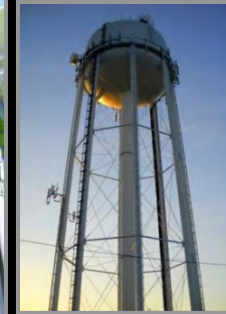


GLENMONT COMMUNITY VISIONING WORKSHOP #3

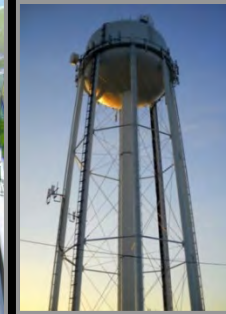


MARCH 21, 2012

AGENDA

- Sector Plan process: next steps
- What have we learned from you?
- Draft Vision
- Making Community Connections
- Discussion/Feedback at Stations
- Comment Sheets

SECTOR PLAN PROCESS: NEXT STEPS



GLENMONT SECTOR PLAN

Montgomery Planning: Glenmont Sector Plan - Windows Internet Explorer
http://www.montgomeryplanning.org/community/glenmont/

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Glenmont Sector Plan

Planners are preparing to update the [1997 Glenmont Transit Impact Area and Vicinity Sector Plan](#). The update will assess what has changed in Glenmont since 1997, re-evaluate past recommendations, and reflect the community's vision for a transit-oriented, revitalized community.

The Planning Board reviewed the draft Glenmont Sector Plan [scope of work](#) [PDF] (1 MB) on Thursday, January 26. View the staff [presentation](#) [PDF] (4.4 MB)



Visioning workshops

Planners are holding a series of community visioning sessions to learn what residents, business owners and others want to see in a future Glenmont.

Visioning Workshop III:
7-9 p.m. Wednesday March 21
Saddlebrook/Park Police Headquarters
12751 Layhill Road
Silver Spring, MD 20906

View the workshop [agenda](#) [PDF] (228 KB)

Previous workshops

- Visioning Workshop II: February 22, 2012
Planners presented a summary of what they heard in Workshop I and asked for help prioritizing next steps.
 - View the workshop [agenda](#) [PDF] (206 KB)
 - View the [presentation](#) [PDF] (4.2 MB)
 - View supporting materials: [Public Realm](#) [PDF] (5.6 MB); [Public Realm Precedents](#) [PDF] (3.9 MB); [Vision Plan](#) [PDF] (9 MB);
 - View a [summary](#) [PDF] (157KB) of small group discussions.
- Visioning Workshop I: February 4, 2012

QuickLinks

- 1997 Glenmont Sector Plan
- Wheaton Sector Plan
- 1989 Kensington Wheaton Plan
- Georgia Avenue Corridor Study
- Bus Rapid Transit Study
- Zoning Rewrite

Resources

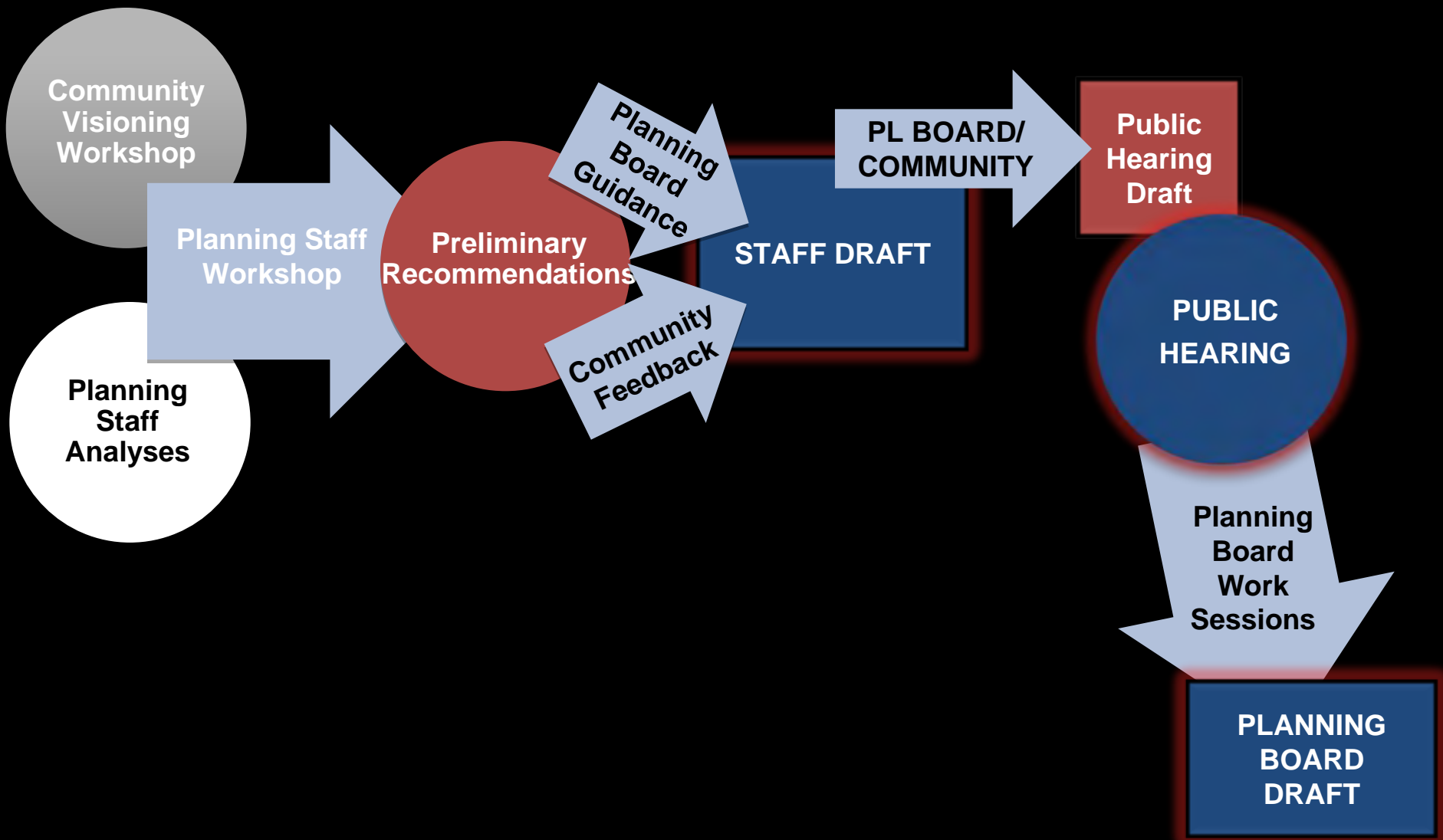
- Planning Area 2
- Glossary of Planning Terms
- The Master Plan Process Explained [PDF]

On this page

- Visioning Workshops
- Background
- The challenge
- Project schedule

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SECTOR PLAN SCHEDULE



SECTOR PLAN SCHEDULE

January 26, 2012

Scope of Work

February 4, 2012

Community Workshop #1

February 22, 2012

Community Workshop #2

March 21, 2012

Community Workshop #3

April 2012

Draft Recommendations

April/May 2012

Community Meeting

June 2012

Staff Draft

September 2012

Planning Board Public Hearing

October - December 2012

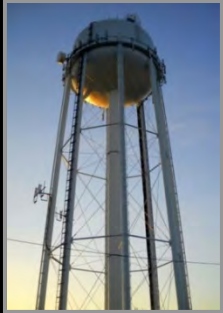
Planning Board Work Sessions &
Planning Board Draft

VISIONING WORKSHOPS

Role in Sector Plan Process

- Created a vision that will continue to evolve with more input
- Identified the diversity of issues and questions to be addressed
- Provided Planning Project Team with recommendations and suggestions to evaluate
- Initiated the discussion of Glenmont's potential for redevelopment

WHAT HAVE WE LEARNED FROM YOU?



WORKSHOP #1

February 4, 2012

- Purpose:
 - Identified the area's strengths, challenges and opportunities
 - Began developing a vision for Glenmont
 - Asked questions and received answers
- Approximately 95 people attended



WORKSHOP #2

February 22, 2012

- Purpose:
 - Presented preliminary vision, based on feedback received at Workshop #1
 - Received input on preliminary vision
 - Began revising vision based on comments received
- Approximately 65 people attended



WORKSHOP #2 February 22, 2012

What We Heard from You: Features Liked

- 5-6 story buildings at town center; tallest buildings at center and on Layhill Road
- Mixed-use development
- “Town square” idea
- Preservation of single-family housing in surrounding neighborhoods
- Improvements to roads and intersections
- Improvements that encourage walking, biking and Metro use
- New Metro entrance
- Layhill Road bifurcation (mixed views)
- Open space and community spaces
- Hiker / biker trails and connections



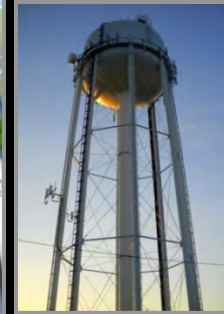
WORKSHOP #2 February 22, 2012

What We Heard from You: Concerns

- Layhill Triangle: bifurcation and development potential
- Amount and character of open space
- Additional connectivity, access and street opportunities
- Density and building heights

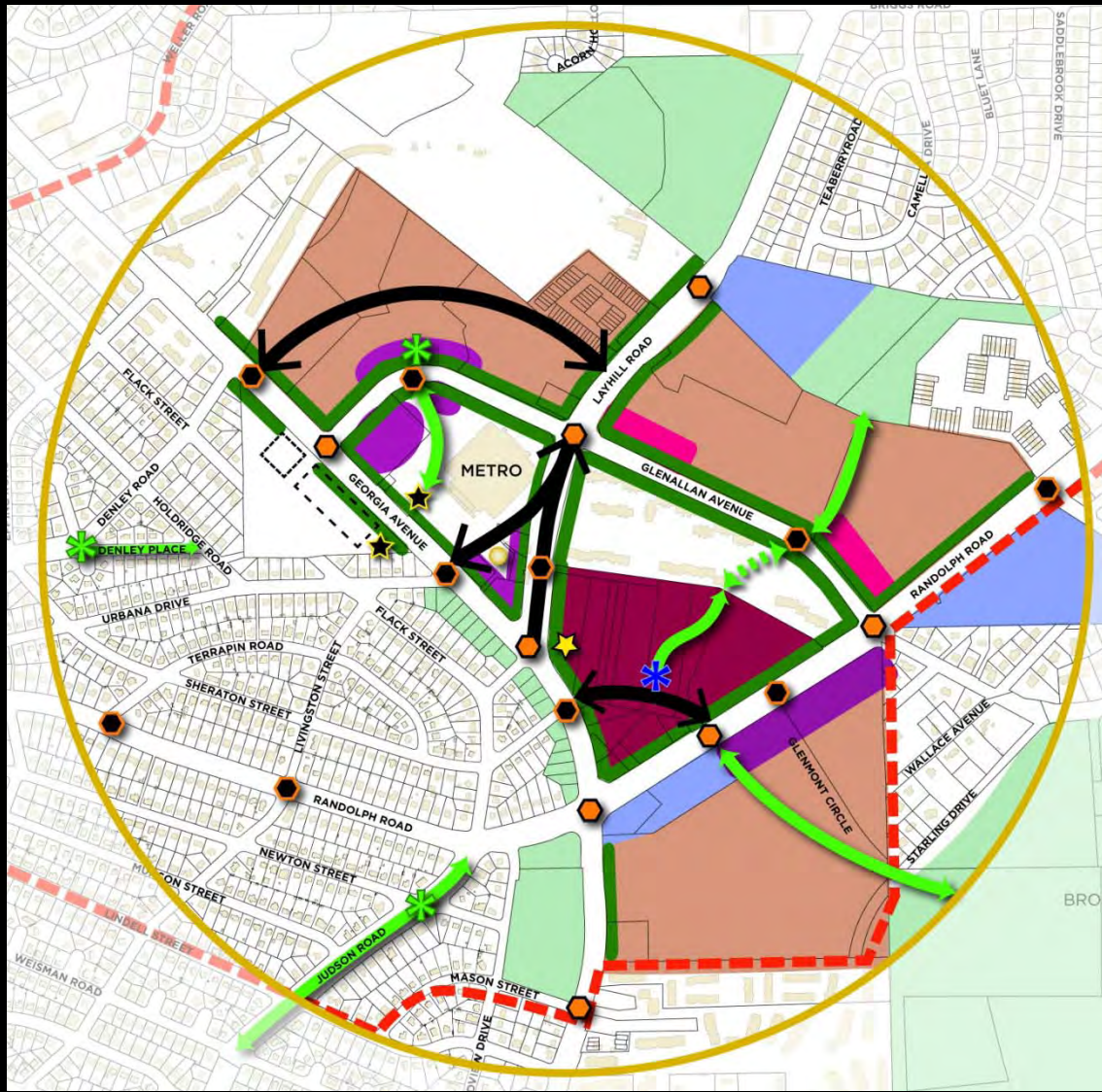


DRAFT VISION



DRAFT VISION

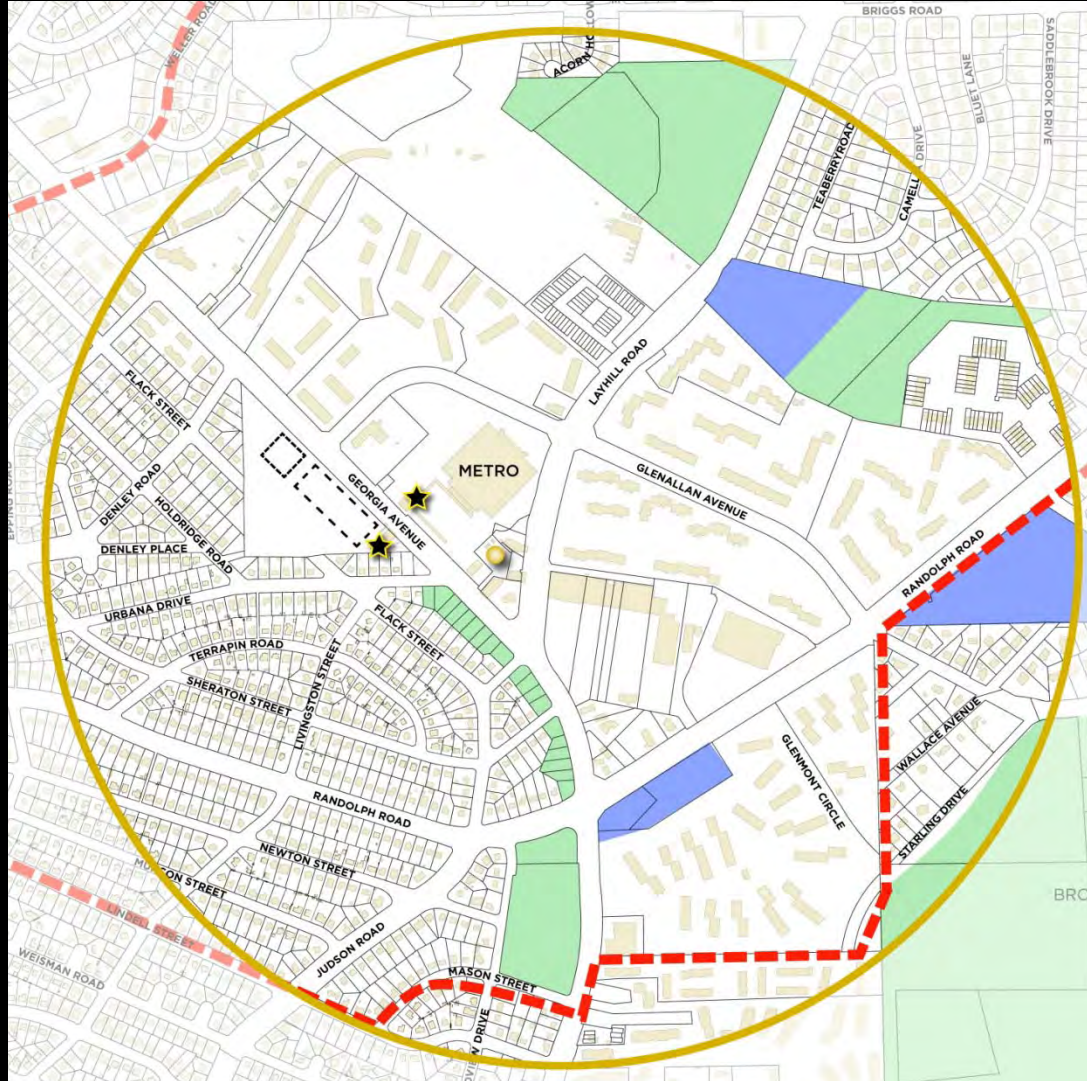
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DRAFT VISION COMPONENTS

EXISTING CONDITIONS

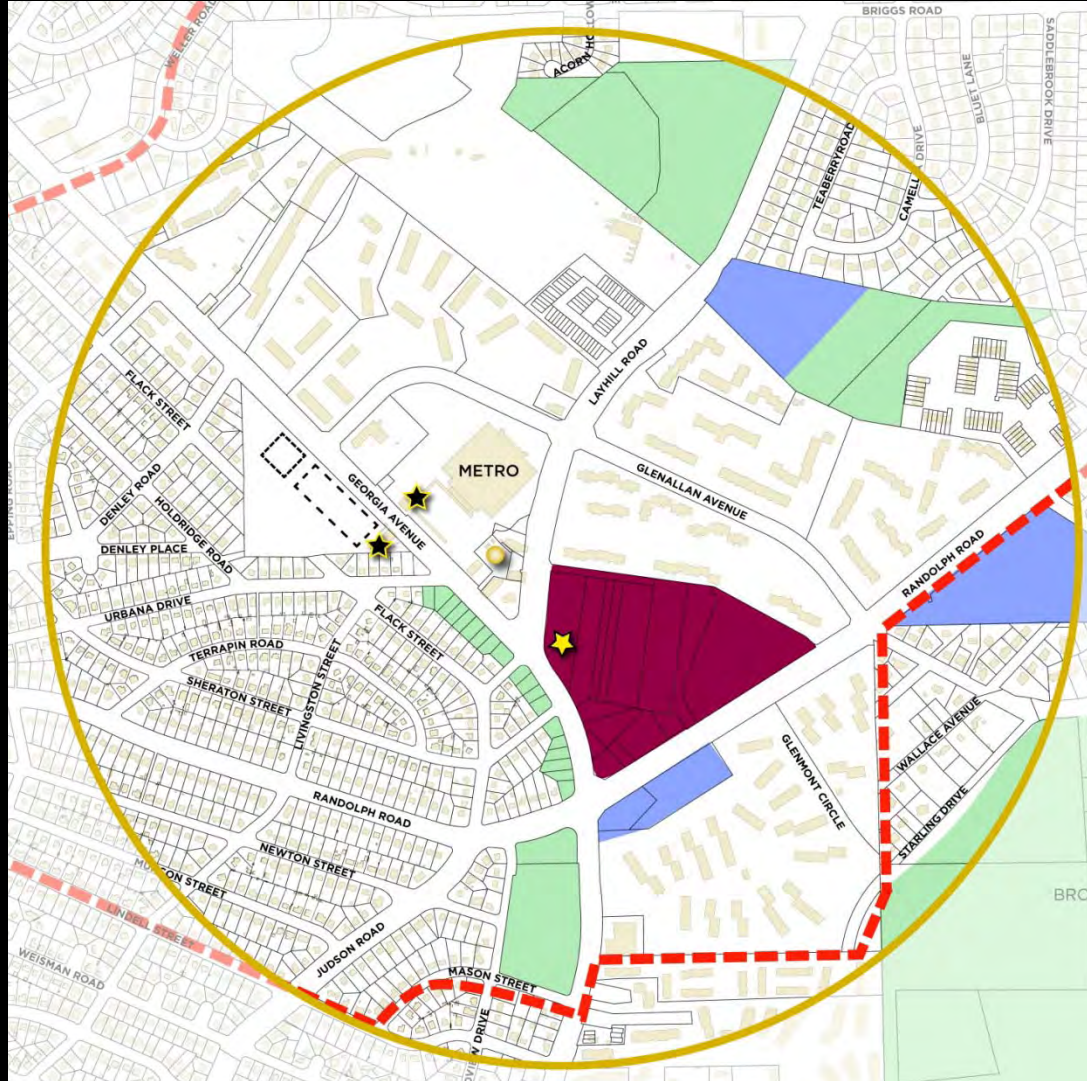
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DRAFT VISION COMPONENTS

MIXED USE AT SHOPPING CENTER SITE

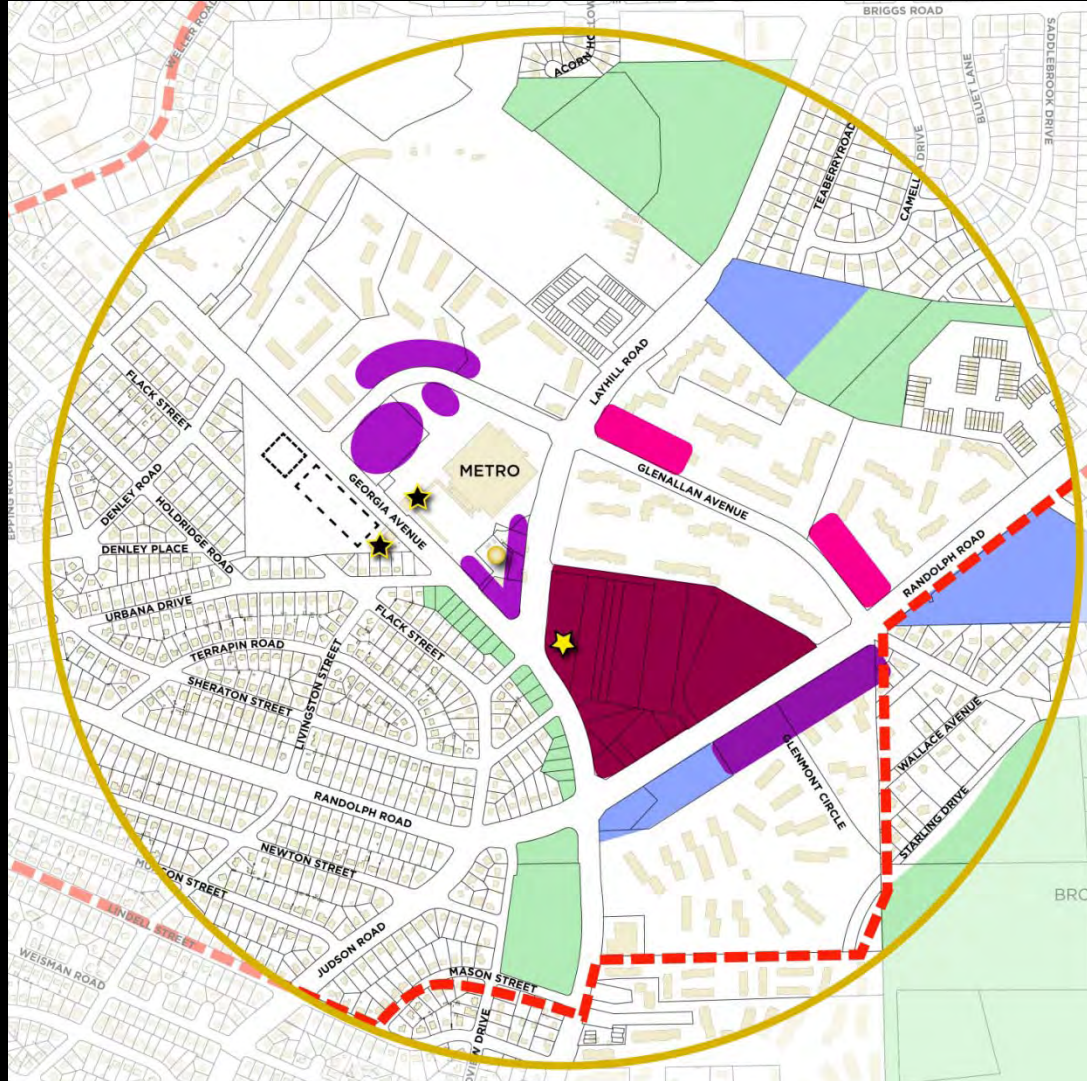
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DRAFT VISION COMPONENTS

ADDITIONAL MIXED-USE AREAS

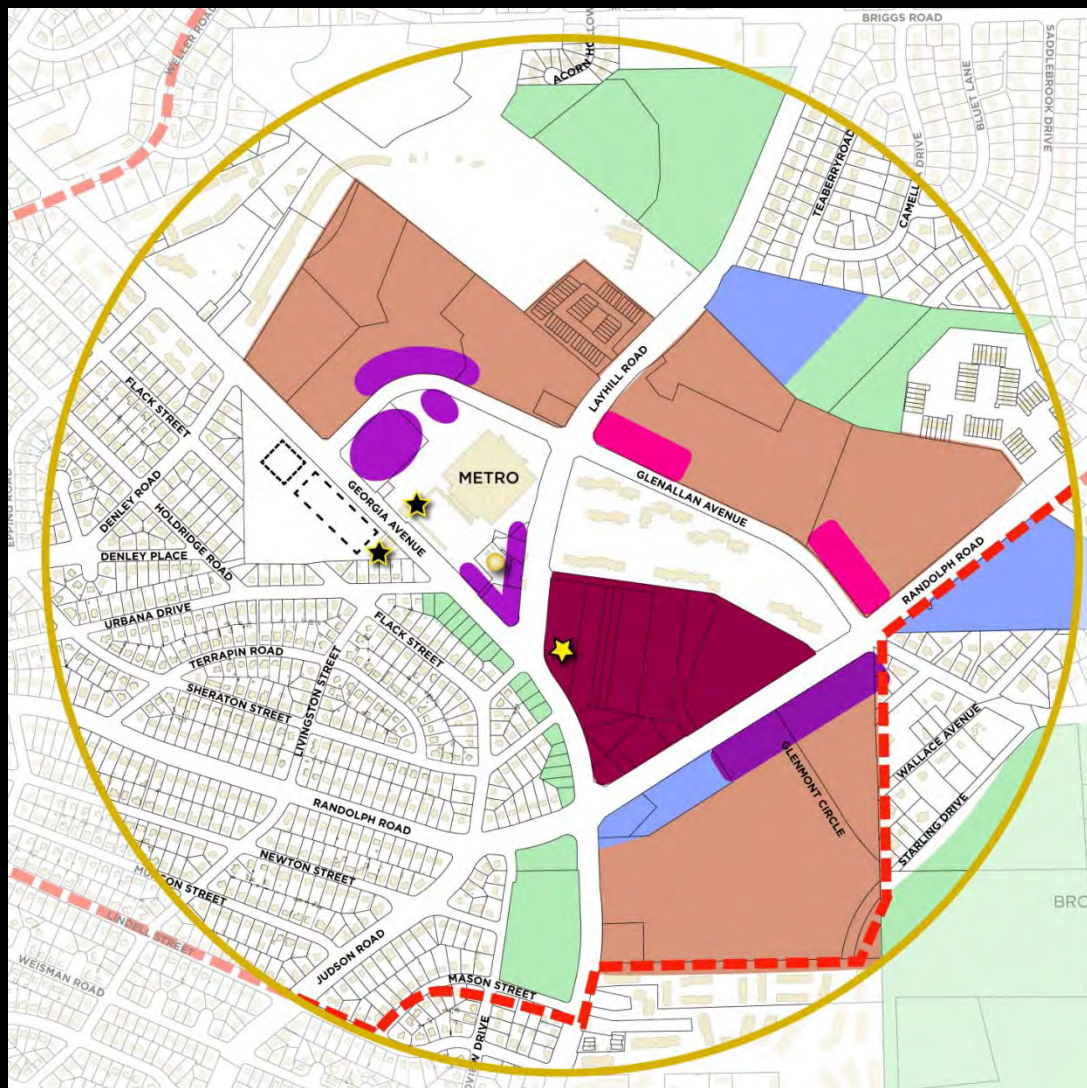
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DRAFT VISION COMPONENTS

RESIDENTIAL REDEVELOPMENT

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DRAFT VISION COMPONENTS

NEW ROAD CONNECTIONS

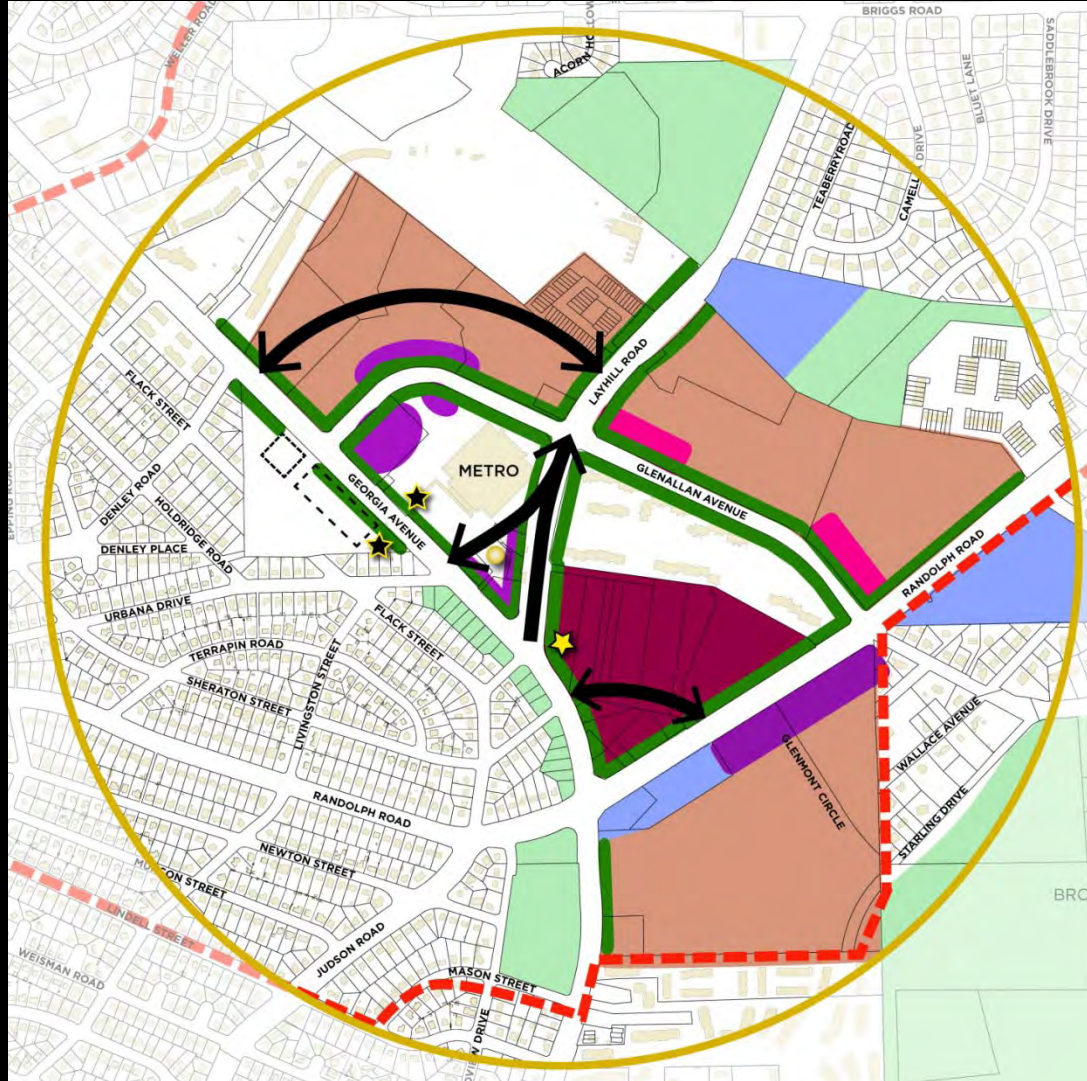
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DRAFT VISION COMPONENTS

STREETSCAPE ENHANCEMENT OPPORTUNITIES

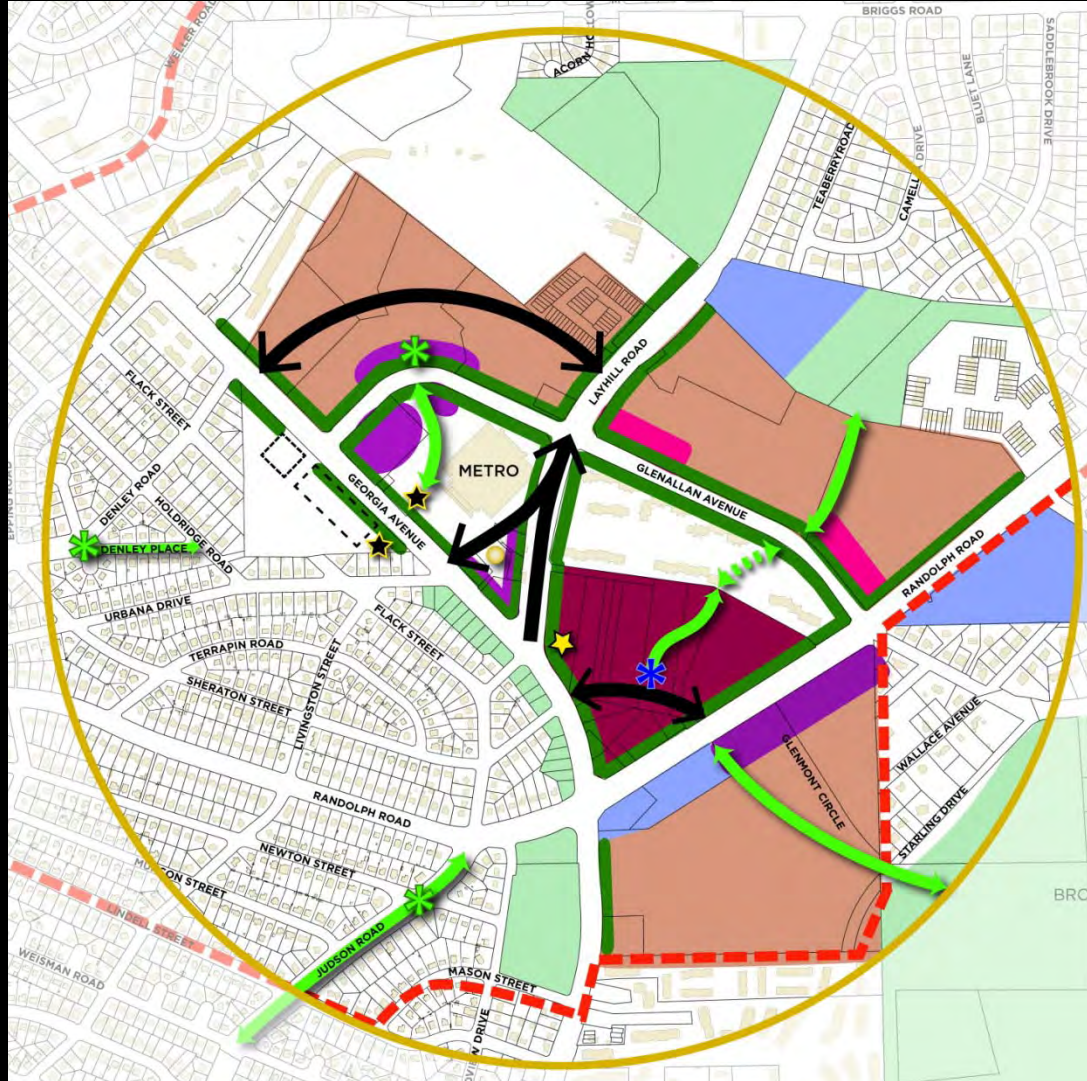
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DRAFT VISION COMPONENTS

PUBLIC OPEN SPACE OPPORTUNITIES

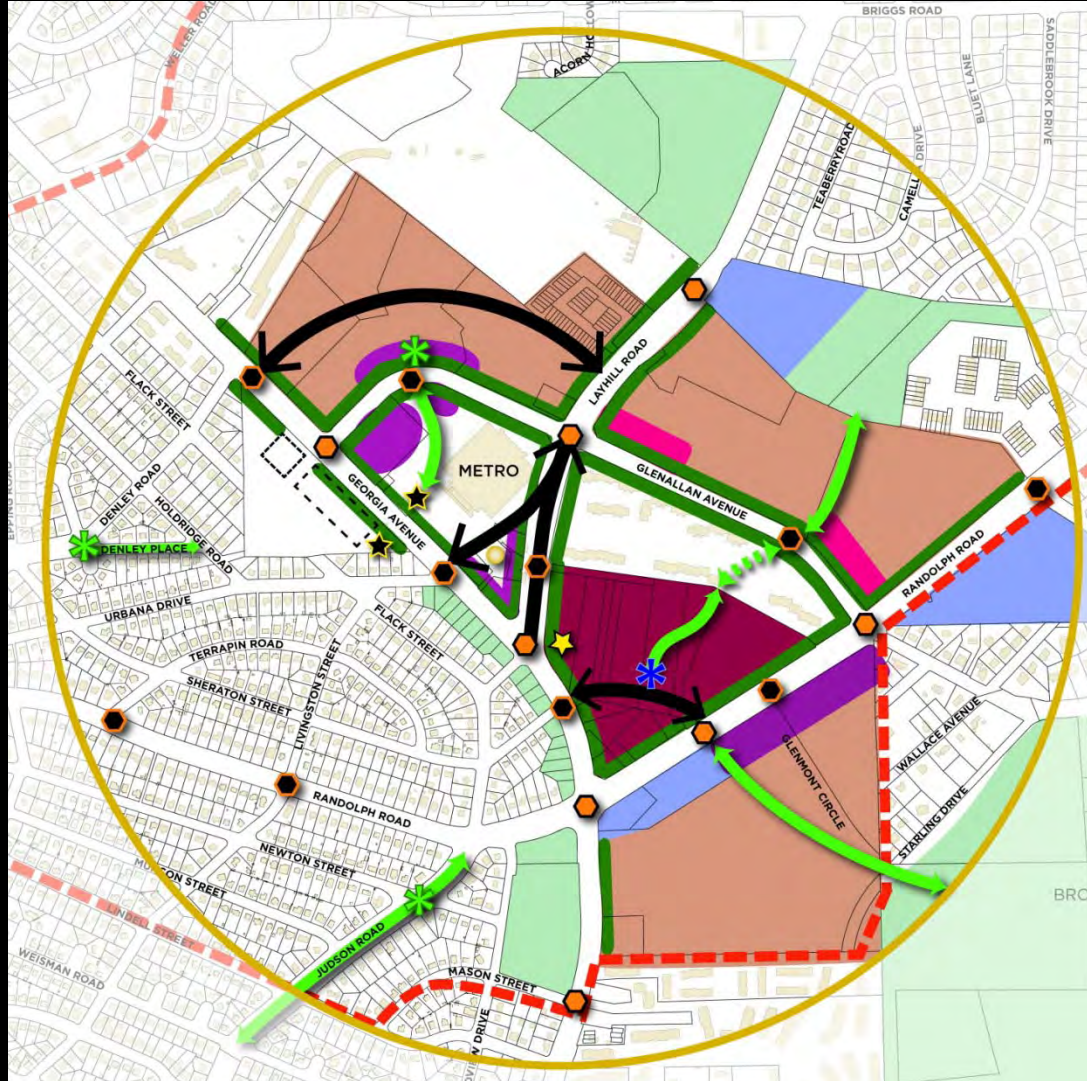
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DRAFT VISION COMPONENTS

NEW AND ENHANCED PEDESTRIAN CROSSINGS

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-  1/4-MILE RADIUS
-  BUILDINGS
-  WMATA PARKING GARAGE
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HOW MIGHT GLENMONT LOOK?



Existing condition of International Blvd at 81st Ave.



Design Vision for International Blvd at 81st Ave with Bus Rapid Transit service.



HOW MIGHT GLENMONT LOOK?



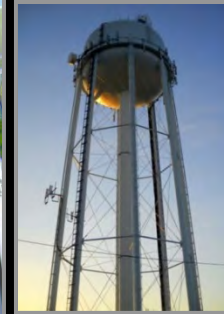
HOW MIGHT GLENMONT LOOK?



HOW MIGHT DEVELOPMENT LOOK?



MAKING COMMUNITY CONNECTIONS



PEDESTRIAN / BIKE CONNECTIVITY

-  SECTOR BOUNDARY
-  1/4-MILE RADIUS
-  PROPERTY PARCELS
-  WMATA PARKING GARAGE
-  PLANNED FIRE STATION RELOCATION SITE
-  STREETS
-  PROPOSED CIVIC GATHERING PLACE
-  HIKER/BIKER TRAIL
-  SIDEWALK
-  BIKEWAY
-  POTENTIAL NEW TRAILS/PATHS
-  EXISTING PUBLIC OPEN SPACE



PEDESTRIAN / BIKE COMPONENTS

SIDEWALKS

-  SECTOR BOUNDARY
-  1/4-MILE RADIUS
-  PROPERTY PARCELS
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PEDESTRIAN / BIKE COMPONENTS

BIKEWAYS

-  SECTOR BOUNDARY
-  1/4-MILE RADIUS
-  PROPERTY PARCELS
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-  POTENTIAL NEW TRAILS/PATHS
-  EXISTING PUBLIC OPEN SPACE



PEDESTRIAN / BIKE COMPONENTS

TRAILS / PATHS

-  SECTOR BOUNDARY
-  1/4-MILE RADIUS
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HOW MIGHT STREETS LOOK?



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Design Vision for International Blvd at 81st Ave with Bus Rapid Transit service.



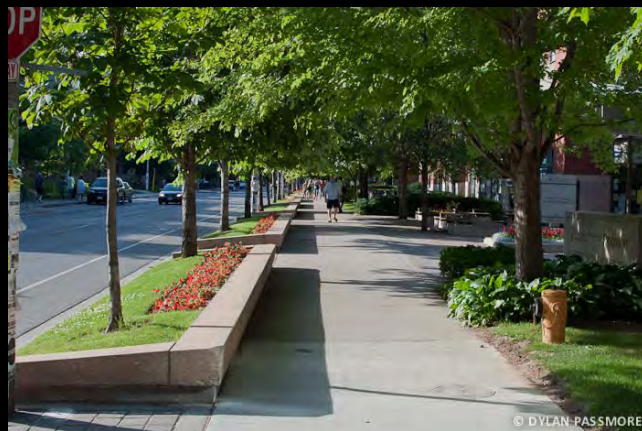
STREET TYPES

TRANSIT BOULEVARD



HOW MIGHT SIDEWALKS LOOK?

SIDEWALKS AND STREETSCAPES



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HOW MIGHT STREETS LOOK?

PEDESTRIAN IMPROVEMENTS



HOW MIGHT STREETS LOOK?

BICYCLE ROUTES



HOW MIGHT OPEN SPACES LOOK?

OPEN SPACES



HOW MIGHT OPEN SPACES LOOK?

POTENTIAL TOWN SQUARE



... AND THE WATER TOWER?

WATER TOWER INSPIRATION



DRAFT VISION STATEMENT

The Glenmont of the future will be a walkable, diverse and green community, and a family-friendly local destination. The Glenmont Shopping Center will be the focus of community-oriented activities and services, providing a distinctive identity for Glenmont. New transit-oriented, mixed-use development, concentrated in and around the shopping center and the Metro station, will offer expanded housing choices for people of all ages and incomes, while existing single-family neighborhoods will be preserved and enhanced. Improved pedestrian and bicycle facilities will provide safe and convenient connections to homes, work, shops, transit, schools and parks.

ADDITIONAL ITEMS

Not in Draft Vision, but will be addressed in Sector Plan:

- Amount and scale of potential development (land use, zoning)
- Road network designation
- School, park and community facility needs
- Public safety
- Sustainable / green design
- Infrastructure staging, if needed

DISCUSSION & FEEDBACK AT STATIONS



TONIGHT'S AGENDA

Draft Vision Discussion 8:00 – 9:00 PM

1. Provide your comments at each station
2. Discuss the Draft Vision components and vision statement
3. Complete the Comment Sheet if you have additional comments . . .

. . . or post your comments online at:

<http://www.montgomeryplanning.org/community/glenmont/>

NEXT STEPS

Sector Plan Milestones

April 2012	Draft Recommendations
April/May 2012	Community Meeting
June 2012	Staff Draft
September 2012	Planning Board Public Hearing
October - December 2012	Planning Board Work Sessions & Planning Board Draft

QUESTIONS??

MICHAEL BROWN, *Senior Planner*
(M-NCPPC)

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Michael.Brown@montgomeryplanning.org