



**REGULAR MEETING OF CITY COUNCIL  
HELD MONDAY, JANUARY 26, 1998**

Mayor Davis called the meeting to order at 8:04p.m.

ROLL CALL was answered by Edward V.J. Putens, Rodney M. Roberts, Alan Turnbull, Thomas X. White and by Judith F. Davis, Mayor.

ALSO PRESENT were Michael P. McLaughlin, City Manager; Robert Manzi, City Solicitor; W. Bowman Ferguson, Management Analyst and David E. Moran, City Clerk.

Mayor Davis observed a moment of silence for Margaret Loftus, Katherine Basinger, Ina Betts, Henry Raduazo and Anthony Jamal Thomas. Then, she led the Pledge of Allegiance to the Flag.

CONSENT AGENDA: Mr. White moved approval of the consent agenda. Mr. Roberts seconded. The motion passed 5 to 0.

COUNCIL THEREBY TOOK THE FOLLOWING ACTIONS:

GREENBELT LAKE WATER QUALITY IMPROVEMENT PROJECT - DESIGNATION OF AUTHORIZED REPRESENTATIVE: Council designated Michael P. McLaughlin as the authorized representative.

REAPPOINTMENTS TO ADVISORY GROUPS: Council reappointed the following individuals for three year terms:

James Drake -Advisory Planning Board  
Bill Clarke-Advisory Planning Board  
Jean Cook-Board of Elections  
Judy Ott-Board of Elections  
Hugh Jascourt-Employee Relations Board  
Betty Timer-Senior Citizens Advisory Committee

Council accepted surveys from the following individuals who no longer wish to serve:

Pat Unger-Senior Citizens Advisory Committee  
Esther Rivinus-Recycling Advisory Committee

Staff was directed to prepare the appropriate notification letters.

APPROVAL OF AGENDA: Mr. Putens moved that the agenda be approved. Mr. Turnbull seconded. The motion passed unanimously.

ADMINISTRATIVE REPORTS: Mr. White announced that Steve McHenry was leaving the Maryland Municipal League to take a position with the Rural Communities Forum and that a farewell reception would be held Friday at 5:00pm.

Mr. McLaughlin announced that there was a \$5,000 reward for information leading to the arrest in the slaying at Beltway Plaza.

Ms. Davis thanked Mr. Turnbull for his memorandum on lighting. She asked why most of the lights on Hanover Parkway were white but some were the orangish color. Ms. Wilson indicated that the orangish lights were high pressure sodium and more energy efficient. As the city replaces lights they are being replaced with high pressure sodium. Ms. Davis expressed a desire to discuss this issue.

ROOSEVELT CENTER MALL DESIGN: Mayor Davis read the agenda comments. Celia Craze briefly described the history of the plan. She indicated that staff was not recommending that Council proceed with the rear staircase at this time. Sharon Bradley-Papp, Landscape Architect, described the details of the plan to Council.

Mr. Turnbull asked why the rear staircase was not being recommended. Ms. Wilson responded that cost and controversy surrounding the new staircase were the reasons. Mr. Turnbull also thought that the side entrances by the CO-OP and Professional Building also needed to be addressed. Mr. Turnbull wanted to do the project all at once.

Mr. White asked about the pavement texture. Ms. Bradley-Papp responded that field would be poured concrete tinted to match existing concrete. The panels would be an exposed aggregate concrete. Mr. White clarified with staff that the side entrances had not been part of this project.

Mr. Putens liked the concept, particularly the 1937 elements and expressed a desire to find the money and complete the entire project at once.

Mr. Roberts did not support the rear staircase and the terrace at the bottom. He asked about plans to repair and preserve the statue. Ms. Bradley-Papp responded that statue repair was always part of the plan and that once the controversy regarding the method of repair was resolved that this should be done. There was discussion regarding the staircase. Ms. Bradley-Papp felt the new staircase would be more attractive, easier to use because the riser/tread relationship would be standard and would be a better connection to the lower businesses and facilities. Mr. Roberts was not convinced that the new staircase was a benefit and was concerned about the loss of green space and existing vegetation.

Mr. Turnbull liked the new trees at the bottom of the stair which would help shield the parking lot. He also asked that the furniture tables and chairs not be bolted down.

Ms. Davis asked if there would be annuals planted. Ms. Bradley-Papp indicated that was a possibility, but there were concerns about planting in high traffic areas. Ms. Davis liked the plan and thanked Ms. Bradley-Papp for her patience in working with Council.

Mr. Roberts stated that he was concerned about problems at the Center. He wanted city resources to go towards more police at the Center. Ms. Bradley-Papp indicated that she thought people might be treat the Center with more respect if it were in better condition.

Mr. Putens felt this project might help bring life back into the Center.

Mr. White moved: first, approval of the elements of the plan up to the statue including preparation of a construction plan; second, staff provide estimates and requirements for a complete restoration of the statue; and third, the elements behind the statue be presented for public review following the completion of the first phase. Mr. Turnbull seconded.

Mr. Putens asked about funding. Mr. McLaughlin responded that there was \$75,000 currently budgeted. Mr. Turnbull indicated a desire to reexamine the phone issue. He asked what happened to the information sign. Ms. Bradley Papp responded that an information sign was part of the plan. He also indicated a desire to get cost estimates for restoring the marquee. After some discussion, Mr. Manzi was asked to review the city's facade easements and determine what the city's rights were regarding the marquee. The motion passed 4 to 1 (Roberts).

PETITIONS AND REQUESTS: Mat Amberg thanked the city for their support of the Morris K. Udall Parkinson's Research bill. He requested that the city contact it's congressional delegation and request that they fully fund the bill.

SITE PLAN - GOLDEN TRIANGLE: Mayor Davis read the agenda comments. Ms. Craze reported that the applicant was not agreeing to conditions 1 and 3. The applicant was hoping to place a new monument at Walker Drive & Greenbelt Road however staff was concerned that there be limits regarding the size of the sign. Staff was also concerned that residual floor area would materialize later as a small building on the site.

Dario Agnolutto, attorney for the applicant, reviewed the site plan with the Council. He complimented staff and APB for their work on the plan and believed the resulting plan was a significant improvement. He indicated that the applicant wanted to erect a new monument sign at Walker Drive & Greenbelt Road, but wasn't sure of the exact size. Mr. Agnolutto stated that while this was a the full planned build-out for the site, he was not able to abandon residual development rights because he would be unable to obtain financing.

Mr. Turnbull noted that Council was not approving/disapproving the plan, but merely sending a recommendation to M-NCPPC. Mr. Turnbull asserted that, to one way of thinking, this property could be viewed as significantly under-developed since most of its

area would be devoted to parking and he therefore had reservations about capping the development, because reliance on the automobile may change in the future.

Mr. White asked about the type of hotel proposed. Mr. Agnolutto explained that it was an extended stay hotel that only rented for a weekly or monthly basis. Mr. White asked if there were other renderings. Mr. Agnolutto presented a drawing showing building elevations. Mr. White asked whether the applicant was willing to agree to an 8 foot upper limit for the entrance sign. Mr. Agnolutto was in agreement. Mr. White asked how much residual space existed. Mr. Agnolutto responded that it was roughly 30,000 square feet of restaurant space or 250,000 square feet of office space. After further discussion Mr. Agnolutto, corrected his estimate to 15,000 square feet of restaurant space or 160,000 square feet of office space plus a NYLcare expansion. Mr. Manzi noted that any new buildings on the site or any additions to the existing buildings would have to be brought back to Council for review.

Mr. Roberts asked if additional floors could be added to the office building. Mr. Agnolutto responded that any expansion of the building would be done to the rear. Mr. Roberts asked about retention of existing trees on the site. John Basser, Landscape Designer, reported that a 50 foot tree buffer would remain. All other trees would be removed to accommodate construction. Mr. Roberts asked where stormwater runoff would go. Mr. Basser responded that water on the front half of the site would go into the retention ponds and the water in the rear of the site would be treated and released in the swale.

Mr. Putens asked if anything could be done to preserve the large trees at the rear of the site. Mr. Agnolutto responded that NYLCARE selected the site because of: visibility from the Beltway, ease with which people could enter and exit the site, and availability of parking given their parking problems at their current location.

Mr. Roberts asked if proposed trees and islands could be eliminated to save some of the mature trees. Mr. Basser responded that it would be very difficult to save mature trees. Mr. Roberts was disappointed with the tree loss and favored reducing the other amenities to save the trees. Mr. Turnbull shared Mr. Roberts' concerns

Mayor Davis asked about additional benches and bicycle accommodations. Mr. Agnolutto responded that if those types of things worked they could be easily added. Ms. Davis asked about facade signage. Mr. Agnolutto responded that they would not propose any signage beyond that allowed by code and would return to the city for sign review. Mr. Agnolutto discussed the entrance sign and indicated that it was too early to say. He indicated the only reason to go taller than six feet was to improve the aesthetics of the sign.

Mr. Roberts expressed frustration that site plans can change and developers frequently return to the city and ask for something else. Mr. Agnolutto stated that things could change, but currently this was their plan and he didn't foresee any changes.

Mr. Manzi advised the Council to execute a sign agreement with the applicant before making a recommendation to M-NCPPC. Mr. White asked Ms. Craze about the stormwater runoff issue. She responded that staff was comfortable that there wouldn't be adverse impacts, but she suggested that GPI could be asked to review the project.

Mr. Roberts stated that the amount of tree loss was unnecessary and that the project should be changed to save additional trees. Mayor Davis thanked the applicant and their representatives for working closely with the city.

Mr. Putens moved items 1 with a sign agreement, 2, 4 and 5 of the staff recommendation along with a review by the city engineer to assess any negative stormwater runoff impacts on the adjacent city park. Mr. White seconded. Mr. White provided a history of development proposals for the Golden Triangle. The motion carried 3 to 2 (Roberts, Turnbull)

RESERVED OPEN SPACE CATEGORY: Mayor Davis read the agenda comments. Mr. Roberts was not interested in applying this zone to city property. He stated there should be a no development zoning category. Mr. White supported the concept of the bill but did not favor that category being applied to Municipal property. Mr. Turnbull stated that the less dense zone would deflate the value of the land and make it more affordable for the city or some other conservation entity to acquire the land. Mr. Roberts was concerned about the bill. Mr. Putens was concerned about the sponsor's intentions.

Mr. Putens moved that the city decline to have its land designated R.O.S. Mr. White seconded. Mr. Roberts asked if the city could request a new "no development" zoning category. Mr. Putens suggested we discuss the issue at the mid-term legislative dinner. The motion passed 5 to 0.

APPROVAL OF BUS SHELTER DESIGN & CONSTRUCTION: Mayor Davis read the agenda comments. Ms. Davis and Mr. Putens asked if there could be more shelter from the rain. Mr. Ferguson responded that he had consulted with Richard Mills. Parks Foreman, who felt this was the best design possible without making a significantly taller roof. Mr. Roberts believed the shelter needed to have three sides, similar to the Metro design.

Mr. Turnbull suggested there be planks on the underside of the roof. He stated the concrete pad might be more than was needed. He also suggested that a new "U" bench design be pursued since people do not normally sit on the bench facing away from the road. Mr. Turnbull expressed concern about the safety of the bus stop across from Greenway Center. Mr. Roberts agreed with Mr. Turnbull and indicated the city had been trying to get the stop moved for some time. Mr. Turnbull stated that this location may be appropriate for a Metro shelter with guardrails.

Sheldon Goldberg stated that the shelter needed three sides. Mr. White moved that Council approve the new shelter design and approve construction of the first three shelters and begin discussion with SHA and Metro regarding the Greenway stop, with

consideration of the "U" shaped seating configuration. Mr. Putens seconded. Mr. Roberts asked that Plexiglas sides be considered. Mayor Davis expressed concern about Plexiglas becoming discolored and being subject to graffiti. The motion passed unanimously.

WMATA'S PROCESS FOR REVIEWING DEVELOPMENT PROPOSALS: Mayor Davis read the agenda comments. She recommended that Mr. White be the designated representative. Mr. Turnbull stated that municipalities should be able to send any elected official who was interested in attending. Mr. White agreed that any elected official should be able to participate. Ms. Davis thought that someone should be designated, so that the city would receive notification. Mr. Roberts believed the meeting should be open to the public.

Mr. Roberts moved that the City respond and indicate that the city does wish to participate and be represented and that these meetings should be open to the public. Mr. Putens seconded. Mr. Turnbull asked that the motion include at a minimum the city should be able to send any elected officials and key staff. The makers agreed. The motion passed 5 to 0.

RESPONSE TO SHA REGARDING PROPOSED MD-201 MODIFICATIONS: Mayor Davis read the agenda comments. Mr. Turnbull stated that the city needed to do more regarding this project. He believed that SHA was building this project as a precursor to a six-lane road. Mr. White felt Mr. Watkins was trying to accommodate the city's concerns. Mr. White moved that the City Manger communicate to Mr. Watkins that Council has had an opportunity to consider the suggestions discussed at the work session and wants to reiterate its strong request that SHA try to accommodate the suggestion made by Mr. Clarke and the bicycle organizations. Mr. Putens seconded.

Mr. Roberts believed the city needed to push for an overpass and believed SHA was violating the law and severing a bike route. Ms. Davis and Mr. Putens asked if the city had received information from Mr. Watkins about overpasses. Mr. McLaughlin responded that the city had not yet received anything. Council suggested that the letter include a reminder about Mr. Watkins providing overpass information. The motion carried 5 to 0.

Mr. Turnbull moved that Council ask Senator Green for an Attorney General's opinion on the implementation of the Bike-Ped legislation. Mr. Roberts seconded. The motion passed unanimously.

MEETINGS: Council reviewed the agenda for the 4-Cities meeting. Council set the Legislative Dinner time for 6:30 p.m. Council set a WMATA work session for March 11. Mayor Davis announced that she had been invited to a meeting with Dr. Boarman and representatives of a parents organization pushing for lights on the Eleanor Roosevelt field. She extended the invitation to other members of Council.

ADJOURNMENT: Mr. Turnbull moved to adjourn the meeting. Mr. Roberts seconded. The motion carried 5 to 0. Mayor Davis adjourned the regular meeting of November 24, 1997, at 12:25 a.m. on Tuesday, January 27.

Respectfully Submitted,

David E. Moran  
City Clerk

"I hereby certify that the above and foregoing is a true and correct report of the regular meeting of the City Council of Greenbelt, Maryland, held January 26, 1998."

Judith F. Davis