



Glenmont Sector Plan Staff Draft Presentation

- [MB] Michael Brown, Planner Coordinator, Area 2 Planning Division, Michael.Brown@montgomeryplanning.org, 301.495.4566
- [YA] Khalid Afzal, Master Planner Supervisor, Area 2 Planning Division, Khalid.Afzal@montgomeryplanning.org, 301.495.4650
- [AK] Glenn Kreger, Chief, Area 2 Planning Division, Glenn.Kreger@montgomeryplanning.org, 301.495.4653

Completed: 12-12-12

Staff Recommendation:

Approve the Staff Draft Glenmont Sector Plan as the Public Hearing Draft Glenmont Sector Plan, and set the Public Hearing date for February 14, 2012.

Summary

Planning Board members should bring their copy of the Staff Draft to this worksession.

Today's presentation is a continuation of the November 8, 2012 worksession when staff presented the results of two studies that helped inform staff recommendations for the Draft Plan: Economic Analysis by W-ZHA; and the Glenmont Rental Housing Affordability Analysis. Staff also presented a portion of the Staff Draft Sector Plan itself. At the time, Staff asked the Planning Board to postpone the approval of the Planning Board Draft Sector Plan and setting a public hearing date since staff had discovered some discrepancies in the traffic modeling data.

Staff has worked with the consultant who performed the traffic modeling work, and revisited all relevant data including assumptions and the development scenarios. Although this review has resulted in some corrections to Table 2: Existing and proposed development estimates, on page 21 of the Staff Draft, it has not affected any recommendations in the Draft Plan. The review has confirmed that the proposed transportation infrastructure is adequate for the high development scenario (proposed Sector Plan build out) that could occur in the next 30 years as a result of the Plan's land use and zoning recommendations. Page 21 of the Staff Draft Sector Plan with the corrected Table 2 is attached, and should be inserted in the Staff Draft Sector Plan.

Staff has also provided an errata sheet for Map 5: Proposed Zoning on Page 31. The Plan's recommendation confirms the RT-15 single-family parcels along Flack Street and Randolph Road (page 29). This recommendation was not reflected in the Proposed Zoning map and is corrected in the attached page. The recommended maximum building height zoning designation for the Glenmont Forest Apartments property on Page 27 will be corrected in the Public Hearing Draft as follows: CR 1.75, C0.25, R1.5, H6575 to match proposed zoning map.

In addition to these two pages, staff has found some non-substantive, inadvertent typos and errors in the Staff Draft, which will be corrected in the Public Hearing Draft Glenmont Sector Plan.

MB:ha: N:\Area 2 Division\Brown\Glenmont Sector Plan\Staff Draft\GlenmontStaffDraft cover memo DECEMBER Attachments

NOTE: This corrected page replaces page 21 in the November 2012 Staff Draft Glenmont Sector Plan.

Redevelopment Potential

The 1997 Plan’s recommended zoning allowed up to 1.5 million square feet of commercial space and up to 5,430 housing units. To date, less than twenty percent of the maximum allowable commercial space exists on the ground, and the Plan area has only approximately 3,100 housing units.

Table 4 below has the existing and development potential estimates of both Sector Plans. Given the current market potential and the challenges of assembling the shopping center properties, the proposed development potential will likely not happen in the life of this Plan.

Figure 3: Major Properties/Specific Areas



Table 2: Existing and proposed development estimates (for the entire Sector Plan area)

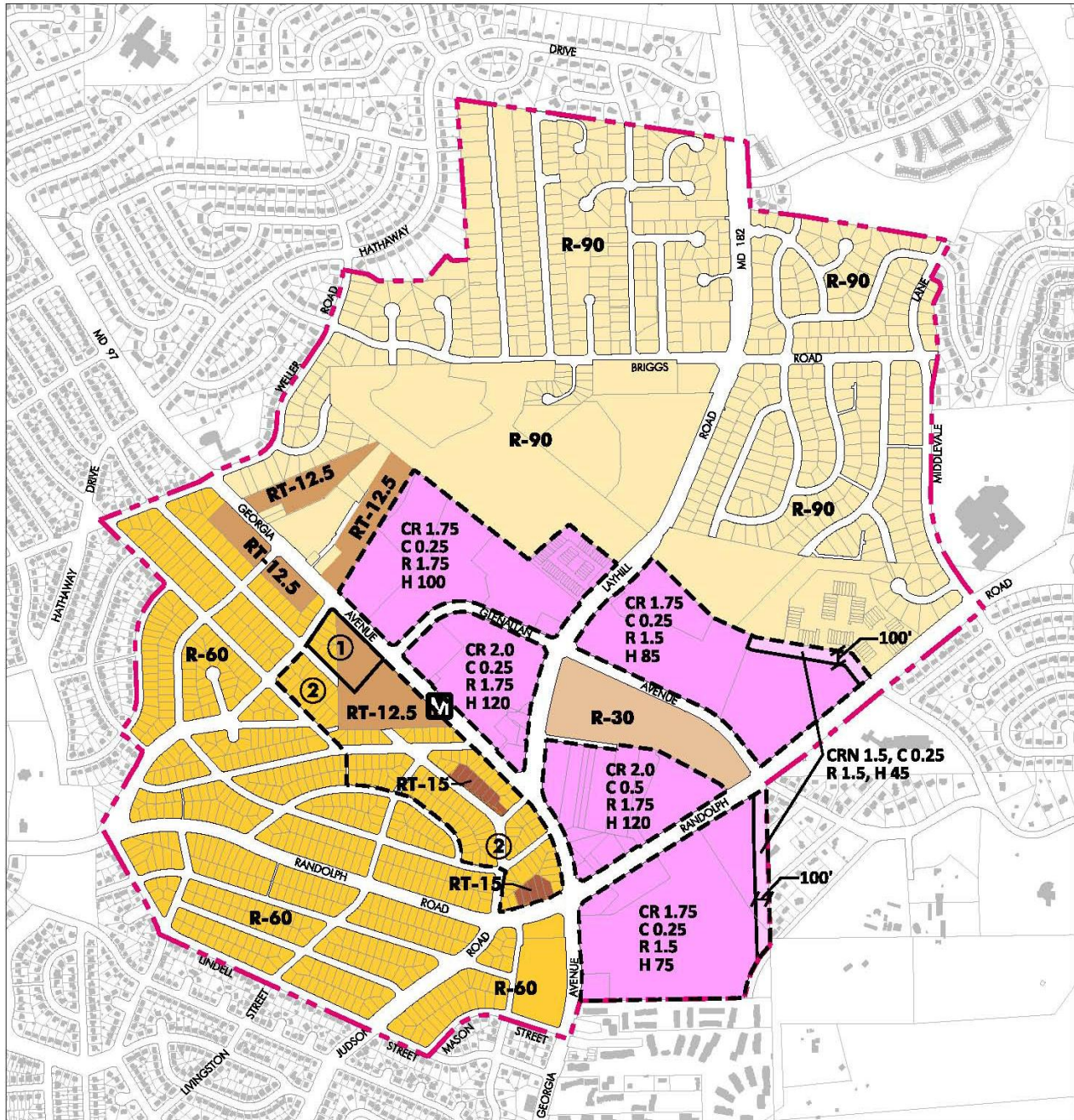
	Existing and Pipeline	1997 Sector Plan Buildout ¹	Proposed Sector Plan Buildout ²
Non-residential s.f.	402,000	508,500	813,000
Housing units	3,100	4,600	8,900
Jobs	873	1,278	2,350
Jobs-housing ratio	0.3:1	0.3:1	0.3:1

¹ 30-year estimate of development for the 1997 Sector Plan

² Used to test the capacity of infrastructure including road network and school enrollment

NOTE: This corrected page replaces page 31 in the November 2012 Staff Draft Glenmont Sector Plan.

Map 5: Proposed Zoning



Metro Station

--- Sector Plan Boundary

--- Areas with Proposed Zoning Changes



Suitable for TS-R Zone



Suitable for RT-15 up to 2 Acres PD-15



0 1000 ft