

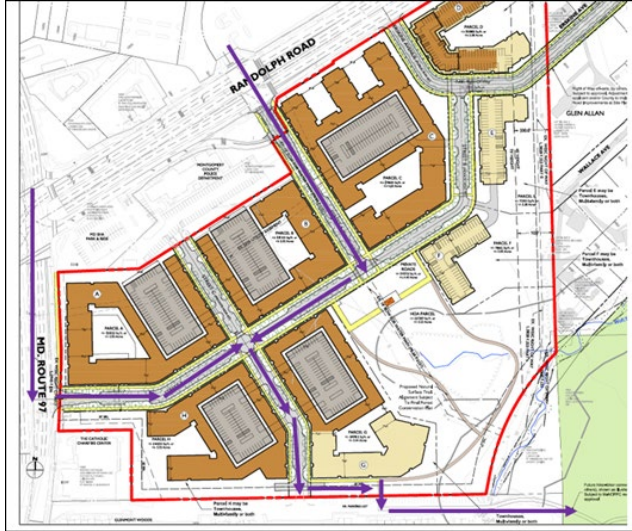
# Item 6 - Correspondence

**From:** [Tettelbaum, Emily](#)  
**To:** [John Bogasky](#); [MCP-Chair](#)  
**Subject:** RE: Hiker/Biker Connection to Wheaton Regional from Glenmont Forest  
**Date:** Thursday, May 23, 2024 11:56:39 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image008.png](#)  
[image001.png](#)

Mr. Bogasky,

You have a very good point about a pedestrian connection from the shopping center through the Glenmont Forest property to the Park, and we are hoping to establish that connection. A lot more work and coordination will be necessary moving forward, but the pedestrian connection through the Glenmont Forest property (from the north) will hopefully look something like the purple arrows in the graphic below.

Best Regards,  
Emily



**Emily Tettelbaum**  
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**From:** John Bogasky <[johnbogasky@hotmail.com](mailto:johnbogasky@hotmail.com)>  
**Sent:** Wednesday, May 22, 2024 10:08 AM  
**To:** Tettelbaum, Emily <[Emily.Tettelbaum@montgomeryplanning.org](mailto:Emily.Tettelbaum@montgomeryplanning.org)>; MCP-Chair <[mcp-chair@mncppc-mc.org](mailto:mcp-chair@mncppc-mc.org)>  
**Subject:** RE: Hiker/Biker Connection to Wheaton Regional from Glenmont Forest

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Emily,

Thank you very much. I was not aware of this detail, and the developer did not bring it up when their team attended our Glenmont Exchange meeting.

My comments also addressed the need for pedestrian access via an accessible hard surface through Glenmont Forest from a redeveloped Glenmont Shopping Center. The Wheaton Regional Park Plan does not address this. I don't expect many would choose to walk south on Georgia Ave and then down Georgia Pl. They would be more likely to drive to the Shorefield playground area. The Glenmont Sector Plan calls for significantly increased residential density in the Glenmont area. Pedestrian access to the park and the investment needed to create it should match the anticipated large number of residents that will use such access in the future.

I lack the engineering expertise to prescribe the best route. I am asking the Planning Board to consider the broader need and link plans for Glenmont Forest redevelopment with direct, accessible, welcoming pedestrian access to Wheaton Regional Park from both Glenmont Forest and a redeveloped Glenmont Shopping Center.

Regards,

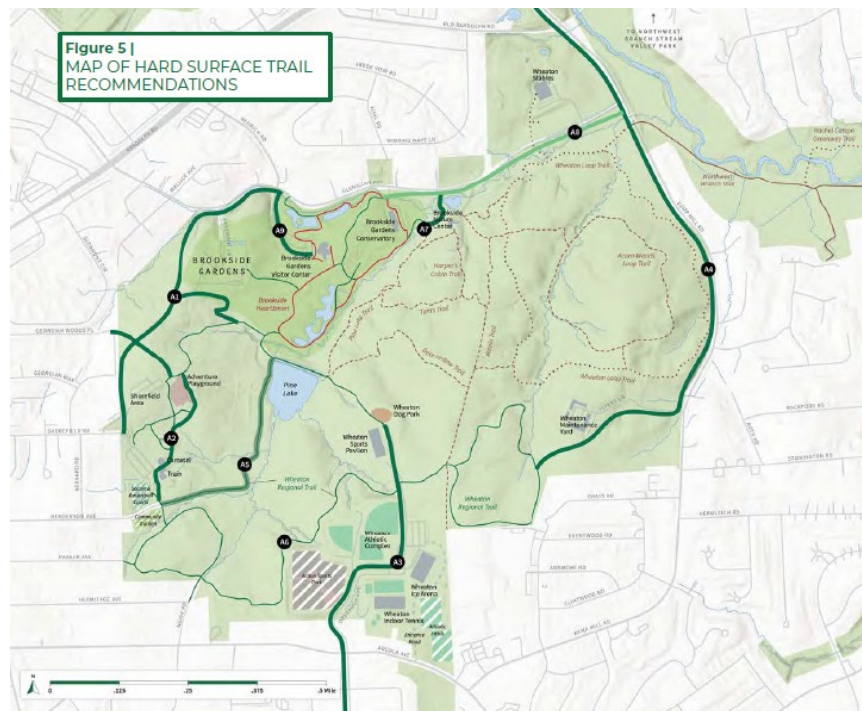
John Bogasky  
President

**From:** Tettelbaum, Emily <[Emily.Tettelbaum@montgomeryplanning.org](mailto:Emily.Tettelbaum@montgomeryplanning.org)>  
**Sent:** Wednesday, May 22, 2024 9:42 AM  
**To:** John Bogasky <[johnbogasky@hotmail.com](mailto:johnbogasky@hotmail.com)>; MCP-Chair <[mcp-chair@mncppc-mc.org](mailto:mcp-chair@mncppc-mc.org)>  
**Subject:** RE: Hiker/Biker Connection to Wheaton Regional from Glenmont Forest

Good Morning Mr. Bogasky,

Thank you for reaching out to the Planning Board about the Glenmont Forest project. Please note that the 2022 [Wheaton Regional Park Master Plan](#) recommends a new hard surface/paved trail connector into the park from Georgian Woods Place, as shown on the Floating Zone Plan. I contacted a Parks Department employee who worked on the Wheaton Regional Park Master Plan to find out more details about this recommended trail connection, and this was his response:

We settled on this route primarily due to environmental constraints/steep slopes in the area occupied by the paper street/ROW and the Percontee-owned site. Constructing an ADA-compliant trail would be very challenging and very expensive if it were to cross that area. We determined that we could more effectively provide an ADA trail from Georgian Woods Place.



EXISTING CONDITIONS		PROPOSED RENOVATIONS	
<b>HARD SURFACE TRAILS</b>	<b>PARK AREAS</b>	<b>NEW TRAIL CONSTRUCTION</b>	<b>PROPOSED PARK AREAS</b>
— Hiker/Biker	Montgomery Parks	— New HS Paved Path - Hiker/Biker	— Proposed Community Garden
— HeartSmart Trail	Garden Area	— New HS Gravel Path - Hiker/Biker	— Proposed Action Sports Park
<b>NATURAL SURFACE TRAILS</b>	Water Area	— Pave Existing HS - Hiker/Biker	— Proposed Ball Courts & Athletic Fields
— Shared by All	Athletic Fields		
— Hiker/Equestrian	Dog Park		
— Hiker Only	Playground		
— Biker Only	Buildings	<b>NEW ROAD CONSTRUCTION</b>	
		— New Entrance Road	

23 MONTGOMERY COUNTY PARKS | WHEATON REGIONAL PARK MASTER PLAN

Feel free to contact me if you have any further questions or concerns.

Best Regards,  
 Emily



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**From:** John Bogasky <[johnbogasky@hotmail.com](mailto:johnbogasky@hotmail.com)>  
**Sent:** Tuesday, May 21, 2024 10:54 AM  
**To:** MCP-Chair <[mcp-chair@mncppc-mc.org](mailto:mcp-chair@mncppc-mc.org)>  
**Cc:** Tettelbaum, Emily <[Emily.Tettelbaum@montgomeryplanning.org](mailto:Emily.Tettelbaum@montgomeryplanning.org)>  
**Subject:** Hiker/Biker Connection to Wheaton Regional from Glenmont Forest

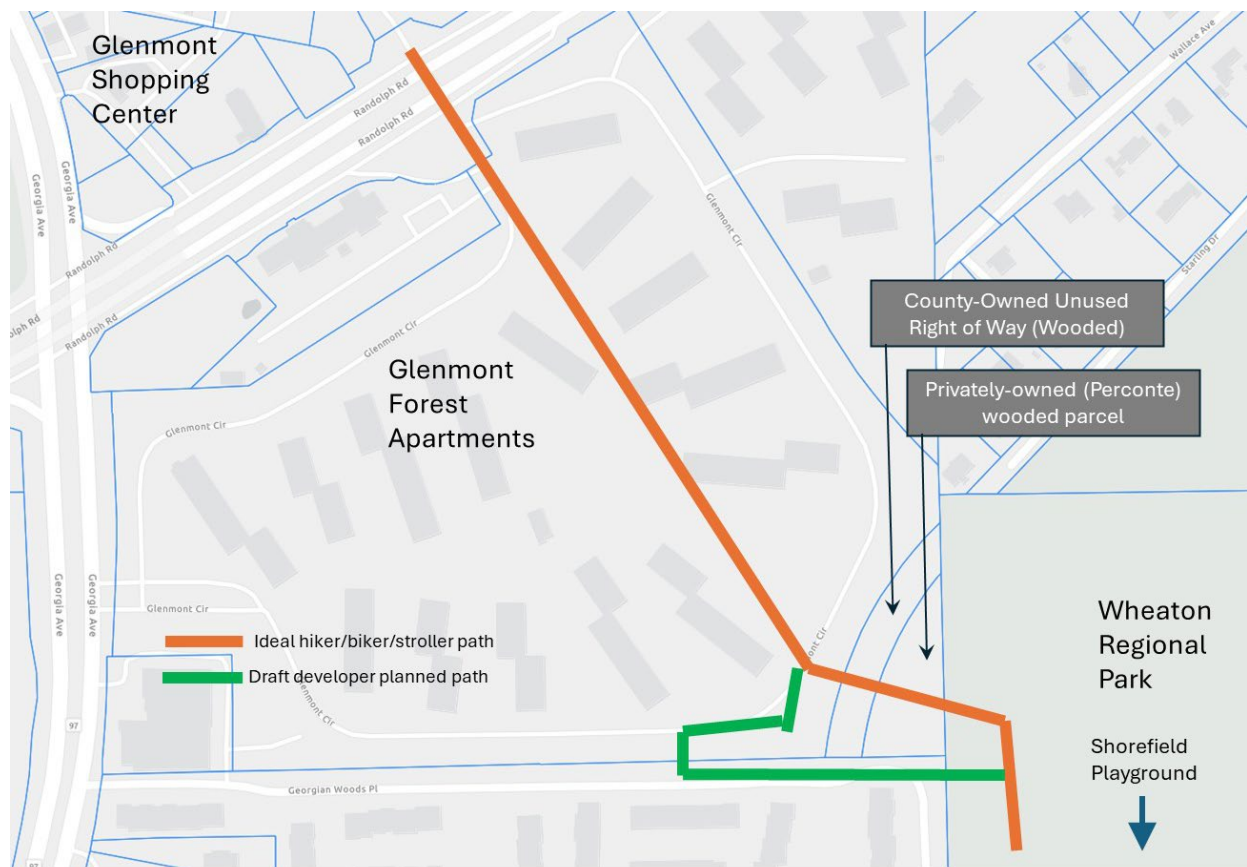
**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Planning Board members;

I am submitting these comments regarding the Glenmont Forest redevelopment plans to be discussed at the May 30<sup>th</sup> Planning Board meeting. In general, I support the redevelopment of this site, which was anticipated in the Glenmont Sector Plan.

The 2013 Glenmont Sector Plan recommended creating a pedestrian connection to Wheaton Regional Park when the Glenmont Forest site was redeveloped. As you can see in the diagram below, the Glenmont Forest Apartment site is adjacent to Wheaton Regional Park, specifically to the Shorefield Picnic section of the park.

The developer supports this goal, but off-site obstacles are outside their control. Specifically, two small parcels are between Glenmont Forest and Wheaton Regional. These parcels are wooded and blend in with the parkland, so they don't appear in satellite images of the area. You can see the parcels in the diagram below. If we are to fulfill the Glenmont Sector Plan recommendation for a proper pedestrian connection from Glenmont to Wheaton Regional Park, the developer needs help from County Government, especially Montgomery Parks.



The developer's current site drafts (admittedly early drafts) satisfy the Sector Plan recommendation by circumventing these two parcels, instead routing the trail onto HOC property just to the south of their site.

The developer's draft Forest Conservation Plan proposes a natural surface path. However, this path needs to be accessible and easily used by strollers and bikes, which requires a hard-surface trail.

If we have the proper path that provides the welcoming, direct park access that Glenmont residents need, the County needs to provide the developer with access through these two small parcels.

- County-Owned Right of Way

Presumably, the County could easily provide access through the unused right-of-way. The complicating factor is that most of this parcel is a small stream

valley scheduled for restoration. Any trail would need to bridge this stream in a manner similar to how streams were bridged in places to create the Matthew Henson Trail. I recognize that these environmental concerns should be handled with care, but it seems the County could solve this challenge if there is will. Eventually, it makes sense to transfer this land to Montgomery Parks.

- Perconte Property

The private property owner would need to grant the right of way for the path through their property, or the County would need to acquire the property through purchase or a land swap. Given the site's location, unserved by any road and seemingly part of the park, it's hard for my layman's eye to see how that site would ever be developed. The right answer is for this wooded site to eventually be incorporated into Wheaton Regional Park.

I was a key advocate for this trail during the Community Meetings for the Glenmont Sector Plan. I still hope to see it happen.

Once fully redeveloped, the Glenmont Forest site will likely house upwards of 5,000 residents, and a redeveloped Glenmont Shopping Center Site could house an additional 5,000. **In a County that today spends big money on bike lanes and pedestrian safety, it would be truly tragic if residents of a redeveloped Glenmont still needed to get in the cars to visit the Shorefield playground and other Wheaton Regional Park attractions.**

Unfortunately, my schedule will prevent me from testifying in person at the May 30<sup>th</sup> hearing. I hope that the Planning Board can help spur County Government to actively support an accessible, stroller-friendly, pedestrian access path into Wheaton Regional Park from Glenmont.

Regards,

John Bogasky  
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