



WORK SESSION of the Greenbelt City Council held Wednesday, December 19, 2001, for the purpose of holding a stakeholder meeting with the management of Greenway Center.

Mayor Pro Tem Roberts started the meeting at 8:00 p.m. It was held in the Senior Classroom of the Community Center.

PRESENT WERE: Council members Edward V. J. Putens, Thomas X. White, and Mayor Pro Tem Rodney M. Roberts. Mayor Judith F. Davis arrived shortly after the meeting began.

STAFF PRESENT WERE: David E. Moran, Assistant to the City Manager; and Kathleen Gallagher, City Clerk.

ALSO PRESENT WERE: Brian S. Miller, Combined Properties, Property Manager for Greenway Center; Sheldon Goldberg, Greenbelt East Advisory Committee; and Marat Moore, Greenbelt News Review.

Mr. Miller reported that Greenway Center is fully leased and doing well. Mr. White said Trak Auto has supposedly been pulling back its operations in some places. Mr. Miller said he was notified of their bankruptcy and reorganization but there has been no word of any other anticipated change.

Royal Gourmet: The now-vacant Royal Gourmet building has a different owner, and Mr. Miller was not aware of any plans for it. Mr. Putens had heard a rumor that CVS Drugs was interested in the building for some type of expansion. Mr. Moran said he would look into that and added that the City has notified the county economic development office and other contacts about the vacancy.

Driveway to Hanover Parkway: The owner of Greenway Center (Aquaport MidAtlantic Retail) purchased the driveway prior to resurfacing it. Council expressed its gratitude and pleasure that this matter had at last been taken care of. Mayor Davis mentioned there is a speed bump that needs to be striped.

Bus Access: Mr. Miller said the owner is still not willing to consider allowing Metro buses into the Center because it would add new liability issues and because the lot is already crowded and difficult to maneuver in. Mr. White added that he thought there had been a weight issue, as well, and that the lot was not paved to a grade to withstand bus traffic. The Mayor mentioned that the county TheBus is much smaller than the standard Metro bus. Mr. Miller said he could ask the owner about this again, but he did he thought it was buses, not the size of buses, that were an issue with the owner.

Increased Signage: Mr. Miller said the constant request he gets from tenants is for more visible signs, and he asked what the restrictions would be. He mentioned an interest in increasing the

size of the monument sign, and he also mentioned a lighted sign for Maryland Trade Centers I and II. Mayor Davis suggested that he call the Planning and Community Development Office and talk with staff about what he might do, but she also said they should know that Council frequently uses Greenway Center as an example of a shopping center that is effective without using maximum signage.

Overgrown Corner at 295 and 193: Mr. Miller asked who had the right-of-way at the southeast corner of this intersection at the ramp onto 193-E from the Beltway. They think the plant growth needs to be thinned and trimmed back somewhat and that this would also help the shopping center's visibility. Council said this area was probably the responsibility of the State Highway Administration. Mayor Davis noted that what he was referring to might be an intentional buffer but suggested that he make an appointment to talk with Celia Craze about who has maintenance responsibility.

Security Cameras: Mr. Miller said their opinion is that the cost of cameras could not possibly be justified given the very small number of problems they have had. They use off-duty Greenbelt police for security for common areas and are very satisfied with how this is working. He said they believe the trend for shopping centers now is to move away from cameras and back to "real people." Mr. Miller also cited liability questions that can arise because people think something is being watched live when it is not or being taped when it is not. Mr. Putens took issue, saying his information from municipal contacts was that cameras are being found effective.

Landscaping: Mr. Miller said they are changing contractors for landscaping at the first of the year and are looking toward some improvement. He said their lessees with ground leases (the two banks, Wendy's, Denny's, Jasper's) have responsibility for their own grass cutting and landscaping, though Greenway Center will step in if things are let go too far. The Mayor mentioned the City could provide a list of trees that do well in this locale through Bill Phelan in Public Works.

Merchant Groups: Mayor Davis asked if there was a merchants' association. Mr. Miller said there was not, but Greenway Center holds merchants' meetings for purposes of discussing retail matters. Several possibilities were entertained regarding expanding the "stakeholder" meeting next time to include either the ground-lessees or the merchants in the separately owned properties (Exxon, Chevy's, Royal Gourmet).

Trash: Mr. Putens commented there were problems when it was windy with trash blowing behind Safeway. Mr. Miller said in general he thought the trash situation had improved greatly at Greenway Center and that he was doing his best to stay on the merchants about the condition of dumpsters and trash areas. Each tenant contracts trash pick-up individually.

Shopping Carts: Mayor Davis noted that some of Safeway shopping carts are left at the Commerce I building and Greenbriar. Mr. Miller said he would provide numbers to call Safeway and Ross's to ask them to pick up.

Parking Spaces Near Safeway: Mr. Goldberg said several legal parking spaces have appeared along the road near Safeway that make the left turn around Safeway (coming in from Hanover

Parkway) hazardous. Mr. Miller said they were in mitigation of spaces lost to handicapped parking. He said they cannot reduce their spaces further. He said the Wendy's intersection is also very bad, but they had an engineering study done of ways to improve it to no avail. Council said it might be possible to grant them a departure from the regulations on requirements for parking spaces, especially since their lot is rarely full and that he should talk to Celia Craze about this too.

Ad Stickers: Council also referred Mr. Miller to Ms. Craze for information on steps that might be taken regarding the posting of sticky-backed advertisements that are continually being stuck to surfaces and poles.

Officer as Agents Agreement: No one knew whether Greenway Center had an agreement with the City. Ms. Gallagher said she would check.

Council thanked Mr. Miller for coming, and Mr. Miller said he appreciated having the opportunity to meet with Council. He also spoke highly of the police and code enforcement officers and the good relationship Greenway Center feels it has with them.

Other Business

Mr. Moran passed out copies from the Web of the governor's proposed redistricting plan, and there was brief discussion of some of the changes.

Mayor Davis mentioned the upcoming holiday meeting of PGCMA in Brentwood. She said she had attended the first meeting of the Metro Access Study Group tonight and asked Ms. Gallagher to check on who the City's appointees to that group are. She asked about a report that Greenbelt police had served a court order for the Step Club to remove its Christmas decorations. Mr. Moran said he would investigate this tomorrow.

Mr. Putens passed out a memo conveying material defining some of the personnel and management terms that have been used in discussions at Council meetings.

The meeting ended at 9:25 p.m.

Respectfully submitted,

Kathleen Gallagher

City Clerk