

NO. 13-640

INTRODUCED: JULY 30, 1996

ADOPTED: JULY 30, 1996

Resolution

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 Introduced: July 30, 1996
 Adopted: July 30, 1996

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
 SITTING AS A DISTRICT COUNCIL FOR THAT PORTION
 OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
 WITHIN MONTGOMERY COUNTY, MARYLAND

By: District Council

Subject: Approval of Planning Board (Final) Draft Forest Glen Sector Plan

Background

1. On December 7, 1995, the Montgomery County Planning Board transmitted to the County Executive and the County Council the Planning Board (Final) Draft Forest Glen Sector Plan.
2. The Planning Board (Final) Draft Sector Plan amends the Approved and Adopted Sector Plan for the Forest Glen Transit Impact Area and Vicinity, dated July 1978.
3. On February 9, 1996, the County Executive transmitted to the District Council a copy of the Fiscal Impact Analysis on the Planning Board (Final) Draft Forest Glen Sector Plan.
4. On March 19, 1996, the County Council held a public hearing regarding the Planning Board (Final) Draft Forest Glen Sector Plan. The Sector Plan was referred to the Planning, Housing, and Economic Development Committee for review and recommendation.
5. On June 10, 1996, the Planning, Housing, and Economic Development Committee held a worksession to review the issues raised in connection with the Planning Board (Final) Draft Forest Glen Sector Plan.
6. On July 2, 1996, the County Council reviewed the Planning Board (Final) Draft Forest Glen Sector Plan and the recommendations of the Planning, Housing, and Economic Development Committee.

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 Planning Board (Final) Draft Forest Glen Sector Plan, dated December 1995, is approved with revisions. Council revisions to the Planning Board (Final) Draft Forest Glen Sector Plan are identified below. Deletions to the text of the Plan are indicated by [brackets], additions by underscoring.

1. On page i add to the third paragraph the following sentence:

Master plans generally look ahead to a time horizon of about 20 years from the date of adoption, although it is intended that they be updated and revised about every ten years. Although master plans make land use or zoning recommendations that are intended to be long-term, the County Council has the ability to modify these recommendations at any time in the future; therefore no land use or zoning designation should be considered permanent. Moreover, [I] it is recognized that the original circumstances at the time of plan adoption will change over time, and that the specifics of a master plan may become less relevant as time goes on.

2. On page 13, modify the 5th paragraph, 2nd sentence, as follows:

This Plan envisions Georgia Avenue as a landscaped corridor with safer sidewalks[,] and crosswalks[, and bicycle paths].

3. On page 14, delete the words "Staff Draft" under the fourth paragraph of "Planning Goals."
4. On page 17, modify the 5th paragraph, 3rd sentence, as follows:

"At the same time, [Holy Cross Hospital expansion plans as a source of concern to] the 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 [the hospital's expansions plans] any potential expansion of the hospital to be a threat to the stability of their neighborhood. While the neighborhood has supported some expansion of the hospital, certain [M]odifications 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."

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5. On page 17 change the second sentence in the last paragraph as follows:

"[Since] ~~Between 1967 and 1984~~ the Hospital [or organizations associated with the Hospital have] acquired a significant number of houses to the west and north of the hospital."

6. On page 22, revise Figure 9 to reflect the Council's zoning decisions on the Freeman and WMATA properties.
7. On page 23 change the legend on Figure 10 to reflect the comment above.
8. Replace all of page 24 with the following text:

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 predict Holy Cross's 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.

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- 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 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.
9. Delete the line at the top of page 25 which reads "*Finally, if, prior to the approval of this Plan by the County Council, Holy Cross is able to provide significant new information regarding the size, design, function, impacts and/or locations of the facilities which they propose to construct, then the County Council should remand the Plan to the Planning Board for further analysis.*"
10. Modify the first bullet on page 25 as follows:
- Development will be on the existing campus only[, as required by the restrictions in the 1978 Sector Plan for the Forest Glen Transit Area and Vicinity].
11. Modify the second bullet on page 25 of the Plan as follows:
- The building(s) may contain up to 80,000 square feet and additional parking associated with the facility.
12. The second sentence of the fourth bullet on page 25 should be changed as follows:
-[Minor a] Adjustments to the scenic easement (or removing the easement altogether) may be permitted in order to lower the height of the buildings [and reduce the visual impact on the park] or otherwise reduce the impact of a hospital expansion on the surrounding neighborhood.

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13. The fifth bullet on page 25 should be changed as follows:

- [The bulk of additional parking should be located within a structure on the east side of the site adjacent to Sligo Creek Park. The structure should be designed] 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 park] on the surrounding neighborhoods, also taking into account factors such as Holy Cross's needs for technological expansion and concerns about emergency room access.

14. On page 25, delete the sixth bullet which refers to an overlay zone.

15. Modify the diagram on page 26 to eliminate diagrams of potential parking locations.

16. On page 27, modify Objective C, third bullet to read:

- 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 Avenue should be dedicated to Getty Park at such time as [either] one of the [preferred] alternatives [to extending Belvedere Boulevard from Woodland Drive to Georgia Avenue] in this Plan for Georgia Avenue between Forest Glen Road and Dennis Avenue is implemented (See Chapter IV, Part A, Objective B).

17. On page 27, modify Objective C, fourth bullet, first sentence to read:

- The portion of Woodland Drive north of August Drive should also be abandoned at such time as [either] one of the [preferred] alternatives [to extending Belvedere Boulevard] in this Plan for Georgia Avenue between Forest Glen Road and Dennis Avenue is implemented (see Chapter IV, Part A, Objective B).

18. On page 29, in the last bullet, delete the sentence that reads:

[It also confirms the 1978 Sector Plan alternative recommendation for development under PD (Planned Development) zoning at a density of 9-25 units per acre except for the portion of the site recommended for R-60.]

and replace with:

The entire property is also suitable for development under the PD (Planned Development) zone at a density of 18 units per acre. Additional density may be appropriate if all additional units are Moderately Priced Dwelling Units (MPDUs).

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19. On page 30, add to the end of the first paragraph:

No commercial development should be permitted on this property, except day care.

20. On page 30, modify the second paragraph as shown:

Compatibility should be provided through appropriate transitions between Americana Finnmark and the existing single-family detached homes to the west. 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).

21. Change the last sentence on page 30 (referring to the WMATA property) as follows:

This Plan also recommends, as an alternative, development under PD (Planned Development) zoning at a density of [9-25] 18 units per acre. Additional density may be appropriate if all additional units are MPDUs.

22. On page 36, change the fourth full paragraph, second sentence to read:

[With the exception of Forest Glen Road from Seminary Road to Caney Place, t]This Sector Plan reaffirms...

23. On page 37, change the following lines in Table A:

F-8	Capital Beltway (I-495)	Seminary Road to Sligo Creek	[Variable] 200'	8 lanes divided
M-8	Georgia Avenue (MD 97)	Sector Plan boundary line to Capital Beltway	{120'} 110'	6 lanes divided
A-57	Forest Glen Road (MD 192)	Seminary Road to Belvedere Place	80'	2 lanes
A-57	Forest Glen Road (MD 192)	[Caney Place] Belvedere Place to Woodland Drive	80'	4 lanes
[P-18	Forest Glen Road	Seminary Place to Caney Place	70'	36']
P-[19]16	Forest Grove [Road] Drive	Sector Plan boundary line to Forest Glen Road	70'	36'
P-[21]18	Gardiner Avenue	[Arthur Avenue] Hildarose Drive to Dexter Avenue	70'	36'
P-[20]19	Hildarose Drive	Georgia Avenue to Gardiner Avenue	70'	36'

**[Pavement width and/or number of lanes may vary at intersection approaches.] The number of lanes are the planned through travel lanes for each segment, not including lanes for turning, parking, acceleration, deceleration, or other purposes auxiliary to through travel.

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24. On pages 36, 40-41, delete all four paragraphs beginning with the bullet "Eliminate existing unsignalized median breaks to provide safer left turns along Georgia Avenue" and replace with the following:

• Studying safety improvements on Georgia Avenue north of Forest Glen Road.

This short stretch of Georgia Avenue has had a history of numerous traffic accidents, with a majority occurring due to left turn movements. The State Highway Administration and the Department of Public Works and Transportation should study alternative ways to address this safety problem, including: closing the medians at Finnmark, Hildarose Drive, and Dexter Avenue with a signal at Belvedere Boulevard; closing the same medians but with no signal at Belvedere Boulevard; leaving the medians open with a signal at Belvedere Boulevard, and leaving the medians open with no signal but with turn bays leading up to each median break. Any recommended option must be reviewed and approved by the County Council before implementation. The selected option must not generate significant additional traffic on secondary residential streets, and must include measures to protect such streets (particularly narrow streets such as Arthur Avenue) from commuter traffic.

25. On page 42, Objective B, first bullet, change to read:

[Create] Study a three-way signalized intersection ...

26. On page 42, Objective B, first paragraph, first sentence, change to read:

This Plan recommends retaining the traffic signal at August Drive and [adding] studying a second signal at Belvedere Boulevard ...

27. On page 42, Objective B, first and second paragraphs, replace "will" with "could" (several instances). Change fifth sentence to read:

The signal [will] could provide a protected left turn for [an existing Ride-On bus route and several] a school bus route(s) as well as individual motorists.

28. On page 43, first paragraph, first and second sentences, change to read:

In the process of [developing this recommendation] studying this problem, many different alternatives were considered. [In addition to the recommended alternative described under Objective A, t] Two primary alternatives are worth mentioning.

29. On page 45, Objective D, first paragraph, second sentence, change to read:

The congestion standard [at this intersection, necessary to ensure future adjacent development does not overwhelm the local transportation network, is a critical lane volume (CLV) of 1,600] for this intersection is that established in the most current Annual Growth Policy.

30. On page 45, Objective D, delete second paragraph and replace with the following:

1. One lane should be added on both northbound and southbound Georgia Avenue exclusively for left turn movements at all times.
2. An additional left-turn lane on the eastbound and westbound approaches of Forest Glen Road to Georgia Avenue ultimately may be necessary, but they should be implemented only if warranted after the reconfiguration of the Beltway/Georgia Avenue interchange is completed.

31. On page 47, delete Figure 16.

32. On page 48, second paragraph, change to read:

The opportunity for safe pedestrian crossings at this intersection is vital for the residents and the institutions in Forest Glen. [Other recommended modifications include] To provide for better pedestrian safety, this Plan recommends expansion of the median to 10 feet on the north side of the intersection.

33. On pages 48-50, delete the bulleted section entitled "Limit access to and from the Forest Glen Medical Center at Forest Glen Road" and delete Figure 17.

34. On page 53, Objective A, second paragraph, second sentence, change to read:

Currently, Holy Cross Hospital uses a number of measures to encourage its employees to use transit, including: [charging employees for parking.] subsidizing transit users, coordinating a ridesharing program [that arranges vanpools for employees living near one another], providing preferential parking for carpools, and providing a free shuttle for Metrorail users.

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35. On page 54, Objective A, add a second bullet and paragraph as follows, and include a new figure (Figure 'X', see below) describing the hiker-biker bridge over the Beltway ramps:

e Implement a hiker-biker path connection to Montgomery Hills

This Plan recommends providing a safe and exclusive hiker-biker path between the Forest Glen Metrorail Station and the Montgomery Hills shopping area south of the Capital Beltway. This path would be along the west side of Georgia Avenue and would be elevated over the ramps between southbound Georgia Avenue and the Beltway. The hiker-biker path and bridge would allow Forest Glen residents easy pedestrian and bicycle access to retail. It would also enable the residents of Montgomery Hills to walk and bike to the Forest Glen Metrorail Station. (See Figure 'X'.)

36. On page 55, Figure 19 and on page 59, Figure 21: show proposed hiker-biker connection between Forest Glen Metrorail Station and Montgomery Hills.
37. On page 55, Figure 19 should show the bikeway along Belvedere Boulevard as follows: as a Class 3 bikeway from Dameron Drive to Getty Park; as a Class 1 bikeway from Getty Park to Georgia Avenue; and crossing Georgia Avenue and continuing as a Class 3 bikeway from Georgia Avenue to Greeley Avenue at such time as the Georgia Avenue/Belvedere Boulevard intersection is signalized.
38. On page 56, Table B, 'Class I Bikeways', add the following lines:

<u>Georgia Avenue between Forest Glen Road and Montgomery Hills</u>	<u>Access to Forest Glen Metrorail Station from Montgomery Hills/North Woodside residential neighborhoods and to Montgomery Hills commercial area from Forest Glen</u>
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<u>Between Sligo Creek Park and Sector Plan boundary (Dennis Stormwater Management Facility Trail)</u>	<u>Access to Sligo Creek Park</u>
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39. On page 56, Table B, 'Class II Bikeways,' change the following line:
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|--|--|
| <u>The connection between (Belvedere Place) Forest Glen Road and Arthur Avenue if the Freeman Property is developed.</u> | <u>The decision regarding its classification would depend on the configuration of the street and adjacent properties; may be considered for Class III.</u> |
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40. On page 57, Table B, 'Class III Bikeways,' change the following lines:
- | | |
|--|---|
| <u>Belvedere Boulevard between Dameron Drive and (Greeley Avenue) Woodland Drive</u> | <u>Access to Sligo Creek Trail and General Getty Park</u> |
| <u>Belvedere Boulevard from Georgia Avenue to Greeley Avenue</u> | <u>Only at such time as the Georgia Avenue/Belvedere Boulevard intersection is signalized</u> |

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41. On page 59, revise Figure 21 to show sidewalks on both sides of Forest Grove Drive between Belvedere Boulevard and Dublin Drive.

42. On page 60, Table C, add the following line:

<u>Georgia Avenue between Forest Glen Road and Montgomery Hills</u>	<u>Access to Forest Glen Metrorail Station from Montgomery Hills/North Woodside residential neighborhoods and to Montgomery Hills commercial area from Forest Glen</u>
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43. On page 63, delete item (2)(a) and add the following line under (2)(b).

Part of Class I Forest Glen--Rock Creek Trail from Forest Glen Road to Seminary Road via Coleridge Drive, Forest Glen Neighborhood Park.

44. On page 66, Objective B, second bullet, second sentence, change to read:

Continuous [pedestrian] sidewalks and [bike paths] **a bikeway** along Belvedere Boulevard, ...

45. On page 69, Figure 23, show Woodland Drive between Belvedere Boulevard and Forest Glen Road as an 'important neighborhood linkage,' and extend Forest Glen Road as a 'main street' to Seminary Road.

46. On page 89, add a second sentence under Special Studies:

This Plan also recommends that the State Highway Administration study alternative ways to address the safety problem on Georgia Avenue.

47. On page 91, under 'Class I Bikeways,' add the following line:

Georgia Avenue (west side) between Forest Glen Metrorail Station and Montgomery Hills

48. On page 92, under 'West of Georgia Avenue,' add the following line:

17. West side of Georgia Avenue between Forest Glen Metrorail Station and Montgomery Hills

General

All figures and tables are to be revised where appropriate to reflect County Council changes to the Planning Board (Final) Draft Forest Glen Sector Plan. The text is to be revised as necessary to achieve clarity and consistency, to update factual information, and to convey the actions of the County Council. All identifying references pertain to the Planning Board (Final) Draft Forest Glen Sector Plan, dated December 1995.

This is a correct copy of Council action.

Mary A. Edgar
Mary A. Edgar, CMC
Secretary of the Council

Resolution

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of Article 28 of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend and add to a General Plan for Physical Development of the Maryland-Washington Regional District; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to said law, held a duly advertised public hearing on July 27, 1995, on the Public Hearing (Preliminary) Draft Forest Glen Sector Plan Amendment; being also an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District, as amended; the 1978 Approved and Adopted Sector Plan for the Forest Glen Transit Impact Area and Vicinity; the 1989 Approved and Adopted Plan for the Communities of Kensington-Wheaton; the 1982 Approved and Adopted Sector Plan for Capitol View and Vicinity; and the Master Plan of Highways within Montgomery County, as amended; and

WHEREAS, the Montgomery County Planning Board, after said public hearings and due deliberation and consideration, on December 7, 1995, approved the Planning Board (Final) Draft of the Proposed Plan, and recommended that it be approved by the District Council and forwarded it to the County Executive for recommendations and analysis; and

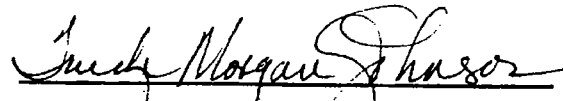
WHEREAS, the Montgomery County Executive reviewed and made recommendations on the Planning Board (Final) Draft Forest Glen Sector Plan Amendment and forwarded those recommendations to the District Council on February 12, 1996, and

WHEREAS, the District Council, on July 30, 1996, approved the Planning Board (Final) Draft Forest Glen Sector Plan Amendment with revisions; and

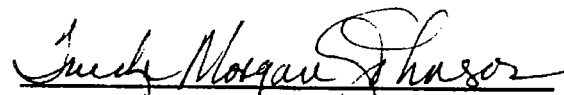
NOW, THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Board and The Maryland-National Capital Park and Planning Commission do hereby adopt said Forest Glen Sector Plan Amendment, together with the General Plan, for the Physical Development of the Maryland-Washington Regional District as amended; and Master Plan of Highways within Montgomery County as amended; and as approved by the District Council in the attached Resolution No. 13-640; and

BE IT FURTHER RESOLVED, that copies of said Amendment should be certified by The Maryland-National Capital Park and Planning Commission and filed with the Clerk of the Circuit Court of each of Montgomery and Prince George's Counties, as required by law.

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Baptiste, seconded by Commissioner Richardson, with Commissioners Hussmann, Baptiste, Richardson, Holmes, and Aron voting in favor of the motion at its regular meeting held on Thursday, September 12, 1996, in Silver Spring, Maryland


 Trudye Morgan Johnson
 Executive Director

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Maryland-National Capital Park and Planning Commission on motion of Commissioner Holmes, seconded by Commissioner McNeill, with Commissioners Baptiste, Brown, Dabney, Hewlett, Holmes, Hussmann, McNeill, and Richardson voting in favor of the motion, and with Commissioners Aron and Boone being absent at its regular meeting held on Wednesday, September 18, 1996 in Mitchellville, Maryland.


 Trudye Morgan Johnson
 Executive Director