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.
You Are Here

Outreach and Plan Development

Kick Off

Fall 2017

Scope of Work

Public Comment

Fall/Winter 2017

Plan Concepts

Public Comment

Summer 2018

Working Draft

Public Comment

Summer/Fall 2018

Public Hearing

Public Testimony

Winter 2018

Planning Board Draft

Public Comment

Winter/Spring 2019

County Executive & County Council Review

Public Testimony

Winter/Spring 2019

County Council Public Hearing

Public Testimony

Summer/Fall 2019

Approved/Adopted Master Plan

Public Meetings, website, e-mail
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”

Race & Hispanic Origin (2015)

<table>
<thead>
<tr>
<th>Category</th>
<th>County</th>
<th>Forest Glen/Montgomery Hills</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hispanic</td>
<td>18%</td>
<td>16%</td>
</tr>
<tr>
<td>Not Hispanic</td>
<td>47%</td>
<td>52%</td>
</tr>
<tr>
<td>NH African Amer.</td>
<td>17%</td>
<td>20%</td>
</tr>
<tr>
<td>NH Other</td>
<td>14%</td>
<td>7%</td>
</tr>
</tbody>
</table>

Language Spoken at Home (2015)

<table>
<thead>
<tr>
<th>Language</th>
<th>County</th>
<th>Forest Glen/Montgomery Hills</th>
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</thead>
<tbody>
<tr>
<td>English only</td>
<td>72%</td>
<td>60%</td>
</tr>
<tr>
<td>Spanish</td>
<td>14%</td>
<td>16%</td>
</tr>
<tr>
<td>Other Indo-European</td>
<td>10%</td>
<td>5%</td>
</tr>
<tr>
<td>Asian &amp; Pacific Is.</td>
<td>10%</td>
<td>3%</td>
</tr>
<tr>
<td>Other languages</td>
<td>6%</td>
<td>4%</td>
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</tbody>
</table>

2011-2015 American Community Survey, 5-year estimates, U.S. Census Bureau
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

<table>
<thead>
<tr>
<th>Type</th>
<th>Montgomery County</th>
<th>Forest Glen-Montgomery Hills</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renter-Occupied</td>
<td>34%</td>
<td>31%</td>
</tr>
<tr>
<td>Owner-Occupied</td>
<td>66%</td>
<td>69%</td>
</tr>
</tbody>
</table>

**Housing Type**

- **Detached Single Family**
  - Forest Glen-Montgomery Hills: 62%
  - Montgomery County: 48%
- **Attached Single Family**
  - Forest Glen-Montgomery Hills: 9%
  - Montgomery County: 18%
- **Multi-Family**
  - Forest Glen-Montgomery Hills: 29%
  - Montgomery County: 33%

2011-2015 American Community Survey, 5-year estimates
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

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, 3rd Quarter 2017
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 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
Plan Recommendations

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

Plan Recommendations
Forest Glen East

- Provide an attractive, landscaped boulevard along Georgia Avenue
Plan Recommendations

- ensure that new development is compatible with the character of the existing residential neighborhood
• Protect the edges of the existing residential neighborhood and soften the impact of major roadways on adjacent homes
• 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**
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

<table>
<thead>
<tr>
<th>Countywide Needs</th>
<th>Athletic Field Area Needs</th>
<th>Planning Area Needs</th>
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<tbody>
<tr>
<td>Recreation / Aquatic Centers</td>
<td>Adult Rectangular Fields</td>
<td>Playgrounds</td>
</tr>
<tr>
<td>Trails</td>
<td>Youth Rectangular Fields</td>
<td>Basketball Courts</td>
</tr>
<tr>
<td>Natural Areas</td>
<td>Baseball Fields</td>
<td>Tennis Courts</td>
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<tr>
<td>Dog Parks</td>
<td>Adult Softball Diamonds</td>
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<tr>
<td>Picnic Shelters / Group Picnic Areas</td>
<td>Youth Softball Diamonds</td>
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<tr>
<td>Cultural Resources</td>
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<tr>
<td>Ice Rinks</td>
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<tr>
<td>Skate Parks</td>
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<tr>
<td>Volleyball Courts</td>
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<td>Cricket Fields</td>
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<td>Civic Greens</td>
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<td>Community Open Space</td>
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<tr>
<td>Urban Wooded Areas</td>
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</tbody>
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*Images of children playing on playgrounds, baseball fields, and picnic areas.*
Public and Private Sector Roles in Open Space Systems

**AREA MASTER PLAN**

**Pros**
- Urban Park Guidelines
  - Pattern & Role
  - Ownership
  - Design elements
  - Programming
  - Operations
- Public Ownership: Parks
- Facility Plan
- Site Plan
- Open Space System
- Private Ownership: Public Use Space
- Zoning Requirements
  - Public Use Space Design
- Recreation Guidelines

**THE PARK AND TRAIL PLANNING PROCESS FOR AREA AND SECTOR MASTER PLANS**
Natural Resources
Existing Conditions
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
- CO2 in the air

Specimen tree

Impervious cover
Transportation
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
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”
Parallel & Related Projects

2015 Development Studies
- College Park-U of MD
- Forest Glen
- Friendship Heights
- Largo Town Center
- Silver Spring
- West Hyattsville

Joint Development Station Planning Study

Section 3
Public Input

- Needs
- Opportunities
- Constraints
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