

Appendix

Glenmont Sector Plan

December 2013

Appendix G: Development Scenarios

For more information, call the Area 2 Division at (301) 495-4500



Montgomery County Planning Department

M-NCPPC

MontgomeryPlanning.org

Growth potential in Glenmont was calculated in order to assess a number of issues including the balance between the capacity of the existing and proposed transportation network and existing and potential trips generated by future development, existing and future housing mix, and retail market assumptions. The following series of spreadsheets accounts the existing development, the maximum housing mix and retail growth allowed by the 1997 Plan and the Proposed Plan zoning recommendations, and the expected future housing mix and retail growth for buildout of the existing zoning (1997 Plan) and the Proposed Plan.

The tables are organized by the seven (7) Transportation Analysis Zones (TAZ) that comprise the sector plan area. Development is divided into two major categories: Non-Residential and Residential. Non-Residential is divided into subcategories of land use type: Office, Retail, Industrial, and Other. For each land use type, there is a corresponding number of jobs and amount of square feet of space. Residential development or Dwelling Units (DU) is divided into subcategories of Single family-detached, single family-attached, multifamily low and multifamily high. Multifamily low are garden apartment buildings both rental and condominium. Multifamily high are residential buildings with elevators.

2011 EXISTING is a snapshot of existing development on the ground in Fall 2011. The data is compiled from various sources including the Metropolitan Washington Council of Governments' (MWCOC) Round 8.0 Cooperative Forecast, Bureau of Labor Statistics Covered Employment Where Wages (ES202), Maryland Tax Assessor's Office, Planning Department Geographic Information System (GIS), field observations, and assumptions.

1997 MASTER PLAN ZONING ENVELOPE yields the maximum development allowed by the zoning recommendations of the 1997 Plan. The table does not recognize restrictions of development standards such as maximum height, yard setback, and/or lot coverage. Lots zoned R60 and R90 larger than the minimum lot sizes were divided by the minimum lot size to yield the possible number of single family detached lots. Because Glenmont does not have a strong office market, Floor Area Ratio(FAR) allowed by RMX-2C and TS-R zone was reflected as retail square feet versus office square feet.

1997 MASTER PLAN BUILDOUT is a reasonable, 30 to 40-year aggressive estimate of what could be built under the best possible market following the 1997 zoning recommendations. Some estimates were based on 2040 Round 8.0 data with adjustments when compared to ES202 along with field observations, and assumptions.

2012 PROPOSED ZONING ENVELOPE yields the maximum development allowed by the zoning recommendations of the Proposed Plan. The table does not recognize restrictions of development standards such as maximum height, yard setback, and/or lot coverage. Lots zoned R60 and R90 larger than the minimum lot sizes were divided by the minimum lot size to yield the possible number of single family detached lots. Because Glenmont is envisioned as a predominately residential neighborhood, CR zoned properties assumes the maximum Residential FAR. Using a standard of 1,150 SF/unit, Residential FAR was converted to Dwelling Unit (DU).

2013 PLANNING BOARD DRAFT PLAN BUILDOUT is a reasonable, 20 to 30-year aggressive estimate of what could be built under the best possible market following the zoning recommendations of the MAY 2013 Planning

Board Draft Plan. This data was used to test the capacity of infrastructure including road network and school enrollment.

2013 APPROVED AND ADOPTED PLAN BUILDOUT is a reasonable, 20 to 30-year aggressive estimate of what could be built under the best possible market following the zoning recommendations of the December 2013 *Approved and Adopted Glenmont Sector Plan*.

2011 EXISTING

12/10/2012

Non-Resid

TAZ	Area	Office Jobs	Office SF	Retail Jobs	Retail SF	Ind Jobs	Ind SF	Other Jobs	Other SF	Total Jobs	Total SF
551	North of Briggs Road Single-Fam					10	0	10	0	10	0
551	TOTAL	0	0	0	0	10	0	10	0	10	0
552	Georgia West Single-Fam					8	0	8	0	8	0
552	Foxhall Townhouses					2	0	2	0	2	0
552	TOTAL	0	0	0	0	10	0	10	0	10	0
553	Privacy World					3	0	3	0	3	0
553	Station&Yard/Layhill Triangle/Geo Bapt			15	17,000	48	27,000	63	44,000	63	44,000
553	Denley/Acorn SF/Two Churches			4	30,000	4	30,000	4	30,000	4	30,000
553	Georgia Townhouses										
553	TOTAL	0	0	15	17,000	0	0	55	57,000	70	74,000
554	Glenwaye Gardens Condo					2	0	2	0	2	0
554	Glennont Shopping Center	12	2,880	356	193,501			368	196,381	368	196,381
554	TOTAL	12	2,880	356	193,501	0	0	2	0	370	196,381
555	South Randolph SF					9	0	9	0	9	0
555	TOTAL	0	0	0	0	9	0	9	0	9	0
568	Glennont Forest Apts					3	0	3	0	3	0
568	Police/Fire Station/Catholic Charities					288	70,000	288	70,000	288	70,000
568	TOTAL	0	0	0	0	291	70,000	291	70,000	291	70,000
569	Winexburg Apt					3	0	3	0	3	0
569	Layhill SF					10	0	10	0	10	0
569	English Court Townhouses					2	0	2	0	2	0
569	Saddlebrook/ParkPolice HQ					98	62,000	98	62,000	98	62,000
569	TOTAL	0	0	0	0	113	62,000	113	62,000	113	62,000
GRAND TOTALS		12	2,880	371	210,501	0	0	490	189,000	873	402,381

Resid

TAZ	DU Totals	SF Det	SF Att	SF Total	MF low	MF High	MF Total
551	236	236	0	236	0	0	0
	236	236	0	236	0	0	0
	482	482	0	482	0	0	0
	48	48	0	48	0	0	0
552	530	482	48	530	0	0	0
	352			0	352		352
	0			0	0	0	0
	52	52	0	52	0	0	0
	50	50	0	50	0	0	0
553	454	52	50	102	352	0	352
	214			0	214		214
	0			0	0	0	0
554	214	0	0	0	214	0	214
	239	239	0	239	0	0	0
555	239	239	0	239	0	0	0
	482			0	482		482
	0			0	0	0	0
568	482	0	0	0	482	0	482
	625			0	456	169	625
	267	267	0	267	0	0	0
	64	64	0	64	0	0	0
569	956	267	64	331	456	169	625
GRAND TOTALS	3,111	1,276	162	1,438	1,504	169	1,673

1 2011 Existing jobs numbers based on 2010 Round 8.0 with some adjustments when compared to the ES202 along with field observations and assumptions.
 2 2011 Existing 'Other SF' based on estimates of Gross Square footages from the GIS database along with field observations.

1997 MASTER PLAN ZONING ENVELOPE

12/10/2012

Non-Resid

TAZ	Area	Office jobs	Office SF	Retail jobs	Retail SF	Ind jobs	Ind SF	Other jobs	Other SF	Total Jobs	Total SF
551	North of Briggs Road Single-Fam									0	0
551	TOTAL	0	0	0	0	0	0	0	0	0	0
552	Georgia West Single-Fam									0	0
552	Foxhall Townhouses/MMATA Triangle									0	0
552	TOTAL	0	0	0	0	0	0	0	0	0	0
553	Privacy World				1,255,000					0	1,255,000
553	Station&Yard/Layhill Triangle/Geo Bapt				306,834					0	306,834
553	Denley/Acorn SF/Two Churches									0	0
553	Georgia Townhouses									0	0
553	TOTAL	0	0	0	1,561,834	0	0	0	0	0	1,561,834
554	Glenwaye Gardens Condo									0	0
554	Glenmont Shopping Center				424,839					0	424,839
554	TOTAL	0	0	0	424,839	0	0	0	0	0	424,839
555	South Randolph SF									0	0
555	TOTAL	0	0	0	0	0	0	0	0	0	0
568	Glenmont Forest Apts									0	0
568	Police/Fire Station/Catholic Charities									0	0
568	TOTAL	0	0	0	0	0	0	0	0	0	0
569	Winexburg Apt									0	0
569	Layhill SF									0	0
569	English Court Townhouses									0	0
569	Saddlebrook/ParkPolice HQ									0	0
569	TOTAL	0	0	0	0	0	0	0	0	0	0
GRAND TOTALS		0	0	0	1,986,673	0	0	0	0	0	1,986,673

Resid

TAZ	DU Totals	SF Det	SF Att	SF Total	MF Low	MF High	MF Total
	249	249		249			0
551	249	249	0	249	0	0	0
	509	509		509			0
	172		172	172			0
552	681	482	172	681	0	0	0
	1,550						1,550
	754	190		190		564	564
	184	104	80	184			0
	52		52	52			0
553	2,540	52	132	184	0	2,114	2,114
	265						265
	780					780	780
554	1,045	0	0	0	265	780	1,045
	280	280		280			0
555	280	280	0	280	0	0	0
	583						583
	67						67
568	650	0	0	0	650	0	650
	751						751
	270	270		270		254	0
	64		64	64			0
	72	72		72			0
569	1,157	342	64	406	497	254	751
GRAND TOTALS		1,405	368	1,800	1,412	3,148	4,560

1. Single family detached number is the count of lots zoned R60 or R90 from the GIS database.
2. Lots zoned R60 and R90 and larger than the minimum lot size, were divided by the minimum lot size to yield the possible number of single family detached lots.
3. Retail SF for Privacy World reflects the maximum FAR per the TS-R zone (2.5) minus the maximum residential density (51 du/ac).
4. Retail SF for the remaining properties reflect a maximum FAR of the RMX-2C zone (0.5).

1997 MASTER PLAN BUILDOUT (2040)

12/10/2012

Non-Resid

TAZ	Area	Office jobs	Office SF	Retail jobs	Retail SF	Ind jobs	Ind SF	Other jobs	Other SF	Total Jobs	Total SF
551	North of Briggs Road Single-Fam							12		12	0
551	TOTAL	0	0	0	0	0	0	12	0	12	0
552	Georgia West Single-Fam							10		10	0
552	Foxhall Townhouses/MMATA Triangle							4		4	0
552	TOTAL	0	0	0	0	0	0	14	0	14	0
553	Privacy World			225	90,000					225	90,000
553	Station&Yard/Layhill Triangle/Geo Bapt			15	17,000			48	27,000	63	44,000
553	Denley/Acorn SF/Two Churches							5	30,000	5	30,000
553	Georgia Townhouses									0	0
553	TOTAL	0	0	240	107,000	0	0	53	57,000	293	164,000
554	Glenwaye Gardens Condo							2		2	0
554	Glenmont Shopping Center			531	212,500					531	212,500
554	TOTAL	0	0	531	212,500	0	0	2	0	533	212,500
555	South Randolph SF							11		11	0
555	TOTAL	0	0	0	0	0	0	11	0	11	0
568	Glenmont Forest Apts							3		3	0
568	Police/Fire Station/Catholic Charities							288	70,000	288	70,000
568	TOTAL	0	0	0	0	0	0	291	70,000	291	70,000
569	Winexburg Apt							3		3	0
569	Layhill SF							12		12	0
569	English Court Townhouses							2		2	0
569	Saddlebrook/ParkPolice HQ							107	62,000	107	62,000
569	TOTAL	0	0	0	0	0	0	124	62,000	124	62,000
GRAND TOTALS		0	0	771	319,500	0	0	507	189,000	1,278	508,500

Resid

TAZ	DU Totals	SF Det	SF Att	SF Total	MF low	MF High	MF Total
	236	236		236			0
551	236	236	0	236	0	0	0
	482	482		482			0
	48	48		48			0
552	530	482	48	530	0	0	0
	1,550		250	250		1,300	1,300
	0			0		0	0
	52	52		52			0
	50	50		50			0
553	1,652	52	300	352	0	1,300	1,300
	214			0		214	214
	300			0		300	300
554	514	0	0	0	214	300	514
	239	239		239			0
555	239	239	0	239	0	0	0
	482			0		482	482
	0			0		0	0
568	482	0	0	0	482	0	482
	625			0		456	625
	267	267		267			0
	64		64	64			0
	0			0			0
569	956	267	64	331	456	169	625
GRAND TOTALS		4,609	1,276	412	1,688	1,769	2,921

- Jobs numbers based on 2040 Round 8.0 with some adjustments when compared to the ES202 database for 2010 along with field observations and assumptions.
- Privacy World Retail SF and Residential numbers are based on the Development Plan associated with G-862 and G-863.
- Glenmont Shopping Center Retail SF is an estimate of 0.25 FAR.

2013 PROPOSED ZONING ENVELOPE (Planning Board Draft)

5/30/2013

Non-Resid

TAZ	Area	Office jobs	Office SF	Retail jobs	Retail SF	Ind jobs	Ind SF	Other jobs	Other SF	Total jobs	Total SF
551	North of Briggs Road Single-Fam									0	0
551	TOTAL	0	0	0	0	0	0	0	0	0	0
552	Georgia West Single-Family									0	0
552	Foxhall Townhouses/MMATA Triangle									0	0
552	TOTAL	0	0	0	0	0	0	0	0	0	0
553	Privacy World				92,000					0	92,000
553	Station&Yard/Layhill Triangle/Geo Bapt				179,213					0	179,213
553	Denley/Acorn SF/Two Churches									0	0
553	Georgia Townhouses									0	0
553	TOTAL	0	0	0	271,213	0	0	0	0	0	271,213
554	Glenwaye Gardens Condo									0	0
554	Glenmont Shopping Center				424,839					0	424,839
554	TOTAL	0	0	0	424,839	0	0	0	0	0	424,839
555	Fire Station 18 site									0	0
555	South Randolph Single-Family									0	0
555	TOTAL	0	0	0	0	0	0	0	0	0	0
568	Glenmont Forest Apts				359,152					0	359,152
568	Police Station/Catholic Charities				40,293					0	40,293
568	TOTAL	0	0	0	399,445	0	0	0	0	0	399,445
569	Winexburg Apt				360,786					0	360,786
569	Layhill Single-Family									0	0
569	English Court Townhouses									0	0
569	Saddlebrook/Park/Police HQ									0	0
569	TOTAL	0	0	0	360,786	0	0	0	0	0	360,786
GRAND TOTALS		0	0	0	1,456,283	0	0	0	0	0	1,456,283

Resid

TAZ	DU Totals	SF Det	SF Att	SF Total	MF low	MF High	MF Total
	249	249		249			0
551	249	249	0	249	0	0	0
	509	509		509			0
	172	172		172			0
552	681	482	172	681	0	0	0
	1,998			0		1,998	1,998
	1,091			0		1,091	1,091
	184	184		184			0
	52	52		52			0
553	3,325	184	52	236	0	3,089	3,089
	265			0		265	265
	1,847			0		1,847	1,847
554	2,112	0	0	0	265	1,847	2,112
	36	36		36			0
	244	244		244			0
555	280	280	0	280	0	0	0
	1,874			0		1,874	1,874
	210			0		210	210
568	2,084	0	0	0	0	2,084	2,084
	1,882			0		1,882	1,882
	270	270		270			0
	64	64		64			0
	72	72		72			0
569	2,288	342	64	406	0	1,882	1,882
GRAND TOTALS	11,019	1,537	288	1,852	265	8,902	9,167

- 1 Single family detached number is the count of lots zoned R60 or R90 from the GIS database.
- 2 Lots zoned R60 and R90 and larger than the minimum lot size, were divided by the minimum lot size to yield the possible number of single family detached lots.
- 3 CR Zoned properties assumed the maximum Residential FAR with Commercial FAR with the exception of the Glenmont Shopping Center
- 4 Non-Residential SF and Residential numbers for the Glenmont Shopping Center reflects what was tested for the financial economic study.
- 5 Residential units zoning maximum number based on FAR maximum total divided by 1,150 SF/unit.

2013 PLANNING BOARD DRAFT PLAN BUILDOUT (2040)

12/10/2012

Non-Resid

Resid

TAZ	Area	Office jobs	Office SF	Retail jobs	Retail SF	Ind jobs	Ind SF	Other jobs	Other SF	Total Jobs	Total SF
551	North of Briggs Road Single-Fam	0	0	0	0	0	0	12	0	12	0
551	TOTAL	0	0	0	0	0	0	12	0	12	0
552	Georgia West Single-Family							10	0	10	0
552	Foxhall Townhouses							4	0	4	0
552	TOTAL	0	0	0	0	0	0	14	0	14	0
553	Privacy World			225	90,000					225	90,000
553	Station&Yard/Layhill Triangle/Geo Bapt			125	50,000			55	5,000	180	55,000
553	Denley/Acorn SF/Two Churches							5	30,000	5	30,000
553	Georgia Townhouses									0	0
553	TOTAL	0	0	350	140,000	0	0	60	35,000	410	175,000
554	Glennway Gardens Condo							2	0	2	0
554	Glennmont Shopping Center	680	169,936	637	254,903					1,317	424,839
554	TOTAL	680	169,936	637	254,903	0	0	2	0	1,319	424,839
555	Fire Station 18 site							10	21,000	10	21,000
555	South Randolph Single-Family							11	0	11	0
555	TOTAL	0	0	0	0	0	0	21	21,000	21	21,000
568	Glennmont Forest Apts			125	50,000					125	50,000
568	Police Station/Catholic Charities							281	60,000	281	60,000
568	TOTAL	0	0	125	50,000	0	0	281	60,000	406	110,000
569	Winexburg Apt			50	20,000					50	20,000
569	Layhill Single-Family							12	0	12	0
569	English Court Townhouses							2	0	2	0
569	Saddlebrook/Park/Police HQ							107	62,000	107	62,000
569	TOTAL	0	0	50	20,000	0	0	121	62,000	171	82,000
GRAND TOTALS		680	169,936	1,162	464,903	0	0	511	178,000	2,353	812,839

TAZ	DU Totals	SF Det	SF Att	SF Total	MF low	MF High	MF Total
	236	236	0	236	0	0	0
551	236	236	0	236	0	0	0
	482	482	0	482	0	0	0
	48	48	0	48	0	0	0
552	530	482	48	530	0	0	0
	1,550		250	250	1,300	1,300	1,300
	818		0	0	818	818	818
	52	52	0	52	0	0	0
	50	50	0	50	0	0	0
553	2,470	52	300	352	0	2,118	2,118
	214		0	0	214	214	214
	1,108		0	0	1,108	1,108	1,108
554	1,322	0	0	0	214	1,108	1,322
	0		0	0	0	0	0
	239	239	0	239	0	0	0
555	239	239	0	239	0	0	0
	1,874		0	0	1,874	1,874	1,874
	0		0	0	0	0	0
568	1,874	0	0	0	482	1,874	1,874
	1,882		0	0	1,882	1,882	1,882
	267	267	0	267	0	0	0
	64	64	0	64	0	0	0
	0	0	0	0	0	0	0
569	2,213	267	64	331	0	1,882	1,882
GRAND TOTALS	8,884	1,276	412	1,688	696	6,982	7,196

- Jobs numbers based on 2040 Round 8.0 with some adjustments when compared to the ES202 database for 2010 along with field observations and assumptions.
- Privacy World Retail SF and Residential numbers are based on the Development Plan associated with G-862 and G-863.
- Retail SF and Residential numbers for the Glennmont Shopping Center reflects what was tested for the financial economic study.
- Jobs for Privacy World, Glenway Gardens, Winexburg and Glennmont Forest Apartments are an estimate from the 2010 Round 8.0 forecast for the entire TAZ.

