



**WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, December 21, 2005**, for the purpose of receiving a staff briefing on the Greenbelt Station plans.

Mayor Davis started the meeting at 8:10 p.m. It was held in the Multipurpose Room of the Community Center.

PRESENT WERE: Councilmembers Konrad E. Herling, Leta M. Mach, Edward V.J. Putens, Rodney M. Roberts and Mayor Judith F. Davis.

STAFF PRESENT WERE: Michael P. McLaughlin, City Manager; Celia Craze, Director of Planning and Community Development; Terri Hruby, Assistant Director of Planning and Community Development; Ethan Bindernagel, Community Planner; and David E. Moran, Assistant City Manager.

ALSO PRESENT WERE: Norman Rivera, Marva Jo Camp, Sandi Gallagher, Steve Gang, Sylvia Silverman and Megan Bramble, Greenbelt Station; Bill Orleans, resident; and Tom White, Greenbelt News Review

Ms. Craze stated there was a revised conceptual site plan. She summarized a number of meetings that had occurred leading up to tonight's meeting. Ms. Craze indicated that staff had developed a list of 61 conditions. She stated that staff did not plan to address all 61, but she would highlight significant areas of disagreement between staff and the developer.

Ms. Craze presented differences between the current plan (dubbed "the Dernoga plan") and the previous conceptual plan that Council had seen. She reported that the plan now proposed an open space area in the center of the townhouse section with deletion of 55-63 townhouses in exchange for a multi-family development on the S-5 parcel.

Mayor Davis asked about noise and vibration from the rail tracks. Ms. Gallagher responded that noise would be addressed and mitigated by parking structures, interior walls, etc. Mr. Roberts asked about vibration. Ms. Gallagher responded this would be addressed by the builder.

Mr. Herling asked about the number of school-age children that would be generated by the south core development. Ms. Craze responded that she would get this information. Mr. Herling asked if the Dernoga concept would enhance the marketability of the development. Ms. Gallagher responded that units that faced the open-space area would probably be more marketable. Mayor Davis noted that she and Councilmember Mach had attended sessions at NLC that promoted larger open, common areas. Mr. Rivera noted that the county was trending toward larger open-space areas in newer developments.

Ms. Craze stated that staff had heard concerns about affordable and workforce housing. In addition, the City had talked about including senior housing and active 55+ housing. Ms. Craze stated her belief that 383 townhouses would create a mono-culture. She noted staff was seeking housing choice and opportunity, including alternatives such as one-level living, senior housing, and cooperatives. She said this variety would help break up the neighborhood.

Next, Ms. Craze talked about surplus vehicle trips. She reported that certain road improvements were approved in order to create capacity for additional trips. The City's development agreement reduces the floor area, which in turn would reduce the trips, but road capacity was not reduced—hence the existence of surplus trips. Mr. Rivera stated his concern that this was a fairness issue, and he was concerned that another developer could use these excess trips. Staff noted that Council had ultimate approval of any future density increase. Council directed staff to try and work out something that would prevent other developments from using this excess trip capacity. Mr. Rivera agreed that the Council would need to approve any future land uses above what is stipulated in the agreement.

Next, Ms. Craze discussed recreation and open space. She noted that the only way to create ball fields was to delete something from the plan. She stated that the current open space area would allow for informal play, but not formal recreation areas. Ms. Craze indicated that another option was to improve other ball fields in the City, which would be a community-wide fix.

Mr. Roberts objected to the community-wide fix. He believed ball fields needed to be in the neighborhood. Mr. Roberts asked about PG Scrap. Staff responded that the City would have to negotiate with the owner in order to acquire this property. Mr. Roberts believed the owners of the Smith property had made money over the years on the land and that they should pay for both the road improvements and the ball fields.

There was considerable discussion about ball field opportunities. Mr. Herling believed the open-space area might be reconfigured, by making it more square, to create more play opportunities. Mr. Gang reported that this was a large area and could accommodate pick-up soccer or football. Ms. Mach stated she was not interested in a lighted field, but a more informal gathering area.

Mayor Davis asked about playgrounds and tot lots. Staff and the developer responded that there were pocket parks and they were looking at innovative play equipment. Mayor Davis asked about the grocery store. Staff responded they were looking at a boutique/specialty type of store like a Trader Joe's.

In response to a question from Council, Ms. Craze stated that staff wanted the overpass not to be hidden behind a building, to connect to other pedestrian links, and not to have a rising circular entry.

Ms. Craze stated the annexation agreement would be presented to Council on January 4. She indicated that the cost for the north/south connector road was estimated at \$8.4 million and that staff believed they had a reasonable plan to phase-in the road construction. Mayor Davis asked staff to also look at including the cost of acquiring PG Scrap in the TIF.

Mr. Bindernagel said that the 45-day petition period on the state property expires on January 12. He noted that the discrepancies in the boundaries of the south core had been worked out and this petition period would expire on January 26.

Ms. Hruby stated that there were three referrals currently before the City: Greenbelt Station Conceptual Site Plan (CSP), Pulte Detailed Site Plan and Fairfield Detailed Site Plan. She stated that Planning Board consideration of the CSP had been deferred until January 12, but staff was requesting an extension to January 26. With this extension, staff would bring the CSP to the Advisory Planning Board (APB) on January 4, Council would accept the APB report on January 9 and Council would act on the CSP on January 23. APB would consider both of the Detailed Site Plans on January 18 and Council would act on them on January 23 as well. Mr. McLaughlin offered to provide an update briefing on January 9 and Council agreed.

#### Other Business

Mr. McLaughlin asked for Council guidance on the Concert Band's request to use the City logo on shirts. He stated that previous permission had been granted for one-time logo use on promotional materials. Council was concerned about the logo use for a shirt and asked staff to suggest alternatives to the Concert Band such as the single pine tree or perhaps development of a different logo for contribution groups.

The meeting ended at 10:49 p.m.

Respectfully submitted,

David E. Moran  
Assistant City Manager