
 AND DENNIS AVENUE)



STAFF DRAFT



ACCIDENT STATISTICS ALONG GEORGIA AVENUE
 (1991-1993)

DATE: JAN 1995

SOURCE: NC POLICE DEPT
 COMPILED BY: TP DIVISION MCPD

Appendix F

Forest Glen Metrorail Station Ridership

Weekday	Enter	Exit
5:30 to 9:29 a.m.	1432	65
9:30 a.m. to 2:59 p.m.	250	169
3:00 to 6:59 p.m.	149	1147
7:00 to 12:00 p.m.	56	387
Subtotal-----	1887-----	1768
Total-----		3655
 Saturday		
8:00 to 9:29 a.m.	92	17
9:30 a.m. to 2:59 p.m.	363	139
3:00 to 6:59 p.m.	120	277
7:00 to 12:00 p.m.	49	148
Subtotal-----	624-----	581
Total-----		1205
 Sunday		
8:00 to 9:29 a.m.	35	6
9:30 a.m. to 2:59 p.m.	288	92
3:00 to 6:59 p.m.	66	231
7:00 to 12:00 p.m.	35	82
Subtotal-----	424-----	411
Total-----		835

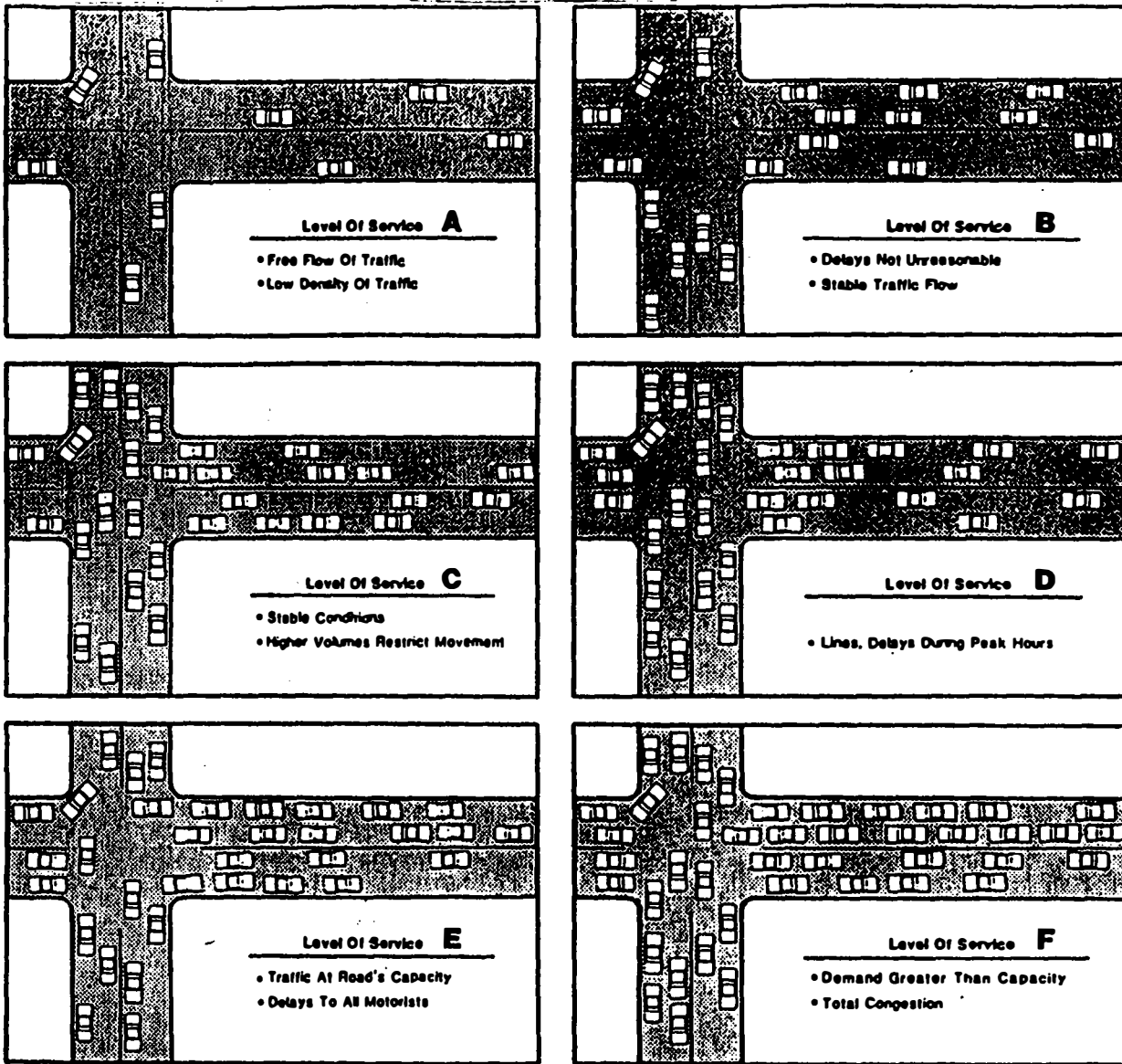
Source: WAMATA, March 1995

Appendix G

GEORGIA AVENUE/FOREST GLEN ROAD INTERSECTION ANALYSIS

Scenario Level of Development	No Improvement				Recommended Improvements Add a left turn lane to all approaches				Add left-turn lanes to east and west Forest Glen Road only. Left turn allowed only in peak direction from existing through-lanes on Georgia Avenue. Left-Turn from North Only Left-Turn from South Only				Convert one of the through-lanes on northbound and southbound Georgia Avenue into exclusive left-turn lanes -- north and south. Exclusive left-turn lanes added to Forest Glen Road -- east and west.			
	AM		PM		AM		PM		AM		PM		AM		PM	
	CLV	LOS	CLV	LOS	CLV	LOS	CLV	LOS	CLV	LOS	CLV	LOS	CLV	LOS	CLV	LOS
(A) Existing Development	1511	E	1530	E	1436	D/E	1430	D/E	1448	D/E	1419	D	1660	F	1771	F
(B) Future - Yr 2010 (Background traffic only) 1.5% annual growth in Forest Glen Rd. traffic	1639	F	1658	F	1544	E	1522	E	1501	E	1511	E	1730	F	1864	F
(C) Future - Yr 2010 (Background) 1.5% annual growth in Forest Glen Rd. traffic, plus Freeman property*	1721	F	1704	F	1616	E/F	1532	E	1628	F	1515	E	1752	F	1873	F
(D) Future - Year 2010 1.5% annual growth in Forest Glen Rd. traffic, plus Freeman property, plus 80,000 sq. ft. medical office at Holy Cross **	N/A	F	N/A	F	1665	F	1592	E/F	1701	F	1545	E	1801	F	1936	F
(E) Future - Yr. 2010 1.5% annual growth in Forest Glen Rd. traffic, plus Freeman property, plus 160,000 sq. ft. Medical Office at Holy Cross **	N/A	F	N/A	F	1717	F	1639	F	1774	F	1571	E	1855	F	1992	F

* 15% reduction for residential trips and 60% pass-by trips for retail was used on Freeman Property.
 ** 12% reduction in trips according to existing trip mitigation performance
 Source: M-NCPPC, Montgomery County Planning Department, Transportation Planning Division, April, 1995

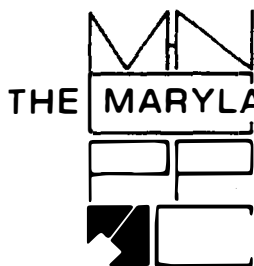


SIGNALIZED INTERSECTIONS - LEVELS OF TRAFFIC SERVICE

BASED ON HIGHWAY CAPACITY MANUAL, SPECIAL REPORT 209,
TRANSPORTATION RESEARCH BOARD 1965

STAFF DRAFT

Appendix I



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

May 25, 1995

TO: Marsha Kadesch, ^{MK} Planner
Community Planning Division

FROM: Mark Dorsey, Planning Technician
Community Planning Division

RE: An Analysis of Single-Family Houses on Georgia Avenue

The following is an analysis of 15 single-family houses in the 9900 - 10100 block of Georgia Avenue in Forest Glen (see Map A). The analysis was limited to: a survey of exterior conditions, special exceptions, sales transactions, traffic accidents, crime and environmental code violations.

SURVEY OF EXTERIOR CONDITIONS

All of the houses, with one exception, are 1- to 1-1/2 story brick structures. There was a similarity between the exterior condition of individual houses within the same block (e.g: if one house in a block was well-maintained, others within that block also tended to be well-maintained). Thus, houses are identified based on their block location. The exterior condition of individual houses were defined as either: well-maintained (e.g: no chipped or faded paint, no cracks, healthy lawns), moderate (e.g: faded paint, bare spots on lawn), fair (e.g: chipped paint, cracked steps, unmended fences) or poor (e.g: lack of maintenance and signs of neglect).

A. 9909 to 9917 Georgia Avenue

This group consisted of 5 houses. Three were owner-occupied and two were renter-occupied; exterior conditions included:

- o three houses were in moderate to fair condition and two were well-maintained;
- o minimal landscaping offered poor screening and front lawns contained bare spots; and
- o one house functioned as an office/residence.

B. 9919 to 9925 Georgia Avenue

This group consisted of 4 houses. Three of the houses were owner-occupied and the other was for sale. One structure not included in the survey, 10011 Georgia Avenue, had a sound exterior although the house was vacant and boarded. Other conditions included:

- o well-maintained houses in excellent condition;
- o sufficient landscaping provided a buffer from the road; and
- o three of the four driveways were modified to meet the high level of traffic along Georgia Avenue.

C. 10011 to 10019 Georgia Avenue

This group consisted of six houses positioned above the surface grade of Georgia Avenue. Two houses were owner-occupied and two were renter-occupied (one with an option to buy); their exterior conditions ranged from moderate to fair. One house functioned as a medical office and was well-maintained. Other conditions included:

- o sufficient landscaping although no yard contained large street and/or shade trees;
- o one house (adjacent to a Metro ventilation duct and apparently vacant for some time) lacked yard maintenance, while another had undergone extensive interior and exterior renovations; and
- o evidence that soil erosion may cause a potential problem due to the higher grade level.

D. Other Conditions

The field survey also identified a problem common to all of the houses. The sidewalk along Georgia Avenue was only 3-feet wide; there was no planting strip to separate pedestrians from the 35+ m.p.h. traffic (including 18-wheel tractor trailers). Pedestrians are more than likely forced to walk along the front lawns of each house.

SPECIAL EXCEPTIONS

The County Board of Appeals approved two special exceptions, Case Nos. 1080 and 1717, for 9911 Georgia Avenue in July 1961 and February 1965. There have been no additional special exceptions approved on this section of Georgia Avenue.

Case No. 1080 (1961): permitted the use of a medical office and residence under the condition that measures were taken to protect adjacent residences.

Case No. 1717 (1965): extended the property's use to a non-residential medical office and expanded the conditions established in Case No. 1080.

SALES TRANSACTIONS

Property sales transactions were examined based on Lusk Sales Reports and the Planning Board's Sales/Transactions Automated Report (STAR) between 1992 and 1994. Lusk and STAR data for 1995 was unavailable.

The number of residential sales in Forest Glen (Traffic Zone #187) decreased between 1992 and 1994. The number of sales during the three year period were:

- o 53 sales in 1992 with a median sale price of \$171,109.00;
- o 49 sales in 1993 with a median sale price of \$155,605.00; and
- o 17 sales in 1994 with a median sale price of \$174,747.00.

Three of the 15 houses included in this survey were sold between 1992 and 1994; the sales took place in 1994 and included: 9911 Georgia Avenue (\$145,000), 9915 Georgia Avenue (\$130,000) and 10013 Georgia Avenue (\$115,000). One was sold through the Montgomery County Association of Realtors; however, the length of time the property was on the market was unavailable.

The 20% turnover rate (3 of the 15 houses) within a 3-year period compares to an overall 16.5% turnover rate for single-family houses in Forest Glen. This may be attributed to the houses owned by Holy Cross Hospital. In addition, 13% (2 of 15) of the houses in the survey were vacant compared with a 3% single-family vacancy rate in the surrounding area.

TRAFFIC ACCIDENTS AND CRIMINAL ACTIVITY

A review of traffic accidents between January 1, 1991, and December 31, 1993, indicated two responses from police. The two incidents occurred in the 10000 block of Georgia Avenue. The first involved a collision with a County utility pole at August Drive in July 1993, and the second involved property damage at 10015 Georgia Avenue, the result of a vehicle stuck in the rear yard.

The houses in this survey are located in two of the Montgomery County Police Department's police reporting areas (PRA's). The data provided in PRA reports primarily focus on "Part One" crimes. The following chart consists of Part One crimes reported in PRA 168 and PRA 169, bounded by: Dennis Avenue, Sligo Creek, the Capital Beltway (I-495) and Georgia Avenue, from 1990 to 1994.

Part One Crimes in PRA 168 & 169 1990 - 1994

CATEGORY	1990	1991	1992	1993	1994
Murder	1	1	0	0	0
Rape	4	4	2	1	1
Robbery	1	4	3	1	0
Aggravated Assault	3	2	4	1	0
Burglary	22	28	24	15	10
Purse Snatching	0	0	0	0	0
Shoplifting	1	0	1	2	0
Larceny	64	85	109	81	99
Vehicle Theft	10	33	22	19	10

Source: Montgomery County Police, 1994

ENVIRONMENTAL CODE VIOLATIONS

The Department of Environmental Protection has not received any zoning complaints (eg: unauthorized additions, churches, businesses, etc.) in this area between 1991 and 1995.

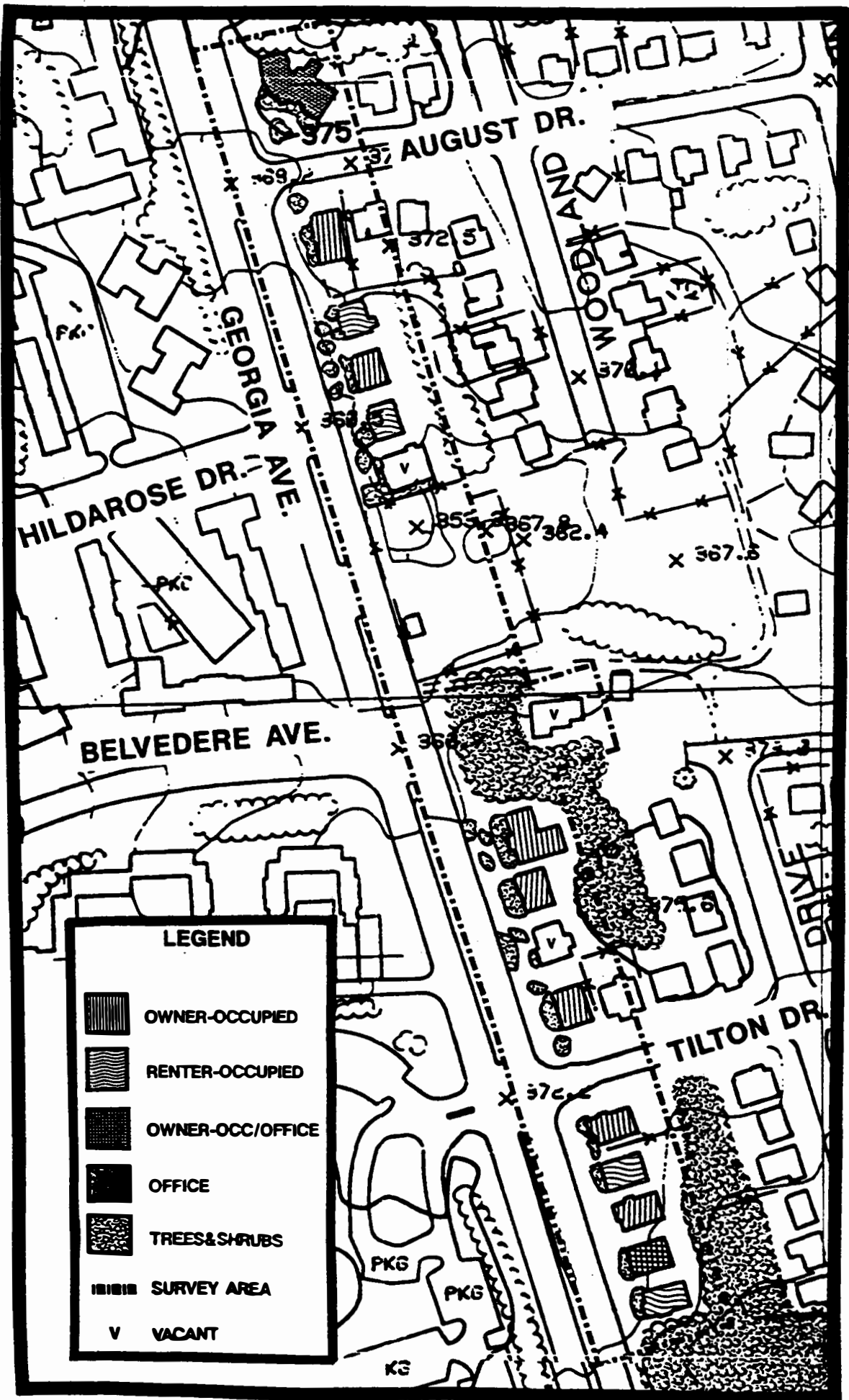
SMD:smd\c:marsha
Attachments

Mailing List

TAX ACCT NO.	OWNER(S)	PROPERTY ADDRESS	OWNER/ RENTER OCCUPIED	ASSESSED VALUE 1990	ASSESSED VALUE 1993
01375685	Charles A. & M.K. Docter	9909 Georgia Avenue	Renter	\$155,400	\$134,970
01376304	Rajesh Bhandari, etal <i>Sharma & Bhandari</i>	9911 Georgia Avenue	Owner	\$165,540	\$141,210
01375617	Mari Erdogan	9913 Georgia Avenue	Owner	\$166,560	\$145,520
01375925	Joseph L. Butera	9915 Georgia Avenue	Renter	\$151,010	\$136,910
01375630	Joseph L. & R.C. Butera	9917 Georgia Avenue	Owner	\$155,650	\$140,950
01294098	Shamyoan N. Ally, etal	9919 Georgia Avenue	Owner	\$191,160	\$189,190
01295025	George W. & H.S. Toman	9921 Georgia Avenue	Vacant	\$143,020	\$145,420
01295082	Seyed K. & N. Emamian	9923 Georgia Avenue	Owner	\$140,370	\$150,470
01294522	Edwin J. & H. Kay	9925 Georgia Avenue	Owner	\$176,170	\$184,870
01114727	Alfredo & M. Tello	10011 Georgia Avenue	Vacant	\$193,740	\$199,240
01113860	Joel A. Moskowitz	10013 Georgia Avenue	Renter	\$154,600	\$158,400
01113255	John C. S. Masterpolis	10015 Georgia Avenue	Owner	\$154,300	\$158,200
01111677	Logotheitis J. & M.M. Deoudes <i>Logan & Son Electric</i>	10017 Georgia Avenue	Renter	\$151,450	\$155,150
01111223	Alvaro C. & C.B. Bautista	10019 Georgia Avenue	Owner	\$144,550	\$147,950
01112967	Elliott R. & F.H. Shapiro <i>Accessible Chiro; Richard Blinstock, D.D.S.; Richard J. Gakner; David Obrlen; Office of Pastoral</i>	10101 Georgia Avenue	Not Applicable	\$216,050	\$222,150

Source: 1995 Haines Cross Directory
Montgomery County Assessment Office, April 1995

MAP A



Resolution No: 13-640
Introduced: July 30, 1996
Adopted: July 30, 1996

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

By: District Council

Subject: Approval of Planning Board (Final) Draft Forest Glen Sector Plan

Background

1. On December 7, 1995, the Montgomery County Planning Board transmitted to the County Executive and the County Council the Planning Board (Final) Draft Forest Glen Sector Plan.
2. The Planning Board (Final) Draft Sector Plan amends the Approved and Adopted Sector Plan for the Forest Glen Transit Impact Area and Vicinity, dated July 1978.
3. On February 9, 1996, the County Executive transmitted to the District Council a copy of the Fiscal Impact Analysis on the Planning Board (Final) Draft Forest Glen Sector Plan.
4. On March 19, 1996, the County Council held a public hearing regarding the Planning Board (Final) Draft Forest Glen Sector Plan. The Sector Plan was referred to the Planning, Housing, and Economic Development Committee for review and recommendation.
5. On June 10, 1996, the Planning, Housing, and Economic Development Committee held a worksession to review the issues raised in connection with the Planning Board (Final) Draft Forest Glen Sector Plan.
6. On July 2, 1996, the County Council reviewed the Planning Board (Final) Draft Forest Glen Sector Plan and the recommendations of the Planning, Housing, and Economic Development Committee.

Resolution No.: 13-640**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 Forest Glen Sector Plan, dated December 1995, is approved with revisions. Council revisions to the Planning Board (Final) Draft Forest Glen Sector Plan are identified below. Deletions to the text of the Plan are indicated by [brackets], additions by underscoring.

1. On page i add to the third paragraph the following sentence:

Master plans generally look ahead to a time horizon of about 20 years from the date of adoption, although it is intended that they be updated and revised about every ten years. Although master plans make land use or zoning recommendations that are intended to be long-term, the County Council has the ability to modify these recommendations at any time in the future; therefore no land use or zoning designation should be considered permanent. Moreover, [I] it is recognized that the original circumstances at the time of plan adoption will change over time, and that the specifics of a master plan may become less relevant as time goes on.

2. On page 13, modify the 5th paragraph, 2nd sentence, as follows:

This Plan envisions Georgia Avenue as a landscaped corridor with safer sidewalks[,] and crosswalks[, and bicycle paths].

3. On page 14, delete the words "Staff Draft" under the fourth paragraph of "Planning Goals."
4. On page 17, modify the 5th paragraph, 3rd sentence, as follows:

"At the same time, [Holy Cross Hospital expansion plans as a source of concern to] the residents of the surrounding neighborhoods are concerned about potential expansions of the hospital. The hospital exists as a special exception use in a residential area. Many of the residents consider [the hospital's expansions plans] any potential expansion of the hospital to be a threat to the stability of their neighborhood. While the neighborhood has supported some expansion of the hospital, certain [M]modifications to the hospital's original special exception have been greeted with suspicion and, in many cases active opposition. These concerns must be balanced with the County's interest in seeing Holy Cross remain an economically viable provider of health care services that can adjust to meet the rapidly changing economic and regulatory environment for health care."

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5. On page 17 change the second sentence in the last paragraph as follows:

“[Since] ~~Between 1967 and 1984~~ the Hospital [or organizations associated with the Hospital have] acquired a significant number of houses to the west and north of the hospital.”

6. On page 22, revise Figure 9 to reflect the Council’s zoning decisions on the Freeman and WMATA properties.
7. On page 23 change the legend on Figure 10 to reflect the comment above.
8. Replace all of page 24 with the following text:

At the time the 1978 Forest Glen Sector Plan was approved Holy Cross Hospital did not indicate any need for expansion and the Plan expressly limited Holy Cross to its current campus for any additional hospital related activity. During the preparation of this Sector Plan, the Hospital indicated the potential need to build a new facility for outpatient services and specialists’ offices and their desire that the residentially developed property owned by the hospital between Dameron Drive and Saxony Road should be available for that purpose.

An evaluation of any possible expansion requires a careful balancing of the potential benefits (for example, an improvement in the quality and cost of health care services delivered to County residents, and the long-term survival of the hospital) and the potential negative impacts (for example, the destabilizing effect on adjoining neighborhoods of hospital expansion beyond the existing campus). A significant problem in evaluating this issue is that the health care industry is undergoing rapid change. Holy Cross Hospital understandably wishes to maximize the flexibility to respond to these changes. It is difficult to predict Holy Cross’s exact physical development needs over the 20-year horizon of the Sector Plan. For the Hospital to remain competitive over the long term it appears that some changes and/or expansion may be needed, especially due to the many changes in the health care field. There are some constraints on the existing campus (e.g., limited unoccupied space in the rear of the hospital between the current building and the Beltway and the Hospital’s current desire to maintain land on the east side of the campus for expansion of technological medical services).

While this Plan recognizes the County-wide value of Holy Cross Hospital, neighborhood preservation is also a paramount concern, including both the stability of residential areas and the continued viability of existing medical office space. As much as the hospital desires to preserve its flexibility, the surrounding neighborhoods desire certainty regarding the extent of potential expansion by the hospital. Nearby medical facilities are also concerned about their future economic viability if Holy Cross expands.

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- In an effort to strike a balance between neighborhood stability and the flexibility needed in order for Holy Cross Hospital to provide quality health care into the future, this Plan limits future development of health-related facilities to the existing campus of Holy Cross Hospital while also providing some flexibility and support for the hospital to develop additional facilities within the campus. This Plan supports the development of additional facilities of up to 80,000 square feet (plus additional parking) on the campus for medical office, medical
- clinic and other health related uses. The Plan does not support an expansion beyond the existing campus because it may affect the stability of the existing residential community. This Plan encourages Holy Cross to examine alternatives that will minimize negative impacts on the surrounding residential community and existing medical office space in Forest Glen. For example, Holy Cross may wish to locate satellite facilities at appropriate locations elsewhere in the County. Furthermore, this Plan asserts that the hospital has an obligation, by virtue of its presence within this residential community, to take any and all appropriate steps to ensure the long-term residential stability of this area, by limiting expansion to the current hospital campus and by having additional development on the campus be compatible with adjacent residences.
9. Delete the line at the top of page 25 which reads *"Finally, if, prior to the approval of this Plan by the County Council, Holy Cross is able to provide significant new information regarding the size, design, function, impacts and/or locations of the facilities which they propose to construct, then the County Council should remand the Plan to the Planning Board for further analysis."*
10. Modify the first bullet on page 25 as follows:
- Development will be on the existing campus only[, as required by the restrictions in the 1978 Sector Plan for the Forest Glen Transit Area and Vicinity].
11. Modify the second bullet on page 25 of the Plan as follows:
- The building(s) may contain up to 80,000 square feet and additional parking associated with the facility.
12. The second sentence of the fourth bullet on page 25 should be changed as follows:
-[Minor a] Adjustments to the scenic easement (or removing the easement altogether) may be permitted in order to lower the height of the buildings [and reduce the visual impact on the park] or otherwise reduce the impact of a hospital expansion on the surrounding neighborhood.

13. The fifth bullet on page 25 should be changed as follows:

- [The bulk of additional parking should be located within a structure on the east side of the site adjacent to Sligo Creek Park. The structure should be designed] Additional parking should be located on the existing hospital campus (or in satellite facilities located in non-residential areas) and designed as efficiently as possible to minimize its height and visual impact [on the park] on the surrounding neighborhoods, also taking into account factors such as Holy Cross's needs for technological expansion and concerns about emergency room access.

14. On page 25, delete the sixth bullet which refers to an overlay zone.

15. Modify the diagram on page 26 to eliminate diagrams of potential parking locations.

16. On page 27, modify Objective C, third bullet to read:

- Maximize the public open space at Getty Park. The existing public right-of-way for the extension of Belvedere Boulevard between Georgia Avenue and Woodland Avenue should be dedicated to Getty Park at such time as [either] one of the [preferred] alternatives [to extending Belvedere Boulevard from Woodland Drive to Georgia Avenue] in this Plan for Georgia Avenue between Forest Glen Road and Dennis Avenue is implemented (See Chapter IV, Part A, Objective B).

17. On page 27, modify Objective C, fourth bullet, first sentence to read:

- The portion of Woodland Drive north of August Drive should also be abandoned at such time as [either] one of the [preferred] alternatives [to extending Belvedere Boulevard] in this Plan for Georgia Avenue between Forest Glen Road and Dennis Avenue is implemented (see Chapter IV, Part A, Objective B).

18. On page 29, in the last bullet, delete the sentence that reads:

[It also confirms the 1978 Sector Plan alternative recommendation for development under PD (Planned Development) zoning at a density of 9-25 units per acre except for the portion of the site recommended for R-60.]

and replace with:

The entire property is also suitable for development under the PD (Planned Development) zone at a density of 18 units per acre. Additional density may be appropriate if all additional units are Moderately Priced Dwelling Units (MPDUs).

19. On page 30, add to the end of the first paragraph:

No commercial development should be permitted on this property, except day care.

20. On page 30, modify the second paragraph as shown:

Compatability should be provided through appropriate transitions between Americana Finnmark and the existing single-family detached homes to the west. If developed under the PD zone, the 1.8-acre portion of the Freeman property currently zoned R-60 should be developed with single-family detached homes at a density no greater than would otherwise be allowed in the R-60 zone (or used as open space).

21. Change the last sentence on page 30 (referring to the WMATA property) as follows:

This Plan also recommends, as an alternative, development under PD (Planned Development) zoning at a density of [9-25] 18 units per acre. Additional density may be appropriate if all additional units are MPDUs.

22. On page 36, change the fourth full paragraph, second sentence to read:

[With the exception of Forest Glen Road from Seminary Road to Caney Place, t]This Sector Plan reaffirms...

23. On page 37, change the following lines in Table A:

F-8	Capital Beltway (I-495)	Seminary Road to Sligo Creek	[Variable] <u>200'</u>	8 lanes divided
M-8	Georgia Avenue (MD 97)	Sector Plan boundary line to Capital Beltway	[120'] <u>110'</u>	6 lanes divided
A-57	<u>Forest Glen Road (MD 192)</u>	<u>Seminary Road to Belvedere Place</u>	<u>80'</u>	<u>2 lanes</u>
A-57	Forest Glen Road (MD 192)	[Caney Place] <u>Belvedere Place</u> to Woodland Drive	80'	4 lanes
[P-18	Forest Glen Road	Seminary Place to Caney Place	70'	36']
P-[19]16	Forest Grove [Road] Drive	Sector Plan boundary line to Forest Glen Road	70'	36'
P-[21]18	Gardiner Avenue	[Arthur Avenue] <u>Hildarose Drive</u> to Dexter Avenue	70'	36'
P-[20]19	Hildarose Drive	Georgia Avenue to Gardiner Avenue	70'	36'

**[Pavement width and/or number of lanes may vary at intersection approaches.] The number of lanes are the planned through travel lanes for each segment, not including lanes for turning, parking, acceleration, deceleration, or other purposes auxiliary to through travel.

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24. On pages 36, 40-41, delete all four paragraphs beginning with the bullet "Eliminate existing unsignalized median breaks to provide safer left turns along Georgia Avenue" and replace with the following:

• **Studying safety improvements on Georgia Avenue north of Forest Glen Road.**

This short stretch of Georgia Avenue has had a history of numerous traffic accidents, with a majority occurring due to left turn movements. The State Highway Administration and the Department of Public Works and Transportation should study alternative ways to address this safety problem, including: closing the medians at Finnmark, Hildarose Drive, and Dexter Avenue with a signal at Belvedere Boulevard; closing the same medians but with no signal at Belvedere Boulevard; leaving the medians open with a signal at Belvedere Boulevard, and leaving the medians open with no signal but with turn bays leading up to each median break. Any recommended option must be reviewed and approved by the County Council before implementation. The selected option must not generate significant additional traffic on secondary residential streets, and must include measures to protect such streets (particularly narrow streets such as Arthur Avenue) from commuter traffic.

25. On page 42, Objective B, first bullet, change to read:

[Create] Study a three-way signalized intersection ...

26. On page 42, Objective B, first paragraph, first sentence, change to read:

This Plan recommends retaining the traffic signal at August Drive and [adding] studying a second signal at Belvedere Boulevard ...

27. On page 42, Objective B, first and second paragraphs, replace "will" with "could" (several instances). Change fifth sentence to read:

The signal [will] could provide a protected left turn for [an existing Ride-On bus route and several] a school bus route[s] as well as individual motorists.

28. On page 43, first paragraph, first and second sentences, change to read:

In the process of [developing this recommendation] studying this problem, many different alternatives were considered. [In addition to the recommended alternative described under Objective A, t]Two primary alternatives are worth mentioning.

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29. On page 45, Objective D, first paragraph, second sentence, change to read:

The congestion standard [at this intersection, necessary to ensure future adjacent development does not overwhelm the local transportation network, is a critical lane volume (CLV) of 1,600] for this intersection is that established in the most current Annual Growth Policy.

30. On page 45, Objective D, delete second paragraph and replace with the following:

1. One lane should be added on both northbound and southbound Georgia Avenue exclusively for left turn movements at all times.
2. An additional left-turn lane on the eastbound and westbound approaches of Forest Glen Road to Georgia Avenue ultimately may be necessary, but they should be implemented only if warranted after the reconfiguration of the Beltway/Georgia Avenue interchange is completed.

31. On page 47, delete Figure 16.

32. On page 48, second paragraph, change to read:

The opportunity for safe pedestrian crossings at this intersection is vital for the residents and the institutions in Forest Glen. [Other recommended modifications include] To provide for better pedestrian safety, this Plan recommends expansion of the median to 10 feet on the north side of the intersection.

33. On pages 48-50, delete the bulleted section entitled "Limit access to and from the Forest Glen Medical Center at Forest Glen Road" and delete Figure 17.

34. On page 53, Objective A, second paragraph, second sentence, change to read:

Currently, Holy Cross Hospital uses a number of measures to encourage its employees to use transit, including: [charging employees for parking,] subsidizing transit users, coordinating a ridesharing program [that arranges vanpools for employees living near one another], providing preferential parking for carpools, and providing a free shuttle for Metrorail users.

35. On page 54, Objective A, add a second bullet and paragraph as follows, and include a new figure (Figure 'X', see below) describing the hiker-biker bridge over the Beltway ramps:

• **Implement a hiker-biker path connection to Montgomery Hills**

This Plan recommends providing a safe and exclusive hiker-biker path between the Forest Glen Metrorail Station and the Montgomery Hills shopping area south of the Capital Beltway. This path would be along the west side of Georgia Avenue and would be elevated over the ramps between southbound Georgia Avenue and the Beltway. The hiker-biker path and bridge would allow Forest Glen residents easy pedestrian and bicycle access to retail. It would also enable the residents of Montgomery Hills to walk and bike to the Forest Glen Metrorail Station. (See Figure 'X'.)

36. On page 55, Figure 19 and on page 59, Figure 21: show proposed hiker-biker connection between Forest Glen Metrorail Station and Montgomery Hills.

37. On page 55, Figure 19 should show the bikeway along Belvedere Boulevard as follows: as a Class 3 bikeway from Dameron Drive to Getty Park; as a Class 1 bikeway from Getty Park to Georgia Avenue; and crossing Georgia Avenue and continuing as a Class 3 bikeway from Georgia Avenue to Greeley Avenue at such time as the Georgia Avenue/Belvedere Boulevard intersection is signalized.

38. On page 56, Table B, 'Class I Bikeways', add the following lines:

Georgia Avenue between Forest Glen Road and Montgomery Hills

Access to Forest Glen Metrorail Station from Montgomery Hills/North Woodside residential neighborhoods and to Montgomery Hills commercial area from Forest Glen

Between Sligo Creek Park and Sector Plan boundary (Dennis Stormwater Management Facility Trail)

Access to Sligo Creek Park

39. On page 56, Table B, 'Class II Bikeways,' change the following line:

The connection between [Belvedere Place] Forest Glen Road and Arthur Avenue if the Freeman Property is developed.

The decision regarding its classification would depend on the configuration of the street and adjacent properties; may be considered for Class III.

40. On page 57, Table B, 'Class III Bikeways,' change the following lines:

Belvedere Boulevard between Dameron Drive and [Greeley Avenue] Woodland Drive

Access to Sligo Creek Trail and General Getty Park

Belvedere Boulevard from Georgia Avenue to Greeley Avenue

Only at such time as the Georgia Avenue/Belvedere Boulevard intersection is signalized

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41. On page 59, revise Figure 21 to show sidewalks on both sides of Forest Grove Drive between Belvedere Boulevard and Dublin Drive.

42. On page 60, Table C, add the following line:

Georgia Avenue between Forest Glen Road and Montgomery Hills

Access to Forest Glen Metromail Station from Montgomery Hills/North Woodside residential neighborhoods and to Montgomery Hills commercial area from Forest Glen

43. On page 63, delete item (2)(a) and add the following line under (2)(b).

Part of Class I Forest Glen--Rock Creek Trail from Forest Glen Road to Seminary Road via Coleridge Drive, Forest Glen Neighborhood Park.

44. On page 66, Objective B, second bullet, second sentence, change to read:

Continuous [pedestrian] sidewalks and [bike paths] a bikeway along Belvedere Boulevard, ...

45. On page 69, Figure 23, show Woodland Drive between Belvedere Boulevard and Forest Glen Road as an 'important neighborhood linkage,' and extend Forest Glen Road as a 'main street' to Seminary Road.

46. On page 89, add a second sentence under Special Studies:

This Plan also recommends that the State Highway Administration study alternative ways to address the safety problem on Georgia Avenue.

47. On page 91, under 'Class I Bikeways,' add the following line:

Georgia Avenue (west side) between Forest Glen Metrorail Station and Montgomery Hills

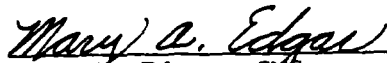
48. On page 92, under 'West of Georgia Avenue,' add the following line:

17. West side of Georgia Avenue between Forest Glen Metrorail Station and Montgomery Hills

General

All figures and tables are to be revised where appropriate to reflect County Council changes to the Planning Board (Final) Draft Forest Glen Sector Plan. The text is to be revised as necessary to achieve clarity and consistency, to update factual information, and to convey the actions of the County Council. All identifying references pertain to the Planning Board (Final) Draft Forest Glen Sector Plan, dated December 1995.

This is a correct copy of Council action.


Mary A. Edgar, CMC
Secretary of the Council

Forest Glen

S E C T O R P L A N

APPROVED AND ADOPTED
JULY 1996

published by

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
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