

Glenmont Exchange, Inc.
GlenmontExchange.org
Minutes of the March 23, 2015 meeting

Attendees: Jimmy Roembke, David Shaw, Victoria Henderson, HESSIE HARRIS, Rich Burnes, Michael Gelman, Michael Fisher, Mike Burrows, Peg Beck, Tony Fracasso, Dorinda Danneman, Aliyah Glenn, Arquilla Ridgell, Piero Marinucci, Ian Rothman, Michael Gregory, Charlotte Crutchfield, Josh Goodman.

The Agenda was approved. The Minutes were approved.

Treasurers report: The previous balance was \$467.50. Membership revenue to date is \$220.00, ending balance is \$687.50.

Reported by Planning and Zoning Committee –

LA Fitness has signed a lease with Federal Realty for space in Plaza del Mercado. Aldie is still interested/included in the renovation. LA Fitness will occupy a 2 story structure on the former Giant Food site; tenants from small spaces near the former Giant will be relocated to allow Aldie to occupy the space next to LA Fitness.

There was a link in the Agenda to a video about the proposed Wheaton Library and Recreation Center, which is still being delayed.

Josh Goodman spoke about development in College Park and its implications for development in Glenmont. The Knox Road area had many small apartment buildings and took 15 years to assemble and redevelop.

Discussion about the Glenmont Shopping Center was moderated by Mike Burrows. Property owners at the shopping center are making a decent living; what would make an owner want to improve? The property consists of many parcels, with fractured ownership, most are owned free and clear of mortgages. Some properties are owner operated; other businesses have long term leases.

There are cross easements for parking and utilities, some properties may have title issues. Owners would incur large expenses to consider redevelopment; planners, engineers, lawyers, etc. Redevelopment would require financing that might not be supported by demand for the improved property.

A charette was held as part of the Glenmont Sector Plan update, many of the owners were represented. An Enterprise zone was provided as an incentive for development. Access directly to the center from Metro was discussed, but did not work for Metro.

The Urban land Institute presented a report on the shopping center, available at http://glenmontexchange.org/GlenmontSectorPlanAndRelatedDocs/ULI_Glenmont.pdf.

Glenmont is not a market for office space, unless the county decided to transfer a department there like the relocation of Park and Planning to the center of Wheaton.

Suggestions from the audience for improvement in the near future include:

Repair Potholes.

Improve lighting.

Remove slab near CVS entrance that is used by loiterers.

Develop a circulation plan for the large portion of the center.

Reopen the entrance from southbound Layhill Road; this entrance was removed by SHA when Layhill was improved.

Improve pedestrian access to Metro station; improve access from main part of center to Randolph Road.

Start a Farmers Market.

Improve the roadway/circulation pattern between the two portions of the center with curbs, sidewalk and a stop sign.

Improve landscaping.

The community could express their views of the current situation in the center to the businesses.

Spring Stream Cleanup Event will be held Saturday, April 11, in Glenfield Park on Layhill Road. 9:00 am to 12:00 pm. Gloves will be provided. Contact Victoria Henderson at 301-922-1677.

The next Glenmont Exchange meeting will be held on Monday, April 27, 2015

Minutes submitted by Dorinda Danneman, Secretary.