



ADVISORY PLANNING BOARD
APPROVED MINUTES OF MEETING
Greenbelt Community Center
May 27, 2015
Minutes Prepared by Jessica Bellah

- I. The meeting was called to order at 7:39 pm

BOARD MEMBERS PRESENT: Brian Gibbons, Maria Silvia Miller, Matthew Johnson, Jeff Lemieux, and Nicole Williams.

CITY STAFF PRESENT: Jessica Bellah

CITY LIAISON PRESENT: Mayor Pro Tem Judith Davis

ALSO PRESENT: 2 members of the public.

- II. Agenda approved with addition of one item – Discussion of Summer Schedule.
- III. Minutes for May 13, 2015 were approved as presented.
- IV. Garth Beall presented on the current design plans for construction of a mixed-use development at Greenbelt Station North Core in association with relocation of the FBI headquarters.

Mr. Beall focused his discussion on the massing and layout of the development's design. He provided an overview of how it related to prior mixed-use development at the site and with the existing designs proposed for the potential FBI buildings. Mr. Beall described elevation differences and constraints at the site which has resulted in two tiers of pedestrian walk area fronting Greenbelt Station Parkway, also known as the North/South Connector Road, and a central plaza in front of the Metro system entrance. Retail is planned for the lower level and access to residential, office, hotel, and additional retail buildings are planned for the upper level. In response to Mr. Johnson's request that all of the office buildings not be concentrated in a single area, Mr. Beall addressed the reasons behind their placement nearest the Beltway and that the goal was to concentrate night occupancy around the plaza in front of the Metro entrance.

The Board asked questions and provided comments associated with road layout and traffic modelling as well as pedestrian and bicyclist access to the development from Cherrywood Lane. Mr. Lemieux recommended that the design could incorporate a cycle track for bicyclist to avoid crossing access ramps onto the 495 Capital Beltway. Mr. Beall discussed with the Board the State Highway Administration and General Services Administration's requirements and calculations for designing the presented road system. The Board discussed if and how the design could be altered or phased in a manner that would reduce the width and current number of lanes.

The board also discussed the massing of buildings and how trees or other greenery could be incorporated for the densely designed site. Mr. Beall suggested that additional meetings with the Board would be beneficial and provide the opportunity to delve in to more details of the design. Mr. Beall hopes to have the development design completed by the end of July 2015. Ms. Bellah will coordinate with Mr. Beall and the Board to arrange for future meeting dates.

- V. The meeting was adjourned at 9:08pm.