

Glenmont Exchange, Inc.
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Minutes of the April 25, 2016 meeting

Attendees: Ian Rothman, Bob Schoenberg, Ernie Benjamin, John Bogasky, Katie Mullen, Arquilla Ridgell, Dorinda Danneman, Pete Jervey, Johnson, Jimmy Roembke, Tony Fracasso, Rich Burnes, Casey Anderson, Dominic Quattrocchi.

Casey Anderson, Chairperson, Maryland National Capital Park and Planning Commission (MNCPPC) Planning Board, spoke about the Agency's background. The MNCPPC is a Bi-County agency in charge of land use and transportation planning, with regulatory authority to review projects. The MNCPPC also own and runs the county parks.

Dominic Quattrocchi spoke about the Wheaton Regional Park Master Plan Update. The last master plan update was in 1987. The 538 acre Wheaton Regional Park is Montgomery County's largest, oldest park, and is centrally located in the county, by population. Ground was broken for the park on April 1, 1963, with the original development completed by 1968. Wheaton Regional is the most heavily used Regional Park in the system, with 11 miles of trails, both hard and natural surface.

The Shorefield Road area has pavilions, picnic areas, a train, a carousel, Pine Lake and the Stubbs farm Bank barn. The carousel was a donation from the Ovid Hazen Wells family. It will eventually be moved to Ovid Hazen Wells Park in Clarksburg, and will be replaced with a different carousel.

The Glenallan Avenue area has the award-winning 50 acre Brookside Gardens, Brookside Nature Center and the Stables, providing access to 300 acres of forest and trails. The Harper family homestead is located at the Nature Center (the log cabin).

The parking lot improvements at Brookside Gardens are complete, with new water features and seating. The parking lot has environmentally friendly runoff controls. The Gardens received a \$1M donation to upgrade facilities and provide new horticultural space. Brookside Gardens has its own Master Plan. The Butterfly Exhibit opens April 27, 2016.

The Arcola Athletic complex has tennis courts, ball fields, a dog park, hockey rink and an ice rink.

There are 12-14 acres left available for future development in the park; goal is to keep 2/3 of the park undeveloped.

Issues to deal with when updating the Master Plan:

- Collect data
- Know our Customers
- Consider increase in population density
- Additional recreational amenities

Improve connections into and out of park
Preserve and enhance environment

Issues identified so far:

Shorefield – Picnic area is overcrowded, Carousel relocation/replacement, inefficient parking and circulation.

Brookside – Nature Center is old, lack of connection to other areas.

Athletic area – No rectangular fields, need another road access, areas for expansion, inefficient parking and circulation.

Undeveloped areas – Invasive species, eroded streams, deer management.

Stables – Aging buildings, drainage and flooding.

Maintenance facility – needs updating.

Opportunities for new amenities include: Rectangular fields, adventure sports, paintball, mountain biking, velodrome, community gardens, circumferential trail, 5K or 10K marked course, bocce, volleyball, add curling to ice rink, re-establish McDonald's Farm, park trolley, group campground, public access to Stubbs Bank barn.

The revised Master Plan is expected to be presented to the Planning Board in June 2016. Two public meetings are planned for summer 2016. The Staff Draft is expected in October 2016 and the Planning Board Meeting in November 2016. Adoption by the Council should occur in January 2017.

http://www.montgomeryparks.org/PPSD/ParkPlanning/Projects/wheaton_regional/wheaton_regional.rp.mp.update.shtm

The Glenmont Master Plan indicates a pedestrian connection from the projected Glenmont Town Center to the Shorefield Road area of the park.

Glenmont Shopping Center – No clear path forward towards development. Ownership is fragmented, lots are strips with cross easements.

Wheaton is currently focus of redevelopment. Park and Planning is building their HQ there. Safeway building is leasing up ok, there will soon be two additional buildings, AVA Wheaton and Park and Planning HQ.

Housing prices are outpacing growth and income in the county. Younger people would rather be in DC.

ICC has not seemed to drive development in the East County; the ICC was not intended to induce development opportunities.

The next Glenmont Exchange meeting will be held on Monday, May 23, 2016
Minutes submitted by Dorinda Danneman, Secretary.