

Glenmont Exchange, Inc.
GlenmontExchange.com

Minutes of the March 25, 2019 meeting

Attendees included Josh Goodman, Ian Rothman, Dorinda Danneman, Arquilla Ridgell, John Bogasky, Ira Unger, and Jimmy Roembke.

Jimmy Roembke, Buchanan Partners, provided an update on the Glenmont MetroCentre project. The original 350 garden apartments were built in the 1960s. The property was rezoned to increased density and 90,000 square feet of retail space. The central area of Glenmont is an “Enterprise Zone.” Glenmont MetroCentre is in the Enterprise Zone and is making use of those incentives.

Winchester Homes is building 171 townhouses at the corner of Glenallan Avenue and Layhill Road. The project is half completed and their sales pace has picked up. There is a small playground (a tot lot), alongside Glenallan Avenue. They are selling most units before constructing them, with only a few spec units available at any time. <https://www.winchesterhomes.com/maryland/glenmont-metrocentre/>

MI Homes has started building 46 townhouses. These will be larger 22-foot wide units, with up to four stories and up to four bedrooms. MI Homes will have a dog park for residents. <https://www.mihomes.com/new-homes/district-of-columbia/washington-dc/silver-spring/glenmont-metrocentre>

Site work for the multi-family building on Glenallan Avenue has begun. It will have 254 rental units and 4,000 square feet of retail. The four-story building should deliver in the summer of 2020. Parking will be in a gated garage that is surrounded by the building, with access in the rear. Spaces will be provided at 1.3 spaces per unit, with a small excess of parking for visitors with a pass.

A webpage for the building will be up soon. It will be managed by Jefferson Apartment Group.

The building will be a mix of unit types: Studio/1-bedroom, 1-bedroom, 2-bedroom and 2-bedroom with den. Average size of 850 square feet, average/range of rents from \$1,800 per month and up. Class A apartments (nice, luxury); “affordable” for “well located” apartments. Amenities will include a fitness center, swimming pool and game room. The county requires 12.5% of units (32 units) to be moderately priced. They are currently expecting to provide 39 units to the program, with a variety of bedrooms and floor plans. Moderately priced units are regulated for 99 years. All units in the building will have the same finish levels.

The remaining 165 garden apartments have been purchased from the original owner. Some of the units are being renovated and will be leased.

The last section to be developed, along Georgia Avenue, will be 3 or 4 multi-family buildings, probably 4 stories tall, with about 1,000 units. It will be either rental or condo. The 90,000 square feet of retail will be in that section. They would like to have a grocery, a gym, several restaurants,

etc., on the first floor in the building closest to Georgia Avenue. Parking could be provided in an adjacent building, also at ground level. Underground parking is much more expensive, and could make retail rents more expensive. They are working to obtain a grocer for the property and have had discussions with many retailers.

There will be a nature trail through the forest conservation easement in the rear of the development with fitness stations for the residents.

Students living in the Glenmont MetroCentre will attend Georgian Forest Elementary School, Argyle Middle School and Kennedy High School.

Buchanan has submitted an offer on the WMATA property on Georgia Avenue next to the new Metro parking garage. They are considering the property for retail. It is zoned CR, with a little sliver of R60.

Buchanan Partners is involved in other housing and retail projects in the Washington area.
www.buchananpartners.com

The former Montrose Church property on Randolph Road in Rockville, next to Loehmann's Plaza, is being developed by Winchester Homes with 104 townhouses.

Most of the excess of rental apartments in Wheaton have been absorbed.

Many members have expressed concerns about safety at various locations and intersections in our area. Vision Zero is a project to reduce accidents and deaths in the county. You can make comments at <https://mcreactmap.com/map> You can contact Councilmember Nancy Navarro's office at (240) 777-7968 or attend meetings of the Mid-County Citizens Advisory Board with your comments.

The next Glenmont Exchange Meeting will be Monday, April 22, 2019 at 7:30 pm in the Poplar Run Clubhouse, 13500 Stargazer Place, Silver Spring, MD 20906

Minutes submitted by Dorinda Danneman, Secretary.