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Sent: Friday, April 4, 2025 4:02 PM

To: James Johnston <james_e_johnston@msn.com>

Cc: Glazier, Eli <eli.glazier@montgomeryplanning.org>; Glen Wayne Gardens <glenwayne2@aol.com>; Brockmyer, Richard <Richard.Brockmyer@montgomeryplanning.org>

Subject: RE: Changes to Glenmont PLOC Map - Vicki Vergagni requested I send this

Hi Vicki and James,

Thanks for your patience as I researched this issue. The reason that the Pedestrian Level of Comfort scores increased in Glenmont is because we systematically updated some of the data related to whether the area is urban or non-urban, which is used as a proxy to determine whether an area has high, moderate or low pedestrian activity. Our staff revised all of the streets in Glenmont to indicate they are urban. As you will see on pages 10 and 11 of the attached [methodology](#), whether an area is defined as Urban or Non-Urban has an impact on the score. As an example, our data says that Greenery Lane has the following characteristics:

- Sidewalk less than 5 ft wide
- Speed limit is 25 mph
- Buffer between the sidewalk and the street is 2 to 5 ft wide
- No designated parking lane between the sidewalk and the street

As shown on page 10, in areas defined as Urban, these characteristics result in a score of 4 (Undesirable / Red). As shown on page 11, in areas defined as Non-Urban, these characteristics result in a score of 2 (Somewhat Comfortable / Light Blue).

I can certainly understand why a score of Undesirable doesn't feel right for Greenery Lane and others. We will need to go back and consider 1) does the methodology need tweaking (this requires County Council approval), or 2) does the data need tweaking (perhaps some streets in Glenmont should have moderate or low pedestrian activity). Our constraint is that we do not have the ability to evaluate pedestrian activity on all streets in the county, so we have to use proxies.

On a related note, we make updates to the dataset on an ongoing basis. While this is generally to reflect changes in conditions, these updates sometimes are made to correct errors in the dataset based on field data we receive from development applications. We are glad to see that this data is being used by the community and appreciate you bringing this to our attention.

Dave

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