

Approved and Adopted

September 1997

Sector Plan for the
**Glenmont Transit
Impact Area and
Vicinity**

*The Completion of the Red Line
Marks a New Beginning for Glenmont*



published by

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

The Montgomery County Department of Park & Planning

8787 Georgia Avenue, Silver Spring, Maryland 20910-3760

ABSTRACT

TITLE: Approved and Adopted Sector Plan for the Glenmont Transit Impact Area and Vicinity

AUTHOR: Montgomery County Department of Park and Planning
The Maryland-National Capital Park and Planning Commission

SUBJECT: Comprehensive Amendment to the 1978 Glenmont Sector Plan

DATE: September 1997

PLANNING AGENCY: The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

SOURCE OF COPIES: The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

NUMBER OF PAGES: 87

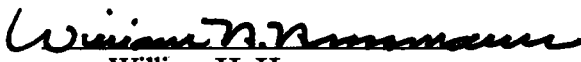
ABSTRACT: This document is a comprehensive amendment to the 1978 *Approved and Adopted Sector Plan for the Glenmont Transit Impact Area and Vicinity*. It also amends, in part, the 1989 *Approved and Adopted Master Plan for the Communities of Kensington-Wheaton* and the *Master Plan of Highways within Montgomery County, Maryland*.


CERTIFICATE OF APPROVAL AND ADOPTION


This Comprehensive Amendment to the Approved and Adopted *Sector Plan for the Glenmont Transit Impact Area and Vicinity*, 1978, was approved by the Montgomery County Council, sitting as the District Council, pursuant to Resolution Number 13-1053, dated September 23, 1997, and was adopted by The Maryland-National Capital Park and Planning Commission, pursuant to Resolution Number 97-27, dated November 19, 1997, after a duly advertised public hearing as required by Article 28 of the Annotated Code of Maryland.

This Amendment also amends *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District Within Montgomery and Prince George's Counties*, as amended; the 1989 Approved and Adopted *Sector Plan for the Communities of Kensington-Wheaton*; and the *Master Plan of Highways within Montgomery County, Maryland*.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


William H. Hussmann
Chairman


Elizabeth M. Hewlett
Vice Chairman


A. Edward Navarre
Secretary-Treasurer

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority covers most of Montgomery and Prince George's counties. The Commission's planning jurisdiction, the Maryland-Washington Regional District, comprises 1,001 square miles; its parks jurisdiction, the Metropolitan District, comprises 919 square miles.

The Commission has three major functions:

- (1) The preparation, adoption, and, from time to time, amendment or extension of *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District Within Montgomery and Prince George's Counties*.
- (2) The acquisition, development, operation, and maintenance of a public park system.
- (3) In Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the county government. The Planning Boards are responsible for preparation of all local master plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks.

The Maryland-National Capital Park and Planning Commission encourages the involvement and participation of individuals with disabilities, and its facilities are accessible. For assistance with special needs (e.g., large print materials, listening devices, sign language interpretation, etc.), please contact the Community Relations Office, 301-495-4600 or TDD 301-495-1331.

ELECTED AND APPOINTED OFFICIALS

COUNTY COUNCIL

Marilyn J. Praisner, *President*

Isiah Leggett, *Vice President*

Derick P. Berlage

Nancy Dacek

Gail Ewing

William E. Hanna, Jr.

Betty Ann Krahnke

Neal Potter

Michael L. Subin

COUNTY EXECUTIVE

Douglas M. Duncan

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

William H. Hussmann, *Chairman*

Elizabeth M. Hewlett, *Vice Chairman*

COMMISSIONERS

Montgomery County Planning Board

William H. Hussmann, *Chairman*

Davis M. Richardson, *Vice Chairman*

Ruthann Aron

Patricia S. Baptiste

Arthur Holmes, Jr.

Prince George's County Planning Board

Elizabeth M. Hewlett, *Chairman*

Roy I. Dabney, Jr., *Vice Chairman*

Zola E. Boone

James M. Brown

Regina J. McNeill

GLENMONT SECTOR PLAN

CITIZENS ADVISORY COMMITTEE MEMBERS

Cheryl Early*

Greg Eisenstadt

Tom Gallagher*

Joseph Heller

Carl Henderson

Michael McAteer

Earl W. Moore*

Katherine Naimon

Kenneth Ow

Gary Rice

Mark Rother, Chairman

Debra K. Royal

Frank Vrataric

Millie Wiggins*

*** Resigned from the CAC.**

NOTICE TO READERS

An area master plan, after approval by the County Council and adoption by The Maryland-National Capital Park and Planning Commission, constitutes an amendment to The General Plan for Montgomery County. As such, it provides a set of comprehensive recommendations and guidelines for the use of publicly and privately owned land within its planning area. Each area master plan reflects a vision of future development that responds to the unique character of the local community within the context of a County-wide perspective.

Area master plans are intended to provide a point of reference with regard to public policy. Together with relevant County-wide functional master plans, they should be referred to by public officials and private individuals when decisions are made that affect the use of land within the plan boundaries.

Master plans generally look ahead about 20 years from the date of adoption, although they are intended to be updated and revised about every 10 years. It is recognized that circumstances will change following adoption of a plan and that the specifics of a master plan may become less relevant over time. Any sketches or drawings in an adopted master plan are for illustrative purposes only and are intended to convey a general sense of desirable future character rather than a specific commitment to a particular detailed design.

THE MASTER PLAN PROCESS

STAFF DRAFT PLAN — This document is prepared by the Montgomery County Department of Park and Planning for presentation to the Montgomery County Planning Board. The Planning Board reviews the Staff Draft Plan, makes preliminary changes as appropriate, and approves the Plan for public hearing. When the Board's changes are made, the document becomes the Public Hearing (Preliminary) Draft Plan.

PUBLIC HEARING (PRELIMINARY) DRAFT PLAN — This document is a formal proposal to amend an adopted master plan or sector plan. Its recommendations are not necessarily those of the Planning Board; it is prepared for the purpose of receiving public hearing testimony. The Planning Board holds a public hearing and receives testimony on the Draft Plan. After the public hearing record is closed, the Planning Board holds public worksessions to review the testimony and to revise the Public Hearing (Preliminary) Draft Plan as appropriate. When the Board's changes are made, the document becomes the Planning Board (Final) Draft Plan.

PLANNING BOARD (FINAL) DRAFT PLAN — This document is the Planning Board's recommended Plan and it reflects the revisions made by the Board in its worksessions on the Public Hearing (Preliminary) Draft Plan. The Regional District Act requires the Planning Board to transmit the Plan directly to the County Council with copies to the County Executive. The Regional District Act then requires the County Executive, within sixty days, to prepare and transmit a fiscal impact analysis of the Planning Board (Final) Draft Plan to the County Council. The County Executive may also forward to the Council other comments and recommendations regarding the Planning Board (Final) Draft Plan within the sixty-day period.

After receiving the Executive's fiscal impact analysis and comments, the County Council may hold a public hearing to receive public testimony on the Plan. After the record of this public hearing is closed, the Council's Planning, Housing, and Economic Development (PHED) Committee holds public worksessions to review the testimony and then makes recommendations to the County Council. The Council holds its own worksessions, then adopts a resolution approving the Planning Board (Final) Draft Plan, as revised.

ADOPTED PLAN — The Master Plan approved by the County Council is forwarded to The Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the Plan officially amends the various master or sector plans cited in the Commission's adoption resolution.

The Master Plan Process in Brief

Planning Board submits and County
Council approves:

Annual Work Program

Park and Planning staff initiates
community participation and prepares:

Issues Report

Park and Planning staff reviews Issues
Report with Planning Board and then
prepares:

Staff Draft Plan

Planning Board reviews Staff Draft
and, with modifications as necessary,
approves plan as suitable for public
hearing.

**Public Hearing (Preliminary)
Draft Plan**

Planning Board reviews public
hearing testimony, receives County
Executive comments at Board
worksessions, and adjusts Public
Hearing Draft to become:

Planning Board (Final) Draft Plan

County Executive reviews Planning
Board Draft and forwards fiscal
impact analysis and comments to
County Council.

**Planning Board (Final) Draft Plan
Transmitted to County Council**

County Council holds public hearing
and worksessions and approves,
disapproves, or amends Planning
Board Draft, which is forwarded to M-
NCPPC to become:

**Approved and Adopted
Master Plan**

TABLE OF CONTENTS

	Page No.
I. Introduction	1
A. Geography	1
B. Planning Process	1
C. Planning History	4
1. 1964 General Plan and 1969 General Plan Update	4
2. 1978 Sector Plan for Glenmont Transit Impact Area	4
3. 1989 Master Plan for the Communities of Kensington-Wheaton	7
II. Planning Policies	9
A. Vision	9
B. Planning Goals	9
C. Existing Policies and Constraints	11
1. Maryland Planning Act of 1992	11
2. 1993 General Plan Refinement	12
3. Adequate Public Facilities Ordinance/Annual Growth Policy	13
D. Planning Framework	14
1. Center and Neighborhoods Concept	14
2. Circulation System	14
3. Historic Preservation	16
III. Glenmont Center	17
A. Rationale	17
B. Transit Oriented Development (TOD)	22
1. Land Use and Zoning Recommendations	26
2. Development guidelines	36
C. Community Facilities	38
D. Streets and Circulation	45
IV. Glenmont Neighborhoods	69
A. Rationale	69
B. Property Specific Recommendations	69
C. Community Facilities	70
D. Public Safety	71
E. Education	71
F. Streets and Circulation	72
G. Deletions from the 1978 and 1989 Plans	74

Table of Contents (Cont'd.)

	Page No.
V. The Environment	75
A. Sensitive Environmental Features and Areas	76
B. Water Quality	77
C. Noise	78
D. Air Quality	79
VI. Implementation	81
A. Zoning	81
B. Special Studies	81
C. Capital Projects	82
D. Staging	82
E. Development Approvals	83
F. Revitalization Programs	87

Resolutions

Resolution Number 13-1053, County Council for Montgomery County,
Maryland, Adopted September 23, 1997

Resolution M-NCPPC Number 97-29, Approved November 19, 1997

LIST OF FIGURES

	Page No.
1. Montgomery County Master Plan Development Process	vii
2. Location Map	2
3. Georgia Avenue Metro Stations	5
4. Kensington-Wheaton Area	8
5. Center & Neighborhoods Concept	15
6. Existing Land Use	18
7. Proposed Land Use	19
8. Glenmont Center	20
9. Glenmont Center: Long Range Vision	21
10. Existing Zoning	23
11. Proposed Base Zoning	24
12. Proposed Areas for Rezoning	25
13. Shopping Center Site: Recommended Improvements	27
14. Glenmont Metrocentre—Transit Oriented Development Concept	31
15. Georgia Avenue West—Transit Oriented Development Concept	33
16. Glenmont Housing Stock	34
17. Transit Oriented Development Guidelines	39
18. Open Space System	40
19. Existing Community Facilities	42
20. Vehicular Traffic Circulation	47
21. Glenmont Center: Proposed Right-of-Way	48
22. Proposed Short Term Transportation Improvements	50
23. Proposed Long Term Transportation Improvements	51
24. Pedestrian Circulation	57
25. Bicycle Circulation	61
26. Typical Bikeway Cross-Sections	62
27. Georgia Avenue: Streetscape at Denley Road	64
28. Georgia Avenue: Streetscape at Glenallan Avenue	65
29. Georgia Avenue: Streetscape at Layhill Road	66
30. Bifurcated Layhill Road Streetscape	67
31. View of Linear Park	68

LIST OF TABLES

1. Functional Classification of Roadways	46
2. Recommended Sidewalks	58
3. Recommended Bikeways	63
4. Recommended Capital Projects (Transportation)	84

ACKNOWLEDGEMENTS

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

Rodney Irwin, *Director*

MONTGOMERY COUNTY PARKS

Donald K. Cochran, *Director*
Lester L. Straw, *Deputy Director*

MONTGOMERY COUNTY PLANNING

Melissa Cuñha Banach, *Chief, Community-Based Planning*
*Perry Berman, *Chief, Community Planning*
Khalid Afzal, *Team Leader, Georgia Avenue Team, Community-Based Planning*

PROJECT TEAM

Glenn R. Kreger, *Project Coordinator (through Staff Draft)*
Jeffrey Zyontz, *Project Coordinator (through Final Draft)*
Don Downing, *Planning Coordinator*
Shahriar Etemadi, *Transportation Planning*
*John Hummel, *Transportation Planning*
Jean Kaufman, *Design, Zoning, and Preservation*
Richard Weaver, *Environmental Planning*

TECHNICAL STAFF

Charles Coleman, *Reproduction*
Selina Pradhan, *Mapping & Graphics*
Sheila Sampson, *Word Processing*

And special thanks to all the Park & Planning Department Staff who contributed to this Plan.

* Former staff members.