



**ADVISORY PLANNING BOARD  
APPROVED MINUTES OF MEETING  
Community Center, Room 114  
October 10, 2018  
Minutes Prepared by Terri Hruby**

- I. The meeting was called to order at 7:30 pm

BOARD MEMBERS PRESENT: Chair Brian Gibbons, Vice Chair Keith Chernikoff, Ben Friedman, Isabelle Gournay, Maria Silvia Miller, Syed A. Shamim and Nicole Williams.

STAFF PRESENT: Terri Hruby, Judith Howerton and Molly Porter

ALSO PRESENT: Residents John Campanile (Greenbelt Bicycle Task Force) Konrad Herling, Michael Hartman and Bill Orleans

- II. Agenda approved as amended

- III. Minutes of September 12, 2018 approved

- IV. Introduction of new Community Planner Judith Howerton

- V. Discussion of Proposed Redevelopment Plans for Beltway Plaza – In follow-up to the Board’s previous meeting, the Board discussed the redevelopment concept plan for Beltway Plaza. Ms. Hruby reviewed staff concerns that related to amount and type of housing proposed, lack of recreation facilities and open space, school capacity, phasing plan and transportation capacity. Ms. Hruby also provided a summary of the history of the project

The Board concurred with Mr. Chernikoff that the project needs to have affordable and senior housing components and they need to be included in the early phases of redevelopment. The board expressed concerns that the City does not need more townhouses in Greenbelt West.

The lack of recreation and open space was discussed. It was suggested that formal green spaces could be used to connect Franklin Park at Greenbelt Station along the Breezewood Corridor. Ms. Gournay suggested the need for a hierarchy of streets. Examples of appropriate types of housing were discussed.

Residents in attendance asked about the impact the redevelopment will have on existing Beltway Plaza tenants, accessibility for people with disabilities and connectivity, conformance with the County’s new 10-year housing plan, funding of a circulator bus, and the need for Franklin Park at Greenbelt Station residents to be informed of the proposal.

Board members discussed the need for additional information such as elevation drawings, details/sketches of proposed open space areas and a written narrative of existing and proposed development.

The Board identified the major issues to date as:

1. Amount, type and mix of housing types (Need for affordable and senior housing in early phases)
2. Inadequate open space and recreation facilities/amenities
3. Need for more robust landscaping
4. Breezewood Drive needs to be more inviting and have a stronger relationship to Franklin Park at Greenbelt Station
5. School capacity
6. Transportation capacity
7. Need for creativity in design and sight layout

VI. Update on Pedestrian/Bicycle Task Force Meetings – Mr. Campanile shared with the Board the formation of the Greenbelt Bicycle and Pedestrian Task Force and reviewed recent topics of discussions. Mr. Gibbons noted a list of hot spots the Task Force developed and how many of the projects are identified in the Pedestrian and Bicycle Master Plan. Mr. Gibbons gave an overview of the work the Board is doing on the Pedestrian and Bicycle Master Plan.

VII. Small Cell Towers – Mr. Friedman requested this item to be added to the agenda to seek clarification on whether this is an issue that should be referred to the Advisory Planning Board. Ms. Hruby indicated a small cell ordinance was being worked on at the staff level and that the issue has not been referred to the APB, but that she would share the ordinance when completed.

VIII. APB Meeting Schedule – Proposal for Board to meet twice a month

The Board agreed to start meeting twice a month. For the remainder of the year if meeting space is available the Board agreed to meet the second and fourth Wednesday of each month. Starting January 2019, the Board agreed to meet at 7:30pm on the first and third Wednesday of each month.

IX. The meeting was adjourned at 8:55 pm.