

Montgomery Hills/ Forest Glen Sector Plan

PLANNING BOARD PRESENTATION

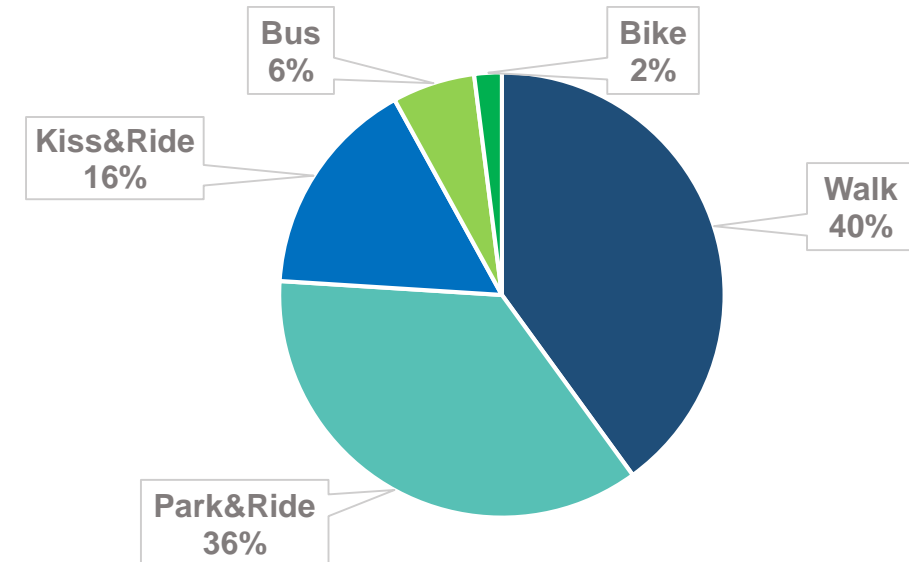
July 11, 2019



Forest Glen Metro Station



2018 Daily Ridership:	2,045
2040 Ridership Goal:	2,682
Bus:	5 bays, 2 routes
Kiss & Ride:	45 spaces
Park & Ride:	596 surface spaces



Land Use Matters to Metro for Ridership!

Example 1: Silver Spring



Weekday passenger entries:	12,000
Weekday average revenue:	\$39,500
Housing and jobs within ½-mile:	28,252

Example 2: Deanwood




Weekday passenger entries:	1,300
Weekday average revenue:	\$3,300
Housing and jobs within ½-mile:	1,901

2018 Joint Development Feasibility Study

- Established Joint Development goals:
 - Maximize ridership potential (high density, mixed use development)
 - Coordinate strategies to reduce transit facility footprint and costs
- Evaluated:
 - Future transit facility needs
 - Real estate market potential
 - Financial feasibility of Joint Development

Future Transit Facility Needs

- Can reduce and consolidate bus bays and Kiss & Ride
- Park & Ride is 100% utilized; requires one-for-one parking replacement unless parking demand can be reduced
- Conducted parking customer survey to identify solutions to reduce parking demand
- Survey results:
 - Pedestrian passageway under Georgia Ave 61%
 - Improved sidewalks 52%
 - Park at Wheaton instead 44%
 - More bicycle paths 41%
 - Neighborhood bus or micro-transit shuttle 36%



Positive responses when
asked what would shift
commuters' travel behavior

Development Potential

■ Market analysis results:

- Strongest demand for multi-family residential (300-600 units)
- Potential for some retail and office space
- Rents likely not high enough to support taller construction today, but approaching tipping point

■ Metro's recommendations for Sector Plan

- ✓ Provide enough density to be attractive
- ✓ Minimize infrastructure requirements
- ✓ Allow flexibility to support mix of uses

CRT-2.5 (C-2.5, R-2.5, H-120)

¼- to ½-acre of open space

Retail or townhouse frontage along Forest Glen Rd
Open space anywhere on site

2015 Development Concepts

- Considered a low density program based on existing density allowances, but infrastructure costs were too high to make a project feasible



Townhouses only



Townhouse and some multi-family

2018 Development Concepts

- Proposed a higher density program to support infrastructure costs



Central Open Space



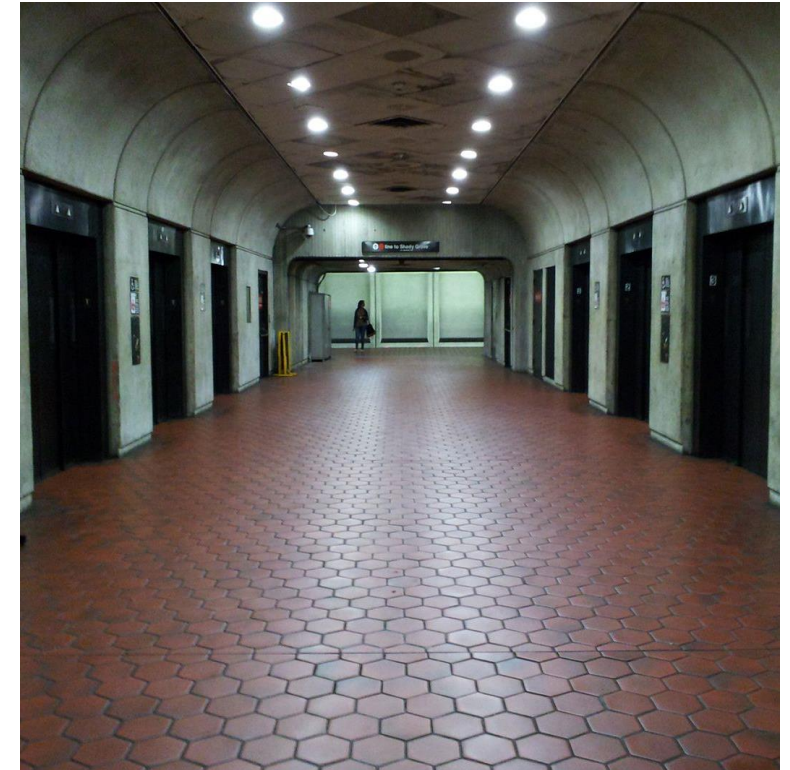
Metro Adjacent Open Space

Station Capacity to Support New Development

Elevator capacity*	1,728	persons/hr (one-way)
Peak usage	621	persons/hr (past 5 mos.)
Utilization rate	36	%
Tipping point	+4,500	households within 1/8 mile

6 high-speed elevators
12 persons/elevator
90 seconds cycle time
98% performance up-time

Last rehabilitation = 2006
Next rehabilitation = 2021



*1,152 persons/hr capacity if only 4 of 6 elevators are working (57% utilization)

Emergency Response and Evacuation Plan

- Updated in 2016 in conjunction with Montgomery County
- All Fire Departments retain copies of plan
- Additional Station Manager located at platform level to support response

1st Option: Elevators

- Chamber includes fireproof doors to allow elevator use during smoke/fire incidents

2nd Option: Train Shuttle

- Shelter passengers on platforms, close fire doors and send train to pick-up

3rd Option: Staircases

- Located at both ends of platforms with 3 refuge points along 21-story ascent

Thank You!

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