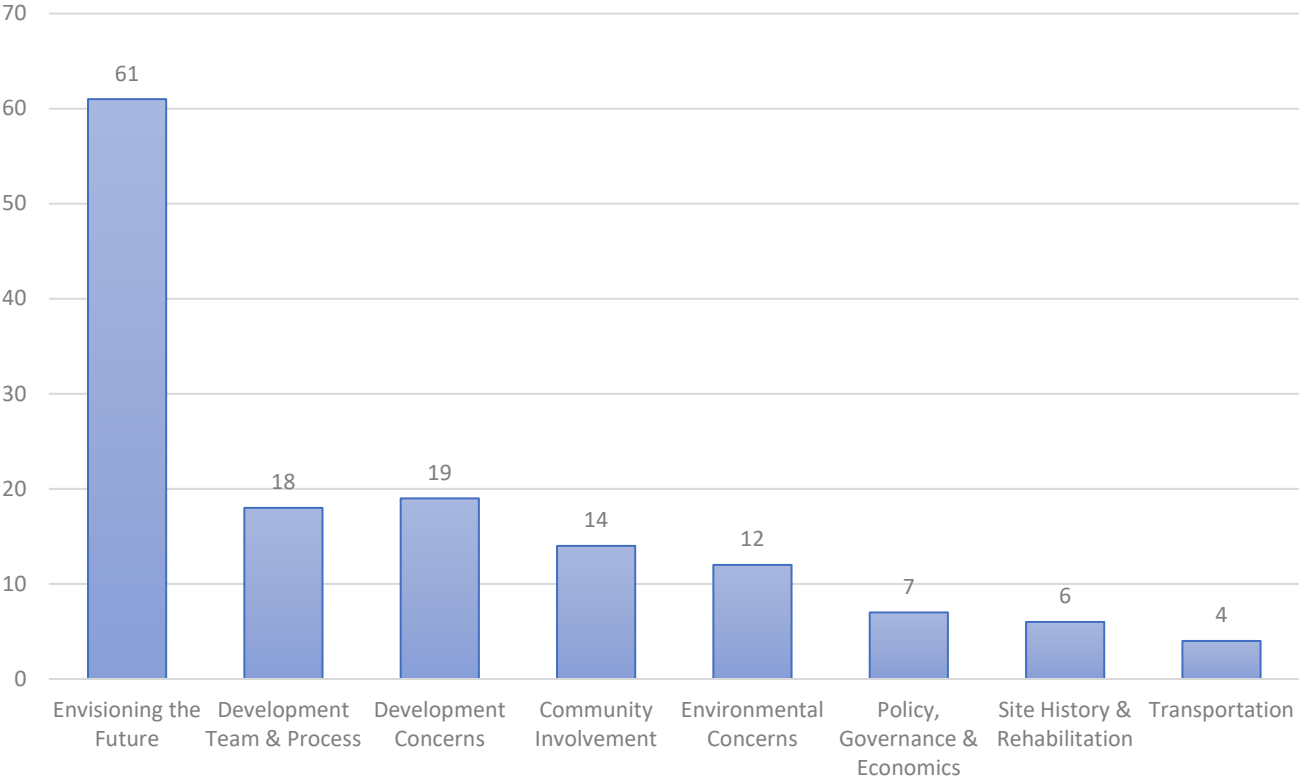
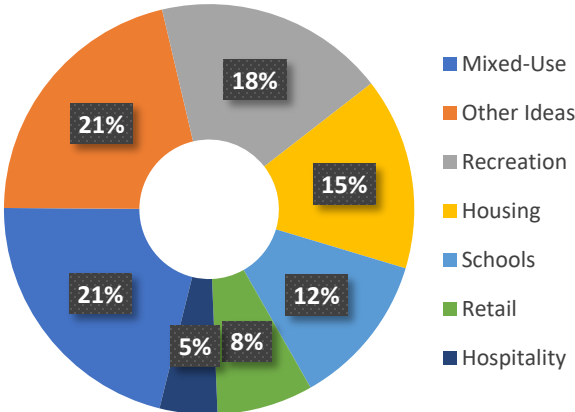


Visualizing Questions and Comments by Category



Envisioning the Future



Summary of Questions and Comments

- **Envisioning the Future**
 - Mixed-use development is desirable, but maintain walkable community charm
 - Residential is desirable, preferably single-family or townhomes, as well as senior living options
 - Some retail is desirable, but not large anchor stores or national chains
 - Open recreational spaces and athletic facilities are a high priority
 - Consider alternative ideas, such as arts and entertainment venues, etc., including concepts that generate revenue for Prince George's County
 - Retain trees and open space
 - Enhance trail and ensure it remains accessible
- **Development Team & Process**
 - Who owns the property?
 - What are the roles and responsibilities of the development team?
 - Where are we in the development process?
 - What is possible on the site
 - What happens next?
- **Development Concerns**
 - Do not build anything; do not build housing, do not build retail
 - Concerns about over-development and traffic congestion
 - Desire to preserve open green space
- **Community Involvement**
 - Desire to be involved in the process by forming an advisory committee of local stakeholder leadership
 - Seeking an agreement of community benefits and amenities to ensure accountability
 - Request for more information and transparency going forward
- **Environmental Concerns**
 - Concerns of risks related to former presence of tuberculosis and asbestos abatement
 - Concerns over impact to local waterways and wildlife
- **Policy, Governance & Economics**
 - Impact to taxes and responsible appropriation of funds by county representatives
- **Site History & Rehabilitation**
 - Seeking education on the site's history
 - Curious about feasibility of rehabilitation of buildings and potential limitations due to "historic" status
- **Transportation**
 - How will this impact traffic infrastructure, and what opportunities exist for increased public transportation?
 - What roads will be closed during construction?

Complete Listing of Questions and Comments

Envisioning the Future (61)

1. I am tired of looking at the rundown buildings
2. Can we make sure the property is not another anchor-store strip mall?
3. Mixed usage seems to be popular in new developments. Could Glenn Dale become a mixed usage setting?
4. Possible use as extension school for the University of Maryland College Park? Gives green spaces, revenue, not a lot of development
5. Satellite for the University of Maryland
6. Something medical
7. We need lit soccer fields competitive with Montgomery County's Soccerplex, Ridge Road, etc. We have a ton of elders 65+, 55+, 45+ 1 open leaguer
8. Give us soccer fields
9. Senior housing
10. Affordable housing
11. Walkable community
12. Retail shops
13. Since Glenn Dale is centrally located with easy access to Washington DC, Baltimore, Annapolis & Chesapeake Bay, I would like to see the hospital site developed as a destination for tour groups & school groups. Including a nice hotel with small retail shops and restaurants. Other buildings could be used for group "housing," bike rentals, amphitheater, programs. A resort feel like Poconos/Dirty Dancing resort.
14. Residential areas need to be more community oriented. Not like these existing residential areas that are in this part of the county
15. Good luck!! One-bedroom apartment with balcony; Local transportation; Parking; Medical services; Grocery shopping; Pharmacy; Rec center, pool, (trail); Boutiques
16. Senior housing similar to Colington would be nice. Cottages, condominiums. No apartments.
17. Maintain the charm of the area and property
18. Engage recreational
19. Maintain a place for an independent living community such as active 55 and over
20. Consider specialty schools/facilities
21. I would like the buildings to be renovated for children. I propose sports activities such as tennis courts, basketball courts, soccer fields and places for tutoring and learning. The sports "arenas" can be rented for activities.
22. We do need lacrosse fields, soccer fields, tennis courts etc. Please make sure the 147 open space acres are developed this way
23. Independent, not chain, restaurants "destination" Ellicott City Main St style
24. In the buildings (preserve the larger buildings): Library (community photography); Ballroom; Vendor space (minority group); Museum, history of Glenn Dale; Photo exhibit; dark room; Greenhouse; Open space; Electric bikes; Amphitheater; Dog park
25. I would like this development to be: Educational development center; College/university/trade school arts
26. I would like to see French style homes one level for single and multifamily
27. Upscale restaurants, fine dining and upgrade recreation, no large retail stores, no grocery stores we have too many

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28. I would like to see a revenue-generating, community-accessible performing arts, visual arts, and concert space. A gathering space, not more housing. The arts create jobs and generate exponential revenue for communities
29. Would prefer open space, park, upscale event center, etc
30. Provide services programs, possible health services for seniors
31. Multi-purpose is the best way to go, concert venue, rental facility, office space, retail, etc. employ technology
32. Glenn Dale Hospital Planning: Keeping and reusing and many buildings as possible; Children's home (orphanage?); Service (hardship) housing and family crisis center
33. I think a hotel and/or event space would be very nice. There aren't many options like that nearby.
34. Build a new Glenn Dale Elementary school this school is in bad shape
35. Have recreational spaces for adults and kids
36. Renovate the existing buildings and incorporate walking areas.
37. This location would be ideal for an art college or multiuse area (venue, weddings, park, festival space)
38. Also would be ideal for a boarding school
39. I would like to see an adaptive re-use plan for the building but definitely not amazons or Walmart!
40. Destination hotel location, location; campus
41. I love the mix use idea
42. Please consider an athletic center to be used for after school activities, senior living and rental space for weddings, athletic practices, etc. It should have a stage and kitchen.
43. Place for community garden
44. Playground
45. Create the kind of housing baby boomers want
46. Greenhouses or gardens for the community
47. Interested in senior living, maybe townhouses or condos.
48. We want walkable retail, but we should ban Walmart
49. Would like to see the 60 acres plan first and perhaps the open space later in conjunction with the "parks, recreational, trails, etc."
50. We have enough residential being built. We should renovate the existing structures for children, with athletic and learning facilities, tennis courts... these spaces can be rented out to generate revenue
51. Why can't we put something here people want to actually visit, with beautiful grounds, parks, schools, athletic facilities, maybe a 5-star hotel...
52. I don't want "nosebleed" buildings, you know what I mean? Do not build five or six story buildings.
53. How about an amphitheater, or spaces for artists, civic spaces, places for people to gather?
54. Single floor homes
55. Offer adult recreational opportunities and leagues
56. Create an upscale community destination
57. Build recreational facilities you can rent out to make money for the county
58. We need more green space and less residential
59. The 60 acres with buildings should be developed as walkable, open-space, treed development
60. We want to see enhancements to the trail
61. Keep open space and green space

Development Team & Process (18)

1. I want some clarity on who really purchased the property.
2. Where is the Alexander Company headquartered?
3. Who will own the site when it is completed?
4. What was the RFP process to determine who will be the developer for the project?
5. How was Alexander selected to do the feasibility study?
6. What stage is this project in the planning process? We need to understand so we can figure out how best to be involved in this conversation.
7. What stage is this project in the planning process?
8. When does the master plan process start?
9. Are the master plan process and this feasibility process linked?
10. Who is the point person for this project?
11. Who owns the land now?
12. Who bought the property and what was the plan for it when deciding to buy it?
13. One slide suggested you've chosen a developer – the Alexander Company – because it said “developer,” but it sounds like the developer has not been chosen yet? I am a developer from the Philadelphia area...
14. Will the CCRC ever be built on the property?
15. What will happen on the rest of the acreage?
16. Will there be diversity in the development team, including support for minority-owned contractors?
17. I noticed everyone on the team of professionals is mostly Caucasian, and I want to see more diversity.
18. Have a diverse planning team

Development Concerns (19)

1. No houses, no shops, no stores, enough is enough
2. Save the buildings. Do not overbuild.
3. We don't need more development. No houses, townhouses, commercial buildings, etc.
4. Concerns: wildlife displacement, noise pollution, traffic increases, monetary disbursement allocation for surplus funds, population increase
5. No grocery stores, we are grocery store rich in this area
6. Avoid retail spaces, there are already a number of empty retail spaces in the neighborhood, more of this is not good
7. No apartments
8. Do not build retail nor residential lots on our beautiful land. Stop!! Building here!!
9. No town houses!! Single level, senior friendly carriage style homes
10. Save the buildings!
11. No Walmart grocery or big grocery stores
12. No more housing
13. No commercial or retail entities
14. Nothing like Amazon or Walmart stores
15. No retail

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16. I'm concerned about all the development happening nearby. The trees are going away, there are more people, more traffic, more stress. "Your plans are going to kill people." Consider the health impact.
17. Rather than building anything, can you remove all the structures and make the 60 acres parkland?
18. How will the plan affect the B&O Trail?
19. Will the WB&A trail be positively affected? Will it still be accessible?

Community Involvement (14)

1. Will we be able to vote on the plan?
2. Are short-term investments possible?
3. We need a community benefits agreement
4. Form a committee to handle the vendor spaces (local groups historic)
5. I would like to see the following "published" on a public website: All public Q+A's; Any plan that include a project overview detailing transportation and utility infrastructure changes and/or development; Clarify proposal versus "plan"
6. Ensure community involvement on the planning committee
7. Regarding community involvement, we, the civic associations, want to be involved and part of an advisory committee. What are you going to do to keep us involved? Will we be invited to have a say?
8. Will you publish all the questions and answers?
9. How will you make sure we know about future meetings?
10. Will there be any opportunities for investments, profit-sharing, etc.? If the developer is making money, we should all be able to benefit.
11. Will there be public outreach of the transportation and infrastructure plan?
12. About 1/3 of our tax dollars go to MNPPC – too much! I am an architect, I have lived in the area for more than 30 years, we want recreational spaces. I play several sports, I have to go to other places, I would like to be able to play here. Get us involved in the process, please. And I don't want to hear that you don't have a plan for the other 147 acres included in this land.
13. We want you to give back to the community, to involve the community in sustainability, to prioritize mental health and wellness.
14. Have trained nurses at the next meeting

Environmental Concerns (12)

1. Since the Glenn Dale Hospital site was built in 1934, will there be a thorough review and study to ascertain if there is any asbestos will need to be removed before any rebuilding is started for the safety, environment and the neighboring community at large?
2. What about the mycobacterium, tuberculosis? I know about "TB" hospital in Baltimore County. (never was developed I think)
3. Asbestos in Air
4. TB possibility

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5. How will the public be ensured the asbestos removal will not be a health risk? I would like to see your assessment of the environmental considerations published.
6. Make sure the buildings are environmentally safe
7. How will this land be affected by the known waterways issue?
8. What happens to the animals who call the property home now?
9. Will you retain the trees and open space?
10. Can we create more green space/wet land to replenish the local environmental impact?
11. Highly consider environmental use – green space
12. Keep the trees

Policy, Governance & Economics (7)

1. How does this project affect my taxes?
2. What are the implications for PG residents of the administration of the \$3M tax credit gap?
3. Why was CCRC defeated?
4. Minimize the tax burden on current residents- enough is enough. PG taxes are outrageous
5. What will this do to our taxes? We need businesses here to generate more revenue and reduce our tax burden.
6. You should create an economic generator for the county that is not residential
7. Thanks to the local politicians for coming. I am still unclear who owns it. Is one councilmember in charge or is it a team effort? Is it weird to have multiple legislators representing the same site? How will you all work together with competing constituent concerns?

Site History & Rehabilitation (6)

1. Is there a cemetery on the land, or have there been efforts to locate/relocate remains?
2. How will the redevelopment honor those who died and were serving/attending to the sick, people as their story is important
3. The fact that is designated as historic, does that rule out destroying the buildings?
4. If landscaping is also considered “historic” would that prevent parking areas to be developed to meet needs of whatever materializes?
5. Want to hear from the Alexander Group of the buildings how many can stand up to or be renovated? Are they too far gone?
6. What ever happened to the patients who lived in the sanitorium?

Transportation (4)

1. If residential development is inevitable can we ensure increased public transport to alleviate new traffic issues?
2. Has a traffic survey been done? What is going to be the impact on traffic?
3. If a residential area goes up we need proper traffic infrastructure to go up. This will involve taking into account the other residential areas going up

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4. What roads will be closed during the development and after?

Unclassifiable (6)

These questions could not be classified by category.

1. Have Maryland Baseball Co's do the refurb and development
2. Is anyone aware that Msg Lev owns the right of way- exercise path?
3. What is the WB&A trail on the legend of the meeting notice?
4. What is the asking price if the property were to be sold, 67 acres or 200+ acres
5. In light of my vision on the other side of card- is it possible for church and "state" to work together to fulfill my vision?
6. Create a place of healing. In order to not spend so much on your project, switch to bio-composable materials. Open a garden, start using natural medicine. Introduce more natural science in your hospital. Open a greenhouse that can provide natural medicines.