



**Committee:** Directly to Council  
**Committee Review:** N/A  
**Staff:** Pamela Dunn, Senior Legislative Analyst  
Glenn Orlin, Senior Analyst  
**Purpose:** Final action – vote expected  
**Keywords:** #Forest Glen, Montgomery Hills, Sector Plan

AGENDA ITEM #6.5  
March 31, 2020  
**Action**

## SUBJECT

Action to approve the Forest Glen/Montgomery Hills Sector Plan resolution.

## EXPECTED ATTENDEES

Casey Anderson, Chair, Montgomery County Planning Board  
Gwen Wright, Director, Montgomery Planning Department  
Leslye Howerton, Master Plan Supervisor, Montgomery Planning Department  
Melissa Williams, Senior Planner, Montgomery Planning Department  
Katie Mencarini, Senior Transportation Planner, Montgomery Planning Department

## COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

- Approve the Forest Glen/Montgomery Hills Sector Plan resolution.

## DESCRIPTION/ISSUE

Attached is a resolution approving the Forest Glen/Montgomery Hills Sector Plan. The resolution is consistent with the Council discussions that took place on January 28 and February 4, and the recommendations of the Planning, Housing and Economic Development (PHED) Committee. A draft of the resolution was posted on the Council website March 13, 2020 for comments.

## SUMMARY OF KEY DISCUSSION POINTS

N/A

### **This report contains:**

Resolution to approve the Forest Glen/Montgomery Hills Sector Plan

### **Pages**

1-32

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Resolution No.: \_\_\_\_\_  
Introduced: \_\_\_\_\_  
Adopted: \_\_\_\_\_

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3 **COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND**  
4 **SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION**  
5 **OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT**  
6 **WITHIN MONTGOMERY COUNTY, MARYLAND**  
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8  
9 By: County Council  
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11 **SUBJECT:** Approval of September 2019 Forest Glen/Montgomery Hills Sector Plan  
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- 13  
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- 15 1. On September 24, 2019, the Montgomery County Planning Board transmitted to the County  
16 Executive and the County Council the September 2019 Planning Board Draft of the Forest  
17 Glen/Montgomery Hills Sector Plan.  
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  - 19 2. The September 2019 Forest Glen/Montgomery Hills Sector Plan contains the text and  
20 supporting maps for a comprehensive amendment to portions of the approved and adopted  
21 1989 Master Plan for the Communities of Kensington-Wheaton, as amended; 1996 Forest Glen  
22 Sector Plan, as amended; and 2000 North and West Silver Spring Master Plan, as amended. It  
23 also amends The General Plan (On Wedges and Corridors) for the Physical Development of  
24 the Maryland-Washington Regional District in Montgomery and Prince George’s Counties, as  
25 previously amended; the 2013 Countywide Transit Corridors Functional Master Plan; the  
26 Master Plan of Highways and Transitways, as amended; and the 2018 Bicycle Master Plan.  
27
  - 28 3. On November 12, 2019, the County Council held a public hearing on the September 2019  
29 Forest Glen/Montgomery Hills Sector Plan. The Master Plan was referred to the Council’s  
30 Planning, Housing, and Economic Development Committee for review and recommendations.  
31
  - 32 4. On November 20, 2019, the Office of Management and Budget transmitted to the County  
33 Council the Executive’s Fiscal Impact Statement for the September 2019 Forest  
34 Glen/Montgomery Hills Sector Plan.  
35
  - 36 5. On November 25, 2019, December 2, 2019, and January 16, 2020, the Planning, Housing, and  
37 Economic Development Committee held worksessions to review the issues raised in  
38 connection with the Forest Glen/Montgomery Hills Sector Plan.  
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  - 40 6. On January 28 and February 4, 2020, the County Council reviewed the Forest  
41 Glen/Montgomery Hills Sector Plan and the recommendations of the Planning, Housing, and  
42 Economic Development Committee.  
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**Action**

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following resolution:

The Forest Glen/Montgomery Hills Sector Plan, dated September 2019, is approved with revisions. County Council revisions to the Forest Glen/Montgomery Hills Sector Plan are identified below. Deletions to the text of the Plan are indicated by [brackets], additions by underscoring. All page references are to the September 2019 Planning Board Draft Forest Glen/Montgomery Hills Sector Plan.

Page ii: Amend the first paragraph under Abstract as follows:

The Forest Glen/Montgomery Hills Sector Plan contains the text and supporting maps for a comprehensive amendment to portions of the approved and adopted 1989 Master Plan for the Communities of Kensington-Wheaton, as amended; 1996 Forest Glen Sector Plan, as amended; and 2000 North and West Silver Spring Master Plan, as amended. It also amends The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George’s Counties, as previously amended; the 2013 Countywide Transit Corridors Functional Master Plan; the Master Plan of Highways and Transitways, as amended; and the 2018 Bicycle Master Plan.

Page iv: Amend the Table of Contents to reflect changes in headings and page numbers as a result of changes to text and graphics.

Page 1: Amend the first paragraph of the Executive Summary as follows:

The Forest Glen/Montgomery Hills Sector Plan provides an opportunity to reassess and enhance the character of the plan area, leverage public investment and analyze alternative redevelopment and connectivity solutions. It is a timely analysis in that two, related important initiatives are underway: the MD 97 Montgomery Hills study initiated by Maryland Department of Transportation State Highway Administration ([MCDOT]MDOT SHA) and the Washington Metropolitan Area Transit Authority’s (WMATA) feasibility analysis of the Forest Glen Metro Station.

Page 2: Amend the second column heading in Table 1: Recommendations Summary as follows:

[Short Term] Time Frame

Page 2: Amend the fourth recommendation in Table 1: Recommendations Summary as follows:

Note the location of two historic cemeteries: Mount [Union] Zion Methodist Episcopal Church and Cemetery site, and Grace Episcopal Church cemetery site.

90 Page 2: Amend the 19<sup>th</sup> recommendation in Table 1: Recommendations Summary as follows:

91  
92 Develop [a] BiPPA [plan] plans on parallel timelines for Montgomery Hills and Forest Glen.

93  
94 Page 3 : Amend the 28<sup>th</sup> recommendation in Table 1: Recommendations Summary as follows:

95  
96 Recommend the nomination of the Montgomery Hills Commercial District as a Main Street  
97 Maryland Program.

98  
99 Page 3: Amend the 29<sup>th</sup> recommendation in Table 1: Recommendations Summary as follows:

100  
101 Recommend that the Montgomery Hills District be designated as a qualified recipient of  
102 MCEDC Small Business Impact Assistance Funds.

103  
104 Page 3: Amend the 31<sup>st</sup> recommendation in Table 1: Recommendations Summary as follows:

105  
106 Consider the following individual sites for [potential historic designation] listing in the  
107 Locational Atlas and Index of Historic Sites or for designation in the Master Plan for Historic  
108 Preservation: Montgomery Hills Shopping Center; Exceptional Fabricare; Calvary Lutheran  
109 Evangelical Church; Grace Episcopal Church and Cemetery; and Americana Finnmark.

110  
111 Page 3: Amend the 32<sup>nd</sup> recommendation in Table 1: Recommendations Summary as follows:

112  
113 [Retain] Evaluate the Woodside Locational Atlas Historic District for designation in the Master  
114 Plan for Historic Preservation.

115  
116 Page 4: Revise Map 1: Existing Land Use to reflect updated land uses.

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118 Page 5: Revise Map 2: Recommended Land Use to reflect Council decisions.

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120 Page 6: Revise Map 3: Existing Zoning to reflect updated zoning.

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122 Page 7: Revise Map 4: Recommended Zoning to reflect Council decisions.

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124 Page 12: Amend the second bullet under 1.5 Challenges and Opportunities, Challenges as follows:

125  
126 • Displacement of businesses with [State Highway Administration's] MDOT SHA property  
127 acquisitions for road improvements, loss of affordable commercial space.

128  
129 Page 12: Amend the third bullet under 1.5 Challenges and Opportunities, Challenges as follows:

130  
131 • Loss of parking spaces due to MDOT SHA improvements.

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133 Page 12: Amend the 14<sup>th</sup> bullet under 1.5 Challenges and Opportunities, Challenges as follows:

134  
135 • Construction period disruptions from MDOT SHA improvements.

136

137 Page 13: Amend the third bullet under 1.5 Challenges and Opportunities, Opportunities as follows:

138

- 139
- Available redevelopment sites created by MDOT SHA acquisitions.

140

141 Page 16: Amend the last two sentences of the first paragraph under 1. Consolidated Driveways as  
142 follows:

143

144 A list of driveways to be considered for consolidation with redevelopment is included in the  
145 technical appendix of this plan and they are shown in Figure 1. New driveways should be  
146 considered only in conjunction with the removal or reduction of existing driveways.

147

148 Page 20: Amend the second bullet under 2. Long-Term Vision as follows:

149

- 150
- Provide designated space for [high-end] bus rapid transit station furniture.

151

152 Page 21: Amend the second paragraph under 3. Main Street Grid as follows:

153

154 The plan recommends the following new grid of business district roadways, Montgomery Hills  
155 Connectors (B-2, and B-3[, and B-4]) with redevelopment of the Seminary Place Shopping  
156 [Plaza] Center. Specific recommendations and considerations to achieve the long-term vision  
157 are detailed in the appendix.

158

159 Page 21: Revise Figure 2: Main Street Grid Concept to reflect updated Business District Streets  
160 per Table 2.

161

162 Page 23: Insert additional language after the second paragraph of 1. Short-Term Design  
163 Alternative: Beltway Ramp Reconfiguration to reflect Council decision as follows:

164

165 Another design treatment to consider and study further that would improve traffic flow, reduce  
166 queuing and increase safety is a channelized signal bypass for the two Beltway on-ramps,  
167 accessed from northbound Georgia Avenue. This treatment has been applied at other  
168 interchanges in the County. As an example, Figure 3a shows the southbound I-270 on-ramp,  
169 accessed from eastbound Darnestown Road (MD 28).

170

171 Insert New Image: Figure 3a: Signal Bypass in Rockville, MD

172

173 Motorists who wish to access the southbound I-270 on-ramps stay to the right of the concrete  
174 barrier (rightmost lane) and are then able to bypass the signals for eastbound Darnestown Road.  
175 This helps traffic to flow off Darnestown Road and reduce spillbacks and queuing further west.  
176 The signal is still needed to provide safe, left turning movements for traffic exiting I-270 from  
177 the off-ramp.

178

179 Page 25: Amend the first paragraph of 1. Woodland Drive Extended (B-1) to reflect Council  
180 decision:

181

1. Woodland Drive Extended (B-1), (SR-1)

This plan recommends extending the existing northern terminus of Woodland Drive (60-foot right-of-way) [at] south of Medical Park Drive to connect to Dennis Avenue for the purpose of improving connectivity for all transportation modes. This plan envisions a connection designed for safe vehicle, pedestrian and bicycle travel that ultimately connects to Dennis Avenue. [This] The road segment from the current dead-end terminus and Medical Park Drive will be classified as a secondary residential roadway (SR-1). The road segment between Dennis Avenue and Medical Park Drive will be classified as a Business District Street (B-1); this recommendation would only be fully realized with the redevelopment of the medical office use located at the southeastern corner of Dennis and Georgia Avenues. Furthermore, this plan recommends a full movement, protected signalized intersection at Medical Park Drive and Georgia Avenue.

The road design should include buffered sidewalks on both sides. The design of the pedestrian facility should reflect the current best practices for widths and composition. The intersection should be evaluated for appropriate traffic controls. Pedestrian crossing facilities, such as high-visibility crosswalks, should also be included in the intersection design. The bikeway should ensure a level of traffic stress (LTS) no higher than two on the LTS scale established by the 2018 Bicycle Master Plan.

This recommendation to connect the [two] dead ends of Woodland Drive in the Forest Glen neighborhood advances the Glenmont to Silver Spring Breezeway recommendation made in the 2018 Bicycle Master Plan

Page 25: Revise Figure 5: Woodland Drive Extended to reflect Council decision.

Page 28: Revise Figure 13: Georgia Avenue to reflect correction.

Page 30: Revise Table 2: Street Classification and Right-of-Way Recommendations to reflect Council decisions as follows:

Table 2: Street Classification and Right-of-Way Recommendations							
Roadway	From	To	Functional Classification	Master Planned ROW (2)	Existing Lanes (3)(4)	Planned Lanes (3)(4)	BRT Type
Major Highways							
M-8 Georgia Avenue (MD 97)	Dennis Avenue	Capital Beltway (I-495)	Major Highway	110'	6D	6D	Mixed Traffic
M-8 Georgia Avenue (MD 97)	Capital Beltway (I-495)	16th Street (MD 390)	Major Highway	120'	7 (5)	7 (6)	Mixed Traffic

Table 2: Street Classification and Right-of-Way Recommendations							
Roadway	From	To	Functional Classification	Master Planned ROW (2)	Existing Lanes (3)(4)	Planned Lanes (3)(4)	BRT Type
M-8 Georgia Avenue (MD 97)	16 <sup>th</sup> Street (MD 390)	Spring Street	Major Highway	122'	6	<u>6+0T</u>	Dedicated
M-9 16th Street (MD 390)	2nd Avenue	Georgia Avenue (MD 97)	Major Highway	120'	6D	[6+0T]4D (7)	None
Major Arterial							
A-263 Spring Street	Fairview Road	Georgia Avenue (MD 97)	Arterial	100'	2D	2D	None
A-263 Spring Street	Georgia Avenue (MD 97)	First Avenue	Arterial	120'	2D	2D	None
Minor Arterials							
MA-16 Columbia Boulevard/ Dale Drive	Georgia Avenue (MD 97)	Wayne Avenue	Minor Arterial	80'	2	2	None
MA-17 Dennis Avenue	Georgia Avenue (MD 97)	Sligo Creek Parkway	Minor Arterial	80'	2	<u>2</u>	None
MA-41 Seminary Road	Georgia Avenue (MD 97)	Second Avenue/ Linden Lane	[Recommended] Minor Arterial	80'	2	2	None
MA-41 Seminary Road	Second Avenue/ Linden Lane	Seminary Place	[Recommended] Minor Arterial	80'	<u>2</u>	<u>2</u>	<u>None</u>
MA-41 Seminary Road	Seminary Place	Forest Glen Road	[Recommended] Minor Arterial	80'	<u>2</u>	<u>2</u>	<u>None</u>
MA-3 Linden Lane	Second Avenue	Brookville Rd	[Recommended] Minor Arterial	<u>80</u>	<u>2</u>	<u>2</u>	<u>None</u>
MA-42 Seminary Place	Georgia Avenue (MD 97)	Seminary Road/ Second Avenue	[Recommended] Minor Arterial	80'	2	2	None
MA-43 Forest Glen Road	Sligo Creek Parkway	[Sligo Creek Parkway]	[Recommended] Minor Arterial	80'	2	2	None

Table 2: Street Classification and Right-of-Way Recommendations

Roadway	From	To	Functional Classification	Master Planned ROW (2)	Existing Lanes (3)(4)	Planned Lanes (3)(4)	BRT Type
(MD 192)		<u>Georgia Avenue (MD 97)</u>					
MA-43 Forest Glen Road (MD 192)	Georgia Avenue (MD 97)	Belvedere Place	[Recommended] Minor Arterial	80'	4	4	None
Business District <u>Streets</u>							
<b>B-1</b> Woodland Drive Extended	[Northern terminus of Woodland Drive (approaching Medical Park Drive)] <u>Medical Park Drive</u>	Dennis Avenue	[Recommended] Business District Street	60'	2	2	None
<b>B-2</b> Montgomery Hills District Connector 2	Seminary [Road] <u>Place</u>	Northern boundary of Seminary Place Shopping Center	[Recommended] Business District Street	60'	2	2	None
<b>B-3</b> [Montgomery Hills District Connector 3] <u>Flora Lane Extended</u>	Montgomery Hills District Connector 2	Georgia Avenue [(opposite Flora Lane)]	[Recommended] Business District Street	60'	2	2	None
<b>B-4</b> [Montgomery Hills District Connector 4] <u>White Oak Drive Extended</u>	Montgomery Hills <u>District Connector 2</u>	Georgia Avenue [(opposite White Oak Drive)]	[Recommended] Business District Street	60'	2	2	None
<b>B-5</b> <u>Montgomery Hills District Connector 3</u>	<u>Seminary Place</u>	<u>Seminary Road</u>	[Recommended] <u>Business District Street (non-standard design)</u>	<u>40'</u>	<u>2</u>	<u>2</u>	<u>None</u>

Table 2: Street Classification and Right-of-Way Recommendations							
Roadway	From	To	Functional Classification	Master Planned ROW (2)	Existing Lanes (3)(4)	Planned Lanes (3)(4)	BRT Type
<u>Primary Residential Streets</u>							
P-29 Dennis Avenue	Brunswick Avenue	Georgia Avenue (MD 97)	Primary Residential	70'	2	2	None
P-19 Hildarose Drive	Gardiner Avenue	Georgia Avenue (MD 97)	Primary Residential	70'	2	2	None
P-X <u>Medical Park Drive</u>	<u>Dennis Avenue</u>	<u>Georgia Avenue (MD 97)</u>	<u>Primary Residential</u>	<u>70'</u>	<u>2</u>	<u>2</u>	<u>None</u>
<u>Secondary Residential Street</u>							
<u>SR-1 Woodland Drive Extended</u>	<u>Northern terminus of Woodland Drive (approaching Medical Park Drive)</u>	<u>Medical Park Drive</u>	<u>Secondary Residential</u>	<u>60'</u>	<u>2</u>	<u>2</u>	<u>None</u>

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Notes for Table 2:

1. Georgia Avenue, north of Tilton Drive, is recommended for a target speed of 30 miles per hour. South of Tilton Drive, Georgia Avenue is recommended for a target speed of 25 mph as indicated in Chapter 49 of the County Code (Urban Road Code). The remaining roads in the sector plan area are recommended for 25 miles per hour.
2. Master Planned ROW is showing the minimum widths.
3. The number of existing or planned through lanes for each segment, not including lanes for turning, parking, acceleration, deceleration, or other purposes auxiliary to through travel.
4. "D" denotes a divided highway, and "OT" denotes two lanes repurposed for BRT transitways.
5. On Georgia Avenue, the existing cross section includes 7 through lanes with an additional dynamic lane which is designated during peak periods by the peak direction. All other times, the eighth lane functions as a center left turn lane.
6. On Georgia Avenue, the removal of the dynamic lane will result in 7 lanes; 3 southbound and 4 northbound.
7. This plan extends the road diet recommended in the Greater Lyttonsville Sector Plan which resulted in reducing the roadway to 4 lanes; repurposing the remaining roadway width for a two-way separated bikeway on the east side between Georgia Avenue (MD 97) and the District of Columbia.
8. Bolded text indicates a sector plan recommendation; a new master-planned street or a

233 reclassification of an existing street. This recommendation will result in a modification to the  
 234 Master Plan of Highways and Transitways.

235  
 236 Page 32: Revise Map 8: Roadway Classifications to reflect Council decision.

237  
 238 Page 33: Insert a fourth paragraph under 2.1.3 Intersections and Crossings to reflect Council  
 239 decision as follows:

240  
 241 At the time of this Sector Plan’s adoption, both the final design of the Georgia Avenue Beltway  
 242 interchange and its effect on vehicle delay, and the Local Area Transportation Review standard  
 243 to be used in the 2020-2024 Subdivision Staging Policy (SSP), are not known. Therefore, any  
 244 intersection improvement that is needed must meet the congestion standards that are applicable  
 245 at the time of Planning Board action, be in conformance with the Sector Plan and be consistent  
 246 with Vision Zero and other transportation safety best practices and other applicable county  
 247 policies.

248  
 249 Page 34: Revise Map 9: Recommended Sidewalks and Protected Crossings to reflect Council  
 250 decision.

251  
 252 Page 35: Revise Table 3: Existing and Recommended Protected Crossing Locations to reflect  
 253 Council decision:

254

ID	Intersection	Existing Signalized Intersection	Existing Unsignalized Intersection with Crosswalk Improvements	BRT Station Location	Recommendation
1	Georgia Avenue at Dennis Avenue	X		X	
2	Georgia Avenue at Dexter Avenue			X	Protected crossing
3	<u>Georgia Avenue at Medical Park Drive</u>				<u>Signalized Intersection</u>
[3]4	Georgia Avenue at August Drive	X			
[4]5	Georgia Avenue at Tilton Drive				Protected crossing
[5]6	Georgia Avenue at Forest Glen Road	X		X	
[6]7	Georgia Avenue at Flora Lane [1]				Protected crossing
[7]8	Georgia Avenue at White Oak Drive [1]				Protected crossing
[8]9	Georgia Avenue at Seminary Place	X		X	
[9]10	Georgia Avenue at Seminary Road	X			

ID	Intersection	Existing Signalized Intersection	Existing Unsignalized Intersection with Crosswalk Improvements	BRT Station Location	Recommendation
[10]11	Georgia Avenue at 16 <sup>th</sup> Street [2]	X			
[11]12	Luzerne Avenue at Georgia Avenue				Protected crossing for bicyclists and pedestrians only
[12]13	Georgia Avenue at Highland Drive				Protected crossing
[13]14	Georgia Avenue at Noyes Drive		X		Protected crossing
[14]15	Georgia Avenue at Spring Street	X			
[15]16	Elkton Avenue and Forest Glen Road				Protected crossing
[16]17	Kimball Place and Darcy Forest Drive				Protected crossing
[17]18	Belvedere Place and Darcy Forest Drive		X		Protected crossing
[18]19	Grace Church Road and 16 <sup>th</sup> Street				Protected crossing
[19]20	Any planned/future changes to the WMATA station access as part of future development of the existing surface parking lots and bus loop[.]				Protected crossing
[20]21	16 <sup>th</sup> Street and Second Avenue	X			Improve intersection for pedestrian safety and comfort

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[1] Assumes realization of either [Alternative] Alternatives 1 or 2 of the Beltway and Interim-term recommendations for Georgia Avenue in Montgomery Hills.

[2] Assumes abandonment of the 16th Street southbound slip lane and consolidation of the northbound and southbound 16th Street lanes.

Page 37: Amend the second paragraph under 2. Forest Glen Metro Station Access to reflect Council decision as follows:

In 2013, MCDOT initiated a project to determine the alignment and type of facility for improving pedestrian safety at the intersection and access to the Metrorail at Forest Glen station. A passageway under Georgia Avenue connecting the [northwest] northeast corner to the [southeast] southwest corner was the preferred alignment. It would provide direct access to the Metrorail station with surface access on both ends. This plan confirms and supports the

269 funded project and recommends detailed considerations for the final design stage, which  
 270 includes [locations for additional elevators on Forest Glen Road west of Georgia Avenue] an  
 271 elevator on the south side of Forest Glen Road near the existing steps into the station lobby.  
 272 Consult the Transportation Appendix for details.

273  
 274 Page 37: Insert additional language under the second paragraph under 2. Forest Glen Metro  
 275 Station Access to reflect Council decision as follows:

276  
 277 For the purpose of providing a safe and efficient pick-up and drop-off area that will deter use  
 278 of Georgia Avenue and Woodland Drive, this sector plan recommends a designated pick-  
 279 up/drop-off area completely contained on the Forest Glen Medical Center site. This facility  
 280 will complement future access to the Forest Glen Metro station by way of the planned bicycle  
 281 and pedestrian passageway project which will be constructed under Georgia Avenue at Forest  
 282 Glen Road.

283  
 284 The Planning Board should grant public benefit points in conjunction with an optional method  
 285 regulatory application if a safe and efficient pick-up/drop-off area completely contained on the  
 286 Forest Glen Medical Center site is provided. For points to be awarded, MCDOT must approve  
 287 the final, detailed design at the time of site plan. The applicant will only be eligible for public  
 288 benefit points for the act of constructing the pick-up/drop-off facility; no points will be  
 289 awarded for a land contribution or payment towards the construction of the facility.

290  
 291 Page 37: Amend the third and fourth paragraphs under E. Policy Area Roadway Network  
 292 Adequacy Test to reflect Council decision as follows:

293  
 294 This plan recommends [increasing the policy area standard for the seven intersections within  
 295 its plan boundaries to 120 seconds] the Subdivision Staging Policy (SSP) establish a new Red  
 296 Policy Area encompassing an area of roughly one-half mile radius from the Forest Glen Metro  
 297 Station, with the precise boundary to be determined as part of the 2020-2024 SSP. The  
 298 recommendation is based on the high ratio of regional traffic, the comparatively small master-  
 299 planned densities included in the sector plan and the plan area's location between two  
 300 downtowns. [Increasing] Establishing the new [policy area] Red Policy Area standard accepts  
 301 the unique circumstances of the corridor and provides flexibility for future development, which  
 302 is the only viable means of achieving the safety and placemaking goals set forth in this plan.  
 303 The [intersections to which this recommendation applies are listed below] 120 seconds per  
 304 vehicle capacity standard would thus apply to the following intersections along Georgia  
 305 Avenue:

- 306 • [Dennis Avenue]
- 307 • August Drive
- 308 • Forest Glen Road
- 309 • Capital Beltway off-ramp paired signals (north and south)
- 310 • Flora Lane (planned)
- 311 • Seminary Place
- 312 • Seminary Road
- 313 • [16<sup>th</sup> street]

314 This recommendation also applies to any future traffic signals that would be installed [within  
315 the plan area] between August Drive and Seminary Road at a future date. It is important to  
316 note that future updates to the SSP, which determines if future county development can be  
317 accommodated by existing and planned infrastructure projects, may affect this  
318 recommendation. The purpose of this recommendation is to help inform future updates to the  
319 SSP, but it is recognized that the then current SSP supersedes the sector plan.

320

321 Page 38: Revise Map 10: Bus Rapid Transit Station Corridors to reflect updated information.

322

323 Page 38: Amend the first sentence of the second paragraph under A. Bus Rapid Transit as follows:

324

325 The sector plan also confirms the future bus rapid transit (BRT) station locations recommended  
326 in the *Approved and Adopted Countywide Transit Corridors Functional Master Plan (2013)*  
327 at Forest Glen Road and Dexter Avenue.

328

329 Page 39: Amend the second paragraph under B. Local Service as follows:

330

331 To address safety concerns of people crossing Georgia Avenue mid-block and away from  
332 protected crossings, WMATA should consider consolidating bus stops along Georgia Avenue.  
333 The stops recommended for consolidation are located [those] within one block of an existing  
334 or master-planned protected crossing and the existing crossings should only be eliminated once  
335 the nearby protected crossings are in place. Consolidating stops in the future could have the  
336 added benefit of reducing the number of pedestrians crossing Georgia Avenue away from  
337 protected crossings, when trying to access bus stops on the opposite side of the road more  
338 directly.

339

340 Page 50: Insert a new bullet after the twelfth bullet under 2.2.2 Urban Design, B.  
341 Recommendations as follows:

342

- 343 • Emphasize the importance of undergrounding utilities during redevelopment.

344

345 Page 50: Move the second bullet under 2.2.3 Historic Preservation, A. Goals to 2.2.3 Historic  
346 Preservation, B. Recommendations to reflect Council decision.

347

348 Page 50: Amend the fourth bullet under A. Goals as follows:

349

- 350 • Safeguard the historical and cultural heritage of the [county] Plan area.

351

352 Page 50: Amend the last paragraph under A. Green Cover as follows:

353

354 The plan recommends countering these consequences with expanded green cover through  
355 planted roofs, trees, bioretention systems, planting beds, even lawns. Green cover provides  
356 valuable services to cool air and surface temperatures, sequester carbon, [improve] ameliorate  
357 air and water quality, and reduce heat island effect and exposure to ultraviolet radiation. It has  
358 also been proven to improve quality of life by increasing psychological fitness and can directly  
359 affect the economy by improving physical appeal.

360

361 Page 51: Amend the first paragraph under Recommendations as follows:

362  
 363 [On] The Plan recommends, for all properties 2.5 acres or larger[,] which have a greater  
 364 likelihood of redevelopment under the Commercial/Residential (CR) zones, [provide] a  
 365 minimum of 35 percent green cover be provided. [For properties] Properties smaller than 2.5  
 366 acres[, there is no minimum green cover requirement. However, it is still a good goal for the  
 367 owners of these properties to] should strive for 35 percent green cover; however, the Plan  
 368 recognizes the challenges faced by smaller properties under redevelopment.

369  
 370 Page 51: Amend the first bullet under Recommendations as follows:

371  
 372 • [Planted intensive] Intensively planted green roof[s (] with 6 inches or greater soil depth.[])  
 373 of the total area.]

374  
 375 Page 51: Amend the fourth bullet under Recommendations as follows:

376  
 377 • [A] Or, a combination of tree canopy cover, [law] lawn, and intensive green roof for a total  
 378 green cover of 35 percent or greater.

379  
 380 Page 51: Amend the third paragraph under Recommendations as follows:

381  
 382 [\* ]If onsite energy generation requires the use of either the roof or open space,  
 383 accommodations for these features may alter and/or decrease the 35 percent minimum green  
 384 cover [requirement] desired.

385  
 386 Page 51: Amend the seventh bullet under Recommendations as follows:

387  
 388 • Provide soil volumes for canopy trees of no less than [800 to 1,000] 600 cubic feet.

389  
 390 Page 52: Delete the fourth sub-bullet under the fourth bullet under Recommendations as follows:

391  
 392 ○ [Water conservation and/or rainwater reuse by:  
 393 - Harvesting rainwater for retention, irrigation and/or gray water.  
 394 - Minimizing irrigation needs through the planting of locally adapted, native plant  
 395 species.]

396  
 397 Page 52: Insert a sixth bullet under Recommendations as follows:

398  
 399 • Apply water conservation and/or rainwater capture features such as:  
 400 ○ Harvesting rainwater for retention, irrigation and/or gray water.  
 401 ○ Minimizing irrigation needs through the planting of locally adapted, native plant  
 402 species.

403  
 404 Page 54: Revise Map 17: Existing and Recommended Parks and Open Space by moving park #18  
 405 to its correct location at the Forest Glen Metro Station Parking Lot and park #20 to its correct  
 406 location at the Forest Glen Medical Center site.

407  
 408 Page 54: Revise Map 17: Existing and Recommended Parks and Open Space to reflect Council  
 409 decision to remove parks #13, #15, and #16.

410  
 411 Page 55: Revise Table 5: Park and Open Space Hierarchy as follows:  
 412

<b>Table 5: Park and Open Space [Hierarchy] Recommendations</b>		
<b>Service Area - Countywide</b>		
<b>Location</b>	<b>Park Classification</b>	<b>Size</b>
[Silver Spring Health and Human Services Center]	[Urban Recreational Park and Community gardens]	[2-3 acres]
SHA ROW at 16 <sup>th</sup> Street and Georgia Avenue	Urban Recreational Park	3 acres
Forest Glen Metro Lot	Civic Green Urban park	½ - 1 acre
Forest Glen Medical Center	Civic Green Urban Park	½ - 1 acre
<b>Service Area – Local Community</b>		
<b>Location</b>	<b>Park Classification</b>	<b>Size</b>
Dennis Avenue Medical Cluster	Pocket Green Urban Park	½ acre
Seminary Place Shopping Center	Civic Green Urban Park	[½ - 1 acre] <u>no less than ½ acre</u>
[Snider’s Super Foods and Fire Station]	[Pocket Green Urban Park]	[¼ acre]
[Parking Lot #12]	[Urban Recreational Parklet]	[Min. 1/0 acre]
Luzerne and Cedar View Court	Pocket Green Urban Park	¼ acre

413  
 414 Page 55: Amend the second, third, and fourth bullets under Recommendations as follows:  
 415

- 416 • Establish a civic gathering space of at least ½ [to 1] acre with the redevelopment of the  
 417 Seminary [Plaza] Place Shopping Center. A memorial site for Mount Zion Methodist  
 418 Episcopal Church would be appropriate for the historic resources cited in the vicinity.  
 419 Ownership of the facility should be determined at the time of redevelopment.
- 420 • Transform underutilized, state-owned property at the intersection of Georgia Avenue and  
 421 16th Street into a new gateway urban recreational park. The gateway space would mark the  
 422 entrance of the community and [act as a multi-use area for active and passive uses] provide  
 423 space for a much-needed athletic field in this area of the County.
- 424 • If the Montgomery County Health and Human Services vacates its offices located at 8818  
 425 Georgia Avenue (former Woodside Elementary School), the building should continue as a  
 426 public facility[, to be used for one of the following (but not limited to):  
 427 ○ a school  
 428 ○ a park facility  
 429 ○ ]or be redeveloped as housing with 30 percent of the units provided as regulated [a  
 430 substantial ]affordable [component] units. Any redevelopment should provide open

431 space that is well-integrated with the existing Woodside Urban Park adjacent to the  
 432 property.

433

434 Page 56: Insert a new bullet after the fifth bullet under 2.3.1 Housing as follows:

435

- 436 • The Plan also recognizes the need for permanent supportive housing for the homeless.

437

438 Page 57: Revise Map 18: Existing and Recommended Housing Resources to reflect Council  
 439 decision.

440

441 Page 58: Amend the third paragraph under A. Housing Resources as follows:

442

443 This plan aims to balance the preservation of existing market-rate affordable housing with the  
 444 production of new housing, including MPDUs. This preservation and production strategy seeks  
 445 to retain the existing zoning on most of the single-unit [and multi-unit residential] properties[,]  
 446 and rezone select multi-unit properties and properties near existing transit stations.

447

448 Page 58: Amend the first bullet under Recommendations as follows:

449

- 450 • Preserve existing, market-rate affordable housing where [possible] practicable.

451

452 Page 60: Revise the third column heading in Table 6: Existing and Projected School Enrollment  
 453 as follows:

454

455 Actual ['18-19] '19-20

456

457 Page 63: Amend the second paragraph of 3.1 Plan Area Districts, Woodside as follows:

458

459 The Woodside Locational Atlas Historic District (M: 36-4) is located partially within the  
 460 boundaries of the Woodside District of this plan. A portion of this historic district was found  
 461 eligible for listing in the National Register of Historic Places by the Maryland Historical Trust  
 462 in 1994. Evaluation of this resource for [listing] inclusion in the Montgomery County Master  
 463 Plan for Historic Preservation was initiated several times in the 1990s. This plan recommends  
 464 reinitiating the evaluation[ in the near term].

465

466 Page 65: Revise Map 21: Opportunity Sites to reflect updated information.

467

468 Page 66: Revise Map 22: Existing Land Use to update land uses.

469

470 Page 67: Revise Map 23: Recommended Land Use to reflect Council decision.

471

472 Page 68: Revise Map 24: Existing Zoning to reflect updated zoning.

473

474 Page 69: Revise Map 25: Recommended Zoning to reflect Council decision.

475

476 Page 70 : Amend the third paragraph under 3.1.1 Dennis Avenue Medical Cluster as follows:

477  
 478 This plan recommends rezoning all the medical office properties to a [Employment Office  
 479 (EOF)] Commercial Residential Town (CRT) zone to accommodate the office and  
 480 employment activity, while allowing for [limited] residential and neighborhood commercial  
 481 uses. While there are no current plans for complete redevelopment of the medical office  
 482 building properties, the combined, adjacent medical office sites could create the potential for  
 483 a cohesive[,] employment center to provide improved access and public amenities for patients  
 484 and staff.

485  
 486 Page 70: Amend the first, second, and third bullets and insert a new bullet under A. Land Use and  
 487 Zoning as follows:

- 488
- 489 • Rezone the Burkland Medical Center (10313 Georgia Avenue - Tax ID C000033) property  
 490 from R-60 to CRT-1.25, C-1.25, R[0.5]-1.25, [C 1.25,] H-75 to provide flexibility to  
 491 accommodate market changes.
  - 492 • Rezone the Wolf Medical Center (10301 Georgia Avenue - Parcel N775) and Doctor's  
 493 Medical Park East (2101 Medical Park Drive) properties from R-60 to CRT-1.25, C-1.25,  
 494 R[0.5]-1.25, [C 1.25,] H-75 to provide flexibility to accommodate market changes.
  - 495 • Rezone the Montgomery County Dennis Avenue Health Center (2000 Dennis Avenue –  
 496 Parcel P682) property from R-60 to CRT-[1.25] 1.5, C-1.5, R[0.5]-1.5, [C 1.25] H-[75] 80  
 497 to provide the opportunity for a comprehensive redevelopment with adjacent properties  
 498 and accommodate future needs for other county facilities and affordable housing.
  - 499 • Provision of affordable housing should be maximized to the extent possible on county-  
 500 owned land. Should the property redevelop under County ownership, any optional method  
 501 project that includes residential dwelling units should provide a minimum of 30 percent of  
 502 the units as regulated affordable units: 15 percent affordable to households earning at the  
 503 standard Moderately Priced Dwelling Unit (MPDU) level of 65-70 percent or less of Area  
 504 Median Income (AMI) and 15 percent affordable to households earning less than 50  
 505 percent of AMI.

506  
 507 Page 71: Amend the second paragraph under 3.1.2 Fields of Silver Spring as follows:

508  
 509 This multi-unit residential development was built in 1947 and currently contains 221 units. It  
 510 is a low-income housing tax credit project with subsidies set to expire [past the intended life  
 511 of this plan] in about 20 years. The Forest Glen/ Montgomery Hills Sector Plan seeks to  
 512 preserve the existing development, given its [lack of redevelopment potential and value as a  
 513 stable housing resource near transit] current financing situation; however, the current tax credit  
 514 program does not prevent redevelopment. If the property requires significant renovation and  
 515 redevelopment within the next 20-30 years, the property owner may desire a change in zoning  
 516 therefore a CRT floating zone is recommended for this site.

517  
 518 Page 71: Amend the first bullet under 3.1.2 Fields of Silver Spring, Recommendations: A. Land  
 519 Use and Zoning as follows:

- 520
- 521 • [Confirm the existing R-10 Zone for the Fields of Silver Spring (10111 McKenney  
 522 Avenue) to preserve this existing housing resource.] Reconfirm the R-10 zone with a

523 recommendation to support a future application for a CRT Floating zone, roughly  
 524 equivalent to CRT-2.0, C-0.25, R-2.0, H-75. Should the property redevelop following the  
 525 expiration of the tax-credit program, any optional method project that includes residential  
 526 dwelling units should provide a minimum of 15 percent Moderately Priced Dwelling Units  
 527 (MPDUs) and five percent market-affordable units for up to 30 years. In addition, with  
 528 redevelopment, a minimum of 25 percent of the units should be two-bedroom units.  
 529

530 Page 71: Amend the third paragraph of 3.1.3 Belvedere Apartments (2107 Belvedere Boulevard)  
 531 as follows:

532  
 533 [The Forest Glen/Montgomery Hills Sector Plan recommends preserving existing zoning, in  
 534 accordance with the plan goal of balancing preservation and production of housing, as well as  
 535 preserving market-rate affordable housing, where possible.] Like the aging multi-family  
 536 properties discussed in other recent master plans, the Belvedere will, within the life of the Plan,  
 537 most likely require significant renovation, rehabilitation or redevelopment. Preservation of  
 538 existing affordable housing is not necessarily achieved by retaining current zoning. Retaining  
 539 the current zoning might ensure market affordable rents and no displacement of residents in  
 540 the near term, but as systemic infrastructure and utility issues worsen over time, the need to  
 541 renovate or rebuild this property will increase. Given the challenges with redevelopment for  
 542 properties in this area under similar circumstances and zoning, the Plan recommends rezoning  
 543 this property and requiring a greater percentage of the units be provided as MPDUs.  
 544

545 Page 71: Amend the first bullet and add a new bullet under 3.1.3 Belvedere Apartments (2107  
 546 Belvedere Boulevard), Recommendation: A. Land Use and Zoning as follows:

- 547  
 548 • [Confirm the existing R-10 Zone for the Belvedere Apartments (2105 Belvedere  
 549 Boulevard)] Rezone the Belvedere Apartments (2105 Belvedere Boulevard) from R-10 to  
 550 CRT-2.0, C-0.25, R-2.0, H-75 given the lack of regulated affordable units today and the  
 551 high probability of redevelopment in the next 20-30 years.  
 552 • Any optional method project that includes residential dwelling units should provide a  
 553 minimum of 15 percent MPDUs. In addition, with redevelopment, a minimum of 25  
 554 percent of the units should be two-bedroom units.  
 555

556 Page 72: Amend the first bullet under 3.1.4 Forest Glen Apartments, Recommendations: A. Land  
 557 Use and Zoning as follows:

- 558  
 559 • Rezone Forest Glen Apartments (2106 [Belvederes] Belvedere Boulevard – Plat 1775)  
 560 from R-10 to CRT\_2.0, C\_[2.0]0.25, R\_2.0, H-75 to encourage redevelopment of  
 561 predominantly residential uses near transit.  
 562

563 Page 72: Amend the first and second bullets under 3.1.4 Forest Glen Apartments,  
 564 Recommendations: B. Environment as follows:

- 565  
 566 • Protect or enhance existing tree buffer along Belvedere Boulevard to the maximum extent  
 567 possible.

- 568 • [Incorporate] To the maximum extent possible, incorporate the oldest and healthiest trees  
 569 into the design of the redevelopment project.  
 570

571 Page 73: Insert a new bullet after the second bullet under 3.1.6 Forest Glen Metro Station Parking  
 572 Lot and Entrance, Recommendations: A. Land Use and Zoning to reflect Council decision:  
 573

- 574 • Any optional method project that includes residential dwelling units should provide a  
 575 minimum of 15 percent MPDUs. In addition, with redevelopment, a minimum of 25  
 576 percent of the units should be two-bedroom units and five percent of the units should be  
 577 three-bedroom units.  
 578

579 Page 73: Correct order of sections E. Urban Design, C. Transportation, and D. Parks under 3.1.6  
 580 Forest Glen Metro Station Parking Lot and Entrance, Recommendations, consistent with  
 581 alphabetical order.  
 582

583 Page 73: Insert a new bullet after the sixth bullet under 3.1.6 Forest Glen Metro Station Parking  
 584 Lot and Entrance, Recommendations: E. Urban Design to reflect Council decision:  
 585

- 586 • Upon redevelopment, site should provide for convenient access to the Forest Glen Metro  
 587 Station entrance.  
 588

589 Page 74: Insert the text after the second paragraph of 3.1.7 Forest Glen Medical Center to reflect  
 590 Council decision as follows:  
 591

592 For the purpose of providing a safe and efficient pick-up and drop-off area for transit users that  
 593 will deter use of Georgia Avenue and Woodland Drive, this sector plan recommends a  
 594 designated pick-up/drop-off facility area completely contained on the Forest Glen Medical  
 595 Center Site accessible from Woodland Drive. This facility will complement future access to  
 596 the Forest Glen Metro Station by way of the passageway project.  
 597

598 Page 74: Amend the second bullet and add a third bullet under 3.1.7 Forest Glen Medical Center,  
 599 Recommendations: A. Land Use and Zoning to reflect Council decision as follows:  
 600

- 601 • Prioritize affordable housing and habitat preservation and restoration as the top public  
 602 benefit for optional method development. [Provide a minimum of 15 percent moderately  
 603 priced dwelling units (MPDUs) for the affordable housing benefit.]  
 604 • Any optional method project that includes residential dwelling units should provide a  
 605 minimum of 15 percent MPDUs. In addition, with redevelopment, a minimum of 25  
 606 percent of the units should be two-bedroom units and five percent of the units should be  
 607 three-bedroom units. Additionally, given the substantial investment by the County in the  
 608 Metro access tunnel construction, the Plan recommends 10 percent of the units also be  
 609 provided as affordable to households earning at or below 100 percent of Area Median  
 610 Income (AMI).  
 611

612 Page 74: Amend the first paragraph and delete the two following bullets under 3.1.7 Forest Glen  
 613 Medical Center, Recommendations: B. Environment to reflect Council decision as follows:

614  
 615 The 3.9-acre property contains approximately [1.24] 1.25 acres of remnant forest. [on  
 616 approximately a quarter of the property. The forest is] While dominated by native black locust  
 617 trees, the remnant forest is also adversely impacted by invasive species. [However, invasive  
 618 species are adversely impacting the forest. This area, one of the last remaining forest settings  
 619 in Forest Glen, should be restored to accommodate passive recreational features, such as  
 620 benches, pathways, tables, gazebos, etc. Most of the green cover requirements could be  
 621 satisfied on this portion of the site, allowing for more flexible site design on the remaining  
 622 property. In addition to the areawide minimum recommendations:] With respect to the remnant  
 623 forest, at the time of redevelopment, maximum flexibility on the site should be given for  
 624 providing an area of equal environmental benefit that also provides for improved community  
 625 benefit and access. Equal environmental benefits may include improved water and air quality,  
 626 strategies that provide for reduced greenhouse gas emissions and increased biodiversity and  
 627 habitat protections, including improved tree canopy. Development should also, as a part of its  
 628 open space requirement, preserve healthy indigenous trees and replant stratified vegetation  
 629 where possible. [

- 630 • [Retain the general canopy footprint of the existing forest.
- 631 • Provide native canopy street trees along Georgia Avenue and Woodland Drive.]

632  
 633 Page 74: Delete the third bullet and amend the fourth bullet under 3.1.7 Forest Glen Medical  
 634 Center, Recommendations: C. Urban Design to reflect Council decision as follows:

- 636 • [Locate a public open space/plaza with accessibility to the future metro station  
 637 passageway.]
- 638 • [Provide a drop-off area accessible from Woodland Drive for transit users] Provide an on-  
 639 site drop-off and pick-up area for transit users that is accessible from Woodland Drive. For  
 640 public benefit points in conjunction with an optional method of development application  
 641 to be approved, MCDOT must approve the final, detailed design at the time of site plan.  
 642 The applicant will only be eligible for public benefit points for constructing the pick-  
 643 up/drop-off facility; no points will be awarded for a land contribution or payment towards  
 644 the construction of the facility.

645  
 646 Page 74: Insert new section after 3.1.7 Forest Glen Medical Center Recommendations: C. Urban  
 647 Design to reflect Council decision as follows:

#### 648 3.1.8 Georgia Avenue and Woodland Drive: Block 1 Properties

650  
 651 The Block 1 properties are nine properties improved with older single-unit homes along  
 652 Georgia Avenue (9909-9917 Georgia Avenue), up to Tilton Drive and along Woodland Drive  
 653 (9820-9904 Woodland Drive). These properties total approximately 1.8 acres and are zoned  
 654 R-60. In some cases (particularly along Georgia Avenue), these properties contain commercial  
 655 and/or office uses.

#### 656 Recommendations:

##### 657 A. Land Use and Zoning

- 660 • Confirm the existing R-60 zoning within Block 1 on the following properties: 9909-  
661 9917 Georgia Avenue and 9820-9904 Woodland Drive.
- 662 • These properties are appropriate for a future floating zone application equivalent to a  
663 CRN-1.5, C-.0, R-1.5, H-55.
- 664 • If any of these properties apply for rezoning, the compatibility of new development  
665 with the nearby single-unit homes should be a top priority.

666  
667 B. Parks and Open Space

668 If these properties assemble and redevelop under the floating zone option, any  
669 redevelopment should try to consolidate its required open space with that of adjacent  
670 properties in order to maximize usefulness, functionality, recreational opportunities and  
671 other related community-serving and environmental benefits.

672  
673 Page 74: Amend the heading of 3.1.8 Calvary Lutheran Evangelical Church as follows:

674  
675 [3.1.8] 3.1.9 Calvary Lutheran Evangelical Church  
676

677 Page 75: Amend the heading of 3.1.9 Seminary Place Shopping Center, Shell Gas Station and  
678 Montgomery Hills Car Wash as follows:

679  
680 [3.1.9] 3.1.10 Seminary Place Shopping Center, Shell Gas Station and Montgomery Hills Car  
681 Wash  
682

683 Page 75: Amend the first paragraph of 3.1.9 Seminary Place Shopping Center, Shell Gas Station  
684 and Montgomery Hills Car Wash, B. Environment as follows:

685  
686 The Seminary [Plaza] Place Shopping Center is nearly 90 percent impervious cover with no  
687 storm water management treatment facilities aside from the vegetated island separating 9500  
688 Georgia Avenue and 9510 Georgia Avenue. In addition to the areawide minimum  
689 recommendations:  
690

691 Page 76: Amend the first bullet under E. Parks as follows:

- 692  
693 • Establish a civic green urban park of no less than ½ [to 1] acre with the redevelopment of  
694 the Seminary [Plaza]Place Shopping Center. This space should be consolidated to the  
695 greatest extent possible if the properties are not assembled. A memorial site would be  
696 appropriate for the historic resources cited in the historic preservation section (F).  
697 Ownership of the facility should be considered at the time of redevelopment.  
698

699 Page 76: Amend the first paragraph under F. Historic Preservation as follows:

700  
701 The graves of the Mount Zion Methodist Episcopal Cemetery were moved from the Seminary  
702 [Plaza] Place Shopping Center site to the Maryland National Cemetery in Laurel, MD, by  
703 Snowden Funeral Home. However, it is not known how complete the removal of graves was,  
704 or whether there may still be intact burials at this location.  
705

706 Page 77: Amend the heading of 3.1.10 Prestige Exceptional Fabricare as follows:

707

708 [3.1.10] 3.1.11 Prestige Exceptional Fabricare

709

710 Page 77: Amend the heading of 3.1.11 Montgomery Hills Shopping Center as follows:

711

712 [3.1.11] 3.1.12 Montgomery Hills Shopping Center

713

714 Page 77: Amend the first bullet under 3.1.11 Montgomery Hills Shopping Center,  
715 Recommendations: A. Land Use and Zoning to reflect Council decision:

716

717 [Confirm] Rezone the Montgomery Hills Shopping Center (1901-1921 Seminary Road and  
718 9414-9416 Georgia Avenue) from CRT-2.25, C-1.5, R-0.75, H-45 to CRT-2.25 C-2.25, R-2.25  
719 H-60 [zone for Montgomery Hills Shopping Center 91901-1921 Seminary Road, 9414-9416  
720 Georgia Avenue)].

721

722 Page 77: Insert a new bullet after the first bullet under 3.1.11 Montgomery Hills Shopping Center,  
723 Recommendations: A. Land Use and Zoning to reflect Council decision:

724

- 725 • To address concerns with the possible loss of retail space, the Plan encourages optional  
726 method development that provides Small Business Opportunities as a public benefit for  
727 any redevelopment of commercial property within the Plan boundary.

728

729 Page 78: Amend the heading of 3.1.12 Georgia Avenue East as follows:

730

731 [3.1.12] 3.1.13 Georgia Avenue East

732

733 Page 78: Amend the first and second bullets and delete the third, fourth, and fifth bullets under  
734 3.1.12 Georgia Avenue East, Recommendations: A. Land Use and Zoning to reflect Council  
735 decision:

736

- 737 • Rezone 9501, 9513 and 9517 [(Lot 10)] Georgia Avenue from CRT-1.5, C-1.5, R-0.5, H-  
738 45 to CRT-2.25, C-2.25, R-[0.5]2.25, H-45 [to accommodate the existing conditions] for  
739 consistency and flexibility in redevelopment.
- 740 • Rezone [9439] 9421-9475 Georgia Avenue [(Lot P4)] from CRT-1.5, C-1.5, R-0.5, H-45  
741 to CRT-[2.75]2.5, C-[2.75]2.5, R-[0.5]2.5, H-45 [to accommodate the existing conditions]  
742 for consistency and flexibility in redevelopment.
- 743 • [Rezone 9431 Georgia Avenue (Lot P5) from CRT-1.5, C-1.5, R-0.5, H-45 to CRT-2.25,  
744 C-2.25, R-0.5, H-45 to accommodate the existing conditions.
- 745 • Rezone 9427 Georgia Avenue (Lot P6) from CRT-1.5, C-1.5, R-0.5, H-45 to CRT-1.75,  
746 C-1.75, R-0.5, H-45 to accommodate the existing conditions.
- 747 • Rezone 9421 Georgia Avenue (Lot P8) from CRT-1.5, C-1.5, R-0.5, H-45 to CRT-2.5, C-  
748 2.5, R-0.5, H-45 to accommodate the existing conditions.]

749

750 Page 78: Insert a new bullet prior to the last bullet under 3.1.12 Georgia Avenue East,  
751 Recommendations: A. Land Use and Zoning to reflect Council decision:

752  
753  
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- Additionally, to address concerns with the possible loss of retail space, the Plan encourages optional method development that provides Small Business Opportunities as a public benefit for any redevelopment of commercial property within the Plan boundary.

Page 78: Amend the heading of 3.1.13 Snider’s Super Foods, Silver Spring Volunteer Fire Station and Parking Lot 12 as follows:

[3.1.13] 3.1.14 Snider’s Super Foods, Silver Spring Volunteer Fire Station and Parking Lot 12

Page 78: Amend the second paragraph under 3.1.13 Snider’s Super Foods, Silver Spring Volunteer Fire Station and Parking Lot 12 as follows:

The plan recommends an increase in density for flexibility in redevelopment and to implement the Main Street grid detailed in the Transportation chapter. By incentivizing redevelopment, the plan allows flexibility for property owners, while providing a critical component of the envisioned street grid.

Page 78: Amend the first, second, and third bullets and insert a new bullet under 3.1.13 Snider’s Super Foods, Silver Spring Volunteer Fire Station, and Parking Lot 12, Recommendations: A. Land Use and Zoning to reflect Council decision:

- Rezone Snider’s Super Foods (1939 Seminary Lane, Lot 21) from CRT-0.75, C-0.75, R-0.25, H-45 to [CRT-1.5, C-1.5, R-1.5, H-60] CRT-2.25, C-2.25, R-2.25, H-60 [to incentivize redevelopment and provide a through street] for flexibility in redevelopment recognizing site-related challenges, including proximity to the Fire Station and a WMATA easement along the eastern edge of the site. Priority should be given to redevelopment scenarios that include a similar community benefit provided by the existing local grocery store.
- Rezone Silver Spring Volunteer Fire Station #19 (1945 Seminary Lane, Lot 16) from R-60 to CRT-1.5, C-1.5, R-1.5, H-60 to incentivize redevelopment. [and provide a through street. (See illustration on page 42)]
- Rezone Parking Lot 12 (Seminary Road and Columbia Boulevard, Lot 6) from R-60 to [CRT-1.0, C-1.0, R-1.0, H-60] CRT-1.5, C-1.0, R-1.5, H-60 to allow flexibility and accommodate the provision of affordable housing with future redevelopment [with open green space].
- Provision of affordable housing should be maximized to the extent possible on county-owned land. Should the property redevelop, any optional method project that includes residential dwelling units should provide a minimum of 30 percent of the units as regulated affordable units: 15 percent affordable to households earning at the standard Moderately Priced Dwelling Unit (MPDU) level of 65-70 percent or less of Area Median Income (AMI) and 15 percent affordable to households earning less than 50 percent of AMI.

Page 79: Amend the first bullet under C. Urban Design as follows:

- 797       • Provide a vehicular connection between Seminary Place and Seminary Road. [New and  
798       existing] Existing and, where possible, new streets should provide generous, tree-planted  
799       panels with ample sidewalks that contribute to the residential character to the west.  
800

801 Page 79: Delete Section D. Parks under 3.1.13 Snider’s Super Foods, Silver Spring Volunteer Fire  
802 Station, and Parking Lot 12, Recommendations: to reflect Council decision:

803  
804 [D. Parks

- 805       • Pocket Green urban Park – ¼ acre]  
806

807 Page 79: Amend the third paragraph of 3.1.13 Snider’s Super Foods, Silver Spring Volunteer Fire  
808 Station, and Parking Lot 12 to reflect Council decision:

809  
810       The Montgomery County Department of Transportation intends to preserve Parking Lot 12 [in  
811       its inventory] to accommodate future parking needs that are a result of this plan. However, if  
812       the Department of Transportation determines that parking demand has decreased, the lot could  
813       be considered for redevelopment. [With redevelopment, the plan envisions an open space for  
814       community gatherings. A building with ground-floor activating uses would be appropriate in  
815       this location in combination with a usable open space. The plan supports the preservation of  
816       Parking Lot 12 with the option of redevelopment in the future.] As a county-owned property,  
817       the provision of affordable housing should be top priority in redevelopment.  
818

819 Page 79: Delete Section B. Parks under 3.1.13 Snider’s Super Foods, Silver Spring Volunteer Fire  
820 Station, and Parking Lot 12 Recommendations to reflect Council decision as follows:

821  
822 [B. Parks

- 823       • Urban Recreational Parklet – minimum 1/10 acre]  
824

825 Page 79: Insert new section after 3.1.13 Snider’s Super Foods, Silver Spring Volunteer Fire  
826 Station, and Parking Lot 12, Recommendations: A. Environment to reflect Council decision as  
827 follows:

828  
829       3.1.15 Shopping Centers South of Seminary Road and Dale Drive  
830

831       The shopping centers located at 9236-9330 Georgia Avenue, 9305 Columbia Boulevard, 9321-  
832       9331 Georgia Avenue and 9301-9315 Georgia Avenue provide a variety of neighborhood  
833       servicing retail and other uses. The Plan supports the retention of these uses but also seeks to  
834       provide flexibility for future redevelopment opportunities.  
835

836       Recommendations:  
837

838       A. Land Use and Zoning

839       The Plan recommends the following zoning:

- 840       • Rezone 9326-9330 Georgia Avenue and 9305 Columbia Boulevard from CRT-1.5, C-1.5,  
841       R-0.5, H-45 to CRT-1.5, C-1.5, R-1.5, H-45.

- 842 • Rezone 9321-9331 Georgia Avenue from CRT-1.5, C-1.5, R-0.5, H-45 to CRT 1.5, C-1.5,  
843 R-1.5, H-45.
- 844 • Rezone 9301-9315 Georgia Avenue from CRT-1.5, C-1.5, R-0.5, H-45 to CRT-1.5, C-1.5,  
845 R-1.5, H-45.

846

847 Page 80: Amend the heading of 3.1.14 Georgia Avenue at Luzerne Avenue and Cedar View Court  
848 as follows:

849

850 [3.1.14]3.1.16 Georgia Avenue at Luzerne Avenue and Cedar View Court

851

852 Page 81: Amend the heading of 3.1.15 Right-of-Way at 16<sup>th</sup> Street and Georgia Avenue as follows:

853

854 [3.1.15]3.1.17 Right-of-Way at 16<sup>th</sup> Street and Georgia Avenue

855

856 Page 81: Amend the first paragraph of 3.1.15 Right-of-Way at 16<sup>th</sup> Street and Georgia Avenue as  
857 follows:

858

859 The approximately [3.7] 3.0-acre wooded site situated between the 16<sup>th</sup> Street and Georgia  
860 Avenue is a right-of-way owned by the Maryland Department of Transportation State Highway  
861 Administration (MDOT SHA). It is located at the southern edge of the Montgomery Hills  
862 District and surrounded by detached houses to the south, east and west, and by low scale  
863 commercial and institutional uses to the north. With implementation of MDOT SHA's MD  
864 Georgia Avenue Montgomery Hills Study, a portion of the site may be available for  
865 improvement.

866

867 Page 81: Amend the third paragraph of 3.1.15 Right-of-Way at 16<sup>th</sup> Street and Georgia Avenue  
868 as follows:

869

870 The plan supports the reuse of this right-of-way for continued public use, particularly as a  
871 recreational park with an athletic field. Other uses that incorporate public open space and  
872 amenities could also be appropriate. When the area is platted, the plan recommends a detached  
873 residential zone consistent with the character of the surrounding neighborhoods. The  
874 Montgomery County Department of Parks envisions this property as a recreational park [public  
875 open space,] including, but not limited to, the following amenities: a [small ]recreational field,  
876 a public garden, a playground, a pavilion and/or a bike share facility. Should the entire site  
877 remain under MDOT SHA ownership, MDOT SHA should collaborate with Montgomery  
878 Parks to ensure any remnant portion from the [realigned] realignment of the 16th Street and  
879 Georgia Avenue intersection is accessible and useful as [public open space] a recreational park  
880 to the maximum extent possible. Connectivity to the adjacent residential community could be  
881 improved with the addition of bike paths, particularly a pedestrian/bike path connection across  
882 Georgia Avenue, unifying Luzerne Avenue west and Luzerne Avenue east.

883

884 Page 81: Amend the first bullet under A. Land Use and Zoning as follows:

885

- 886 • Confirm the R-60 zoning of [Zone] the MDOT SHA property bounded by Georgia Avenue,  
887 16<sup>th</sup> Street and Columbia Boulevard to [R-60 to] accommodate future development as a

888 recreational park or some other compatible public facility that incorporates usable open  
 889 space.  
 890

891 Page 81: Amend the first paragraph under B. Environment as follows:  
 892

893 The forested land is dominated by invasive species that have climbed into the tree canopy,  
 894 causing early tree mortality and disease. However, this large open space provides valuable  
 895 habitat that absorbs storm water runoff. As a site within the urban ring as defined by the 1993  
 896 General Plan Refinement, its need for treatment facilities should be balanced with the provision  
 897 of usable space within compact communities where land is scarce. As such, a large regional  
 898 storm water management pond is strongly discouraged in favor of smaller treatment facilities  
 899 integrated into a design that would still allow for a green space capable of active or passive use  
 900 for the nearby communities [ and], in particular, a recreational park at the intersection of  
 901 Georgia Avenue and 16th Street to mark the entrance to the community and act as a  
 902 multipurpose area for active and passive uses.  
 903

904 Page 81: Amend the third bullet under B. Environment as follows:  
 905

- 906 • Retain significant and healthy specimen trees on site, where possible and not in conflict  
 907 with the provision of active recreational uses such as an athletic field.  
 908

909 Page 82: Amend the heading of 3.1.16 Grace Episcopal Church and Cemetery as follows:  
 910

911 [3.1.16]3.1.18 Grace Episcopal Church and Cemetery  
 912

913 Page 82: Amend the heading of 3.1.17 Silver Spring Health and Human Services Center as  
 914 follows:  
 915

916 [3.1.17]3.1.19 Silver Spring Health and Human Services Center  
 917

918 Page 82: Amend the first paragraph of 3.1.17 Silver Spring Health and Human Services Center as  
 919 follows:  
 920

921 Located in a repurposed elementary school, the center offers medical and social services  
 922 assistance to county residents. There are no current plans to relocate or expand the operations.  
 923 If the current use is vacated and the property deemed as excess, the plan supports, as a first  
 924 priority, redevelopment [of the property as] that includes the provision of affordable  
 925 housing.[or a parks facility. The recommended zone would not preclude the expansion of  
 926 government operations or the adjacent Woodside Park.] Any redevelopment should be  
 927 sensitive to the existing neighborhood character.  
 928

929 Page 82: Amend the first bullet under A. Land Use and Zoning to reflect Council decision as  
 930 follows:  
 931

- 932 • Rezone the 2.6-acre, county-owned site, 8818 Georgia Avenue (Lot 9), from R-60 zone to  
 933 [CRN-1.0, C-0, R-1.0, H-60] CRT-2.0, C-0.5, R-2.0, H-75 to allow flexibility for future  
 934 development of low to medium-density housing.  
 935

936 Page 82: Insert a new bullet after the first bullet under A. Land Use and Zoning to reflect Council  
 937 decision as follows:  
 938

- 939 • Provision of affordable housing should be maximized to the extent possible on county-  
 940 owned land. Should the property redevelop under County ownership, any optional method  
 941 project that includes residential dwelling units should provide a minimum of 30 percent of  
 942 the units as regulated affordable units: 15 percent affordable to households earning at the  
 943 standard Moderately Priced Dwelling Unit (MPDU) level of 65-70 percent or less of Area  
 944 Median Income (AMI) affordability range and 15 percent affordable to households earning  
 945 less than 50 percent of AMI.  
 946

947 Page 82: Delete the second bullet under A. Land Use and Zoning as follows:  
 948

- 949 • [If the Montgomery County Health and Human Services vacates its offices located at 8818  
 950 Georgia Avenue (former Woodside Elementary School), the building should continue as a  
 951 public facility, to be used for one of the following (but not limited to):  
 952 ○ a school  
 953 ○ a park facility  
 954 ○ housing with a substantial affordable component.]  
 955

956 Page 82: Amend the first bullet under 3.1.17 Silver Spring Health and Human Services B. Parks  
 957 to reflect Council decision as follows:  
 958

- 959 • [Urban Recreational Park and Community Gardens – 2-3 acres] Any open space required  
 960 from an optional method development should be contiguous and developed in such a way  
 961 that it can be incorporated into the existing adjacent park.  
 962

963 Page 82: Insert new section after 3.1.17 Silver Spring Health and Human Services Center as  
 964 follows:  
 965

### 966 3.1.20 All Other Properties

967  
 968 The Plan confirms the existing zoning recommendation for all properties not explicitly noted  
 969 or discussed in Section 3.1 Plan Area Districts.  
 970

971 Page 83: Insert a new bullet after the sixth bullet under 4.2 Commercial Residential Town (CRT)  
 972 and Employment Office (EOF) Zones to reflect Council decision as follows:  
 973

- 974 • Small Business Opportunities  
 975

976 Page 84: Amend the first paragraph of 4.4 Bicycle Pedestrian Priority Area as follows:  
 977

978 Given the close proximity of the two boundaries, [The] the plan recommends MCDOT [initiate  
 979 a joint Bicycle Pedestrian Priority Area (BiPPA) plan for consolidating the two existing  
 980 BiPPAs,] develop distinct Bicycle and Pedestrian Priority Area plans (BiPPAs) for the Forest  
 981 Glen and Montgomery Hills areas at the same time, as a joint project. This joint BiPPA plan  
 982 project would identify and prioritize proposals for implementing small but necessary  
 983 pedestrian improvements. Streamlining the schedules of the two BiPPAs will create  
 984 efficiencies for fieldwork, analysis, and public outreach.  
 985

986 Page 84: Revise Table 7: Capital Improvement Projects – Parks, Opens Spaces and Community  
 987 Facilities as follows:  
 988

<b>Table 7: Capital Improvement Projects [ – Parks, Opens Spaces, and Community Facilities]</b>			
<b>Project Name</b>	<b>Category</b>	<b>Lead Agency</b>	<b>Coordinating Agencies</b>
Construct the Forest Glen passageway.	Transportation	MCDOT	MDOT SHA
Redesign Georgia Avenue as a Main Street.	Transportation	MDOT SHA	MCDOT, M-NCPPC
Study potential design of alternatives to the Beltway Interchange at Georgia Avenue.	Transportation	MDOT SHA	MCDOT
Study and design of new protected crossings on Georgia Avenue in the Forest Glen District.	Transportation	MCDOT	MDOT SHA
Study and design of new protected crossings on Georgia Avenue in the Montgomery Hills District.	Transportation	MCDOT	MDOT SHA
Study and design of new trail crossing at Luzerne Avenue and Georgia Avenue.	Transportation	MCDOT	MDOT SHA
Study and design new protected crossings on Georgia Avenue in the Woodside District	Transportation	MCDOT	MDOT SHA
Conduct traffic calming studies along Woodland Drive, Dale Drive, Forest Glen Road, Locust Grove Road, Columbia Boulevard, Forest Glen Road, First Avenue, Second Avenue, and Seminary Road.	Transportation	MCDOT	MDOT SHA
Install new sidewalk segments as identified with the <u>Pedestrian Level of Comfort</u> (PLoC) analysis.	Transportation	MCDOT	MDOT SHA
Improve existing unacceptable sidewalks as identified with the PLoC analysis.	Transportation	MCDOT	MDOT SHA

<b>Table 7: Capital Improvement Projects [ – Parks, Opens Spaces, and Community Facilities]</b>			
<b>Project Name</b>	<b>Category</b>	<b>Lead Agency</b>	<b>Coordinating Agencies</b>
Implement Dale Drive Pedestrian and Bicycle Safety project.	Transportation	MCDOT	
Study and design the recommended extension of Woodland Drive (B-1).	Transportation	MCDOT	M-NCPPC
Create new separated bike lanes on Georgia Avenue, Columbia Boulevard, 16 <sup>th</sup> Street and Forest Glen Road.	Transportation	MCDOT	MDOT SHA, M-NCPPC
Establish new bike lanes on Seminary Road.	Transportation	MCDOT	M-NCPPC
Extend neighborhood greenways on Columbia Boulevard, Woodland Drive, Lansdowne Way, Second Avenue, Douglas Avenue, McKinney Avenue, [Hiladrose] <u>Hildarose</u> Drive, Greeley Avenue, Darcy Forest Drive.	Transportation	MCDOT	MDOT SHA, M-NCPPC
Install bikeshare stations throughout the plan area.	Transportation	MCDOT	M-NCPPC
Study the capacity of intersections along Georgia Avenue within the Montgomery Hills District and identify mitigation strategies after MDOT SHA improves the Beltway interchange with the MD 97 Montgomery Hills project.	Transportation	MCDOT	MDOT SHA, M-NCPPC
Complete the Bus Rapid Transit Study Corridor 2: Georgia Avenue South.	Transportation	MCDOT	MDOT SHA, M-NCPPC
Implement the micro-transit pilot project on Georgia Avenue.	Transportation	MCDOT	M-NCPPC
Improve Y and Q local bus route operations on Georgia Avenue,	Transportation	WMATA	MCDOT, M-NCPPC
Study and implement a new Bicycle Pedestrian Priority Area	Transportation	MCDOT	MDOT SHA, M-NCPPC

<b>Table 7: Capital Improvement Projects [ – Parks, Opens Spaces, and Community Facilities]</b>			
<b>Project Name</b>	<b>Category</b>	<b>Lead Agency</b>	<b>Coordinating Agencies</b>
(BiPPA) plan for the Forest Glen BiPPA.			
Study and implement a new BiPPA plan for the Montgomery Hills BiPPA.	Transportation	M-NCPPC	MDOT SHA, M-NCPPC
[Create a gateway urban recreational park at 16 <sup>th</sup> Street and Georgia Avenue.]	[Parks]	[PARKS]	[M-NCPPC]
[Right-of-way at 16 <sup>th</sup> street and Georgia Avenue – Urban Recreational Park] <u>Create a gateway urban recreational park at 16<sup>th</sup> Street and Georgia Avenue</u>	Parks and Open Space	M-NCPPC – Parks	MDSHA
[Parking Lot #12 – Urban Recreational Parklet]	[Parks and Open Space]	[M-NCPPC – Parks]	[MCDOT]
[Sniders Super Foods, Silver Spring Fire Station and Parking Lot 12 – Pocket Green Urban Park]	[Parks and Open Space]	[M-NCPPC – Parks]	[MCDOT, Private]
Seminary Place Shopping Center, Shell Gas Station and Montgomery Hills Car Wash – Civic Green Urban Park	Parks and Open Space	M-NCPPC – Parks	Private
Forest Glen Metro Station Parking Lot – Civic Green Urban Park	Parks and Open Space	M-NCPPC – Parks	WMATA, <u>Private</u>
Dennis Avenue Medical Cluster – Pocket Green Urban Park	Parks and Open Space	M-NCPPC – Parks	Private
Forest Glen Medical Center – Civic Green Urban Park	Parks and Open Space	M-NCPPC – Parks	<u>M-NCPPC – Parks, Private</u>
[Silver Spring Health and Human Services Center – Center and Community Gardens]	[Parks and Open Space]	[M-NCPPC – Parks]	[Montgomery County Department of Health and Human Services]
Georgia Avenue at Luzerne Avenue and Cedar View Court – Pocket Green Urban Park	Parks and Open Space	M-NCPPC – Parks	<u>M-NCPPC – Parks, Private</u>

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**General**

All illustrations and tables included in the Plan will be revised to reflect the District Council changes to the Planning Board Draft Forest Glen/Montgomery Hills Sector Plan (September 2019). The text and graphics will be revised as necessary to achieve and improve clarity and consistency,

996 to update factual information, and to convey the actions of the District Council. Graphics and  
997 tables will be revised and re-numbered, where necessary, to be consistent with the text and titles.

998

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1000 This is a correct copy of Council action.

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Selena Mendy Singleton, Esq.

1005 Clerk of the Council