

Glenmont Exchange, Inc.
GlenmontExchange.org
Minutes of the October 27, 2014 meeting

Attendees: Josh Goodman, Bonnie Cullison, David Shaw, Rich Burnes, Ernie Benjamin, Peg Beck, Dorinda Danneman, Tony Fracasso, Nick Over, John Bogasky, Arquilla Ridgell.

The Minutes were approved.

Treasury balance is unchanged at \$447.50. Expenses for Domain name renewal were paid. Discussion on the draft budget was tabled until next month.

Officers John Bogasky and Tony Fracasso were sworn in.

Ernie Benjamin suggested rewording the Oath so it does not conflict with some members obligations as officers of their associations.

A Zoning committee was formed. It will be responsible for following progress at the new interchange and the Glenmont Shopping Center and smaller/local projects/problems with zoning. Goal is to identify problems, such as ICC noise, coordinating and sharing information. Members are Josh Goodman, Rich Burnes, and Ernie Benjamin, Chair.

Wheaton Redevelopment plans were announced. The press release is available at: http://www6.montgomerycountymd.gov/apps/News/press/PR_details.asp?PrID=14187.

The Equitable Bank building in Wheaton will be developed for mixed-use. The project is waiting on other projects before proceeding.

Nick Over, Federal Realty, spoke about the Plaza del Mercado redevelopment. They acquired the site several years ago, when Giant was planning to expand their store. Plans are to keep the Spanish motif and relocate some small tenants to accommodate the new larger buildings. The Property Improvement Plan includes a total facelift for the buildings and parking lot, added landscaping, rain gardens and storm water management. The current square footage of approximately 98,000 would increase to about 124,000, but there will be a few less tenant spaces.

He showed early proposals for elevations for the two large retail spaces. The color palette and bricks will be chosen to blend the old section with the new section. Plans are to soften the façade of the front corner office building. Signage will be upgraded and Starbucks patio area improved. All sidewalk areas will be replaced and re-landscaped.

Contracts are currently in process for the future grocery store. When leases are signed and contingency's cleared the new tenants will be announced. Expectation is for announcement before the end of the year.

Projected dates for project: Site plan – Q2 2015, then WSSC approvals. Break ground – Q3 or Q4 2015. 3 or 4 months to build shells. May be shopping in mid-2016.

There are no current plans to connect Plaza del Mercado to Layhill Village. They plan to add a connection to the community on the west side, remove barbed wire fence at rear and replace with an upgraded fence. They will also be adding landscaping in the rear.

Lighting will be changed to LED's. Anchor tenants usually want lots of lighting. Lighting will have to comply with Montgomery County's Dark Sky Rule.

Nick discussed drawbacks to the site: Its location between several other centers, setback from the road, L shaped design with two pads out front and the Pylon sign – would like to upgrade, but current zoning would require it to be smaller, and tenants have rights to signage.

They are in negotiations with a new gas station, the building would be renovated.

Bonnie Cullison said that Roger Manno and Marice Morales also planned to attend. Roger was sick, and Marice was held up at work.

The next Glenmont Exchange meeting will be held on Monday, November 24, 2014.

Minutes submitted by Dorinda Danneman, Secretary.