



ADVISORY PLANNING BOARD
APPROVED MINUTES OF MEETING
Greenbelt Community Center
September 12, 2018
Minutes Prepared by Molly Porter

- I. The meeting was called to order at 7:33 pm

BOARD MEMBERS PRESENT: Brian Gibbons, Keith Chernikoff, Nicole Williams, Maria Silvia Miller, and Ben Friedman

ABSENT WAS: Isabelle Gournay and Syed A. Shamim

STAFF PRESENT: Molly Porter

PRESENTERS: Alex Villegas from Rodgers Consulting, Matt Tedesco from McNamee Hosea, Kap Kapastin from Beltway Plaza, and Matthew Leakan from Rodgers Consulting

ALSO PRESENT: Residents: Ed Fallon, Molly Lester, and Bill Orleans

- II. Agenda approved as amended
- III. Minutes approved as presented
- IV. Introduction and Discussion of Redevelopment Plans for Beltway Plaza

Mr. Gibbons asked representatives for Beltway Plaza to present their redevelopment plan and answer questions. The representatives presented a multi-phased mixed-use design for the Beltway Plaza site. They discussed the history of the project and explained that a conceptual site plan was submitted previously to the Maryland-National Capital Park and Planning Commission several years ago. This conceptual site plan is currently pending. The representatives expressed their interest in reengaging with that conceptual site plan and creating a design that responds to anticipated market conditions. Mr. Leakan introduced the conceptual development design. He presented that the proposed first phase of this project includes the construction of townhomes on the northern portion of the plaza and west of Cherrywood Lane. Future phases include multi-family housing and a mixed-use neighborhood core.

After the presentation several topic areas were raised by the Board. These included the impact that this development would have on school capacity, the environmental impacts of the development, and whether affordable housing was included in the redevelopment plan. There was also concern about how the townhomes proposed in the first phase of the redevelopment would be incorporated into the existing plaza. Mr. Chernikoff noted that this plan should incorporate the Cherrywood Lane Complete and Green Street Project. The representatives expressed agreement and stated that they were familiar with this project.

Mr. Fallon shared his view that development should not only consider economic effects but also social effects.

The Board thanked the representatives for the presentation and planned to continue discussing the redevelopment plan at the October, 10th meeting.

- V. Update on Greenbelt Bicycle Task Force meeting

This agenda item will be discussed at a future meeting.

- VI. The meeting was adjourned at 9:03 pm.