



**WORK SESSION of the Greenbelt City Council held Wednesday, July 20, 2005, for the purpose of meeting with representatives of Capital Office Park.**

Mayor Davis started the meeting at 8:06 p.m. It was held in the Senior Classroom of the Community Center.

PRESENT WERE: Councilmembers Konrad Herling, Leta Mach, Edward Putens, Rodney Roberts, and Mayor Judith Davis.

STAFF PRESENT WAS: David E. Moran, Assistant City Manager.

ALSO PRESENT WERE: Richard Perkins and Nancy Slepicka, Capital Office Park; Sheldon Goldberg, Advisory Planning Board; and Jim Giese, Greenbelt News Review.

Following introductions, Mayor Davis stated that Capital Office Park (COP) was a premier office park and a valuable stakeholder in the City.

Plans for Undeveloped Sites: Mr. Perkins stated that there are three sites along Cherrywood Lane next to the federal Courthouse and one smaller site on the other side of Cherrywood Lane. He reported that there had been interest from the U.S. Bankruptcy Court for a flexible-space office building next to the Courthouse, but it didn't materialize. Mr. Perkins indicated that nothing else was in the works. Mayor Davis noted that COP did not build speculative buildings.

Lot at Ivy and Kenilworth: Mayor Davis said Council would like COP to keep in mind that the City would be interested in acquiring this lot. Mr. Perkins said he would keep that in mind.

AIMCO/Springhill Lake Redevelopment Plan: Mayor Davis pointed out the latest SHL conceptual plan. Council discussed various aspects of the proposed plan. Mr. Herling expressed the need for a coordinated transportation program in Greenbelt West and throughout the City.

Greenbelt Station Development Plans: Mayor Davis stated that the City had worked out an agreement with the developer. She noted that the south core would develop first and that the City was planning to annex this property. Mayor Davis also discussed improvements to the Metro Access Drive and Cherrywood Lane intersection and the Beltway ramps. Mr. Perkins asked about the timing of the Beltway interchange. Council responded that the timing had not been determined yet. Mayor Davis also noted that the City hoped to annex the state-owned property along Cherrywood Lane.

Update on Public Works Facility: Council reported that the renovation/addition plans were waiting for permits. In response to a question from Mayor Davis, COP indicated that in addition to appearance concerns with the Public Works facility, they also had concerns with the State Highway Administration (SHA) office building and especially the

SHA salt dome. Council agreed to discuss these COP concerns next time they meet with SHA.

Proposed Toll Lanes on Capital Beltway: Mr. Putens presented an SHA conceptual map for new toll lanes on the Beltway, which is part of a Capital Beltway Study. Mr. Perkins and Ms. Slepicka were very interested in the study. Mr. Moran agreed to provide COP with the appropriate SHA contacts regarding this project.

Other Issues: Mayor Davis asked if COP had any other concerns or problems that it wished to raise with the City. Mr. Perkins responded that their biggest concern was the salt dome. He noted that some lobby renovations of the existing COP buildings were underway.

Mayor Davis asked if safety and security were a concern among COP tenants. Mr. Perkins responded that COP may have to make some improvements for their federal tenants to comply with new homeland security requirements.

Council thanked Mr. Perkins and Ms. Slepicka for coming. Mayor Davis said the City would be following up with them on some of these issues.

Other Information: Mr. Herling reported a conversation with Delegate Ross where he indicated that he would not support the Greenbelt Station project unless the ownership component was 50%.

Mayor Davis reported on a request from the Prince George's Peace & Justice Coalition for the City to pass a resolution urging the immediate withdrawal of US forces from Iraq. Council discussed it and did not wish to take further action on this request.

The meeting ended at 9:15 p.m.

Respectfully submitted,

David E. Moran  
Assistant City Manager