

GLENMONT COMMUNITY VISIONING WORKSHOP #2
Summary of Participant Feedback

February 22, 2012

- 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?**

Feedback on the Preliminary Vision

Features Liked

- Like the concept!
- Layhill Road bifurcation
- Preserving quiet single-family community
- Town Square idea
- Medium-density buildings (5-6 floors)
- Mixed-use development
- Taller buildings in the center
- Hiker / biker trail
- New Metro entrance
- Open community area
- Green spaces
- Park Street
- Walking accommodations
- Transportation improvements that encourage walking, biking and using the Metro
- Ability to contribute to ideas for the “?” areas
- Improvements to Layhill Road to Georgia Avenue

Concerns

- Glenallan Avenue is not wide enough for bike lanes and on-street parking
- Too much open space (e.g., open space through Glenway Gardens; open space in Glenmont Shopping Center)
- The plan is unrealistic
- The bifurcation of Layhill Road; redevelopment potential of Layhill Triangle given its isolation with the new road patterns
- Potentially too many traffic lights
- Need the density to support the amenities
- Potential traffic impact of the new Metro garage on the surrounding road network
- Concern for current residences in areas to be redeveloped
- Higher density development that is located close to the park
- Practicality of creating a green space in the redeveloped Glenmont Shopping Center
- Density at Privacy World
- Ability to preserve the affordability of single-family homes

Specific Suggestions

Access

- Improved Glenmont Circle/Randolph Road intersection (jughandle)
- Improved vehicular access into the Glenmont Shopping Center
- Improved pedestrian and bicycle access to Brookside Gardens
- Slower traffic speeds on major streets
- Signalized Livingston Street and Randolph Road intersection
- Extended Boulevard designation (streetscape improvements) north on Layhill Road
- Safe crossing points at the intersections of Randolph Road with Livingston Street and Terrapin and Judson Roads
- Increased Metro access on the west side of Georgia Avenue
- A pedestrian bridge over Georgia Avenue to improve connectivity between the east and west sides of Glenmont
- Efficient access to the Metro garage
- Internal street connections
- Speed bumps in Glenmont Shopping Center parking lot
- Accessibility for seniors along Middlevale Lane
- Transform Georgia Avenue/Layhill Road intersection into a T-intersection
- Establish crosswalks on Randolph Road to the Glenallan Elementary School
- Improve access from Newton and Livingston Streets to Metro
- A circulator bus connecting the existing neighborhood to future development

Development

- Want entire Glenmont Shopping Center shown as mixed-use
- Use public art to demonstrate community pride
- Elderly and senior care facilities
- Hotel
- Dedicated daycare and playground facilities for children
- Abandonment of Layhill Road north of Georgia Avenue to expand the Glenmont Shopping Center
- Effective use of land that comprises the Layhill Triangle
- Transform Glenallan Road to become a “main street” with retail uses
- Adequate density at Glenmont Shopping Center to attract retail and establish destinations
- More density; allow height
- Green building
- Increased density for First Assembly Church on Georgia Avenue
- Commercial office uses along Randolph and Layhill Roads
- Area should become an employment anchor
- Buffers between high-density areas and existing residential development
- Higher density development north of Georgia Avenue
- Diversity of architecture
- Grocery store
- Entertainment center
- Artistic landmark
- Lake feature
- Local small businesses retained to preserve community diversity
- Family-friendly development

Public Facilities

- Lighting at Glenfield Park and the Metro
- Dedicated active and passive open space areas
- A neighborhood park on Judson Road
- A community garden, village green and/or playground at the County-owned property along Georgia Avenue, south of Randolph Road
- Sports fields
- Water tower redesign
- Extension of Glenmont Greenway to the south
- Improved access to existing community open spaces
- Median fences
- Incorporation of community themes (history of the area, pride and ownership of community) in green space common areas (e.g., interpretive kiosks)
- Trash cans along sidewalks

- 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?***

General Comments

- Development must be connected and not disjointed
- Attract a range of people
- Integrate community green space
- Professional services
- Appealing architecture
- 55+ community
- Allow enough density to develop mix of uses (CR zoning)
- Provide incentives
- If development in these areas can attract the development desired for shopping center before the shopping center redevelops, it should be encouraged
- Complete the Glenallan Avenue loop back to Georgia Avenue
- Sports and recreational facilities
- Prefer areas to remain residential until development occurs in the core
- Mid-rise apartments
- Affordable units
- Diverse retail
- "International Town Square"
- Neighborhood services (restaurants, cafes, dry cleaners, etc)
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Area North of Glenallan Avenue and East of Layhill Road

- Hotel
- Apartments

- Break up area north of the shopping center into a walkable grid pattern with residential development

Area at Randolph Road / Glenallan Avenue Intersection

- Professional office buildings (medical offices)
- Townhouses
- Residential development

Area East of Randolph Road/Georgia Avenue Intersection

- A greenway link along Glenmont Circle to Wheaton Regional Park
- Townhouses
- Mixed-use development (not high-rise)
- Retail fronting onto Randolph Road
- Commercial office uses in mixed-use
- Concern about whether or not an office market is realistic here
- Hotel