

Study Area

The Glenmont Sector Plan Area covers approximately 600 acres of land surrounding the intersection of Georgia Avenue and Randolph Road. The current Sector Plan for this area, adopted in 1997, established a transit-oriented planning framework for the area, in preparation for the opening of the Glenmont Metro Station in 1998. In support of this vision, the 1997 Sector Plan rezoned portions of Glenmont immediately adjacent to the Metro station, including the Glenmont Shopping Center and Privacy World, for higher-density, mixed-use development. Since completing the Metro station in 1998, the County has dedicated time and funding to additional infrastructure improvements, including the grade-separated interchange at the intersection of Georgia Avenue and Randolph Road, a newly-constructed parking structure for the Metro, a proposed new fire station and recent park renovations. In addition, Glenallan Elementary School has been razed to make way for a new facility that increases core capacity from 311 students to 740 students, while the Wheaton High School/Thomas Edison High School of Technology Modernization complex, just west of the Sector Area, is currently being studied for future development options.





The Glenmont Sector Plan area is a primarily residential community, comprising single-family neighborhoods and multifamily developments that surround the area's commercial core – the Glenmont Shopping Center. Glenmont is also the terminus of the eastern segment of Metro's Red Line, which is located just west of the Glenmont Shopping Center. Although the Sector Plan Area encompasses approximately 600 acres, the smaller focus area of the Glenmont Community Visioning Workshop included only land uses and development within approximately a 1/4-mile radius of the Metro station.

The Glenmont Shopping Center, located at the heart of the Glenmont community, occupies approximately 20 acres of key property within 1/4-mile of the Glenmont Metro station. Despite its close proximity to surrounding single-family neighborhoods and multifamily developments, the Metro station, Georgia Avenue and Randolph Road, the Glenmont Shopping Center site is largely underutilized. Although it contains major anchors such as Staples, CVS, Shoppers Food Warehouse and Country Boy, the shopping center is outdated and lacks commercial services that much of the surrounding community both needs and wants. Redevelopment potential of the shopping center has historically been inhibited by several underlying issues, including fragmented property ownership and discord among the various, long-standing owners in reaching redevelopment

and consolidation agreements with the County, and with each other.

Adjacent to the Glenmont Shopping Center are the Glen Way Gardens Condominium and Winexburg Manor multifamily residential communities, which comprise two- to three-story garden apartment and condominium complexes, located north and south of Glenallan Avenue and west of Randolph Road. Additional multifamily residential communities within proximity of the Glenmont Shopping Center include Privacy World, located northwest of the Metro station, and Glenmont Forest, located east of the Randolph Road/Georgia Avenue intersection. Single-family, detached neighborhoods are located south of Georgia Avenue, and further north along Layhill and Randolph Roads, beyond the garden apartment and condominium complexes.

The area referred to as the "Layhill Triangle" is located directly west of the Glenmont Shopping Center, directly west across Layhill Road, and adjacent to the east side of the Glenmont Metro station. This area currently comprises the water tower and service retail uses, including the Stained Glass Pub and a 7-Eleven. Directly south of the Glenmont Metro station, on the west side of Georgia Avenue, are the new Metro parking garage and the planned fire station relocation site. In addition to these public facilities, the study area is also served

by the Glenallan Elementary School, Glenfield Park, Saddlebrook Park, the Glenmont Greenway, a fire station, a police station, the Park Police headquarters and Brookside Gardens, which provides direct access to Wheaton Regional Park.

Georgia Avenue, which provides primary north-south vehicular access in the area, divides the community in half with a consistent flow of high-volume traffic. Primary east-west vehicular access is provided by Randolph Road, which connects Glenmont to Rockville, the I-270 corridor and I-95. The grade separation of Georgia Avenue and Randolph Road, outlined in the 1997 Sector Plan, has been approved and funded, and will be completed over the next several years. Secondary roadways within the study area include Layhill Road, which provides north-south access from Georgia Avenue, and Glenallan Avenue, which provides east-west access between Georgia Avenue and Randolph Road.

