



#GeorgiaAveConnects

FOREST GLEN/MONTGOMERY HILLS S E C T O R P L A N

Montgomery Planning Area One

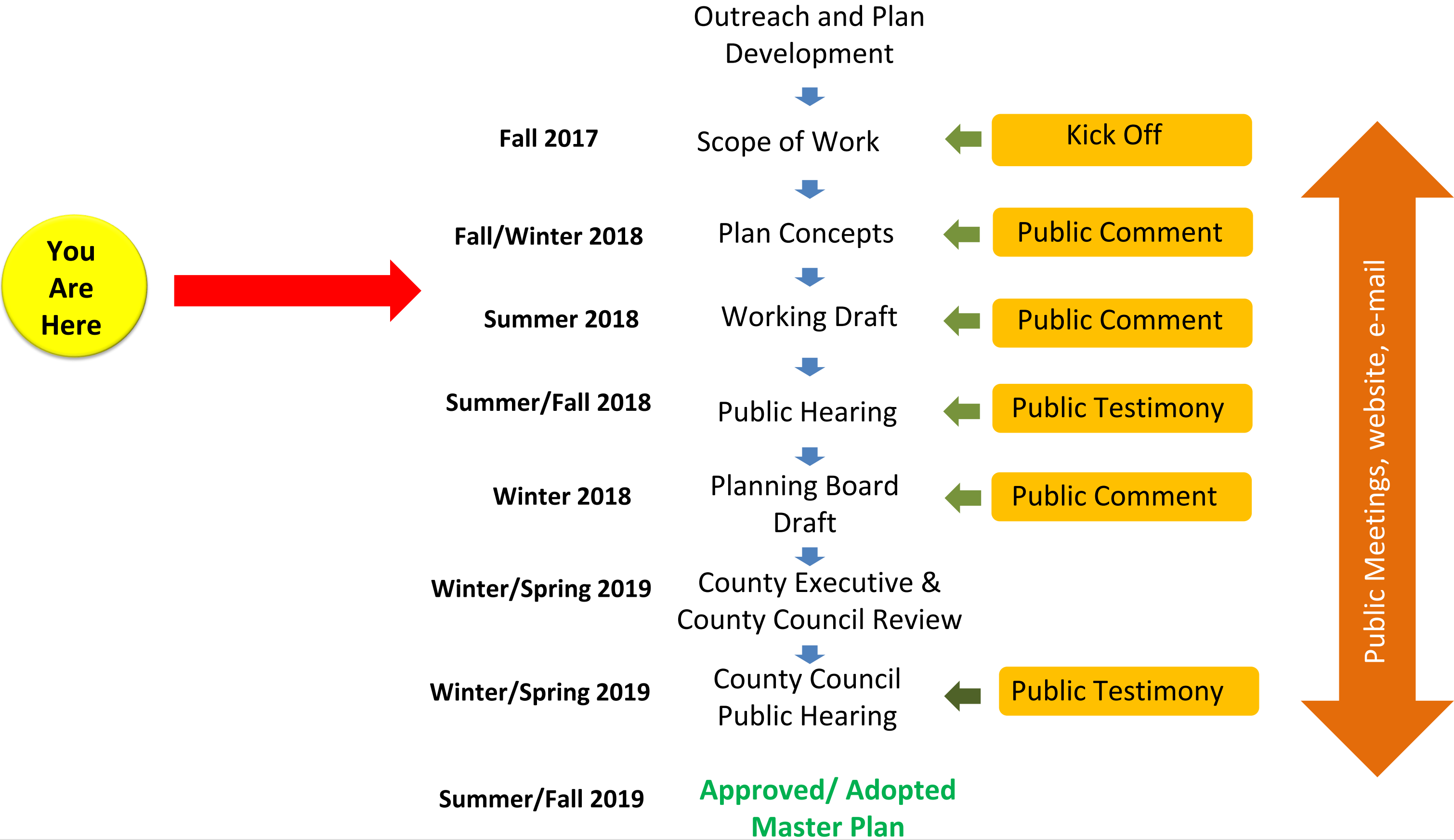
06/04/2018

Concept Framework Plan

Forest Glen/Montgomery Hills Sector Plan

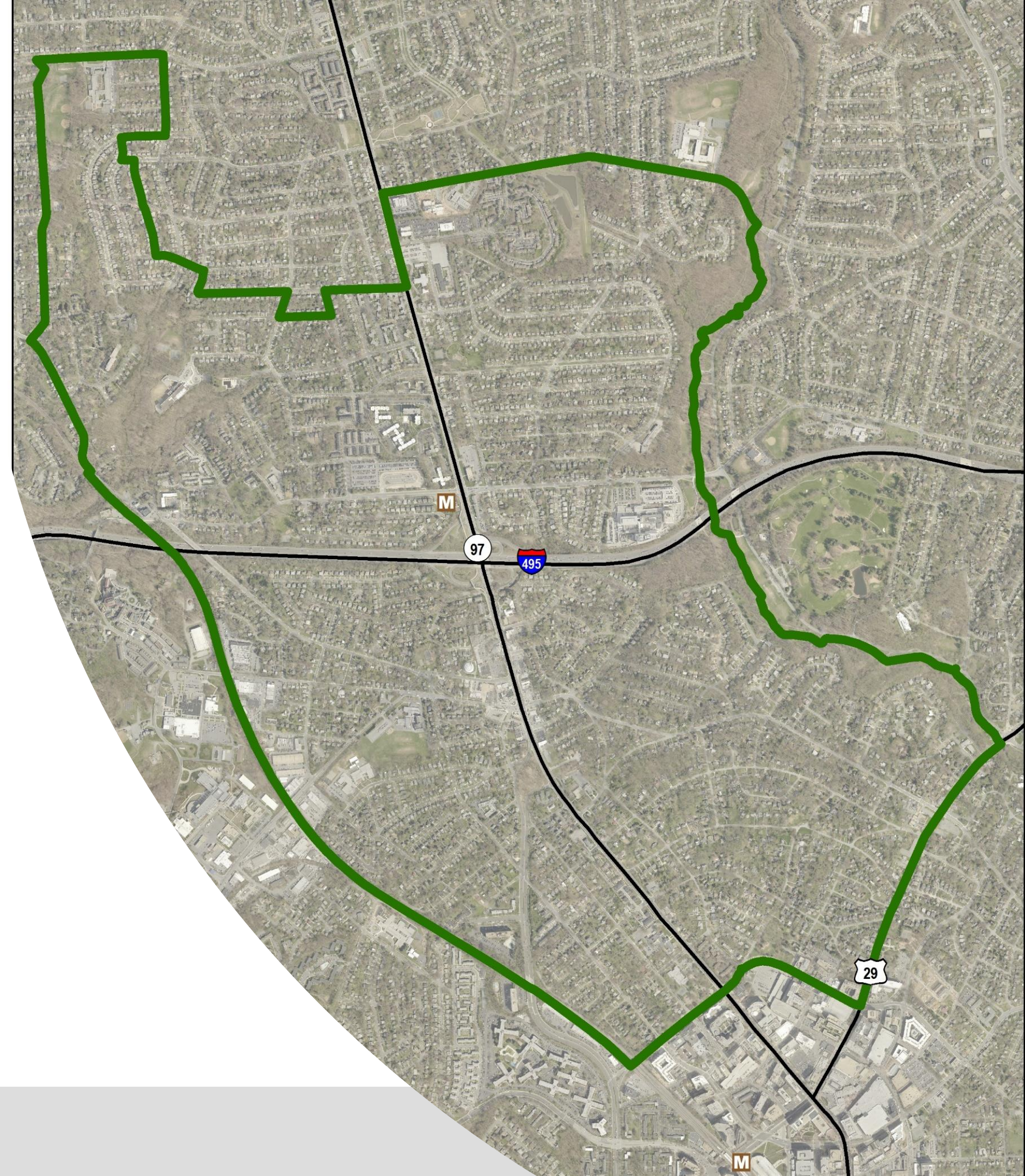


Sector Plan Timeline



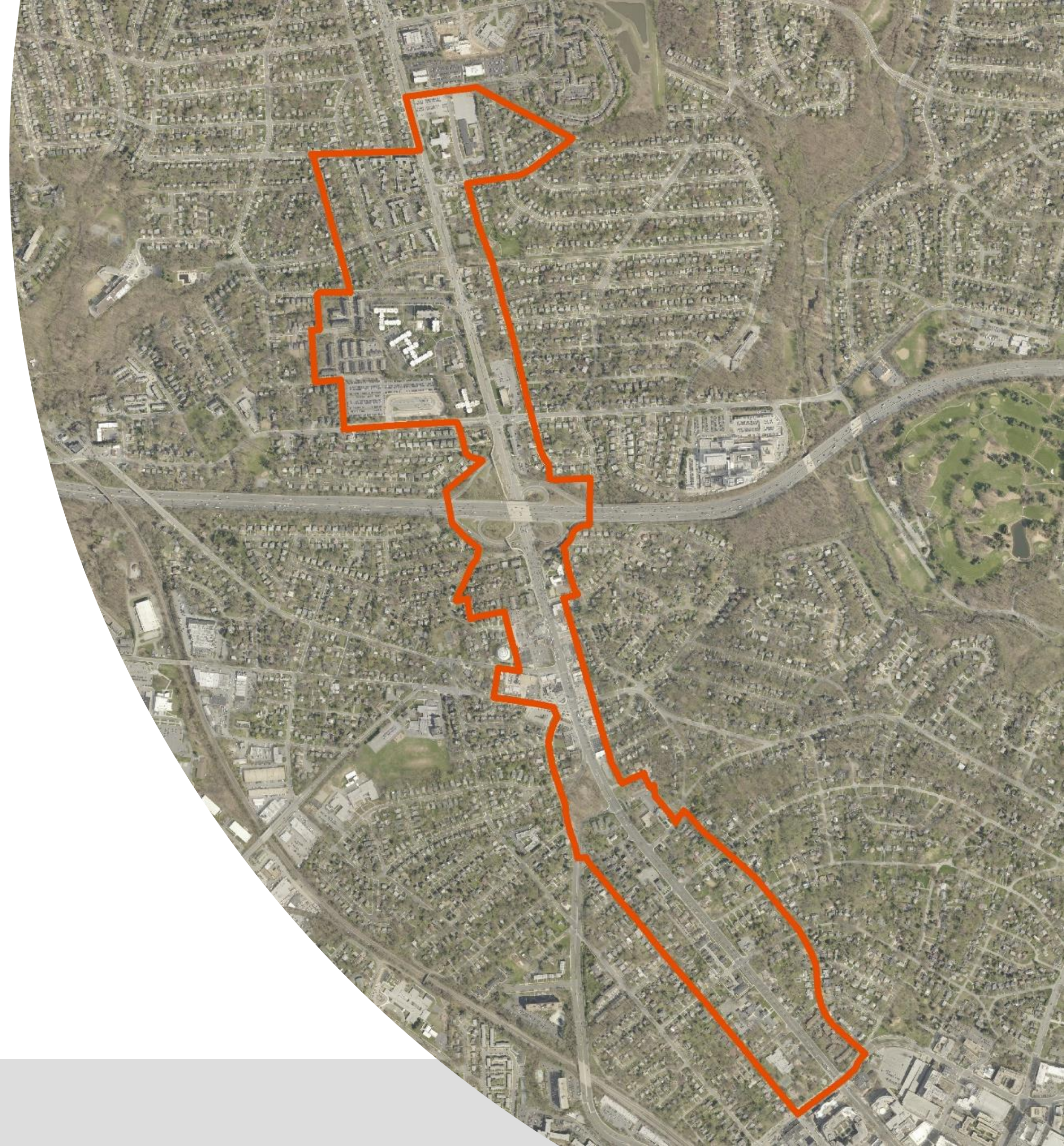
Study Area Boundary

- 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

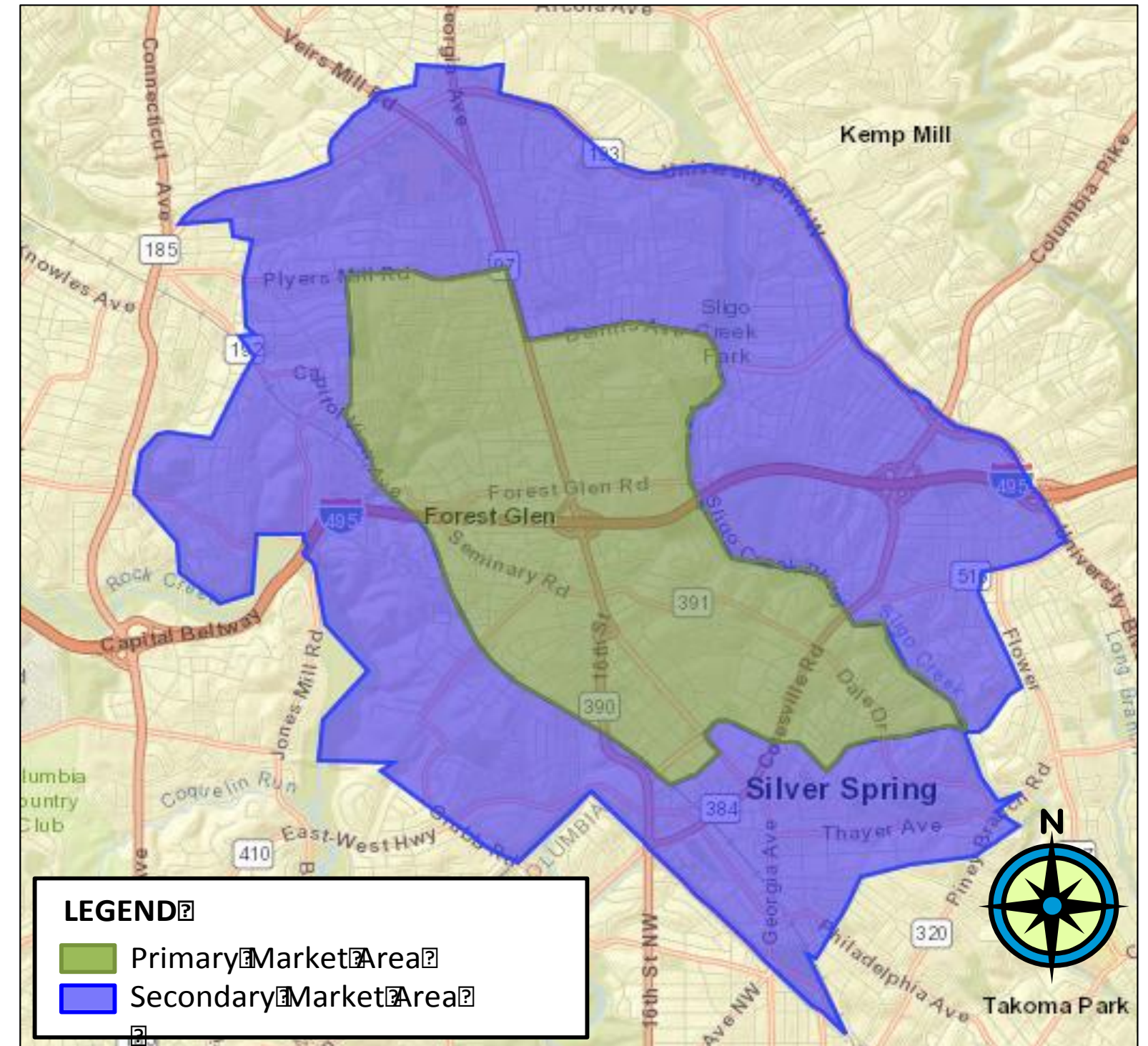


Research and Economics



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%

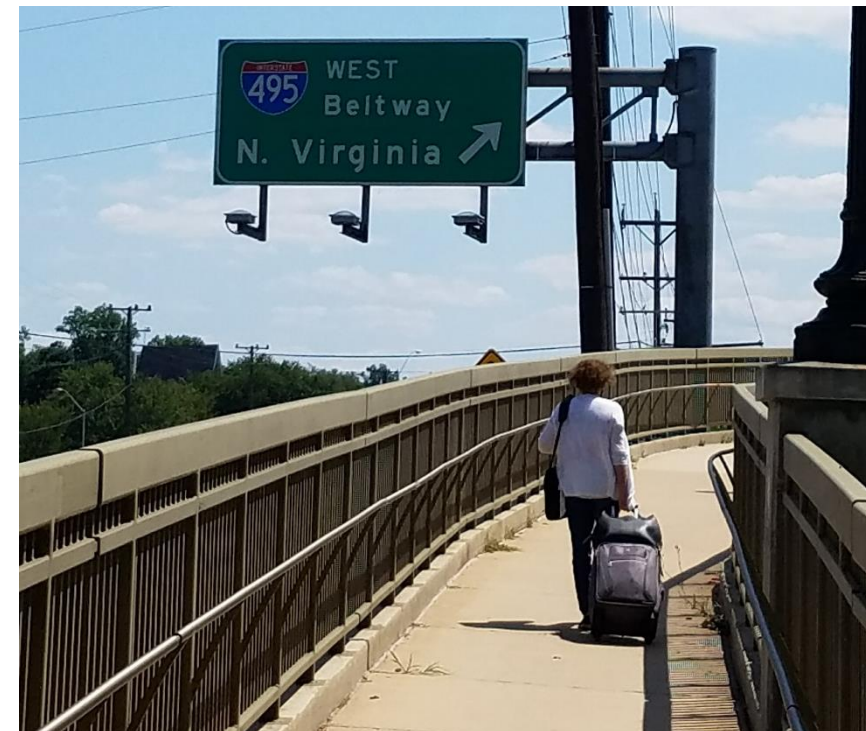


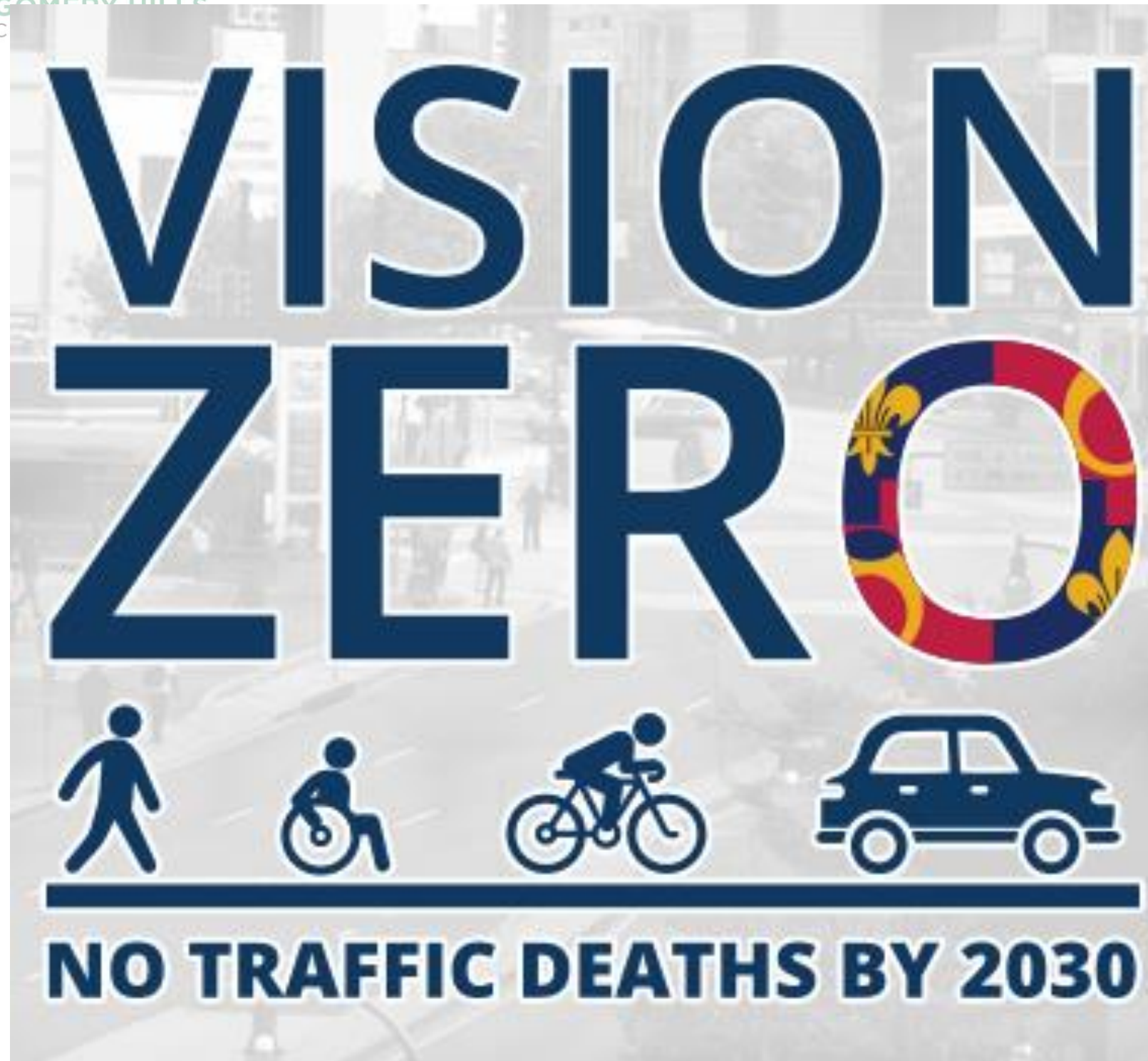
Redevelopment Constraints

- Return on Investment (ROI)
- Opportunity Cost
- Appetite for Risk
- Owner Expertise/Resources
- Regulatory Environment

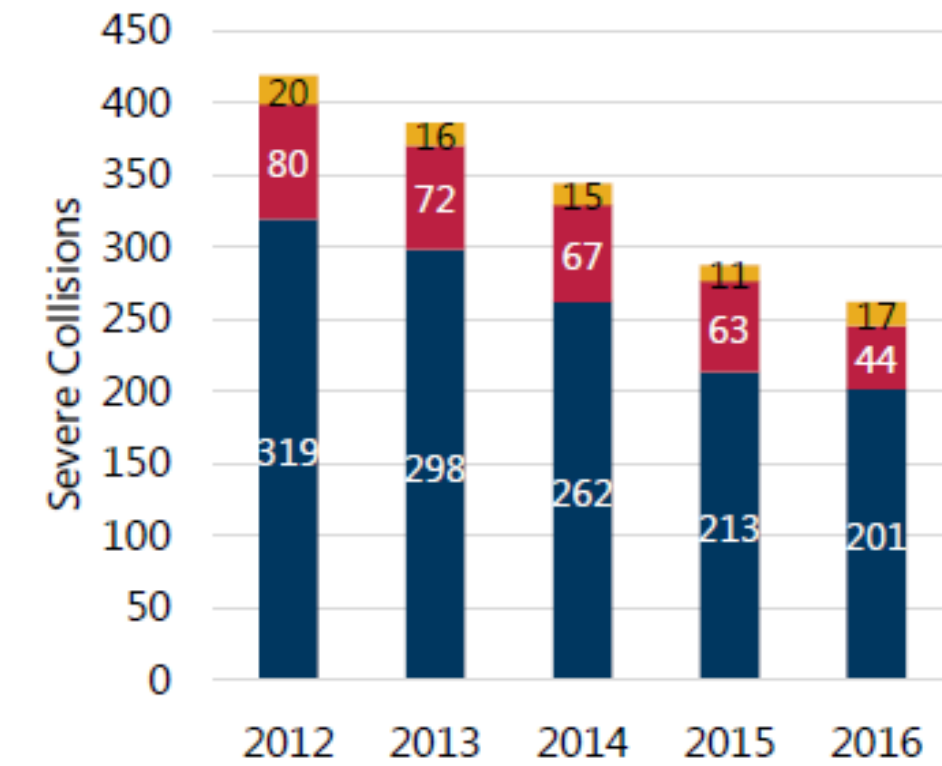


Transportation

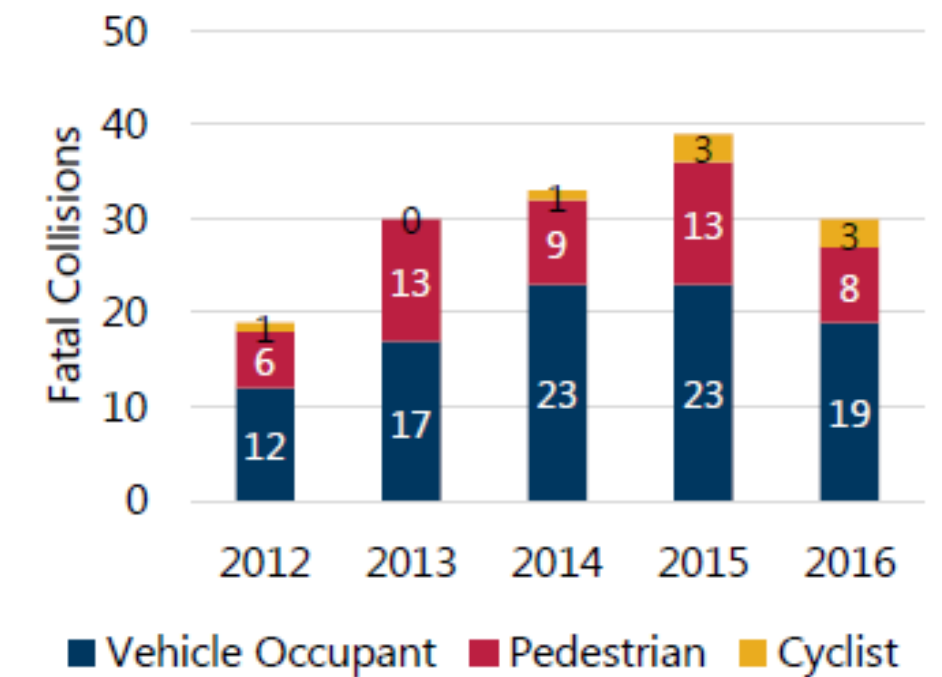




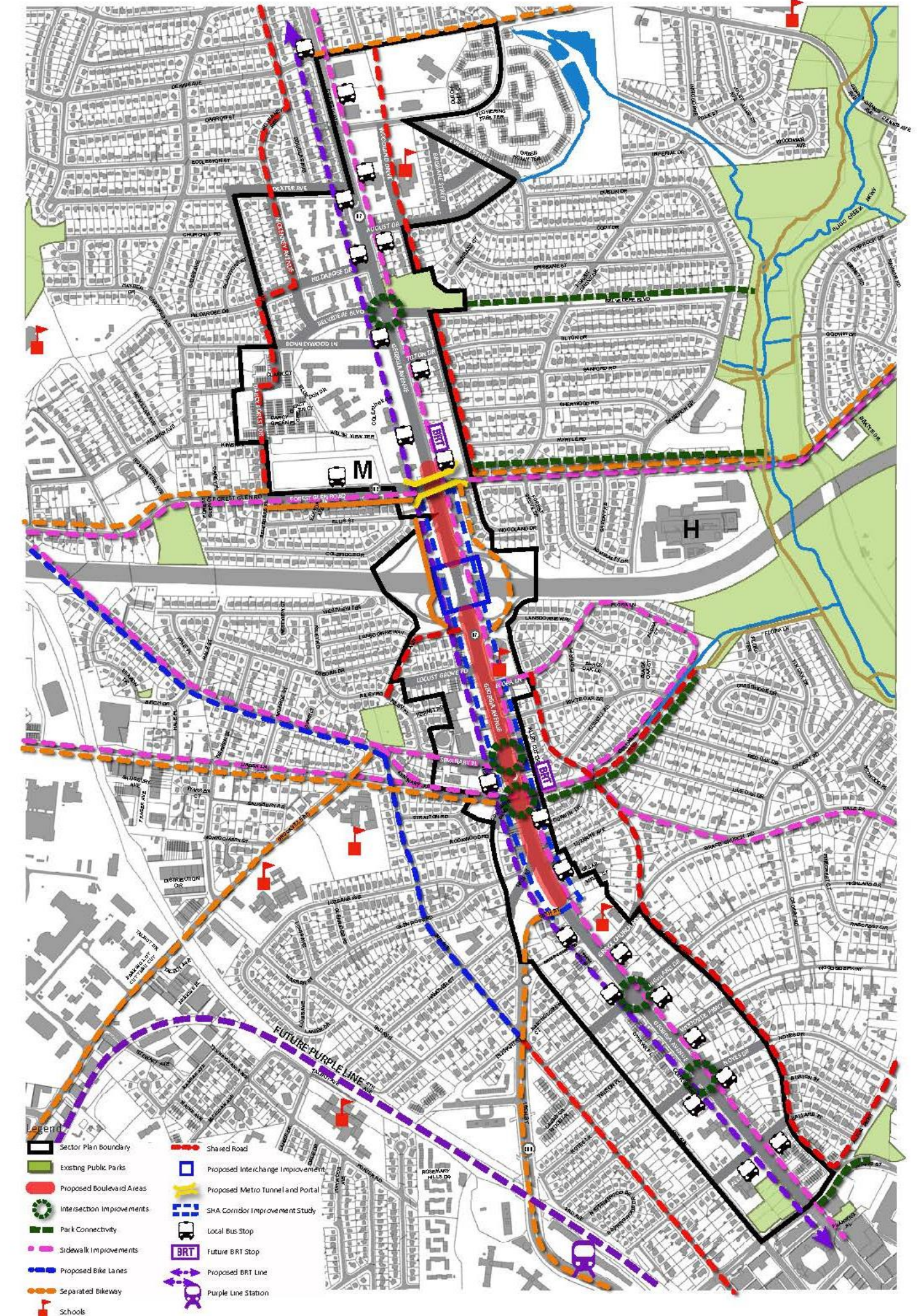
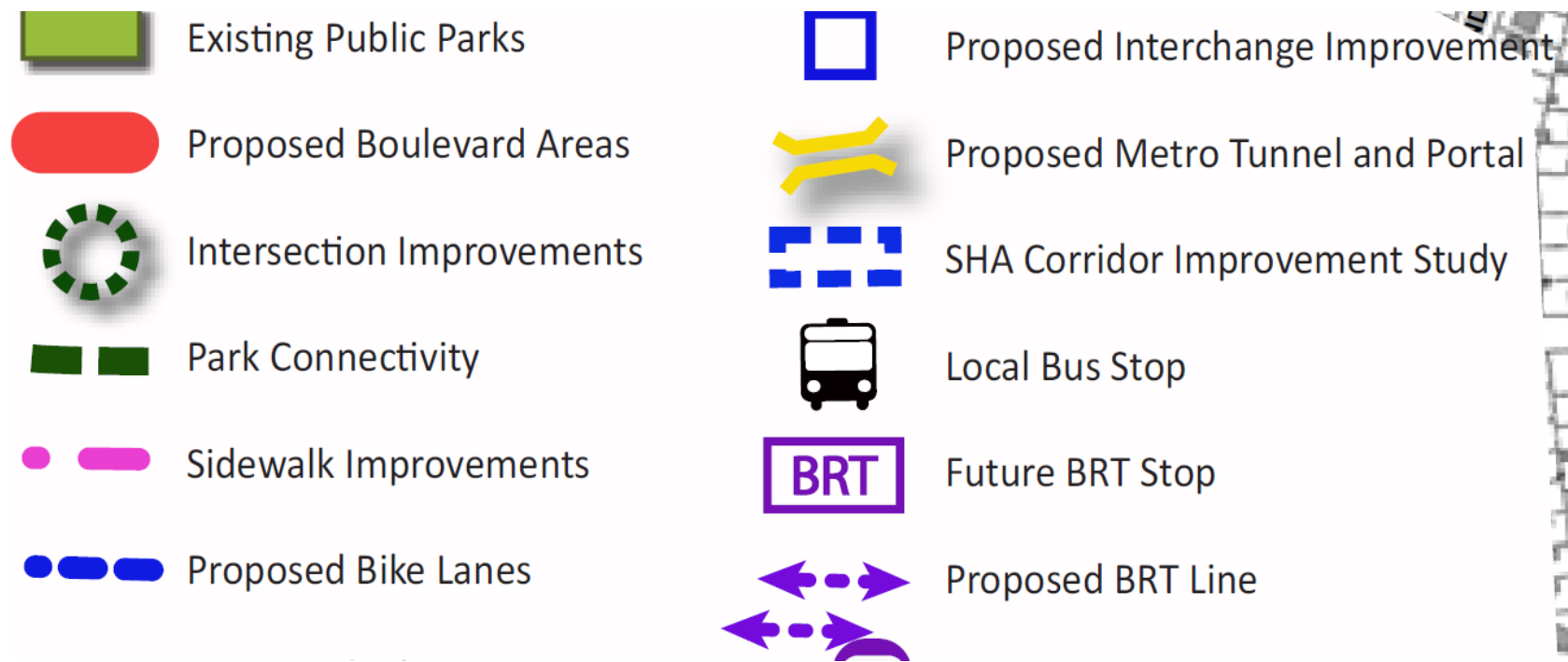
SEVERE COLLISIONS, 2012-2016



FATAL COLLISIONS, 2012-2016



Opportunities



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

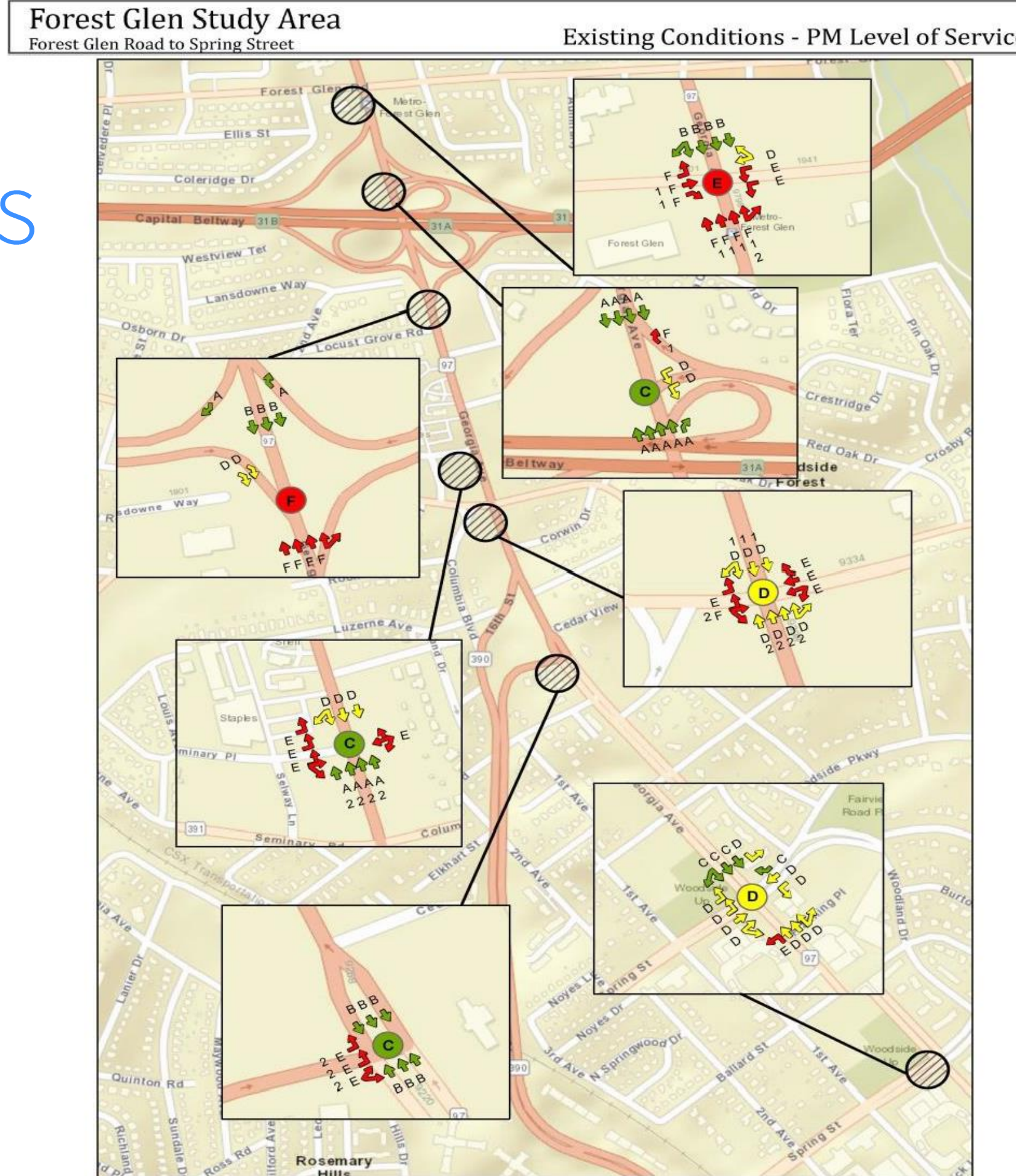
- Good mainline LOS with simulation indicating northbound **queuing spillbacks to Seminary Road.**
- Side street approaches experience long delays and failing LOS.

• 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.**

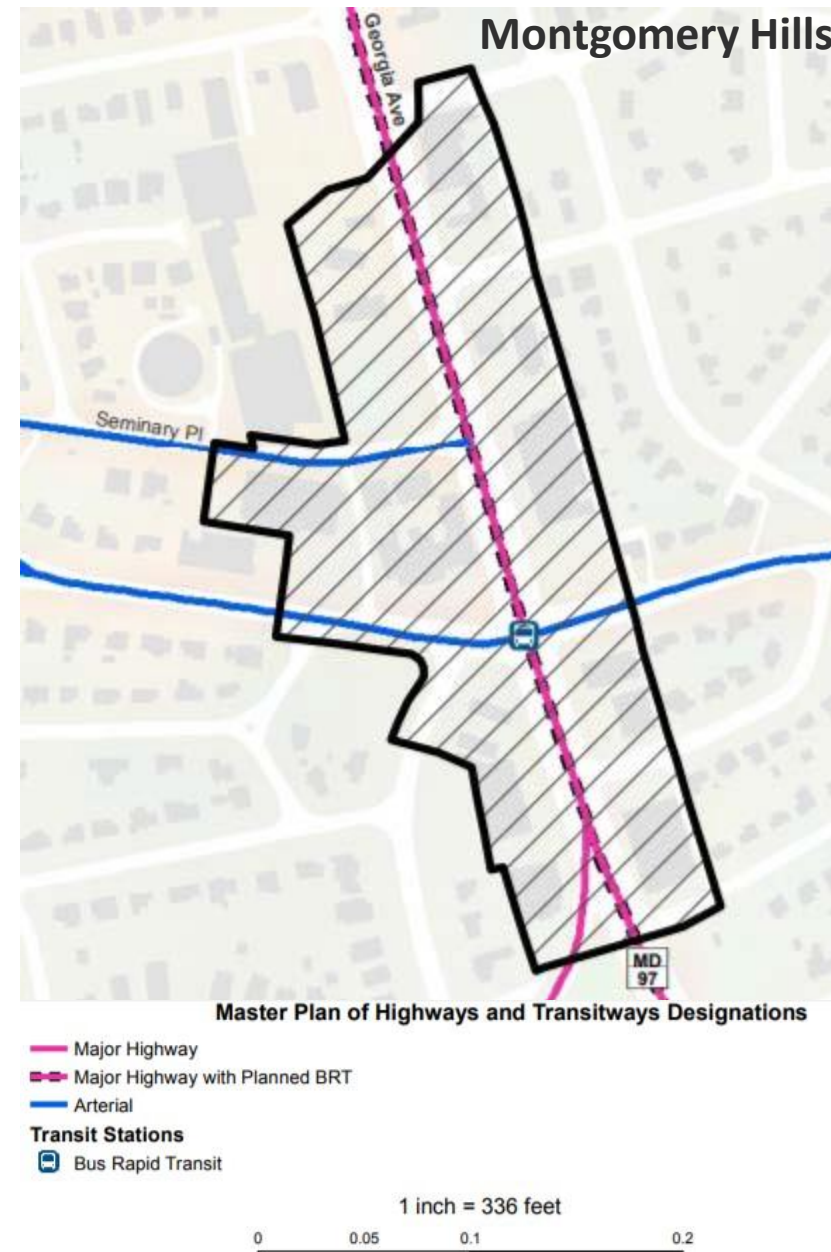


Motor Vehicles Toolbox



Boulevard Treatment

Urban Road Code Standards



Landscaped Median



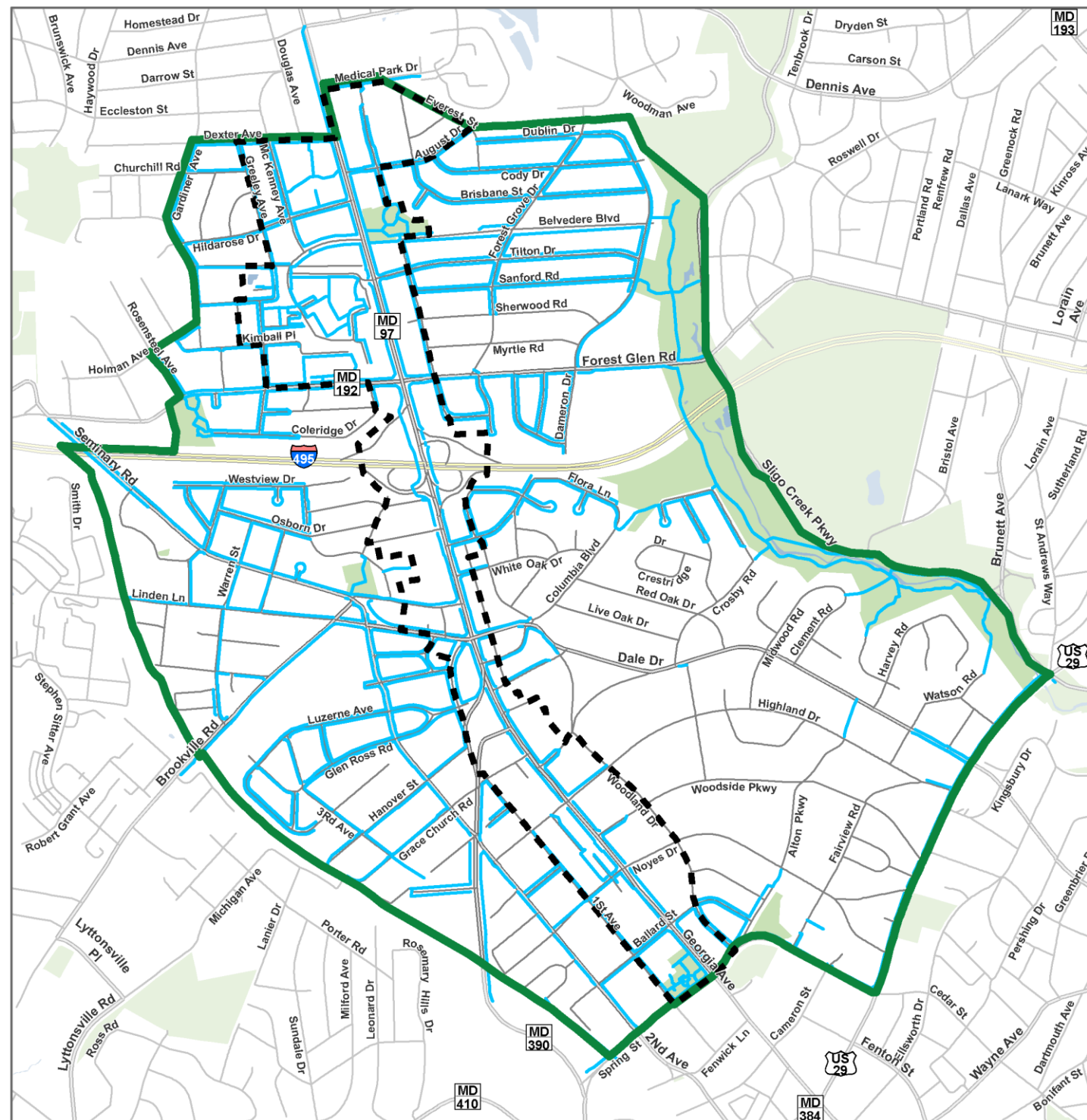
PMG Landscape Architects



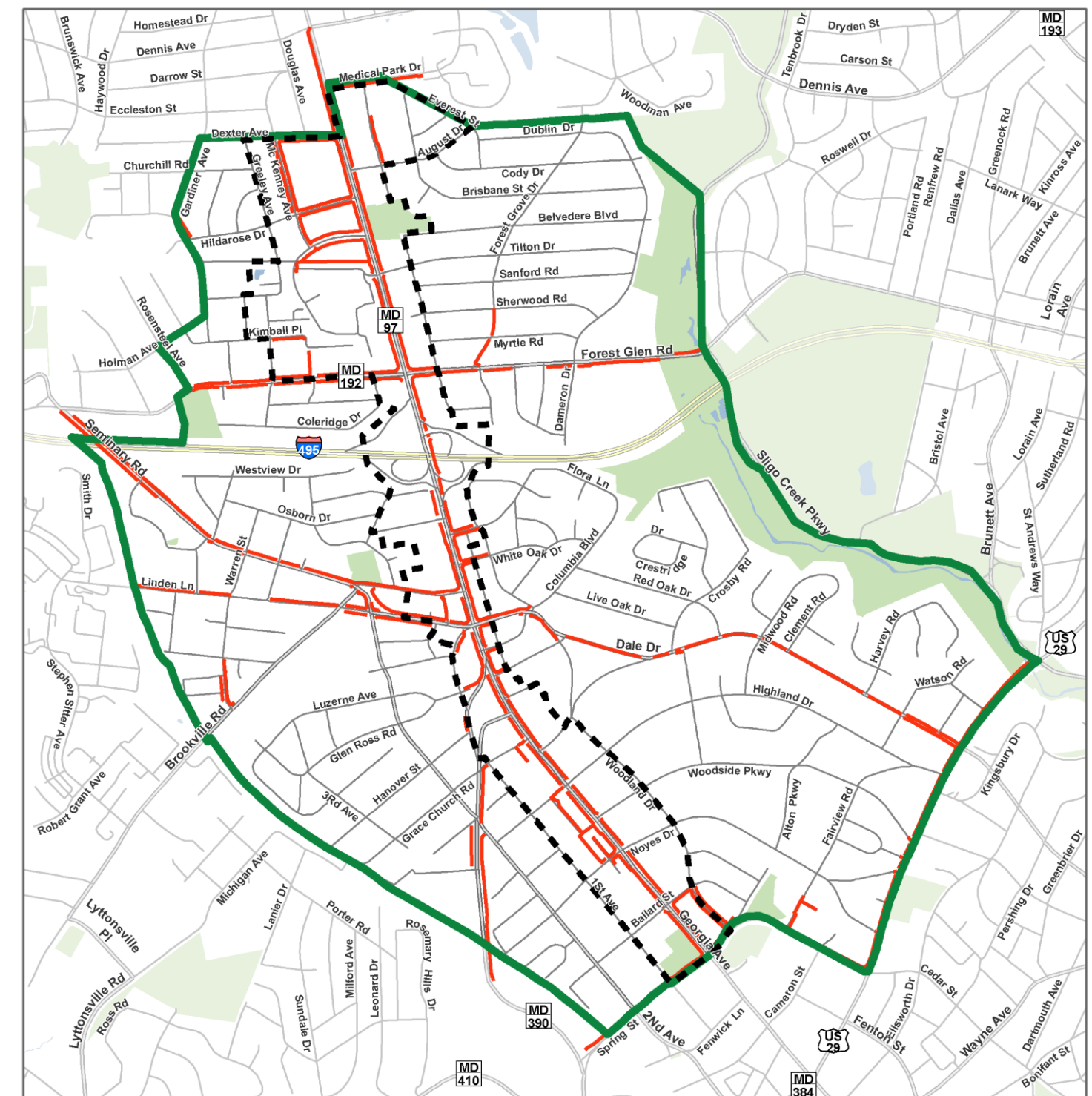
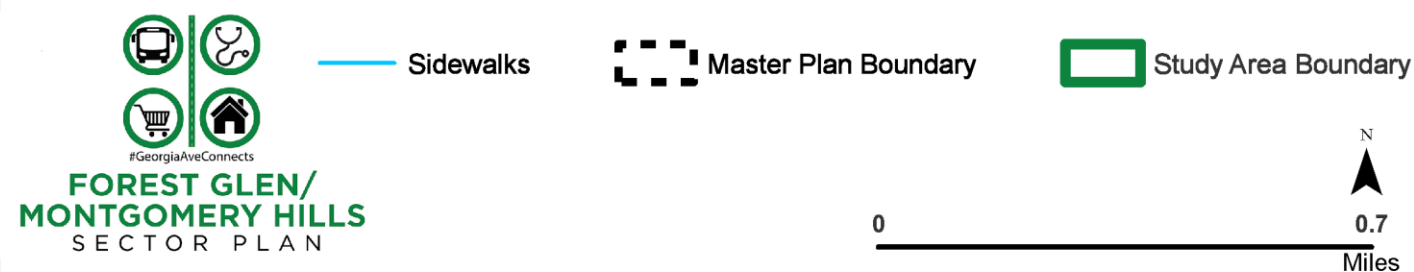
Improved Signal Timing



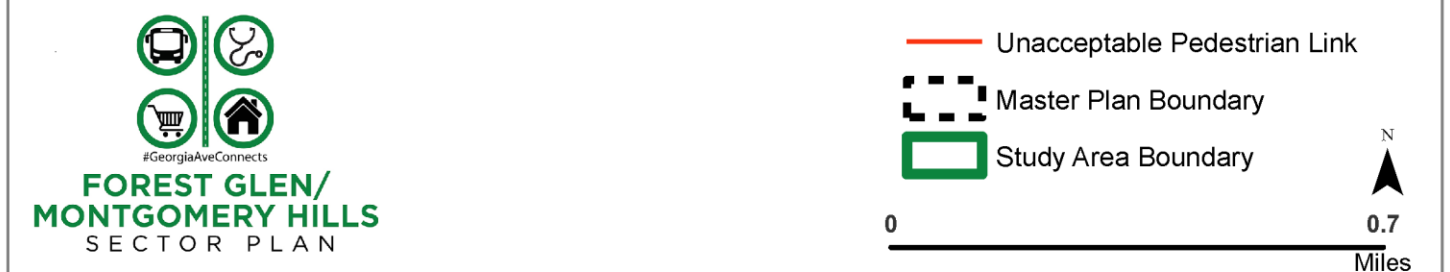
New Turn Lanes



Existing Sidewalks



Unacceptable Pedestrian Links

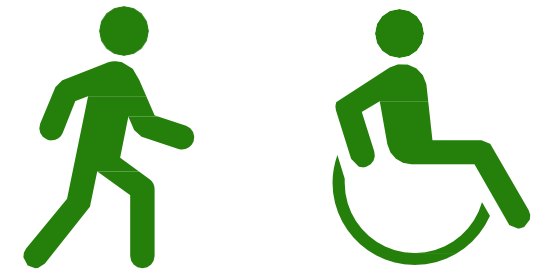


Georgia Avenue

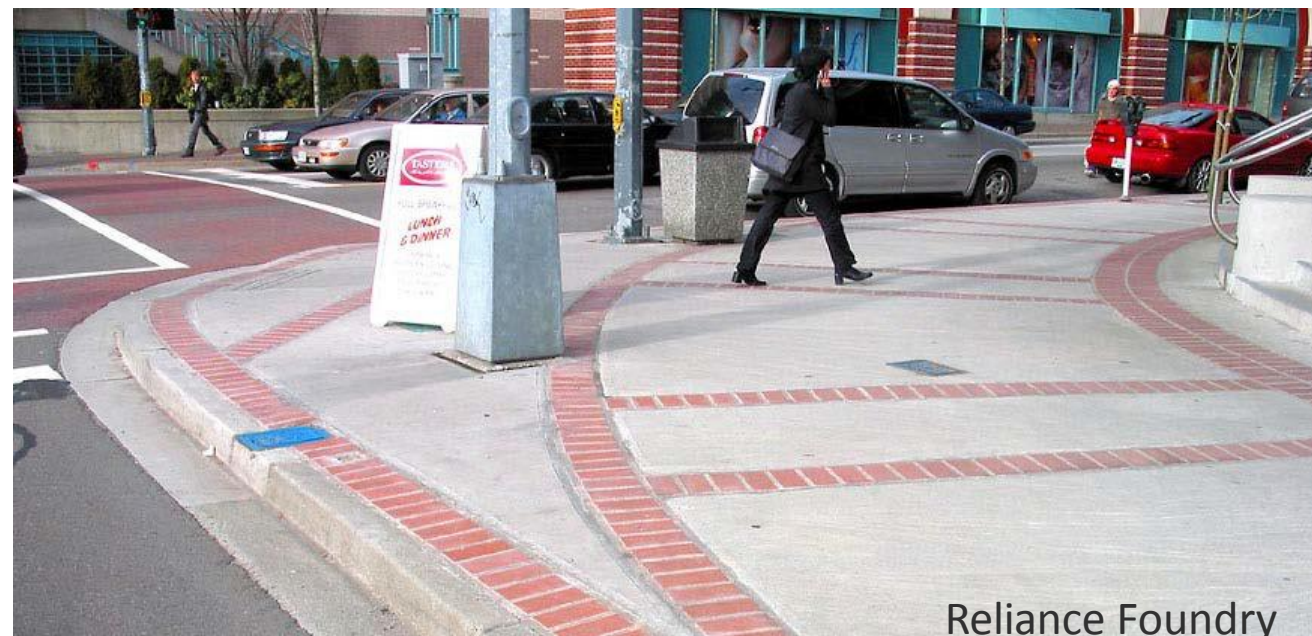
- High traffic volumes
- Lack of buffer
- Relatively high posted speed
- Frequent obstructions (utility poles and driveways)
- Narrow sidewalk
- No separate bicycle facility in a high-activity area



Pedestrian Treatments Toolbox



Pedestrian Refuges



Reduced Curb Radii

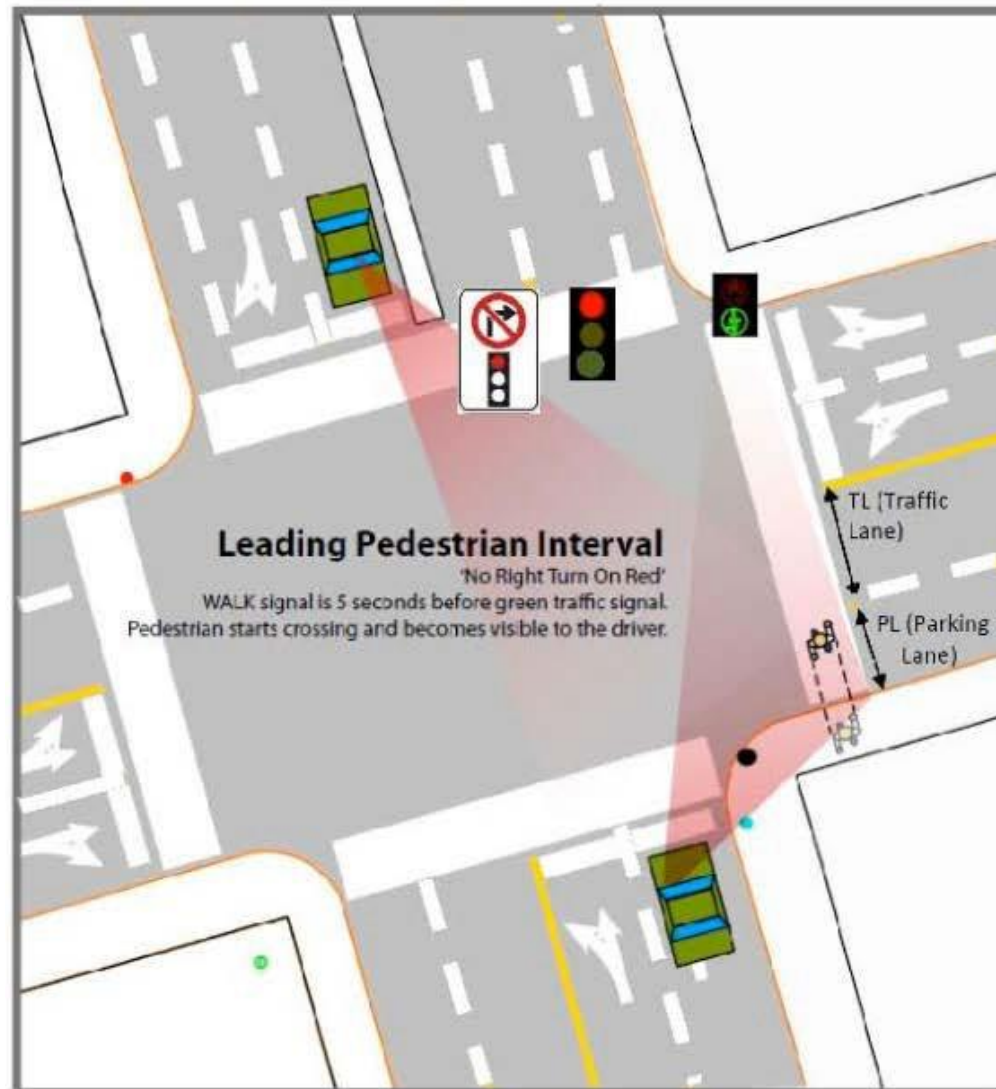
Green Streets, Buffered Sidewalks



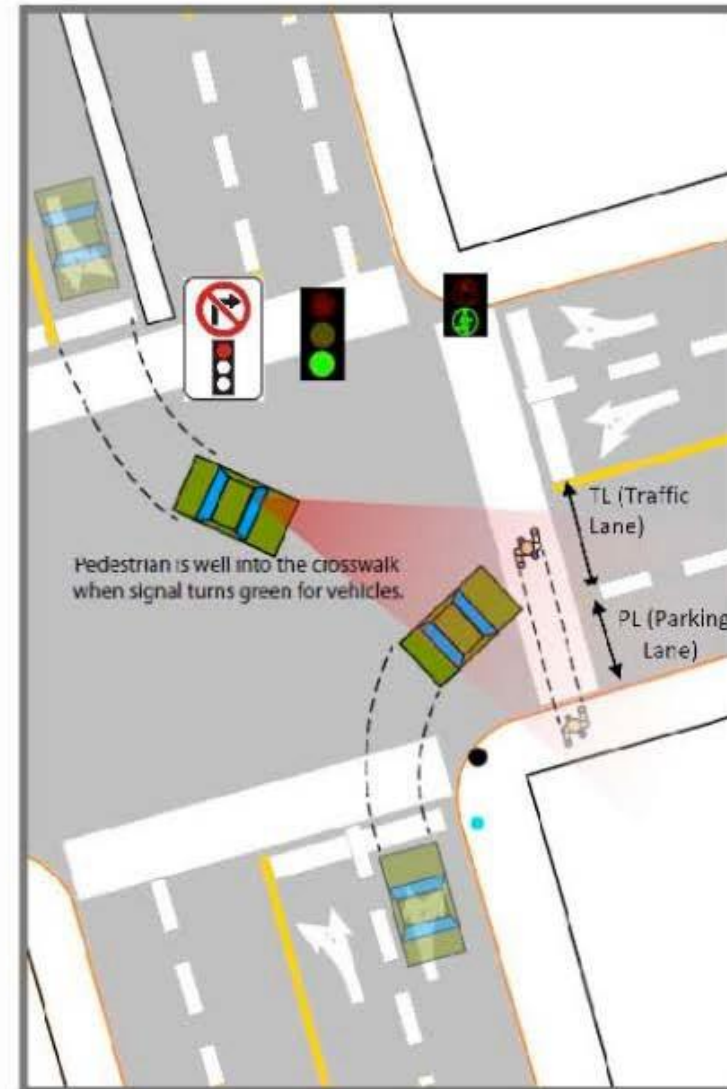
Pedestrian Treatments Toolbox



FIGURE 1 How Leading Pedestrian Interval Works.



Leading Pedestrian Intervals



TRB 2015

Figure 4E-1. Typical Pedestrian Signal Indications

A - With countdown display



Adequate Crossing Time

Protected Pedestrian Crossings

FHWA: 2009 MUTCD



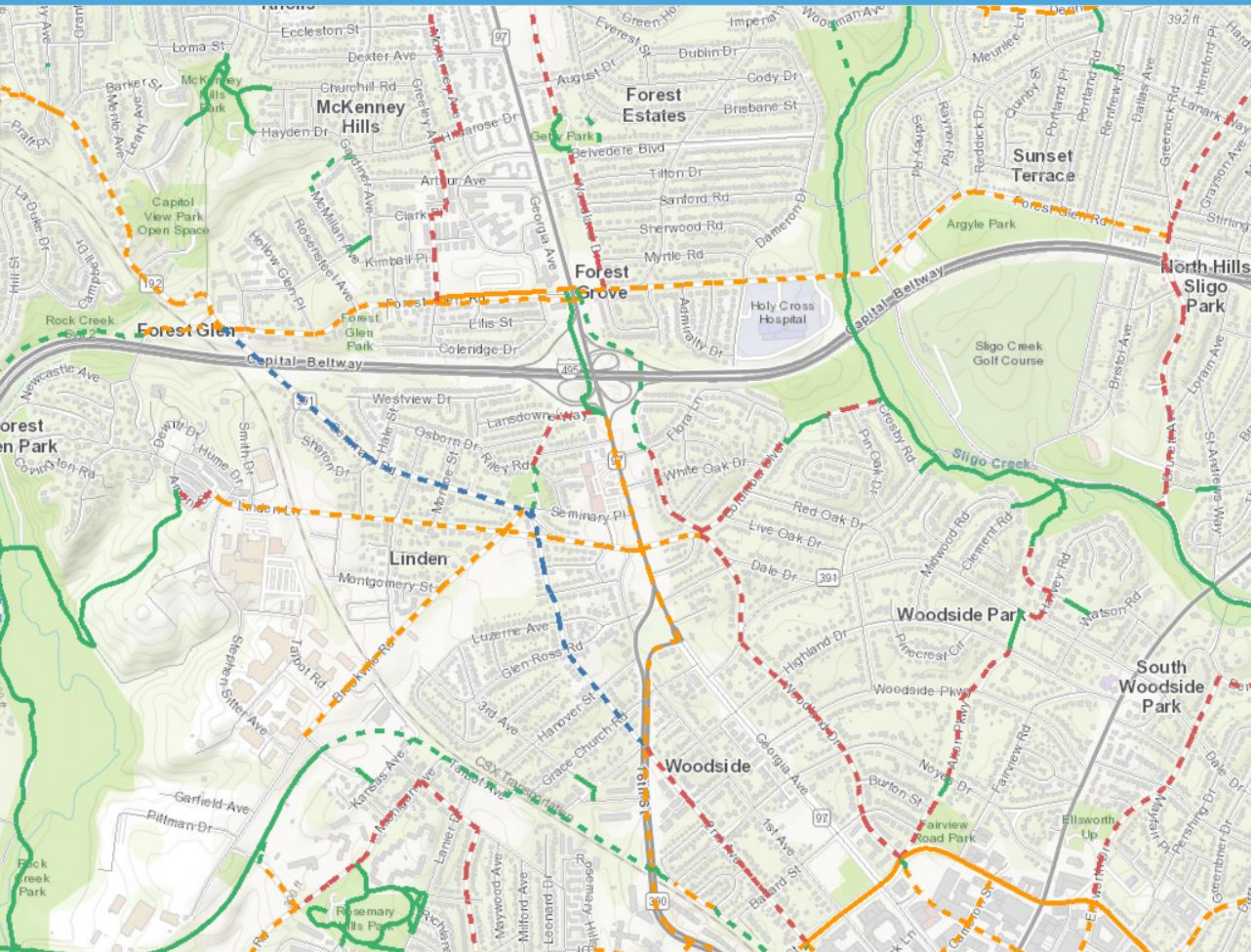
Signalized Pedestrian Crossing – Phoenix, AZ



PBIC Bainbridge, WA

ADA Accessible Crossings

PROPOSED BICYCLE NETWORK



Bicycling Treatments Toolbox



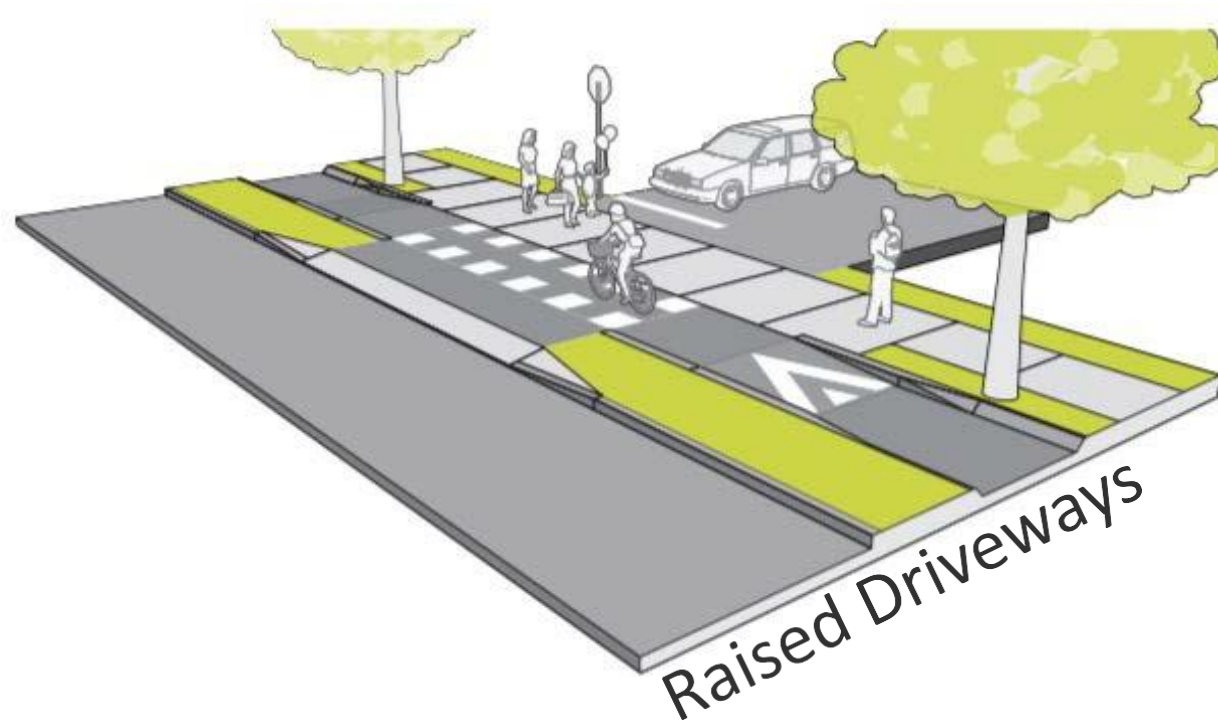
Area-wide Opportunities



Underground Utilities

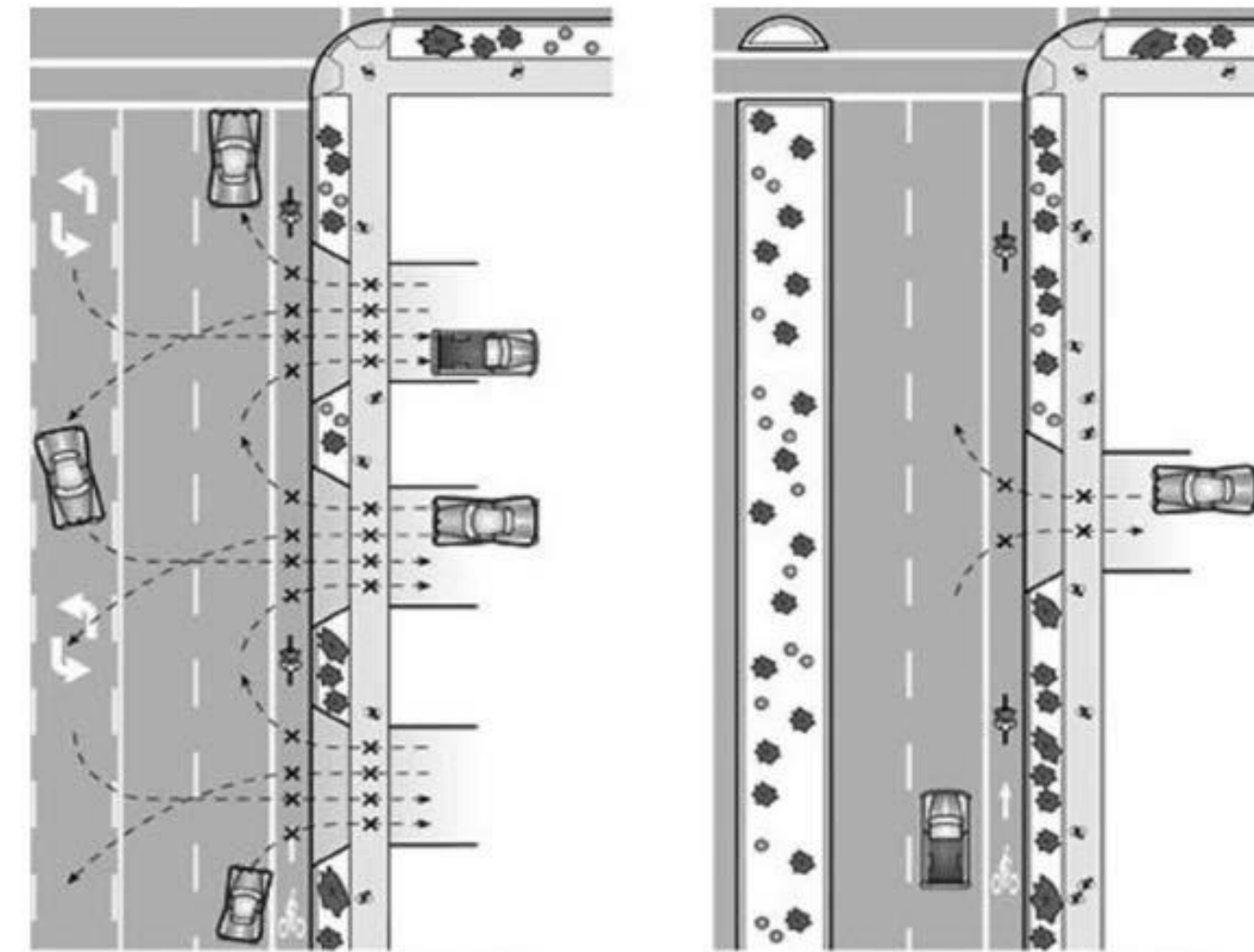


Pedestrian Lighting



Remove Obstructions

Consolidate Non-residential Driveways



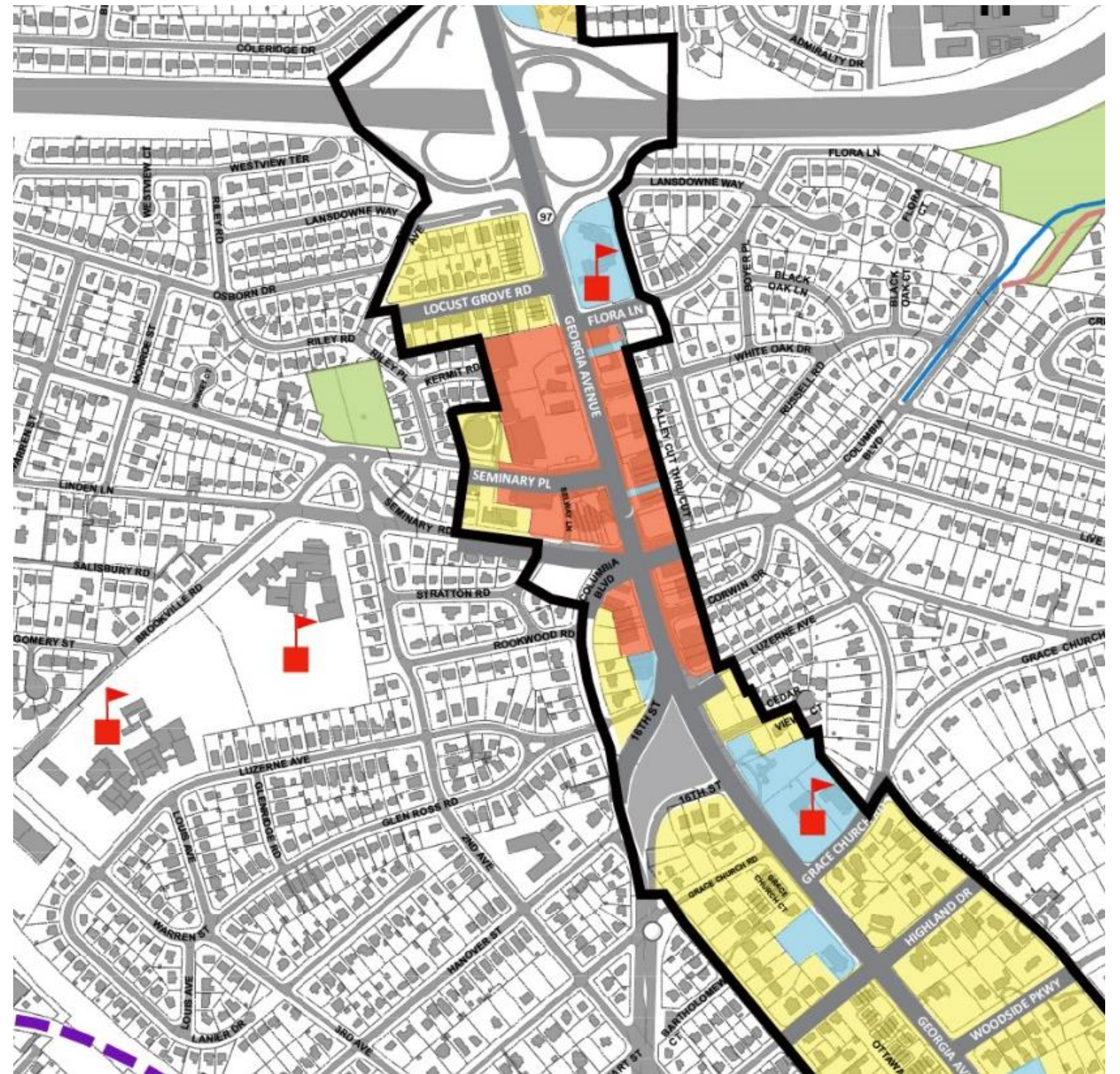
SOURCE: ODOT

Urban Design – Existing Conditions

Montgomery Hills



- Residential
- Commercial
- Institutional



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

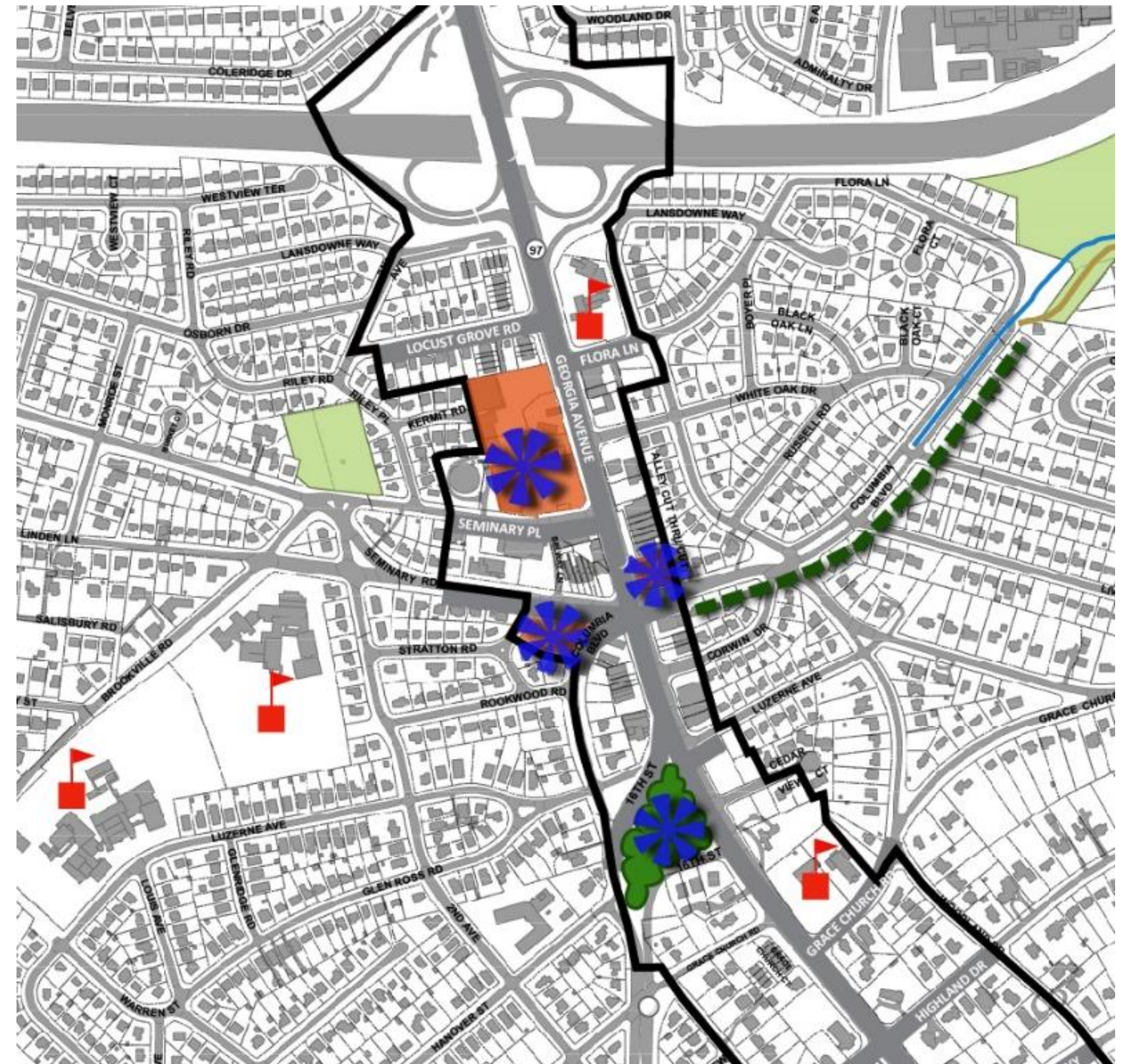


Urban Design – Opportunities

- Opportunity Areas
 - Larger site
 - 1- 2 owners
- Forest
 - Existing right-of-way
 - Environmental benefit, potential park space

Legend

	Sector Plan Boundary		Forest
	Existing Public Parks		Proposed Metro Tunnel and Portal
	Existing Schools		Park Connectivity
	Future Purple Line Station		Potential Civic Gathering Space
	Sligo Creek		Opportunity Areas
	Sligo Creek Trail and Connectors		



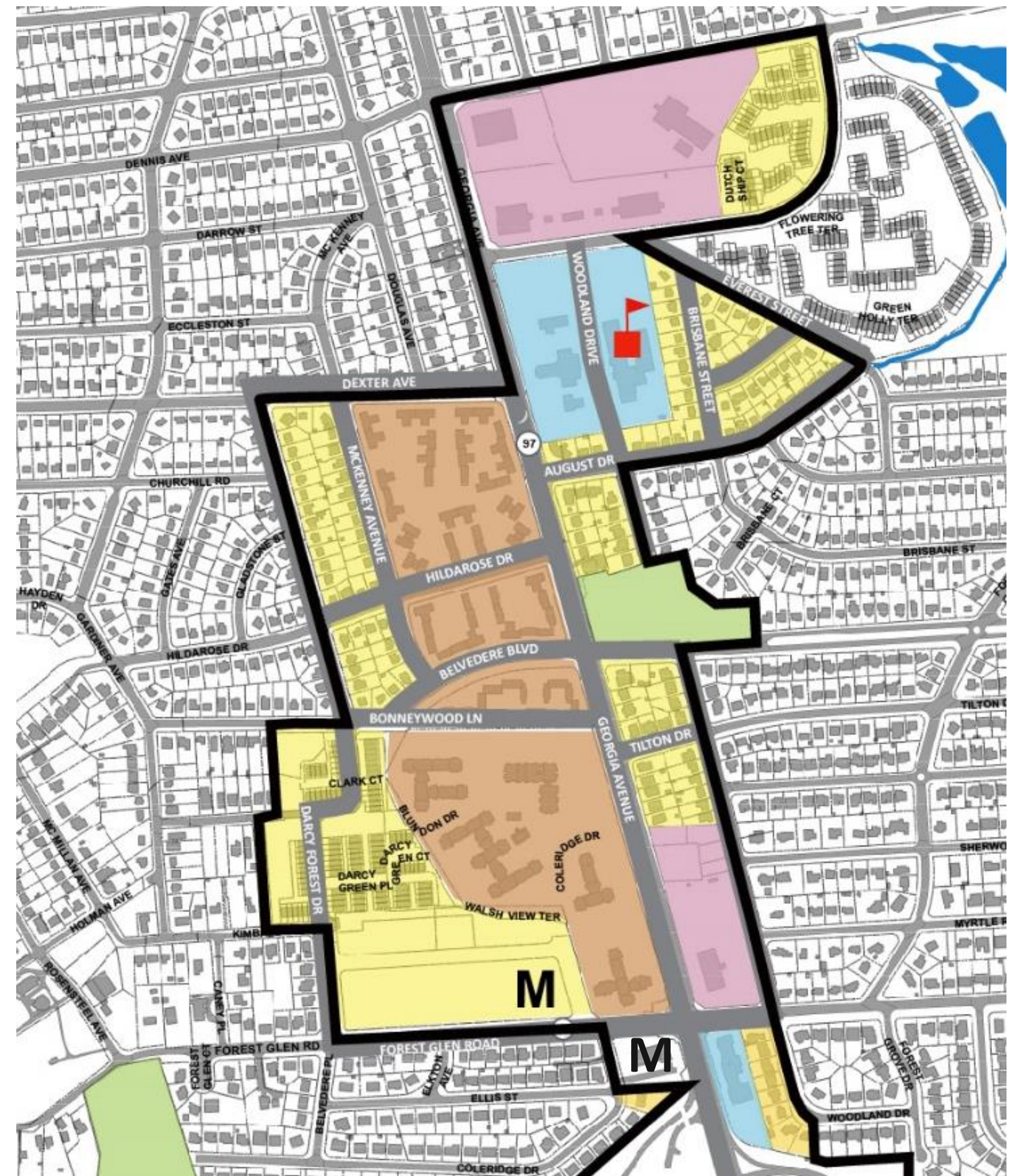
Urban Design – Existing Conditions

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



Natural Resources



AIR

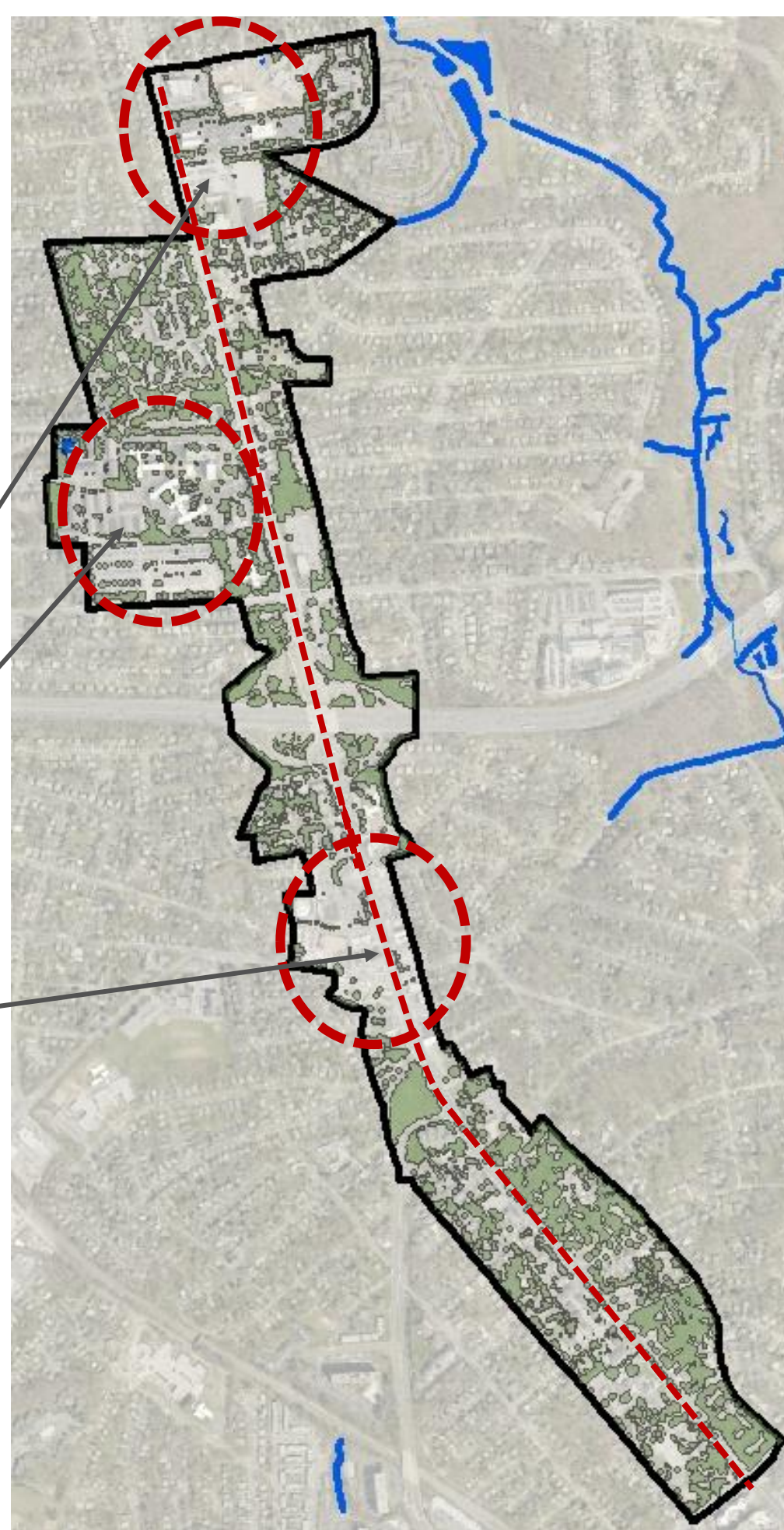
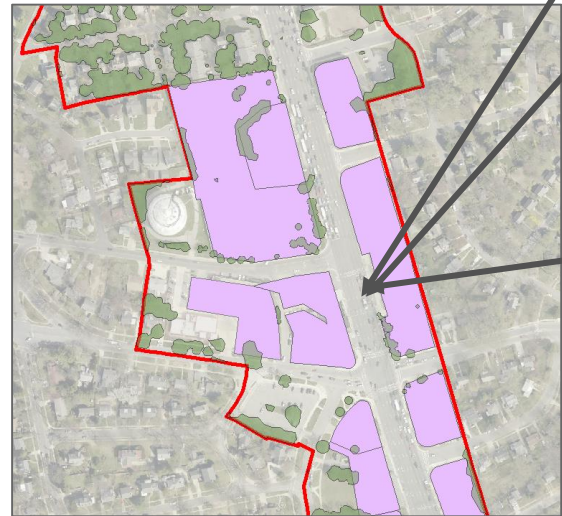
WATER



Canopy Cover

34% Overall

6-20% Commercial Zones

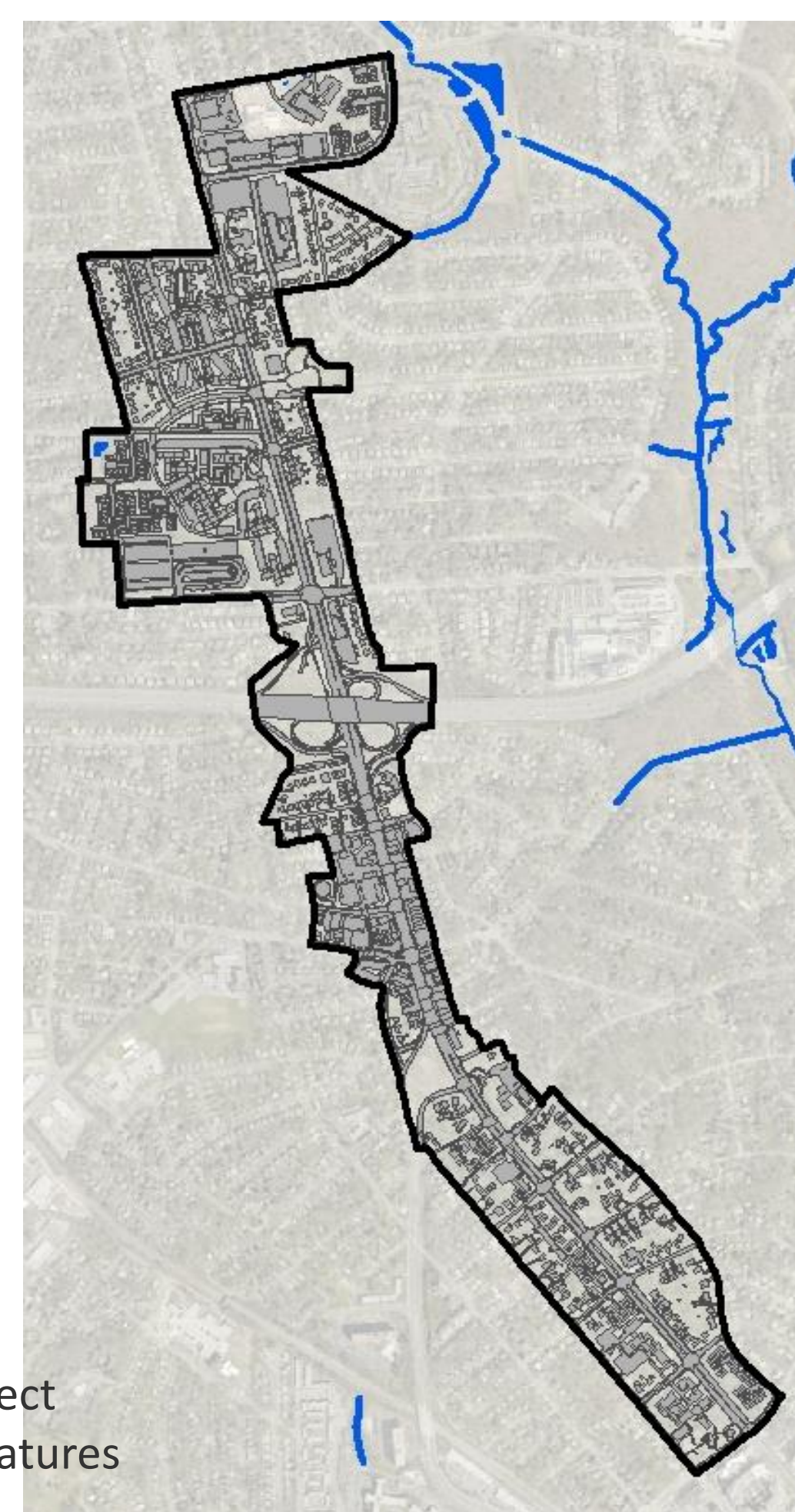


Effects:

- Hotter
- Increased heat island effect
- Reduced carbon sequestration
- Reduced habitat

Impervious Cover

68% Overall



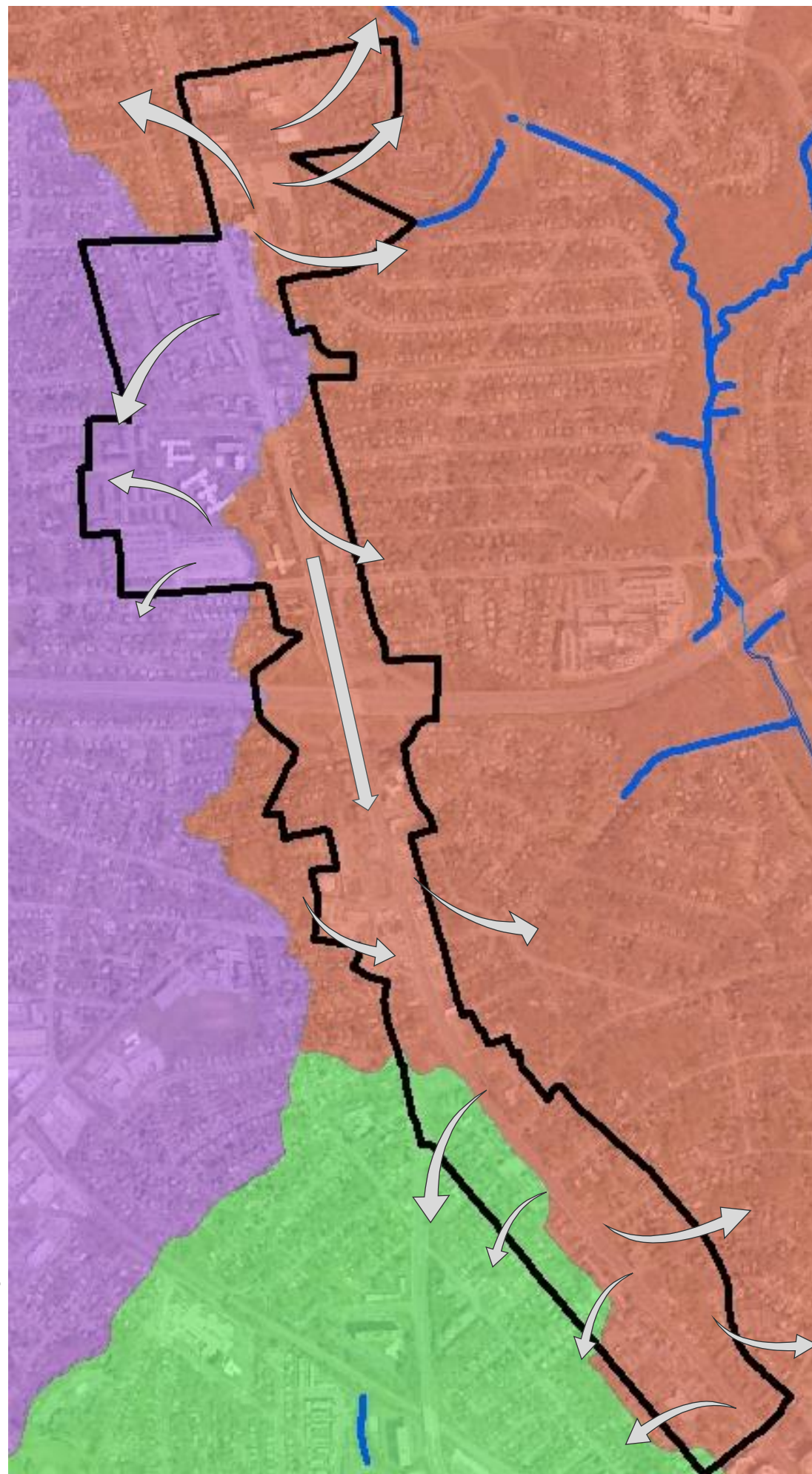
Effects:

- Increased air pollution
- Increased heat island effect
- Increased runoff temperatures
- Poor water quality

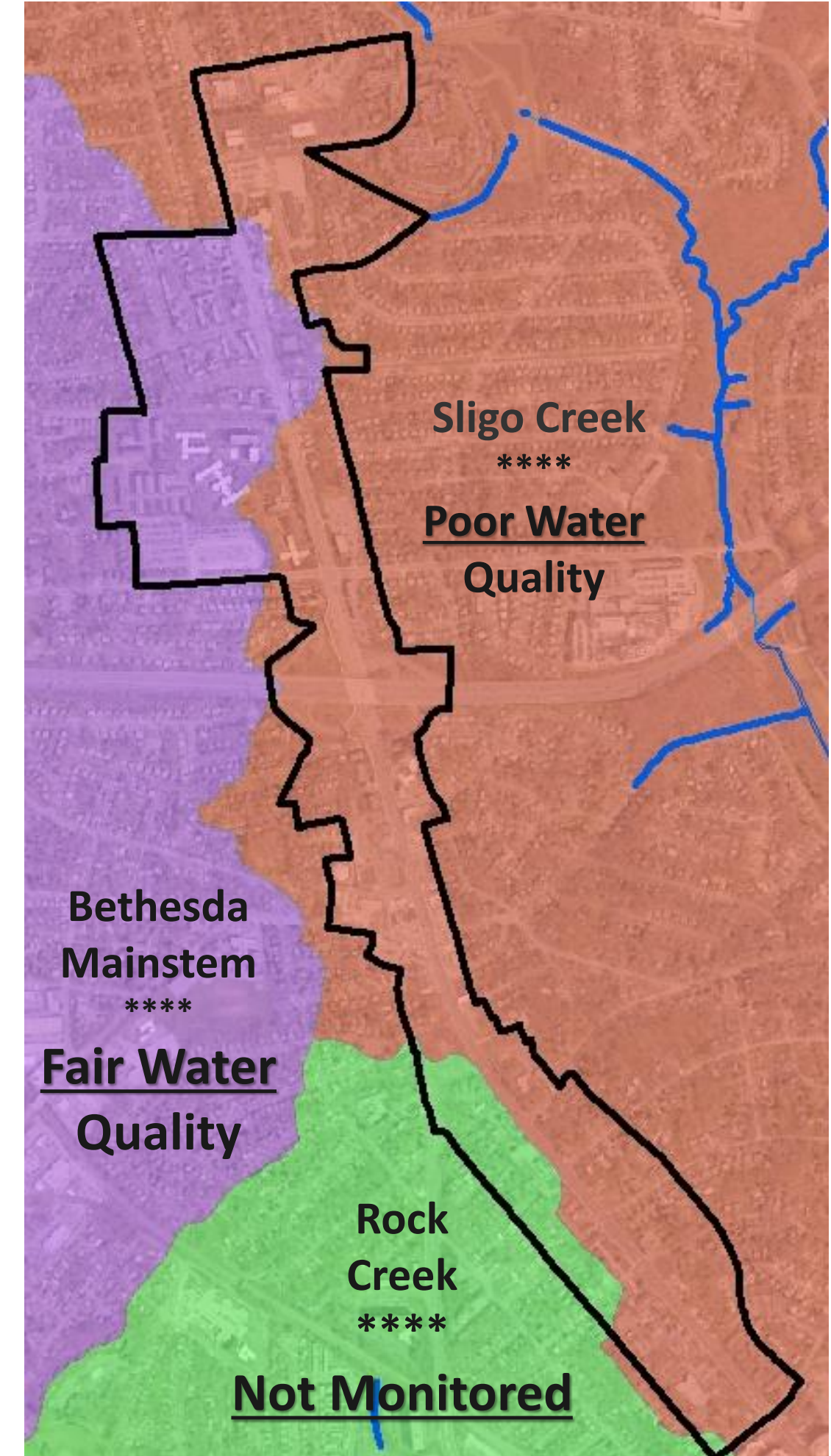
Stormwater Runoff Untreated

Effects:

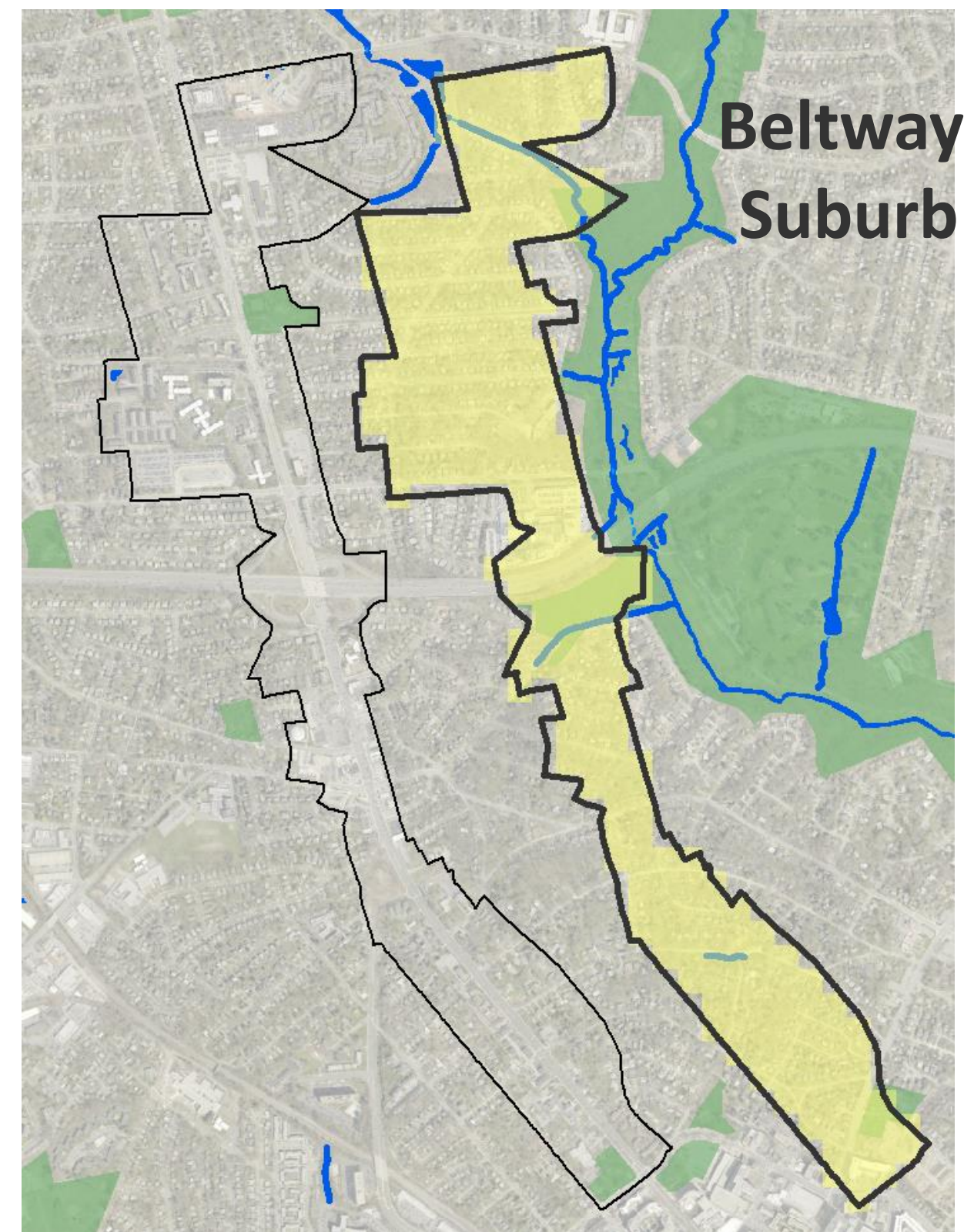
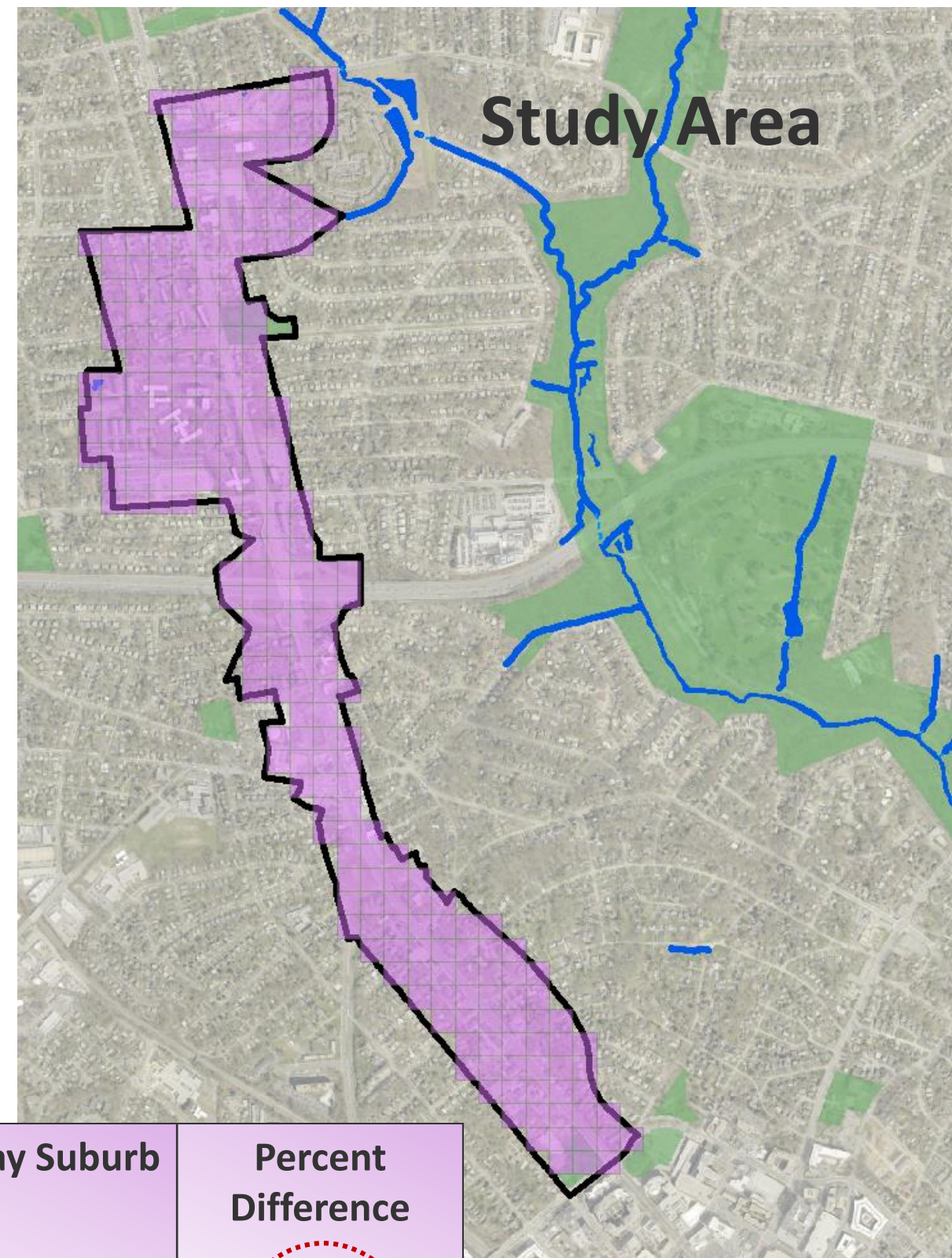
- Poor water quality
- Reduced fish populations
- Streambank erosion
- Increased stream temperatures



Watershed Water Quality



Stormwater Runoff Pollutant Loads



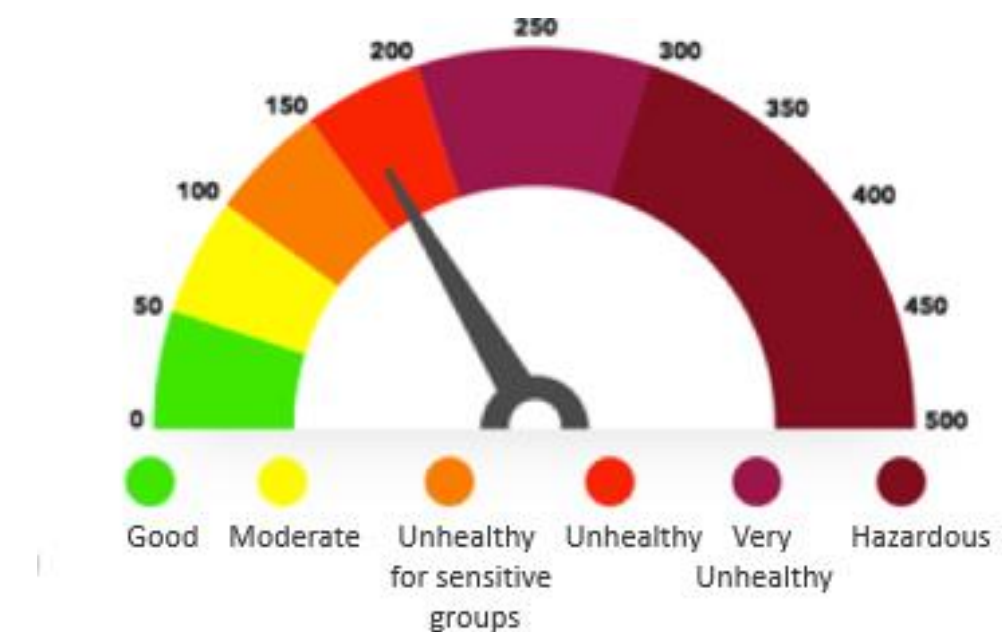
Pollutant	Study Area	Beltway Suburb	Percent Difference
Total Suspended Solids	31,6567 lbs/yr	23,3137 lbs/yr	26%
Total Nitrogen	2,708 lbs/yr	2,135 lbs/yr	21%
Total Phosphorus	176 lbs/yr	156 lbs/yr	11%

AIR QUALITY



ANALYSIS

Pollutant	Air Quality Index
Carbon Monoxide	Good
Nitrogen dioxide	Good
Ozone	Moderate
Particulate matter _{2.5}	Moderate
Particulate matter ₁₀	Good
Sulfur dioxide	Good



Green Streets



Green Buildings



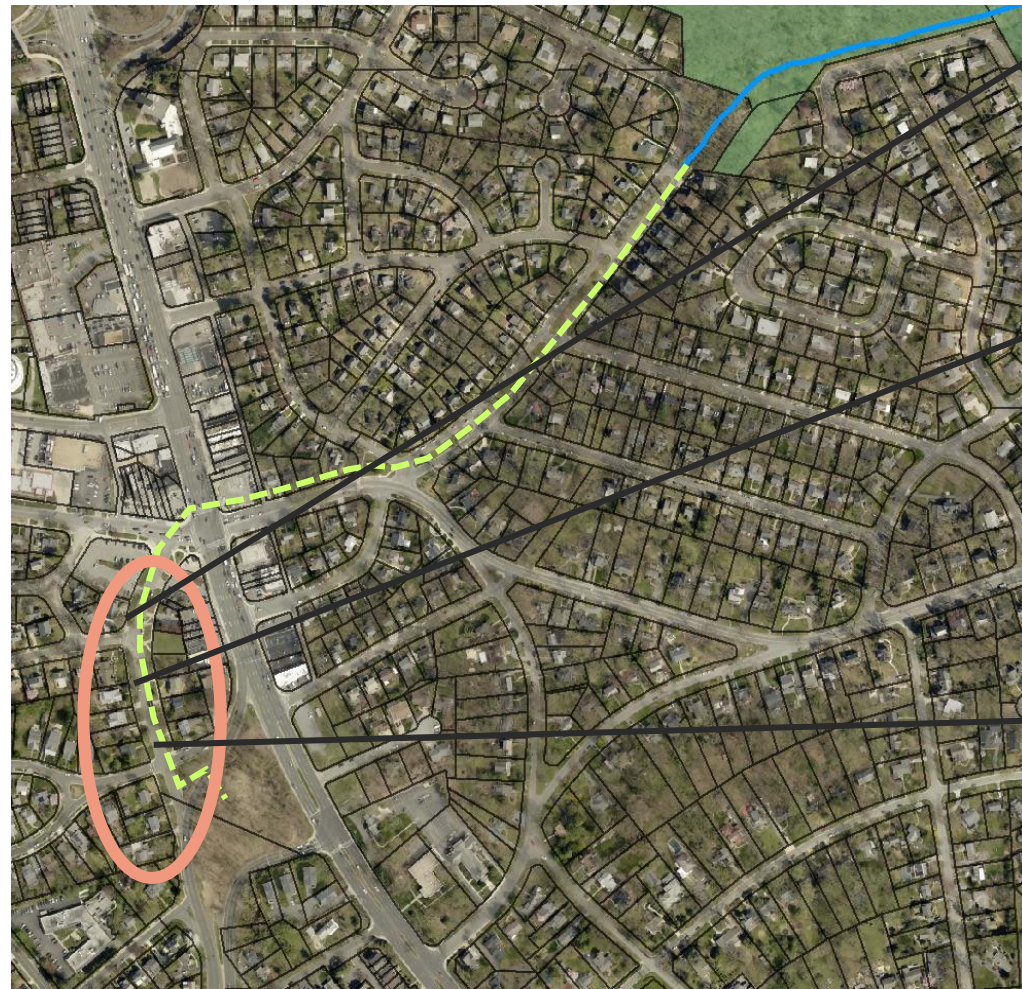
Green Space

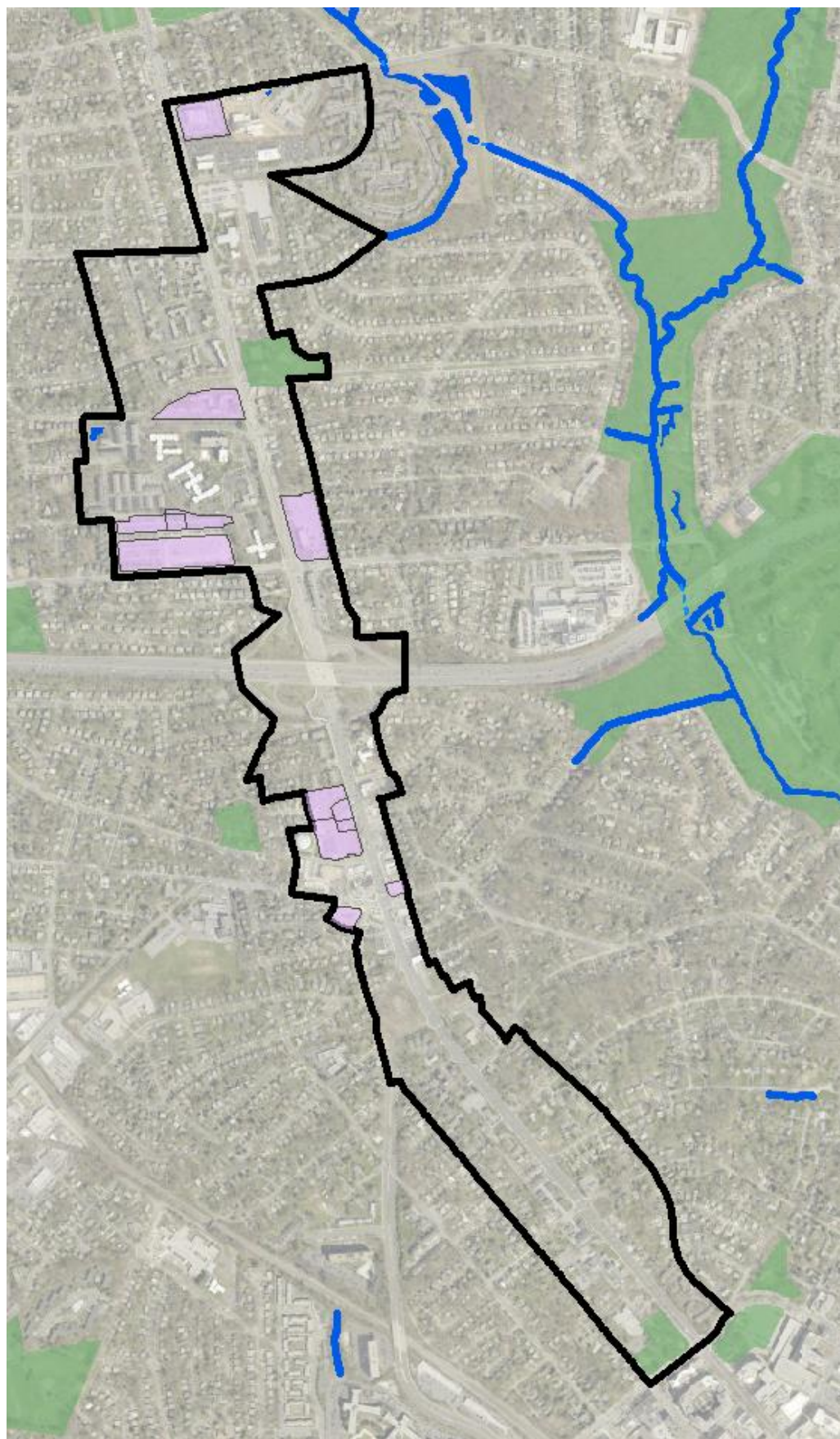


Reduced Energy Demand



Stormwater Treatment: Green Streets





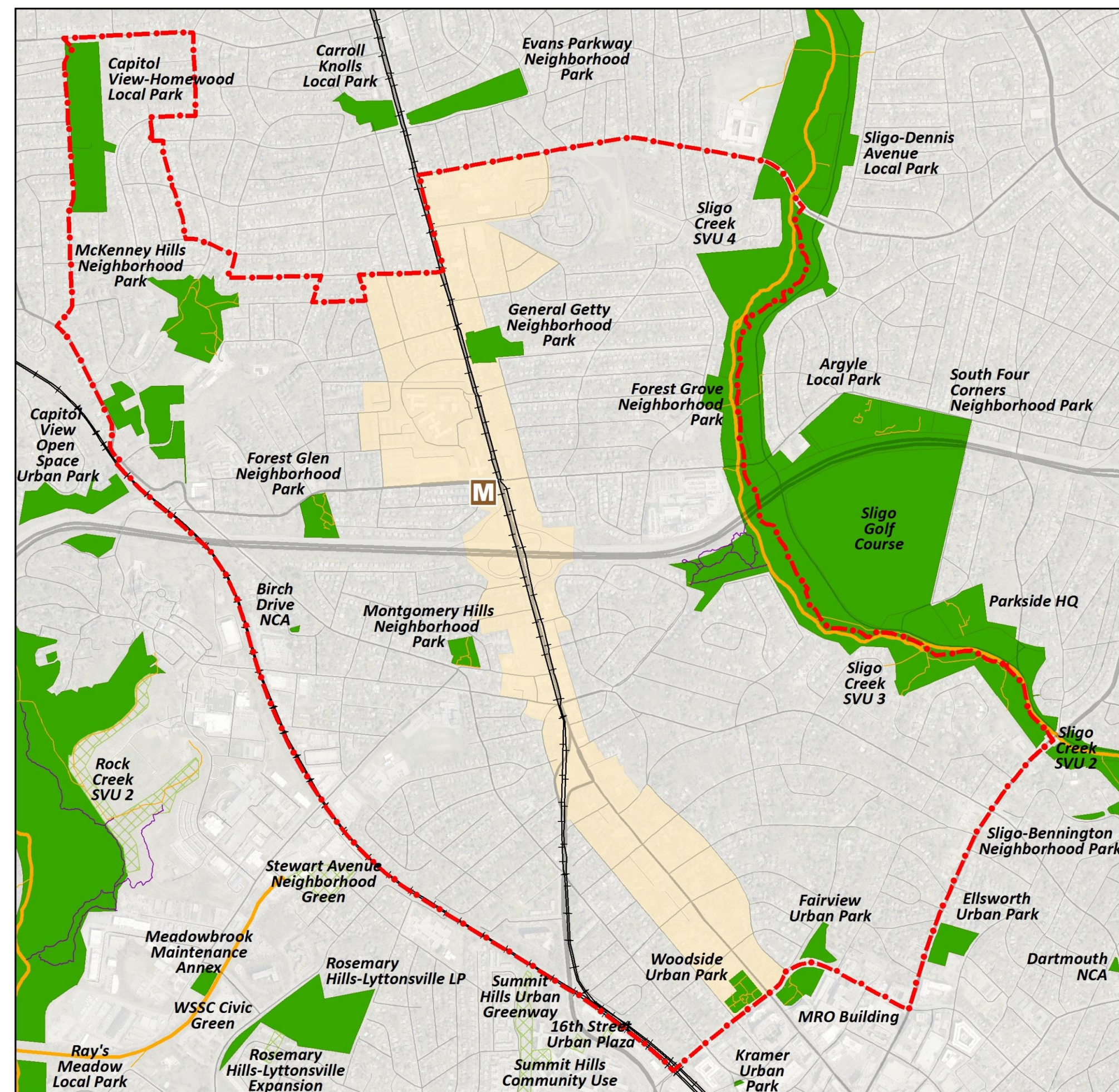
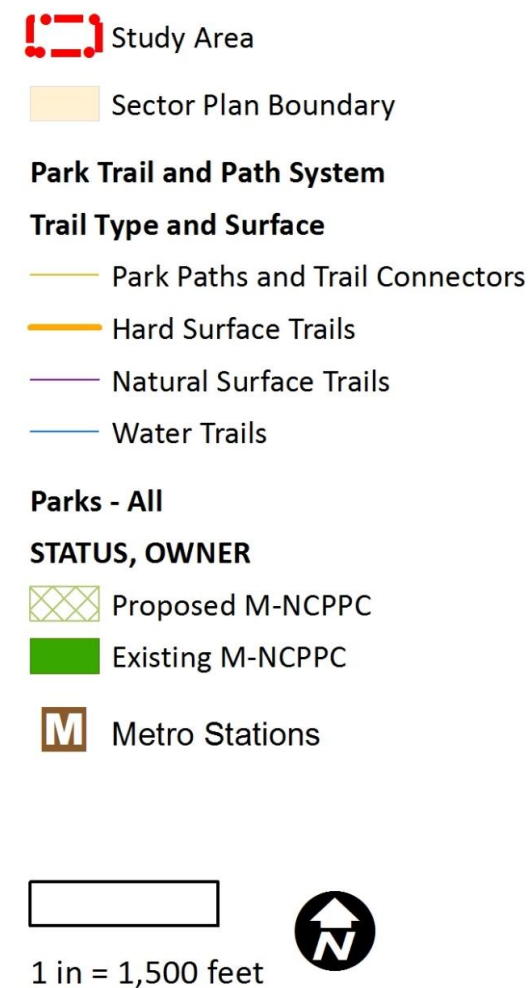
Opportunity Areas



Parks

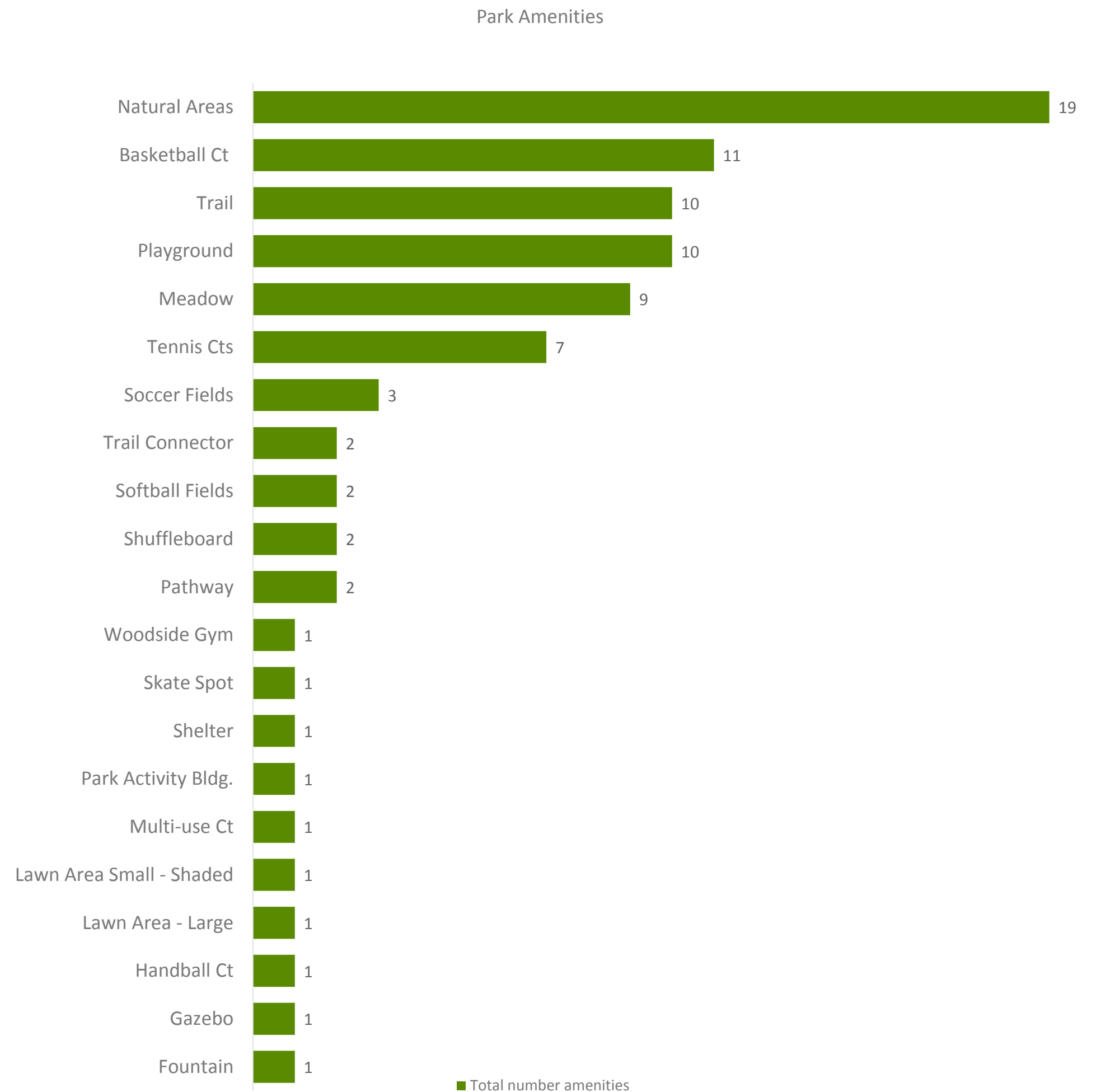


Parks, Trails, and Open Space



Parks, Trails, and Open Space

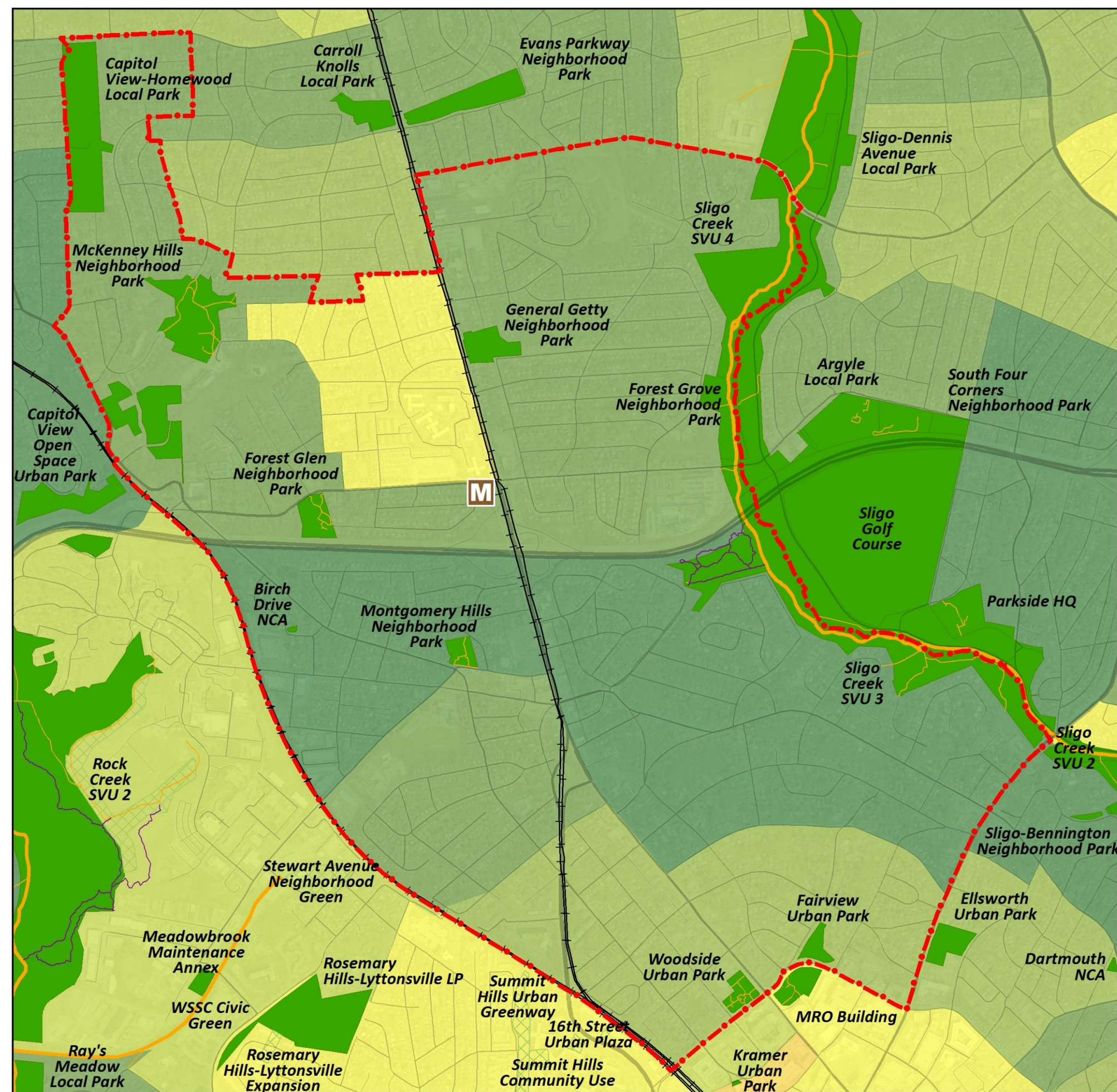
Existing public amenities within the Study Area



Parks, Trails, and Open Space



Parks, Trails, and Open Space



In the EPS Study Area, everyone can walk to a public space.

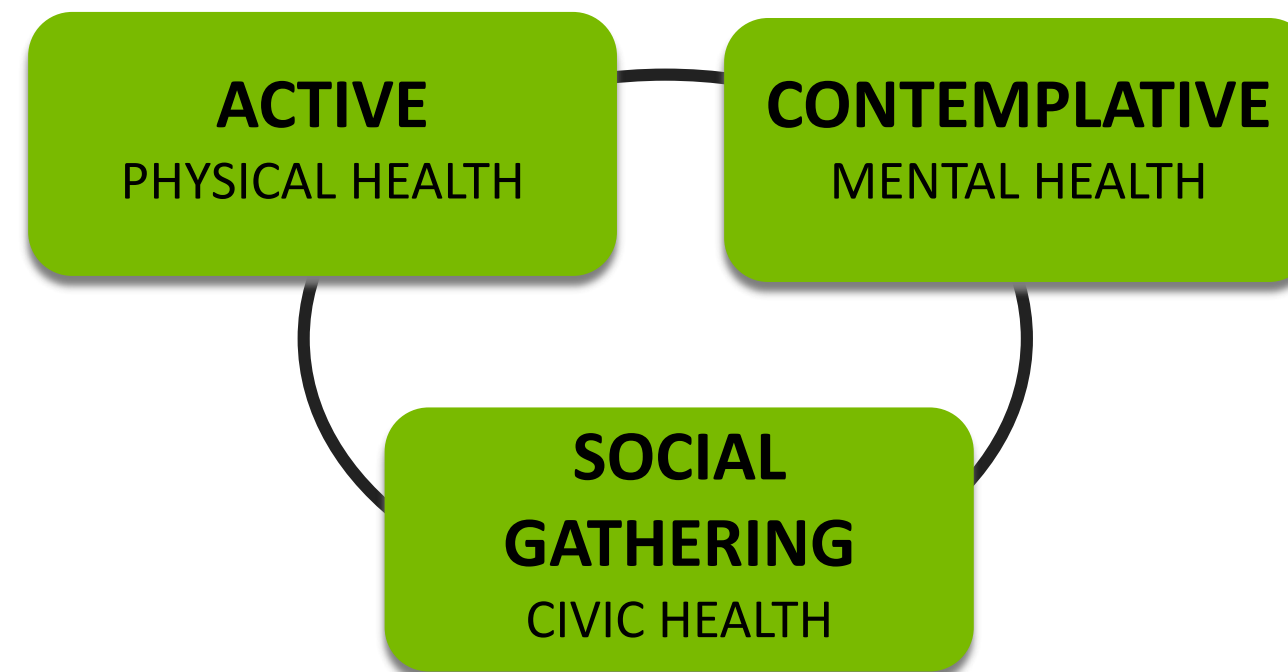


Integrated Public Spaces Network with centrally located parks
Platform of Community Experiences: Residents, workers and visitors

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



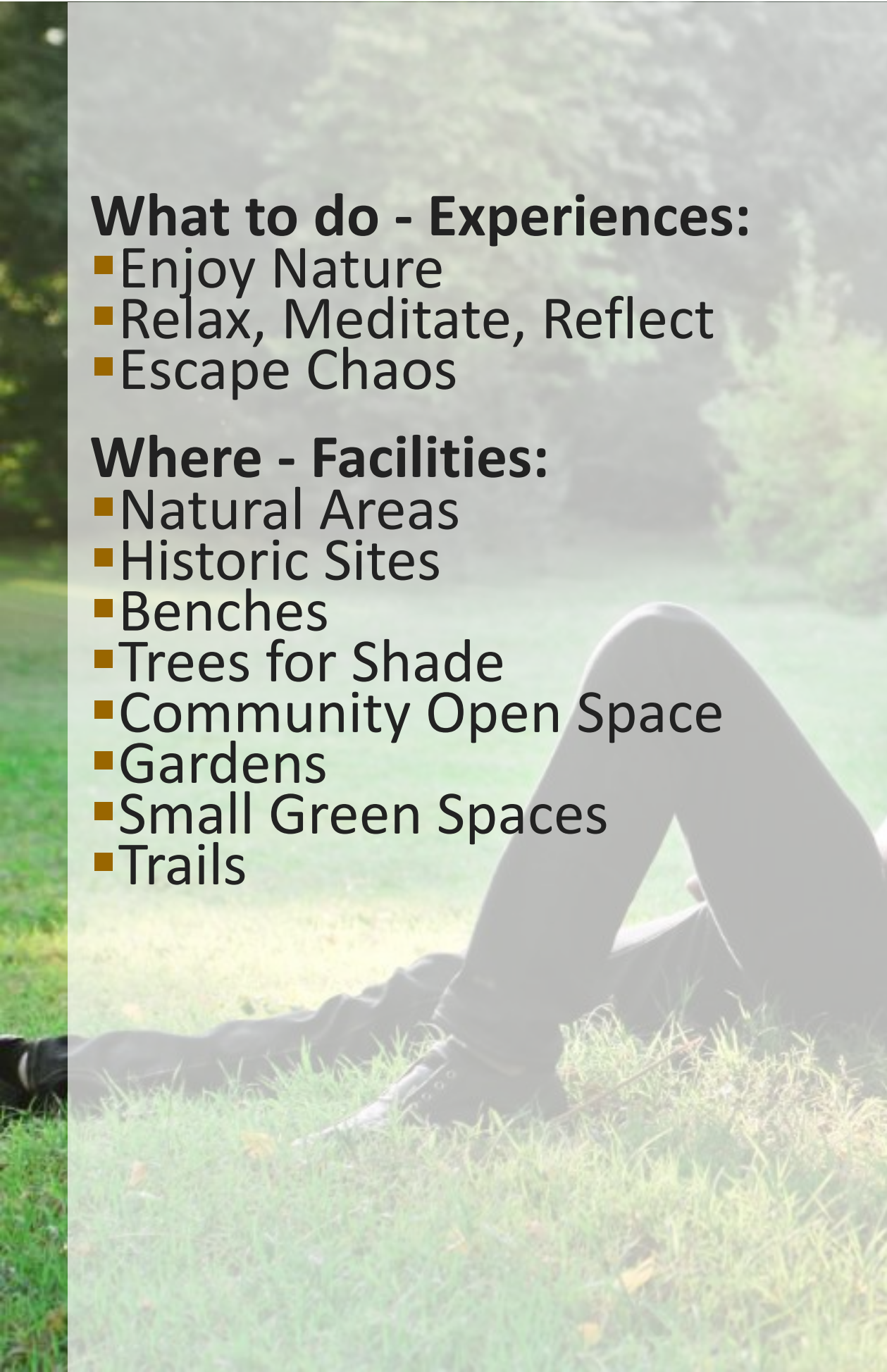
Contemplative Recreation – Mental Health

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



Analysis

Analyze Supply/Demand Countywide

Identify Areas with Shortages

Lower Level of Service/Shortages

Prioritize Areas by Social Equity

Lower Income



Next Steps

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/>



Parks, Trails, and Open Space

Renovate and Re-purpose
old existing amenities
with new and needed
amenities



Parks, Trails, and Open Space

Develop new amenities in an existing space



Parks, Trails, and Open Space

Create a new open
space or park through
dedication of private
property or land
acquisition



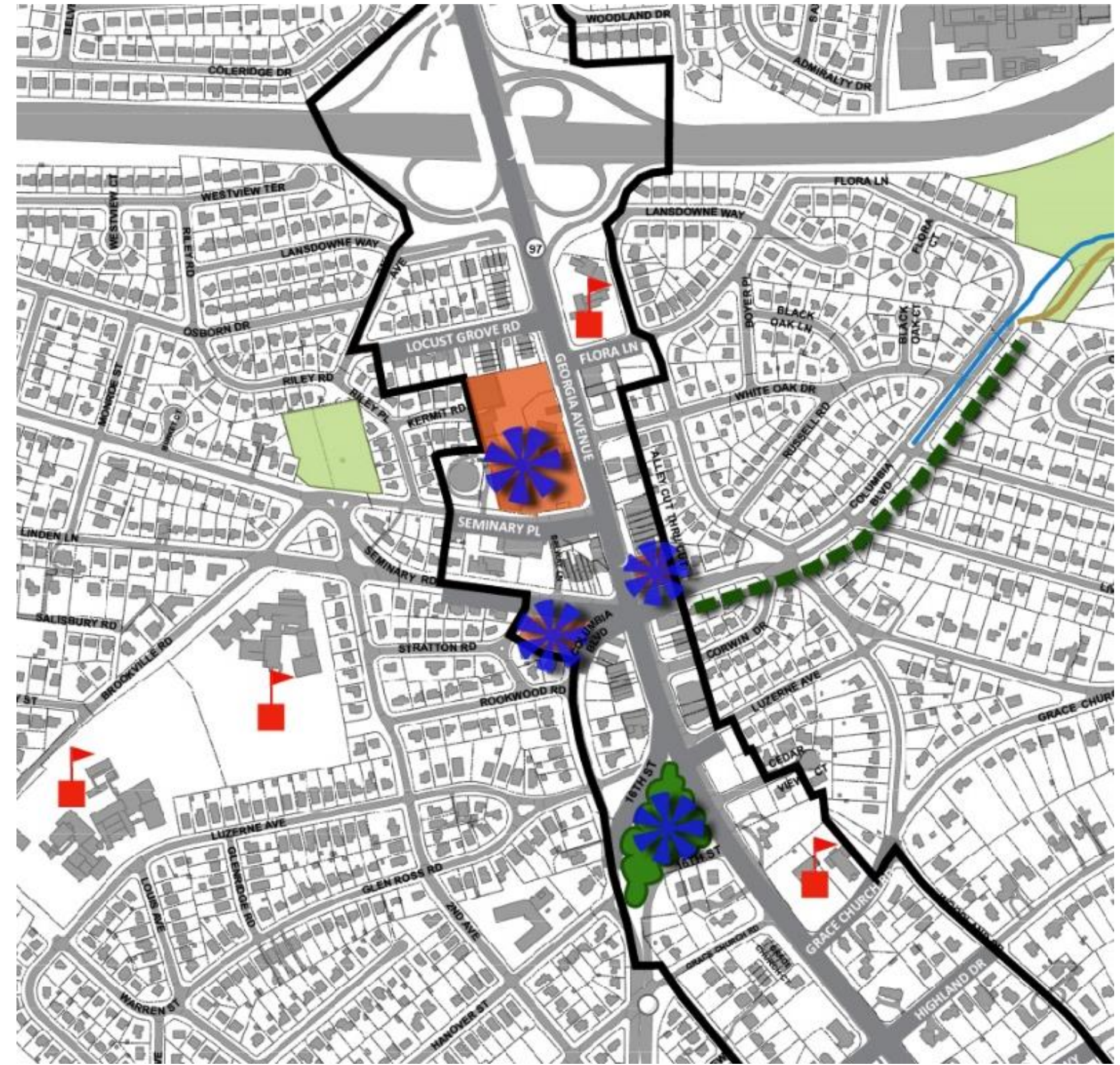
Parks, Trails, and Open Space

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

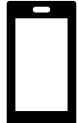


SMS Interactive Text Me Back

- on-site SMS sign campaign
- Strategic locations
- Geocoding

What do you love about your community?

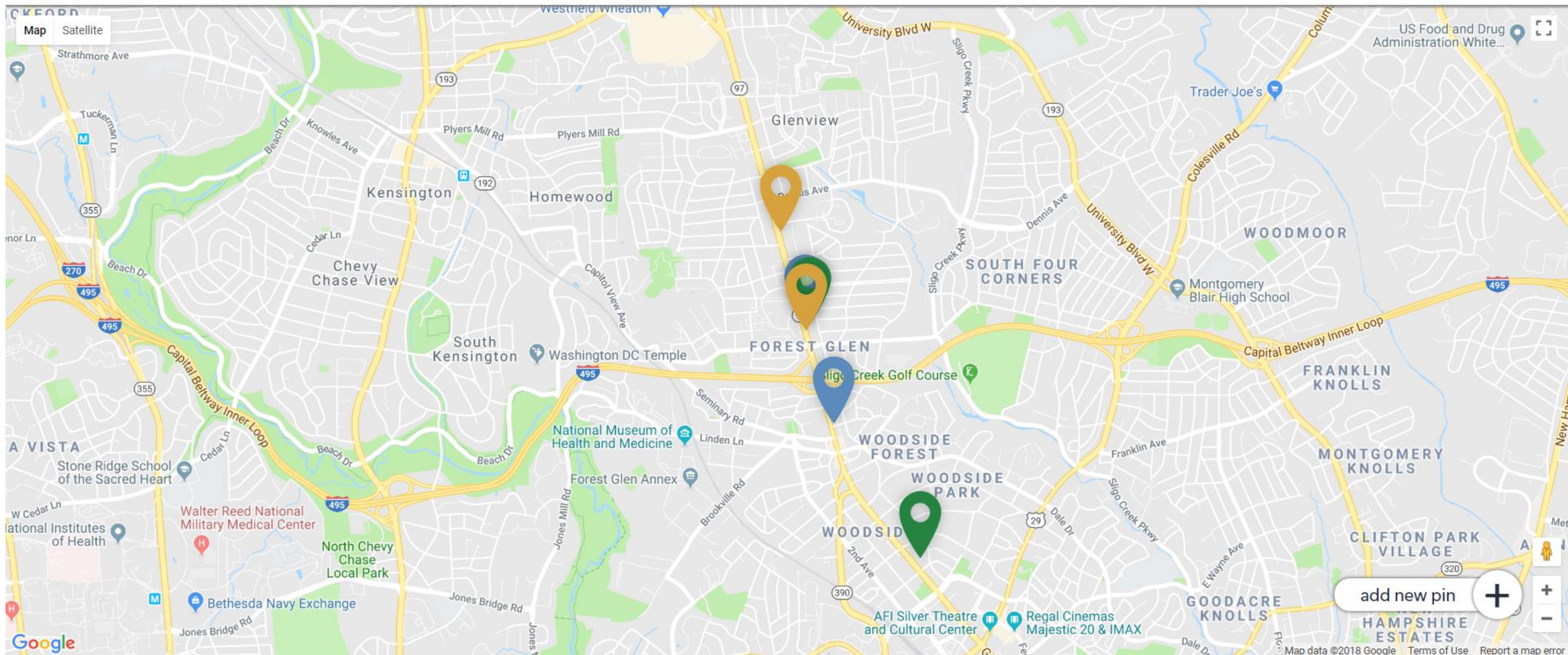
Text Your Response to:

 (301) 333-3333

(standard text messaging rates may apply)

Learn more about the Plan at [MontgomeryPlanning/forestglen.com](https://montgomeryplanning/forestglen.com)





SOCIAL MEDIA

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

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

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

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