



June 3, 2024

Ms. Kathleen Byrne

Director/Hearing Examiner

Montgomery County Office of Zoning and Administrative Hearings

Stella B. Werner Council Office Building

100 Maryland Avenue, Room 200

Rockville, Maryland 20850

Subject: Local Map Amendment No. H-149
Glenmont Forest

Dear Ms. Byrne:

On May 30, 2024, the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission reviewed Local Map Amendment No. H-149, a request to rezone 32.64 acres from the R-30 Zone to the CRF-1.75, C-0.25, R-1.5, H-75 Zone allowing the replacement of an aging apartment complex with up to 2,275 dwelling units and up to 5,000 square feet of non-residential use, located at 2300 Glenmont Circle, Silver Spring. The Planning Board received a presentation from Planning staff, and the Applicant gave a brief presentation and answered questions from the Planning Board.

The Planning Board received written testimony from one community member after the posting of the Staff Report. In the written testimony, the community member requested a certain pedestrian connection between the Glenmont Forest property and Wheaton Regional Park (Attachment 1). A discussion about the pedestrian connection to Wheaton Regional Park is included with the Staff Report and was addressed in the staff presentation. During the hearing, the Planning Board heard public testimony from a community member expressing concerns about the extension of Erskine Avenue through the Property and associated traffic and environmental impacts.

Planning Board members discussed affordability, the potential unit mix, parking, and the Local Map Amendment process before endorsing the Local Map Amendment application and approving the associated Forest Conservation Plan (No. F20240450).

The Local Map Amendment meets the findings set forth in Section 59-7.2.1.E.2 of the Zoning Ordinance, is consistent with the goals and recommendations of the 2013 *Glenmont Sector Plan* and *Thrive Montgomery 2050*; and the Applicant has met the burden of proof by demonstrating that the proposed redevelopment of the aging apartment complex will further the public interest and be compatible with adjacent development.

Exhibit 46
H-149

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On a motion by Commissioner Hedrick, seconded by Commissioner Linden, with Chair Harris and Commissioners Hedrick, Linden, and Pedeoem voting in favor, and Commissioner Bartley abstaining, the Board recommends (4-0-1) that Local Map Amendment No. H-149, Glenmont Forest, be approved with the binding elements enumerated in the Staff Report.

We hope the Planning Board's recommendations and the Staff Report will be helpful to your proceedings. For questions, please contact Ms. Emily Tettelbaum, Planner III, by phone at 301-495-4569 or via email at emily.tettelbaum@montgomeryplanning.org.

Sincerely,

A handwritten signature in blue ink that reads "Artie L. Harris". The signature is written in a cursive, flowing style.

Artie L. Harris

Chair

Attachments:

1. Staff Report for Local Map Amendment H-149 with Attachments
2. Correspondence received following Staff Report Posting

ATTACHMENT 1

Montgomery Planning

GLENMONT FOREST LOCAL MAP AMENDMENT H-149 FOREST CONSERVATION PLAN F20240450



Request to rezone the Property from R-30 to CRF-1.75, C-0.25, R-1.5, H-75', allowing the replacement of an aging apartment complex with up to 2,275 dwelling units and up to 5,000 square feet of neighborhood serving commercial use.

Nos. H-149, F20240450

Completed:5-20-2024

MCPB
Item No.
5-30-2024

Montgomery County
Planning Board
2425 Reedie Drive, Floor 14
Wheaton, MD 20902

Montgomeryplanning.org

Glenmont Forest, Local Map Amendment No. H-149, Forest Conservation Plan No. F20240450

Planning Staff

ET

Emily Tettelbaum, Planner III, Midcounty Planning, Emily.Tettelbaum@montgomeryplanning.org, 301-495-4569

MAF

Matthew Folden, Supervisor, Midcounty Planning, Matthew.Folden@montgomeryplanning.org, 301-495-4539

CS

Carrie Sanders, Chief, Midcounty Planning, Carrie.Sanders@montgomeryplanning.org, 301-495-4653

LOCATION/ADDRESS

2300 Glenmont Circle, Silver Spring

MASTER PLAN

2013 *Glenmont Sector Plan*

ZONE

R-30

PROPERTY SIZE

34.87-acre tract

APPLICANT

Glenmont Forest Investors, LP c/o Grady Management, Inc

ACCEPTANCE DATE

February 7, 2024

REVIEW BASIS

Chapters 22A and 59

Summary:

- Staff recommends: (1) approval of Local Map Amendment No. H-149 and Floating Zone Plan, with binding elements and transmittal of comments to the Hearing Examiner for a June 14, 2024 public hearing; and (2) approval with conditions of the Preliminary Forest Conservation Plan (FCP) No. F20240450.
- The *Glenmont Sector Plan* recognized that the Property could be suitable for future rezoning to a Commercial/Residential Zone due to its size and convenient location near the Glenmont Metro Station.
- The rezoning, if approved, would allow up to 1,793 additional units on the Property.
- The existing apartment complex, built in 1962, has no government regulated affordable units. The proposed Project will exceed the 12.5% MPDU requirement by providing a minimum of 15% MPDUs.
- Subsequent Sketch, Preliminary, and Site Plan will be required.
- The FCP includes reforestation of the stream valley buffer.

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SECTION 1: BINDING ELEMENTS AND CONDITIONS

LOCAL MAP AMENDMENT NO. H-149

Staff recommends approval of Local Map Amendment H-149 and the associated Floating Zone Plan with the following binding elements:

1. The maximum building height is limited to 45 feet, for a distance of 100 feet from the eastern Property boundary.
2. The use of the Property will be limited to multi-unit living, townhouse living, and up to 5,000 square feet of non-residential use.
3. The development must provide a minimum of 15 percent (15%) Moderately Priced Dwelling Units (MPDUs) or Montgomery County Department of Housing and Community Affairs (MCDHCA)-approved equivalent consistent with the requirements of Chapter 25A.

At the time of Sketch Plan, Preliminary Plan and/or Site Plan approval, the Applicant must address the following:

1. Update the LATR Transportation Study to include new vehicle counts and develop a list of LATR off-site mitigations and associated costs.
2. Coordinate with M-NCPPC and Montgomery County Department of Transportation (MCDOT) staff to determine:
 - a) if a right-in-right-out access proposed to the east of the Randolph Road/Glenmont Circle intersection is operationally feasible;
 - b) the appropriate road classification and right-of-way width for internal roadways;
 - c) if Street B will be a public or private road; and
 - d) the appropriate phasing of transportation infrastructure.
3. Ensure that public open space is usable, minimally encumbered by conservation areas or stormwater management facilities, and sufficient for the number of dwelling units proposed.
4. Strive to provide at least:
 - a) 273 two-bedroom units and 49 three-bedroom units; and
 - b) Ten (10) percent market-rate affordable units (for households earning 80% Area Median Income) under rental agreements, as approved by MCDHCA.

PRELIMINARY FOREST CONSERVATION PLAN NO. F20240450

Staff recommends approval of Preliminary Forest Conservation Plan (FCP) F20240450 with the following conditions:

1. The Applicant must submit an amended Forest Conservation Plan with each future development plan application.
2. The first amendment to FCP No. F20240450 must include a phasing plan showing the sequence of demolition and development and the fulfillment of forest conservation planting requirements, including the mitigation for the potential removal of Protected Trees.
3. Before any demolition, clearing, grading or construction, each phase of development must include:
 - a. A variance for impacts to Protected Trees with impacts avoided and minimized as much as possible through the site design process.
 - b. Mitigation plantings for the impacts to Protected Trees, as shown on the phasing plan. All mitigation trees will be a minimum size of 3 caliper inches and located outside of utility and stormwater management easements and rights-of-way.
 - c. The Applicant must submit a five-year Maintenance and Management Agreement (MMA) approved by the M-NCPPC Office of General Counsel. The MMA is required for all forest planting areas and landscape plantings credited toward meeting the requirements of the FCP.
4. Before any demolition, clearing, grading, or development occurring, the Applicant must record a Category I Conservation Easement over all areas of forest retention. The Category I Conservation Easement approved by the M-NCPPC Office of the General Counsel must be recorded in the Montgomery County Land Records by deed and the Book and Page for the easement must be referenced on the record plat.
5. Before any demolition, clearing, grading or construction on the Property, the Applicant must provide financial surety to the M-NCPPC Planning Department for 3.33 acres of forest planting and 0.54 acres of landscape planting.
6. The Applicant must schedule the required site inspections by M-NCPPC staff per Section 22A.00.01.10 of the Forest Conservation Regulations.

SECTION 2: SITE DESCRIPTION

VICINITY/NEIGHBORHOOD

The Property is located in the southeast quadrant of the intersection of Randolph Road and Georgia Avenue (MD 97) in Silver Spring, a node of commercial and higher density residential uses along the two busy corridors. The Property is surrounded with a diversity of uses and building types as described below.

North: To the north, the Property is bordered by Randolph Road, the Montgomery County 4th District Police Station, and a surface parking lot owned by the Maryland Department of Transportation State Highway Administration (MDOT SHA). Further north, across Randolph Road, is the Glenmont Shopping Center which includes a grocery store, restaurants, and other retail businesses in the CR-3.0, C-2.5, R-2.5, H-120 Zone. The Glenmont Metro Station is located approximately 1/2-mile northwest of the Property.

West: Georgia Avenue borders the Property to the west, and a church in the R-30 Zone directly abuts the Property's southwest corner. County Fire Station 18 is located west of the Property across Georgia Avenue. Beyond the fire station is a single-family detached neighborhood in the R-90 Zone.

South: Two-story townhouses in the RT-15 Zone, owned by the Housing Opportunities Commission of Montgomery County (HOC), are located directly south of the Property. Three-story multi-unit buildings in the R-20 Zone are south of the HOC townhouse community.

East: A single family neighborhood in the R-90 Zone is located directly east of the Property. A paper street, located adjacent to the southeast corner of the Property, and a small, privately-owned parcel of land separate the Property from Wheaton Regional Park.

The surrounding neighborhood is typically identified and characterized in an application for a Floating Zone. The boundaries are defined by those properties that will experience the direct impacts of the proposed zone and use. This area is then characterized to determine whether the development will be compatible with the neighborhood's character.

Staff agrees with the Applicant's proposed neighborhood boundary, with one change. Staff recommends extending the proposed boundary to include the two Montgomery Parks parcels closest to the Property which are part of Wheaton Regional Park, as shown in Figure 1, because of their proximity and the stream that traverses the Subject Property and the Park properties.

The Staff-defined Neighborhood (Neighborhood) is bordered by Glenallan Avenue to the north, Wheaton Regional Park to the east, Shorefield Road to the south, and Georgia Avenue to the west (Figure 1). The Neighborhood is mixed-use in character with a variety of housing, commercial, and institutional uses. The Glenmont Shopping Center and Glenmont Metro Station are within the Neighborhood boundaries.

The Neighborhood zoning pattern is varied, much like the uses (Figure 2). The Glenmont Shopping Center has the most intense zone (CR-3.0 C-2.5 R-2.5 H-120) allowing a total density of up to 3.0 FAR and building heights up to 120 feet. Properties close to the Glenmont Metro Station are also zoned CR with building maximum densities of 2.0 FAR and maximum building heights up to 120 feet. The Neighborhood also has Multi-Unit Residential Zones (R-20, R-30), a Townhouse House Zone (RT-15), and Residential Detached Zones (R-60 and R-90).

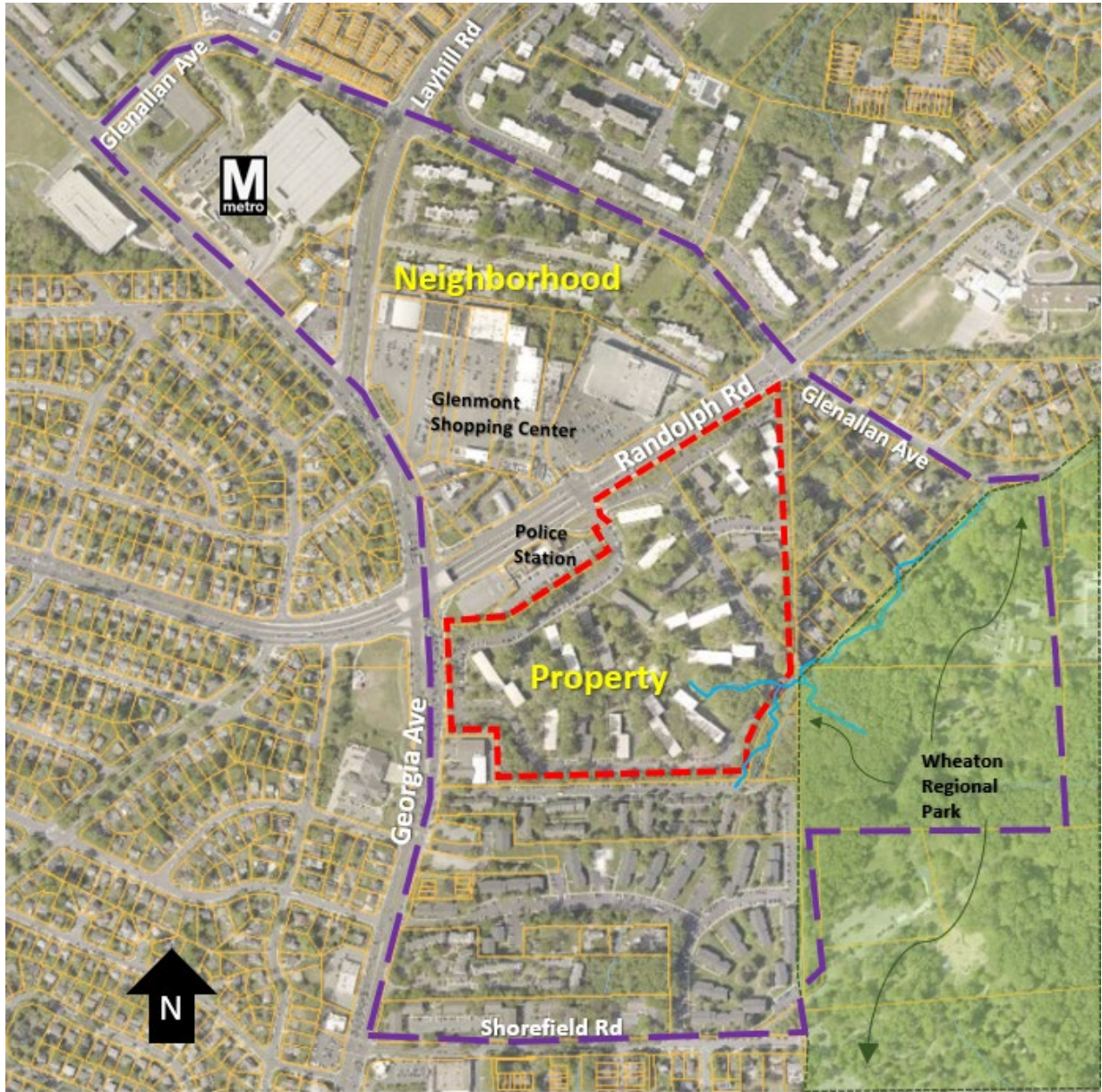


Figure 1: Vicinity/Staff-Defined Neighborhood



Figure 2: Zoning in the Staff-Defined Neighborhood

PROPERTY DESCRIPTION

The 32.64-acre Property is comprised of two parcels including: (1) Part of Parcel A in the “Americana Glenmont” Subdivision as recorded among the Land Records of Montgomery County, Maryland (the “Land Records”) at Plat No. 6337 (“Parcel A”); and (2) Part of Parcel B in the “Americana Glenmont Apartments” Subdivision as recorded among the Land Records at Plat No. 8065 (“Parcel B”) (Property).



Figure 3: Aerial view of the Property (outlined in red dashed line)

The Property is currently developed with a multi-building garden-style apartment complex known as the Americana Glenmont Forest Apartments. The complex consists of nineteen (19) two-to-three story buildings, constructed in 1962, with a total of 482 dwelling units. None of the existing units are regulated affordable housing. The Applicant notes that the buildings are dated and showing their age, and that significant maintenance will be needed in the coming years to keep the buildings operational.

Access to this Property is currently provided through two access points along Randolph Road and one along Georgia Avenue. The westernmost Randolph Road access, adjacent to the police station, is signalized while the other Randolph Road access is right-in, right-out only. Another right-in, right-out access is located on Georgia Avenue at the southern portion of the Property. A road with surface parking, known as Glenmont Circle, surrounds the complex and a system of sidewalks provides pedestrian access to the buildings and to the recreational facilities in the middle of the Property.

The Property slopes down from high points near Randolph Road and Georgia Avenue towards a stream in the southeastern corner. Significant and specimen trees are scattered throughout the Property and two forest stands, 1.79 acres in total, are located in the Property's southeast corner. Existing easements encumber portions of the Property and include an approximately 35-foot-wide WSSC easement along the eastern lot line and an 18-foot wide water main easement that runs north/south near the center of the Property.



Figure 4: Glenmont Forest Apartments Existing Conditions



Figure 5: Glenmont Forest Apartments Existing Conditions

SECTION 3: PROJECT DESCRIPTION

The Applicant proposes to rezone 32.64 acres of land from the R-30 (Residential Multi-Unit Low Density) Zone to the CRF (Commercial/Residential Floating)-1.75, C-0.25, R-1.5, H-75' Zone to allow redevelopment of the existing Glenmont Forest apartment complex with up to 2,275 new dwelling units. The majority of the proposed units will be within a series of multi-unit buildings, but the Applicant requests flexibility to provide up to 250 of the units as townhouses in the southern and eastern portions of the Property. The Applicant has committed to provide 15% of the units as MPDUs and to work with Planning and DHCA Staff at the time of Preliminary and Site Plan to provide at least the same number of two- and three-bedroom units (273 and 49, respectively) that currently exist on the Property. At this time, the Applicant anticipates rental units, but some for-sale units may be provided as well. Up to 5,000 square feet of retail or restaurant use is currently anticipated to be located on the ground floor on future Parcel C, with clear visibility from Randolph Road.

The Project is organized around a grid of streets that create small blocks, with buildings positioned close to the roads. Proposed buildings front on an east-west spine road (Street B, transitioning into Erskine Avenue) that connects Georgia Avenue and Randolph Road. The Applicant proposes to extend Erskine Avenue as a public road through the Property. The rest of the proposed roads are intended to be private and will be further evaluated at Preliminary Plan.

At Staff's request, the Applicant reached out to the Montgomery County Department of General Services (DGS) to discuss the inclusion of the District Four police station and adjacent MDOT SHA parcel with the rezoning application to allow for a more comprehensive redevelopment of this prominent corner of the intersection, but DGS chose not to participate in the Application (Attachment C).

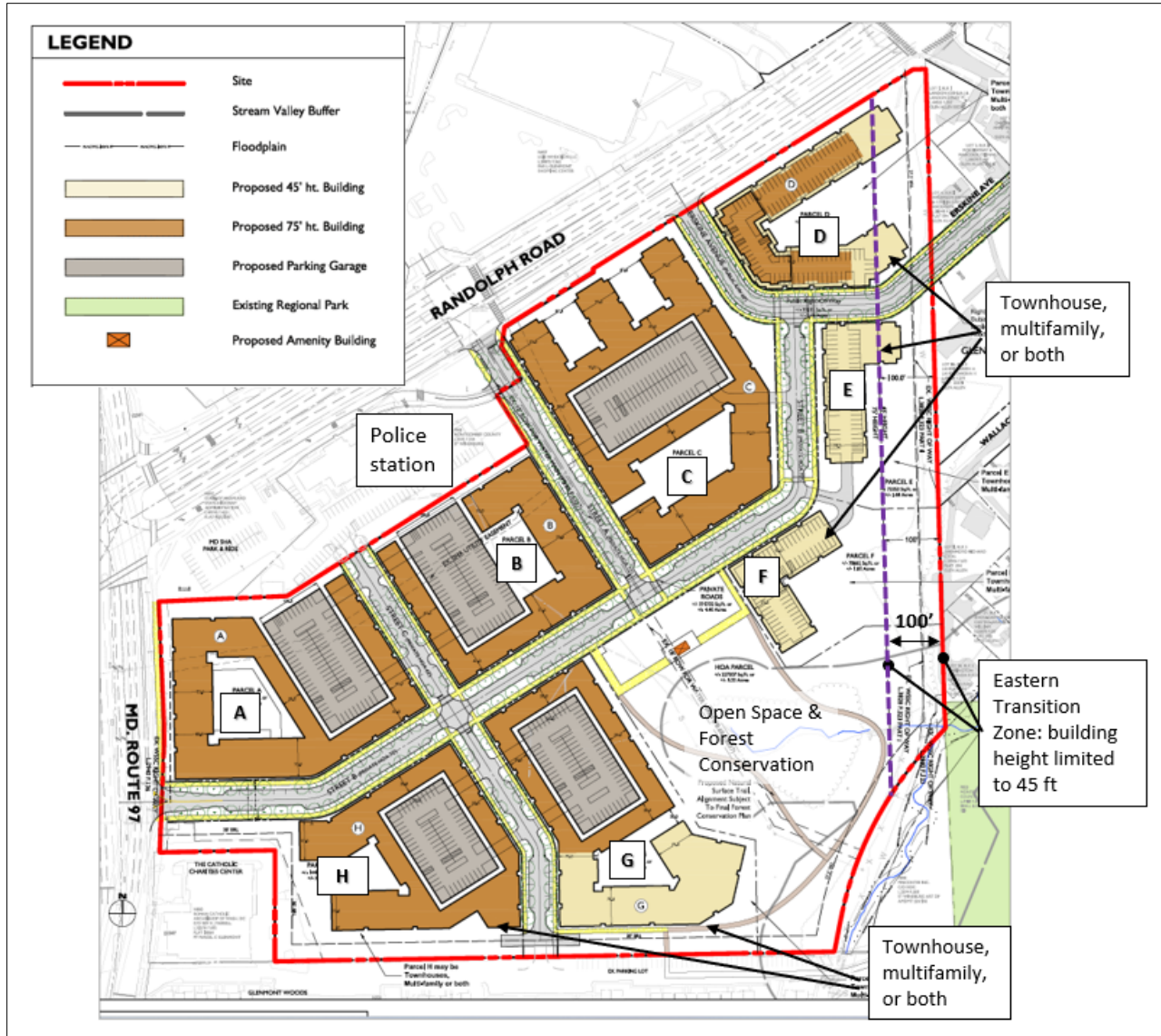


Figure 6: Floating Zone Plan

BUILDINGS/ARCHITECTURE

The Project will include up to eight (8) multi-unit buildings with structured parking, with the tallest buildings (up to 75 feet) proposed closer to Georgia Avenue and Randolph Road. The proposed buildings step down in height approaching the adjacent single-family neighborhood to the east. To provide an appropriate transition to this neighborhood, the Applicant has proposed a binding element limiting building height to 45 feet within a distance of 100 feet from the eastern Property boundary (Eastern Transition Zone- see Figure 7). As previously discussed, and as shown on the Floating Zone Plan (FZP), the Applicant requests flexibility to provide townhouses on Parcels D, E, F, G, and H. The layout of the buildings on the FZP is conceptual and will be refined during subsequent regulatory reviews.



Figure 7: Eastern Transition Zone

All proposed buildings are a maximum of 75 feet in height, or 45 feet in height within the Eastern Transition Zone, but the FZP has inconsistencies in the height of individual buildings between the drawing and the development standards table. However, per Section 59-5.3.5.B.2., only maximum building height in the floating zone, and in this case the 45-foot maximum height in the Eastern Transition Zone, are established with the FZP. Individual building heights will be determined at subsequent Sketch and Site Plan approvals, and all buildings will satisfy the setback and height compatibility requirements under Section 59-4.1.8.

Architecture will be determined at Site Plan, and the Applicant anticipates the following:

The building architecture.... Will create a strong building base, with ample transparency and articulation, to activate the pedestrian environment. Above the building's base, the design will incorporate a diverse range of materials and design techniques to effectively reduce the apparent bulk of the structure. The above-grade structured parking will be visually concealed and either wrapped by residential uses or softened by appropriate architectural treatments.
(Land Use Report, page 7).

OPEN SPACE

Approximately 11 percent of the Property is shown as public open space. The primary open space, a one-acre neighborhood green, is located at the intersection of Street A and Street B in the middle of the Property. The proposed neighborhood green connects with a walking trail through the adjacent forest conservation area and stream valley buffer. Another public open space area is proposed on lot C, adjacent to Erskine Avenue.

The design of the public open space will be determined at Site Plan, and Staff will work closely with the Applicant to ensure that the open space is highly usable, primarily outside of forest conservation areas, and contains minimal stormwater management facilities. Staff expects that additional pocket parks with seating and landscaping will be provided on the Property to serve residents of the future development.



Figure 8: Open Space Exhibit

TRANSPORTATION

Vehicle access will be provided on three frontages. One right-in-right-out access will be provided on Georgia Avenue (MD 97), replacing the existing access at this location. Another access will be provided by extending Erskine Avenue into the subject Property, this will allow a connection to the existing full access intersection at Glenallen Avenue. Two access points are proposed on Randolph Road. The first is a signalized access that replaces the existing Glenmont Circle access. The second is located to the east of the signalized intersection and replaces an existing right-in-right-out residential driveway access. However, MCDOT has raised some operational and safety concerns related to this access and therefore this will be further evaluated at the time of Preliminary Plan.

Street C, a proposed north/south private road, will not provide access to the existing street network but will be developed to provide possible future connections to the adjacent property to the north and the adjacent property to the south.

Within the Subject Property, Street B will provide east/west circulation through the site, connecting to Georgia Avenue on the west and Erskine Avenue on the east. Street A and Street C provide north/south circulation.

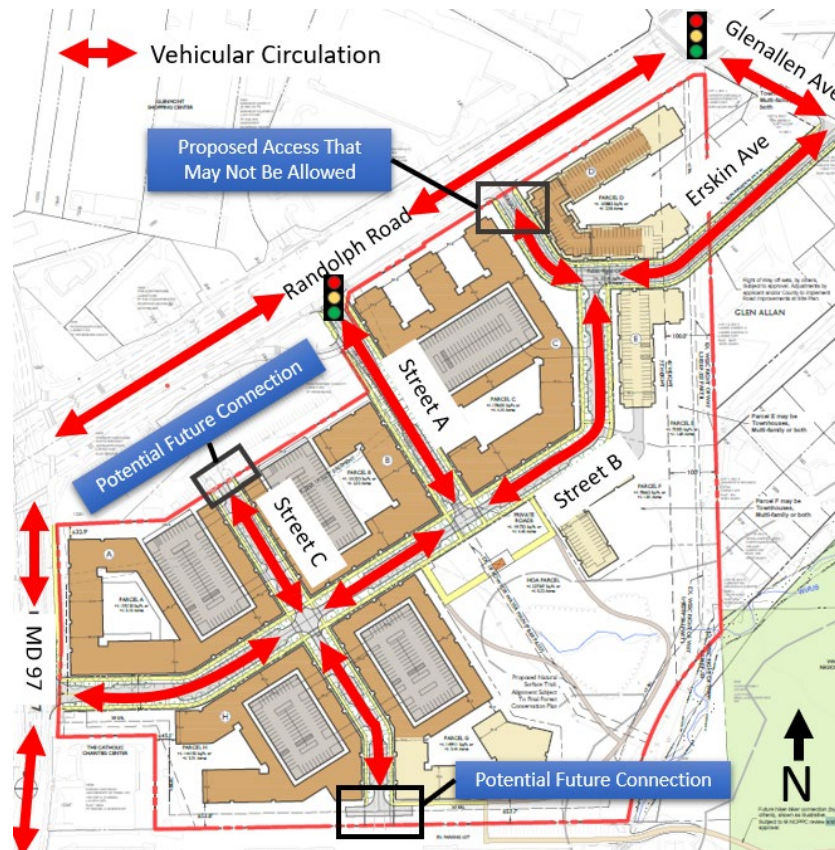


Figure 9: Vehicular Circulation

Pedestrian and bicycle access will be provided along Georgia Avenue, Randolph Road, and Erskine Avenue through improved sidewalks and bicycle facilities. The 2018 *Bicycle Master Plan* identifies a sidepath along the subject Property frontage on Georgia Avenue. The 2021 *Complete Streets Design Guide* also identifies frontage design parameters based on roadway classification. Frontage improvements on existing roadways and cross-sections for new roadways will be determined at the time of Preliminary Plan.

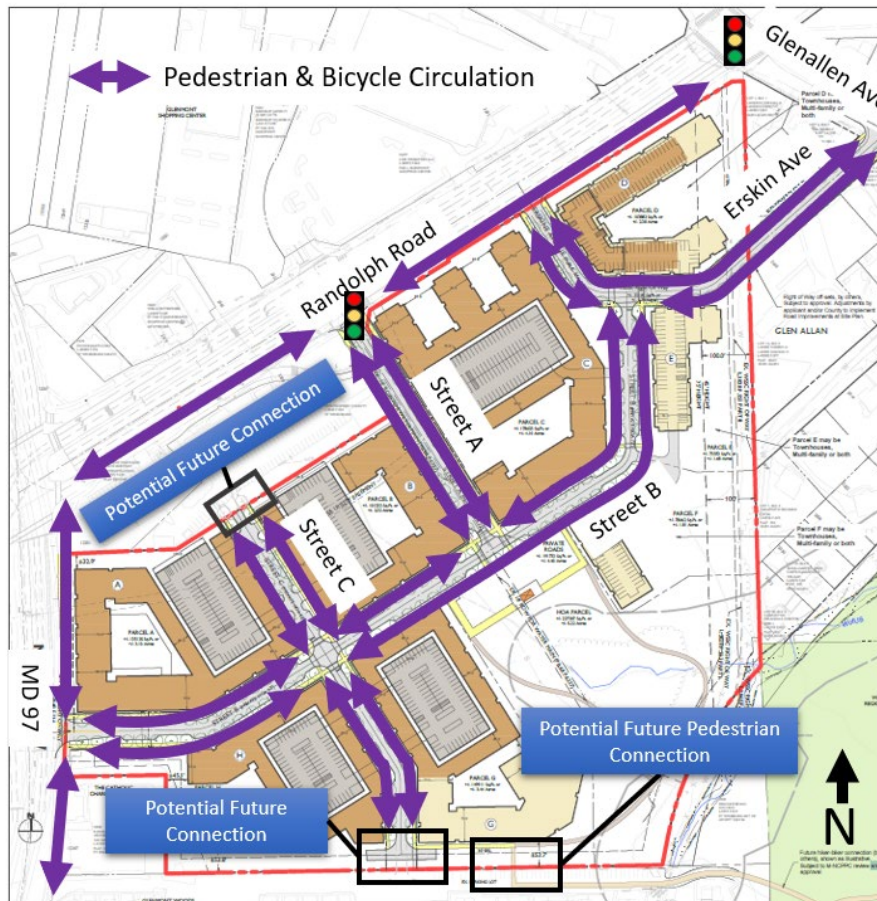


Figure 10: Nonmotorized Circulation

Transit access is provided along Georgia Avenue (MD 97) and Randolph Road. WMATA routes Y2, Y7, and Y8 operate on Georgia Avenue (MD 97) and the corridor also has a planned future Bus Rapid Transit (BRT) route. Ride On Route 10 and WMATA route C8 operate on Randolph Road. The Subject Property is also located within a half-mile of the Glenmont Metrorail Station located just a few blocks to the north (see Figure 1).

ENVIRONMENT

A Preliminary Forest Conservation Plan (FCP) was submitted concurrently with the Local Map Amendment application. The FCP shows 1.32 acres of forest retention and all forest conservation

requirements met onsite with 3.33 acres of forest planting. All existing and planted areas of forest will be protected by Category I Conservation Easements. Forest conservation requirements and stream valley buffer restoration must be met proportionately throughout the development phases.

For stormwater management, the Applicant proposes to utilize a mix of practices which will include Environmental Site Design features such as micro-bioretenion facilities, bioswales, and non-rooftop disconnects. The stormwater management strategy will be further refined during subsequent regulatory review.

PHASING

Proposed redevelopment of the Property will be implemented in multiple phases, as shown in Figure 11, although the phasing plan will likely evolve, and the order of phases may change to meet market demands. As construction proceeds, existing units will be maintained, and current tenants will be given priority to occupy the new units. The relocation strategy of existing residents that desire to remain is a key component of the Applicant's phasing plan.

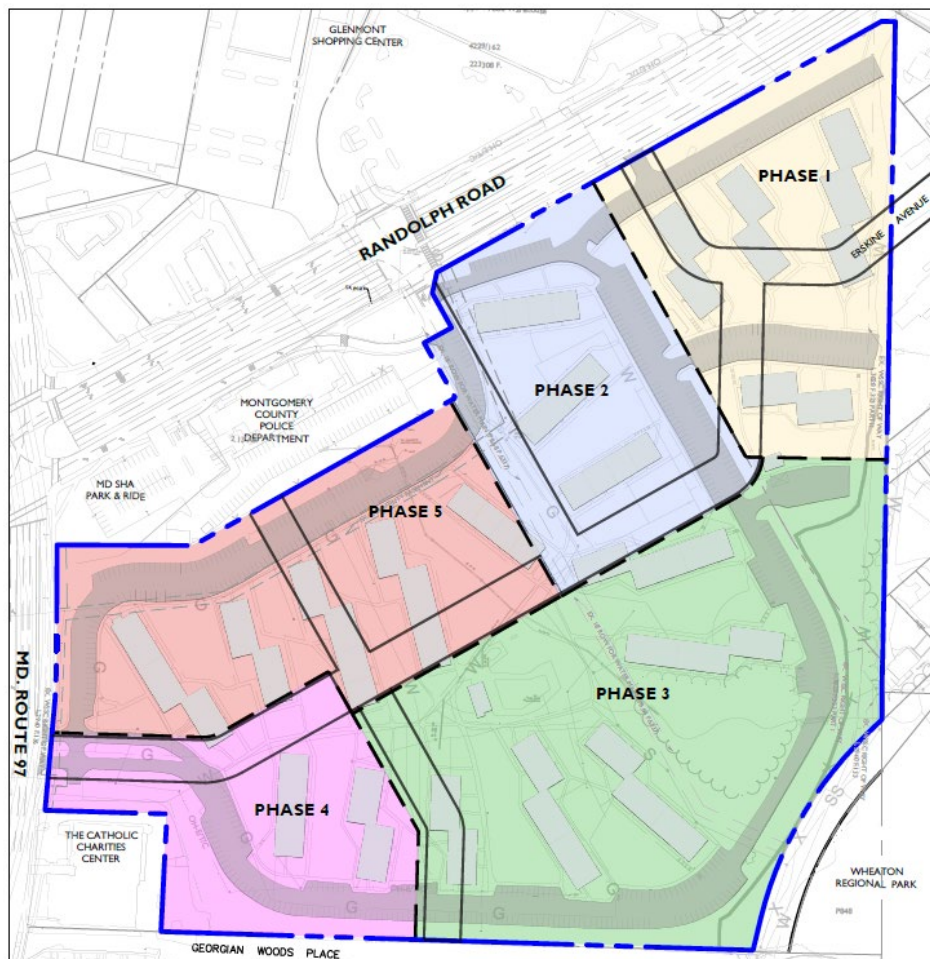


Figure 11: Phasing Exhibit

SECTION 4: COMMUNITY OUTREACH

The Applicant has complied with all submittal and signage requirements. A pre-submittal public meeting is not required for a Local Map Amendment application, but the Applicant met with the Glenmont Exchange community group on April 11, 2024.

Staff received two email inquiries about the Project, one from a resident asking for information, and another from a Montgomery County Public Schools (MCPS) demographer asking about Project phasing (Attachment E).

SECTION 5: LOCAL MAP AMENDMENT FINDINGS AND ANALYSIS

Per Section 59-7.2.1.E.2 of the Zoning Ordinance, for a Local Map Amendment application, the District Council must find that the floating zone plan will:

- a) *substantially conform with the recommendations of the applicable master plan, general plan, and other applicable County plans;***

The Application substantially conforms with the 2013 *Glenmont Sector Plan* (Sector Plan) and *Thrive Montgomery 2050*, the County's General Plan (General Plan), as described below.

Sector Plan

The Application proposes the first major development project since the approval of the Sector Plan. The proposed Local Map Amendment directly supports the high-level vision of the Sector Plan, which states:

Glenmont is envisioned as a predominantly residential neighborhood with new transit-oriented, mixed-use development concentrated in and around the Glenmont Shopping Center and Metro station. The Glenmont of the future will be a walkable, diverse, and sustainable community with services and amenities primarily for the local residents and workers. (Sector Plan, p. 5)

Specifically, page 29 of the Sector Plan offers detailed guidance for the future of the Glenmont Forest Block, which aligns with the proposed Local Map Amendment:

Because of the property's location within easy walking distance of the Metro, its proximity to the Glenmont Shopping Center, its single ownership, and its size, it may be suitable for future rezoning through a Local Map Amendment to CR Zone or an equivalent zone to encourage a multifamily redevelopment of four- to six-story buildings. (Sector Plan, p. 29)

The Sector Plan notes that a 100-foot-wide transition zone of CRN-1.5, C-0.25, R-1.5, H-45 (or similar) would be appropriate as a buffer between redevelopment and the adjacent single-family detached houses. However, instead of split-zoning the Property, this Project seeks to accomplish the same compatible transition through the use of a binding element. Specifically, the Applicant has proposed a binding element that limits building height to 45 feet for a distance of 100 feet from the eastern property line.

Additionally, the Sector Plan advises that if the Property is rezoned, redevelopment should use a compact building footprint and structured parking to emulate the existing open space character (p. 29). The proposed rezoning and consequent redevelopment would provide the

transitional buffer, compact building footprints, and structured parking, allowing for forest preservation at the rear of the Property.

The Sector Plan lays out specific objectives that should be achieved if the Property is rezoned (p.30):

- *Provide, as a priority, the CR Zone public benefits of Public Open Space to retain the open and green character of the site, and Affordable Housing to obtain more than the 12.5 percent required minimum MPDUs.*
- *Encourage the achievement of greater than minimum required Public Use Space through compact footprint.*

The Project's public benefits will be determined at the time of Sketch Plan. The Public Open Space Exhibit included with the FZP shows approximately 11 percent of Public Open Space, including an approximately one-acre neighborhood green, slightly more than the 10 percent requirement. The Public Open Space is conceptual at this time and will be evaluated in detail as the Project evolves during subsequent regulatory reviews. The Project must strike a balance between open space/green character and an urban fabric appropriate for a new housing development within close proximity to a Metro station.

The Applicant has proposed a binding element to provide 15 percent MPDUs and public benefit points will be granted accordingly at the time of Site Plan.

- *Protect and restore areas of environmental buffer and investigate options for stream restoration with redevelopment.*

The stream buffer area will be protected and reforested within a Category I Forest Conservation Easement. A portion of the onsite stream will be restored by the Parks Department in conjunction with the stream restoration on the adjacent Wheaton Regional Park property (as approved by Forest Conservation Plan No. F2023009A).

- *Preserve as much existing tree canopy as possible.*

The FZP allows for forest preservation at the rear of the Property. However, the Applicant is requesting removal of most of the onsite trees (located outside the forest) through a variance request. Staff is not recommending approval of the variance request at this time since the Floating Zone Plan associated with the Application is conceptual in nature. Approval to remove variance trees will be determined at a subsequent regulatory application. Staff recognizes that removal of many of the variance trees will be necessary due to building demolition impacts, but Staff will work closely with the Applicant to save trees where possible.

- *Connect new internal streets with Erskine and/or Wallace Avenues.*

The FZP shows the extension of Erskine Avenue as a public road through the Property and connecting with Randolph Road.

- *Construct a hiker/biker path between Randolph Road and the existing Wheaton Regional Park's hard surface trail network.*

Montgomery Parks studied new connections to Wheaton Regional Park during the recent *Wheaton Regional Park Master Plan* (WRP Plan) which was approved by the Planning Board in June 2022. The WRP Plan recommends a connection in this area coming from Georgian Woods Place, a private road within the townhouse development located directly south of the Property. The environmental constraints and intervening private property that separate Wheaton Regional Park and the Subject Property make a direct connection infeasible.

The FZP shows a future connection between the Subject Property and Georgian Woods Place, and then to Wheaton Regional Park along the recommended alignment. As noted in the Applicant Statement (page 19), the Applicant will pursue this connection at Site Plan, in coordination with Montgomery Parks and the property owner (HOC) to the south.

General Plan

Thrive Montgomery 2050 is the county's General Plan, a long-range guide for the development and growth of the community. One of the major elements of the General Plan is the Housing for All chapter, which contains recommendations intended to diversify the housing stock across incomes, building types, and geography (p. 23).

The Application is strongly aligned with policies in the Housing for All chapter and in particular the recommendation to provide more housing of all typologies (p. 121). The Application proposes a significant increase in the number of units within walking distance of a Metro Station and close to services and amenities. The Project will also provide regulated affordable units where none currently exist. Page 136 of the General Plan states:

The construction of a wider variety of sizes and types of housing and a focus on affordability and attainability will help diversify the mix of incomes in neighborhoods across the county, improving access to services, amenities, and infrastructure for low- and moderate-income residents, who are disproportionately people of color.

Specific policies from the General Plan addressed by the Application include:

- Increase the number of income-restricted affordable housing units, especially for low-income households with particular attention to high-income areas to ensure that

people who work in retail, service and other low-wage-earning employment sectors have the option not to commute. (p. 132)

- Facilitate the development of a variety of housing types in every part of the county but especially in areas near transit, employment, and educational opportunities. (p. 132)

b) further the public interest;

The Project will further the public interest by providing significantly more housing on the Property, yielding up to 1,793 additional units, at a convenient, transit accessible location. In addition, the Project will provide government regulated units (15 percent MPDUs) where none currently exist. The Property is across the street from the Glenmont Shopping Center offering many amenities, including a grocery store, to residents and within walking distance (approximately ½ mile) of the Glenmont Metro Station.

c) satisfy the intent and standards of the proposed zone and, to the extent the Hearing Examiner finds it necessary to ensure compatibility, meet other applicable requirements of this Chapter;

Applicability

Under Section 50-5.1.3.B, if a Floating Zone is recommended in a master plan, as is the case for the Subject Property, then there are no prerequisites or locational criteria required for a Local Map Amendment application. The Sector Plan recommends the Property for CRF-1.75, C-0.25, R-1.5, H-75, and CRNF-1.5, C-0.25, R-1.5, H-45, or similar, zones.

Intent of Floating Zones

Per Section 59-5.1.2. of the Zoning Ordinance, the intent of the Floating zones is to:

A. Implement comprehensive planning objectives by:

- 1. furthering the goals of the general plan, applicable master plan, and functional master plans;**
- 2. ensuring that the proposed uses are in balance with and supported by the existing and planned infrastructure in the general plan, applicable master plan, functional master plan staging, and applicable public facilities requirements; and**
- 3. allowing design flexibility to integrate development into circulation networks, land use patterns, and natural features within and connected to the Property; and**

The Project furthers the goals of the Sector Plan as described in a previous finding. The proposed development capitalizes on the Project's convenient and transit accessible location to significantly increase the amount of housing available in an area with the infrastructure to support it. A proposed street grid will better integrate the

new development into the existing circulation infrastructure. Compact development with structured parking allows for enhancement and restoration of the Property's natural features.

B. Encourage the appropriate use of land by:

- 1. providing flexible applicability to respond to changing economic, demographic, and planning trends that occur between comprehensive District or Sectional Map Amendments;**
- 2. allowing various uses, building types, and densities as determined by a Property's size and base zone to serve a diverse and evolving population; and**
- 3. ensuring that development satisfies basic sustainability requirements, including open space standards and environmental protection and mitigation; and**

The Sector Plan acknowledged that a floating Commercial/Residential Zone would be appropriate, given the Property's proximity to transit and commercial services, to allow redevelopment of the aging garden apartment complex. Further, the need for additional, transit-accessible housing has become acute since the approval of the Sector Plan and the proposed floating zone will help to alleviate the acute housing need.

The Project satisfies basic sustainability principles through infill redevelopment that is already well-served by existing infrastructure and public transportation, preservation of existing forest, afforestation, and establishment of stormwater management where none currently exist.

C. Ensure protection of established neighborhoods by:

- 1. establishing compatible relationships between new development and existing neighborhoods through limits on applicability, density, and uses;**
- 2. providing development standards and general compatibility standards to protect the character of adjacent neighborhoods; and**
- 3. allowing design flexibility to provide mitigation of any negative impacts found to be caused by the new use.**

The proposed development will provide a compatible relationship with existing adjacent residential development to the south and east. The Project provides generous setbacks to the south and east, and proposed buildings will step down in height approaching the detached residential neighborhood to the east. Buildings will

be restricted to 45 feet in height within a distance of 100 feet from the eastern Property line.

Development Standards

The design of the development will be finalized and reviewed by the Montgomery County Planning Board at the time of subsequent Sketch, Preliminary, and Site Plan review. The Project will meet the Development Standards for the CRF-1.75, C-0.25, R-1.5, H-75 Zone as demonstrated in the table below.

Table 1: Development Standards and Parking Requirements for the CRF 1.75, C 0.25, R 1.5, H-75 Zone

	Required/Permitted	Proposed
Tract Area	N/A	34.87 ac (1,518,942 sf)
Previous ROW Dedications	N/A	2.23 ac (97,220 sf)
Proposed ROW Dedications	N/A	0.74 ac (32,261 sf)
Site Area	N/A	31.90 ac (1,389,461 sf)
Density (max)		
Total	1.75 FAR (2,658,149 sf)	1.5 FAR (2,283,413 sf)
Commercial	0.25 FAR (379,736 sf)	5,000 sf
Residential	1.5 FAR (2,278,413 sf)	1.5 FAR (2,278,413 sf)
Setbacks from Property Boundary (min)		
<i>From Public Streets</i>	Established by Floating Zone Plan	Apartment Building- 0 ft Townhouse- 5ft
<i>From Abutting Lots</i>		
Rear/East (R-90)	37.5 ft ¹	45 ft
Rear/South (RT-15)	30 ft ²	30 ft
Open Space (min)	10% of site area (3.2 acres/138,946 sf)	±11% of site area (3.5 acres/152,840 sf)
Building Height (max.)	75 feet, and height compatibility requirements	75 feet, and height compatibility requirements of 59-4.1.8.B ^{3, 4, 5}
Public Benefits	100 points required	Determined at Sketch/Site Plan
¹ Under Section 59-4.1.8.A, the rear setback requirement is 1.5 x 25 (rear setback for detached house in R-90). ² Under Section 59-4.1.8.A, the rear setback requirement is 1.5 x 20 (RT-15 Zone setback). To be conservative, the Applicant is considering both east and south setbacks as “rear.” ³ Per binding element, all buildings within 100 feet of the eastern lot line will be limited to 45 feet. ⁴ Per Section 4.5.2.C.7, the height limit of the zone and master plan do not apply to the extent required to provide more than 12.5% MPDUs. ⁵ Height of individual buildings will be determined during Sketch/Site Plan review.		

Table 2: Vehicle Parking¹

	Min²/Max Spaces	Proposed Spaces
Studio (93)	47/93	2,275
1- bedroom (1191)	596/1,489	
2-bedroom (804)	402/1,206	
3-bedroom (187)	94/374	
2,275 units	1,138/3,162	

¹ Parking counts and types to be determined at the time of Site Plan.

² Parking adjustments for NADMS and unbundling under Section 50-6.2.3.I.

d) be compatible with existing and approved adjacent development;

The proposed development will provide a compatible relationship with existing adjacent development. Proposed buildings will meet or exceed the height and setback compatibility requirements of Section 59-4.1.8 adjacent to the existing residential developments located south and east of the Property. Buildings will be setback at least 45 feet from the existing detached residential neighborhood to the east, and buildings will step down in height approaching the eastern Property line. Further, buildings within a distance of 100 feet from the eastern Property line will be restricted to a maximum height of 45 feet. Buildings will be setback at least 30 feet from the existing townhouse development to the south and will satisfy the height compatibility requirements of Section 4.1.8.B along the southern Property line.

e) generate traffic that does not exceed the critical lane volume or volume/ capacity ratio standard as applicable under the Planning Board’s LATR Guidelines, or, if traffic exceeds the applicable standard, that the applicant demonstrates an ability to mitigate such adverse impacts; and

A Transportation Impact Study was submitted with the LMA Application that analyzed the Floating Zone Plan’s access concept and proposed residential density in accordance with the 2020-2024 *Growth and Infrastructure Policy*. As illustrated in the Applicant’s transportation impact study, motor vehicle traffic estimated to be generated by the proposed development will not have detrimental impacts to the capacity of the study intersections, as measured by average seconds of delay per vehicle. Each of the studied intersections will remain within acceptable levels of congestion as determined under the Planning Board’s LATR Guidelines. An updated transportation impact study will be required at the time of Preliminary Plan.

LOCAL AREA TRANSPORTATION REVIEW (LATR)

Per section 59-7.2.1.E.e. of the County Code, for a Floating zone application, the District Council must find that the floating zone plan will generate traffic that does not exceed the critical lane volume or volume/capacity ratio standard as applicable under the Planning Board’s LATR Guidelines.

The 2020-2024 *Growth and Infrastructure Policy* requires evaluation of all transportation modes, including: auto-driver, transit, walking and biking. Mode-specific adequacy tests are required for any project estimated to generate 50 or more net new peak hour person trips. As a proposed development with 2,275 units the Project is estimated to generate 1,523 total peak hour person trips in the morning and 1,367 total peak hour person trips in the evening. After accounting for peak hour person trips currently associated with the existing 482 units on the Site, (265 morning peak hour person trips and 351 evening peak hour person trips), the Project is estimated to generate 1,258 net new morning peak hour person trips and 1,016 net new evening peak hour person trips. As a result of the estimated transportation impact, the Project must submit a Transportation Impact Study to determine multimodal adequacy.

Table 3--: Glenmont Forest Estimated Person Trip Generation

Land Use	Morning Peak Hour	Evening Peak Hour
Existing (credit)		
Multifamily Housing (Low-Rise) 482 units	265	351
Proposed		
Multifamily Housing (Mid-Rise) 2,275 units	1,523	1,367
Net New Person Trips	+1,258	+1,016

Source: Transportation Impact Study by Wells and Associates dated March 26, 2024, amended by staff

As the Site is located within an Orange Policy area (Kensington/Wheaton), a motor vehicle adequacy test is required. The intersection congestion standard for the policy area is 80 seconds of delay per vehicle.

The Property is immediately adjacent to a Red Policy Area (Glenmont). Per the LATR Guidelines, Red Policy areas do not have a vehicular congestion standard. However, the Applicant was asked to analyze seven intersections within the Glenmont Policy Area as well, but for informational purposes only. Mitigation for these intersections would not be required, in accordance with the 2023 LATR Guidelines.

As demonstrated in Attachment D, none of the studied intersections are anticipated to exceed the congestion standard. This includes conditions where a second access on Randolph Road is not provided. MCDOT raised some safety and operational concerns with this potential access and therefore a condition without this access was also assessed.

All study intersections will operate within the policy area's congestion standards. Additional traffic analysis will be completed at the time of Preliminary Plan.

In addition to the auto-driver assessment, other modal tests were also completed as set forth in the LATR Guidelines.

- Transit system adequacy was evaluated by inventorying four bus stops located within 1,500 feet of the Property. Where shelters and associated amenities are not provided, the Applicant must install the standard amenities in coordination with MCDOT.

Several bus stops within the study area do not have bus shelters. At the time of Preliminary Plan/Site Plan, the applicant will coordinate with Planning Staff and MCDOT to determine the improvements or fair contribution toward mitigation.

- Pedestrian system adequacy was evaluated within 1,000 feet of the Property. Mitigation will be required to achieve a Pedestrian Level of Comfort (PLOC) greater than 2 (Somewhat Comfortable), and/or deficiencies identified for streetlights within the scoped boundary. The Pedestrian system adequacy also requires mitigation for ADA deficiencies identified within 500 feet of the Property.

Several segments in the study area do not meet PLOC standards. While streetlights are in generally in good operational condition, further analysis will be needed to determine if all streetlights meet current MCDOT standards. ADA analysis demonstrated that there are several locations where there is ADA noncompliance. Mitigation will be needed to address these issues and will be determined in coordination with Planning Staff, MCDOT, and MDOT SHA at the time of Preliminary/Site Plan.

- Bicycle system adequacy was evaluated by analyzing bikeways within 1,000 feet of the Property. Mitigation will be required to achieve a Level of Traffic Stress 2 (LTS-2) or lower, consistent with the Bicycle Master Plan.

Several deficiencies were noted in the study area, particularly along Georgia Avenue (MD 97) Randolph Road, and Glenallan Avenue north of Randolph Road. At the time of Preliminary Plan/Site Plan, the applicant will work with Planning Staff, MCDOT, and MDOT SHA to determine mitigations to address these conditions.

A preliminary analysis indicates that public transportation facilities will be adequate for the proposed development and additional mitigations to address bicycle, pedestrian, and transit will be determined at the time of Preliminary/Site Plan.

In terms of access and circulation, vehicular access will be provided via access points on Georgia Avenue (MD 97), Randolph Road, and Erskine Avenue. A network of internal roadways will provide circulation within the site and provide opportunities for future connections to adjacent properties to the north and south. The site access concept is sufficient with the understanding that further coordination and analysis will occur at the time of Preliminary Plan.

- f) *when applying a non-Residential Floating zone to a property previously under a Residential Detached zone, not adversely affect the character of the surrounding neighborhood.***

Not applicable, the Property is currently zoned R-30 which is classified as a Residential Multi Unit Zone.

SECTION 6: PRELIMINARY FOREST CONSERVATION PLAN FINDINGS & ANALYSIS

ENVIRONMENTAL GUIDELINES

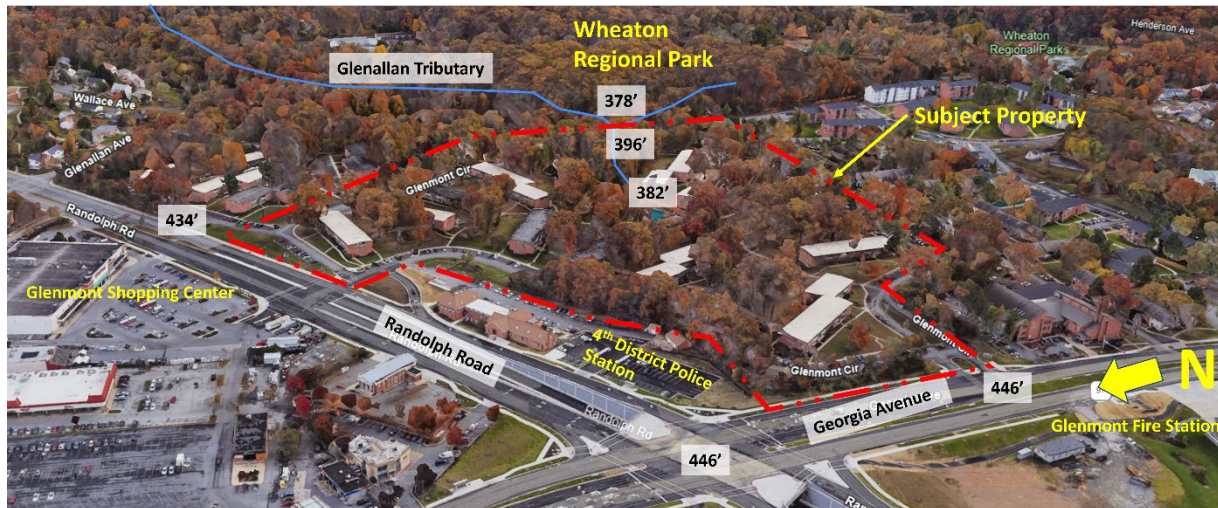


Figure 12: Environmental Setting

A Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) was approved on May 1, 2023 (NRI/FSD No. 420230670). The Property is currently developed with garden apartments and associated drive aisles and parking areas. The drive aisles and parking areas are located at the edges of the Property, with the garden apartments located in the interior. There are over 200 large and specimen trees evenly distributed over the Property, directly adjacent to the garden apartments (Figure 12).

The Property folds inwards diagonally from both the Georgia Avenue and Randolph Road frontages to the southeast corner of the Property. There is an elevation change of nearly 70 feet. The Property slopes down to the Glenallan Tributary of the Northwest Branch (a Use IV watershed), which flows under the existing drive aisle and into Wheaton Regional Park. There are 3.28 acres of stream valley buffer on-site and 0.02 acres of floodplain associated with the Glenallan Tributary.

The stream valley buffer is partially forested with 1.12 acres of forest. An additional 0.67 acres of forest serve as a buffer for the adjacent single-family residences, for a total of 1.79 acres of forest on the Property.

The Property was initially developed before the adoption of the Environmental Guidelines and the existing development includes buildings, parking, and drive aisles within the stream valley buffer. Redevelopment of the Property presents the opportunity to remove the existing development from



Figure 13: Existing Trees

the stream valley buffer and plant additional forest on the Property to protect the stream. The submitted Forest Conservation Plan is in conformance with the Montgomery County Planning Department's Environmental Guidelines, as it shows the restoration and reforestation of the entire stream valley buffer.

PRELIMINARY FOREST CONSERVATION PLAN

Per Section 22A-11(a)(1), FCP No. F20240450 was submitted for review and approval concurrently with Local Map Amendment H-149 (Attachment B). The FCP includes a conceptual layout that will be developed in multiple phases over many years. The FCP shows 1.32 acres of forest retention, with an additional 0.46 acres of forest that is located within existing utility easements and rights-of-way that are not being disturbed by this development. (Forest within existing utility easements and rights-of-way is neither counted as protected or cleared by the Applicant if left undisturbed.) 0.01 acres of forest will be cleared for a stormwater management outfall. The FCP includes 3.33 acres of forest planting, which includes the entire stream valley buffer (except within existing utility easements and rights-of-ways). All existing and planted areas of forest will be protected by Category I Conservation Easements. Natural surface paths may be allowed within the Category I Conservation Easements, but locations and alignments will be determined through future amendments.

The FCP also includes 0.54 acres of landscape planting. The landscape planting areas are either adjacent to forest planting areas, but do not meet the depth requirements for forest, or serve as buffers between developments. The landscape planting areas will contribute to meeting the Property's afforestation requirement as the proposed FCP meets the requirements of Section 22A-12(d)(2). Per Section 22A-12(d)(2), "Afforestation must be accomplished by the planting of forest cover, unless if the applicant demonstrates to the satisfaction of the Planning Board or Planning Director, as the case may be, that afforestation using forest cover is inappropriate for a site because of its location in an urban setting, redevelopment context, high-density residential, commercial, industrial, planned unit development, or institutional area (as defined in Section 22A-3), or similar reason, in which case afforestation requirements may be satisfied by tree cover." The proposed development satisfies this requirement by being located in an urban setting, with high-density residential development proposed, and by being a redevelopment project.

The FCP shows the Applicant meeting all forest conservation requirements on-site, with the stream valley buffer fully reforested (Figure 14). However, the proposed development will be phased, with demolition and construction occurring with each phase. The first development applications must include a phasing plan, showing the sequence of building removal and forest planting. Forest conservation requirements and stream valley buffer restoration must be met proportionately throughout the development phases.



Figure 14: Preliminary FCP

VARIANCE REQUEST

Section 22A-12(b)(3) of the Forest Conservation Law identifies certain individual trees as high priority for retention and protection (“Protected Trees”). Any impact to these Protected Trees, including removal or any disturbance within a Protected Tree’s critical root zone (“CRZ”), requires a variance under Section 22A-21 (“Variance”). Otherwise, such resources as defined under Section 22A-12(b)(3) must be left in an undisturbed condition.

The Property contains approximately 120 Protected Trees with a diameter-at-breast-height (DBH) greater than 30 inches. Many of these trees are located adjacent to existing buildings, which will be

demolished through the redevelopment process. The proposed redevelopment of the Property will require the removal of most of the Protected Trees onsite due to the impacts of demolition, grading, and construction. While a variance request is required with each FCP application showing impacts to Protected Trees, in this case, Staff is not recommending approval of a variance request at this time because of the specific nature of the project and Property. The protection of trees requires detailed information about types and locations of construction disturbance. The phased demolition and construction of the proposed development means that there is no way to evaluate whether individual trees can be saved, impacted, or removed or when these activities will occur. The topography of the Property will require significant grading, but impacts may be minimized through detailed site design, which occurs through the Site Plan process.

The Site Plan process also provides the opportunity to find suitable locations for variance mitigation trees, which must be provided at a rate of 1 caliper inch replaced for every 4 inches of trunk diameter removed, in addition to other forest planting and landscape credit plantings. Additionally, these trees will be a minimum size of 3 caliper inches and located outside of utility and stormwater management easements and rights-of-way. The removal of Protected Trees and the planting of mitigation trees must be met proportionately throughout the development phases.

As currently shown, the Applicant will be proposing to remove 105 Protected Trees, with a total of 3,467 inches DBH proposed for removal and 867 caliper inches using a minimum 3 caliper inches tree required as mitigation. Through the detailed review process, impacts will be avoided or minimized as much as possible so that existing trees can be retained.

SECTION 7: CONCLUSION

Staff recommends approval of the Local Map Amendment H-149 with binding elements and Preliminary Forest Conservation Plan F20240450 with conditions. The Applications satisfy the applicable findings and requirements of the Zoning Ordinance and the Forest Conservation Law.

ATTACHMENTS

Attachment A: Floating Zone Plan

Attachment B: Preliminary Forest Conservation Plan

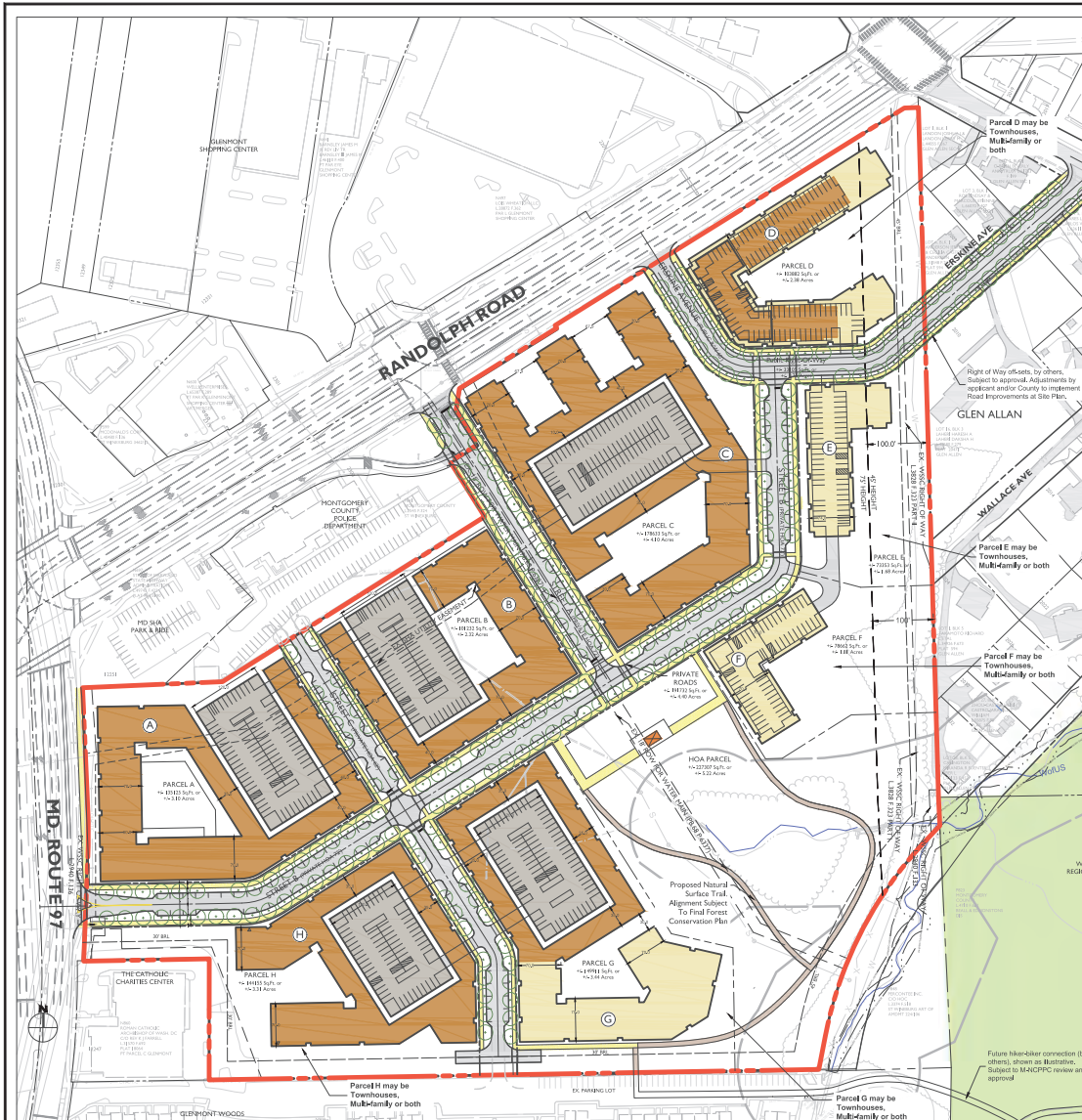
Attachment C: Letter from the Department of General Services

Attachment D: Existing and Future Traffic Impact Table

Attachment E: Community correspondence

Attachment F: SHA Letter

ATTACHMENT A



LEGEND

- Site
- Stream Valley Buffer
- Floodplain
- Proposed 45' ht. Building
- Proposed 75' ht. Building
- Proposed Parking Garage
- Existing Regional Park
- Proposed Amenity Building

GENERAL NOTES

1. All existing zoning information shown is per Glenmont Sector Plan that was last updated on December 2013.
2. The site is currently zoned R-30, multi-family, low-density residential.
3. The site is proposed zone CR-F-175 (CR-F-175 (G-2), R-4.5, H-75).
4. The site is comprised of parcels N766 (26.31 acres) and N610 (6.67 acres), currently in use as the Americana Glenmont Forest Apartments (Approximately 482 existing dwelling units).
5. Boundary lines, calculated areas and adjointer information shown hereon were taken from deeds and plats of record. A boundary survey has not been completed by Rodgers Consulting, Inc.
6. Building footprints and square footages of buildings, open space, landscaping and recreation space to be decided at time of Site Plan.
7. Building height may be increased above 75' to allow for inclusion of MPDUs above 12.5%.
8. The FZAP includes more than 12.5% MPDUs. Bonus density may be achieved for future development per Sec. 4.5.2.C.1.
9. Zero foot (0') setback due to variable width public R/W along Randolph Rd and Georgia Avenue.
10. The minimum side setback is equal to 1.5 times the minimum side setback required for a detached house on the abutting property.
11. The minimum rear setback is equal to 1.5 times the minimum rear setback required for a detached house on the abutting property.

BINDING ELEMENTS

1. The maximum building height is limited to 45 feet, for a distance of 100 feet from the eastern property boundary.
2. The use of the property will be limited to Multi-Unit Living, Townhouse Living, Retail/Service Establishments (up to 5,000 sf) and Restaurant use.
3. The development must provide a minimum of 15 percent (15%) Moderately Priced Dwelling Units (MPDUs) or Montgomery County Department of Housing and Community Affairs (MCHCA)-approved equivalent consistent with the requirements of Chapter 25A.

CRF Zone Optional Method Development Standards

Development Standard	CRF Zone	Optional Method
Article 59-2, Use and Use Standards, Division 3.1 Use Table	CRF-Floating Zone	CRF-Floating Zone
Commercial Program	CRF-Floating Zone	CRF-Floating Zone

Article 59-2, Use and Use Standards, Division 3.1 Use Table

Use	CRF-Floating Zone	Optional Method
Multi-Unit Living	CRF-Floating Zone	CRF-Floating Zone
Townhouse Living	CRF-Floating Zone	CRF-Floating Zone
Retail/Service Establishments	CRF-Floating Zone	CRF-Floating Zone
Restaurant	CRF-Floating Zone	CRF-Floating Zone

Commercial Program

Development Standard	CRF Zone	Optional Method
Article 59-4 Development Standards for Urban Zones, Division 4.5 Commercial/Residential Zones	CRF-Floating Zone	CRF-Floating Zone

4.5 Commercial/Residential Zones

Development Standard	CRF Zone	Optional Method
4.5.2.C Height Control	CRF-Floating Zone	CRF-Floating Zone
4.5.2.D Setbacks	CRF-Floating Zone	CRF-Floating Zone
4.5.2.E Floor Area Ratio	CRF-Floating Zone	CRF-Floating Zone
4.5.2.F Density	CRF-Floating Zone	CRF-Floating Zone

Binding element: The maximum building height is limited to 45 feet, for a distance of 100 feet from the eastern property boundary.
 Binding element: The use of the property will be limited to Multi-Unit Living, Townhouse Living, Retail/Service Establishments (up to 5,000 sf) and Restaurant use.
 Building height may be increased above 75 feet to allow for inclusion of greater than 12.5% MPDUs.

CRF Zoning Ordinance Conformance

Ordinance Reference	Permitted/Required	Provided
4.5.2.C Height Control	CRF-Floating Zone	CRF-Floating Zone
4.5.2.D Setbacks	CRF-Floating Zone	CRF-Floating Zone
4.5.2.E Floor Area Ratio	CRF-Floating Zone	CRF-Floating Zone
4.5.2.F Density	CRF-Floating Zone	CRF-Floating Zone

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION
 THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN (EXHIBIT NUMBER _____)
 APPROVED BY THE DISTRICT COUNCIL ON _____ BY RESOLUTION NUMBER _____
 IN APPLICATION NUMBER _____

HEARING EXAMINER _____ DATE _____

HEARING EXAMINER NAME (PRINTED) _____

Preliminary Not For Construction



1987 Century Boulevard, Suite 200, Gaithersburg, MD 20878
 P: 301.948.4700 (Main), F: 301.948.4324, www.rodgers.com

DESIGN TEAM
 Owner/Developer:
Glenmont Forest Investors LP,
 c/o Grady Management, Inc.
 8630 Fenner Street, Suite 625
 Silver Spring, Maryland 20916
 301.492.1976
 Attn: Brian A. Robins

Lead Planner/Landscape Architect/Civil Engineering:
Rodgers Consulting, Inc.
 1987 Century Boulevard, Suite 200
 Gaithersburg, Maryland 20878
 301.948.4700
 Attn: Ronald Remfro

Topographer:
Wells & Associates
 7200 Wisconsin Avenue, Suite 500
 Bethesda, Maryland 20814
 301.971.3415
 Attn: Nancy Randall



PROFESSIONAL CERTIFICATION
 I hereby certify that the attached was prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 4236, Expiration Date: 03/31/24.

GLENMONT FOREST
CR FLOATING ZONE
 Montgomery County, Maryland, Election District No. 13

ISSUE DATE _____ DESCRIPTION _____

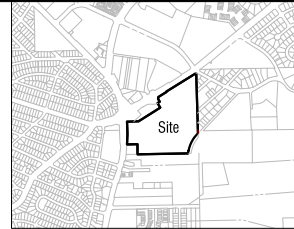
PROJECT NUMBER **1103B**

DATE **APRIL 2024**

SCALE **1" = 100'**

DRAWING TITLE **Floating Zone Plan**

Glenmont Forest PRELIMINARY FOREST CONSERVATION PLAN



Vicinity Map
Scale 1:1,000

Sheet Number	Sheet Description
02-FCP-F20240450-001	FCP Cover Sheet
02-FCP-F20240450-002	FCP Approval Sheet
02-FCP-F20240450-003	FCP Net Tract Area Exhibit
02-FCP-F20240450-004	FCP Existing Conditions
02-FCP-F20240450-005	FCP Sheet Index Exhibit
02-FCP-F20240450-006	FCP Plan sheet
02-FCP-F20240450-007	FCP Plan sheet
02-FCP-F20240450-008	FCP Plan sheet
02-FCP-F20240450-009	FCP Notes and Details
02-FCP-F20240450-010	FCP Notes and Details
02-FCP-F20240450-011	FCP Notes and Details

NET TRACT AREA:		
A. Total tract area		34.43
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)		0.70
C. Land dedication areas (parks, county facility, etc.)		0.00
D. Land dedication for roads or utilities (construction not required by this plan)		0.00
E. Area to remain in commercial agricultural production/use		0.00
F. Other deductions (specify): Existing Utility Easements and Parks LOD		0.90
G. Net Tract Area		34.23

LAND USE CATEGORY: (From Chapter 22A-3. Definitions)		
Input the number "1" under the appropriate land use, limit to only one entry.		
ABA	MOR	IDA
0	0	0
0	0	1
0	0	0

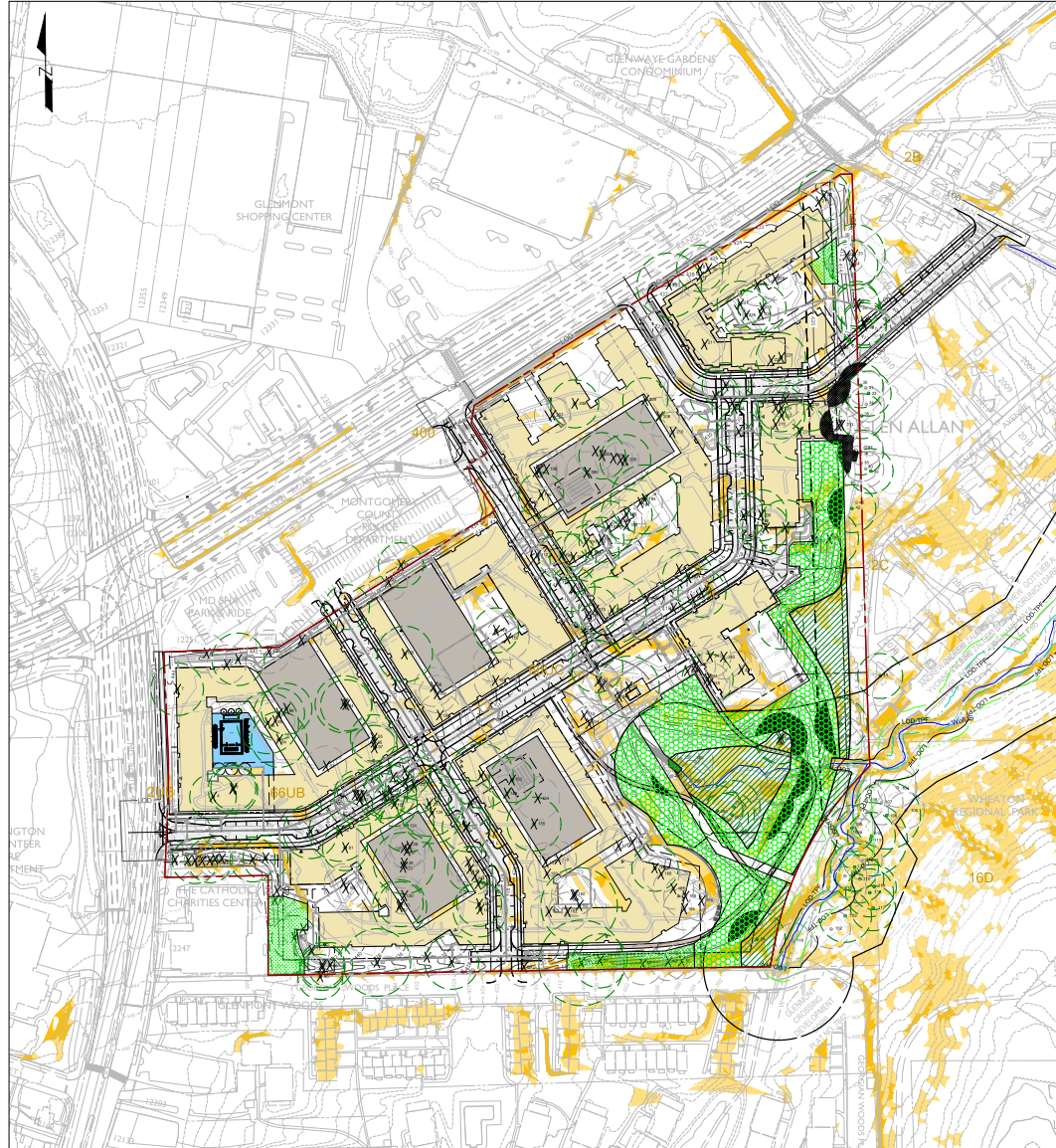
G. Afforestation Threshold	15%	x g	5.13
H. Conservation Threshold	20%	x g	6.85

EXISTING FOREST COVER:		
I. Existing forest cover		1.32
J. Area of forest above afforestation threshold		0.00
K. Area of forest above conservation threshold		0.00

BREAK EVEN POINT:		
L. Forest retention above threshold with no mitigation		0.00
M. Clearing permitted without mitigation		0.00

PROPOSED FOREST CLEARING:		
N. Total area of forest to be cleared		0.01
O. Total area of forest to be retained		1.31

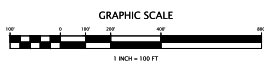
PLANTING REQUIREMENTS:		
P. Reforestation for clearing above conservation threshold		0.00
Q. Reforestation for clearing below conservation threshold		0.02
R. Credit for retention above conservation threshold		0.00
S. Total reforestation required		0.02
T. Total afforestation required		3.81
U. Credit for landscaping (may not exceed 20% of "T")		0.54
V. Total reforestation and afforestation required		3.29



LEGEND	
SITE LIMITS	
[Symbol]	STREAM VALLEY BUFFER (SVB)
[Symbol]	EXISTING CANOPY EDGE
[Symbol]	PERENNIAL OR INTERMITTENT STREAM
[Symbol]	15-25% SLOPES
[Symbol]	25% AND GREATER SLOPES
[Symbol]	SOIL LINES AND TEXT
[Symbol]	FLOODPLAIN BUFFER 20'
[Symbol]	EXISTING CONTOURS
[Symbol]	PROPOSED CONTOURS
[Symbol]	FOREST SAVE
[Symbol]	FOREST REMOVE
[Symbol]	FOREST PLANT
[Symbol]	LANDSCAPE CREDIT AREA
[Symbol]	LOD
[Symbol]	LOD - TRF
[Symbol]	SPECIMEN TREE AND CRITICAL ROOT ZONE
[Symbol]	SIGNIFICANT TREE AND CRITICAL ROOT ZONE
[Symbol]	SIGNIFICANT/SPECIMEN TREE TO BE REMOVED
[Symbol]	CRITICAL ROOT ZONE IMPACT (UNDER 30%)
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED PARKING GARAGE
[Symbol]	PROPOSED AMENITY SPACE

- General Notes:
- For additional property information, see NRI/FSD #420230670.
 - This plan is for the forest conservation purposes only.
 - Boundary information was taken from Montgomery County GIS data.
 - The topography hereon is shown in 2' contour interval was obtained from Montgomery County GIS data.
 - The site is within the Northwest Branch (Use IV) and Rock Creek (Use I) watershed.
 - The site is not within a Special Protection Area (SPA).
 - Stream centerline data for the unnamed tributary to the Northwest Branch of the Anacostia River was obtained from Montgomery County Parks Stream Restoration Plan for Wheaton Regional Park.
 - Specimen tree removal specifics will be detailed in a variance request and justification from section 22A-12(b)(3) of the Montgomery County Code. The referenced section addresses the requirement to not disturb "any tree with a diameter, measured at 4.5 feet above the ground, of (i) 30 inches or more; or (ii) 75% or more of the diameter measured at 4.5 feet above ground of the current State champion tree of that species". The aforementioned variance request will be reviewed and approved by Montgomery County at a future FCP associated with a site plan.
 - All proposed Specimen Tree removals are based on current design, which is subject to change through the design process.
 - Specific species and location of the Specimen Tree Variance Trees will be detailed and finalized on a future FCP.
 - All Specimen Tree Variance Trees shall be a minimum of 3" caliper native trees and be in compliance with the Montgomery County Forest Ordinance and State Technical Manual.
 - Through the NRI and FCP process and field visits the site was analyzed for its suitability for planting and what necessary methods will need to be applied.

Symbol	Soil Unit Name	Hydrology Soil Group	Hydrology Rating	R Factor	DEVELOPER'S CERTIFICATE
2P	Clayey silt loam, 2 to 8 percent slopes	B	None	0.37	I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 3944 EXPIRATION DATE: 10/16/25
2C	Clayey silt loam, 8 to 15 percent slopes	B	None	0.37	
2B	Clayey silt loam, 15 to 25 percent slopes	B	None	0.38	
2A	Clayey silt loam, 25 to 35 percent slopes	C	None	0.37	
2D	Clayey silt loam, 35 to 45 percent slopes	C	None	0.37	
2E	Clayey silt loam, 45 to 60 percent slopes	C	None	0.34	
2F	Clayey silt loam, 60 to 75 percent slopes	B	None	0.41	
2G	Clayey silt loam, 75 to 90 percent slopes	B	None	0.43	
2H	Clayey silt loam, 90 to 95 percent slopes	B	None	0.43	
2I	Clayey silt loam, 95 to 100 percent slopes	D	None	0.43	



CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start of Construction

The excavator must notify all public utility companies with underground facilities in the area and those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 20A of the Montgomery County Code.

REVISION	DATE	REVISION	DATE	REVISION	DATE

APPLICANT/OWNER:
Glenmont Forest Investors Limited Partnership, C/O Grady Management Inc.
ATTN: Brian S. Allford
8530 Fenton Street
Silver Spring, MD 20910

Forest Conservation Plan No.: F20240450

Glenmont Forest
PARCEL NO 10 & N766
ELECTION DISTRICT NO. 13
MONTGOMERY COUNTY, MARYLAND

RODGERS CONSULTING
1847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fax: 301.948.6256 www.rodgers.com

DATE	BY	DATE

Preliminary Forest Conservation Plan (PFCP)
Cover Sheet



SCALE: 1:100
JOB No.: 110381
DATE: October 2023
SHEET No. 1 of 11

ATTACHMENT C

Courtney Cason

From: Ossont, Greg <Greg.Ossont@montgomerycountymd.gov>
Sent: Monday, March 18, 2024 10:32 AM
To: Gary Unterberg
Cc: Robins, Steven A.; Elizabeth Rogers; Randall Rentfro
Subject: RE: Glenmont Forest/Police Station

Thanks, Gary.

While the County appreciates the planning staff's suggestion to consider Grady's application and what opportunities it might present for the County, the County has no plans to pursue a zoning change at this time. Later this year, DGS will commence a major HVAC renovation of the 4D station. Concurrently, DGS is developing a Program of Requirements for a new 4th District station. A future site has not been identified, to date. Based on where we are in those two efforts, DGS estimates MCPD occupying the current 4D station for at least the next 7-10 years. Upon successful relocation of the station, the County will consider the disposition of the property at that time and may elect to pursue a rezoning. For now, however, a rezoning or redevelopment of the property is not an active consideration.

I hope this information is helpful.

Greg

Greg Ossont
Deputy Director
Department of General Services

From: Gary Unterberg <GUnterberg@RODGERS.com>
Sent: Wednesday, March 13, 2024 5:49 PM
To: Ossont, Greg <Greg.Ossont@montgomerycountymd.gov>
Cc: Robins, Steven A. <sarobins@lercheary.com>; Elizabeth Rogers <ecrogers@lercheary.com>; Randall Rentfro <RRentfro@RODGERS.com>
Subject: Glenmont Forest/Police Station

[EXTERNAL EMAIL]

Greg, per our conversation today, I am confirming that the County will not be rezoning the Police property next to the Glenmont Forest apartment complex at this time. The zoning application for Glenmont Forest will move forward independent of the County land/police station.

Please respond to this email confirming our conversation.

Thanks
Gary

Gary F. Unterberg, RLA, LEED AP BD+C

Senior Vice President



19847 Century Blvd, Ste. 200, Germantown, MD 20874

d 240.912.2117 o 301.948.4700 c 301.873.4858

www.rodgers.com

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ATTACHMENT D

Existing and Future Traffic Impact

Intersection	Policy Area Type	Policy Standard	Existing AM Peak Hour Delay (s)	Existing PM Peak Hour Delay (s)	Background AM Peak Hour Delay (s)	Background PM Peak Hour Delay (s)	Total Future Conditions with Two Randolph Road Accesses AM Peak Hour Delay (s)	Total Future Conditions with Two Randolph Road Accesses PM Peak Hour Delay (s)	Total Future Conditions without Two Randolph Road Accesses AM Peak Hour Delay (s)	Total Future Conditions without Two Randolph Road Accesses PM Peak Hour Delay (s)
1. Randolph Road/Livingston Street (Signalized)	Red	N/A	5.7	5.5	5.7	5.6	5.7	5.6	5.7	5.6
2. Randolph Road/Georgia Avenue (Signalized)	Red	N/A	65.7	48.3	70.6	56.7	92.3	66.4	92.3	66.4
3. Randolph Road/Glenmont Circle (Signalized)	Red	N/A	8.5	21.3	8.5	21.3	21.1	25.1	21.1	25.1
4. Randolph Road/Residential Driveway (Unsignalized)	Red	N/A	0.1	0.2	0.1	0.2	0.3	0.3	N/A	N/A
5. Randolph Road/Glenallan Avenue (Signalized)	Red	N/A	21.6	10.0	25.2	12.8	26.7	13.3	27.5	13.8

Intersection	Policy Area Type	Policy Standard	Existing AM Peak Hour Delay (s)	Existing PM Peak Hour Delay (s)	Background AM Peak Hour Delay (s)	Background PM Peak Hour Delay (s)	Total Future Conditions with Two Randolph Road Accesses AM Peak Hour Delay (s)	Total Future Conditions with Two Randolph Road Accesses PM Peak Hour Delay (s)	Total Future Conditions without Two Randolph Road Accesses AM Peak Hour Delay (s)	Total Future Conditions without Two Randolph Road Accesses PM Peak Hour Delay (s)
6. Randolph Road/Middlevale Lane/Garden Gate Road (Signalized)	Orange	80	21.5	8.1	21.8	8.0	21.6	8.0	21.6	8.0
7. Georgia Avenue/Layhill Road (Signalized)	Red	N/A	8.9	2.4	9.5	2.1	10.1	2.1	10.1	2.1
8. Georgia Avenue/Glenmont Circle (Unsignalized)	Orange	80	0.2	0.2	0.2	0.3	1.5	3.2	1.5	3.2
9. Georgia Avenue/Shorefield Road (Signalized)	Orange	80	8.0	9.8	8.3	9.8	9.1	9.7	9.1	9.7
10. Layhill Road/Glenallan Avenue (Signalized)	Red	N/A	36.4	32.6	36.1	32.7	36.2	32.6	36.2	32.6

Intersection	Policy Area Type	Policy Standard	Existing AM Peak Hour Delay (s)	Existing PM Peak Hour Delay (s)	Background AM Peak Hour Delay (s)	Background PM Peak Hour Delay (s)	Total Future Conditions with Two Randolph Road Accesses AM Peak Hour Delay (s)	Total Future Conditions with Two Randolph Road Accesses PM Peak Hour Delay (s)	Total Future Conditions without Two Randolph Road Accesses AM Peak Hour Delay (s)	Total Future Conditions without Two Randolph Road Accesses PM Peak Hour Delay (s)
11. Georgia Avenue/Arcola Avenue (Signalized)	Orange	80	19.5	27.9	19.6	28.7	20.1	30.8	20.1	30.8
12. Glenallan Avenue/Erskine Avenue (Unsignalized)	Orange	80	0.0	0.1	0.0	0.1	0.9	0.5	2.5	1.4
13. Randolph Road/Heurich Road (Signalized)	Orange	80	1.6	2.3	1.5	2.3	1.5	2.2	1.5	2.2

ATTACHMENT E

From: [O'Hara, Robin](#)
To: [Tettelbaum, Emily](#); [Baek, Hye-Soo](#)
Subject: RE: [EXTERNAL] RE: 10-VAR-F20240450.doc Glenmont Forest redevelopment/rezoning
Date: Tuesday, February 27, 2024 4:38:59 PM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hi Emily,

Thank you. This is helpful.

Robin

Robin R. A. O'Hara
Senior Planner - Demographer
Division of Capital Planning and Real Estate
Montgomery County Public Schools
Tel: 240-740-7767 (new telephone number)

From: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Sent: Tuesday, February 27, 2024 4:27 PM
To: O'Hara, Robin <Robin_O'Hara@mcpsmd.org>; Baek, Hye-Soo <hye-soo.baek@montgomeryplanning.org>
Subject: RE: [EXTERNAL] RE: 10-VAR-F20240450.doc Glenmont Forest redevelopment/rezoning

Hi Robin,

Thanks for reaching out. We are in the early stages of the regulatory review process with the rezoning application, and we have not worked out any details about the phasing strategy. I have included a paragraph below about phasing from the [applicant's statement of justification](#) (italics added for emphasis):

VII. Phasing

The proposed development is anticipated to be constructed in multiple phases. The particular order of the phase may change to meet market demands. Rental units are anticipated at this time. Some for-sale housing, multifamily and/or town house units may be introduced as an option at site plan. *Existing tenants will be given priority to occupy the new units. Continued access and care will be taken to build the new housing*

while existing units are maintained until the final housing is built. The relocation strategy of existing residents that desire to remain is a key component of the phasing plan.

My assumption is that demolition will occur in phases with the construction of the new buildings. I hope this information is helpful and feel free to contact me with additional questions. I can also put you in touch with a member of the applicant team if that would be helpful.

Best Regards,
Emily



Emily Tettelbaum

Planner III, Midcounty Planning Division
Montgomery County Planning Department
2425 Reedie Drive, Floor 14, Wheaton, MD 20902
emily.tettelbaum@montgomeryplanning.org
o: 301-495-4569



From: O'Hara, Robin <Robin_O'Hara@mcpsmd.org>
Sent: Tuesday, February 27, 2024 1:09 PM
To: Baek, Hye-Soo <hye-soo.baek@montgomeryplanning.org>
Cc: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Subject: RE: [EXTERNAL] RE: 10-VAR-F20240450.doc Glenmont Forest redevelopment/rezoning

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Hye-Soo,
Thank you for connecting me to Emily.

Emily,
In order to understand potential impact, it would be helpful to understand the project approach for the development. As mentioned in the thread below, depending on if this will be a slow implementation, or a raze all structures and start over approach, the impacts will be different. Do you more about the plans and timeline?

Robin

Robin R. A. O'Hara
Senior Planner - Demographer
Division of Capital Planning and Real Estate
Montgomery County Public Schools
Tel: 240-740-7767 (new telephone number)

From: Baek, Hye-Soo <hye-soo.baek@montgomeryplanning.org>
Sent: Tuesday, February 27, 2024 1:02 PM
To: O'Hara, Robin <Robin_O'Hara@mcpsmd.org>
Cc: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Subject: Re: [EXTERNAL] RE: 10-VAR-F20240450.doc Glenmont Forest redevelopment/rezoning

Hi Robin,

I've discussed with the lead planner for the rezoning request, Emily Tettelbaum, and she said MCPS is welcome to submit comments related to this project. I've cc'd Emily to this email, so feel free to reach out to her.

Best,
Hye-Soo

From: O'Hara, Robin <Robin_O'Hara@mcpsmd.org>
Sent: Tuesday, February 13, 2024 12:17 PM
To: Baek, Hye-Soo <hye-soo.baek@montgomeryplanning.org>
Subject: RE: [EXTERNAL] RE: 10-VAR-F20240450.doc Glenmont Forest redevelopment/rezoning

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Hye-Soo,

I know this is not imminent, but I am trying to understand the potential impact especially if MCPS is supposed to provide comments during this time. I suspect it will take several years to get through the process and then several more to construct whatever is approved. Usually there is a time period where tenants are slowly moved to consolidate or not replaced as they leave so they can empty a building and start on construction, but if this is a scorched earth approach it could be a much higher initial impact.

Thanks for looking into it.

Robin

Robin R. A. O'Hara

Senior Planner - Demographer

Division of Capital Planning and Real Estate

Montgomery County Public Schools

Tel: 240-740-7767 (new telephone number)

From: Baek, Hye-Soo <hye-soo.baek@montgomeryplanning.org>
Sent: Tuesday, February 13, 2024 12:09 PM
To: O'Hara, Robin <Robin_O'Hara@mcpsmd.org>
Subject: [EXTERNAL] RE: 10-VAR-F20240450.doc Glenmont Forest redevelopment/rezoning

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Robin,

I asked our Midcounty staff reviewer, and she said that we only have a rezoning request in for review at this point. Any phasing or other development issues will have to be resolved through future development plans, but according to her, even if they go through Preliminary, Site, and Sketch Plan all concurrently, they will still not be under construction in a year. Overall, I think it's too early for our staff to even know any more about the expected timeline from this potential application. If I do hear more about it (they would need a school adequacy analysis if applying for preliminary plan, at which point I will be notified), I'll let you know.

Best,

Hye-Soo

From: O'Hara, Robin <Robin_O'Hara@mcpsmd.org>
Sent: Monday, February 12, 2024 4:25 PM
To: Baek, Hye-Soo <hye-soo.baek@montgomeryplanning.org>
Subject: 10-VAR-F20240450.doc Glenmont Forest redevelopment/rezoning

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Hye-Soo,

Do you have any idea about the timing of this project? While it isn't an issue at the moment for MCPS, if the development includes wholesale removal of the existing garden apartments followed by building units over time, that would have a large impact. I assume nothing would happen in the next year, but any info you have would be helpful.

Thanks,

Robin

Robin R. A. O'Hara

Senior Planner - Demographer

Division of Capital Planning and Real Estate

Montgomery County Public Schools

Tel: 240-740-7767 (new telephone number)

From: [Linda Bidlack](#)
To: [Tettelbaum, Emily](#)
Cc: [Adrianvala, Zubin](#); [Charles Mallory](#); [Amy Gottlieb](#); [robert.d.stern@gmail.com](#); [kerry.landon@ymail.com](#); [zhou.heidi@gmail.com](#); [Matthew Kasper](#)
Subject: Re: How will the timing of the Glenmont Corridor study coincide with the Glenmont Forest re-zoning and redevelopment project?
Date: Friday, March 15, 2024 8:34:51 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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Thank you, Emily and Zubin, for responding so quickly! It's VERY helpful to know we have a direct line to each of you and this additional distinction between the regulatory process and the study process, at least in the County's point of view.

We will be in touch, I'm sure. :)

Gratefully,

Linda

Linda K. Bidlack, MA, PCC
Resilient Leadership Coaching & Consulting
ChoicePoints Learning, LLC
240-446-8884

To schedule a 30 min session click [here](#)

To schedule a 60 min session click [here](#)

To schedule a 90 min session click [here](#)

To schedule a 2-hour assessment debrief session click [here](#)

linda@lindakbidlack.com

www.lindakbidlack.com

www.choicepointslearning.com

<http://www.linkedin.com/in/lindabidlack>

Leadership Circle Profile, Hogan Leads, IDI, FEBI, DISC/PIAV, ESCI, EQi/360

On Thu, Mar 14, 2024 at 3:45 PM Tettelbaum, Emily
<Emily.Tettelbaum@montgomeryplanning.org> wrote:

Hi Linda,

Feel free to contact me with questions, comments, etc. Here is the tentative public hearing schedule for the rezoning application:

- Planning Board: May 30
- Hearing Examiner: June 14
- County Council: TBD

Best Regards,

Emily



Emily Tettelbaum

Planner III, Midcounty Planning Division

Montgomery County Planning Department

2425 Reedie Drive, Floor 14, Wheaton, MD 20902

emily.tettelbaum@montgomeryplanning.org

o: 301-495-4569



From: Adrianvala, Zubin <Zubin.Adrianvala@montgomeryplanning.org>

Sent: Thursday, March 14, 2024 11:55 AM

To: Linda Bidlack <linda@lindakbidlack.com>

Cc: Charles Mallory <mallorychas@gmail.com>; Amy Gottlieb <amy_gottlieb@hotmail.com>; robert.d.stern@gmail.com; kerry.landon@ymail.com; zhou.heidi@gmail.com; Matthew Kasper <matthew.kasper77@gmail.com>; Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>

Subject: Re: How will the timing of the Glenmont Corridor study coincide with the Glenmont Forest re-zoning and redevelopment project?

Hi, Linda.

Thanks to you and neighbors for your interest in the study.

The study's engagement will certainly provide opportunities for conversations about the project.

However, the regulatory process is distinct from the study's process.

I am copying my colleague Emily Tettelbaum on this email.

She is the lead reviewer for the Glenmont Forest project & will lead public engagement about the same – also you can find documents related to the application [here](#). Hope this helps.

Looking forward to more conversations about study over the coming months.

Thanks again,

Zubin

Zubin Adrianvala, PhD

Planner III | Midcounty Planning Division

Montgomery County Planning Department

2425 Reedie Drive, 14th Floor, Wheaton, MD 20902

Zubin.Adrianvala@montgomeryplanning.org

o: (301)495-4703

[Glenmont Corridors Opportunity Study - Montgomery Planning](#)

From: Linda Bidlack <linda@lindakbidlack.com>

Sent: Wednesday, March 13, 2024 4:58 PM

To: Adrianvala, Zubin <Zubin.Adrianvala@montgomeryplanning.org>

Cc: Charles Mallory <mallorychas@gmail.com>; Amy Gottlieb <amy_gottlieb@hotmail.com>; robert.d.stern@gmail.com <robert.d.stern@gmail.com>; kerry.landon@ymail.com <kerry.landon@ymail.com>; zhou.heidi@gmail.com <zhou.heidi@gmail.com>; Matthew Kasper <matthew.kasper77@gmail.com>

Subject: How will the timing of the Glenmont Corridor study coincide with the Glenmont Forest re-zoning and redevelopment project?

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We are some concerned neighbors and curious to know how the study will be used in determining the execution of the redevelopment of the Glenmont Forest apartments.

Since Glenmont Forest has an application already well underway, can that project be paused until all the input is received as part of the study that's being undertaken?

How can we neighbors be sure to be involved each step of the way in the planning for Glenmont Forest's new apartment complex, as it will impact the nature of our immediate neighborhood quite a bit?

We appreciate the intent of the study and the need to shape smart development. Thanks for your help!

Very best,

Linda

Linda K. Bidlack, MA, PCC

Resilient Leadership Coaching & Consulting

ChoicePoints Learning, LLC

240-446-8884

To schedule a 30 min session click [here](#)

To schedule a 60 min session click [here](#)

To schedule a 90 min session click [here](#)

To schedule a 2-hour assessment debrief session click [here](#)

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www.lindakbidlack.com

www.choicepointslearning.com

<http://www.linkedin.com/in/lindabidlack>

Leadership Circle Profile, Hogan Leads, IDI, FEBI, DISC/PIAV, ESCI, EQi/360

May 8, 2024

Ms. Nancy Randall
Wells + Associates, Inc.
7200 Wisconsin Avenue, Suite 500
Bethesda, MD 20814

Dear Ms. Randall:

Thank you for the opportunity to review the Traffic Impact Study (TIS) prepared by Wells + Associates, Inc., revised March 26, 2024 (received on March 28, 2024), for the (proposed Glenmont Forest redevelopment – SHA Tracking #24APMO003XX) in Montgomery County, Maryland. The State Highway Administration (SHA) review is complete, and we are pleased to respond.

The State Highway Administration (SHA) has reviewed the plans and is pleased to respond.

- Proposed access to the 2,275 mid-rise apartment dwelling units and ancillary retail space is via two (2) site access to Randolph Road (MD 183), one (1) site access to Georgia Avenue (MD 97), and one (1) site access to Erskine Avenue.
- The following intersections were analyzed under existing, background and future conditions:
 - MD 183 intersection with Livingston Street
 - MD 183 intersection with MD 97
 - MD 183 intersection with Glenmont Circle
 - MD 183 intersection with Site Access
 - MD 183 intersection with Glenallan Avenue
 - MD 183 intersection with Middlevale Lane / Garden Gate Road
 - MD 97 intersection with Layhill Road
 - MD 97 intersection with Glenmont Circle
 - MD 96 intersection with Shorefield Road
 - Layhill Road intersection with Glenallan Avenue
 - MD 97 intersection with Arcola Avenue
 - Glenallan Avenue intersection with Eskine Avenue
 - MD 183 intersection with Heurich Road
- The report concludes that the study intersections will continue to operate below congestion standard thresholds.

Ms. Nancy Randall
SHA Tracking No.: 24APMO003XX
Page 2
May 8, 2024

We do note that there will be impacts to queuing and delays on the network. However, we understand that an additional/updated TIS will be provided at the time of Preliminary Plan to provide updated vehicle counts and will likely follow the 2024-2028 GIP and LATR. Additional analysis will be provided as part of this TIS. We look forward to scoping and reviewing this future study.

If you have any questions, or require additional information, please contact Mr. Kwesi Woodroffe at 301-513-7347, by using our toll- free number in Maryland only at 1-800-876-4742 (x7347) or via email at kwoodroffe@mdot.maryland.gov or shaamdpermits@mdot.maryland.gov.

Sincerely,



5/8/2024

for Derek Gunn, P.E.
District Engineer, SHA District 3

DG/ym

cc: Mr. Alvin Powell, SHA – D3 Traffic
Mr. Kwesi Woodroffe, SHA – Access Management Regional Engineer, District 3
Ms. Obianuju Ani, SHA – TDSD
Ms. Qianyu Hu, SHA – D3 Traffic
Ms. Rebecca Torma, Montgomery County MCDOT – Manager
Mr. Richard Brockmyer, Montgomery County Planning Department – Transportation Planner III
Mr. Robert Owolabi, SHA – D3 Traffic Ms. Rola Daher, SHA – TFAD
Mr. Scott Holcomb, SHA – TFAD
Ms. Urooj Zafar, SHA – Assistant District Engineer. District 3
Ms. Yeshitla Argaw, SHA – TDSD
Ms. Zahyrah Ramirez, SHA – EST

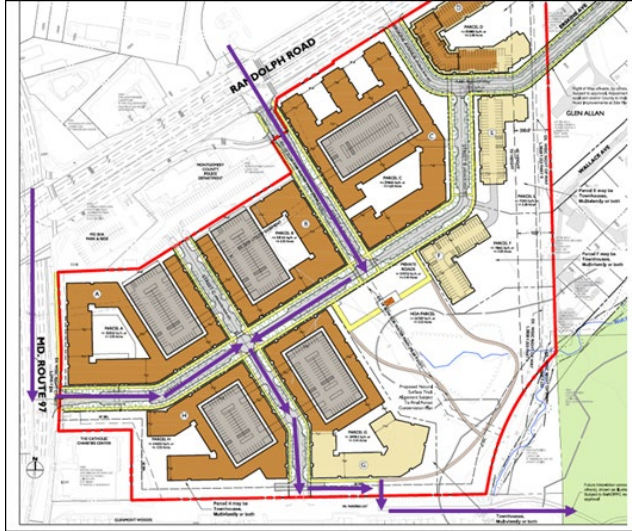
ATTACHMENT 2

From: [Tettelbaum, Emily](#)
To: [John Bogasky](#); [MCP-Chair](#)
Subject: RE: Hiker/Biker Connection to Wheaton Regional from Glenmont Forest
Date: Thursday, May 23, 2024 11:56:39 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image008.png](#)
[image001.png](#)

Mr. Bogasky,

You have a very good point about a pedestrian connection from the shopping center through the Glenmont Forest property to the Park, and we are hoping to establish that connection. A lot more work and coordination will be necessary moving forward, but the pedestrian connection through the Glenmont Forest property (from the north) will hopefully look something like the purple arrows in the graphic below.

Best Regards,
Emily



Emily Tettelbaum
Planner III, Midcounty Planning Division
Montgomery County Planning Department
2425 Reedie Drive, Floor 14, Wheaton, MD 20902
emily.tettelbaum@montgomeryplanning.org
o: 301-495-4569



From: John Bogasky <johnbogasky@hotmail.com>
Sent: Wednesday, May 22, 2024 10:08 AM
To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>; MCP-Chair <mcp-chair@mncppc-mc.org>
Subject: RE: Hiker/Biker Connection to Wheaton Regional from Glenmont Forest

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Emily,

Thank you very much. I was not aware of this detail, and the developer did not bring it up when their team attended our Glenmont Exchange meeting.

My comments also addressed the need for pedestrian access via an accessible hard surface through Glenmont Forest from a redeveloped Glenmont Shopping Center. The Wheaton Regional Park Plan does not address this. I don't expect many would choose to walk south on Georgia Ave and then down Georgia Pl. They would be more likely to drive to the Shorefield playground area. The Glenmont Sector Plan calls for significantly increased residential density in the Glenmont area. Pedestrian access to the park and the investment needed to create it should match the anticipated large number of residents that will use such access in the future.

I lack the engineering expertise to prescribe the best route. I am asking the Planning Board to consider the broader need and link plans for Glenmont Forest redevelopment with direct, accessible, welcoming pedestrian access to Wheaton Regional Park from both Glenmont Forest and a redeveloped Glenmont Shopping Center.

Regards,

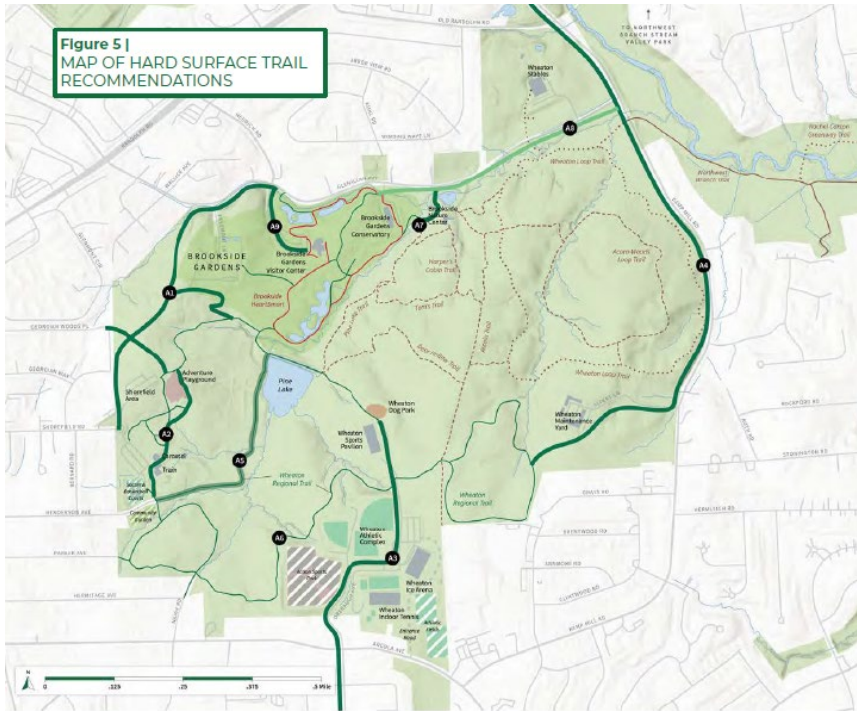
John Bogasky
President

From: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Sent: Wednesday, May 22, 2024 9:42 AM
To: John Bogasky <johnbogasky@hotmail.com>; MCP-Chair <mcp-chair@mncppc-mc.org>
Subject: RE: Hiker/Biker Connection to Wheaton Regional from Glenmont Forest

Good Morning Mr. Bogasky,

Thank you for reaching out to the Planning Board about the Glenmont Forest project. Please note that the 2022 [Wheaton Regional Park Master Plan](#) recommends a new hard surface/paved trail connector into the park from Georgian Woods Place, as shown on the Floating Zone Plan. I contacted a Parks Department employee who worked on the Wheaton Regional Park Master Plan to find out more details about this recommended trail connection, and this was his response:

We settled on this route primarily due to environmental constraints/steep slopes in the area occupied by the paper street/ROW and the Percontee-owned site. Constructing an ADA-compliant trail would be very challenging and very expensive if it were to cross that area. We determined that we could more effectively provide an ADA trail from Georgian Woods Place.



EXISTING CONDITIONS

HARD SURFACE TRAILS	PARK AREAS
— Hiker/Biker	Montgomery Parks
— HeartSmart Trail	Garden Area
NATURAL SURFACE TRAILS	Water Area
— Shared by All	Water Area
••••• Hiker/Equestrian	Athletic Fields
--- Hiker Only	Dog Park
--- Biker Only	Playground
	Buildings

PROPOSED RENOVATIONS

NEW TRAIL CONSTRUCTION	PROPOSED PARK AREAS
— New HS Paved Path - Hiker/Biker	Proposed Community Garden
— New HS Gravel Path - Hiker/Biker	Proposed Action Sports Park
— Pave Existing HS - Hiker/Biker	Proposed Ball Courts & Athletic Fields
	NEW ROAD CONSTRUCTION
	— New Entrance Road

23 MONTGOMERY COUNTY PARKS | WHEATON REGIONAL PARK MASTER PLAN

Feel free to contact me if you have any further questions or concerns.

Best Regards,
 Emily



Emily Tettelbaum
 Planner III, Midcounty Planning Division
 Montgomery County Planning Department
 2425 Reedie Drive, Floor 14, Wheaton, MD 20902
emily.tettelbaum@montgomeryplanning.org
 o: 301-495-4569



From: John Bogasky <johnbogasky@hotmail.com>
Sent: Tuesday, May 21, 2024 10:54 AM
To: MCP-Chair <mcp-chair@mncppc-mc.org>
Cc: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Subject: Hiker/Biker Connection to Wheaton Regional from Glenmont Forest

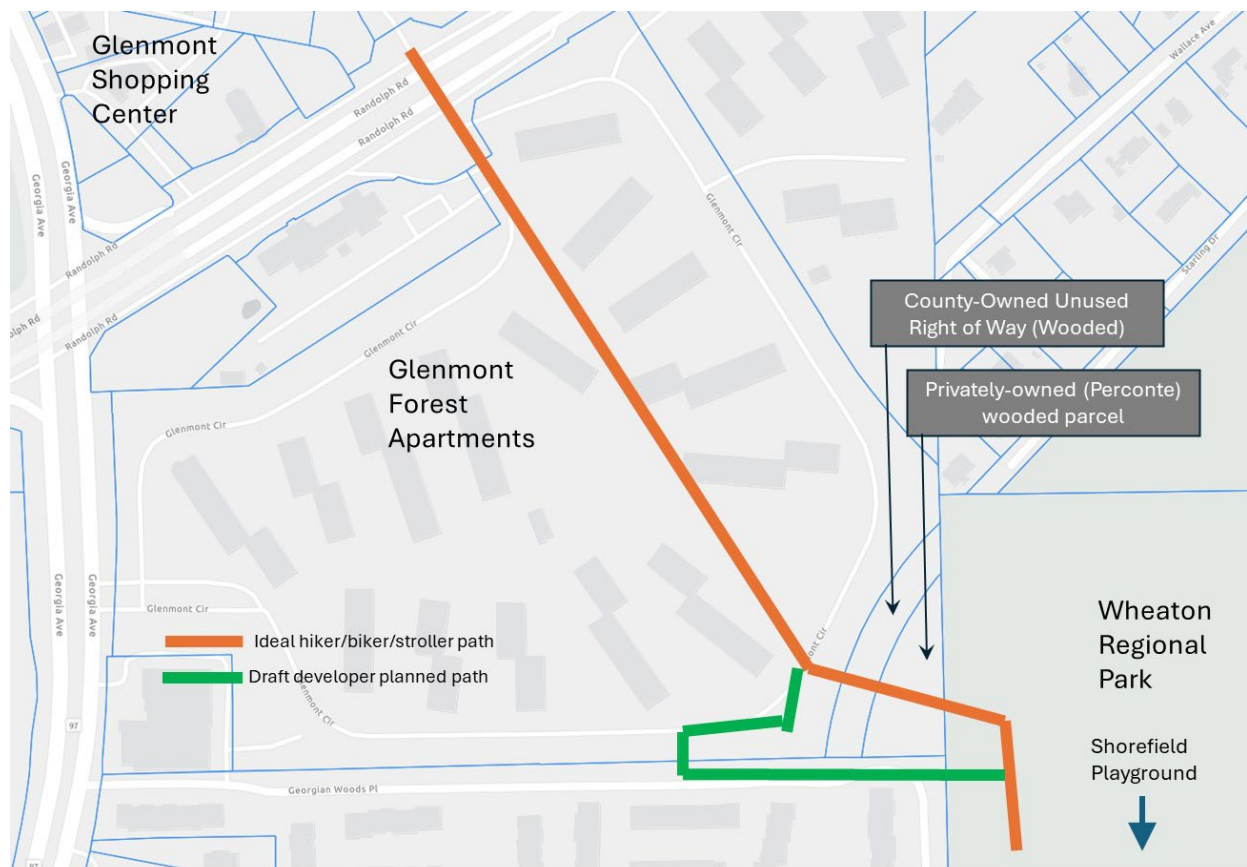
[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board members;

I am submitting these comments regarding the Glenmont Forest redevelopment plans to be discussed at the May 30th Planning Board meeting. In general, I support the redevelopment of this site, which was anticipated in the Glenmont Sector Plan.

The 2013 Glenmont Sector Plan recommended creating a pedestrian connection to Wheaton Regional Park when the Glenmont Forest site was redeveloped. As you can see in the diagram below, the Glenmont Forest Apartment site is adjacent to Wheaton Regional Park, specifically to the Shorefield Picnic section of the park.

The developer supports this goal, but off-site obstacles are outside their control. Specifically, two small parcels are between Glenmont Forest and Wheaton Regional. These parcels are wooded and blend in with the parkland, so they don't appear in satellite images of the area. You can see the parcels in the diagram below. If we are to fulfill the Glenmont Sector Plan recommendation for a proper pedestrian connection from Glenmont to Wheaton Regional Park, the developer needs help from County Government, especially Montgomery Parks.



The developer's current site drafts (admittedly early drafts) satisfy the Sector Plan recommendation by circumventing these two parcels, instead routing the trail onto HOC property just to the south of their site.

The developer's draft Forest Conservation Plan proposes a natural surface path. However, this path needs to be accessible and easily used by strollers and bikes, which requires a hard-surface trail.

If we have the proper path that provides the welcoming, direct park access that Glenmont residents need, the County needs to provide the developer with access through these two small parcels.

- County-Owned Right of Way

Presumably, the County could easily provide access through the unused right-of-way. The complicating factor is that most of this parcel is a small stream

valley scheduled for restoration. Any trail would need to bridge this stream in a manner similar to how streams were bridged in places to create the Matthew Henson Trail. I recognize that these environmental concerns should be handled with care, but it seems the County could solve this challenge if there is will. Eventually, it makes sense to transfer this land to Montgomery Parks.

- Perconte Property

The private property owner would need to grant the right of way for the path through their property, or the County would need to acquire the property through purchase or a land swap. Given the site's location, unserved by any road and seemingly part of the park, it's hard for my layman's eye to see how that site would ever be developed. The right answer is for this wooded site to eventually be incorporated into Wheaton Regional Park.

I was a key advocate for this trail during the Community Meetings for the Glenmont Sector Plan. I still hope to see it happen.

Once fully redeveloped, the Glenmont Forest site will likely house upwards of 5,000 residents, and a redeveloped Glenmont Shopping Center Site could house an additional 5,000. **In a County that today spends big money on bike lanes and pedestrian safety, it would be truly tragic if residents of a redeveloped Glenmont still needed to get in the cars to visit the Shorefield playground and other Wheaton Regional Park attractions.**

Unfortunately, my schedule will prevent me from testifying in person at the May 30th hearing. I hope that the Planning Board can help spur County Government to actively support an accessible, stroller-friendly, pedestrian access path into Wheaton Regional Park from Glenmont.

Regards,

John Bogasky
President
Glenmont Exchange
301-980-3215 Mobile
glenmontexchange.com
[Like us on Facebook](#)

Treasurer
Strathmore Bel Pre Civic Association
301-980-3215 Mobile
www.strathmorebelpre.org

Mailing Address:

John Bogasky
2308 Eagle Rock Place
Silver Spring, MD 20906