



**ADVISORY PLANNING BOARD
APPROVED MINUTES OF MEETING
Greenbelt Community Center
January 15, 2019
Minutes Prepared by Molly Porter**

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

BOARD MEMBERS PRESENT: Nicole Williams, Ben Friedman, Syed Shamim, Maria Silvia Miller, and Keith Chernikoff

ABSENT WAS: Isabelle Gournay

STAFF PRESENT: Molly Porter

ALSO PRESENT: Residents: George Passchier, Heather Passchier, Valerie Elliot (Forest Preserve Advisory Board), Susan Walker (Greenbelt Community Development Corporation), and Peter May (Greenbelt Community Development Corporation)

II. Agenda approved as amended

III. Minutes of January 2, 2019 approved as presented

IV. Update about Capital Bikeshare

Ms. Porter gave the Board an update about the five (5) proposed locations for Capital Bikeshare stations in the City. The locations proposed by the County include Greenbelt Station Parkway, Breezewood Drive & Cherrywood Lane, Roosevelt Center, Crescent Road & Ridge Road, and Hanover Parkway. The feedback that staff received indicated the preference for deferring one of the proposed stations to allow for a station at the Greenbelt Metro.

V. Update about Subdivision Review Committee Meeting

Ms. Porter gave the Board an update about the Subdivision Review Committee Meeting that was held on January 11, 2019. At this meeting the Committee reviewed the Conceptual Site Plan (CSP) submitted by Beltway Plaza. She also noted that there will be a second City Council work session regarding this redevelopment proposal on February 4, 2019.

VI. Discussion of Proposed Redevelopment Plans for Beltway Plaza

The Board began the discussion by clarifying that their report to Council regarding the CSP should respond to the entirety of the CSP, not just Phase 1. Ms. Silvia Miller questioned what effect the development would have on the City if only Phase 1 was to be completed. Mr. Shamim responded that Phase 1 needs to be self-sufficient which depends on how it is designed. Mr. Chernikoff noted that the Board seemed to approve of the style of townhomes that were shown at the January 2, 2019 presentation by representatives from Beltway Plaza.

The Board then discussed the potential multifamily units that are proposed to be constructed on top of the existing building on the eastern portion of the property. The discussion centered on whether for sale

condominiums or rental units would be preferred for this location. The Board seemed in general agreement that rental properties would be preferred for this location and they noted their preference that multifamily buildings not contain only one unit type.

Ms. Silvia Miller raised a concern about the existing businesses at Beltway Plaza being affected by the construction during the redevelopment. She shared an example of how the process can happen effectively and the importance of thinking about this issue early. Mr. Friedman suggested that the importance of ensuring access and parking for existing businesses during construction be included in the APB Report to Council.

The Board discussed the placement of the townhouses on the east side of the property and their concerns about how they will be placed in relation to the existing loading docks. Other topics of discussion included a circulator bus that would provide a mobile connection between Beltway Plaza and surrounding properties, the necessity of maximizing greenspace in Phase 1, and the need for a community center in Greenbelt West.

Mr. Friedman raised that streetscape improvements on Greenbelt Road need to be a part of the redevelopment plan, including sidewalk improvements. He also noted that the existing parking structures need to be masked and suggested the incorporation of a green wall.

At the conclusion of the meeting the Board agreed to reschedule their next meeting for January 30, 2019 in order to continue discussion about the redevelopment proposal of Beltway Plaza.

VII. New Business

No new business was discussed.

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