

## GLENMONT COMMUNITY VISIONING: WORKSHOP #3

### Summary of Comments

March 21, 2012

#### General Comments

- Everything looks good – bring it on.
- I agree with the overall vision.
- Please let me know if there is anything I can do to support the success of the vision.
- Whose idea is it to further develop Glenmont? Whose interests does it serve? We are being presented with a fait accompli: “Glenmont will develop, now comment.”
- Respect private property, including at Glen Way Condominiums.

#### Vision Statement

- The revised vision statement is a vast improvement over the original. It does seem to incorporate comments I've made and heard, and I appreciate the changes.
- Build it.
- I like the new vision statement a lot. I think you mentioned all the suggestions from people.
- Vision statement is fine.
- I would add “not dense” to the adjectives describing Glenmont. Why additional development? To what end? To whose goal and interests?
- What makes Glenmont “unique” in the vision statement? It has no focal point.

#### Land Use

##### *Building Heights and Density*

- Would not mind having predominantly 4-6 story buildings along the east side of Georgia Avenue, including mixed use from the Metro South to the southern boundary of the Glenmont sector.
- Building heights of about 5 stories are appropriate in the center.
- No high-rise development – buildings should be only 2-3 stories throughout Glenmont.
- The amount of residential density proposed for the Privacy World redevelopment is about right for all the areas considered for redevelopment.
- There is a need for better design and density by the town center (Glenmont Shopping Center), so that what is built will last longer than 20 years (i.e., White Oak, Rockville Pike, Tysons Corner). Let's not build something that will be undesirable in future years.
- Like that development density increased across Randolph Road.

##### *Land Use Elements Liked*

- The new Metro entrance in the shopping center area is very important.
- The bird's eye perspective is a decent attempt. It demonstrates a possibility for the Glenmont Shopping Center.
- Buildings fronting on Georgia Avenue and Randolph Road.
- Landscaping along Georgia Avenue and Randolph Road.

- Water tower as focal point.

#### *Land Use Concerns*

- The Shopping Center site is broken up in a way that discourages assemblage of properties.
- The plan does not address future redevelopment across Georgia Avenue.
- What does “step back” development mean? The presence of townhouses will ruin the single-family streets that abut them. Do not use Clarendon and Northern Virginia as examples for development.

### **Transportation and Parking**

#### *Roadways and Access*

- Concern that the new connection between Randolph Road and Georgia Avenue will become a shortcut for commuters; the connection should be indirect and discourage shortcuts.
- Shift both directions of Layhill Road to the north to create a larger area for mixed-use development, to minimize the number of streets to cross, and to slow traffic on Layhill. Relocate the Georgia Avenue entrance to the Shopping Center to the current location of Layhill Road, in order to create safer traffic flow and fewer backups.
- Concerns about the Layhill bifurcation:
  - Concerned about the impact on traffic patterns, congestion and ease of access to destinations.
  - Will make it difficult to travel between home and Plaza del Mercado.
  - It will move traffic to Glenallan Avenue and Randolph Road.
  - What is the purpose and how will traffic patterns change?
  - A slight relocation to T intersection would provide better traffic flow, create less pavement area, and preserve private property and businesses.
  - Layhill Road as shown will be a greater hazard for pedestrians. Eliminate it and use Glenallan Avenue to go to Georgia Avenue or Randolph Road.
  - Provide safer access to the shopping center from southbound portion of Layhill Road.
- Concerned that the road "behind" the current Privacy World site will reduce the barrier between development on the Privacy World property and the train storage yard, reducing the "livability" of units to be built and increasing noise through vehicle traffic on the road.
- Plan for permeable BRT lanes that cars can pass through; maintain direct access to neighborhoods off Georgia and Randolph.
- Traffic on Georgia Avenue does not improve with the creation of two new intersections.
- Streetscaping sounds good. Do you envision fewer traffic lanes to accommodate the streetscaping, or will roads be widened even more?
- Starling Drive does not exist, as shown on the maps.

#### *Parking*

- Short-term parking structure needed to accommodate retail customers from outside the area.
- Lanes in parking areas must be clearly marked.
- Metro garages can complement the Shopping Center parking on evenings and weekends.
- How would parking occur in the Layhill triangle?

## **Pedestrian and Bicycle Connections**

- Dislike that pedestrians now have to cross two streets, as compared to one, to access Metro and Shopping Center.
- Additional safe crossings needed at:
  - Randolph Road at Judson Road.
  - Georgia Avenue at Judson Road.
  - Underground crossing to/from Metro.
  - Randolph Road: Consider traffic lights or a pedestrian/bike bridge; just adding different pavement will not make it “safe enough” to cross.
  - Open space connection to Brookside Gardens; new traffic light needed.
- Suggested bike and pedestrian connections:
  - Easy accessibility to nearby schools, recreation facilities and libraries
  - Bikeway to Weller Elementary School, Loiderman Middle School and Wheaton High School.
- Like the idea of connecting paths, trails, and walkways.
- Need to extend paths further.
- Concerns about trails and paths:
  - Remove open space connection and path through Glen Way Condominiums.
  - Does the greenway pass through Country Boy? Greenway idea might be useful, but not at the expense of Country Boy.
  - A portion of the hiker-biker trail crosses a stream as it turns north in the area between Layhill Road and Randolph Road. Would it be better to relocate the trail slightly to the west, just outside the green area shown on the map?
- Must create safe walking conditions within the shopping center.
- Where will land for the bikeway along Glenallan Avenue come from? The existing right-of-way?

## **Design / Visual Character**

- Design buildings to allow for sunlight.
- Incorporate design guidelines to prevent visual eyesores (i.e., tall/neon signs with lighted billboards), as in Old Town Alexandria.
- Water Tower: As a celebration of our diversity, paint the tower as a soccer ball on one side and a baseball on the other.
- Need to address the aesthetics of the rail yard.

## **Open Space**

- Remove open space connection at Glen Way Condominiums.
- Add a green buffer along the northern edge of the shopping center site, south of Glen Way condominiums.
- Medians on Denley Road are turned into one large community/recreation space; currently used by all neighborhood kids for playing.
- Do not understand where the market square is.
- Put a playground at County-owned site at the intersection of Georgia and Randolph.
- Reserve the area north of Saddlebrook Park for church park.

### **Social, Economic and Demographic Issues**

- The vision and Sector Plan update need to address affordable, quality early childhood/preschool care within easy access of Glenmont Metro.
- Planning Staff should look into creating an Enterprise Zone for Glenmont, similar to Wheaton and Downtown Silver Spring to encourage redevelopment sooner, rather than later.
- Empty rental units do not help any segment of the community.
- Google maps and other map sites refer to “Wheaton-Glenmont” – make Glenmont its own destination on websites and maps.

### **Environment**

- Stormwater management is very important.
- Respect existing green areas. Development is not always good for the community and nature.

### **Public Facilities**

- Reserve locations for future public facilities, such as schools, libraries, and a community center.
- Change in Glenmont should address area schools.