


MEMORANDUM

November 27, 2019

TO: Planning, Housing, and Economic Development (PHED) Committee
FROM:  Pamela Dunn, Senior Legislative Analyst
SUBJECT: Forest Glen/Montgomery Hills Sector Plan
PURPOSE: Worksession to development recommendations for Council consideration

Participants:

Casey Anderson, Chair, Montgomery County Planning Board
Gwen Wright, Director, Montgomery Planning Department
Mike Riley, Director, Montgomery Parks
Elza Hisel-McCoy, Area 1 Chief, Montgomery Planning Department
Leslye Howerton, Master Plan Supervisor, Montgomery Planning Department
Melissa Williams, Senior Planner, Montgomery Planning Department
Rachel Newhouse, Planner Coordinator, Montgomery Parks
Hyojung Garland, Park Planning Supervisor, Montgomery Parks
Lisa Govoni, Housing Specialist, Montgomery Planning Department

This is the Planning, Housing, and Economic Development (PHED) Committee's second worksession on the Forest Glen/Montgomery Hills (FGMH) Sector Plan. The first worksession covered transportation, schools, urban design, the environment, and parks, trails and open space (primarily Chapter 2 of the Plan). This report covers the land use and zoning recommendations in the Plan.

Councilmembers may wish to bring their copy of the Plan to the meeting.

PLAN GOALS AND RECOMMENDATIONS

Land Use and Zoning

To support the Plan's vision, broad land use goals and recommendations are described on page 49 of the Plan. With this as a guide, the following recommendations on land use and zoning are presented for specific properties in the Forest Glen, Montgomery Hills, and Woodside districts.

Forest Glen District

The Forest Glen District is generally defined by Dennis Avenue to the north, Forest Glen Road to the south, Woodland Drive to the east, and Darcy Forest Drive to the west. According to the Plan, it is the most diverse and densely populated district within the Plan area. It is home to General Getty Park, the Forest Glen Metro Station, medical office buildings, religious institutions, and several multi-unit residential buildings as well as single-family homes.

1. Dennis Avenue Medical Cluster

Map in Sector Plan: page 69

Text in Sector Plan: page 70

Burkland Medical Center (10313 Georgia Avenue)

Existing Zoning: R-60

Proposed Zoning: CRT-1.25 C-1.25 R-0.5 H-75

Plan Recommendation: The Burkland Medical Center, which houses medical condominiums, was allowed by special exception under the Residential-60 (R-60) zone. The Plan recommends rezoning to the Commercial Residential Town (CRT) zone to accommodate the medical and office uses on the property and to allow for limited retail activity such as a coffee shop (which under the special exception is not currently allowed). The CRT zone would also allow for potential residential development should the property redevelop in the future.

During the tour of the Plan area and the first worksession, Committee members expressed their desire to evaluate the maximum potential for residential development within the Plan area. For most of the properties recommended for CRT zoning, the proposed commercial density (expressed as Floor Area Ratio (FAR)) has been set equal to total density. For about half of these properties, the residential density or FAR has been set equal to total FAR as well (to provide for maximum flexibility in redevelopment).

One option to ensure the maximum potential for future residential growth would be to set residential FAR equal to the total FAR for all properties being recommended for CRT zoning. This would allow a property owner to add residential units to an existing commercially developed property, up to the maximum density allowed in the zone. It would also allow the site to be completely reconstructed with any mix of commercial and residential FAR, up to the total density allowed in the zone.¹

Below is a table showing the current zoning for the Burkland Medical Center, the zoning proposed in the Planning Board Draft, an alternative zoning recommendation that sets residential FAR equal to total FAR, and the number of potential dwelling units under each.

¹ The potential increase in residential units could affect the directionality of vehicle trips and resulting mode share; however, the percentage of trips from new development within the plan area is a relatively minor addition to the transportation network and thus a shift in potential use from commercial to residential will have correspondingly minor impact.

Burkland Medical Center - Zoning Map Portion of Site #8				
	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning	Alternative Residential Density
Size (square feet)	92,855			
Size (acres)	2.13			
Zoning	R-60 (7.26 DU per Acre)		CRT-1.25 C-1.25 R-0.5 H-75	CRT 1.25 C-1.25 R-1.25 H-75
Gross Floor Area	35,955	43,332	116,069	116,069
Residential Square Footage	0	0	46,428	116,069
Commercial Square Footage	35,955	0	116,069	116,069
Single-Unit Detached Square Footage * 2800 SF	0	43,332	0	0
Number of Single-Unit Detached DU's (7.26 DU)	0	15	0	0
Multi-Unit Square Footage	0	0	46,428	116,069
Number of Multi-Unit @ 1250 sf	0	0	37	93

Staff supports the alternative residential density option for this property, CRT-1.25 C-1.25 R-1.25 H-75, to provide maximum flexibility for redevelopment and strengthen the potential for additional housing.

Doctor's Medical Park East (10301 Georgia Avenue)

Existing Zoning: R-60

Proposed Zoning: CRT-1.25 C-1.25 R-0.5 H-75

Plan Recommendation: Doctor's Medical Park East, like the Burkland Medical Center, was allowed by special exception under the Residential-60 (R-60) zone. The Plan recommends rezoning to the Commercial Residential Town (CRT) zone to accommodate the medical and office uses on the property and, like the Burkland Medical Center, to allow for limited retail activity. The CRT zone would also allow for potential residential development should the property redevelop in the future.

Below is a table showing the current zoning for the property, the zoning proposed in the Planning Board Draft, the alternative zoning recommendation that sets residential FAR equal to total FAR, and the number of potential dwelling units under each.

Doctors Medical Park - Zoning Map Portion of Site #8				
	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning	Alternative Residential Density
Size (square feet)	201,247			
Size (acres)	4.62			
Zoning	R-60 (7.26 DU per Acre)		CRT-1.25 C-1.25 R-0.5 H-75	CRT 1.25 C-1.25 R-1.25 H-75
Gross Floor Area	97,527	93,915	251,559	251,559
Residential Square Footage	1	93,915	100,624	251,559
Commercial Square Footage	97,527	0	251,559	251,559
Single-Unit Detached Square Footage * 2800 SF	0	93,915	0	0
Number of Single-Unit Detached DU's (7.26 DU)	0	34	0	0
Multi-Unit Square Footage	0	0	100,624	251,559
Number of Multi-Unit @ 1250 sf	0	0	80	201

Staff supports the alternative residential density option for this property, CRT-1.25 C-1.25 R-1.25 H-75.

Transportation Recommendation - Reclassification of Medical Park Drive

The Plan classifies Medical Park Drive as a secondary residential street. However, it is the only point of access for the substantial Woodside townhome neighborhood and is the southern boundary of the Dennis Avenue Medical Center, both significant traffic generators. Furthermore, the PHED

Committee’s recommendation for a full-movement, protected signalized intersection at Medical Park Drive and Georgia Avenue is more readily justifiable if the road were to be designated as a primary residential street. The street already has a cross-section befitting a primary residential street. **Council staff recommends adding to Table 2 on page 31 of the Plan: Medical Park Drive between Georgia Avenue and Dennis Avenue as a two-lane primary residential street with a 70’ right-of-way, with no BRT.**

Montgomery County Dennis Avenue Health Center (2000 Dennis Avenue)

Existing Zoning: R-60

Proposed Zoning: CRT-1.25 C-1.25 R-0.5 H-75

Plan Recommendation: The Dennis Avenue Health Center was rebuilt by the County in 2016. As a County project, it was not required to meet the standards of the R-60 zone. The Plan recommends rezoning to the Commercial Residential Town (CRT) zone to provide the opportunity for potential comprehensive redevelopment with the neighboring medical center properties, should they choose to redevelop in the future.

However, development of housing on this site is not dependent on redevelopment of the adjacent properties. Under the Plan’s proposed residential zoning of 0.5 residential FAR, approximately 118 multi-family units could be constructed. If residential FAR is set equal to total FAR, up to 296 units could be constructed on this site; however, the existing, newly-constructed Health Center has a commercial density of 0.25 FAR. Thus, the remaining density available for the construction of residential units would be 1.0 FAR, providing the potential for 236 dwelling units.

Like the tables above, the table below shows current zoning, the zoning proposed in the Planning Board Draft, the alternative zoning recommendation that sets residential FAR equal to total FAR, and the number of potential dwelling units associated with each zone. However, the potential number of residential units under the alternative zoning has been reduced by the commercial density of the Health Center since it is unlikely to redevelop.

Dennis Avenue Health Center - Zoning Map - Portion of Site #8				
	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning	Alternative Residential Density
Size (square feet)	295,554			
Size (acres)	6.78			
Zoning	R-60 (7.26 DU per Acre)		CRT-1.25 C-1.25 R-0.5 H-75	CRT 1.25 C-1.25 R-1.25 H-75
Gross Floor Area	74,758	137,925	369,443	369,443
Residential Square Footage	0	137,925	147,777	369,443
Commercial Square Footage	74,758	0	369,443	369,443
Single-Unit Detached Square Footage * 2800 SF	0	137,925	0	0
Number of Single-Unit Detached DU's (7.26 DU)	0	49	0	0
Multi-Unit Square Footage (*minus existing FAR)	0	0	147,777	294,685*
Number of Multi-Unit @ 1250 sf	0	0	118	236

Staff supports the alternative residential density option for this property, CRT-1.25 C-1.25 R-1.25 H-75.

The Committee should also consider adding language that emphasizes maximizing the provision of affordable housing on this site—in particular, providing units for households earning below 50 percent AMI.

In fact, the Committee may want to recommend that the Plan include a statement affirming the Council's support for the Metropolitan Washington Council of Government's housing goals, noting that within these goals for more housing are specific goals for affordable housing, and the need to provide more housing for low and very-low income households. The Plan could further state that opportunities to include housing for low and very low-income households should be evaluated for all new residential projects.

2. **Fields of Silver Spring** (10111 McKenney Avenue)

Map in Sector Plan: page 69

Text in Sector Plan: page 71

Existing Zoning: R-10

Proposed Zoning: R-10

Plan Recommendation: The Fields of Silver Spring was built in 1947 on approximately 8.4 acres. It contains 221 apartments. The property is currently managed under a low-income housing tax credit program that is set to remain in place until 2043. The Plan recommends reconfirming the existing R-10 zoning for this property.

Given the low-income tax credit program currently underway, this property is unlikely to redevelop during the life of this Plan; however, the tax credit program does not prevent redevelopment. If the property requires significant renovation and redevelopment within the next 20-30 years, without a change in zoning the property would be faced with redeveloping under the R-10 zone.

This is likely to create challenges to redevelopment. A perfect example is the recently-approved local rezoning of the Forest Glen Apartments. Currently under redevelopment by Montgomery Housing Partnership (MHP), the Forest Glen Apartments needed and received a local rezoning from R-10 to CRT-1.75 C-0.25 R-1.75 H-70. The Plan increases this slightly to CRT-2.0 C-0.25 R-2.0 H-75.²

The Committee has three options. It can support the reconfirmation of the R-10 zone for this property. It can recommend a change in zoning from R-10 to CRT-2.0, C-0.25 R-2.0 H-75, as is recommended by the Planning Board Draft for the Forest Glen Apartments. Or, the Committee can support the reconfirmation of the R-10 zone with a recommendation to support a future application for a CRT floating zone, roughly equivalent to CRT-2.0 C-0.25 R-2.0 H-75.

The table below shows current zoning, the zoning proposed in the Planning Board Draft, the alternative proposed zoning, similar to the MHP property, and the number of potential dwelling units associated with each.

² The Planning Board Draft recommends a commercial FAR of 2.0 for this property; however, MHP did not request more than 0.25 commercial FAR in their recent rezoning application; the proposed C-2.0 appears to be an error.

Fields of Silver Spring Apartments - Zoning Map No Site Number				
	Existing on the Ground Today	Allowable under Current Zoning	Allowable under PB Draft Zoning - no change	Proposed Alternative Zoning
Size (square feet)	365,940			
Size (acres)	8.40			
Zoning	R-10 (43.5 DU per Acre)			CRTF 2.0 C-0.25 R-2.0 H-75
Gross Floor Area	276,250	456,795	456,795	731,880
Residential Square Footage	276,250	456,795	456,250	731,880
Commercial Square Footage	0	0	0	91,485
Multi-Unit Square Footage	276,250	456,795	456,250	731,880
Multi-Unit @ 1250 sf	221	365	365	586

Given the length of the tax-credit program and the financial characteristics on which it is based, Staff supports reconfirming the R-10 zone with a recommendation to support a future application for a CRT floating zone, roughly equivalent to CRT-2.0 C-0.25 R-2.0 H-75.

Should the property redevelop following the expiration of the tax-credit program, the Plan should include a recommendation that any optional method project that includes residential dwelling units should provide a minimum of 15 percent Moderately Priced Dwelling Units (MPDUs) and five percent market-affordable units³ for up to 30 years. In addition, with redevelopment, a minimum of 20 percent of the units should be two-bedroom units and five percent of the units should be three-bedroom units. Priority should be given to existing residents for the two- and three-bedroom units and the units under market-affordable rents.

3. Belvedere Apartments (2107 Belvedere Blvd)

Map in Sector Plan: page 69

Text in Sector Plan: page 71

Existing Zoning: R-10

Proposed Zoning: R-10

Plan Recommendation: Like the "Fields", the Belvedere Apartments were built in 1947. The complex occupies 3.4 acres and contains 93 units. The Plan recommends reconfirming the existing R-10 zoning for this property in order to preserve the existing market-rate affordable housing.

Like the aging multi-family properties discussed during the Veirs Mill Sector Plan, this property will, within the life of the Plan, most likely require significant renovation, rehabilitation or redevelopment. Under the R-10 zone, up to 145 units at a height of up to 100 feet would be allowed under the standard method of development.

Testimony provided by the County Executive supports the preservation of existing affordable housing. However, this is not necessarily achieved by retaining current zoning. No change in zoning might ensure market affordable rents and no displacement of residents in the near term, but as systemic infrastructure and utility issues worsen over time, the Belvedere will most likely need to be renovated or rebuilt. Given current zoning, additional residential units could be built and would require the standard 12.5 percent regulated affordable units (MPDUs). However, the challenges with

³ Market-affordable units are market-rate affordable dwelling units that rent at prices affordable to households earning no more than 80 percent of area median income, based on unit and household sizes. They are not income-restricted by government regulation.

redevelopment for properties in this area under similar circumstances and zoning indicate that a better option would be to rezone this property from R-10 to CRT.

Like the "Fields", the Committee has three options. It can support the reconfirmation of the R-10 zone for this property. It can recommend a change in zoning from R-10 to CRT-2.0, C-0.25 R-2.0 H-75, as is recommended by the Planning Board Draft for the MHP property (Forest Glen Apartments). Or, the Committee can support the reconfirmation of the R-10 zone with a recommendation to support a future application for a CRT floating zone, roughly equivalent to CRT-2.0 C-0.25 R-2.0 H-75.

The table below shows current zoning, the zoning proposed in the Planning Board Draft, the alternative proposed zoning, similar to the MHP property, and the number of potential dwelling units associated with each.

Belvedere Apartments- Zoning Map No Site Number				
	Existing on the Ground Today	Allowable under Current Zoning	Allowable under PB Draft Zoning - no change	Proposed Alternative Zoning
Size (square feet)	145,668			
Size (acres)	3.34			
Zoning	R-10 (43.5 DU per Acre)			CRT 2.0 C-0.25 R-2.0 H-75
Gross Floor Area	116,250	181,834	181,834	291,336
Residential Square Footage	116,250	181,834	181,834	291,336
Commercial Square Footage	0	0	0	36,417
Multi-Unit Square Footage	116,250	181,834	181,834	291,336
Multi-Unit @ 1250 sf	93	145	145	233

Given the lack of regulated affordable units today and the high probability of a redevelopment in the next 20-30 years, Staff supports adding a recommendation to the Plan to change the zoning for the Belvedere Apartment from R-10 to CRT-2.0 C-0.25 R-2.0 H-75.

The Plan should also include a recommendation that any optional method project that includes residential dwelling units should provide a minimum of 15 percent MPDUs. In addition, with redevelopment, a minimum of 20 percent of the units should be two-bedroom units and five percent of the units should be three-bedroom units. Priority should be given to existing residents for the two- and three-bedroom units.

4. Forest Glen Apartments (2106 Belvedere Blvd)

Map in Sector Plan: page 69

Text in Sector Plan: page 72

Existing Zoning: CRT-1.75 C-0.25 R-1.5 H-70⁴

Proposed Zoning: CRT-2.0 C-2.0 R-2.0 H-75

Plan Recommendation: The Forest Glen Apartments are almost 70 years old. Currently, there are 74 apartments on this site. As noted above, Montgomery Housing Partnership (MHP) recently received

⁴ The Plan lists existing zoning as R-10; however, the Council approved a Local Map Amendment that changed the zoning on this property to CRT 1.75 C-0.25 R-1.5 H-70.

Council approval for a local rezoning of this property. The Plan recommends a slight modification to the recently-approved Local Map Amendment (LMA). Under the LMA, the site was approved for CRT-1.75 C-0.25 R-1.5 H-70; the Plan recommends increasing total FAR from 1.75 to 2.0 and increasing residential FAR from 1.5 to 2.0, primarily to ensure sufficient density for MHP to succeed in achieving their redevelopment plan. The Plan recommends a commercial FAR of 2.0 for this property; however, MHP has not indicated that they need more than 0.25 commercial FAR. Given the Plan's housing goals, the proposed C-2.0 FAR appears to be an error. **Staff recommends the Forest Glen Apartments be zoned CRT-2.0 C-0.25 R-2.0 H-75.**

5. Forest Glen Metro Station Parking Lot and Entrance (Forest Glen Road and Kimball Place)

Map in Sector Plan: page 69

Text in Sector Plan: page 73

Existing Zoning: R-60

Proposed Zoning: CRT-2.5 C-2.5 R-2.5 H-120

Plan Recommendation: The Forest Glen Metro Parking Lot and Entrance is approximately 8.7 acres in size. It is one of the few remaining Metro station surface parking lots to remain undeveloped. The Plan recommends rezoning this site from its current R-60 zoning to CRT-2.5 C-2.5 R-2.5 H-120 to accommodate mixed-use pedestrian-oriented development.

Several residents of the Plan area testified about the potential redevelopment of this site, including residents from the abutting Americana Finnmark community. They expressed concern with the potential number of new residential units as well as the proposed height, requesting height be limited to 75 feet. Other Plan area residents lauded the potential for development at the Metro Station site and the possible redevelopment of other properties within the Plan area.

Staff supports the recommended zoning for the Forest Glen Metro Parking Lot and Entrance.

The Plan also recommends 15 percent MPDUs be provided for the provision of affordable housing. The County Executive provided testimony that recommends 30 percent of the units be provided as affordable housing with at least half of the affordable units priced to be affordable to households earning less than 50 percent AMI. This supports a recent Urban Land Institute (ULI) study that concluded Montgomery County is in need of housing available to households earning below the MPDU threshold.

Attached on © 1-2 are estimated pro forma scenarios for the Metro site prepared by Planning Staff. It shows varying rates of return on development assuming a variety of factors, including the percentage of units provided for different levels of affordability, parking ratios, the provision of structured parking, land value, etc.

According to Planning Staff, an internal rate of return greater than 10 percent is needed to ensure the viability of a proposed development scenario. An initial set of scenarios used all the same input information and varied the percentage and level of affordable housing units (© 1). This first set showed a sufficient rate of return for a project providing 15 percent MPDUs, but fell below a 10 percent return for all three scenarios that included 30 percent affordable units (of varying degrees). A second set of pro forma scenarios (© 2) modified the assumption on structured parking (reducing structured parking for the residential units from 50 percent to 35 percent); this change made all four

scenarios produce a sufficient rate of return. One question is whether reducing parking to 35 percent is a reasonable assumption. The pro forma program suggests a maximum percentage for structured parking of 50 percent (for new development). Given the location, high percentages of affordable units being modeled, and declines in car ownership, perhaps 35 percent is reasonable. Another question is whether there are other factors not accounted for by the pro forma that could result in a sufficient rate of return, like financial assistance from the County or a non-profit entity. What the pro forma analysis demonstrates is that many variables contribute to the viability of development projects, some more easily controllable than others.

The Committee has several options. It can support the Planning Board recommendation that 15 percent MPDUs be provided. It can recommend one of the other affordable scenarios modeled by the pro forma; however, this option will require a change to Chapter 25A to implement. Currently, Chapter 25A allows a master plan to set an MPDU requirement of up to 15 percent. Another option would be for the Committee to support the Planning Board recommendation of 15 percent and add language to the Plan that encourages the provision of units affordable to households below 65 percent AMI, through public-private partnership or other programs (such as low-income tax credits).

Staff supports the Planning Board recommendation that 15 percent MPDUs be provided and language be added to the Plan to encourage the provision of more affordable units. The added text would not carry the weight of a master plan recommendation but would provide useful guidance to Planning and Department of Housing and Community Affairs (DHCA) staff.

In his testimony, the Executive also suggests adding a recommendation requiring a certain percentage of units be two-bedroom or three-bedroom units. A similar recommendation was included in the recently-adopted Veirs Mill Plan.

Staff supports adding a recommendation, like the one included in the Veirs Mill Plan, encouraging 20 percent of the new units be provided as two-bedroom units and 5 percent of the new units as three-bedroom units.

6. Forest Glen Medical Center (9818 and 9816 Woodland Drive, and 9907 Georgia Avenue)

Map in Sector Plan: page 69

Text in Sector Plan: page 74

Existing Zoning: CRT-1.75 C-0.25 R-1.5 H-70

Proposed Zoning: CRT-2.0 C-2.0 R-2.0 H-75

Plan Recommendation: Constructed in 1967, the existing medical building and associated parking lot are situated on approximately 3.9 acres across multiple lots. The Medical Center was approved as a special exception in the R-60 zone. Also on this site is a roughly 1.25-acre vegetated/wooded area that serves as a buffer between the parking area and the adjacent single-family homes. The Plan recommends rezoning the Forest Glen Medical Center from R-60 to CRT-2.5 C-2.5 R-2.5 H-120 to accommodate a mixed-use, pedestrian-oriented development basically adjacent to the Forest Glen Metro station.

Staff supports the recommended zoning for this property.

Like the Forest Glen Metro Station site, the Plan recommends 15 percent MPDUs be provided for the affordable housing.

Given the substantial investment by the County in the Metro access tunnel construction, the Committee may want to consider recommending 10 percent of the units be provided as workforce housing. This does not address access to lower affordability units; however, this property, less than half the size of the Metro site, is privately owned,

The Executive's testimony with respect to the Forest Glen Medical Center property, recommends that, like the Metro site, redevelopment of this property include a certain percentage of two- and three-bedroom units.

Staff supports adding a recommendation that encourages 20 percent of the new units to be provided as two-bedroom units and 5 percent of the new units as three-bedroom units.

7. 9909 Georgia Avenue and 9820 Woodland Drive

Existing zoning: R-60

Requested zoning: CRN 1.5, C-0.0, R-1.5, H-55

During the public hearing on the Sector Plan, the Council received a request to rezone two abutting residential properties owned by the same individual. The properties in question abut single-family homes to the north (including a property owner who testified in opposition) and the wooded section of the Forest Glen Medical Center site to the south. As discussed above, the Medical Center site is recommended for CRT zoning.

The owner of 9909 Georgia Avenue and 9820 Woodland Drive is seeking CRN zoning for her properties in hopes of converting the small, older single-family rentals to "missing middle" housing.

While this is an understandable idea, the lateness of the request (post Planning Board approval) and testimony in opposition to this change suggest that, rather than recommending a change in zoning, the Plan could include a recommendation to support a future application for a CRN floating zone, roughly equivalent to CRN 1.5 C-0.0 R-1.5 H-55. The local rezoning process would allow the Planning Board and the Hearing Examiner to provide a review and recommendation regarding the proposed change. It would also allow multiple opportunities for neighbors and the community to provide input. Ultimately, the proposal to rezone these properties will come back to the Council for approval.

Staff supports a recommendation to support a future application for a CRN floating zone, roughly equivalent to CRN 1.5 C-0.0 R-1.5 H-55.

Montgomery Hills District

Montgomery Hills is generally defined by Forest Glen Road to the north and 16th Street to the South. The district is home to several older, low-density, strip shopping centers with retail and auto-centric commercial service uses for residents and commuters.

1. Seminary Place Shopping Center, Shell Gas Station, and Montgomery Hills Car Wash (9440 and 9520 Georgia Avenue, 9510 Georgia Avenue, and 9500 Georgia Avenue)

Map in Sector Plan: page 69

Text in Sector Plan: page 75-76

Seminary Place Shopping Center (both lots)

Existing Zoning: CRT-1.5 C-1.5 R-0.5 H-45

Proposed Zoning: CRT-2.5 C-2.5 R-2.5 H-75

Shell Gas Station

Existing Zoning: CRT-2.25 C-1.5 R-0.75 H-75

Proposed Zoning: CRT-2.5 C-2.5 R-2.5 H-75

Montgomery Hills Car Wash

Existing Zoning: CRT-2.25 C-1.5 R-0.75 H-75

Proposed Zoning: CRT-2.5 C-2.5 R-2.5 H-75

Plan Recommendation: This site is comprised of four lots under varying ownership. The Seminary Place Shopping Center, which comprises two of the four lots, is a major activity center within the Plan area. The Shell Gas Station and the Montgomery Hills Car Wash make up the other two lots. The combined sites provide an opportunity for catalytic redevelopment, providing a desired spark for additional redevelopment within the district. All four properties are being recommended for the same zoning to encourage joint redevelopment. The zoning allows the site to be completely reconstructed with any mix of commercial and residential FAR, up to the total density allowed in the zone, thus providing ultimate flexibility.

Staff supports the zoning recommendation for these properties.

2. Montgomery Hills Shopping Center

Map in Sector Plan: page 69

Text in Sector Plan: page 77

Existing Zoning: CRT-2.25 C-1.5 R-0.75 H-45

Proposed Zoning: CRT-2.25 C-1.5 R-0.75 H-45

Plan Recommendations: Constructed 90 years ago, the Montgomery Hills Shopping Center is the oldest commercial assemblage in the Plan area. The Plan recommends reconfirmation of the existing zoning for this site. The Plan also provides a history of historic designation efforts related to the Shopping Center.

Several residents testified in support of redevelopment of this site. A few individuals testified in opposition to possible historic designation efforts, believing such designation would only further suppress interest in redevelopment.

This site is one of the few places not recommended for rezoning in the Plan. Most other commercial properties in the Plan area received slight increases in density but, more useful, they also received zoning that allowed for ultimate flexibility in redevelopment, meaning the maximum commercial and residential FARs have been set equal to the total FAR (or density).

Staff recommends modifying the zoning recommendation for properties that make up the Montgomery Hill Shopping Center from CRT-2.25 C-1.5 R-0.75 H-45 to CRT-2.25 C-2.25 R-2.25 H-60. There are no residential properties that abut or confront this shopping center. The recommended height on the adjacent Seminar Place Shopping Center is 75 feet and on the adjacent Sniders Super Foods property is 60 feet. This change does not increase density; however, at a minimum, it allows for increased flexibility within the zone.

3. Sniders Super Foods, Silver Spring Volunteer Fire Station, and Parking Lot #12

Map in Sector Plan: page 69

Text in Sector Plan: page 78-79

Sniders Super Foods

Existing Zoning: CRT-0.75 C-0.75 R-0.25 H-45

Proposed Zoning: CRT-1.5 C-1.5 R-1.5 H-60

Plan Recommendations: The Plan recommends an increase in density for these properties to incentivize redevelopment and implement the Main Street grid detailed in the transportation section of the Plan.

The Council received testimony from the owner of Sniders Super Foods, requesting additional density and height equal to CRT-2.25 C-2.25, R-2.25, H-75. He explained the possible challenges of redeveloping his property, including proximity to the Fire Station and a significant WMATA easement running along the eastern edge of the site. Additional density and height would allow more options for siting new development.

That said, a common refrain when discussing this Sector Plan with almost anyone is “Whatever you do, don’t get rid of Sniders!”. Unfortunately, the Sector Plan cannot require a business to remain in operation. It can, though, include language that recognizes the significant public benefit provided by this family-run store.

Staff supports changing the zoning recommended for Sniders Super Foods to CRT-2.25 C-2.25 R-2.25 H-60. Staff believes increasing the height to 75 feet would be out of character with the Fire Station (60 ft height) and Montgomery Hills Shopping Center (recommended for 60 ft height), to the west and east of the store respectively.

Silver Spring Volunteer Fire Station

Existing Zoning: R-60

Proposed Zoning: CRT-1.5 C-1.5 R-1.5 H-60

Plan Recommendations: The Plan recommends rezoning the Fire Station from R-60 to the CRT zone. The Fire Station does not currently envision moving from this site or redeveloping their property. Should that change over the life of the Plan, the recommended zoning seems an appropriate transition to the abutting and confronting single-family homes.

Staff supports the recommended zoning for this property.

Parking Lot #12

Existing Zoning: R-60

Proposed Zoning: CRT-1.0 C-1.0 R-1.0 H-60

Plan Recommendations: The Plan recommends changing the zoning on Parking Lot #12 to accommodate potential redevelopment with open green space.

Staff supports the recommended zoning for this property.

4. Georgia Avenue East

Map in Sector Plan: page 69

Text in Sector Plan: page 78

9517 Georgia Avenue

Existing Zoning: CRT-1.5 C-1.5 R-0.5 H-45

Proposed Zoning: CRT-2.25 C-2.25 R-0.5⁵ H-45

9439 Georgia Avenue

Existing Zoning: CRT-1.5 C-1.5 R-0.5 H-45

Proposed Zoning: CRT-2.75 C-2.75 R-0.5 H-45

9431 Georgia Avenue

Existing Zoning: CRT-1.5 C-1.5 R-0.5 H-45

Proposed Zoning: CRT-2.25 C-2.25 R-0.5 H-45

9427 Georgia Avenue

Existing Zoning: CRT-1.5 C-1.5 R-0.5 H-45

Proposed Zoning: CRT-1.75 C-1.75 R-0.5 H-45

9421 Georgia Avenue

Existing Zoning: CRT-1.5 C-1.5 R-0.5 H-45

Proposed Zoning: CRT-2.5 C-2.5 R-0.5 H-45

Plan Recommendations: The four commercial blocks between Flora Lane and Columbia Blvd along the east side of Georgia Ave include a mix of gas stations, restaurants, and retail establishments. The development pattern consists of one- to three- story buildings on lots of varying widths and shallow depths.

The properties listed above are recommended for zoning that conforms to existing development. These properties are currently legal, non-conforming structures that were most likely built before C-2 zoning (and thus the translated current zoning) was applied to the property.

⁵ For this property, the recommended zoning on the map on page 69 is CRT 2.25 C-2.25 R-2.25 H-45; however, under the zoning recommendations on page 78 the recommended zoning is CRT 2.25 C-2.25 R-0.5 H-45. Staff believes that the R-2.25 on the map is noted in error.

For properties within these blocks not noted above by address, the Plan recommends reconfirming the existing zoning of CRT-1.5 C-1.5 R-0.5 H-45. This creates a variety of densities along the same block for buildings attached to one another.

Staff recommends zoning properties within the same block consistently and increasing the residential FAR to equal the total FAR, for flexibility in redevelopment. This would result in 9517, 9513 and 9501 Georgia Avenue being rezoned to CRT-2.25 C-2.25 R-2.25 H-45 and 9475, 9443, 9441, 9439⁶, 9431, 9427, 9423, and 9421 Georgia Avenue being rezoned to CRT-2.5 C-2.5 R-2.5 H-45. This would impact Parking Lot #48; Staff supports reconfirming the zoning on Parking Lot #48.

There are three more strip shopping centers within Montgomery Hills, south of Columbia Blvd, that are not mentioned in the Plan. The zoning for these properties is CRT-1.5 C-1.5 R-0.5 H-45.

Staff recommends that, at a minimum, the residential FAR should be increased to equal total FAR for flexibility in redevelopment.

Woodside District

Woodside is the southernmost community within the Plan. It lies from the edge of Montgomery Hills at the northern end to Spring Street at the south. The district has an established low-density residential character but is also home to several religious and community facilities.

1. Georgia Avenue at Luzerne Avenue and Cedar View Court

Map in Sector Plan: page 69

Text in Sector Plan: page 80

Existing Zoning: R-60

Proposed Zoning: CRN-1.25 C-0.0 R-1.25 H-50

Plan Recommendation: The Plan recommends rezoning five lots located at the intersection of Georgia Avenue with Luzerne Avenue and Cedar View Court to encourage potential assemblage for the construction of missing middle-type housing. The Plan provides more detailed information regarding the current development/uses on these properties (primarily vacant or improved with a parking lot or drive aisle).

Staff supports the recommended zoning for these properties.

2. Right-of-Way at 16th Street and Georgia Avenue

Map in Sector Plan: page 69

Text in Sector Plan: page 81

Existing Zoning: R-60

Proposed Zoning: R-60

⁶ 9439 Georgia Ave is proposed for CRT 2.75 C-2.75 R-0.5 H-45 to accommodate the existing building currently constructed at 2.51 FAR. Staff believes an FAR of 2.5 is an appropriate approximation of the existing development which is currently legal, non-conforming.

Plan Recommendation: The approximately 3-acre wooded site is situated between 16th Street and Georgia Avenue and is the right-of-way owned by the Maryland Department of Transportation State Highway Administration (MDOT SHA). The Plan recommends reconfirming the property's R-60 zoning to accommodate future development as a park or some other compatible public use that incorporates usable open space. The Plan's ideal future use of the site would be as an urban recreational park providing a distinctive gateway to the community.

During the tour of the Plan area and the first worksession, Committee members expressed their desire to evaluate the maximum potential for residential development within the Plan area, including any publicly-owned property. If left unchanged, the current R-60 zone would yield approximately 22 houses. If the zoning were equivalent to that being recommended for Parking Lot #12 (another undeveloped public property), four times as many units (multi-family) may be possible.

Below is a table showing the current zoning for the property, the zoning proposed in the Planning Board Draft, the alternative zoning recommendation that sets residential FAR equal to total FAR, and the number of potential dwelling units under each.

SHA Right-Of-Way - Not numbered on zoning map				
	Existing on the Ground Today	Allowable under Current Zoning	Allowable under PB Draft Zoning - no change	Proposed Alternative Zoning
Size (square feet)	130,680			
Size (acres)	3.00			
Zoning	R-60 (7.26 DU per Acre)		R-60	CRT-1.0 C-0.25 R-1.0 H-60
Gross Floor Area	0	60,984	60,984	130,680
Residential Square Footage	0	60,984	60,984	130,680
Commercial Square Footage	0	0	0	32,670
Single-Unit Detached Square Footage * 2800 SF	0	60,984	60,984	0
Single-Unit Detached DU's (7.26 DU)	0	22	22	0
Multi-Unit Square Footage	0	0	0	130,680
Multi-Unit @ 1250 sf	0	0	0	105

The Committee has multiple options. It can support the Plan recommendation to reconfirm the R-60 zone. It can recommend the site be rezoned to CRT, providing the potential for significantly more housing. Or it can recommend something in between – CRT zoning with less density.

3. Silver Spring Health and Human Services (HHS)

Map in Sector Plan: page 69

Text in Sector Plan: page 82

Existing Zoning: R-60

Proposed Zoning: CRN-1.0 C-0.5⁷ R-1.0 H-60

Plan Recommendation: The Plan recommends rezoning the 2.6-acre facility from R-60 to the CRT zone to provide flexibility for future development of medium-density housing. However, this does not preclude the use of the site as another public use or park facility.

⁷ For this property, the recommended zoning on the map on page 69 is CRT 1.0 C-0.5 R-1.0 H-60; however, under the zoning recommendations on page 82 the recommended zoning is CRT-1.0 C-0.0 R-1.0 H-60. Staff believes the C-0.0 on page 82 is a typo.

The Committee's interest in maximizing the provision of housing where possible is relevant to the zoning for this site. Below is a table showing the current zoning for the property, the zoning proposed in the Planning Board Draft, and the number of potential dwelling units under each.

SS Health and Human Services (DGS) - Zoning Map Site #1 (CRN Zoning)			
	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning
Size (square feet)	114,386		
Size (acres)	2.63		
Zoning	R-60 (7.26 DU per Acre)		CRN 1.0 C-0.5 R-1.0 H-45
Gross Floor Area	42,680	53,380	114,386
Residential Square Footage	0	53,380	114,386
Commercial Square Footage	42,680	0	57,193
Single-Unit Detached Square Footage * 2800 SF	0	53,380	0
Single-Unit Detached DU's (7.26 DU)	0	19	0
Multi-Unit Square Footage	0	0	114,386
Multi-Unit @ 1250 sf	0	0	92

Like the Dennis Avenue Health Center property, the Committee should also consider adding language that, should housing be provided, emphasizes maximizing the provision of affordable housing on this site—in particular, providing units for households earning below 50 percent AMI.

It should also be noted that HHS provides services to a major portion of east County from this location. Any relocation should take this into consideration.

Staff supports the recommended zoning for this property.

This report contains:

Pro Forma Analyses for Metro Station site
Data Tables on Zoning Recommendations

Pages

© 1-2
© 3-8

WMATA Site Analysis

PRO FORMA ANALYSIS RESULTS -15% MPDUs		PRO FORMA ANALYSIS RESULTS - 30% MPDUs (50% at 65% AMI, 50% at 50% AMI)		PRO FORMA ANALYSIS RESULTS - 30% MPDUs (50% at 80% AMI, 50% at 50% AMI)		PRO FORMA ANALYSIS RESULTS - 30% MPDUs (100% at 65% AMI)	
Internal Rate of Return	NPV (Net Present Value) At Profit Threshold	Internal Rate of Return	NPV (Net Present Value) At Profit Threshold	Internal Rate of Return	NPV (Net Present Value) At Profit Threshold	Internal Rate of Return	NPV (Net Present Value) At Profit Threshold
12.72%	\$ 14,475,602	10.56%	\$ 2,945,833	11.72%	\$ 9,224,987	10.94%	\$ 4,953,626
Equity Required		Equity Required		Equity Required		Equity Required	
\$ 56,329,255		\$ 58,270,180		\$ 58,270,180		\$ 58,521,362	
Assumptions		Assumptions		Assumptions		Assumptions	
Type	High Rise	Type	High Rise	Type	High Rise	Type	High Rise
# of Units	600	# of Units	600	# of Units	600	# of Units	600
# of MPDUs	90	# of MPDUs	180	# of MPDUs	180	# of MPDUs	180
Parking	35% Structured	Parking	35% Structured	Parking	35% Structured	Parking	35% Structured
Parking Spaces Per Unit	0.5	Parking Spaces Per Unit	0.5	Parking Spaces Per Unit	0.5	Parking Spaces Per Unit	0.5
Small Area	Silver Spring/Glenmont	Small Area	Silver Spring/Glenmont	Small Area	Silver Spring/Glenmont	Small Area	Silver Spring/Glenmont
All Costs	\$ 225,317,020	All Costs	\$ 233,080,720	All Costs	\$ 233,080,720	All Costs	\$ 233,080,720
Land Cost/Unit	\$ 27,651	Land Cost/Unit	\$ 27,651	Land Cost/Unit	\$ 27,651	Land Cost/Unit	\$ 27,651
% of Land Cost (Land Costs/All Costs)	6.44%	% of Land Cost (Land Costs/All Costs)	6.23%	% of Land Cost (Land Costs/All Costs)	6.23%	% of Land Cost (Land Costs/All Costs)	6.23%
Avg. Cost Per Unit	\$ 375,528	Avg. Cost Per Unit	\$ 388,468	Avg. Cost Per Unit	\$ 388,468	Avg. Cost Per Unit	\$ 388,468
Avg. Sale Price Per Unit (in Year 10)	\$ 508,620	Avg. Sale Price Per Unit (in Year 10)	\$ 488,089	Avg. Sale Price Per Unit (in Year 10)	\$ 507,885	Avg. Sale Price Per Unit (in Year 10)	\$ 494,419
Impact Taxes	10%	Impact Taxes	0%	Impact Taxes	0%	Impact Taxes	0%

Source: RKG Rental Housing Model, 2016

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WMATA Site Analysis

PRO FORMA ANALYSIS RESULTS -15% MPDUs	
Internal Rate of Return	NPV (Net Present Value) At Profit Threshold
10.62%	\$ 3,069,334
Equity Required	
\$ 54,377,664	
Assumptions	
Type	High Rise
# of Units	600
# of MPDUs	90
Parking	50% Structured
Parking Spaces Per Unit	0.75
Small Area	Silver Spring/Glenmont
All Costs	\$ 217,510,654
Land Cost/Unit	\$ 27,651
% of Land Cost (Land Costs/All Costs)	6.67%
Avg. Cost Per Unit	\$ 362,518
Avg. Sale Price Per Unit (in Year 10)	\$ 465,319
Impact Taxes	10%

PRO FORMA ANALYSIS RESULTS - 30% MPDUs (50% at 65% AMI, 50% at 50% AMI)	
Internal Rate of Return	NPV (Net Present Value) At Profit Threshold
8.34%	\$ (8,015,059)
Equity Required	
\$ 58,521,362	
Assumptions	
Type	High Rise
# of Units	600
# of MPDUs	180
Parking	50% Structured
Parking Spaces Per Unit	0.75
Small Area	Silver Spring/Glenmont
All Costs	\$ 234,085,446
Land Cost/Unit	\$ 27,651
% of Land Cost (Land Costs/All Costs)	6.20%
Avg. Cost Per Unit	\$ 390,142
Avg. Sale Price Per Unit (in Year 10)	\$ 446,661
Impact Taxes	0%

PRO FORMA ANALYSIS RESULTS - 30% MPDUs (50% at 80% AMI, 50% at 50% AMI)	
Internal Rate of Return	NPV (Net Present Value) At Profit Threshold
9.56%	\$ (2,195,469)
Equity Required	
\$ 58,521,361.52	
Assumptions	
Type	High Rise
# of Units	600
# of MPDUs	180
Parking	50% Structured
Parking Spaces Per Unit	0.75
Small Area	Silver Spring/Glenmont
All Costs	\$ 234,085,446
Land Cost/Unit	\$ 27,651
% of Land Cost (Land Costs/All Costs)	6.20%
Avg. Cost Per Unit	\$ 390,142
Avg. Sale Price Per Unit (in Year 10)	\$ 464,650
Impact Taxes	0%

PRO FORMA ANALYSIS RESULTS - 30% MPDUs (100% at 65% AMI)	
Internal Rate of Return	NPV (Net Present Value) At Profit Threshold
9.53%	\$ (2,320,662)
Equity Required	
\$ 58,521,361.52	
Assumptions	
Type	High Rise
# of Units	600
# of MPDUs	180
Parking	50% Structured
Parking Spaces Per Unit	0.75
Small Area	Silver Spring/Glenmont
All Costs	\$ 234,085,446
Land Cost/Unit	\$ 27,651
% of Land Cost (Land Costs/All Costs)	6.20%
Avg. Cost Per Unit	\$ 390,142
Avg. Sale Price Per Unit (in Year 10)	\$ 464,263
Impact Taxes	0%

Source: RKG Rental Housing Model, 2016

Burkland Medical Center - Zoning Map Portion of Site #8				
	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning	Alternative Residential Density
Size (square feet)	92,855			
Size (acres)	2.13			
Zoning	R-60 (7.26 DU per Acre)		CRT-1.25 C-1.25 R-0.5 H-75	CRT 1.25 C-1.25 R-1.25 H-75
Gross Floor Area	35,955	43,332	116,069	116,069
Residential Square Footage	0	0	46,428	116,069
Commercial Square Footage	35,955	0	116,069	116,069
Single-Unit Detached Square Footage * 2800 SF	0	43,332	0	0
Number of Single-Unit Detached DU's (7.26 DU)	0	15	0	0
Multi-Unit Square Footage	0	0	46,428	116,069
Number of Multi-Unit @ 1250 sf	0	0	37	93

Doctors Medical Park - Zoning Map Portion of Site #8				
	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning	Alternative Residential Density
Size (square feet)	201,247			
Size (acres)	4.62			
Zoning	R-60 (7.26 DU per Acre)		CRT-1.25 C-1.25 R-0.5 H-75	CRT 1.25 C-1.25 R-1.25 H-75
Gross Floor Area	97,527	93,915	251,559	251,559
Residential Square Footage	0	93,915	100,624	251,559
Commercial Square Footage	97,527	0	251,559	251,559
Single-Unit Detached Square Footage * 2800 SF	0	93,915	0	0
Number of Single-Unit Detached DU's (7.26 DU)	0	34	0	0
Multi-Unit Square Footage	0	0	100,624	251,559
Number of Multi-Unit @ 1250 sf	0	0	80	201

Dennis Avenue Health Center - Zoning Map - Portion of Site #8				
	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning	Alternative Residential Density
Size (square feet)	295,554			
Size (acres)	6.78			
Zoning	R-60 (7.26 DU per Acre)		CRT-1.25 C-1.25 R-0.5 H-75	CRT 1.25 C-1.25 R-1.25 H-75
Gross Floor Area	74,758	137,925	369,443	369,443
Residential Square Footage	0	137,925	147,777	369,443
Commercial Square Footage	74,758	0	369,443	369,443
Single-Unit Detached Square Footage * 2800 SF	0	137,925	0	0
Number of Single-Unit Detached DU's (7.26 DU)	0	49	0	0
Multi-Unit Square Footage (*minus existing FAR)	0	0	147,777	294,685*
Number of Multi-Unit @ 1250 sf	0	0	118	236

Fields of Silver Spring Apartments - Zoning Map No Site Number				
	Existing on the Ground Today	Allowable under Current Zoning	Allowable under PB Draft Zoning - no change	Proposed Alternative Zoning
Size (square feet)	365,940			
Size (acres)	8.40			
Zoning	R-10 (43.5 DU per Acre)			CRTF 2.0 C-0.25 R-2.0 H-75
Gross Floor Area	276,250	456,795	456,795	731,880
Residential Square Footage	276,250	456,795	456,250	731,880
Commercial Square Footage	0	0	0	91,485
Multi-Unit Square Footage	276,250	456,795	456,250	731,880
Multi-Unit @ 1250 sf	221	365	365	586

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Belvedere Apartments- Zoning Map No Site Number

	Existing on the Ground Today	Allowable under Current Zoning	Allowable under PB Draft Zoning - no change	Proposed Alternative Zoning
Size (square feet)			145,668	
Size (acres)			3.34	
Zoning		R-10 (43.5 DU per Acre)		CRT 2.0 C-0.25 R-2.0 H-75
Gross Floor Area	116,250	181,834	181,834	291,336
Residential Square Footage	116,250	181,834	181,834	291,336
Commercial Square Footage	0	0	0	36,417
Multi-Unit Square Footage	116,250	181,834	181,834	291,336
Multi-Unit @ 1250 sf	93	145	145	233

Forest Glen Apartments - Zoning Map Site #3

	Existing on the Ground Today	Allowable under Current Zoning	Allowable under Proposed Zoning
Size (square feet)	117,064		
Size (acres)	2.69		
Zoning	CRTF-1.75 C-0.25 R-1.5 H-70		CRT-2.0 C-2.0 R-2.0 H-75
Gross Floor Area	91,250	204,862	234,128
Residential Square Footage	91,250	175,596	234,128
Commercial Square Footage	0	29,266	234,128
Multi-Unit Square Footage	91,250	175,596	234,128
Multi-Unit @ 1250 sf	73	140	187

WMATA - Zoning Map Portion of Site #6

	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning
Size (square feet)	359,963		
Size (acres)	8.26		
Zoning	R-60 (7.26 DU per Acre)		CRT-2.5 C-2.5 R-2.5 H-120
Gross Floor Area	0	176,400	899,908
Residential Square Footage	0	176,400	899,908
Commercial Square Footage	0	0	899,908
Single-Unit Detached DU's (7.26 DU)	0	60	0
Multi-Unit @ 1250 sf	0	0	720

Forest Glen Medical Center - Zoning Map Portion of Site #6

	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning
Size (square feet)	182,443		
Size (acres)	4.19		
Zoning	R-60 (7.26 DU per Acre)		CRT-2.5 C-2.5 R-2.5 H-120
Gross Floor Area	31,590	85,140	456,108
Residential Square Footage	0	85,140	456,108
Commercial Square Footage	31,590	0	456,108
Single-Unit Detached DU's (7.26 DU)	0	30	0
Multi-Unit @ 1250 sf	0	0	365

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Seminary Place Shopping Center - Zoning Map Portion of Site #5			
	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning
Size (square feet)		136,858	
Size (acres)		3.14	
Zoning		CRT-1.5 C-1.5 R-0.5 H-45	CRT-2.5 C-2.5 R-2.5 H-75
Gross Floor Area	42,503	205,287	342,145
Residential Square Footage	0	68,429	342,145
Commercial Square Footage	42,503	205,287	342,145
Single-Unit Detached DU's (7.26 DU)	0	0	0
Multi-Unit Square Footage	0	68,429	342,145
Multi-Unit @ 1250 sf	0	55	274

Shell Gas Station - Zoning Map Portion of Site #5			
	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning
Size (square feet)	19,211		
Size (acres)	0.44		
Zoning		CRT-2.25 C-1.5 R-0.75 H-45	CRT-2.5 C-2.5 R-2.5 H-75
Gross Floor Area	1,838	43,225	48,028
Residential Square Footage	0	14,408	48,028
Commercial Square Footage	1,838	28,817	48,028
Multi-Unit @ 1250 sf	0	12	38

Car Wash - Zoning Map Portion of Site #5			
	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning
Size (square feet)		11,685	
Size (acres)		0.27	
Zoning		CRT-2.25 C-1.5 R-0.75 H-45	CRT-2.5 C-2.5 R-2.5 H-75
Gross Floor Area	2,625	26,291	29,213
Residential Square Footage	0	8,764	29,213
Commercial Square Footage	2,625	17,528	29,213
Multi-Unit @ 1250 sf	0	7	23

9517 Georgia - Zoning Map Site #7a				
	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning	Proposed Alternative Zoning
Size (square feet)			10,726	
Size (acres)			0.25	
Zoning		CRT-1.5 C-1.5 R-0.5 H-45	CRT-2.25 C-2.25 R-0.5 H-45	CRT-2.25 C-2.25 R-2.25 H-45
Gross Floor Area	22,990	16,089	24,134	24,134
Residential Square Footage	0	5,363	5,363	24,134
Commercial Square Footage	22,990	16,089	24,134	24,134
Multi-Unit Square Footage	0	5,363	5,363	24,134
Multi-Unit @ 1250 sf	0	4	4	19

9439 Georgia - Zoning Map Site #7b				
	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning	Proposed Alternative Zoning
Size (square feet)			2,978	
Size (acres)			0.07	
Zoning		CRT-1.5 C-1.5 R-0.5 H-45	CRT-2.75 C-2.75 R-0.5 H-45	CRT-2.5 C-2.5 R-2.5 H-45
Gross Floor Area	7,500	4,467	8,190	7,445
Residential Square Footage	0	1,489	1,489	7,445
Commercial Square Footage	7,500	4,467	8,190	7,445
Multi-Unit Square Footage	0	1,489	1,489	7,445
Multi-Unit @ 1250 sf	0	1	1	6

(5)

9431 Georgia - Zoning Map Site #7c

	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning	Proposed Alternative Zoning
Size (square feet)	2,489			
Size (acres)	0.06			
Zoning	CRT-1.5 C-1.5 R-0.5 H-45		CRT-2.25 C-2.25 R-0.5 H-45	CRT-2.5 C-2.5 R-2.5 H-45
Gross Floor Area	5,000	3,734	5,600	6,223
Residential Square Footage	0	1,245	1,245	6,223
Commercial Square Footage	5,000	3,734	5,600	6,223
Multi-Unit Square Footage	0	1,245	1,245	6,223
Multi-Unit @ 1250 sf	0	1	1	5

9427 Georgia - Zoning Map Site #7d

	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning	Proposed Alternative Zoning
Size (square feet)	2,859			
Size (acres)	0.07			
Zoning	CRT-1.5 C-1.5 R-0.5 H-45		CRT-1.75 C-1.75 R-0.5 H-45	CRT-2.5 C-2.5 R-2.5 H-45
Gross Floor Area	5,000	4,289	5,003	7,148
Residential Square Footage	0	1,430	1,430	7,148
Commercial Square Footage	5,000	4,289	5,003	7,148
Multi-Unit Square Footage	0	1,430	1,430	7,148
Multi-Unit @ 1250 sf	0	1	1	6

9421 Georgia - Zoning Map Site #7e

	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning	Proposed Alternative Zoning
Size (square feet)	3,038			
Size (acres)	0.07			
Zoning	CRT-1.5 C-1.5 R-0.5 H-45		CRT-2.5 C-2.5 R-0.5 H-45	CRT-2.5 C-2.5 R-2.5 H-45
Gross Floor Area	4,736	4,557	7,595	7,595
Residential Square Footage	0	1,519	1,519	7,595
Commercial Square Footage	4,736	4,557	7,595	7,595
Multi-Unit Square Footage	0	1,519	1,519	7,595
Multi-Unit @ 1250 sf	0	1	1	6

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PLD Parking Lot #48 - Zoning Map Portion of Site #7

	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning
Size (square feet)		12,196	
Size (acres)		0.28	
Zoning	CRT-1.5 C-1.5 R-0.5 H-45		CRT-1.5 C-1.5 R-0.5 H-45
Gross Floor Area	0	18,294	18,294
Residential Square Footage	0	6,098	6,098
Commercial Square Footage	0	18,294	18,294
Multi-Unit Square Footage	0	6,098	6,098
Multi-Unit @ 1250 sf	0	5	5

Montgomery Hills Shopping Center - Zoning Map Site #4

	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning	Proposed Alternative Zoning
Size (square feet)		43,084		
Size (acres)		0.99		
Zoning	CRT-2.25 C-1.5 R-0.75 H-45		CRT-2.25 C-1.5 R-0.75 H-45	CRT 2.25 C-2.25 R-2.25 H-60
Gross Floor Area	26,866	96,939	96,939	96,939
Residential Square Footage	0	32,313	32,313	96,939
Commercial Square Footage	26,866	64,626	64,626	96,939
Multi-Unit Square Footage	0	32,313	32,313	96,939
Multi-Unit @ 1250 sf	0	26	26	78

Sniders Grocery - Zoning Map Portion of Site #2

	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning	Proposed Alternative Zoning
Size (square feet)		39,846		
Size (acres)		0.91		
Zoning	CRT-0.75 C-0.75 R-0.25 H-45		CRT-1.5 C-1.5 R-1.5 H-60	CRT 2.25 C-2.25 R-2.25 H-60
Gross Floor Area	12,000	29,885	59,769	89,654
Residential Square Footage	0	9,962	59,769	89,654
Commercial Square Footage	12,000	29,885	59,769	89,654
Multi-Unit Square Footage	0	9,962	59,769	89,654
Multi-Unit @ 1250 sf	0	8	48	72

Fire Station - Zoning Map Portion of Site #2

	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning
Size (square feet)		27,203	
Size (acres)		0.62	
Zoning	R-60 (7.26 DU per Acre)		CRT-1.5 C-1.5 R-1.5 H-60
Gross Floor Area	6,200	12,695	40,805
Residential Square Footage	0	12,695	40,805
Commercial Square Footage	6,200	0	40,805
Single-Unit Detached Square Footage * 2800 SF	0	12,695	0
Single-Unit Detached DU's (7.26 DU)	0	5	0
Multi-Unit Square Footage	0	0	40,805
Multi-Unit @ 1250 sf	0	0	33

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PLD Parking Lot 12 - Zoning Map Site #1

	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning
Size (square feet)	29,438		
Size (acres)	0.68		
Zoning	R-60 (7.26 DU per Acre)	CRT-1.0 C-1.0 R-1.0 H-60	
Gross Floor Area	0	13,738	29,438
Residential Square Footage	0	13,738	29,438
Commercial Square Footage	0	0	29,438
Single-Unit Detached Square Footage * 2800 SF	0	13,738	0
Single-Unit Detached DU's (7.26 DU)	0	5	0
Multi-Unit Square Footage	0	0	29,438
Multi-Unit @ 1250 sf	0	0	24

SHA Right-Of-Way - Not numbered on zoning map

	Existing on the Ground Today	Allowable under Current Zoning	Allowable under PB Draft Zoning - no change	Proposed Alternative Zoning
Size (square feet)	130,680			
Size (acres)	3.00			
Zoning	R-60 (7.26 DU per Acre)		R-60	CRT-1.0 C-0.25 R-1.0 H-60
Gross Floor Area	0	60,984	60,984	130,680
Residential Square Footage	0	60,984	60,984	130,680
Commercial Square Footage	0	0	0	32,670
Single-Unit Detached Square Footage * 2800 SF	0	60,984	60,984	0
Single-Unit Detached DU's (7.26 DU)	0	22	22	0
Multi-Unit Square Footage	0	0	0	130,680
Multi-Unit @ 1250 sf	0	0	0	105

Parking Lot @ Luzerne/Vacant Lot - Zoning Map Site #2 (CRN Zoning)

	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning
Size (square feet)	54,406		
Size (acres)	1.25		
Zoning	R-60 (7.26 DU per Acre)	CRN 1.25 C-0.0 R 1.25 H-50	
Gross Floor Area	0	25,389	68,008
Residential Square Footage	0	25,389	68,008
Commercial Square Footage	0	0	0
Single-Unit Detached Square Footage * 2800 SF	0	25,389	0
Single-Unit Detached DU's (7.26 DU)	0	9	0
Missing Middle (approx lot size)	0	0	3,000
MM @ 18 units/acre	0	0	22

SS Health and Human Services (DGS) - Zoning Map Site #1 (CRN Zoning)

	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning
Size (square feet)	114,386		
Size (acres)	2.63		
Zoning	R-60 (7.26 DU per Acre)	CRN 1.0 C-0.5 R-1.0 H-45	
Gross Floor Area	42,680	53,380	114,386
Residential Square Footage	0	53,380	114,386
Commercial Square Footage	42,680	0	57,193
Single-Unit Detached Square Footage * 2800 SF	0	53,380	0
Single-Unit Detached DU's (7.26 DU)	0	19	0
Multi-Unit Square Footage	0	0	114,386
Multi-Unit @ 1250 sf	0	0	92

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