



#GeorgiaAveConnects

# FOREST GLEN/MONTGOMERY HILLS

## SECTOR PLAN

Community Meeting

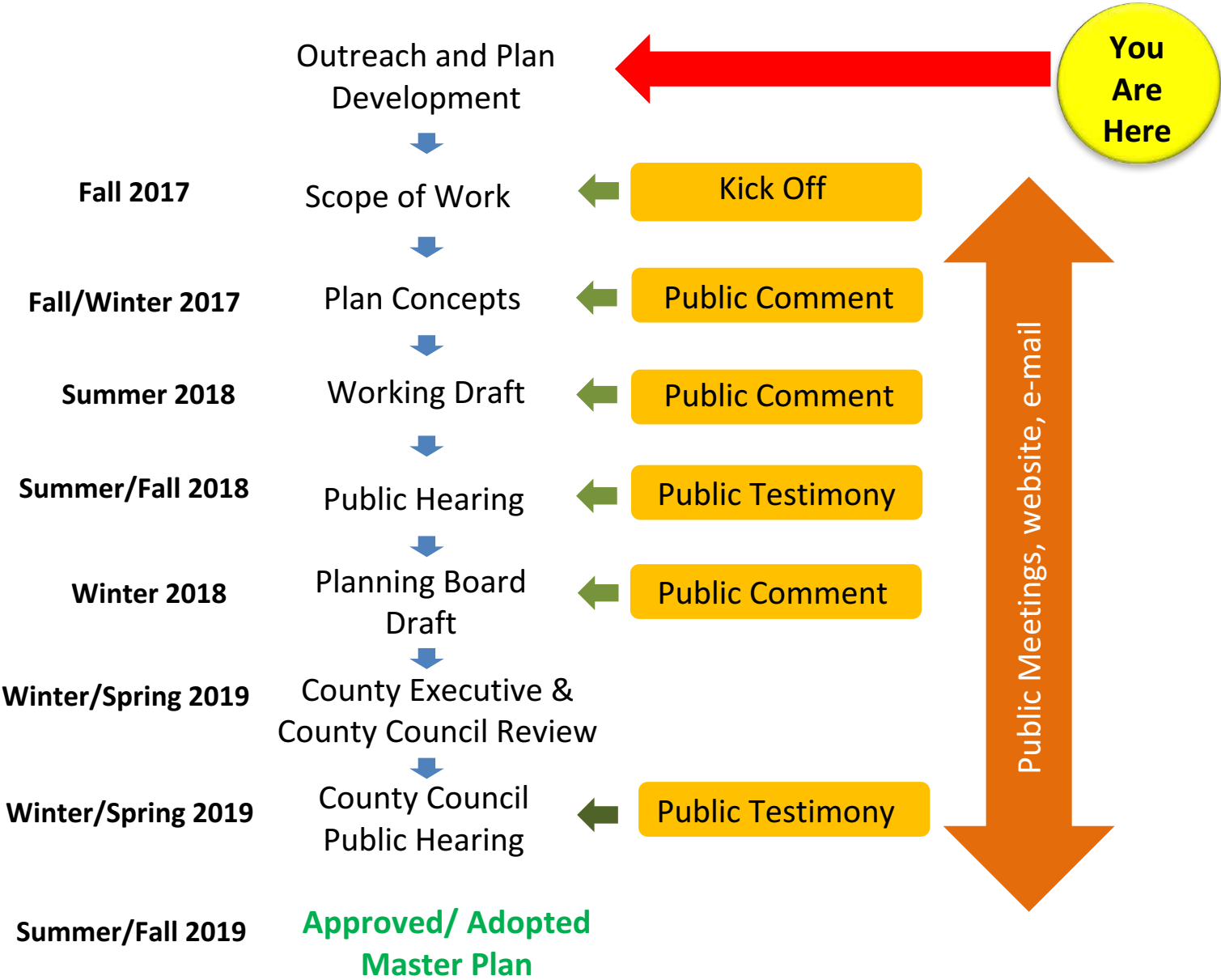
October 17, 2017

# Purpose

---

Re-evaluate long term land use and transportation strategies in response to the SHA Study of MD 97 (Georgia Avenue) and also to address the potential for redevelopment of the WMATA facilities in the Forest Glen Sector Plan Area.

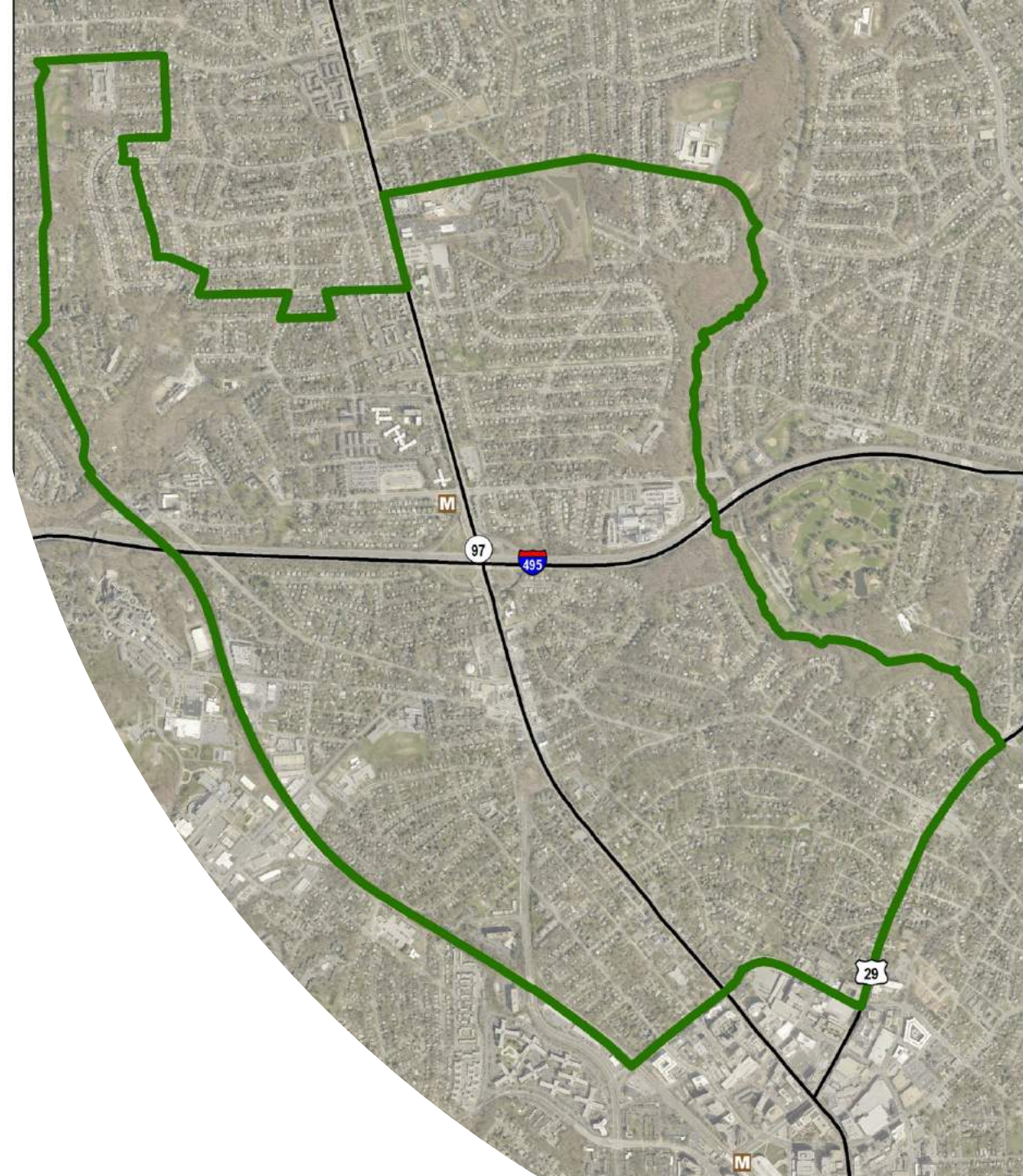
# Sector Plan Timeline



# Study Area Boundary

---

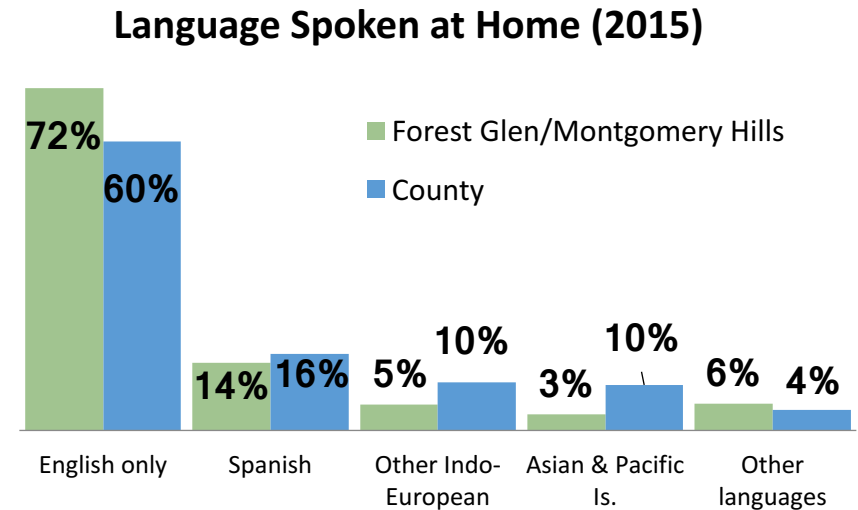
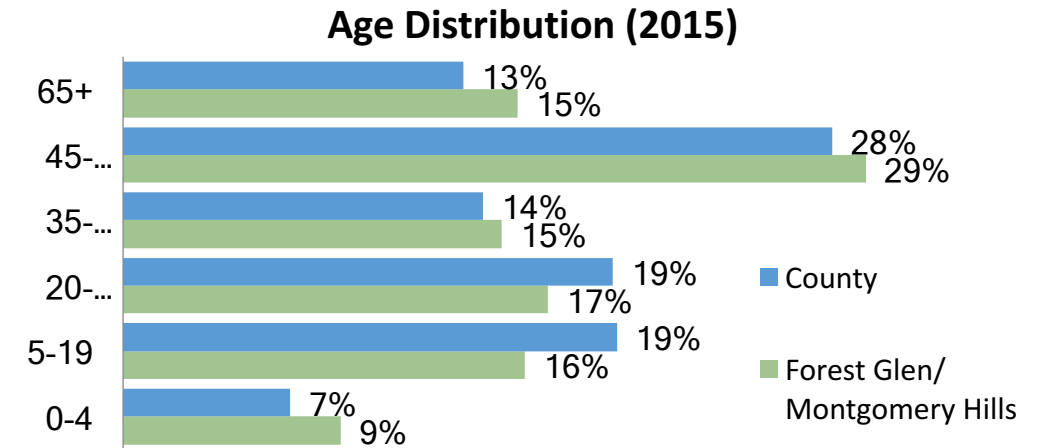
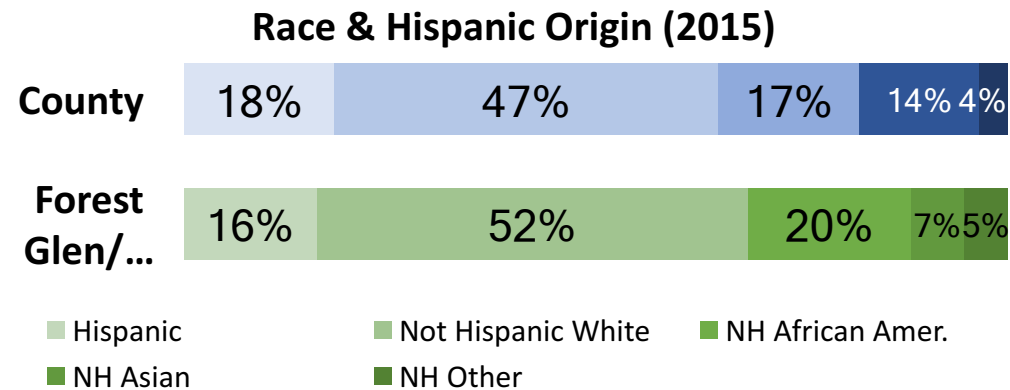
- Encompasses the bulk of the Forest Glen Sector Plan Boundary
- Includes portions of the North and West Silver Spring Master Plan
- **Does Not Represent the Final Forest Glen/Montgomery Hills Sector Plan Boundary**
- Used for background analysis



# DEMOGRAPHICS

## Forest Glen/Montgomery Hills Study Area

- Adults typically age 45 to 64 (29%)
- 1 in 4 residents under age 20
- Majority non-Hispanic White (52%)
- English is most common language (72%)
- Two-thirds of Spanish speaking residents (1,900) speak English less than “Very Well”



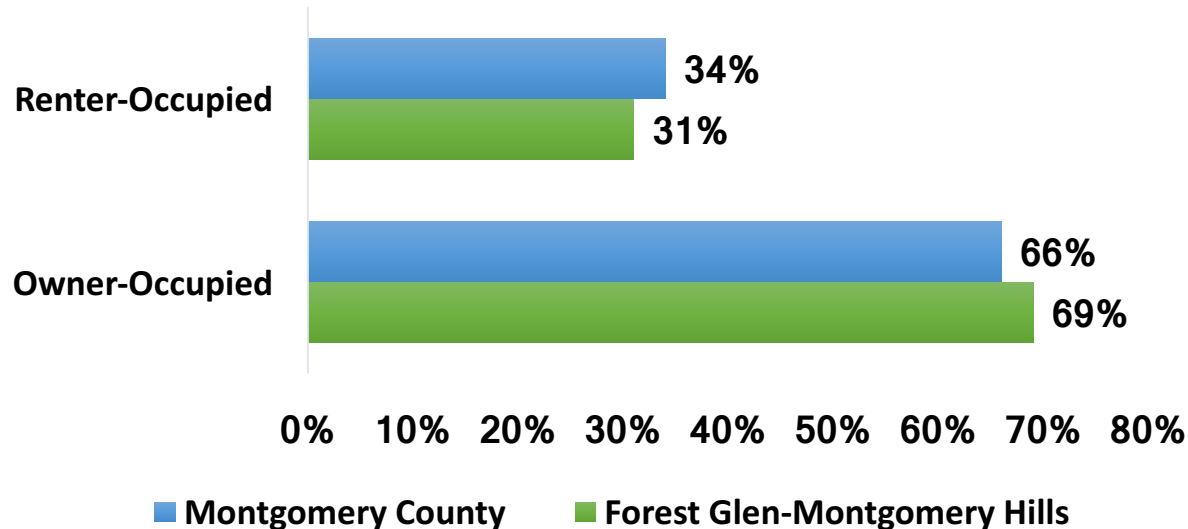


# HOUSING INVENTORY

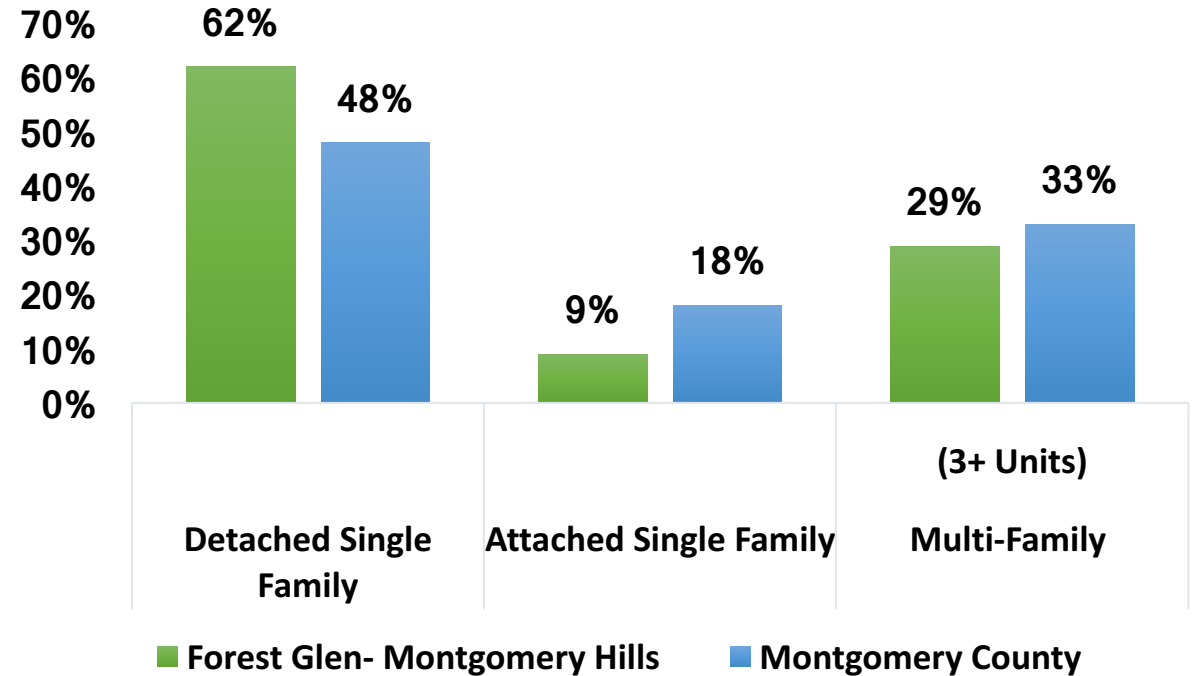
## Forest Glen/Montgomery Hills Study Area

- 62% of occupants live in detached single-family housing
- 29% of occupants live in multi-family housing
- 69% of occupants live in owner-occupied units

### Occupied Housing Units



### Housing Type

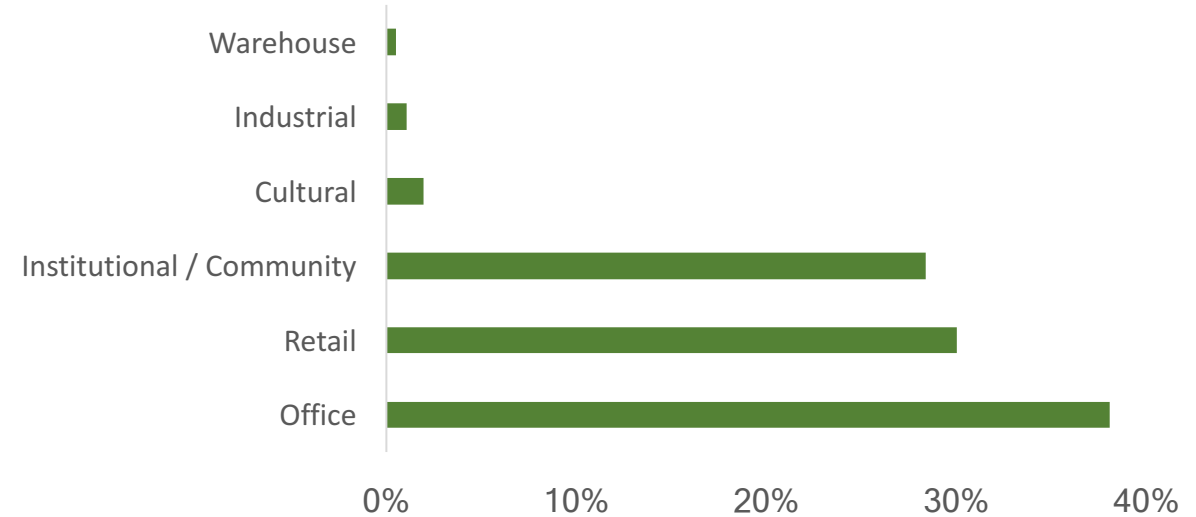


# NONRESIDENTIAL SPACE & USES

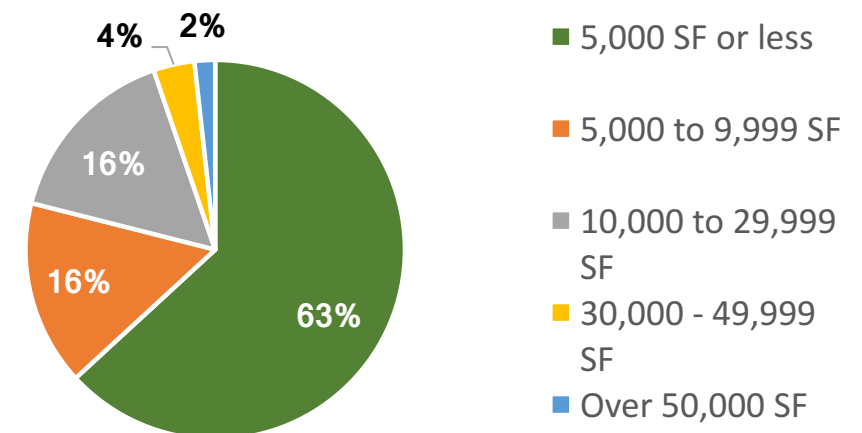
## Forest Glen/Montgomery Hills Vicinity

- 1.65M SF in nonresidential space across 58 properties
  - Hospital consists of 1.23M SF (or 75% of total)
- Nonresidential space (excluding hospital premises) characteristics:
  - Older building stock (most built 1940 – 1970)
  - Service-oriented retail in Montgomery Hills (restaurants, gas stations, convenience retail)
  - Community facilities along Georgia Avenue and Rosensteel Avenue (churches, schools, etc.)
  - Health service and medical related offices

COMMERCIAL SQUARE FEET BY SECTOR  
(excludes Holy Cross Hospital)



SPACE SIZE (excludes Holy Cross Hospital)



Source: Maryland Department of Assessments and Taxation, 2017

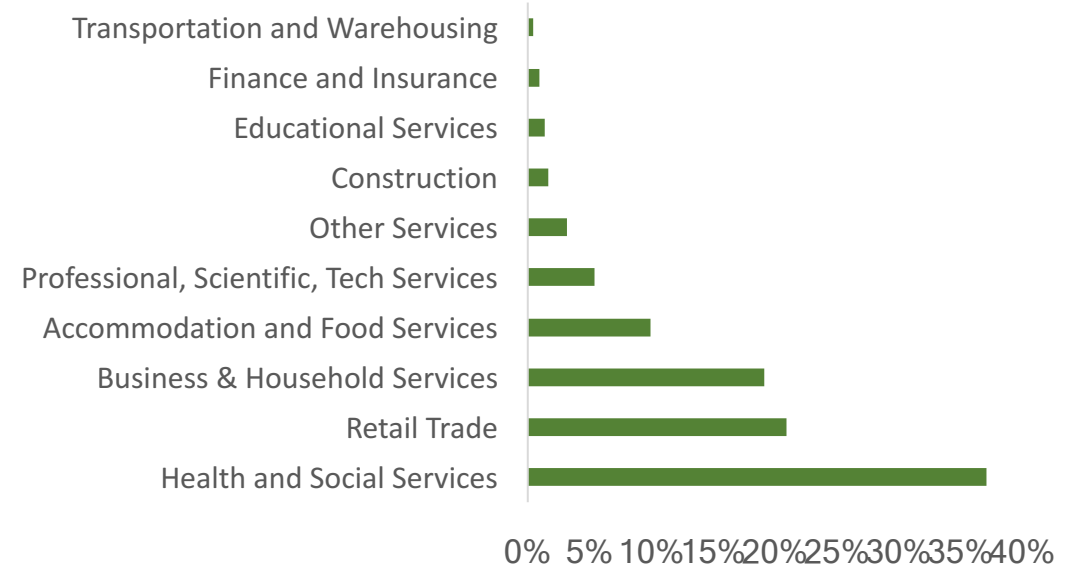
# JOBS AND INDUSTRY

## Forest Glen/Montgomery Hills Vicinity

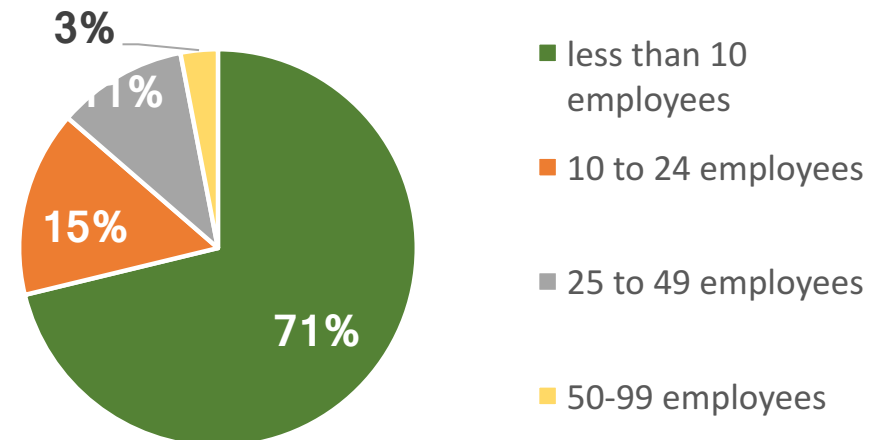
- 5,106 Jobs in 96 Establishments
  - Holy Cross Hospital and in-hospital affiliates account for 85 percent of total employees
  - Remaining 723 employees are spread across 66 establishments
- Top 5 Employers (*not on hospital premises*)
  - Regency Health Care of Silver Spring (50 to 99)
  - Snider's Super Foods (50 to 99)
  - Maxim Healthcare Services (25 to 49)
  - Montgomery Hills Car Wash (25 to 49)
  - Holy Cross Private Home (25 to 49)

Source: Maryland DLLR, Quarterly Census of Earnings and Wages, 3<sup>rd</sup> Quarter 2017

### JOBS BY INDUSTRY (*excludes Holy Cross Hospital*)



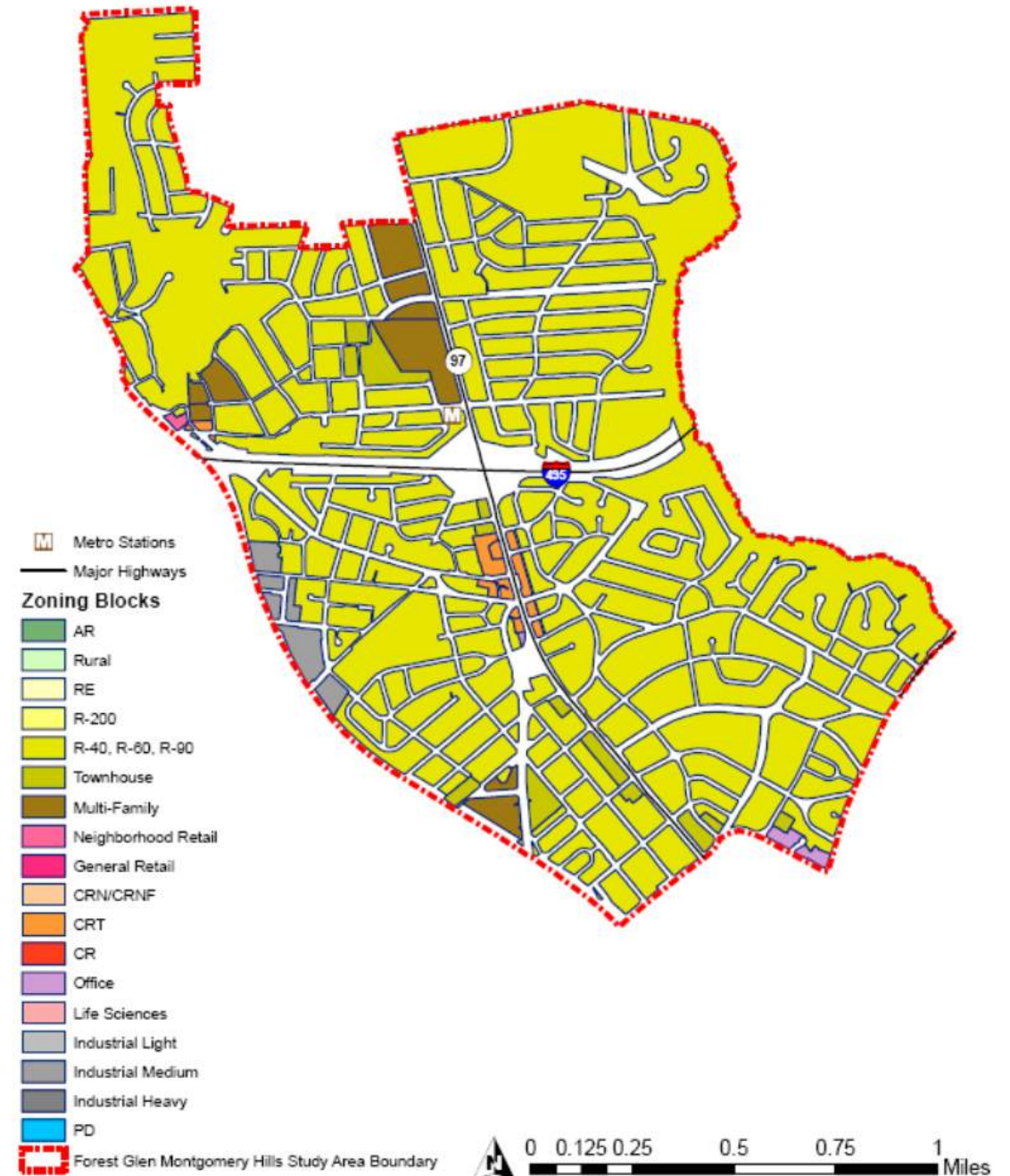
### WORKPLACE SIZE (*excludes Holy Cross Hospital*)





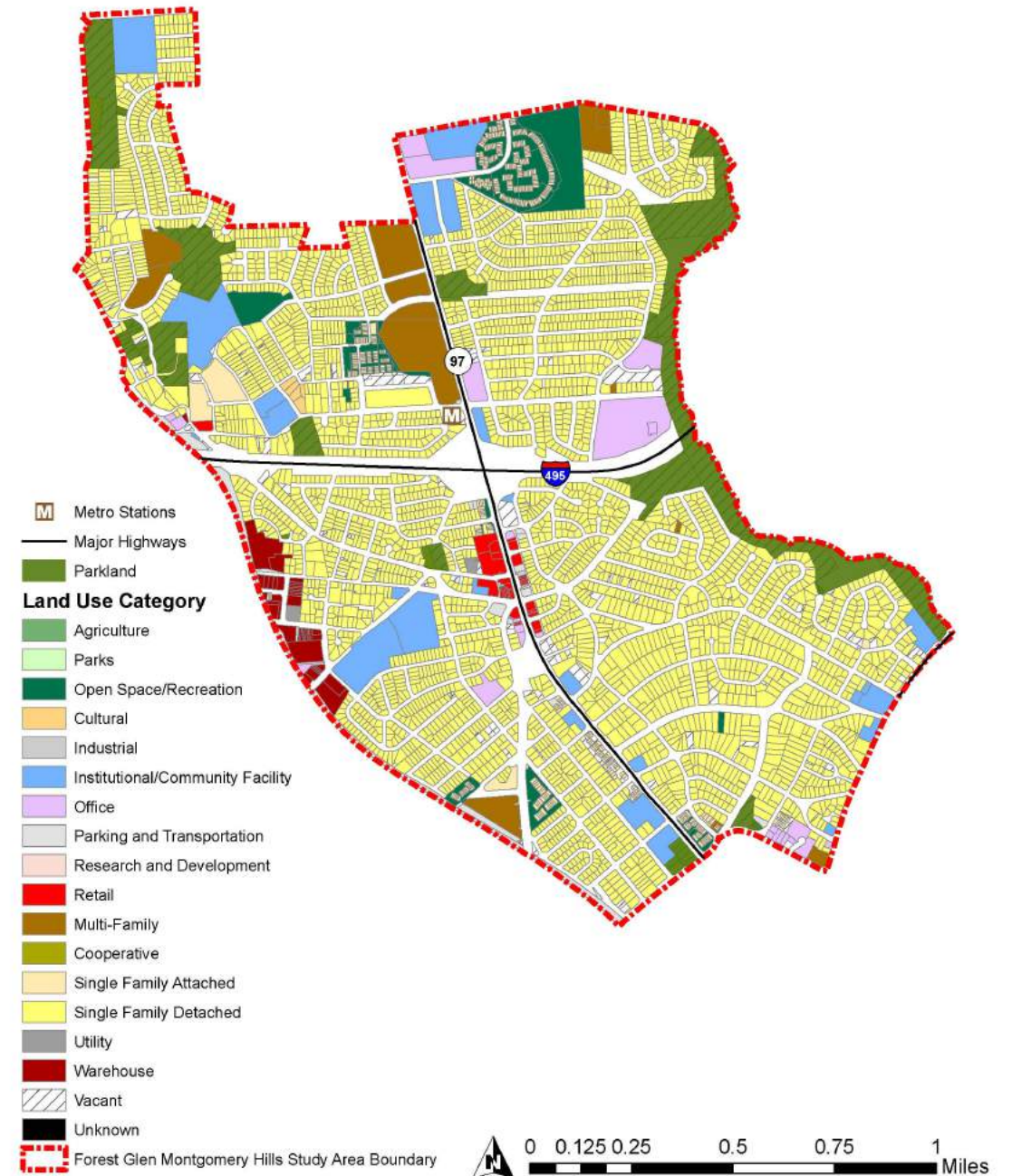
## Existing Zoning

- Primarily single family residential
- Commercial district and town homes along Georgia Avenue
- Larger amount of multi-family closer to Metro and the Beltway




# Existing Land Use

- Primarily residential
- Majority of commercial and institutional uses along Georgia Avenue
- Large number of office uses, primarily medical or medical related







“This Plan envisions a community consisting of two stable residential neighborhoods, identified herein as Forest Glen East and Forest Glen West which are separated by Georgia Avenue”

- Forest Glen Sector Plan, 1996

Forest Glen Rd



# Forest Glen Sector Plan Goals

- **Preserve the Forest Glen community** as a stable, predominantly single family residential community
- **Prevent spread of commercial areas** and protect neighborhoods and residential edges along Georgia Avenue
- **Protect neighborhoods** from excessive noise and air quality impacts
- **Enhance community identity** by strengthening neighborhoods and providing more gathering spaces
- Ensure that **development and redevelopment are compatible** with the existing community





# Forest Glen Sector Plan

- **Focus new development** near Metrorail station
- **Balance the needs of residential neighborhoods and the regional interests** served by Holy Cross Hospital
- **Provide an attractive boulevard along Georgia Avenue** and encourage biking and walking
- **Protect and preserve** historic and environmentally sensitive features



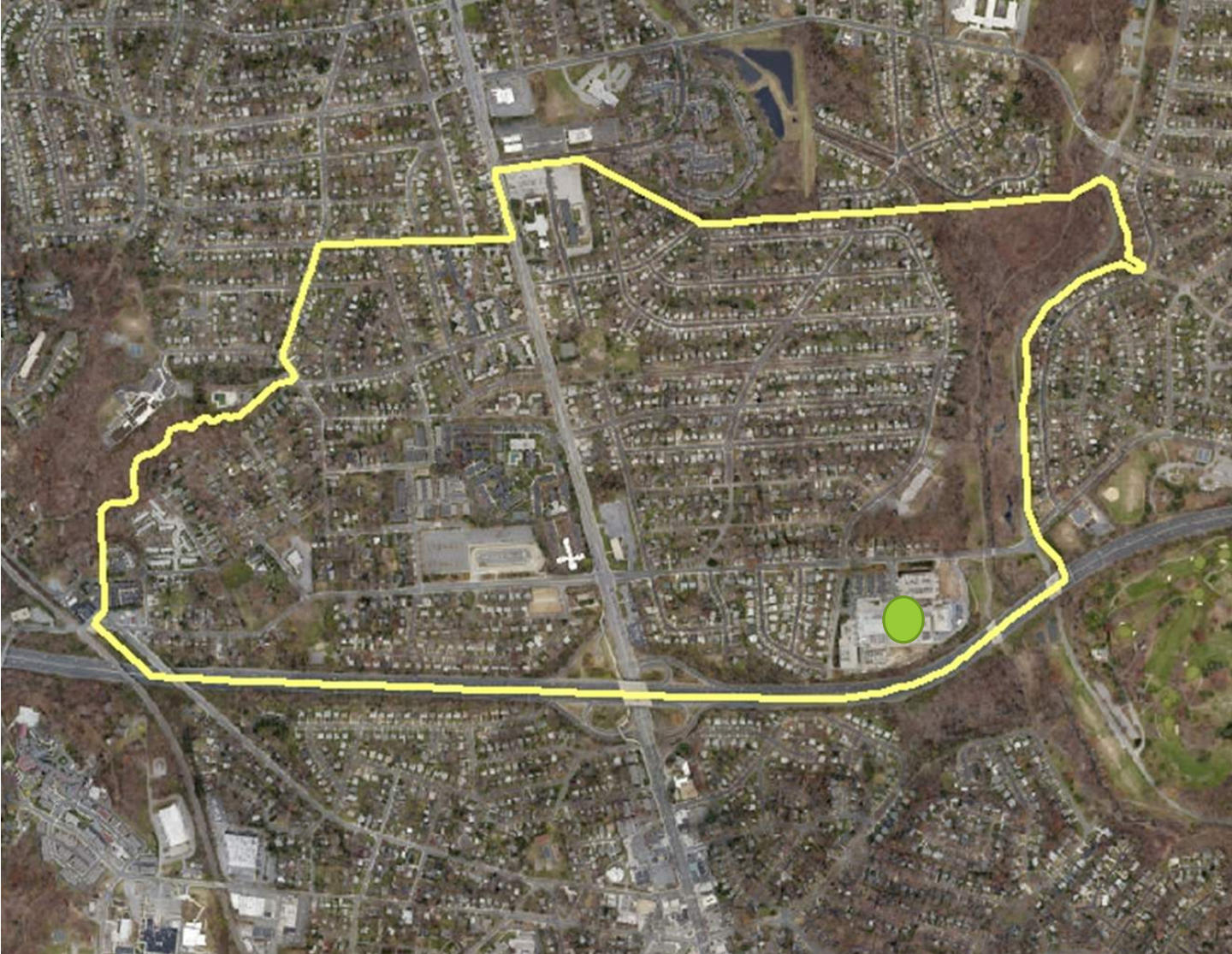


# Forest Glen Sector Plan Recommendations

- **Focus new development** near Metrorail station
- **Balance the needs of residential neighborhoods and the regional interests** served by Holy Cross Hospital
- **Provide an attractive boulevard along Georgia Avenue** and encourage biking and walking
- **Protect and preserve** historic and environmentally sensitive features



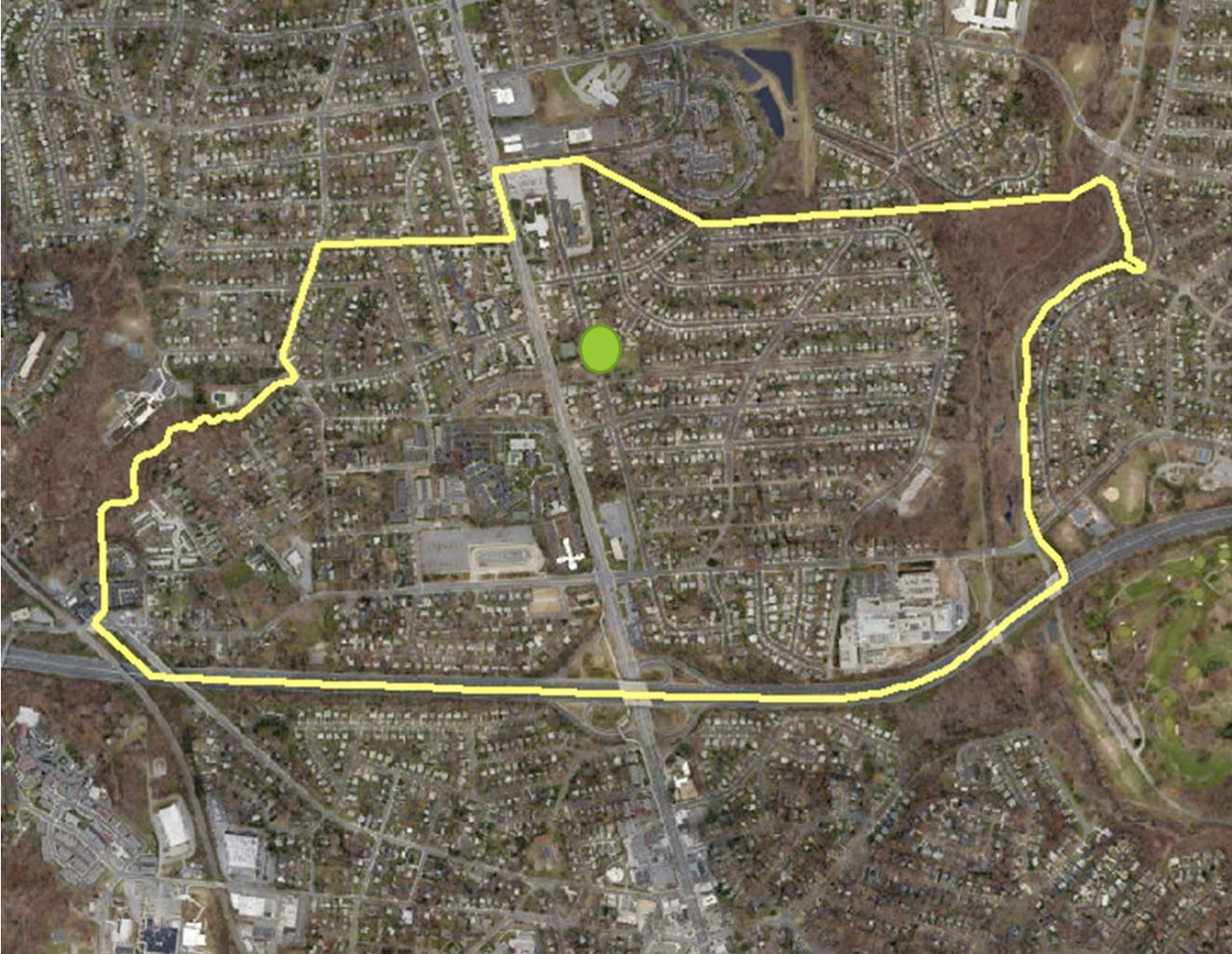




# Forest Glen East

- ensure that new development is compatible with the character of the existing residential neighborhood
- Protect the edges of the existing residential neighborhood

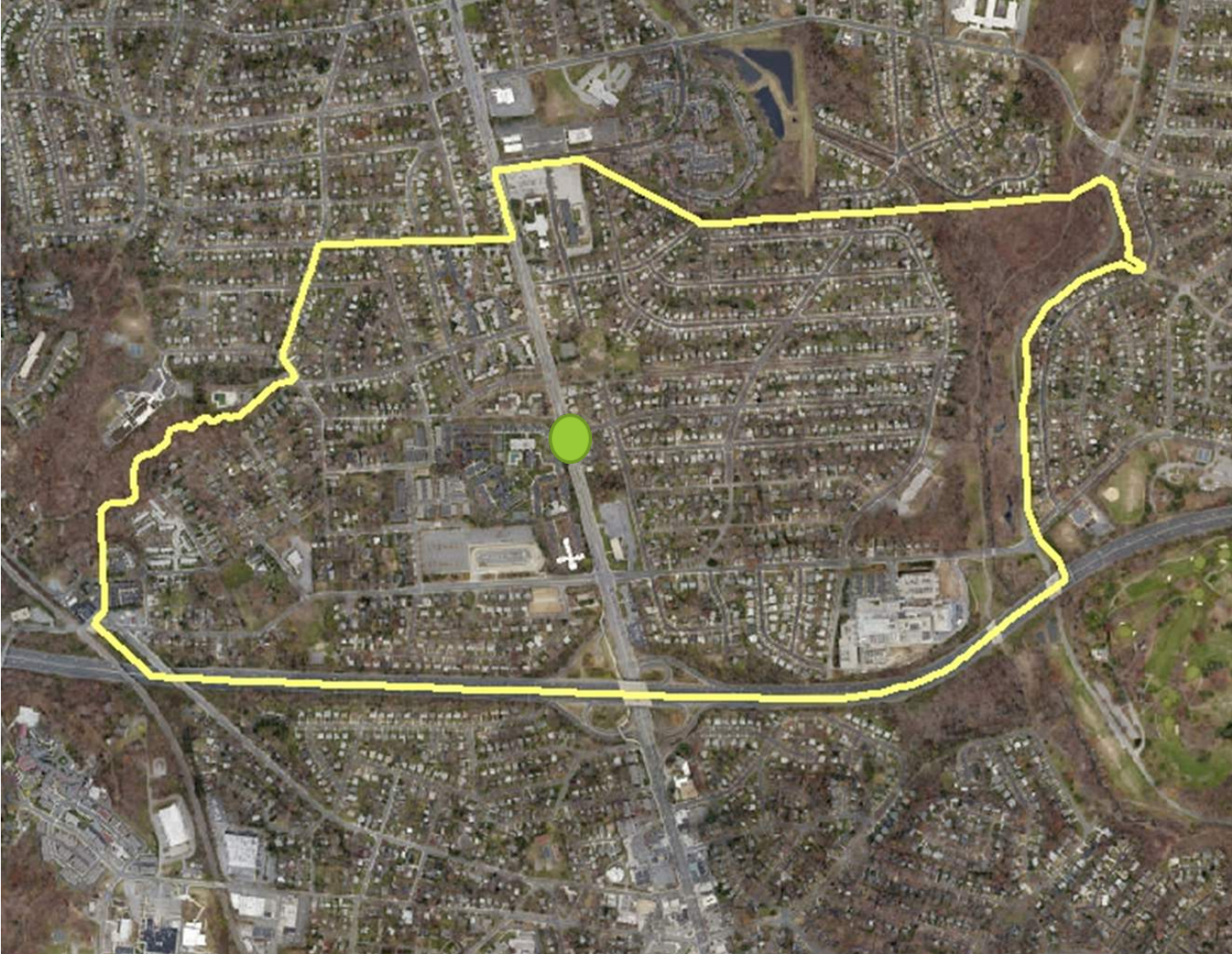




# Forest Glen East

- Enhance community identity and sense of place



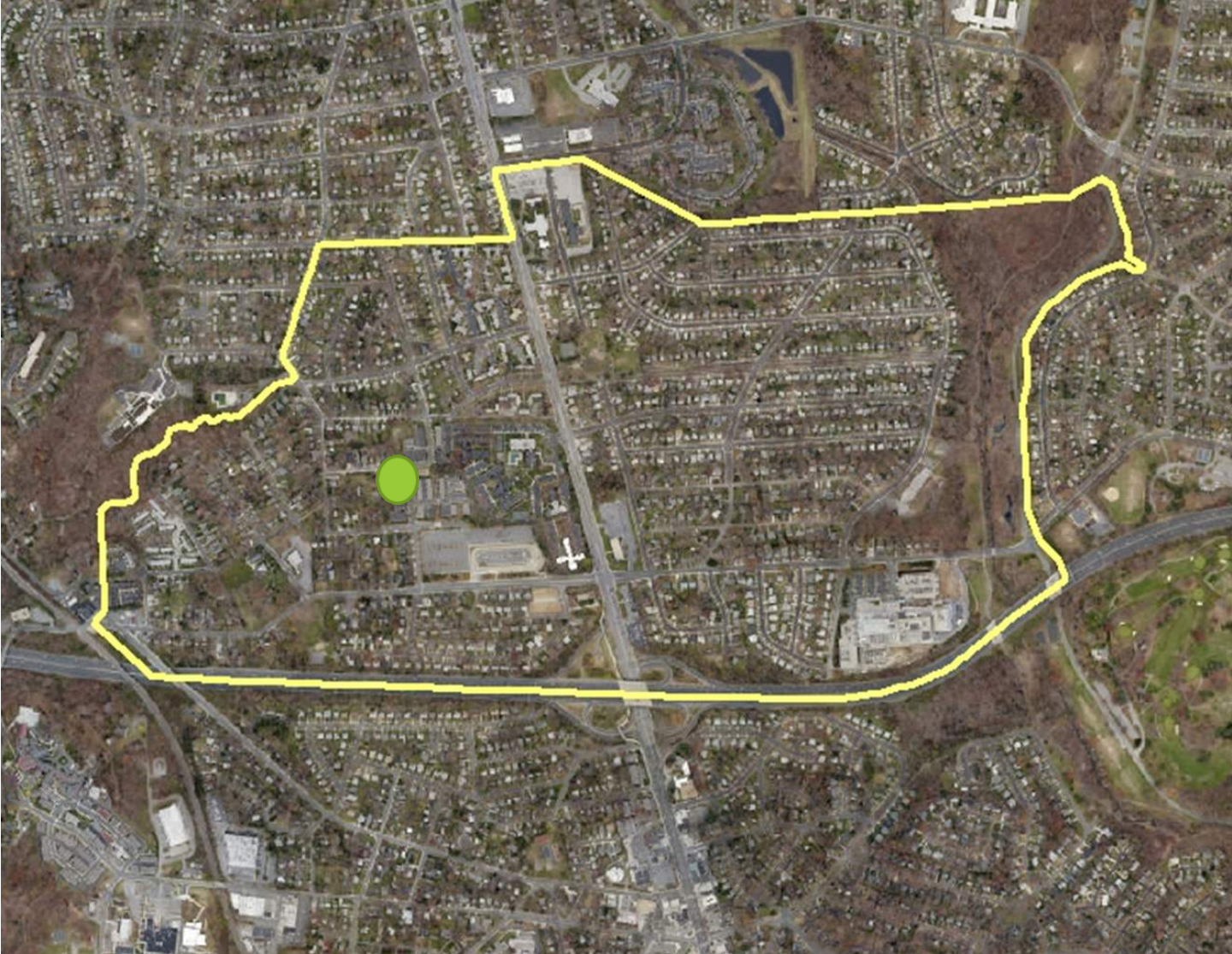


## Forest Glen East

---

- Provide an attractive, landscaped boulevard along Georgia Avenue

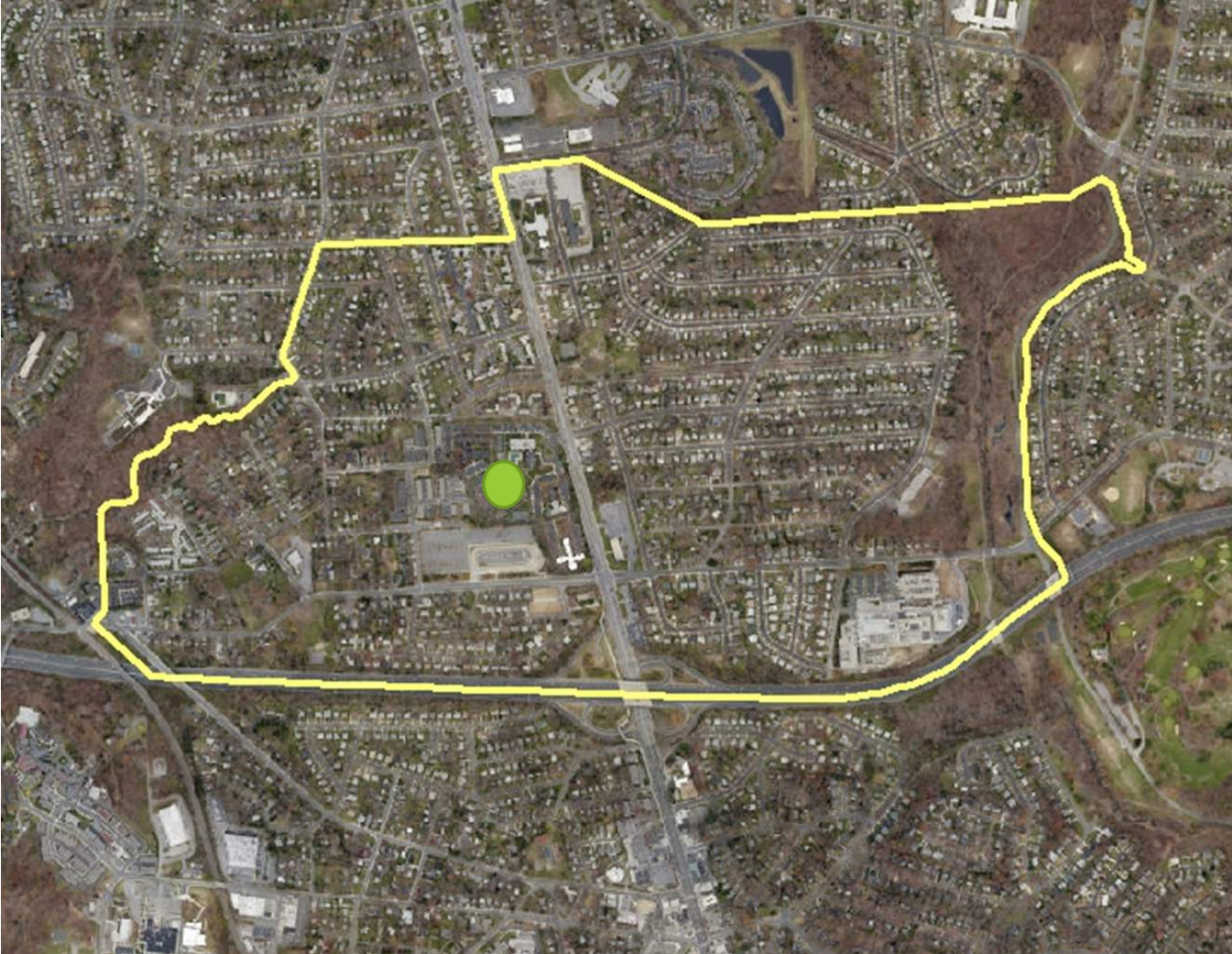




## Forest Glen West

- ensure that new development is compatible with the character of the existing residential neighborhood

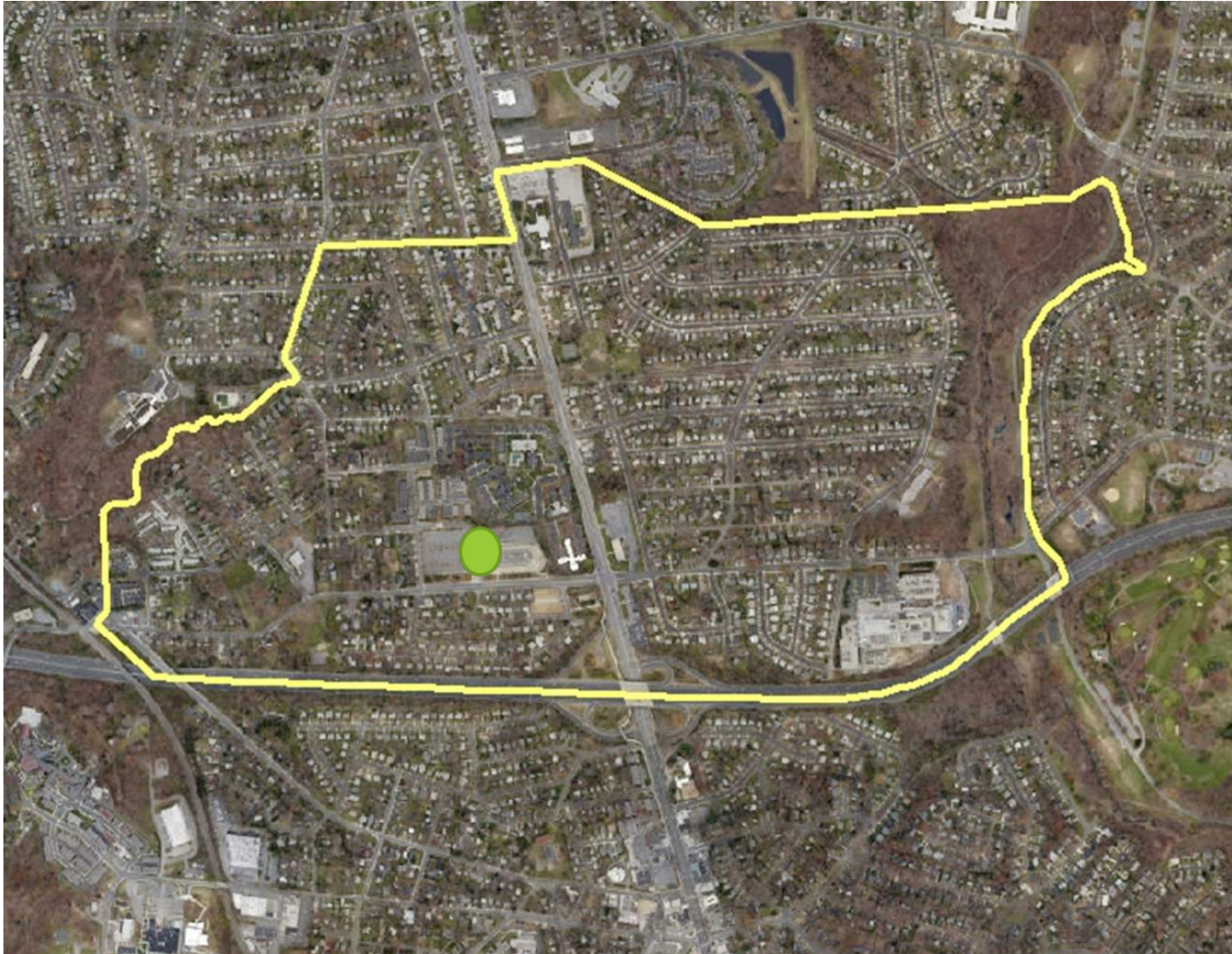




## Forest Glen West

- Protect the edges of the existing residential neighborhood and soften the impact of major roadways on adjacent homes





## Forest Glen West

- Focus new development at the Metrorail station, consistent with the General Plan



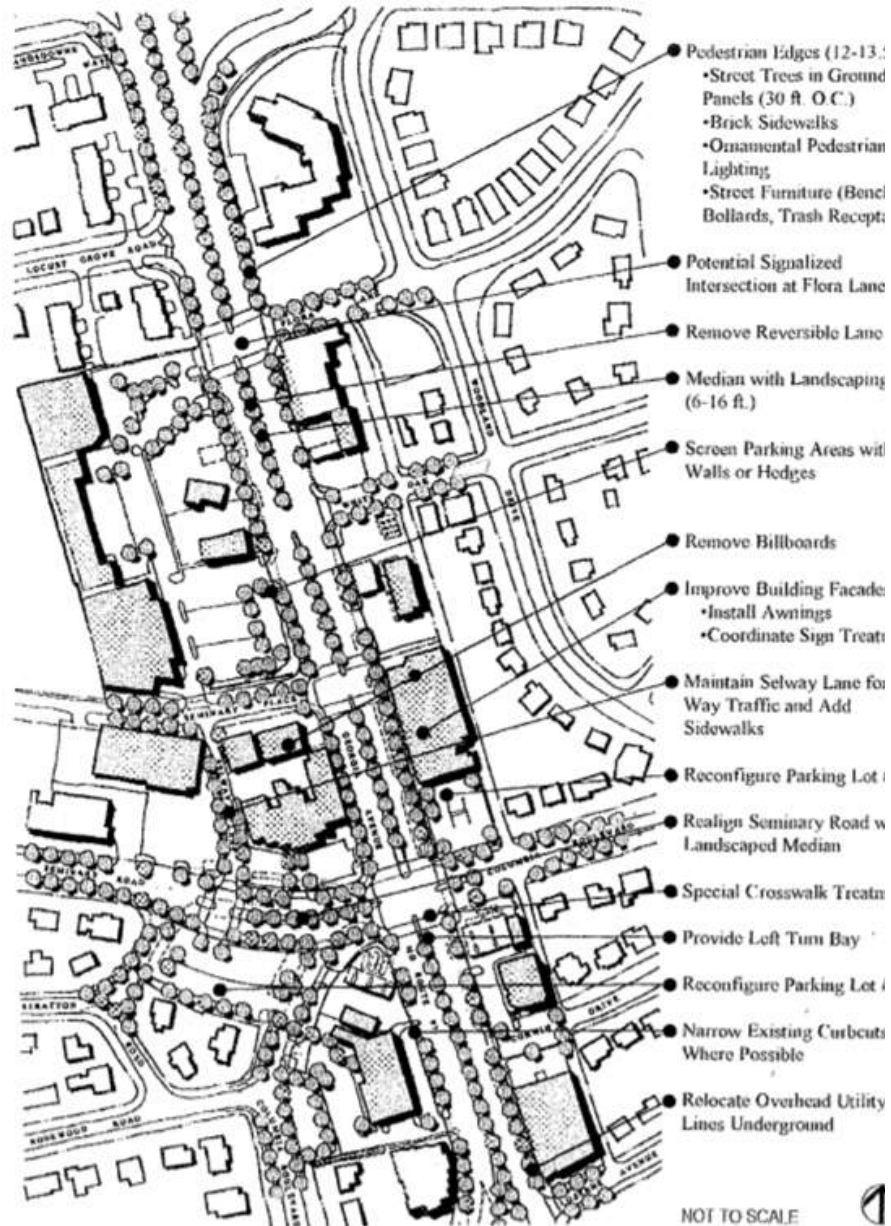
“Montgomery Hills - and the residential neighborhoods which surround it – should be a place where people are encouraged to walk, rather than drive.

With all the convenience that this location offers, Montgomery Hills should be an attractive, accessible neighborhood center that serves the local community”

- North/West Silver Spring Master Plan, 2000

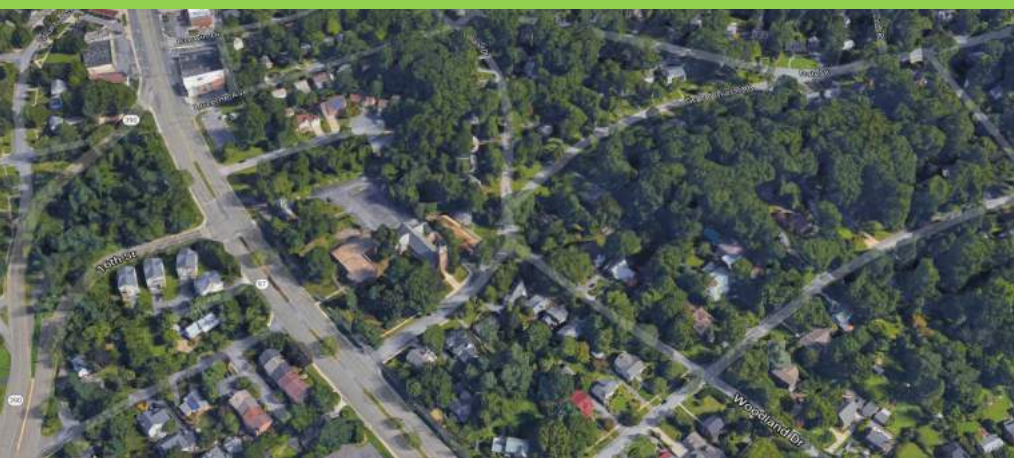






## Primary Goals

- **Neighborhood –friendly transportation systems** (bike, rail, ped and vehicular access – well connected)
- **Re-envision GA highway** into a landscaped blvd with a center media, improved local circulation and wide tree lined sidewalks that is an attractive, accessible neighborhood center serving the local community



# Plan Recommendations

- **Preserve the residential character** of the North and West Silver Spring neighborhoods
- **Reconfirm the existing residential zoning** in North Silver Spring, as recommended
- **Provide guidance for possible townhome development** along Georgia Avenue
- **Reflect the change, from the commercial transition zone to the Residential Townhouse (RT 12.5) zone** for the 1.7 acre site on the west side of Georgia Avenue at Locust Grove Road near the Beltway





## Plan Recommendations

- **Limit the impact of traffic** in residential neighborhoods
- **Limit commercial zoning** to the areas recommended in this Plan
- **Designate recommended historic resources**

# Park Planning Methodology

## Vision 2030 Strategic Plan

- Shows where in the County we need more park and recreation facilities and services
- Sets priorities for programs, park operations, marketing, management, and park planning and development

## Parks, Recreation and Open Space (PROS) Plan

- Estimates how many and what type of recreation facilities are needed for the next 10 years
- Recommends how to deliver the facilities to meet the needs
- Provides basis for recommendations in each master plan area
- Recommends land acquisition priorities
- Recommends priorities for preserving natural and historic/cultural resources, and agricultural lands

## Together, these two documents

- Will help us to set clear priorities for acquisition and development
- Guide input to park and area master plans, and the CIP



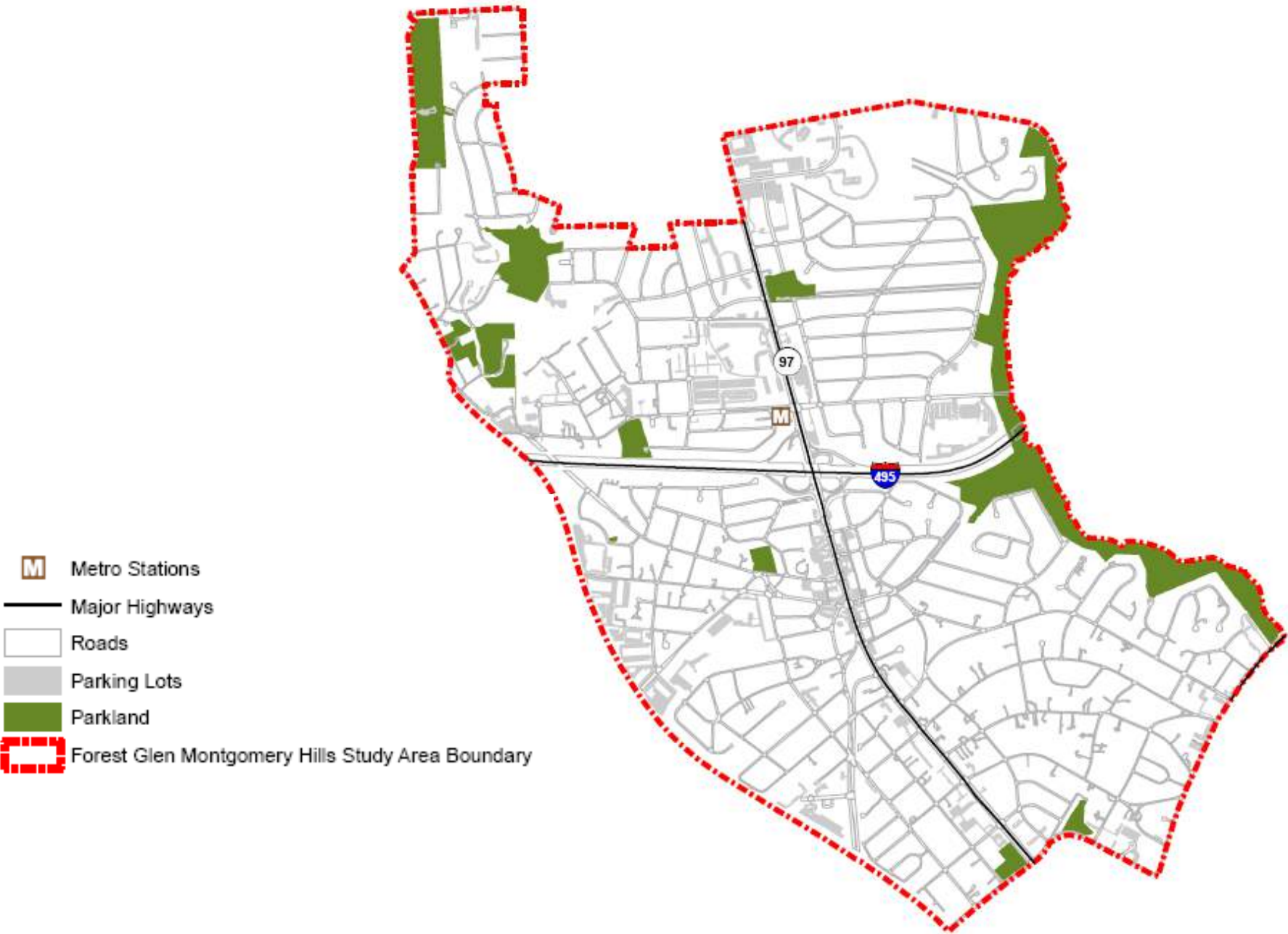
# Long Range Park Planning Considerations

- What are the existing conditions?
- What do residents like to do outdoors?
- What do residents want to do outdoors now that they can't (not enough land, need more facilities, etc.)?
- Where is the civic center of a community? Is there more than one?
- Are there nearby park trails to which better connections are needed?
- What opportunities will be available as part of future land redevelopment?
- What should be the ultimate overall pattern of parkland and open space?





# Existing parks



# Community Park Pattern and Role (Hierarchy)

**Each area master plan should include a system & hierarchy of open spaces based on the roles of each type of open space**

- **For Sector Plan Areas:**

- **active recreation destinations** located within or near the plan area, including courts, playgrounds, and lawn areas large enough for pick up soccer, festivals or events, etc.
- **a central “civic green”** urban park (see Chapter 3), ranging in size from ½ to 2 acres, depending on projected densities, located in close proximity to a public transit hub, next to activating uses, with a mixture of hard and soft surfaces including a central lawn area for events
- **an interconnected system** of sidewalks and trails to connect parks and open spaces
- **wooded areas** that will provide a sense of contact with nature

- **For each Urban Neighborhood:** a neighborhood green, urban buffer park, or community use recreational park

- **For each Block:** an urban square, plaza, or green area

- **For each Building:** outdoor recreation space

- **For each Residence:** private outdoor space



# Needs Estimated by Geographic Areas

## The Park and Trail Planning Process for Area and Sector Master Plans

### Countywide Needs

- Recreation / Aquatic Centers
- Trails
- Natural Areas
- Dog Parks
- Picnic Shelters / Group Picnic Areas
- Cultural Resources
- Ice Rinks
- Skate Parks
- Volleyball Courts
- Cricket Fields
- Civic Greens
- Community Open Space
- Urban Wooded Areas

### Athletic Field Area Needs

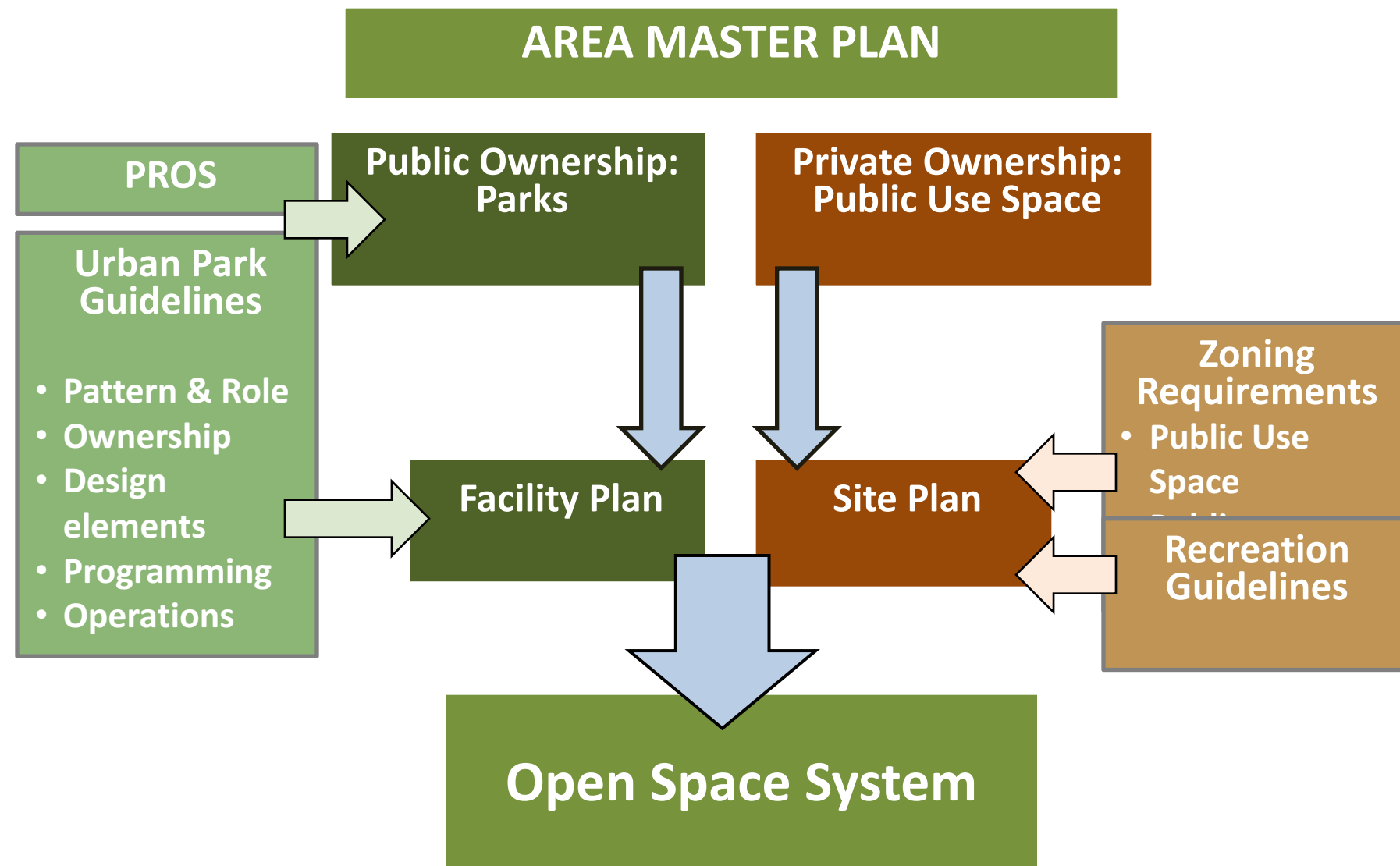
- Adult Rectangular Fields
- Youth Rectangular Fields
- Baseball Fields
- Adult Softball Diamonds
- Youth Softball Diamonds

### Planning Area Needs

- Playgrounds
- Basketball Courts
- Tennis Courts



# Public and Private Sector Roles in Open Space Systems



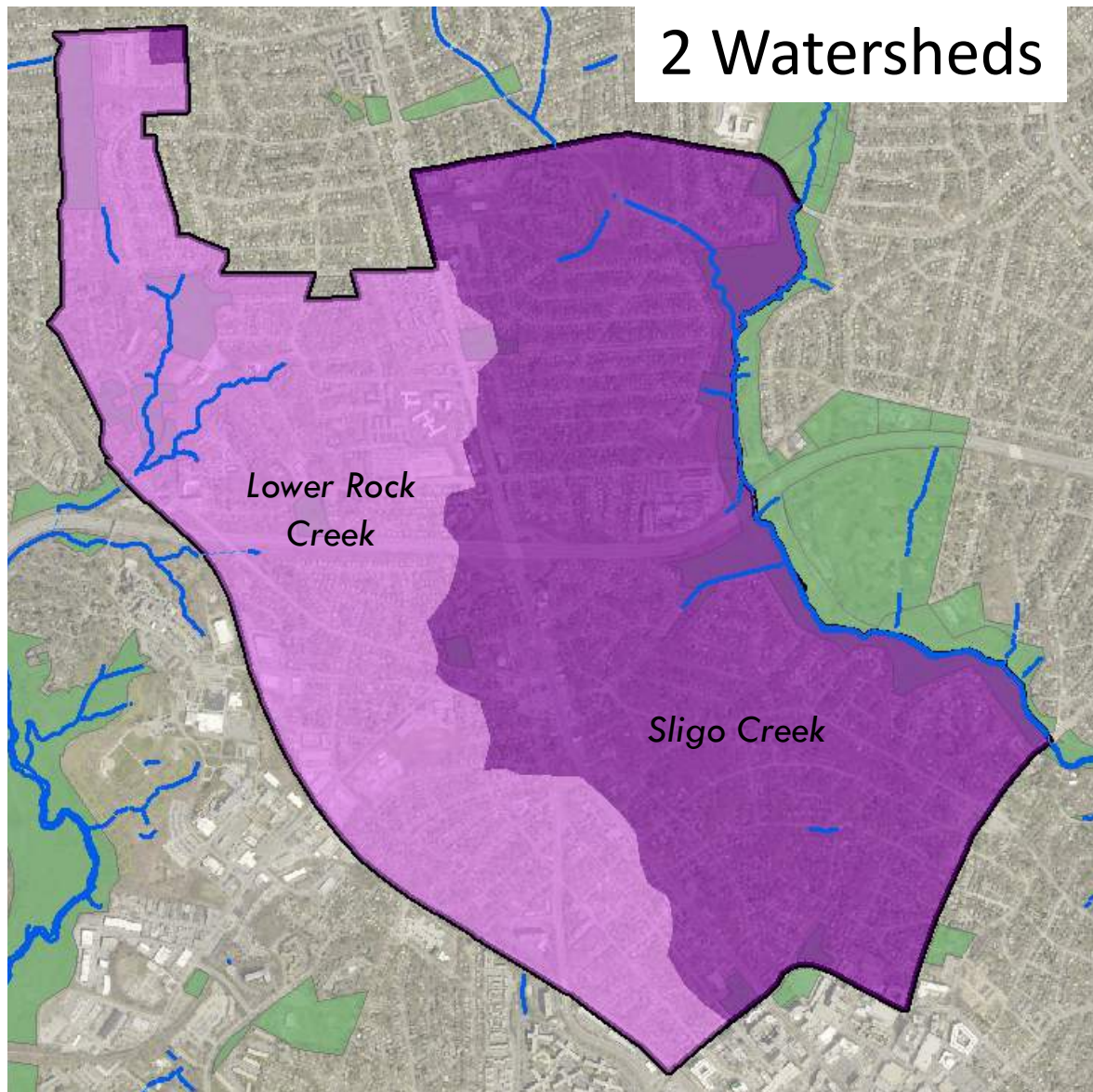


# Natural Resources Existing Conditions

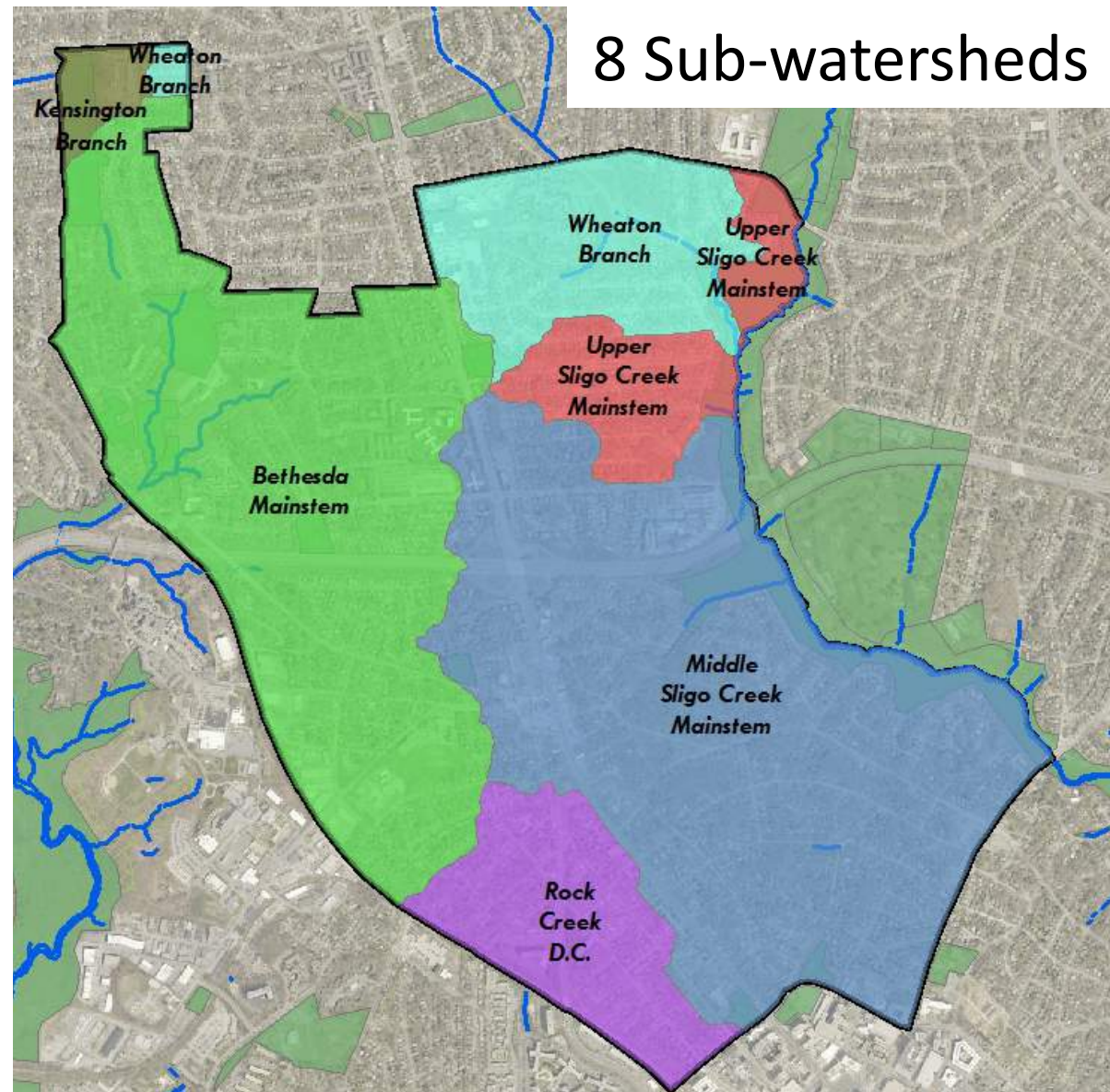




## 2 Watersheds

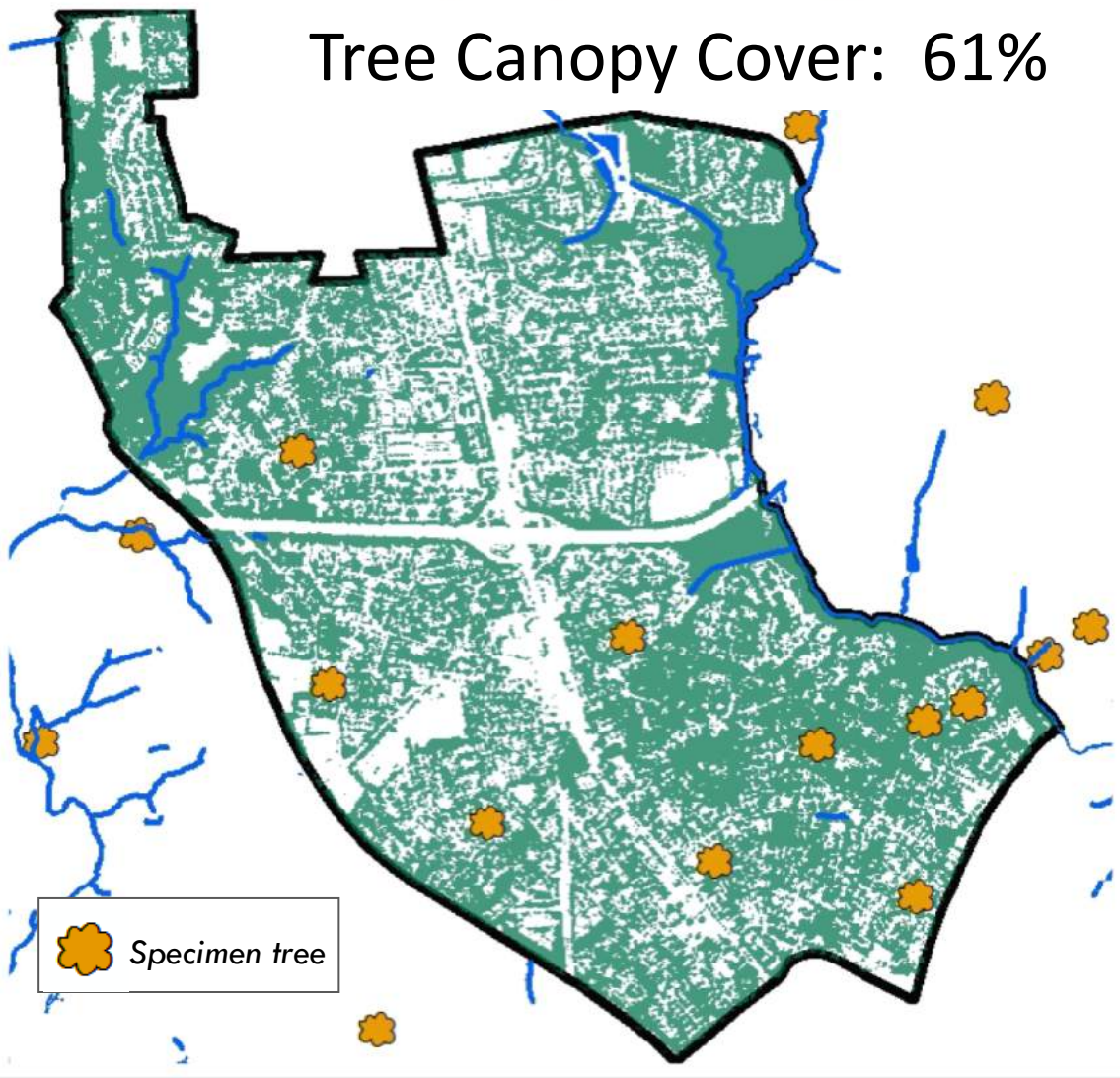


## 8 Sub-watersheds



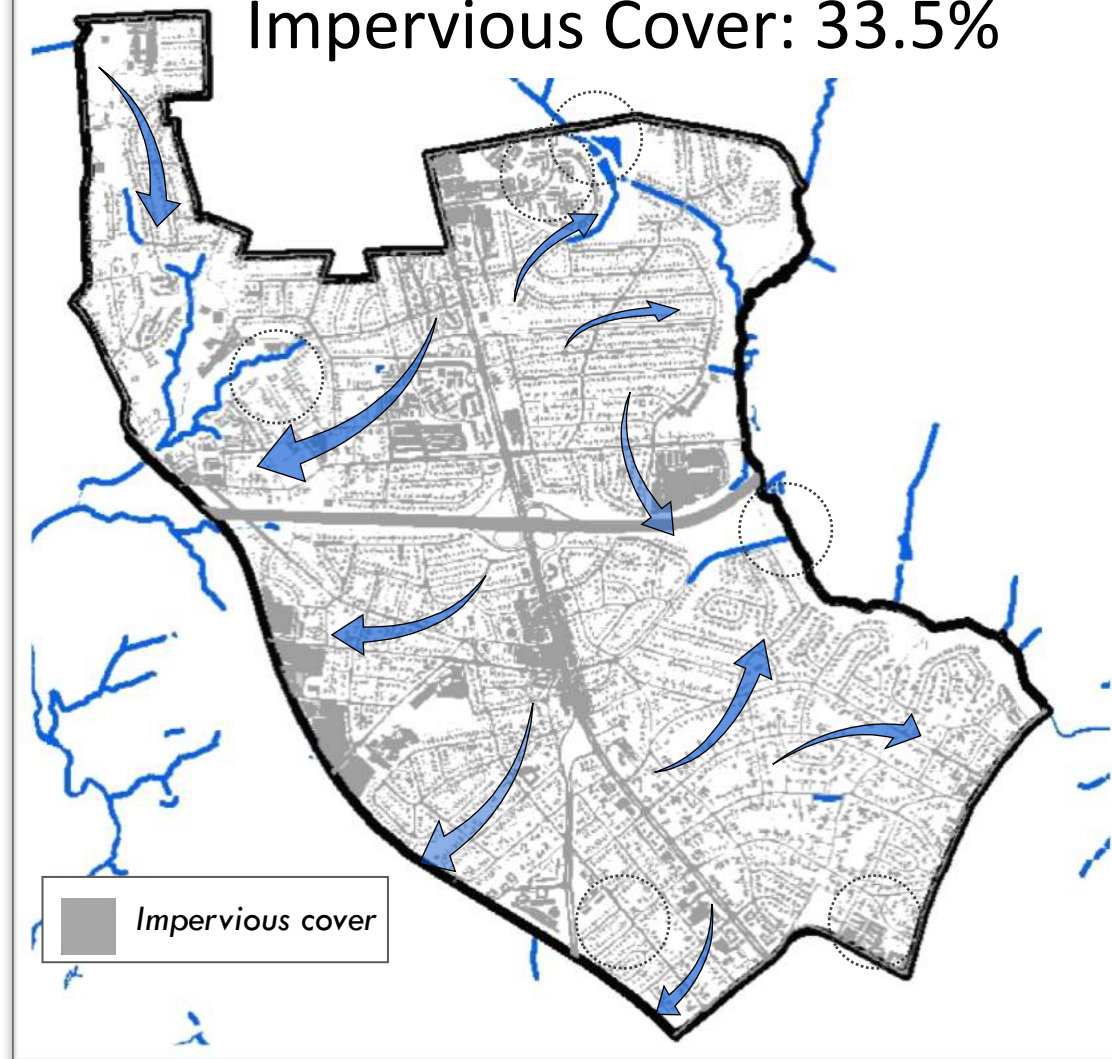


Tree Canopy Cover: 61%



- ↑ local street and air temperatures
- ↑ heat island effect
- ↓ air quality

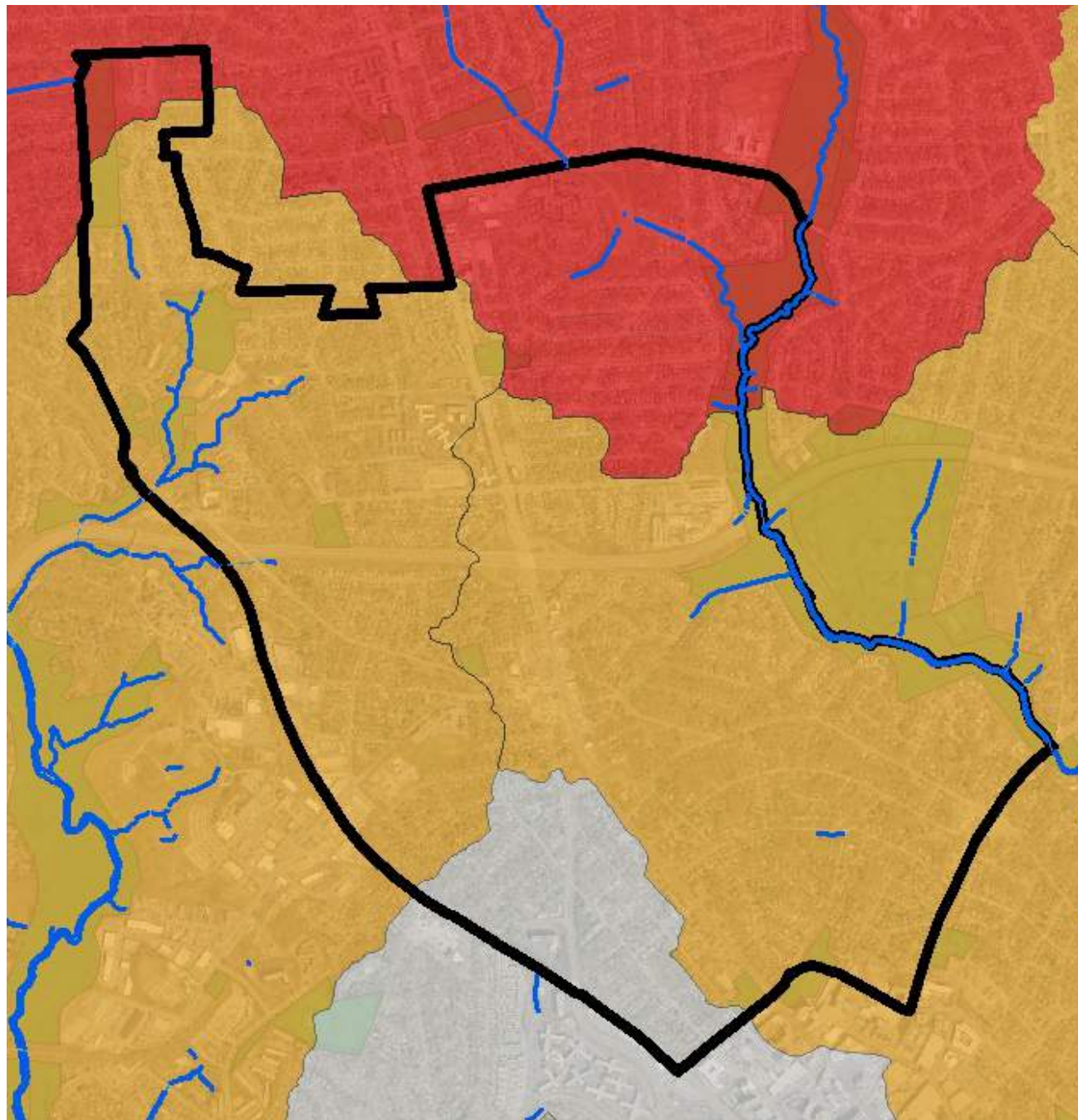
Impervious Cover: 33.5%



- ↓ air and water quality
- ↑ stream temperatures
- ↑ heat island effect
- ↑ CO<sub>2</sub> in the air



# Water Quality



*Fair*

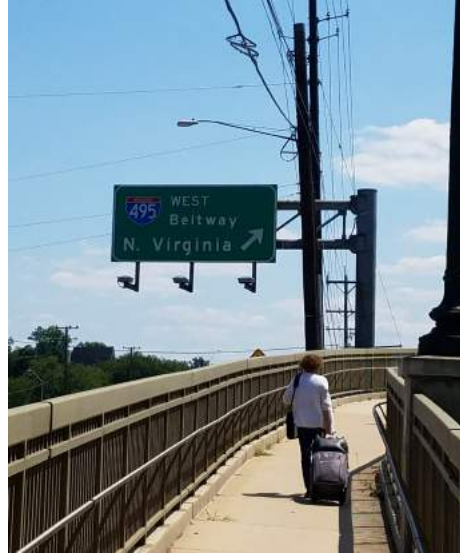


*Poor*



*No data*





# Transportation



McKenny Hills  
Neighborhood  
Park

Sligo Creek Park

# Regional

Holy Cross Hospital

Forest Glen Rd

Forest Glen Rd

Sligo Creek Pkwy

# Local

Linden Ln

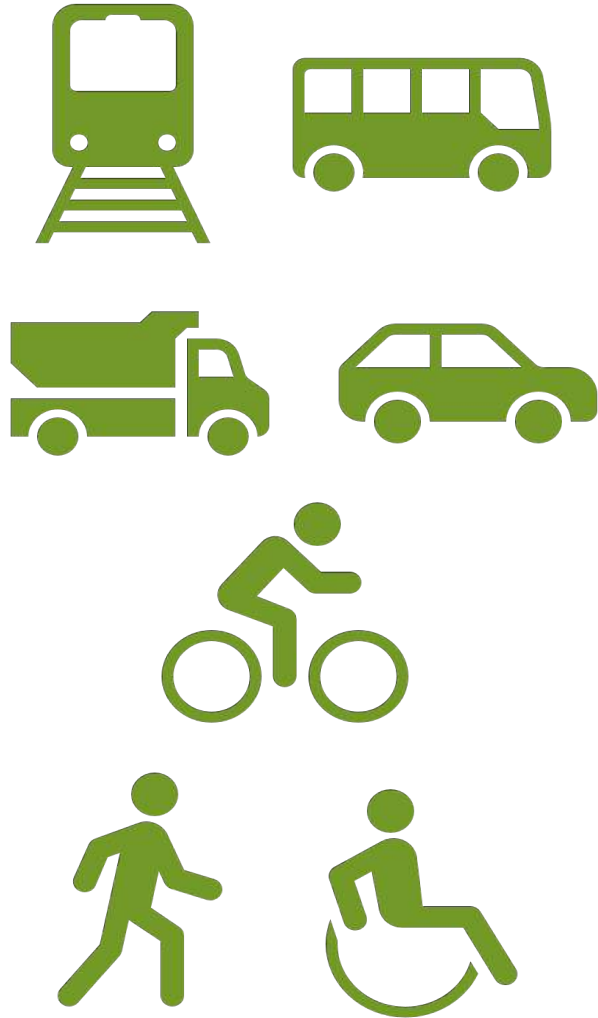
Seminary Pl

Seminary Rd

Dale Dr



# Goals of a Robust, Multimodal Transportation Network



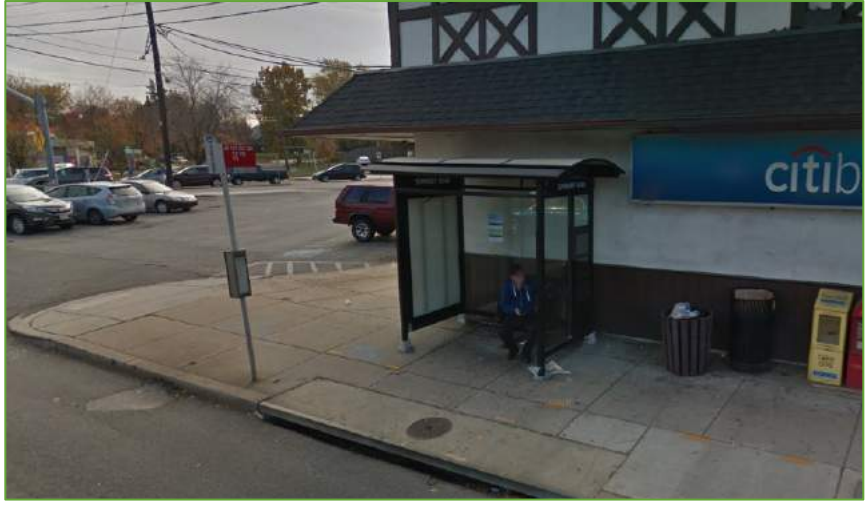
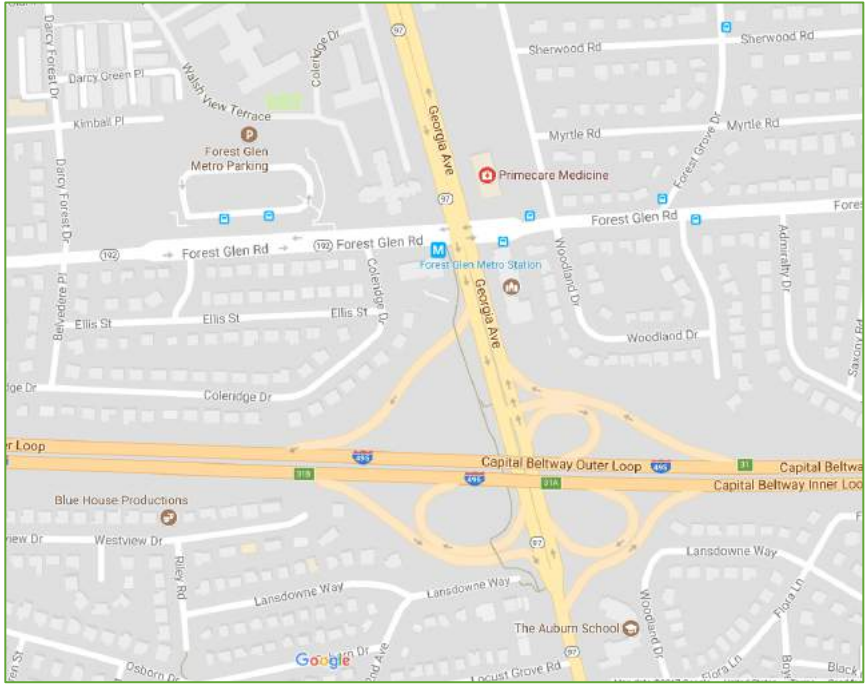
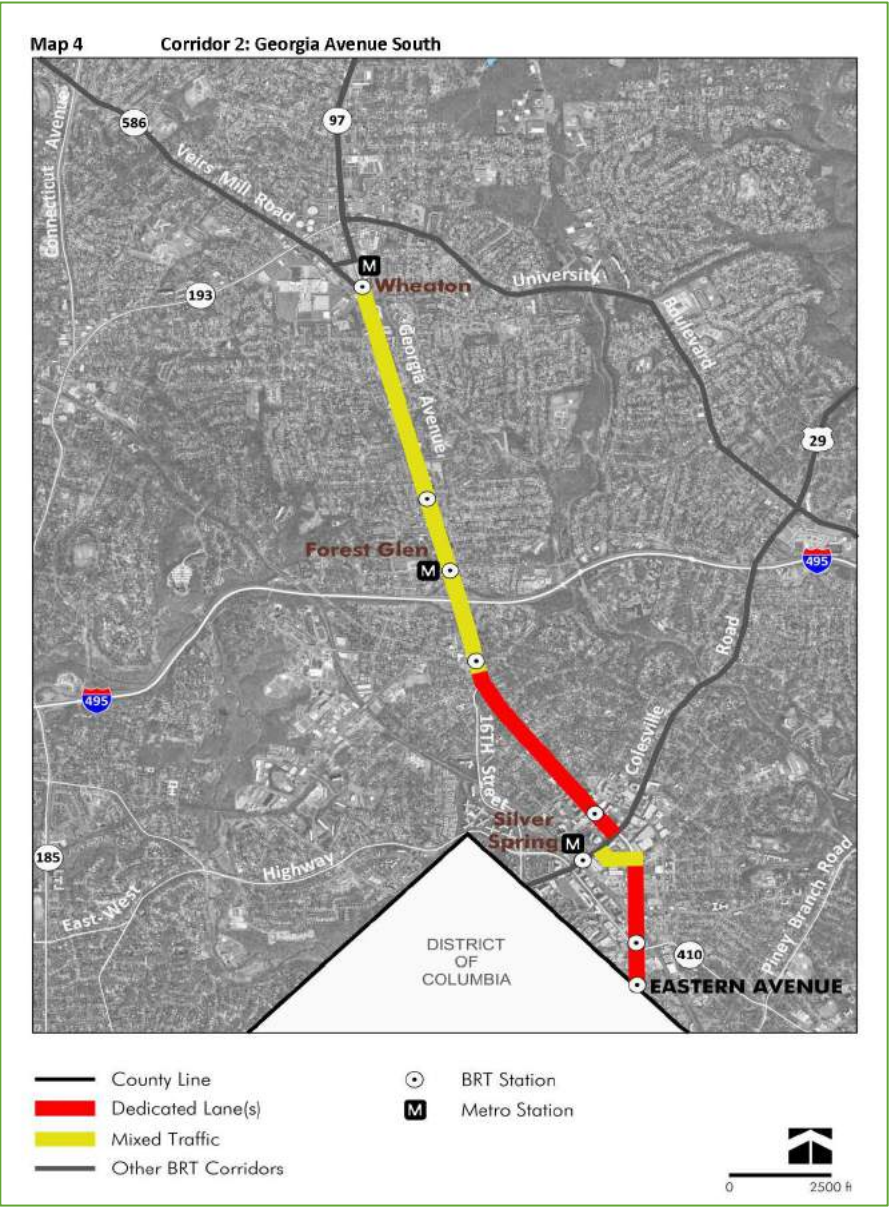
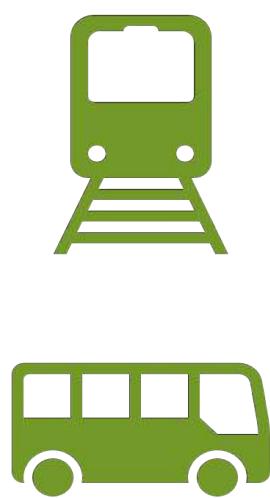
- Accessible/Connected
- Safe
- Efficient
- Comfortable
- Context-Sensitive



# Analyze Existing Conditions



# Transit

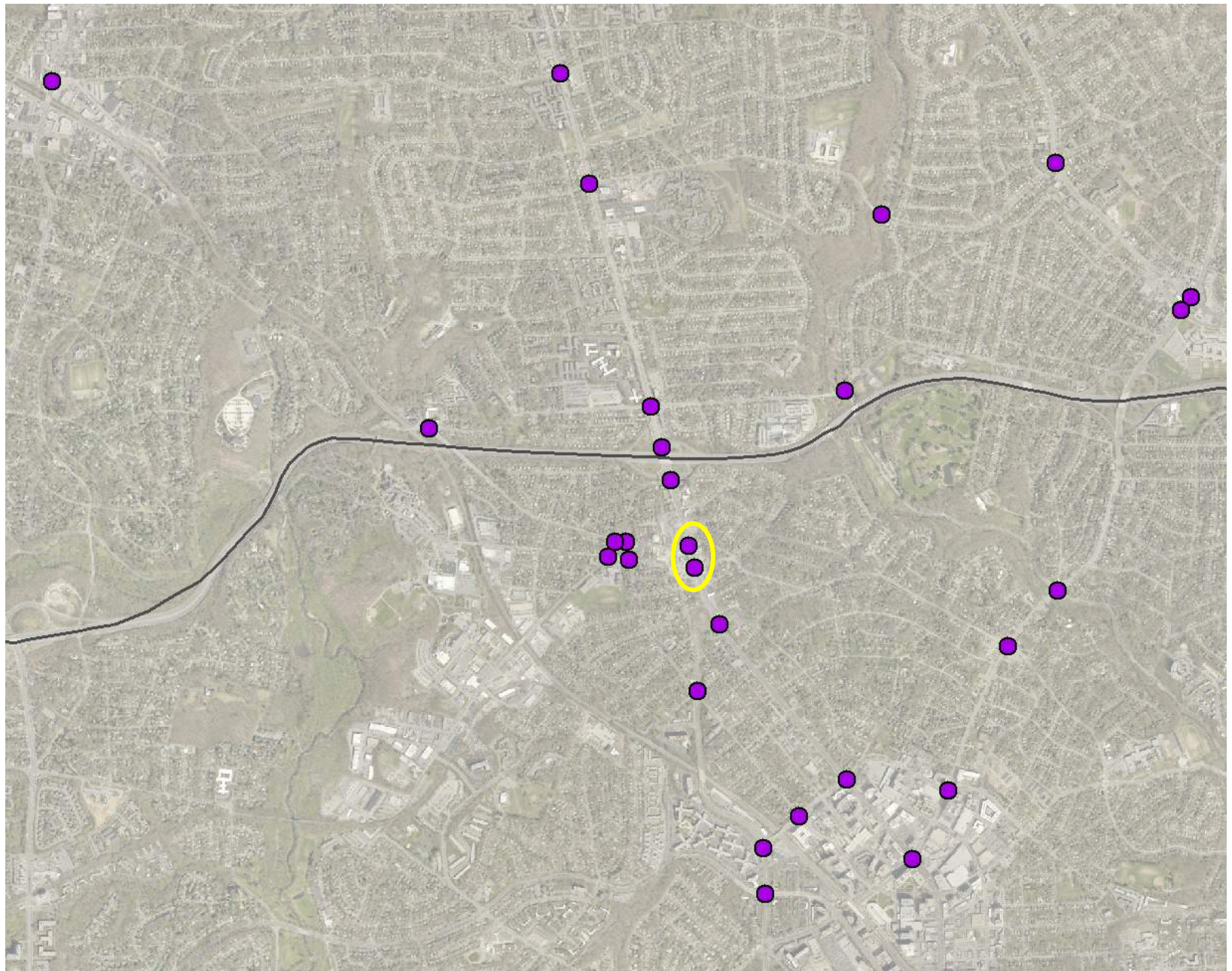




# Motor Vehicles

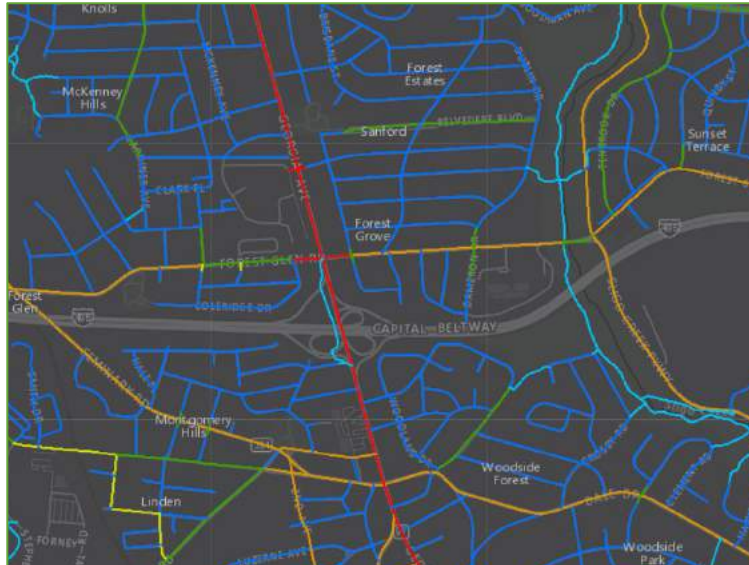
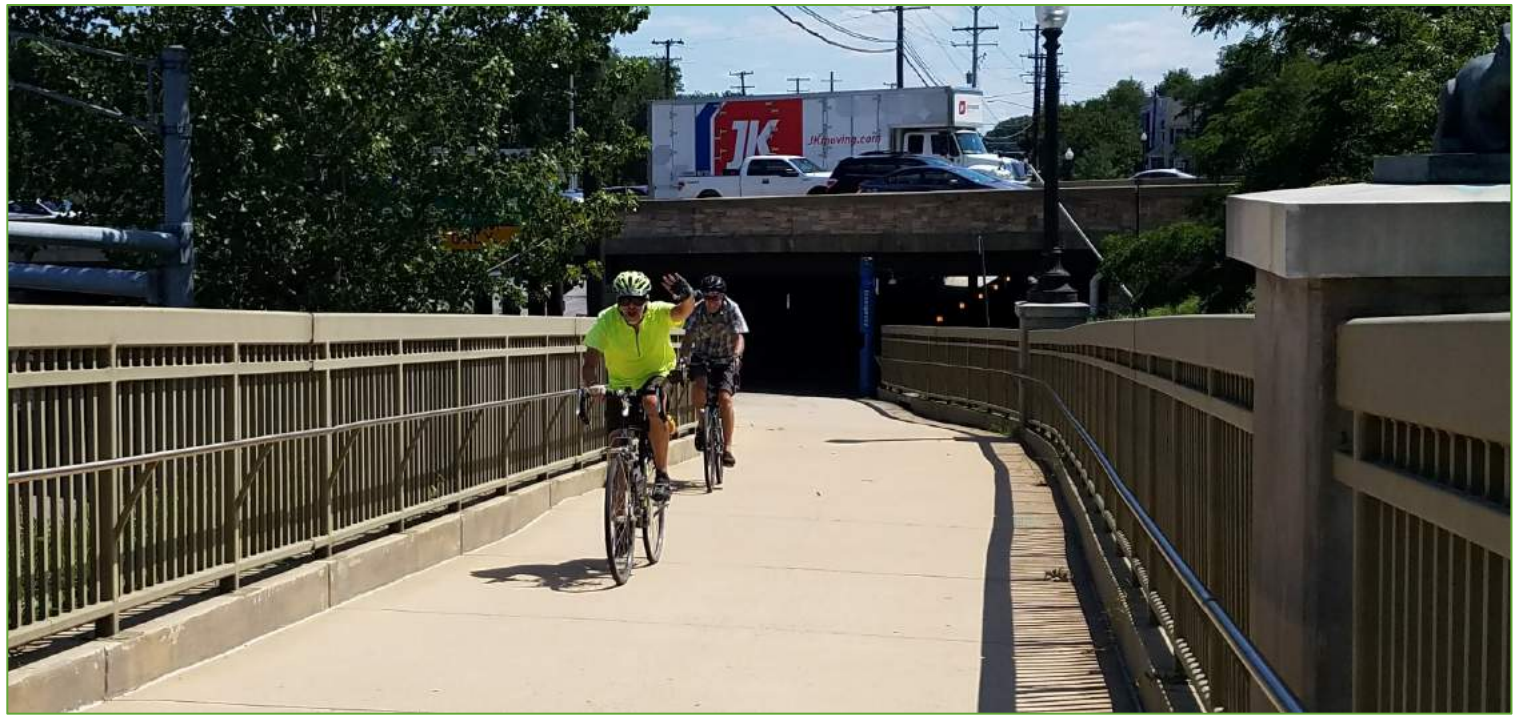


 Intersections to study

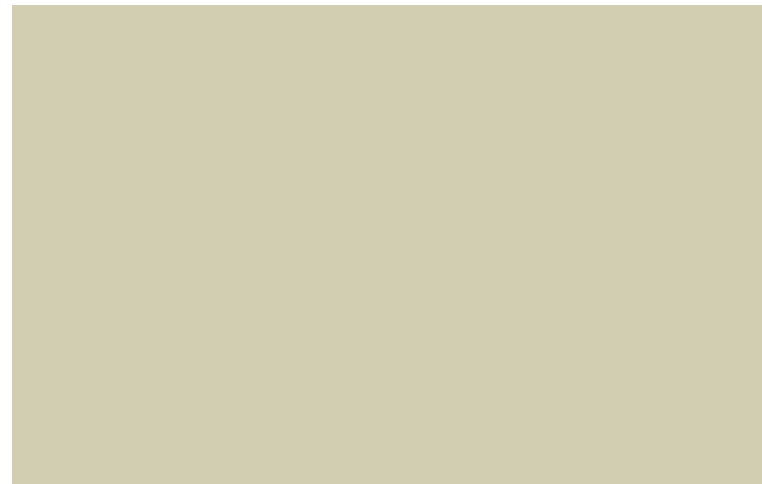
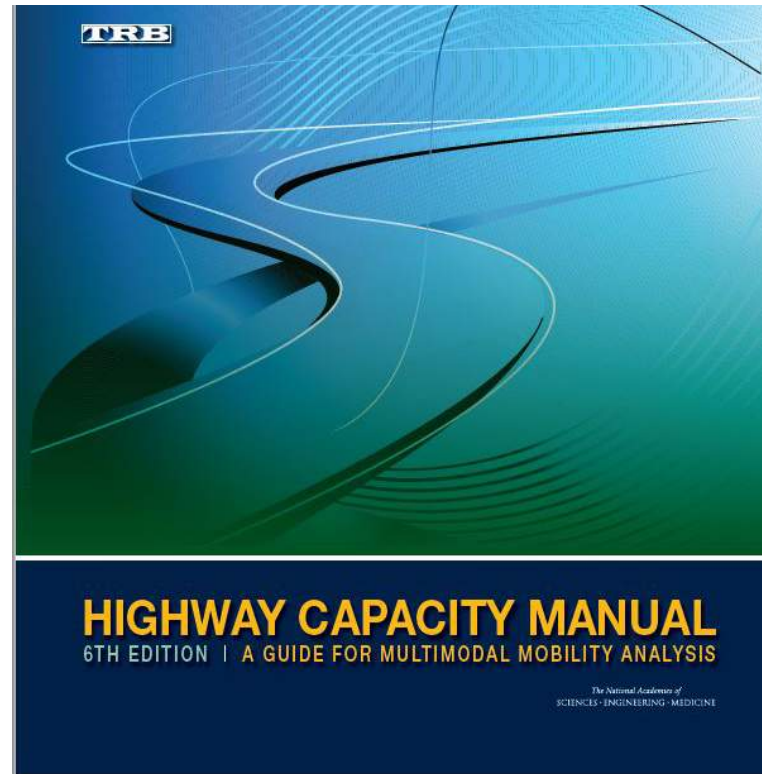




# Bike & Pedestrian



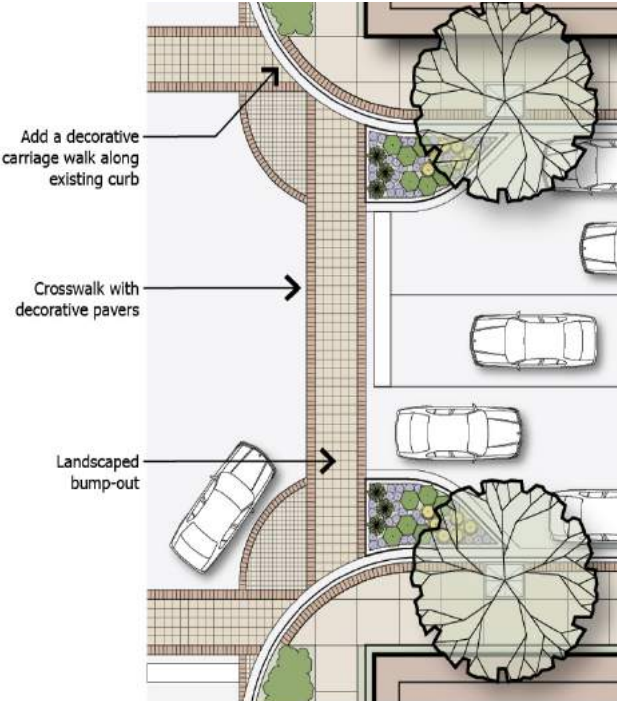
# Estimate Future Impacts



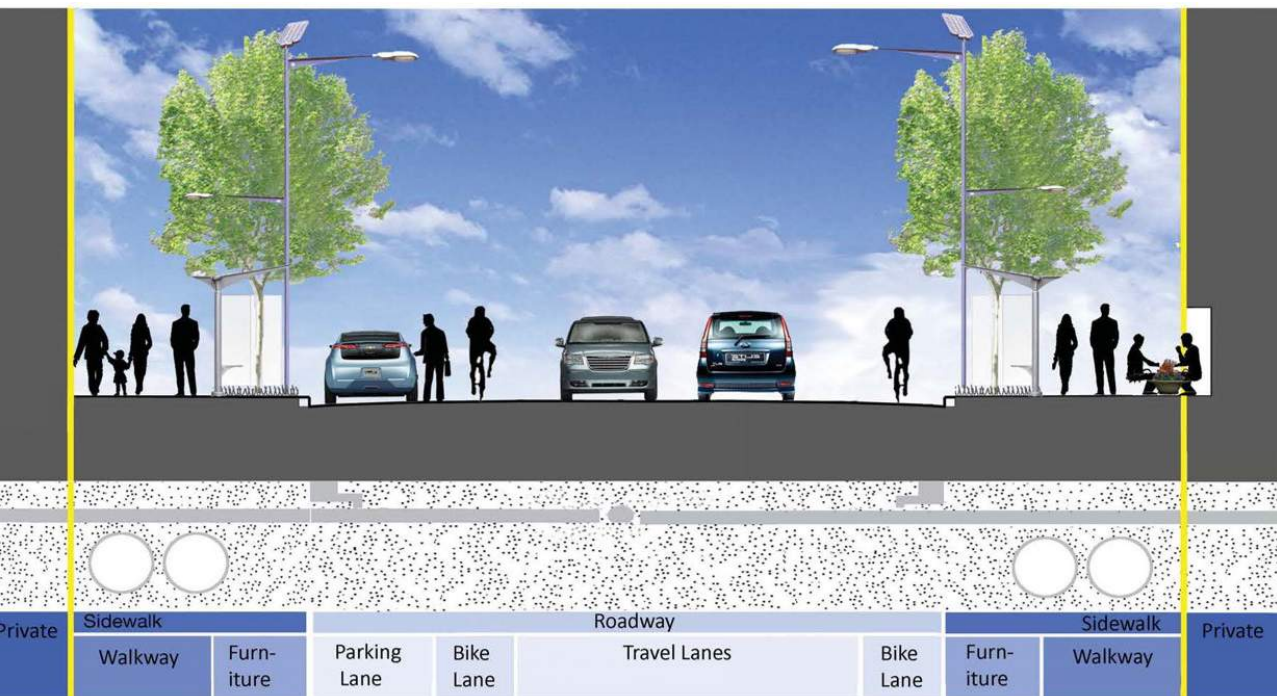
The screenshot shows the HCM 2010 software interface. On the right is an aerial view of a street intersection labeled 'Victoria Ave'. On the left is a data entry table. The 'Intersection' row has a dropdown menu with 'No', 'Yes', and 'No' options, where 'Yes' is selected and highlighted with a red box. Other rows include traffic volume, lane counts, and various distances.

IN SETTINGS	WBL	WBT	WBR
ing (#RL)		↑↑↑	
vph)	0	2000	0
(ft)	0	—	0
#)	—	—	—
)	—	—	—
	Left	Left	Right
	12	12	12
Intersection	No	Yes	No
t)	—	0	—
	—	0	—
h (ft)	—	16	—
	—	□	—
r	1.00	1.00	1.00
(mph)	15	—	9
ance (ft)	—	291	—
ance (ft)	—	1320	—
ance 2 (ft)	—	880	—
ance 2 (ft)	—	1760	—





# Make Recommendations for Future Projects



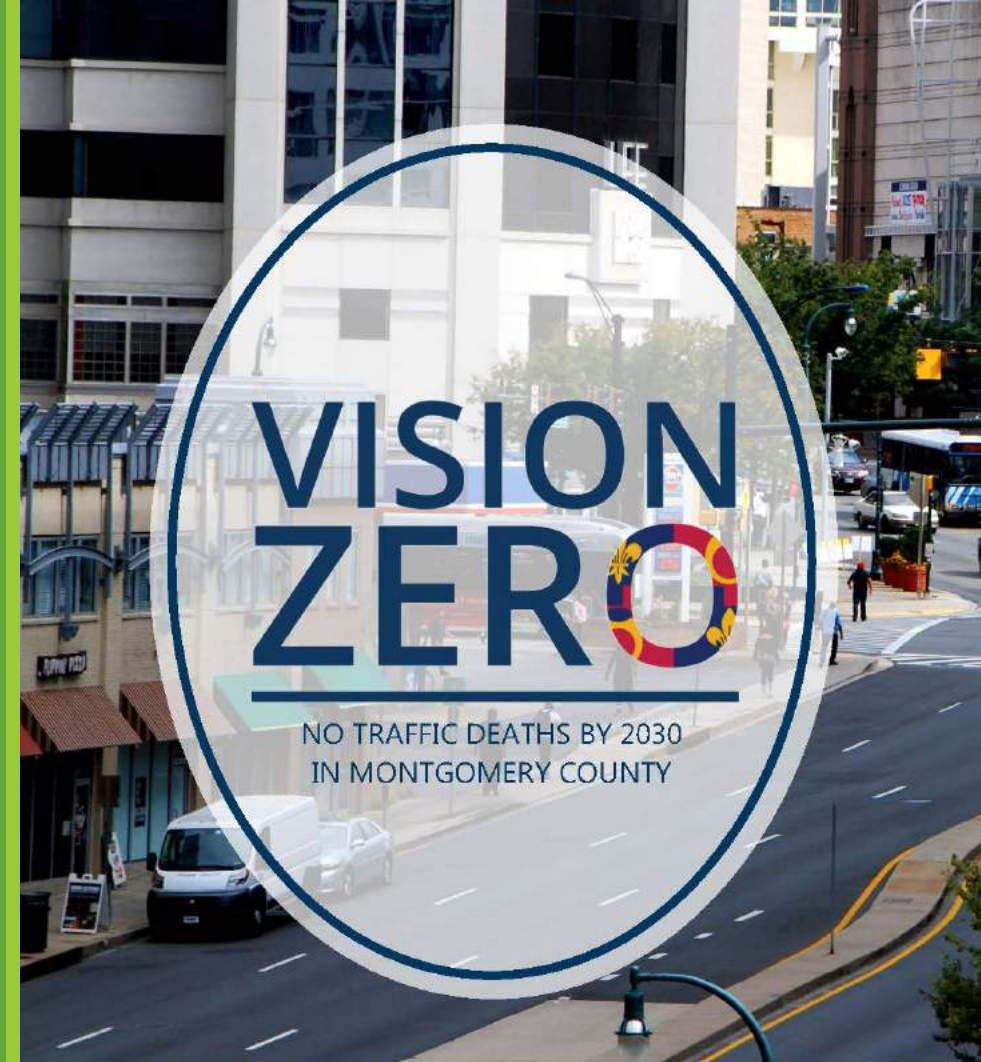
# Guiding Documents: Previous & Active Plans





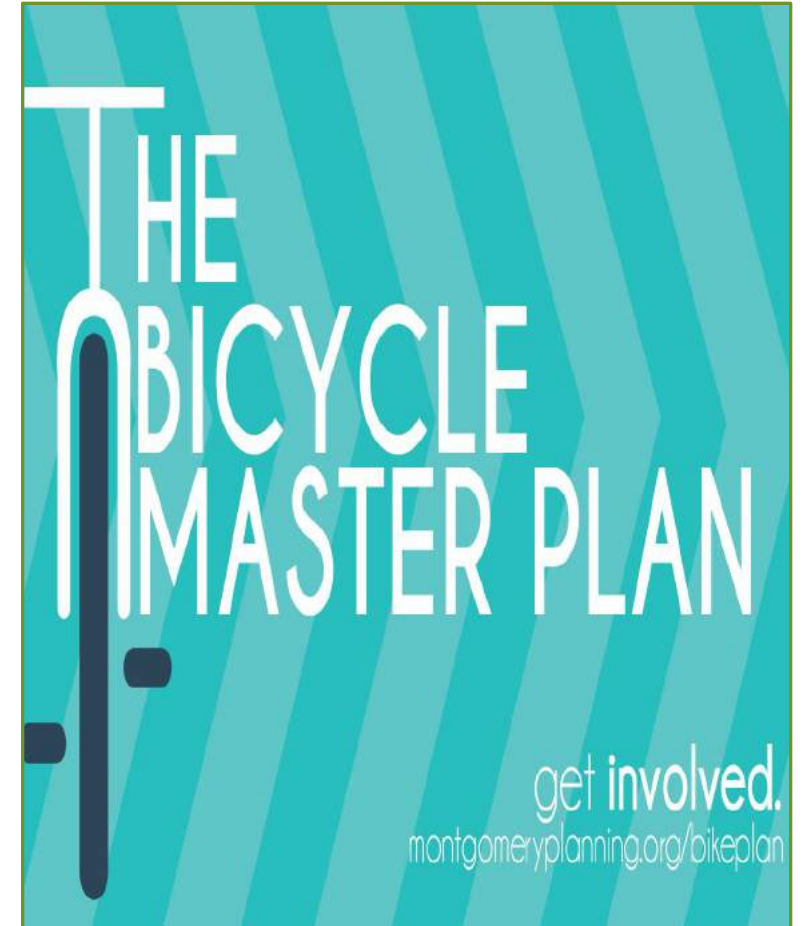
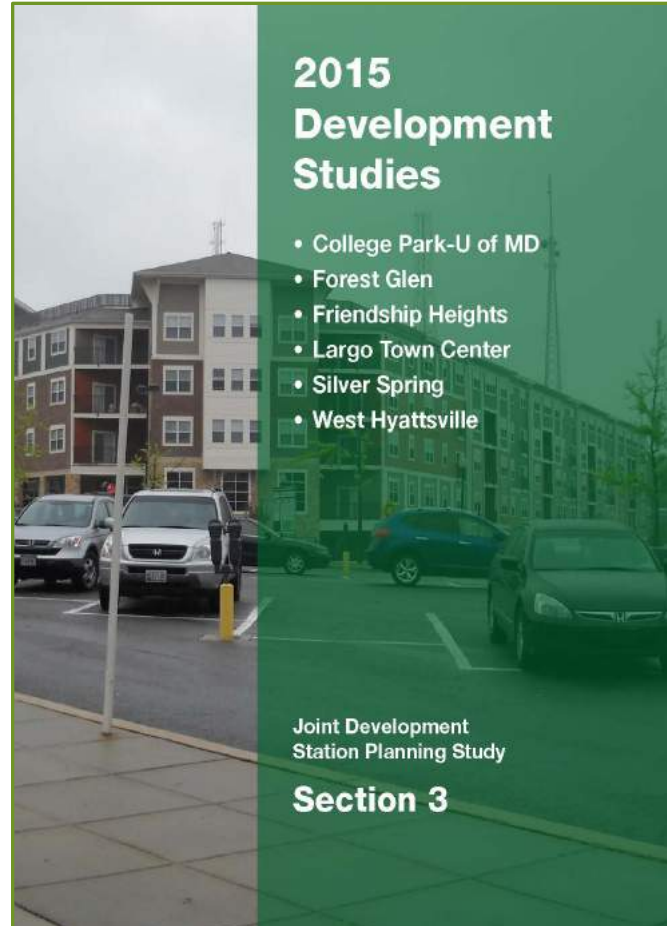
# County Council's Vision Zero Initiative

- Resolution 18-390, adopted February 2, 2016
- Inspired by the international movement to put an end to fatal crashes
- Data-driven approach
- Focuses on **reducing traffic speeds** and **reducing conflicts**
- County's Two- Year Action Plan draft completed Fall 2017
  - Sets a goal for “No Traffic Deaths by 2030 in Montgomery County”



OUR PLAN TO ELIMINATE FATALITIES AND  
SEVERE INJURIES ON OUR ROADS BY 2030  
TWO-YEAR ACTION PLAN • OCT 2017

# Parallel & Related Projects





# Public Input

Needs

Opportunities

Constraints



# SOCIAL MEDIA

Facebook - <https://www.facebook.com/montgomeryplanning>

Twitter - <https://twitter.com/montgomeryplans>

Instagram - <https://www.instagram.com/montgomeryplanning/>

---

**#GeorgiaAveConnects**