



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

I. The meeting was called to order at 7:32 pm

BOARD MEMBERS PRESENT: Brian Gibbons, Nicole Williams, Ben Friedman, Isabelle Gournay, Syed Shamim, Maria Silvia Miller, and Keith Chernikoff
STAFF PRESENT: Terri Hruby and Molly Porter
ALSO PRESENT: Resident: Bill Orleans

II. Agenda approved as presented

III. Minutes approved as presented

IV. Discussion of Proposed Redevelopment Plans for Beltway Plaza

Mr. Gibbons opened the meeting by giving a summary of the conversation that occurred at the November 14th City Council work session with representatives from Beltway Plaza. Ms. Hruby and Ms. Porter gave an update on the redevelopment proposal timeline noting that the City had received official referral regarding the redevelopment proposal from the County. Ms. Hruby stated that representatives from Beltway Plaza will be in attendance at the January 16th Parks and Recreation Advisory Board meeting and will have exhibits to share at that time. The Board expressed interest in having representatives from Beltway Plaza attend the next Advisory Planning Board meeting to further discuss the plans for redevelopment.

The Board then began to discuss the proposed redevelopment plans for Beltway Plaza. Ms. Gournay expressed concern about the traffic patterns on Breezewood Drive and the increased congestion, particularly around the start and end of the school day. Mr. Friedman asked about the current use of the back parking lot and whether it is used for overnight or residential parking. Board members agreed that it is mostly used for church parking or driver's education classes.

There was consensus amongst the Board members that there is opposition to the townhouses that are proposed in Phase 1. Mr. Orleans stated his dislike of the plan and noted that Franklin Park should be presented with the redevelopment proposal. Ms. Gournay noted her dislike of the townhomes presented and added that there should be higher density proposed with more greenspace. She also noted that there needs to be a better connection with Franklin Park. Ms. Williams echoed the sentiment about a better connection with Franklin Park. Mr. Shamim questioned whether housing was a goal considering the other housing development projects, but other members of the Board stated that there is a demand for housing in the City. The Board again raised their concerns about the lack of greenspace included in the proposed plan and the need for improvements on MD 193.

Mr. Gibbons discussed that the redevelopment should include a mix of housing types including mid-rise buildings (4-5 stories). Mr. Chernikoff agreed that creative multifamily buildings could be appealing. Members of the Board raised a concern about the lack of a timeline for future phases and whether the redevelopment would consist only of Phase I. The Board agreed to continue working on a Board report that will be transmitted by Staff to City Council.

At the conclusion of the discussion the Board thanked Mr. Gibbons for his 12 years of service on the Advisory Planning Board.

V. The meeting was adjourned at 9:00 pm.