

Minutes of the January 22, 2018 meeting

Attendees: Josh Goodman, Margit Jochmann, Ian Rothman, Marty Simpkins, Eric Lienhard, Yin Pingbo, Karen McSween, Dorinda Danneman, Sara Vyskocil, Arun Ram, Chiharu Owen, Daniella & Marcus Wiggins, Rich Burnes, Steve Morrison, Michael Gelman, Renu Kapoor, Sanjeev Kapoor, Bernadette Douglas, Ernie Benjamin, Tony Fracasso, Jimmy Roembke, Drew Rouland, R. Ranchhoojee, B. Gorman, Mindy Golatt, Marlin Jenkins, Wondwossen Haile, A. Wushinfir, Solomon Belhu, Arquilla Ridgell, Melaku T. Bizuayehu, Aschalew Haile, Marie Gill, John Bogasky, Khizer Husain, Corinne Goldsmith, JoAnne Peugh, Aberash Genetamo, Meseret Desta, David Gorman, Chris Farrell, Charlotte Crutchfield.

The Agenda was approved. The Minutes were approved.

Eric Leinhard welcomed us to the Poplar Run Clubhouse. Josh Goodman introduced the Glenmont Exchange, an association of local residents, local associations and businesses established in 2012, serving the greater Glenmont area, from Kemp Mill to Norbeck.

<http://glenmontexchange.com/AboutTheExchange.htm>

A candidate forum is planned for April or May; Ian Rothman will keep us informed and let us know when help is needed.

Plaza del Mercado – a phone repair spot will be added to recent additions of Smoothie King and the UPS Store. They may have a deal with a restaurant (to be announced), which will leave only one vacant retail space.

Jimmy Roembke, Buchanan Partners, spoke on the Glenmont MetroCentre project. The apartments currently known as Privacy World were originally built in 1960 with 350 units. In 2012 rezoning was approved to increase density to up to 1500 residential units and 90,000 square feet of retail space. The net potential increase in residential units is 1150. The total units planned for phase 1.1, 1.2 and 1.3 are 470.

Phase 1.1 for 171 townhouses was sold to Winchester Homes, with about 65 units built to date. Sales are expected to pick up in the spring. Phase 1.2 will have up to 260 rental units and up to 4,000 square feet of retail space. Phase 1.3 for 46 townhouses was sold to MI Homes; construction is expected to begin in summer 2018.

Phase 1.2 is active in the design process and the goal is to start construction in summer 2018. Multi-family housing could be apartments or condominiums as the market allows. New “Class A” apartments will be nice at an affordable price point. A site plan amendment has been requested for the 4,000 square feet of retail space to allow the retail space to be used as residential space with no increase in the number of residential units. It may not be a good time and space for the retail yet, since there is no anchor yet to drive traffic, and no available parking. Buchanan is requesting flexibility, the ability to convert the retail to residential if they are unable to rent it. Other changes being requested include a slight change in the location of the parking garage. If retail is not included in phase 1.2, it will be included in the last phase. Phase 1.2 will have 15% moderately-priced dwelling units. The county standard is 12½% to 15%.

The final phase, the balance of the site, which is closest to Georgia Avenue, will have the majority of the retail space and apartments. The goal is to have a grocery store of 20,000 to 60,000 square feet as the anchor. There is interest in the site from grocers, but still a question with timing. Buchanan Partners has worked with Harris Teeter, talked with Wegmans, Sprouts, Earth Fare and others. Parking for the grocery store will likely be at grade, since grocers would probably want the same convenience level as at other

local grocers. It could possibly be across the street from the store, at grade, under the other building. Structured parking has a higher cost. If an anchor tenant was obtained today, it would be about 5 years for planning, demolition, permitting, and construction. Other types of retail under consideration are a sit-down restaurant, beer & wine store, and entertainment retail. Suggestions from the audience included a theatre, outside seating, a bagel shop and a walkable community.

Traffic is studied with each site plan or plan change. The county priority is for smart growth near Metro stations. The potential for a traffic signal at the new entrance to the townhouse will be studied. Traffic has increased on Glenallan Avenue. It is backing up from the lights at both ends to the curve in the middle.

Winchester Homes townhouses (Phase 1.1):

<http://www.montgomeryplanningboard.org/agenda/2014/documents/820130270staffreportGlenmontMetrocenterPhase1.1-FINALforposting.pdf>

260 Rental units (Phase 1.2) and 46 MI homes townhouses (Phase 1.3):

<http://www.montgomeryplanningboard.org/agenda/2015/documents/REVISEDGlenmont12and13SitePlanReport-FINAL.pdf>

Glenallan Elementary School is nearing capacity, with about 700 students and 9 first grade classes. When it was rebuilt, it had about 400 students, and an additional 500 were expected from the new development at Poplar Run. It is in the Downcounty consortium of schools. Students are provided transportation to their assigned schools, if parents choose a different school, they must provide transportation. If many parents in an area choose the same different school, they can consider lobbying for transportation. Suggestions are: Ask school board members to address your local group, (your member and the at large member), and invite the superintendent of schools also. Ask your local Neighborhood Advisory Board to support your issue.

**The next Glenmont Exchange meeting will be held on Monday, February 26, 2018
Meeting location – Poplar Run Clubhouse, 13500 Stargazer Lane, Silver Spring, MD**

Minutes submitted by Dorinda Danneman, Secretary.