

# *Land Use and Zoning*

The fundamental purpose for this Plan is to make recommendations on the future land use pattern for Forest Glen. These recommendations will guide all future zoning and special exception activity. Forest Glen comprises two distinct neighborhoods, separated by Georgia Avenue.

Figure 5 indicates the locations of areas discussed in this chapter. Figures 6 and 7 illustrate Existing Land Use and Proposed Land Use, and Figures 8 and 9 show Existing Zoning and Proposed Zoning.

## **A. Forest Glen East**

Forest Glen East is delineated by Georgia Avenue on the west, Medical Park Drive and Everest Street on the north, Sligo Creek Park on the east, and the Beltway on the south. With the exception of Holy Cross Hospital and the medical office building on Georgia Avenue at Forest Glen Road, Forest Glen East may

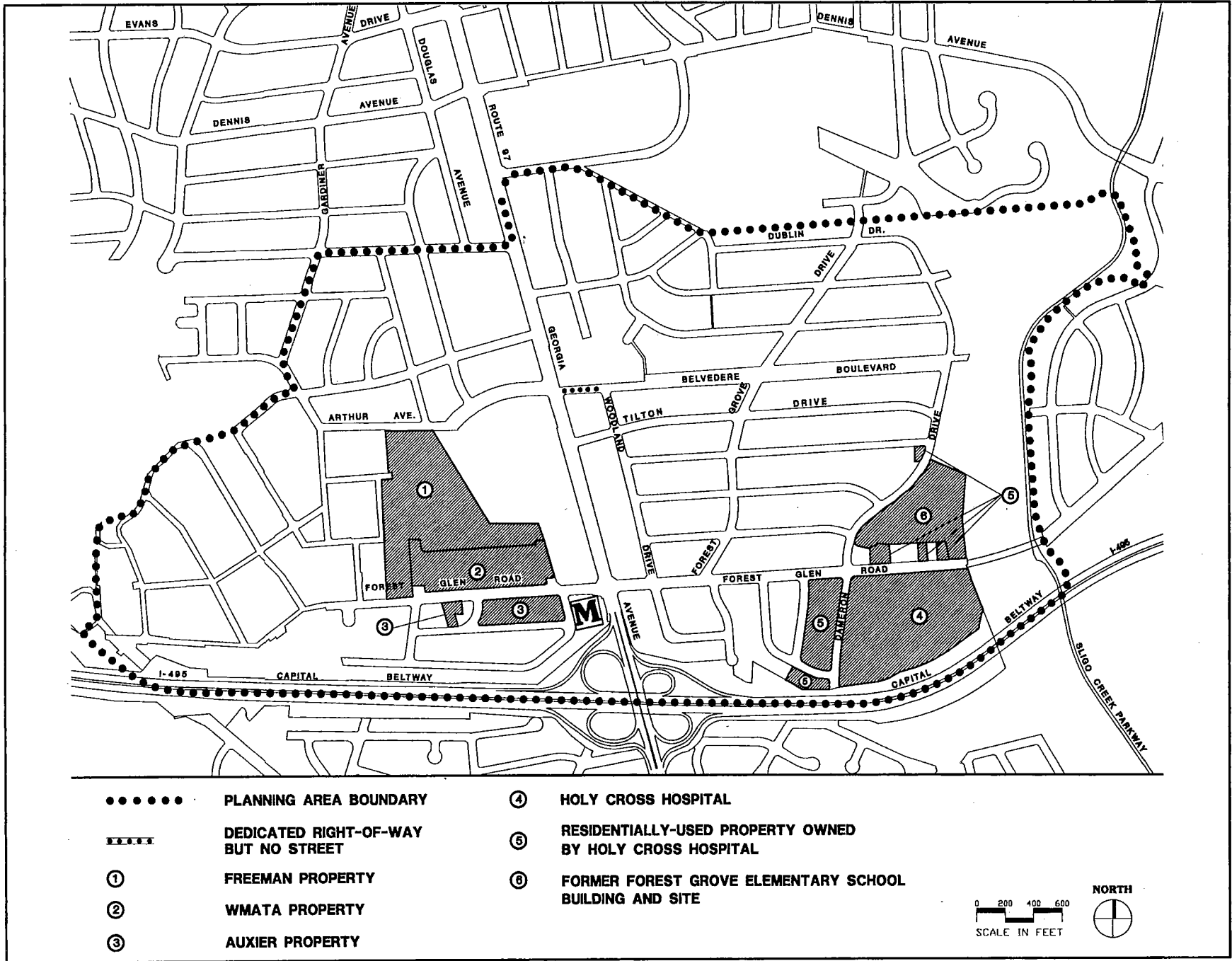
be described as a quiet, single-family residential neighborhood. An important goal of this Plan is to strengthen and stabilize neighborhoods such as Forest Glen East.

One of the major issues to be addressed in this Sector Plan is the role of Holy Cross Hospital and its relationship to the surrounding community. Clearly, the hospital is an important resource to the region and to the immediate community in terms of the delivery of health care services. Holy Cross is one of only five hospitals in Montgomery County and it is a leader in several areas, e.g., obstetric, pediatric, and geriatric care. Holy Cross is the only teaching hospital in Montgomery County. The hospital also performs a significant public service by treating all of the County's high risk indigent obstetric care cases.

At the same time, residents of the surrounding neighborhoods are concerned about potential expansions of the hospital. The hospital exists as a special exception use in a residential area. Many of the residents consider any potential expansion of the hospital to be a threat to the stability of their neighborhood.

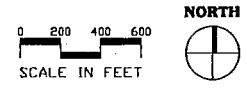
# Land Use Issues

Figure 5



- ..... PLANNING AREA BOUNDARY
- DEDICATED RIGHT-OF-WAY BUT NO STREET
- ① FREEMAN PROPERTY
- ② WMATA PROPERTY
- ③ AUXIER PROPERTY

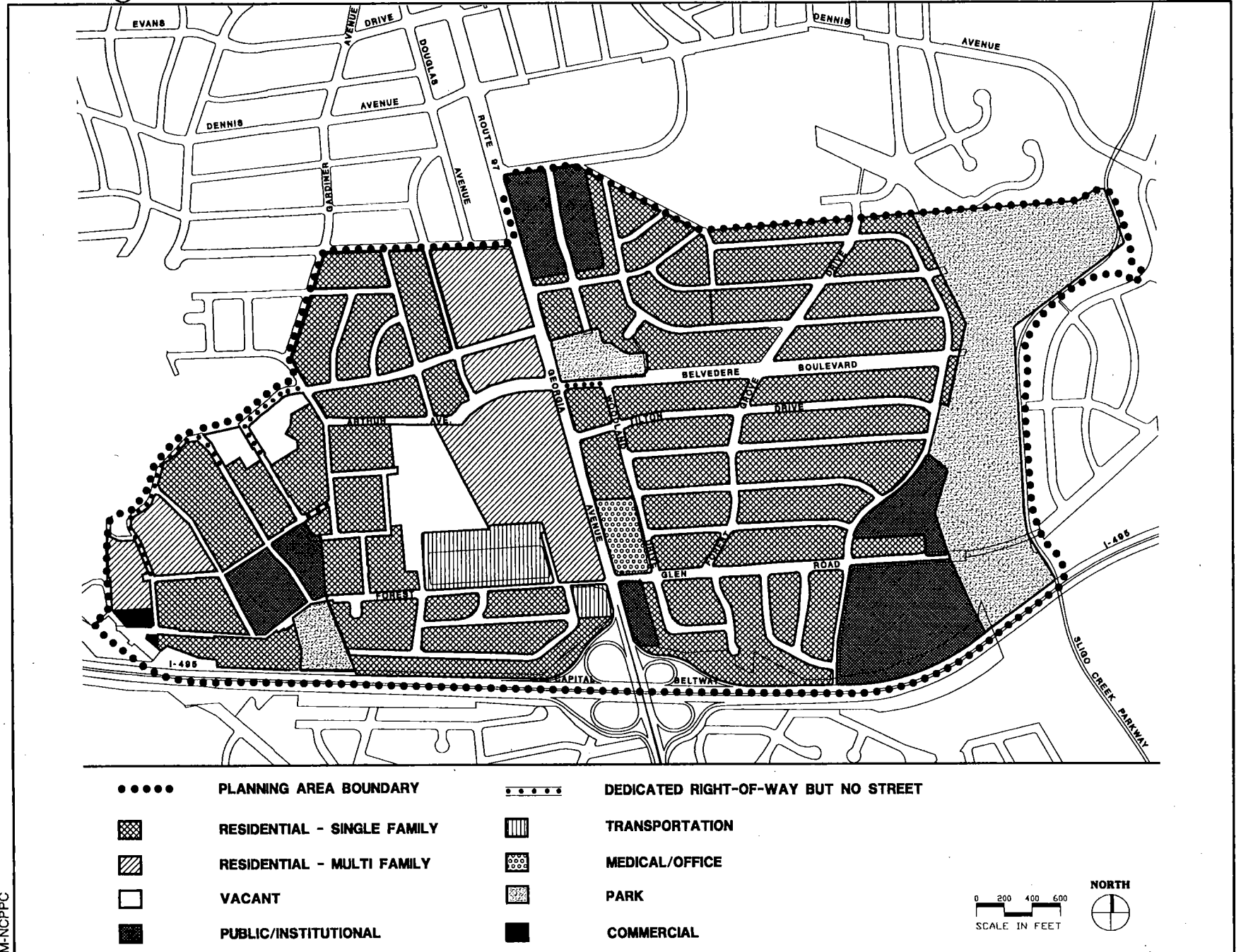
- ④ HOLY CROSS HOSPITAL
- ⑤ RESIDENTIALLY-USED PROPERTY OWNED BY HOLY CROSS HOSPITAL
- ⑥ FORMER FOREST GROVE ELEMENTARY SCHOOL BUILDING AND SITE



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# Existing Land Use

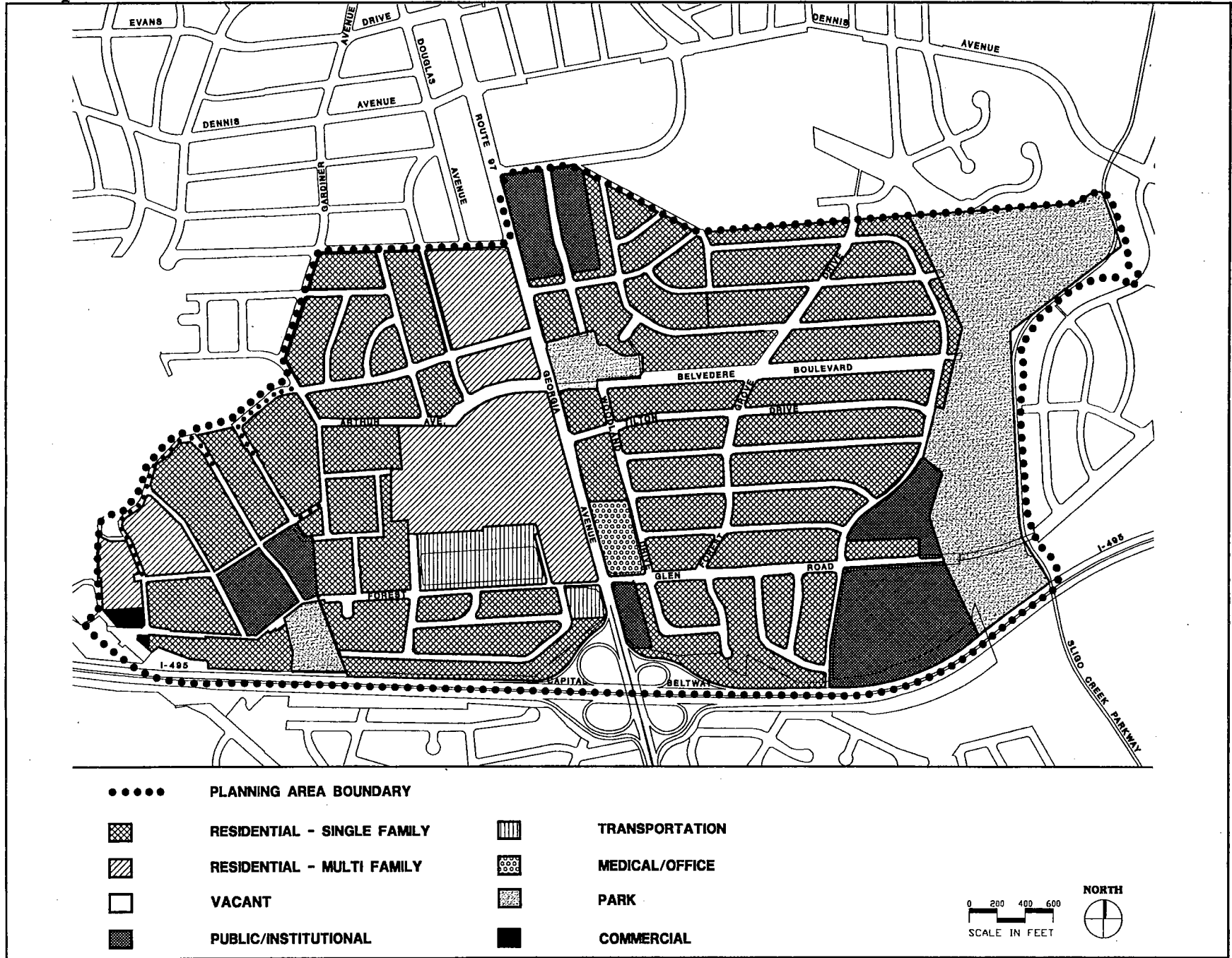
Figure 6



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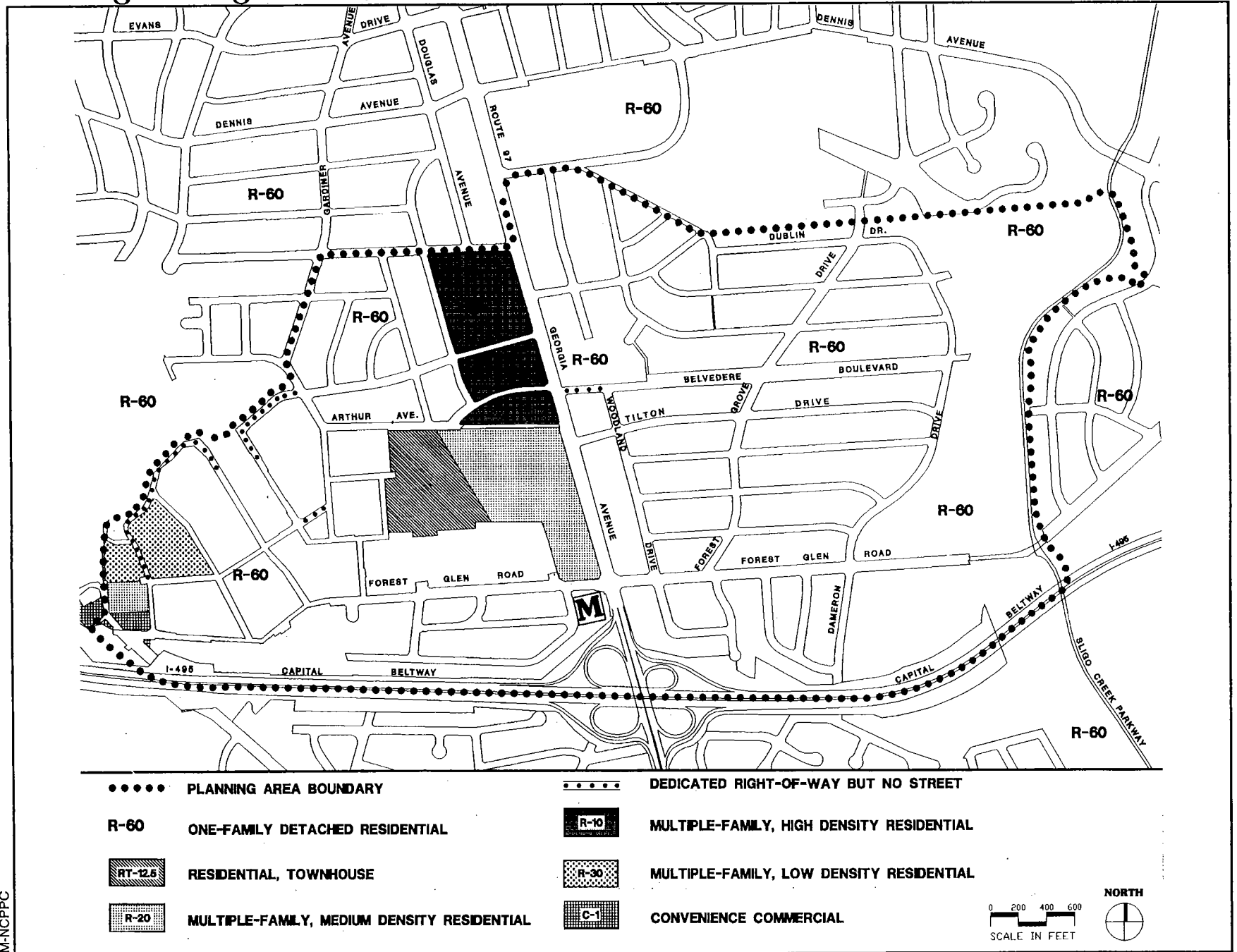
# Proposed Land Use

Figure 7



# Existing Zoning

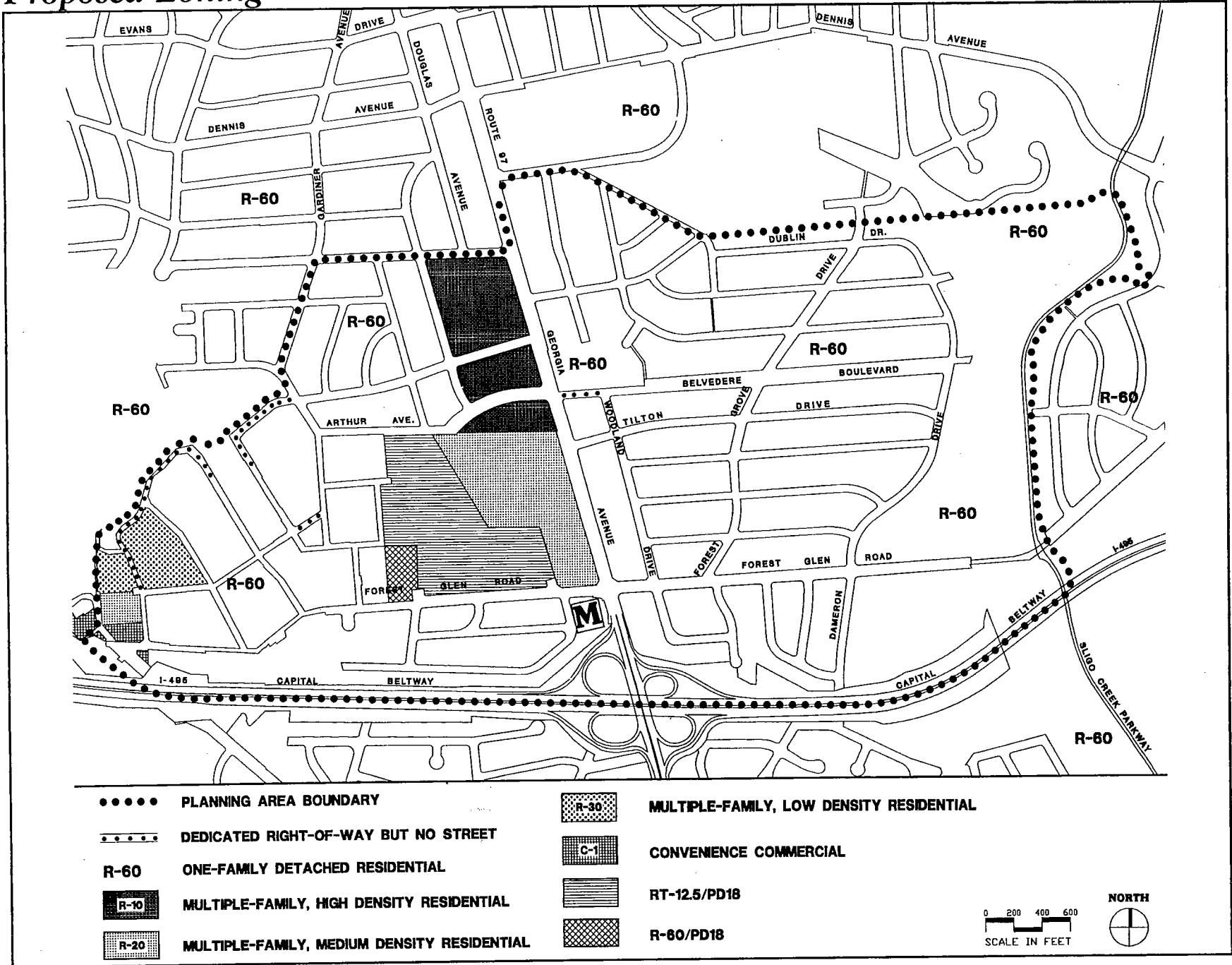
Figure 8



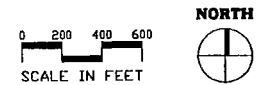
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# Proposed Zoning

Figure 9



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While the neighborhood has supported some expansion of the hospital, certain modifications to the hospital's original special exception have been greeted with suspicion and, in many cases, active opposition. These concerns must be balanced with the County's interest in seeing Holy Cross remain an economically viable provider of health care services that can adjust to meet the rapidly changing economic and regulatory environment for health care.

A major reason for the friction between the hospital and the community has been the possibility that the hospital may expand beyond its current borders into the residential neighborhoods. Between 1967 and 1984 the hospital acquired a significant number of houses to the west and north of the hospital. (See Figure 10, page 22.) These acquisitions have been a source of concern to the neighborhoods.

At the time the 1978 *Forest Glen Sector Plan* was approved, Holy Cross Hospital did not indicate any need for expansion and the Plan expressly limited Holy Cross to its current campus for any additional hospital related activity. During the preparation of this Sector Plan, the Hospital indicated the potential need to build a new facility for outpatient services and specialists' offices and their desire that the residentially developed property owned by the hospital between Dameron Drive and Saxony Road should be available for that purpose.

An evaluation of any possible expansion requires a careful balancing of the potential benefits (for example, an improvement in the quality and cost of health care services delivered to County residents, and the long-term survival of the hospital) and the potential negative impacts (for example, the destabilizing effect on adjoining neighborhoods of hospital expansion beyond the existing campus). A significant problem in evaluating this issue is that the health care industry is undergoing rapid change. Holy Cross Hospital understandably wishes to maximize the flexibility to respond to these changes. It is difficult to pre-

dict Holy Cross' exact physical development needs over the 20-year horizon of the Sector Plan. For the Hospital to remain competitive over the long term it appears that some changes and/or expansion may be needed, especially due to the many changes in the health care field. There are some constraints on the existing campus (e.g., limited unoccupied space in the rear of the hospital between the current building and the Beltway and the Hospital's current desire to maintain land on the east side of the campus for expansion of technological medical services).

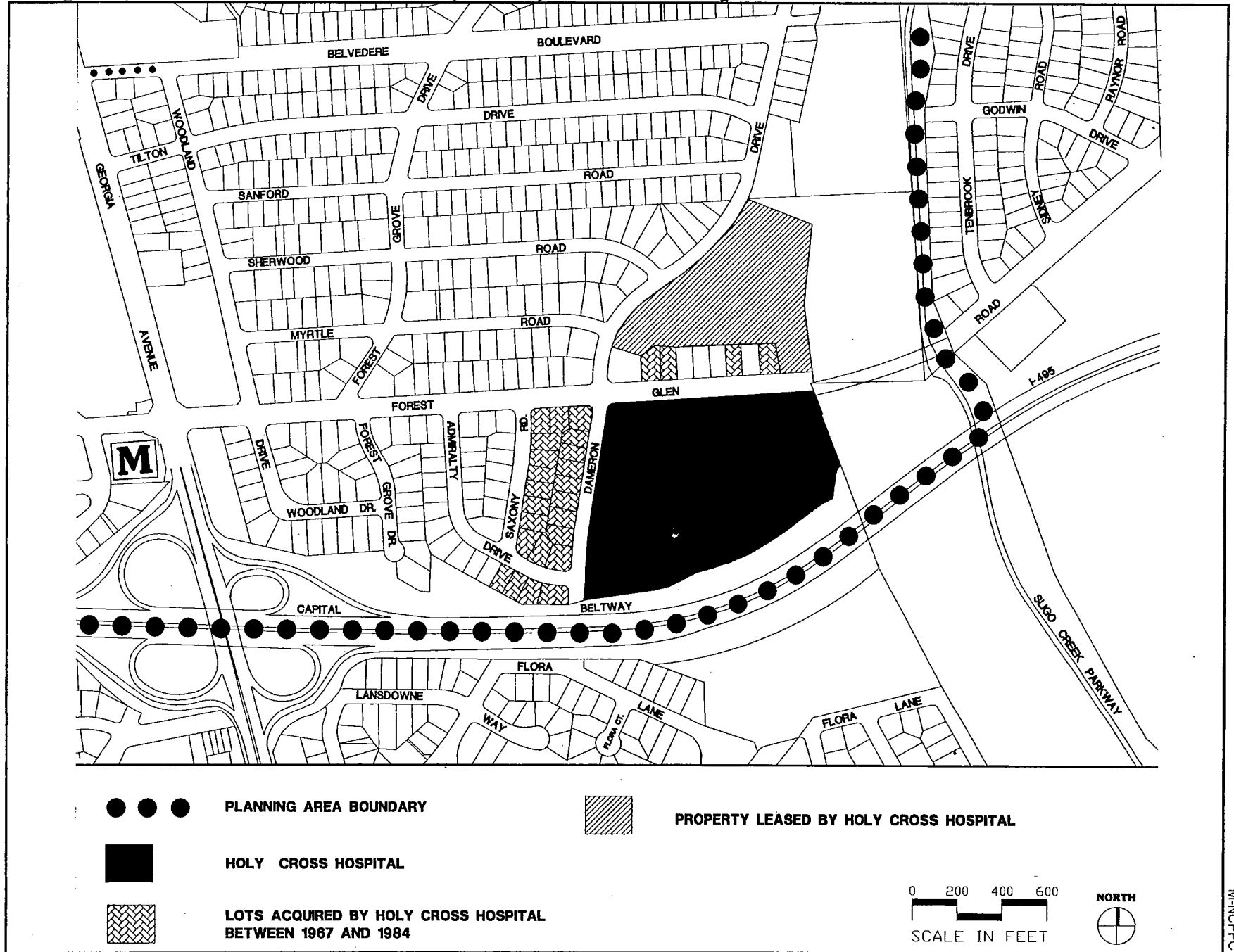
While this Plan recognizes the County-wide value of Holy Cross Hospital, neighborhood preservation is also a paramount concern, including both the stability of residential areas and the continued viability of existing medical office space. As much as the hospital desires to preserve its flexibility, the surrounding neighborhoods desire certainty regarding the extent of potential expansion by the hospital. Nearby medical facilities are also concerned about their future economic viability if Holy Cross expands.

In an effort to strike a balance between neighborhood stability and the flexibility needed in order for Holy Cross Hospital to provide quality health care into the future, this Plan limits future development of health-related facilities to the existing campus of Holy Cross Hospital while also providing some flexibility and support for the hospital to develop additional facilities within the campus. This Plan supports the development of additional facilities of up to 80,000 square feet (plus additional parking) on the campus for medical office, medical clinic, and other health related uses. The Plan does not support an expansion beyond the existing campus because it may affect the stability of the existing residential community.

This Plan encourages Holy Cross to examine alternatives that will minimize negative impacts on the surrounding residential community and existing medical office space in Forest Glen. For example, Holy Cross may wish to locate satellite facilities at

# Property Owned or Leased by Holy Cross Hospital

Figure 10



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appropriate locations elsewhere in the County. Furthermore, this Plan asserts that the hospital has an obligation, by virtue of its presence within this residential community, to take any and all appropriate steps to ensure the long-term residential stability of this area, by limiting expansion to the current hospital campus and by having additional development on the campus be compatible with adjacent residences.

### **OBJECTIVE A:**

*Ensure that new development is compatible with the character of the existing residential neighborhood.*

Additional development at Holy Cross Hospital in Forest Glen should be subject to the following guidelines and limitations:

- Development will be on the existing hospital campus only.
- The building(s) may contain up to 80,000 square feet and additional parking associated with the facility.
- Any building along Forest Glen Road should not exceed 4 stories. If the building is located along Forest Glen Road, architectural details should be used to minimize the perceived height and mass of the building. Use of materials, such as brick, that are compatible with the residential neighborhood along Forest Glen Road are encouraged.
- A building of up to 8 stories may be constructed if it is located toward the rear and eastern edge of the site, along Sligo Creek Park, if absolutely necessary. Adjustments to the scenic easement (or removing the easement altogether) may be permitted in order to lower the height of the buildings or otherwise reduce the impact of the hospital on the surrounding neighborhood.
- Additional parking should be located on the existing hospital campus (or in satellite facilities located in non-residential

areas) and designed as efficiently as possible to minimize its height and visual impact on the surrounding neighborhoods, also taking into account such factors as Holy Cross' needs for technological expansion and concerns about emergency room access.

- Reaffirm the existing zoning in Forest Glen East.

### **OBJECTIVE B:**

*Protect the edges of the existing residential neighborhood. (See also Objective D, below.)*

- Limit the expansion of Holy Cross Hospital to additional development on their present site only, as described under Objective A.
- Limit the land uses along the east side of Georgia Avenue (i.e., on the block between Georgia Avenue and Woodland Drive) to those which are compatible with the adjoining neighborhood. These include:
  - Retention of the existing single-family detached houses;
  - Office or service commercial uses which can be accommodated within structures that exhibit single-family residential scale and style, provided that the design guidelines are satisfied with regard to the location of entrances, parking, green space, and access to Georgia Avenue.

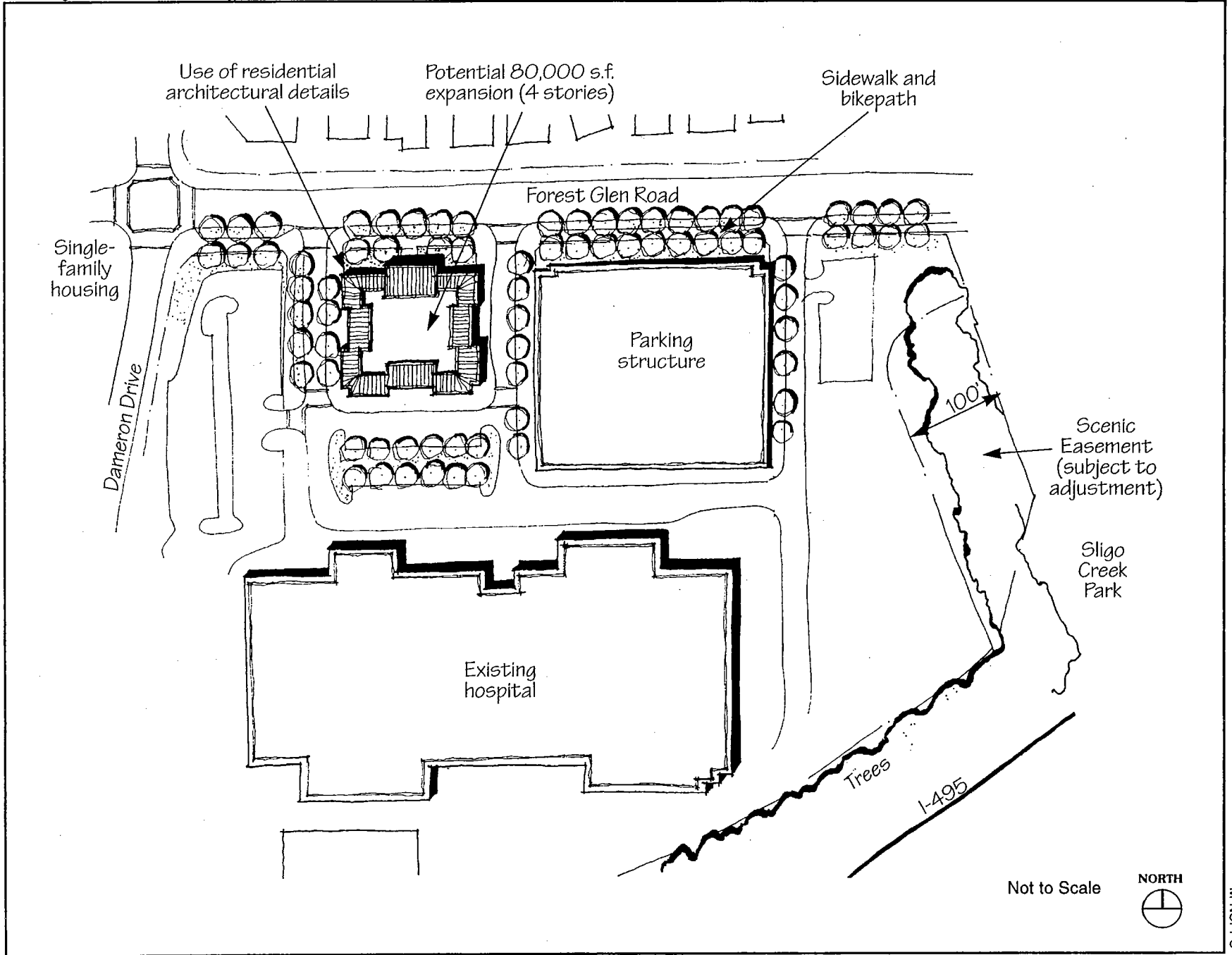
### **OBJECTIVE C:**

*Enhance community identity and sense of place within Forest Glen East.*

- Until such time as the Board of Education needs to reclaim the former Forest Grove Elementary School for educational

# Holy Cross Expansion – Illustrative Concept Plan

Figure 11



purposes, the current uses in this space should continue. (See Chapter Six, Community Facilities.)

- Provide for a linear green space along Georgia Avenue as provided for under Objective D, below.
- Maximize the public open space at Getty Park. The existing public right-of-way for the extension of Belvedere Boulevard between Georgia Avenue and Woodland Drive should be dedicated to Getty Park at such time as one of the alternatives in this Plan for Georgia Avenue between Forest Glen Road and Dennis Avenue is implemented. (See Chapter Four, Part A, Objective B.)
- The portion of Woodland Drive north of August Drive should also be abandoned at such time as one of the alternatives in this Plan for Georgia Avenue between Forest Glen Road and Dennis Avenue is implemented. (See Chapter Four, Part A, Objective B.) Conveyance of this right-of-way to the adjoining property owners will help reinforce St. John's Church and School as important community facilities.

## OBJECTIVE D:

*Provide an attractive, landscaped boulevard along Georgia Avenue.*

- Georgia Avenue is a wide highway with little visual relief to soften the impact of the roadway. The poor visual quality of Georgia Avenue negatively impacts the Forest Glen community and contributes to the impression that the highway is a divider between the communities on the two sides of the road. The absence of tree-lined sidewalks also discourages pedestrians from walking along the busy highway to reach destinations inside and outside the sector plan area. In order to make Georgia Avenue a more attractive and pedestrian-friendly boulevard, this Plan recommends the following:

- The State Highway Administration should implement a retrofit project to provide extensive landscaping along Georgia Avenue and create a green space within the State's right-of-way. It would be desirable for the State to expand the existing right-of-way by 5 feet to accomplish this objective. The community should be encouraged to take an active role in the design, implementation, and maintenance of this green space.
- Consideration should be given to an incentive program that would encourage property owners along Georgia Avenue to landscape the portions of their properties along the highway. For example, planting materials could be provided to those property owners who are willing to participate in such a project.

## B. Forest Glen West

Forest Glen West is delineated by Georgia Avenue on the east, I-495 on the south, Dexter Avenue on the north, and Gardiner Avenue and the right fork of an unnamed tributary to Rock Creek on the west.

Like Forest Glen East, the dominant character of Forest Glen West is residential. The most prevalent land use in Forest Glen West is single-family detached residential, although the area also includes several multi-family housing complexes along Georgia Avenue and townhouses at the western end. The Forest Glen Metrorail station and a small amount of commercially-zoned land at the intersection of Forest Glen and Seminary Roads represent the significant non-residential uses in Forest Glen West. An important goal of this Plan is to strengthen and stabilize neighborhoods such as Forest Glen West. To this end, this Plan recommends residential zoning on all property in Forest Glen West, with the exception of the existing commercial uses at Forest Glen Road/Seminary Road.

**OBJECTIVE A:**

*Ensure that new development is compatible with the character of the existing residential neighborhood.*

- Reaffirm the existing zoning for the residential and commercial properties in Forest Glen West, including the scattered undeveloped lots, except where noted under Objective C, below. Adjust the zoning line on Lot 17 of Block 1, located to the southeast of the intersection of Forest Glen and Seminary Roads, so as to extend C-1 zoning to include the entire parcel (currently improved with a plumbing contractor located in an existing house).
- Limit redevelopment of the Auxier Property on Forest Glen Road to that which is compatible with the adjoining single-family residential neighborhood to the south. (See Objective C, below.) This neighborhood (i.e., the homes located in between the Auxier Property and the Capital Beltway) should not become an undesirable enclave as the result of intense redevelopment around it.

**OBJECTIVE B:**

*Protect the edges of the existing residential neighborhoods along Georgia Avenue and soften the impact of major roadways on adjacent homes.*

- Support the provision of an attractive, landscaped boulevard along Georgia Avenue. Plans for any roadway improvements along Georgia Avenue should adhere to the guidelines in Chapter Five for a green urban boulevard.
- Confirm existing zoning for all properties fronting on the west side of Georgia Avenue.

**OBJECTIVE C:**

*Focus new development at the Metrorail station, consistent with the General Plan.*

**Freeman Property**

- The Plan confirms the existing RT-12.5 zoning on the 10-acre Freeman property and retains the existing R-60 Zone on the contiguous property between the original Freeman Tract and Forest Glen Road, i.e., the 8 lots added to the Freeman property since 1978. The entire property is also suitable for development under the Planned Development (PD) Zone at a density of 18 units per acre. Additional density may be appropriate if all additional units are Moderately Priced Dwelling Units (MPDUs). Both the RT-12.5 and PD zones require site plan approval and permit detailed examination of design and traffic issues as a basis for approval of the zone. The PD Zone would also require a development plan. Development of this site should follow the design guidelines listed below.
  - New development should consist of a mix of housing types including single- and multi-family homes configured to provide a compatible transition to the existing community. No commercial development should be permitted on this property except day care.
  - Compatibility should be provided through appropriate transitions between Americana Finnmark and the existing single-family detached homes to the west. Building heights should generally decline, moving through the site from east to west. Multi-family buildings should not exceed four stories under any circumstances. If developed under the PD Zone, the 1.8-acre portion of the Freeman property currently zoned R-60 should be developed with single-family detached homes at a density no greater than would otherwise be allowed in the R-60 Zone (or used as open space).

- A wooded area of approximately two acres should be provided, as required by the Forest Conservation Law. This area should be used as a community open space. Paths and sitting areas should be provided. This wooded area should be centrally located between the existing single-family residences and the new structures to improve transition.
- Existing contiguous streets should be extended to form a pattern of interconnected neighborhood streets. Greeley Avenue should be extended to connect to Belvedere Place. These streets should be similar in character to the surrounding residential streets. Design measures which would reduce the speed of cars should be incorporated to discourage through traffic. (See Chapter Five.) A safe and attractive pedestrian environment must be provided along the new streets.
- A bikeway should be incorporated into the development plans for this area that would make the Metrorail station more accessible to area residents.
- If not already constructed, a left-turn lane from north-bound Georgia Avenue onto Forest Glen Road may be required at the time of subdivision to serve potential traffic generated by this parcel at the time of development.

### **WMATA Property**

- The Plan changes the existing R-60 zoning for the 8-acre WMATA-owned portion of the Metrorail parking lot to RT-12.5. This zoning would permit a logically planned development encompassing the WMATA parcel and the Freeman Property to the north. The rezoning of the WMATA Tract eliminates the need to provide single-family detached units along the southern edge of a PD development on the Freeman Property as otherwise required by the Zoning Ordinance. This Plan also recommends, as an alternative, development under PD (Planned Development) zoning at a

density of 18 units per acre. (Additional density may be appropriate if all additional units are MPDUs.) The PD Zone requires site plan approval and permits detailed examination of design and traffic issues as a basis for approval of the zone. The PD Zone would also require an approval of a Development Plan. Development in the PD Zone should conform to the following guidelines:

- The buildings should be of a low scale so that they are compatible with the surrounding community. Buildings should be street oriented and provide multiple street entrances.
- A public open space should be provided as the major amenity. The space should be located along Forest Glen Road and in proximity to the transit station. It should be highly visible and accessible from the street. Attractive landscaping, seating, and art features should be provided.
- Any new development along Forest Glen Road should provide streetscape in accordance with the guidelines in Chapter Five.

### **Auxier Property**

- If redevelopment occurs on the 2.4-acre Auxier property in the future, the Plan recommends the following guidelines for special exception uses under the R-60 Zone.
  - New buildings should reflect the bulk, scale, height, and architectural features of the existing detached homes. They should be no more than three stories in height.
  - New buildings should be street oriented, with multiple direct street entrances.
  - Screening should be required for parking.
  - Parking should be limited so that the residential character of the street is maintained.

- Off-street parking should only occur in the side or rear yard, and be attractively screened from the adjoining properties.
- Any new development along Forest Glen Road should provide streetscaping in accordance with the guidelines in Chapter Five.
- If special exception uses are approved in the existing residential buildings on the Auxier site, the Plan recommends the following guidelines.
  - The provision of parking should be limited so that the residential character of the street is maintained.
  - Off-street parking in association with a special exception use should be located only in the side or rear yard and be screened from the adjoining lots with appropriate landscaping.
  - Streetscape should be provided in accordance with Chapter Five.
  - Any addition to existing buildings should be compatible with the remainder of the neighborhood.

## C. Historic Preservation

This Sector Plan includes within its boundaries a number of properties which were previously designated on the *Master Plan for Historic Preservation*. This Plan does not propose any changes to previous historic designations and specifically reaffirms those earlier actions.

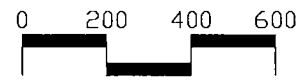
The Forest Glen Historic District is included within the Sector Plan boundaries. (See Figure 12, page 29.) This district includes 15 resources and was designated as historic by the Montgomery County Council in May, 1993 (Resolution #2212-1107). The Montgomery County Planning Board and the Maryland-National Capital Park and Planning Commission adopted the amendment to the Master Plan for Historic Preservation for the Forest Glen Historic District in June, 1993 (Resolutions #93-05 and #93-10 respectively).

# Historic District

Figure 12

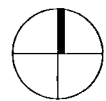


**PLANNING AREA BOUNDARY**



SCALE IN FEET

**NORTH**



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