

# GLENMONT COMMUNITY VISIONING WORKSHOP #2

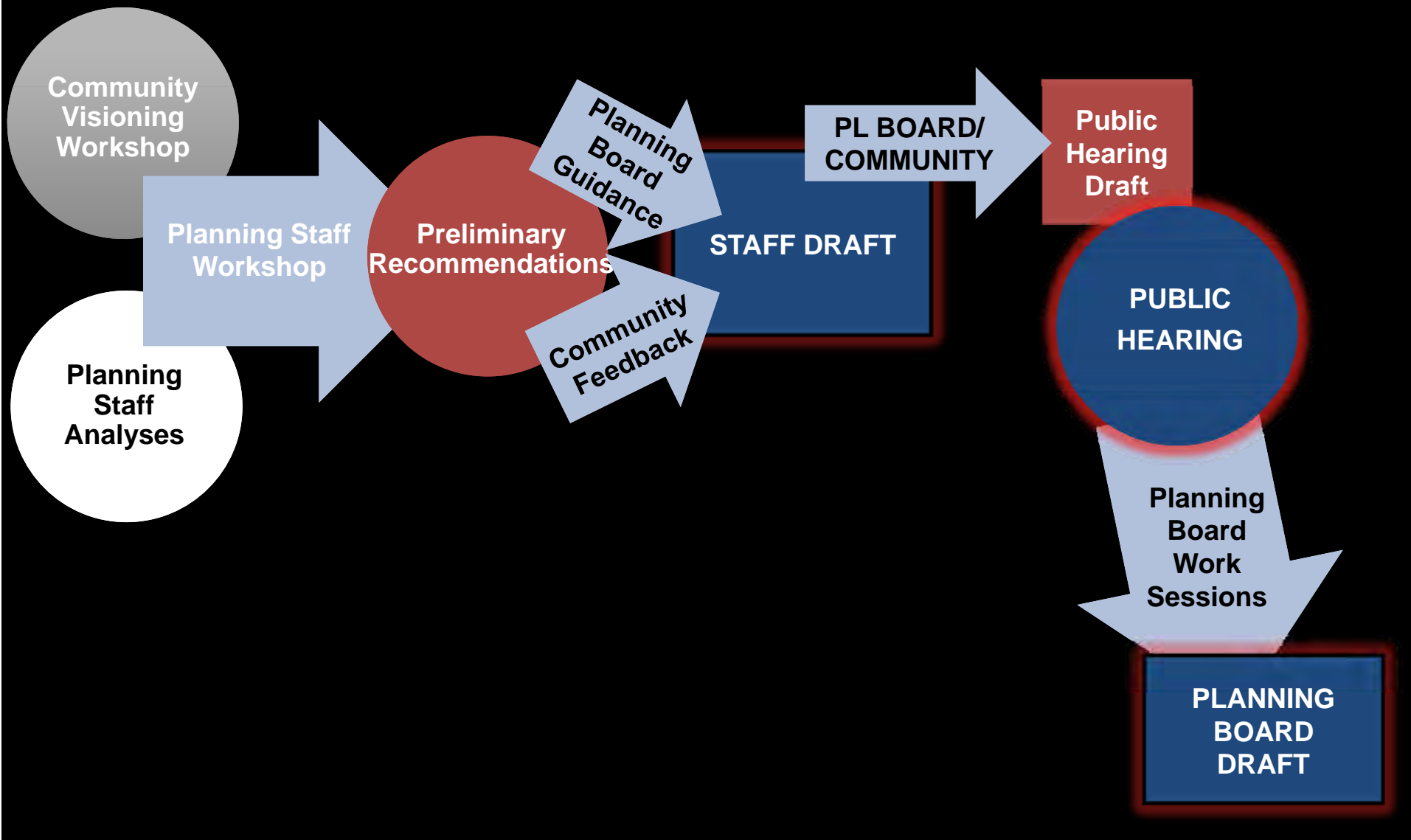


FEBRUARY 22, 2012

# AGENDA

- Project schedule and background summary
- What have we done so far?
- What did we learn from Workshop #1?
- Preliminary Vision
- Small Group Discussion

# SECTOR PLAN SCHEDULE



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January 26, 2012

Scope of Work

February 4, 2012

Community Workshop #1

**February 22, 2012**

**Community Workshop #2**

March 2012

Community Workshop #3

April 2012

Draft Recommendations

June 2012

Staff Draft

September 2012

Planning Board Public Hearing

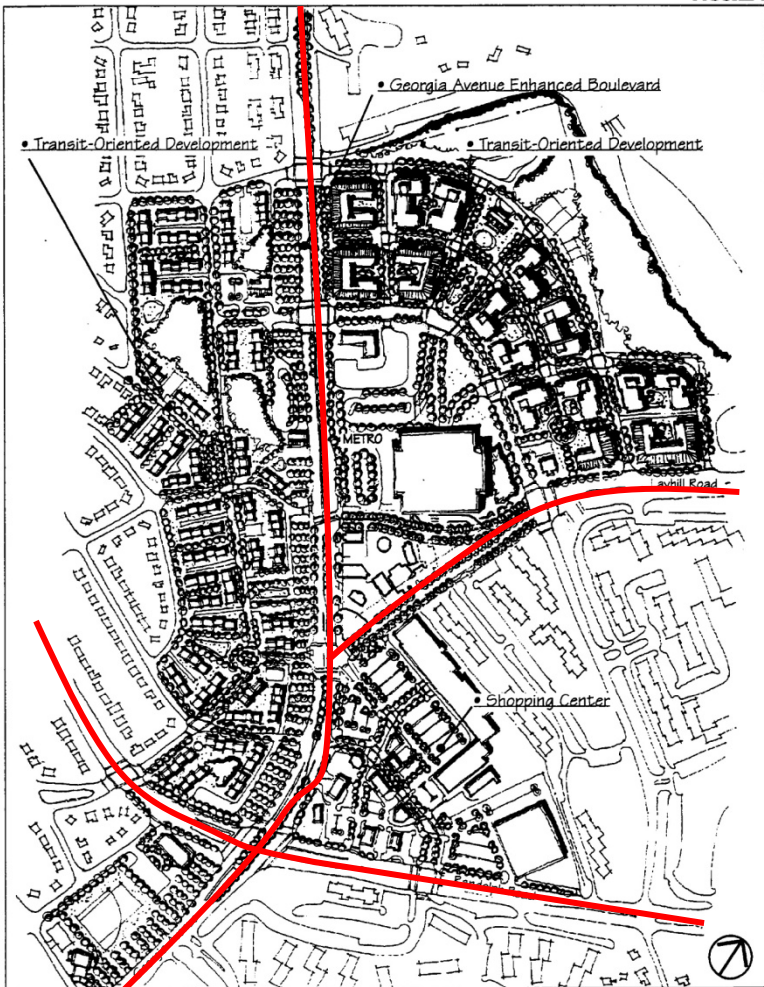
October - December 2012

Planning Board Work Sessions &  
Planning Board Draft

# 1997 GLENMONT SECTOR PLAN

## GLENMONT VILLAGE CENTER: LONG RANGE VISION

FIGURE 9



## GLENMONT VILLAGE CENTER

- Mixed-use development
- Georgia Avenue enhanced boulevard
- Pedestrian- and bicycle-friendly
- Interconnected street system

## RESIDENTIAL NEIGHBORHOODS

- Stable residential neighborhoods
- Environmental features as amenities
- Interconnected bicycle and pedestrian system

# WHAT HAVE WE DONE SO FAR?



# STAKEHOLDER OUTREACH

Several community stakeholders were interviewed to gather information on the community's strengths, weaknesses and opportunities, including:

- Glenmont Shopping Center property owners
- Representatives of local churches
- Representatives of local civic associations
- Representatives of local community organizations
- Montgomery County staff
- Council members

# WORKSHOP #1

- Saturday, February 4, 2012
- Purpose:
  - Identify the area's strengths, challenges and opportunities
  - Begin developing a vision for Glenmont
  - Ask questions and receive answers
- Approximately 95 people attended



# WHAT DID WE LEARN AT WORKSHOP #1?



# BREAK-OUT GROUP QUESTIONS

1. What do you love about Glenmont and would not want to change?
2. What are the three most pressing issues in Glenmont today?
3. How can Glenmont take advantage of its Metro station (and the possible introduction of Bus Rapid Transit)?
4. What kinds of changes would you like to see at the Glenmont Shopping Center?
5. What other changes are needed in Glenmont regardless of what occurs at the Shopping Center?
6. Is the following vision from the 1997 Glenmont Sector Plan still valid? If not, how would you update it?

*“The Glenmont of the future will be a transit-oriented area. A compact mixed-use center will be the focus of community activity and will establish a sense of place. New development will be concentrated around the new Metro station. Existing neighborhoods with single-family homes surrounding the new development will be preserved and protected.”*



# BREAK-OUT GROUP RESPONSES

## 2. What are the three most pressing issues in Glenmont today?

- Glenmont Shopping Center retail and appearance
- Pedestrian and bicycle accessibility and safety
- Future plans for Privacy World

*Also .....*

- Crime and public disorder
- Traffic congestion



# BREAK-OUT GROUP RESPONSES

## 3. How can Glenmont take advantage of its Metro station (and the possible introduction of Bus Rapid Transit)?



- Mixed-use development with residential, retail and restaurants
- Neighborhood support services and amenities
- Transit connections to and from the Metro
- Bicycle facilities
- Improved pedestrian facilities

# BREAK-OUT GROUP RESPONSES

## 4. What kinds of changes would you like to see at the Glenmont Shopping Center?



- Town Center
- Green space
- Expanded mix of retail
- Destinations for residents, visitors and commuters
- Improved pedestrian and vehicular access
- Connected network of streets
- Improved visual appearance
- Lighting
- Organized parking

# BREAK-OUT GROUP RESPONSES

5. What other changes are needed in Glenmont regardless of what occurs at the Shopping Center?
- Mixed-use development that would respect surrounding neighborhoods
  - Improved pedestrian connections and facilities
  - Streetscape improvements and amenities
  - Low to moderate building heights
  - Community gathering spaces
  - Improved vehicular access
  - Intersection improvements
  - Improved bicycle facilities
  - A community identity
  - Neighborhood services
  - Office development
  - Hotels



# BREAK-OUT GROUP RESPONSES

6. Is the vision from the 1997 Glenmont Sector Plan still valid? If not, how would you update it?

**YES, BUT IT NEEDS TO BE IMPLEMENTED!**

- Neighborhood-oriented retail that fosters local businesses and diversity
- Housing and community facilities that appeal to a diverse population
- Focused redevelopment of the shopping center
- Pedestrian and bicycle connectivity
- Additional green spaces and parks
- Neighborhood diversity



# COMMENT SHEET RESPONSES

1. How do you think people outside of Glenmont view this area?

## **POSITIVE IMAGES EXPRESSED**

- Green space
- Affordable and comfortable residential communities
- Convenient to public transit

## **NEGATIVE IMAGES EXPRESSED**

- Unsafe/dangerous
- Dull, unattractive
- Pass-through
- Unappealing stores
- Traffic problems
- Lower income area
- Part of Wheaton
- End of Red Line

# COMMENT SHEET QUESTIONS

## 2. What should Glenmont's image/identity be in the future?

### **A DESTINATION**

- Mixed-use development with better shopping
- People walking and biking
- A community with its own identity
- Source of revenue for the County
- Affordable entertainment and activities

### **A WALKABLE, PLEASANT MIXED-USE CENTER**

- A town center with a focal point
- Multimodal boulevards with safe pedestrian and bike facilities
- Serves local residents and attracts visitors
- A hotel

### **A FAMILY-ORIENTED COMMUNITY**

- Safe and enjoyable for families and young people
- A diverse community
- Green spaces
- Accessible to transportation options and community services
- Police presence
- Improved pedestrian, bicycle and vehicular connectivity
- Affordable single-family housing
- Better appearance

# PRELIMINARY VISION



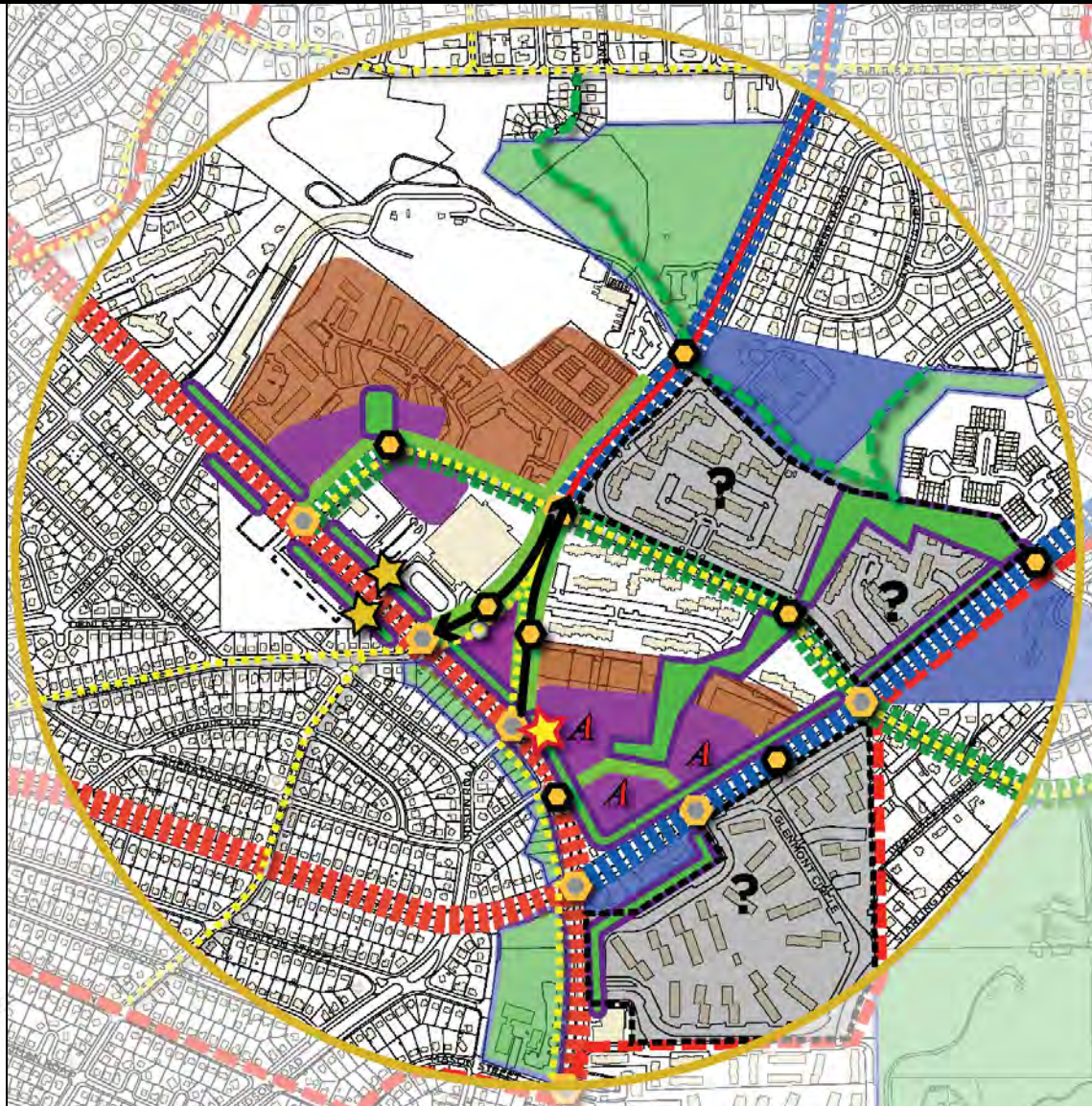
# KEY FOCUS AREAS

The feedback from Workshop #1 indicates that the following are priority focus areas for the community :

- Improvement of the Glenmont Shopping Center
- Pedestrian and bicycle facilities and accessibility
- Public gathering spaces and amenities

# PRELIMINARY VISION

-  SECTOR BOUNDARY
-  1/4-MILE RADIUS
-  BUILDINGS
-  WMATA PARKING GARAGE
-  PLANNED FIRE STATION RELOCATION SITE
-  STREETS
-  WATER TOWER
-  METRO ENTRANCES
-  POTENTIAL METRO ENTRANCE
-  PUBLIC FACILITIES
-  PUBLIC OPEN SPACE
-  BIKEWAY
-  PLANNED BIKEWAY
-  PLANNED HIKER/BIKER TRAIL
-  POTENTIAL PUBLIC OPEN SPACE
-  POTENTIAL MIXED USE
-  POTENTIAL RESIDENTIAL USES
-  POTENTIAL TRANSIT BOULEVARDS
-  POTENTIAL PARK STREET
-  POTENTIAL BOULEVARDS
-  PLANNED LAYHILL ROAD SEPARATION
-  SAFE CONNECTIVITY POINTS
-  POTENTIAL SAFE CONNECTIVITY POINTS
-  CHANGE SUGGESTED FOR LARGE PARCELS
-  POTENTIAL ANCHOR RETAIL
-  POTENTIAL IMPORTANT STREETSCAPES



# HOW MIGHT GLENMONT LOOK?



Existing condition of International Blvd at 81st Ave.

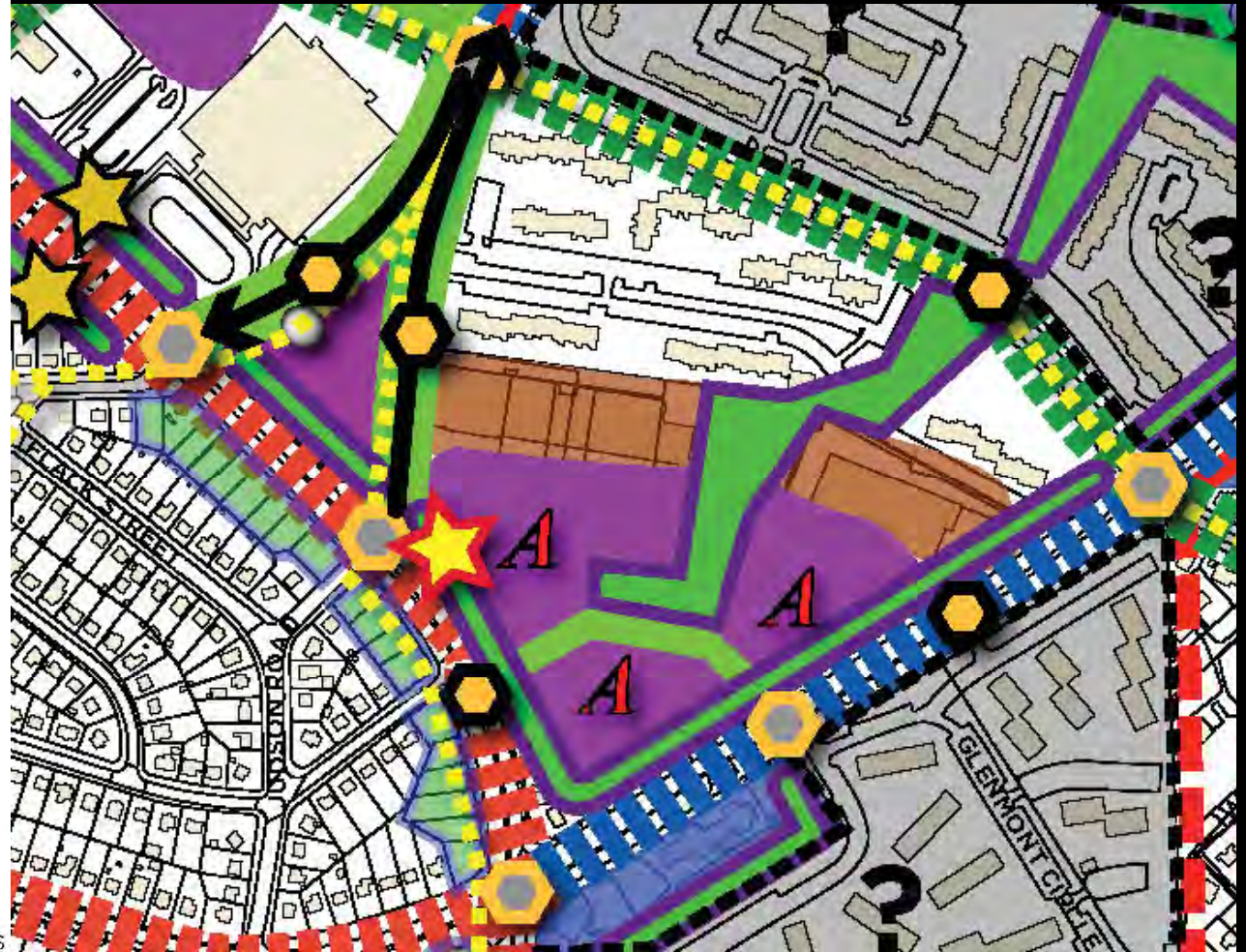


Design Vision for International Blvd at 81st Ave with Bus Rapid Transit service.



# A CLOSER LOOK

- SECTOR BOUNDARY
- 1/4-MILE RADIUS
- BUILDINGS
- WMATA PARKING GARAGE
- PLANNED FIRE STATION RELOCATION SITE
- STREETS
- WATER TOWER
- METRO ENTRANCES
- POTENTIAL METRO ENTRANCE
- PUBLIC FACILITIES
- PUBLIC OPEN SPACE
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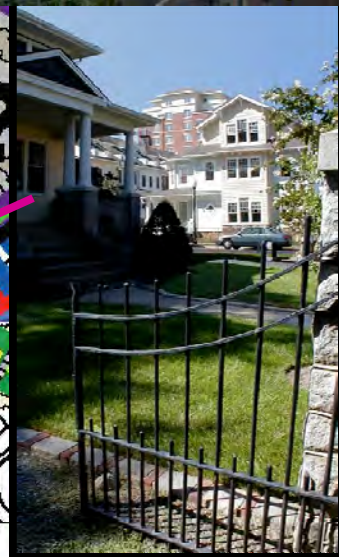
GLENMONT

# HOW MIGHT DEVELOPMENT LOOK?



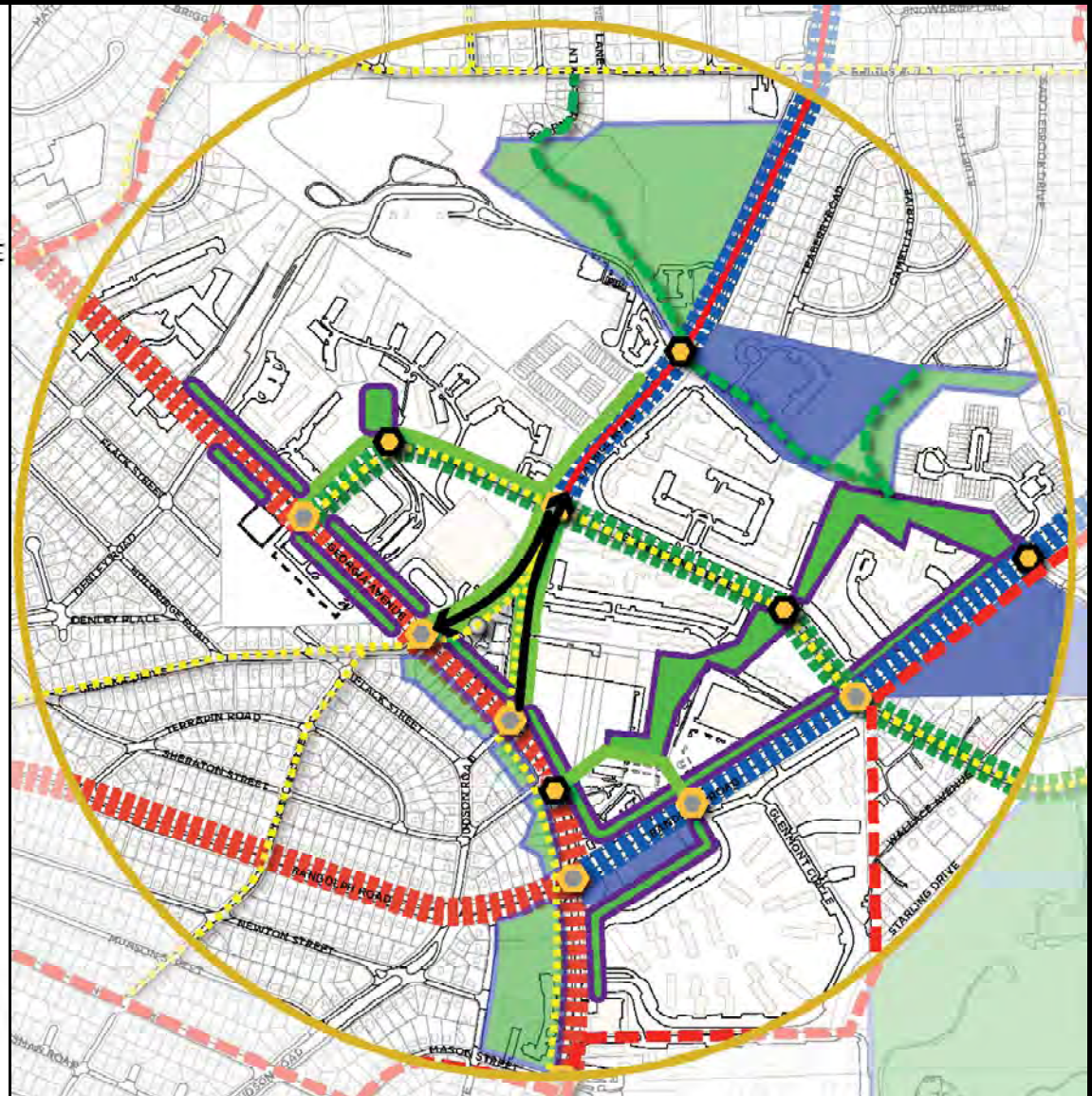
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# SHOPPING CENTER REDEVELOPMENT



# PUBLIC REALM IMPROVEMENTS

-  SECTOR BOUNDARY
-  1/4-MILE RADIUS
-  BUILDINGS
-  WMATA PARKING GARAGE
-  PLANNED FIRE STATION RELOCATION SITE
-  STREETS
-  WATER TOWER
-  PUBLIC FACILITIES
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# HOW MIGHT STREETS LOOK?



Existing condition of International Blvd at 81st Ave.



Design Vision for International Blvd at 81st Ave with Bus Rapid Transit service.



# HOW MIGHT SIDEWALKS LOOK?



# HOW MIGHT OPEN SPACES LOOK?



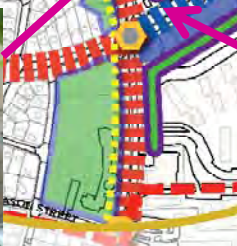
# PUBLIC REALM IMPROVEMENTS



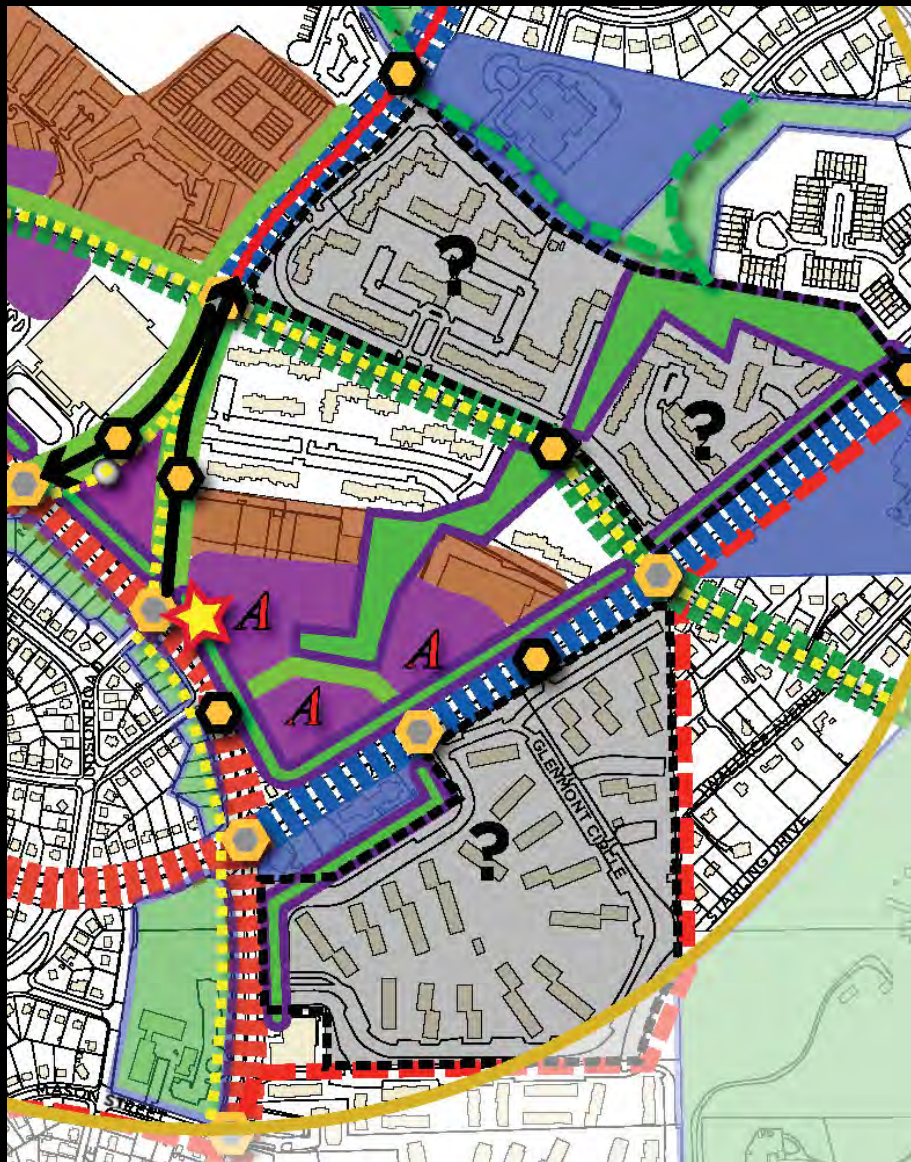
Existing condition of International Blvd at 81st Ave.



Design Vision for International Blvd at 81st Ave with Bus Rapid Transit service.



# WHAT ARE THE ‘?’ AREAS?



- Land owners have expressed interest in future redevelopment
- Their redevelopment potential will be evaluated in the Sector Plan
- Want to hear from YOU about how these areas might support the vision for Glenmont's future

# SMALL GROUP DISCUSSION



# DISCUSSION AGENDA

Preliminary Vision Discussion

8:00 – 8:40 PM

Next Steps / Adjourn

8:40 – 9:00 PM

# DISCUSSION QUESTIONS

***Please spend 20 minutes discussing each of following questions:***

1. Does the Preliminary Vision appropriately capture your vision for the Glenmont community? What do you like most about this and what would you do differently?
2. Please take a look at the portions of the Sector Area with question marks on them. How might these areas change in the future to support the vision for Glenmont? What scale of development, and what land uses, do you think might be appropriate for these areas if they redevelop?

# NEXT STEPS



# NEXT STEPS

## WORKSHOP #3

MARCH 21, 2012

7:00 - 9:00 PM

SADDLEBROOK FACILITY

**QUESTIONS??**

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