

Glenmont Exchange, Inc.
GlenmontExchange.org

Minutes of the September 28, 2015 meeting

Attendees: Josh Goodman, Ian Rothman, Ernie Benjamin, Dorinda Danneman, Rich Burnes, Steve Hines, David Shaw, Beth Shapiro, Rob Shapiro, Brigida Krzysztonik, Aliyah Green, Mel Brenner, Tony Fracasso, Mark Becker, Arquilla Ridgell, Charlotte Crutchfield, Sid Waldstreicher, Craig Kates, Teresa S., Lawanda Elliot, Matthew Monahon.

The Minutes of the June meeting were approved. The Agenda was approved.

The Treasurers report was approved. Balance at August 31, 2015 was \$878.00, after \$25 Website Expense.

Report from the Zoning Committee.

Layhill Road north of Bel Pre will be resurfaced with sewer line replacement and tree trimming. The right hand turning lane on Layhill Road into Poplar Run has been completed, signal light construction began recently. The new Laundromat on Layhill Road is open. The old laundry parking lot is now additional parking for The Stained Glass Pub.

No further news on Rt 28 improvements between Norbeck and Burtonsville. Glenmont grade separation work is ongoing. No changes at the Glenmont Shopping Center. Ground has been broken at Privacy World.

Matt Monahon, Federal Realty, spoke about the plans for Plaza del Mercado. The Giant closed in 2011, Federal Realty looked for a new grocery store. Aldi's wanted to be near a fitness center. LA Fitness wanted more square footage. 2012 zoning was for a maximum of 14,000 square feet, a text amendment was obtained for a 40,000 square foot store. Site plan has been approved; some smaller units will be demolished. Leases were signed and permits were obtained in 2015.

Aldi will have 17,969 square feet, LA Fitness will have 37,000 square feet. Construction will begin in the Winter 2015, redevelopment should be complete in Fall 2016, +/- 3 months. Matt showed a rendering of the Aldi and LA Fitness elevation, preserving the Spanish colonial look with colors and tiles. The rest of the center will get a facelift, planters will be removed. The pedestrian experience will be improved. Landscaping will be added near storefronts and to parking lots, signage will be improved. The roof line will be changed. Matt can be reached with questions at mmonahon@federalrealty.com.

http://www.federalrealty.com/media/property_documents/Plaza_del_Mercado_Site_Plan.pdf

Suggestions for future guests were requested from the membership. Some possibilities are: Owners from the Glenmont Shopping Center, Privacy World townhouses, Interchange update, Transit Authority BRT project.

Privacy World project: First phase will be townhouses; second phase will be mixed use, low-rise residential and retail; third phase will include a high-end grocery, pharmacy, movies, large well known retailers. The privately funded 5-6 year plan is still changing. Privacy World has contracted with Winchester to build the townhouses in the first phase.

Roy Rogers is coming to Aspen Hill, in the Northgate Shopping Center, near Boston Market.

The KFC building that was damaged by a bus several years ago has been knocked down.

Members are requested to bring ideas to the next meeting about how to increase commerce in Glenmont and bring recognition to the area. Glenmont has a lot of land that 'needs' to be redeveloped, it is the last area of its kind near the Beltway.

The next Glenmont Exchange meeting will be held on Monday, October 26, 2015

Minutes submitted by Dorinda Danneman, Secretary.