

## GLENMONT CORRIDORS OPPORTUNITY STUDY



### Description

Staff will present a briefing on the Glenmont Corridors Opportunity Study and request that the Planning Board transmit the study to the County Council for a briefing.



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## SUMMARY

- The Glenmont Corridors Opportunity Study (GCOS) advances the goals of *Thrive Montgomery 2050* by exploring strategies for a multimodal, connected, and community driven vision for Glenmont and the Georgia Avenue and Randolph Road Corridors.
- Informed by meaningful community input through focus groups, questionnaires, and human geography mapping, the study identifies key challenges such as car-centric infrastructure, fragmented property ownership, and underutilized commercial spaces that do not yet live up to their full potential while highlighting opportunities to enhance community spaces, pedestrian and transit safety, housing, and economic vitality.

## STUDY INFORMATION

[Document](#)

Study

[Date](#)

February 27, 2025

[Lead Planner](#)

Zubin Adrianvala

[Planning Division](#)

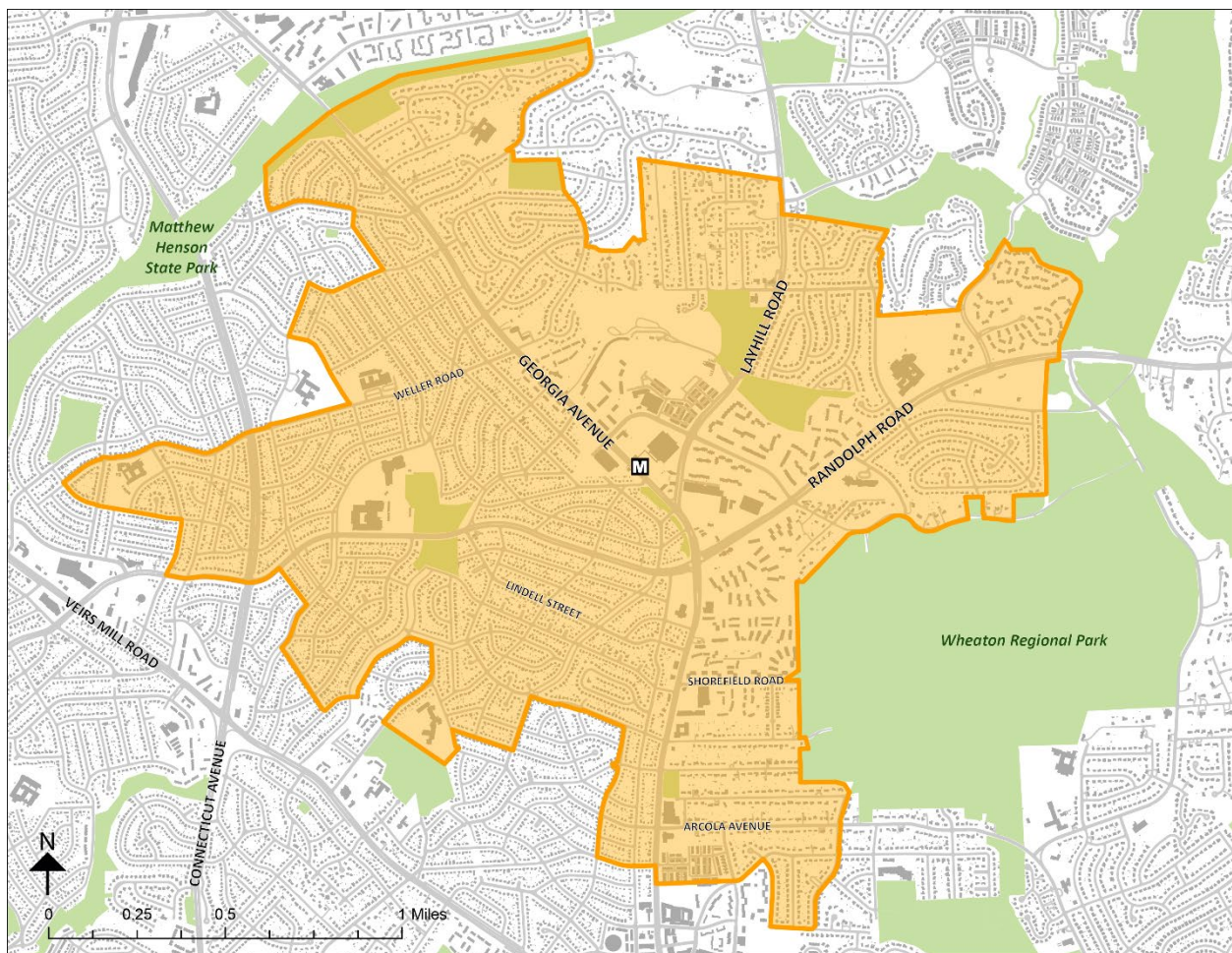
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## GLENMONT CORRIDORS OPPORTUNITY STUDY MEMO

### OVERVIEW

The Glenmont Corridors Opportunity Study (GCOS) builds upon the framework established by the *Thrive Montgomery 2050* plan. This study addresses the potential for transit-oriented development, expanded housing options, enhanced multimodal connectivity, and community-driven changes to the study area. GCOS serves as a resource to inform planning and policy decisions that align with *Thrive Montgomery 2050* principles.

### STUDY OBJECTIVES

The study provides a roadmap for creating a complete community by integrating compact, mixed-use growth, strengthening transit access, and improving public spaces. It focuses on:

- Mixed-use development
- Multi-modal connectivity
- Affordable and diverse housing
- Green and open spaces
- Equity and economic vitality

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## OUTREACH

The study was informed by a strategic outreach process designed to capture diverse and nuanced community perspectives. Engagement efforts included focus groups, bilingual questionnaires, and targeted outreach to residents. Findings from this process directly shaped the study's strategies, ensuring they reflect the needs and aspirations of the Glenmont community.

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## KEY FINDINGS

The study identifies opportunities for reinvention in Glenmont, leveraging the Glenmont Metrorail Station as a transit hub while addressing challenges such as car-centric infrastructure, fragmented property ownership, and underutilized commercial spaces. Community engagement highlighted concerns regarding pedestrian safety, public space enhancements, and equitable housing opportunities. The study also emphasizes the need for revitalization of the Glenmont Shopping Center, positioning it as a vibrant anchor within the community.

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## STRATEGIES FOR IMPLEMENTATION

The study outlines targeted strategies to guide future development, including but not limited to the following:

- **Strengthening Glenmont's Identity:** Enhance placemaking through public spaces, local retail, and mixed-use development. Establish a central civic green and integrate open spaces with surrounding development.
- **Expanding Housing Opportunities:** Promote mixed-income, transit-oriented housing with a focus on affordability and accessibility.
- **Improving Connectivity and Safety:** Implement Vision Zero measures, bike-friendly infrastructure, and expanded transit services.
- **Revitalizing Economic Activity:** Support small businesses, informal vendors, and flexible retail spaces to boost economic vibrancy.

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## CONCLUSION

The Glenmont Corridors Opportunity Study provides a strategic vision for a thriving, equitable, and sustainable community. By focusing on transit-oriented development, multi-modal accessibility, and inclusive economic growth, the study ensures that Glenmont's evolution aligns with the principles of *Thrive Montgomery 2050*.

Staff requests that the Planning Board receive a briefing on the Glenmont Corridors Opportunity Study and transmit the study to the County Council for a briefing.

## ATTACHMENTS

Attachment A: Glenmont Corridors Opportunity Study

Attachment B: Glenmont Corridors Opportunity Study Appendices