You Are Here

Fall 2017
- Outreach and Plan Development
  - Kick Off

Fall/Winter 2018
- Scope of Work
  - Public Comment
- 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

Summer/Fall 2019
- Approved/Adopted Master Plan

Public Meetings, website, e-mail
Study Area Boundary

- Includes portions of the Forest Glen Sector Plan and the North and West Silver Spring Master Plan
- Used for background analysis and data collection
Sector Plan Boundary

- Acreage: 229.3
- Boundary follows the Georgia Avenue corridor between Dennis Avenue and Spring Street
- Primarily mixed-use commercial but includes bulk of multi-family development, Getty and Woodside parks, Forest Glen Metro station and several, small medical office parks
Research and Economics
Demographic Profile

- Older Population
  - 15.8% are 65+
- Smaller Household Size
  - 33% live alone
- Most own, but renters increasing
  - Increased from 36% to 40% (since 2010) in PMA
- Incomes average with County
  - Average of $76,000 (SMA) to $96,000 (PMA)
- Higher use of public transit
  - Twice as high as County (31%)
Housing

- Three rental facilities in Plan Area (388 units total)
- All are market-rate affordable
  - Affordable to households at or below 80% AMI
  - Average rent $1,431 / $1.69 per square foot
- High occupancy (98.3%)
- No multi-unit developments in pipeline (no approved applications/plans)
Opportunities

- Site 1: **Forest Glen Apartments**
  - zoned R-10 (Residential Multi-Unit High Density)
  - 72 units currently
  - 50% affordable at 60% AMI or below
  - Future development would yield around 200-220 units
  - 75-100 affordable units
Opportunities

• Site 2: **9801 Georgia Avenue Medical Center**
  
  • Currently zoned R-60 (Single-Unit Residential Development)
  
  • County Council recently included funding in CIP for construction of a pedestrian tunnel under Georgia Avenue for a second Metro station entrance on the property
  
  • Higher-intensity mix of uses than allowed would take advantage of major transportation infrastructure improvements
Opportunities

• Site 3: **Forest Glen Metro Station**

• Currently zoned R-60 (Single-Unit Residential Development)

• Redevelopment needs to support replacing the 596 parking spaces in a new parking structure

• To support a parking replacement cost, property would need to be developed for a higher-intensity

• Well-positioned for future mixed-use development
Long-Term Opportunities

- Seminary Road properties
- 9513 – 9525 Georgia Avenue
- 10313 Georgia Avenue
- PLD (Parking Lot District) Lots
  - Lot 12 (Seminary Road)
  - Lot 48 (Columbia Blvd)
- SHA Right-of-Way near 16th Street and Georgia Ave
- Seminary Place Shopping Center
Business Profile

• Holy Cross is a major anchor (63% of PMA employment)

• 176 businesses - primarily local goods & services
  • 46% - Office (Mostly Healthcare)
  • 38% - Personal/Business Services
  • 16% - Retail
    • 16 restaurants
Retail Market

• Three major Retail Sectors
  • Neighborhood Goods & Services
  • Shopping Goods
  • Eating/Drinking
• Convenience
  • Connector between SS/Wheaton
  • Georgia Ave.

• Building condition/Existing architecture is limiting
Office Market

• 16 office buildings in study area / PMA
  • 55% built in 1960s
  • 38% constructed before 1960
• All offices in Study Area are classified as Class B or C
• No new construction of office space has occurred in Study Area in the last three decades
• Medical office space represents the largest share of Study Area office space
• Vacancies low at 3.5%
Redevelopment Constraints

- Return on Investment (ROI)
- Opportunity Cost
- Appetite for Risk
- Owner Expertise/Resources
- Regulatory Environment
VISION ZERO
NO TRAFFIC DEATHS BY 2030

SEVERE COLLISIONS, 2012-2016

FATAL COLLISIONS, 2012-2016

Vehicle Occupant  Pedestrian  Cyclist

Concept Framework Plan
Opportunities

- Existing Public Parks
- Proposed Boulevard Areas
- Intersection Improvements
- Park Connectivity
- Sidewalk Improvements
- Proposed Bike Lanes
- Proposed Interchange Improvement
- Proposed Metro Tunnel and Portal
- SHA Corridor Improvement Study
- Local Bus Stop
- Future BRT Stop
- Proposed BRT Line

Concept Framework Plan
Operational Deficiencies

• Forest Glen Road
  • Southbound approach operating at acceptable LOS while northbound, eastbound, and westbound approaches all operate at LOS E or F.
  • Eastbound and northbound movements also operating over capacity.

• Beltway Ramps
  • Northbound approach at Inner Loop operating over capacity with queues spilling back beyond Seminary Place.
  • Ramp movement operations acceptable with the exception of the westbound right movement at the Outer Loop.

• Seminary Place
  • Good mainline LOS with simulation indicating northbound queuing spillbacks to Seminary Road.
  • Side street approaches experience long delays and failing LOS.

• Seminary Road / Columbia Boulevard
  • Southbound approach exceeds capacity with LOS D.
  • Simulation indicates northbound queue lengths spill into upstream signals.
  • Extensive queuing and failing LOS experienced on Seminary Road and Columbia Boulevard.

• 16th Street
  • Mainline MD 97 movements operate with sufficient capacity and only minor delays.
  • The eastbound 16th Street approach experiences poor LOS and long queue lengths.
Motor Vehicles Toolbox

Boulevard Treatment

Improved Signal Timing

New Turn Lanes

Urban Road Code Standards

Landscaped Median

PMG Landscape Architects

Concept Framework Plan
Georgia Avenue

- High traffic volumes
- Lack of buffer
- Relatively high posted speed
- Frequent obstructions (utility poles and driveways)
- Narrow sidewalk
- No separate bicycle facility in a high-activity area
Pedestrian Treatments Toolbox

Pedestrian Refuges

Green Streets, Buffered Sidewalks

Reduced Curb Radii

Concept Framework Plan
Pedestrian Treatments Toolbox

Figure 4E-1. Typical Pedestrian Signal Indications

A - With countdown display

Adequate Crossing Time

Protected Pedestrian Crossings

FHWA: 2009 MUTCD

ADA Accessible Crossings

Signalized Pedestrian Crossing – Phoenix, AZ

PBIC Bainbridge, WA

Leading Pedestrian Intervals
Bicycling Treatments Toolbox

D.C.'s 15th Street. Photo: Stewart Eastep

Concept Framework Plan
Area-wide Opportunities

- Underground Utilities
- Pedestrian Lighting
- Remove Obstructions

Consolidate Non-residential Driveways

SOURCE: ODOT
Montgomery Hills

Legend

Concept Framework Plan
Urban Design – Existing Conditions

• Existing Land use
  • Residential
  • Commercial
  • Institutional

Legend

- Sector Plan Boundary
- Existing Public Parks
- Institutional Use
- Medical/Office Use
- Primarily Single Unit Residential
- Primarily Multi-Unit Residential
- Commercial Uses
- Existing Schools
Urban Design – Existing Conditions

- FAR Build-out: Average 44% of zoned density
- Most sites restrained by:
  - multiple ownership
  - Size Constraints
  - Access Issues

Commercial Areas: 44% of FAR Potential developed
Urban Design – Opportunities

• Opportunity Areas
  • Larger site
  • 1-2 owners

• Forest
  • Existing right-of-way
  • Environmental benefit, potential park space
Urban Design – Existing Conditions

Forest Glen
Urban Design – Existing Conditions

• Existing Land use
  • Single Unit Residential
  • Multi-Unit Residential
  • Medical Office Use
  • Institutional
Urban Design – Opportunities

• Opportunity Areas
  • Larger sites
  • Owner requested
  • Tunnel

• Urban Forest
  • Existing un-used land
  • Transition between single – unit residential and Georgia Avenue

Legend
- Sector Plan Boundary
- Park Connectivity
- Potential Civic Gathering Space
- Opportunity Areas
- Existing Public Parks
- Existing Schools
- Forest
- Proposed Metro Tunnel and Portal
Natural Resources
AIR

WATER

Concept Framework Plan
Effects:
• Hotter
• Increased heat island effect
• Reduced carbon sequestration
• Reduced habitat

Canopy Cover
34% Overall
6-20% Commercial Zones

Effects:
• Increased air pollution
• Increased heat island effect
• Increased runoff temperatures
• Poor water quality

Impervious Cover
68% Overall

Concept Framework Plan
Effects:
• Poor water quality
• Reduced fish populations
• Streambank erosion
• Increased stream temperatures
### Stormwater Runoff Pollutant Loads

<table>
<thead>
<tr>
<th>Pollutant</th>
<th>Study Area</th>
<th>Beltway Suburb</th>
<th>Percent Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Suspended Solids</td>
<td>31,6567 lbs/yr</td>
<td>23,3137 lbs/yr</td>
<td><strong>26%</strong></td>
</tr>
<tr>
<td>Total Nitrogen</td>
<td>2,708 lbs/yr</td>
<td>2,135 lbs/yr</td>
<td><strong>21%</strong></td>
</tr>
<tr>
<td>Total Phosphorus</td>
<td>176 lbs/yr</td>
<td>156 lbs/yr</td>
<td><strong>11%</strong></td>
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</tbody>
</table>
## AIR QUALITY

![Image of a busy road with traffic]

## ANALYSIS

<table>
<thead>
<tr>
<th>Pollutant</th>
<th>Air Quality Index</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carbon Monoxide</td>
<td>Good</td>
</tr>
<tr>
<td>Nitrogen dioxide</td>
<td>Good</td>
</tr>
<tr>
<td>Ozone</td>
<td>Moderate</td>
</tr>
<tr>
<td>Particulate matter &lt;2.5</td>
<td>Moderate</td>
</tr>
<tr>
<td>Particulate matter &lt;10</td>
<td>Good</td>
</tr>
<tr>
<td>Sulfur dioxide</td>
<td>Good</td>
</tr>
</tbody>
</table>
Green Streets

Green Buildings

Green Space

Reduced Energy Demand

Concept Framework Plan
Stormwater Treatment: Green Streets
Opportunity Areas
Parks
Parks, Trails, and Open Space

Study Area
Sector Plan Boundary
Parks - All
STATUS, OWNER
Proposed M-NCPCC
Existing M-NCPCC
Metro Stations

1 in = 1,500 feet

Concept Framework Plan

06/04/2018
Parks, Trails, and Open Space

Existing public amenities within the Study Area

- Natural Areas: 19
- Basketball Ct: 11
- Trail: 10
- Playground: 10
- Meadow: 9
- Tennis Cts: 7
- Soccer Fields: 3
- Trail Connector: 2
- Softball Fields: 2
- Shuffleboard: 2
- Pathway: 2
- Woodside Gym: 1
- Skate Spot: 1
- Shelter: 1
- Park Activity Bldg.: 1
- Multi-use Ct: 1
- Lawn Area Small - Shaded: 1
- Lawn Area - Large: 1
- Handball Ct: 1
- Gazebo: 1
- Fountain: 1

Total number of amenities: 19
Parks, Trails, and Open Space

Study Area
- Half-mile Walk to Parks and Trails

Park Trail and Path System
- Trail Type and Surface:
  - Park Paths and Trail Connectors
  - Hard Surface Trails
  - Natural Surface Trails
  - Water Trails

Parks - All
STATUS, OWNER
- Proposed M-NCPPC
- Existing M-NCPPC
- Metro Stations

1 in = 1,500 feet

Concept Framework Plan
06/04/2018
Parks, Trails, and Open Space

Study Area

Park Equity Score

- 1 Highest Park Equity
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9 Lowest Park Equity

Park Trail and Path System

- Trail Type and Surface
  - Park Paths and Trail Connectors
  - Hard Surface Trails
  - Natural Surface Trails
  - Water Trails

- Parks - All

STATUS, OWNER

- Proposed M-NCPPC
- Existing M-NCPPC
- Metro Stations

1 in = 1,500 feet
In the EPS Study Area, everyone can walk to a public space.

Integrated Public Spaces Network with centrally located parks
Platform of Community Experiences: Residents, workers and visitors
Methodology: Identify Gaps

• BALANCE OF EXPERIENCES

• Providing a system that integrates benefits to the community
• Associate park experiences to these major health benefits
Active Recreation – Physical Health

What to do - Experiences:
- Kick a Ball
- Run/Walk
- Play Games
- Exercise

Where - Facilities:
- Field: Open space/Grass
- Trails
- Hard Courts & Surfaces
- Nature-inspired Interactive Elements (climbing)
- Playgrounds
What to do - Experiences:
▪ Enjoy Nature
▪ Relax, Meditate, Reflect
▪ Escape Chaos

Where - Facilities:
▪ Natural Areas
▪ Historic Sites
▪ Benches
▪ Trees for Shade
▪ Community Open Space
▪ Gardens
▪ Small Green Spaces
▪ Trails
Social Gathering – Social Health

What to Do - Experiences:
- Community Festivals
- Farmer’s Market
- Lunch Places
- Concert, Parades
- Outdoor Movies
- Historic Sites

Where - Facilities:
- Plazas with Seating
- Stages/Amphitheaters
- Cluster of Picnic Tables
- Community Open Spaces
- Dog Parks
Analyze Supply/Demand Countywide
Identify Areas with Shortages
Lower Level of Service/Shortages
Prioritize Areas by Social Equity
Lower Income

Identify Opportunities to Increase Service in the Priority Areas
Organize Opportunities into Strategies
activate, connect, renovate/repurpose, develop and create
Implement Recommendations
ACTIVATION

Yappy Hour

https://www.montgomeryparks.org/events/yappy-hour-pop-dog-park/

Source: PACP, M-NCPCC
Renovate and Re-purpose old existing amenities with new and needed amenities
Develop new amenities in an existing space
Create a new open space or park through dedication of private property or land acquisition
Better connections to new and existing parks and open spaces
Parks, Trails, and Open Space

- Opportunities for activation, renovation and re-purposing, developing new amenities and creating new parks and open spaces
Parks, Trails, and Open Space

- Opportunities for activation, renovation and re-purposing, developing new amenities and creating new parks and open spaces
Parks, Trails, and Open Space

We need your feedback on the types of amenities you would like to see in your community!

Thank you!
Public Input

Needs

Opportunities

Constraints
What do you love about your community?

Text Your Response to:

(301) 333-3333

(standard text messaging rates may apply)

Learn more about the Plan at MontgomeryPlanning/forestglen.com
SOCIAL MEDIA

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

Twitter - https://twitter.com/montgomeryplans

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

Virtual Map – https://www.MCReactMap.org

#GeorgiaAveConnects