

**Greenbelt City Council  
NRP Group – Development Proposal –  
Capital Office Park/ Capital Office Park**

**Work Session**

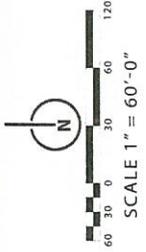
**March 5, 2018  
8:00 p.m.**

**Council Room  
Greenbelt Municipal Building  
25 Crescent Road**

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**Agenda**

- Welcome and Introductions
- Capital Office Park NRP Concept
- Council Discussion
- Questions and Answers
- Other Items



**Greenbelt Metro Station**  
 Prince Georges County, Maryland  
 Illustrative Site Plan



LEE AND ASSOCIATES



DATE	12-24-2017
FRONT NO.	1968
FILE NAME	1968 BASE 4
DATE	12-24-2017
BY	By
CHK	By
DATE	12-24-2017
FILE NAME	1968 BASE 4
DATE	12-24-2017

Revision Block

GREENBELT METRO STATION  
PRINCE GEORGES COUNTY, MARYLAND  
CONCEPTUAL SITE PLAN - ALTERNATIVE

THIS DRAWING IS NOT FOR REGULATORY OR CONSTRUCTION PURPOSES



THESE CALCULATIONS, NOTES, AND ASSUMPTIONS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE USED FOR ANY REGULATORY, MUNICIPAL SUBMITTALS.

**CALCULATIONS**

TOTAL UNITS	238 UNITS
2 STORY TOWNHOME CHARGE UNITS	20 UNITS
AVERAGE UNIT SIZE	1,027 SF
GROSS ACREAGE	15.9 ACRES
GROSS DENSITY	20.6 DU/AC
NET ACREAGE	9.8 ACRES
NET DENSITY	33.5 DU/AC

**PARKING CALCULATIONS (COUNTY STANDARDS)**

REQUIRED PARKING	513 SPACES
1 HOUR	126 X 137 = 17,262
2 HOUR	126 X 137 = 17,262
3 HOUR	49 X 189 = 9,261

**PARKING CALCULATIONS (CLIENT STANDARDS)**

REQUIRED PARKING	492 SPACES
1 HOUR	126 X 136 = 17,136
2 HOUR	126 X 136 = 17,136
3 HOUR	49 X 186 = 9,114

**PROVIDED PARKING**

1 HOUR	126 X 137 = 17,262
2 HOUR	126 X 137 = 17,262
3 HOUR	49 X 189 = 9,261

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1 HOUR	126 X 136 = 17,136
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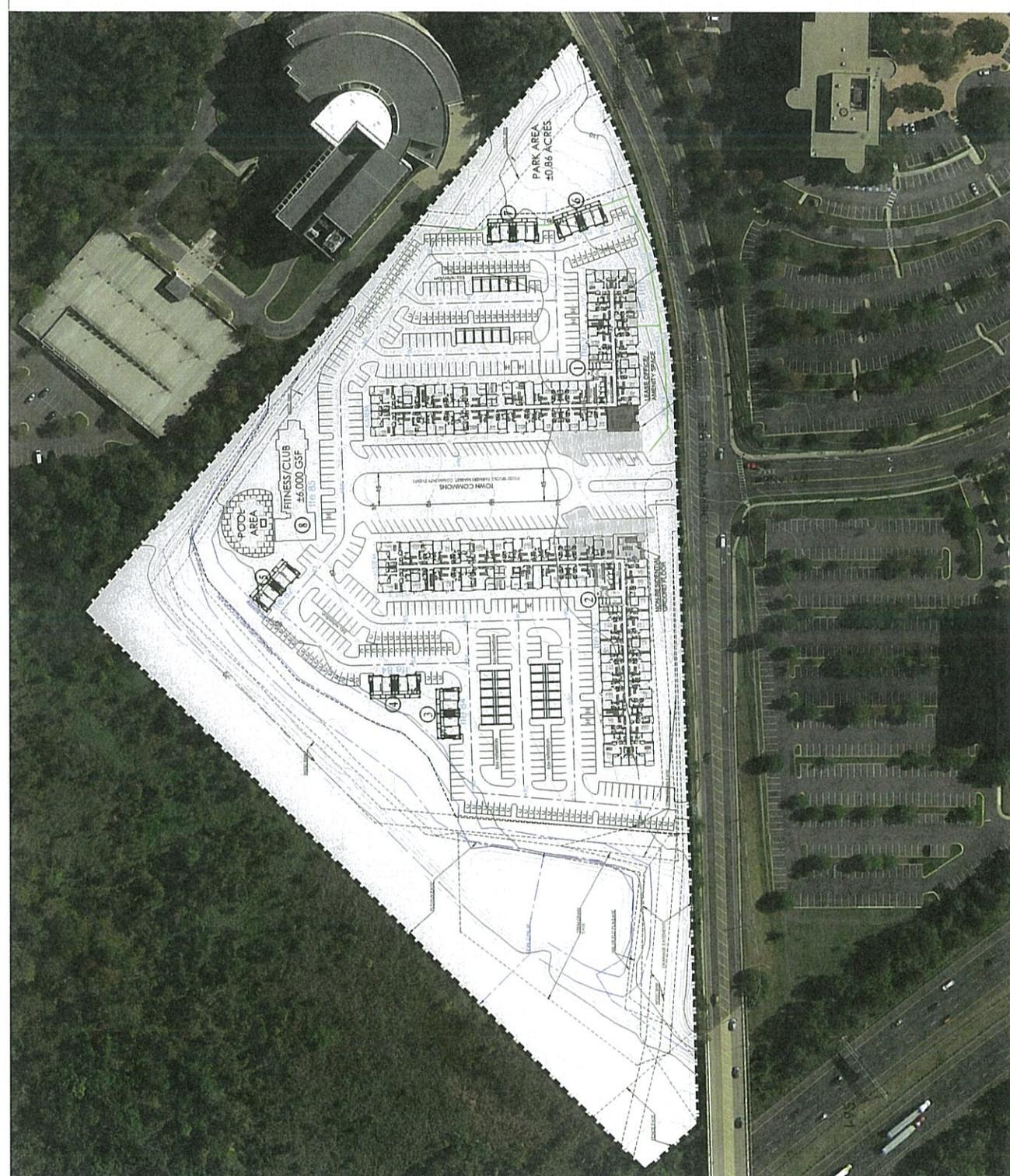
EXCLUDES 3 SPACES FOR LEASE

**NOTES:**

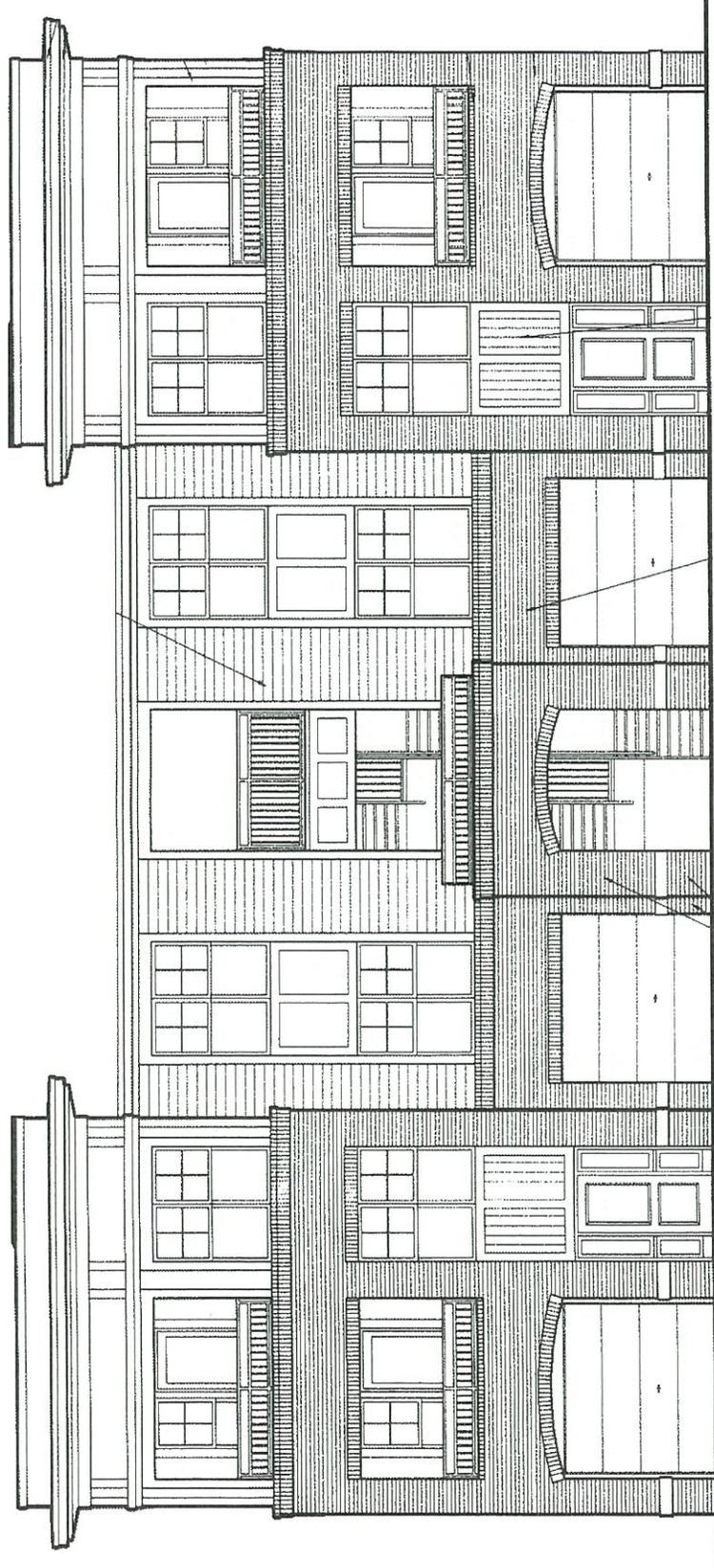
- THE PLAN IS FOR MASSING PURPOSES ONLY. A MORE DETAILED PLAN WILL BE REQUIRED TO CONFIRM PROJECTED YIELD.
- THE SITE PLAN TOWNHOME SURVEY IS NOT AVAILABLE AT THIS TIME. ADJUSTMENTS TO THE LAYOUT DUE TO GRADING CONCERNS MAY BE REQUIRED ONCE A TOPOGRAPHIC SURVEY HAS BEEN PROVIDED.
- FOR CLARIFICATION, THE BUILDING TYPE IS BLENDED WITH TOWN UNITS TO THE CARBON BENCH TYPE. BUILDING IS BLENDED WITH TOWN UNITS TO PROVIDE 4 TWO STORY TOWNHOMES ON TOP OF EACH FOUR-BAY GARAGE.
- THE BOUNDARY WAS ENTERED FROM A PPF SURVEY PROVIDED BY THE CLIENT.
- THE SITE PLAN TOWNHOME SURVEY IS NOT AVAILABLE AT THIS TIME. ADJUSTMENTS TO THE LAYOUT DUE TO GRADING CONCERNS MAY BE REQUIRED ONCE A TOPOGRAPHIC SURVEY HAS BEEN PROVIDED.
- FOR CLARIFICATION, THE BUILDING TYPE IS BLENDED WITH TOWN UNITS TO THE CARBON BENCH TYPE. BUILDING IS BLENDED WITH TOWN UNITS TO PROVIDE 4 TWO STORY TOWNHOMES ON TOP OF EACH FOUR-BAY GARAGE.
- ORDINANCE ANALYSIS WILL BE REQUIRED TO CONFIRM PROJECTED YIELDS.
- TOWNHOMES ARE TWO STOREY.

**ASSUMPTIONS:**

- THE EXISTING POND LOCATED WITHIN THE FLOODPLAIN CAN BE USED FOR DRAINAGE MANAGEMENT FOR THIS SITE.
- THE SITE IS ZONED C-3 COMMERCIAL OFFICE WITH OFFICE DEVELOPMENT DISTRICT OVERLAY. THE DISTRICT ALLOWS MULTI-FAMILY COVERAGE, FRONTAGE, SETBACKS, DENSITY, BEDROOM PERCENTAGES, AND OTHER REQUIREMENTS APPLICABLE TO MULTIFAMILY, TWO FAMILY, AND OTHER REQUIREMENTS. THE DEVELOPMENT OF THIS PROJECT HAS NOT BEEN PERFORMED. ORDINANCE ANALYSIS WILL BE REQUIRED TO CONFIRM PROJECTED YIELDS.
- THE TOWNHOMES ARE TWO STOREY.
- THE ASSUMED FLOODPLAIN LINE WAS TAKEN FROM A DOCUMENT LOCATED WITHIN THE FLOODPLAIN AND IS NOT A BUFFER FROM THE FLOODPLAIN LINE. THIS PLAN ASSUMES PARKING AND TRANSPORTATION CAN BE LOCATED WITHIN THE FLOODPLAIN AND BUFFER.





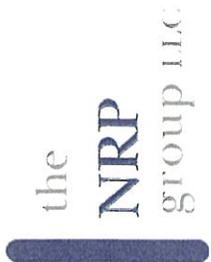


NRP GREENBELT METRO STATION

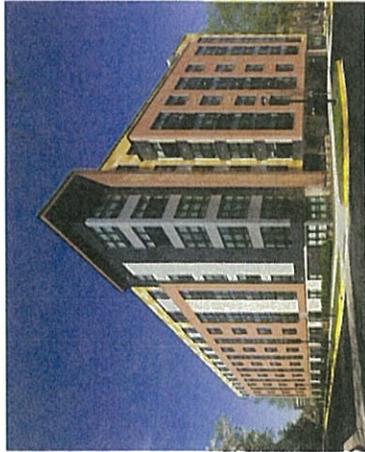
CONCEPTUAL CARRIAGE HOME ELEVATION

# NEIGHBORHOOD REVITALIZATION PARTNERS

- Established in 1995
- Nearly 700 Employees
- 28,000 Homes Developed
- Active in twelve states
- Nearly 300 Projects Completed
- Nearly 160 Different Jurisdictions
- 7th Ranked Multifamily Developer (Nationally)
- 6th Ranked Multifamily Contractor (Nationally)
- 1st Ranked Affordable Developer
- 3-time NAHB Multifamily Developer of the Year

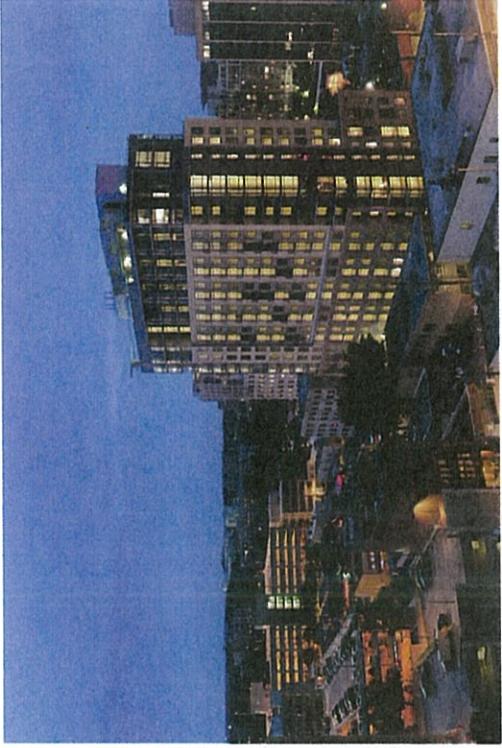


<b>V</b> <b>C</b> <b>O</b> <b>R</b> <b>E</b> <b>S</b>	OUR CORE BEHAVIORS	Honesty, integrity and ethical behavior are shared values of every employee, and the foundation for every business activity.
	SHARED GOALS	We are all here to work for a common purpose, so teamwork is essential in our every day functions, guided by helpfulness and friendliness towards our peers.
	RESPECTING INDIVIDUAL STRENGTHS	Every person has his or her own unique qualities and expertise in their position; therefore, we treat everyone with respect for their originality, personality and professionally
	HIGH EXPECTATIONS	We will continually strive toward our goals, and as such we expect high performance from each other to reach our objectives along the way.
	A SENSE OF PURPOSE	Our commitment is on business at hand, and our perseverance individually and collectively will enable us to become the partner of choice to our residents, subcontractors, suppliers, associates, and employees.
	OPENNESS AND APPROACHABILITY	Each one of us has the responsibility to be open and approachable to every other person involved in any business transaction, as each transaction is reflective of the reputation and dependability of our company.
	A GREAT WORKING ATMOSPHERE	Work is necessary for all of us, and so our working environment must be enjoyable every day so that each of us can put our best efforts forward.
	PROFESSIONALISM ALWAYS	We are a professional organization, and as such, will present ourselves in that fashion in every internal and external business activity.



BETHESDA  
 FREDERICK  
 ROCKVILLE  
 ARLINGTON  
 NEWARK  
 FAIR LAKES  
 WOODBRIDGE

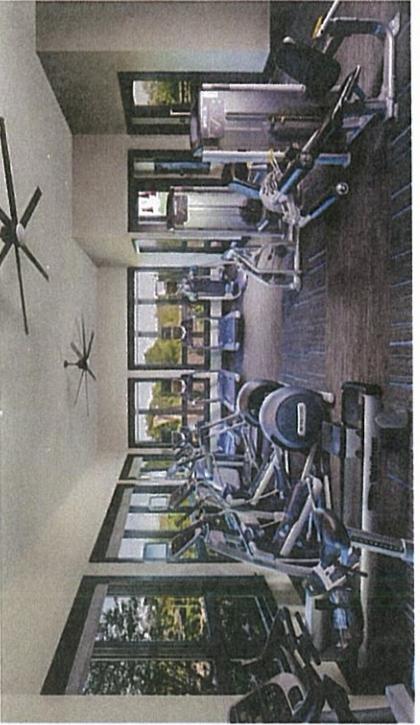
LOCAL EXPERIENCE



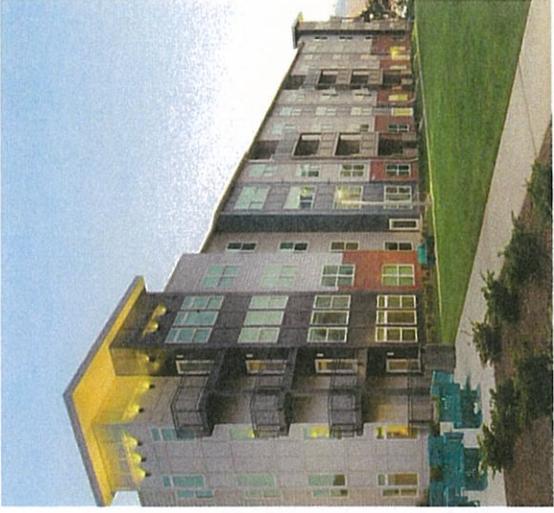
the  
**NRP**  
 group LLC



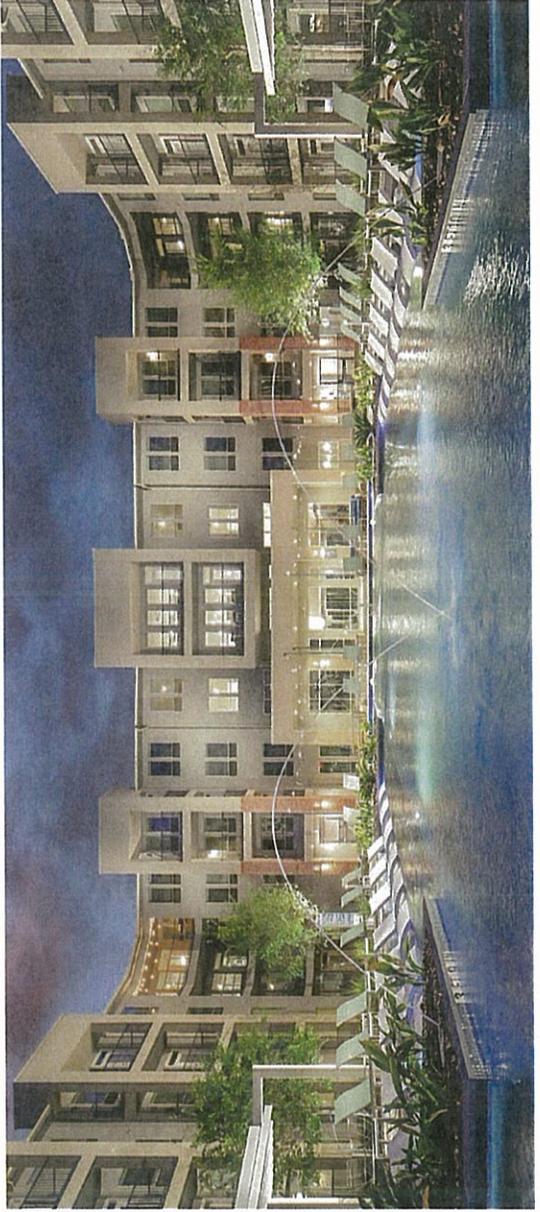
# RECENT AMENITY PACKAGES



the  
**NRP**  
group LLC



## EXTERIOR FINISHES



*WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, January 20, 2016, for the purpose of holding a stakeholder meeting with representatives of Capital Office Park.*

*Mayor Jordan started the meeting at 8:01 p.m. The meeting was held in Room 201 of the Greenbelt Community Center.*

*PRESENT WERE: Councilmembers Judith F. Davis, Konrad E. Herling, Leta M. Mach, Silke I. Pope, Edward V. J. Putens, Rodney M. Roberts and Mayor Emmett V. Jordan.*

*STAFF PRESENT WERE: Michael McLaughlin, City Manager, and Cindy Murray, City Clerk.*

*ALSO PRESENT WERE: John O'Hearn, Vice-President of Leasing, and Michael Hueston, Property Manager, Mack-Cali; and Bill Orleans.*

*Mr. O'Hearn and Mr. Hueston provided an update on Capital Office Park (COP). They said the buildings are 72 percent occupied and they have an 87 percent tenant retention rate. Mr. Hueston mentioned that they have a wide variety of tenants including law firms, mortgage companies, NASA contractors, etc.*

*Mr. O'Hearn advised that Kaiser Permanente had considered leasing 100,000 sq. ft. but when their space requirements were raised to 150,000 to 200,000 sq. ft., they were unable to accommodate it in COP.*

*In response to a question from Mr. Putens, Mr. O'Hearn said the possible relocation of the FBI to Greenbelt will be a draw for new tenants to COP. Mr. Putens suggested Mr. O'Hearn contact Garth Beall of Renard Development to determine if there was anything COP could do to help with the process. Mr. Putens and Ms. Davis mentioned the Four Cities Video and suggested COP may be able to use the video to promote COP to prospective tenants.*

*Mr. O'Hearn said he had been with Mack-Cali for over 20 years and relocated to his present position in COP last September. He complimented Council on how pro-business the City is, noting he had never been invited to meet with local government officials before.*

*Mayor Jordan asked about the size of the Mack-Cali staff in Capital Office Park. Mr. Hueston said two property managers, four engineers and one administrative person. He said all other work was done through contractors.*

*In response to a question from Ms. Davis, Mr. Hueston said Leadership in Energy and Environmental Design (LEED) certification had been obtained for one of its government leased areas. He reported Energy Star certification had been received for building 6411 and they are working towards achieving this certification in other buildings. Ms. Davis suggested a plaque or notice be placed in the building lobby to promote the certification. Mr. Hueston said they have received Energy Star stickers and they would be put up soon.*

*Mr. Herling asked if Mack-Cali had any thoughts on expanding COP into residential housing. Mr. O'Hearn said no, not with any of the existing commercial buildings. He mentioned that it was possible some undeveloped land could be considered for residential at some point in the future.*

*Ms. Davis mentioned that the minutes of the last work session with COP in 2012 indicated that COP was going to send the City a letter requesting a crosswalk be installed on Ivy Lane. Mr. Hueston said he would check but doesn't think a formal request (letter) was ever sent to the City.*

*In response to a question from Mayor Jordan, Mr. Hueston said he meets regularly with representatives of Greenbelt Marriott, Greenbelt Federal Courthouse, etc.*

*Ms. Mach mentioned a group in Franklin Park was trying to set up a cooperative child care center. Mr. O'Hearn said child care would be a great amenity to COP but said there was no available space to meet the child care requirement of direct access to an outside play area. Ms. Mach suggested the use of trailers for a child care center be considered.*

*Mayor Jordan thanked COP for participating in the City's Business Breakfasts. Mr. O'Hearn advised they hold Baskin Robbins Days and Omelet Days for COP tenants and would inform Council when the next events are scheduled. Mr. Putens suggested a "Get to Know Greenbelt" event for COP tenants to let them know about City services, amenities, etc.*

*Ms. Davis asked about accommodations in COP for bike riders. Mr. Hueston said a bike rack had been installed outside one of their buildings, but bicycles were not allowed inside their buildings. After discussion, he said they would look into the possibility of bike lockers.*

*Mr. Putens asked if Mack-Cali had any interest in construction of a senior living facility. Mr. O'Hearn explained their residential business is focused around the millennial population, not senior populations.*

*The meeting ended at 9:20 p.m.*

*Respectfully submitted,*

*Cindy Murray  
City Clerk*

**ADVISORY PLANNING BOARD  
REPORT TO COUNCIL**

**REPORT NO. 2018-02  
February 28, 2018**

**SUBJECT: Multi-family Housing Proposal– Cherrywood at Ivy Lane**

**BACKGROUND:** NRP Group LLC (NRP) of Cleveland, Ohio presented a development proposal concept for new construction of multifamily housing in the Capital Office Park at the intersection of Cherrywood Lane and Ivy Lane. This 15 acre parcel is owned by Mack-Cali Realty Corporation.

The Mack-Cali site is zoned C-O (Commercial-Office) with a Development District Overlay Zone (DDOZ). This zoning provides for multi-family housing under certain circumstances. The NRP had not conducted an analysis of any City, County, or State ordinances which may govern the development of the Mack-Cali site.

The plan NRP provided the Board was intended to introduce NRP's concept for a proposed two five story apartment buildings with 308 units and five 2-story townhouse carriage units (4 units per carriage positioned over garage parking) for a total of 328 residential units. No formal proposals for this have been filed by NRP with Prince Georges County Maryland-National Capital Park and Planning Commission. Per NRP the drawings presented were "not for regulatory approval or construction." NRP's presentation was to gauge the interest of APB in their further pursuit of this project. The development will be owned and managed by NRP LLC.

Under the proposal the two 5-story apartment building will consist of one, two and three bedroom apartment units allocated 42%, 46% and 12% respectively. The five carriage house buildings will be distributed across the parcel rather than clustered in one area. The proposal includes a separate resident club building and fitness center. A swimming pool is proposed adjacent to the resident club building. The proposal provides for 513 on-site parking spaces; the County minimum, the majority behind the two apartment buildings.

Approximately 10,000 square feet of street level commercial/retail will be in one apartment building at the property's Cherrywood- Ivy Lane entrance. Opposite the commercial/retail space in the second apartment building will be the leasing office for the property. The entrance to the property will be at the intersection of Cherrywood and Ivy Lanes. A second entrance to the site is positioned at the western edge of the property and before the Cherrywood Lane bridge over I-495.

**ANALYSIS:** NRP presented the project concept plan and renderings to the Board at their January 10, 2018 meeting. The Board asked questions regarding the number, size and amenities within the units, building entrances, stormwater management, integration of project into the Cherrywood Complete Street project, accommodations for transit on Cherrywood Lane, bicycles owned or shared, provisions for outdoor open and recreational

space, the potential and risks of the proposed retail/commercial space, outdoor lighting, protection of adjacent wetland and BARC property, and the property's Cherrywood Lane frontage.

In general, the Board believes there is merit in the proposed project and it is consistent with the City's housing goals as it relates to planning and housing choice. The Board would like to see NRP reconsider the layout of the carriage houses and site them in a manner that creates a sense of community as existing in townhouse communities throughout the city. The Board appreciates NRP coming forward at the very initial stage of this proposal to determine the feasibility and willingness to pursue the project

If the proposal moves forward Board members will request meetings with NRP to provide comment and recommendations for consideration including:

- Stormwater management and hard surface abatement
- Integration into the Cherrywood Complete Street project
- Provisions for transit, bicycle and pedestrian accommodations
- Recreational facilities, including a playground
- Provisions for outdoor open and recreational space
- Retail/commercial space opportunities
- Outdoor lighting,
- Protection of adjacent wetland and BARC property

**RECOMMENDATION:** The Board recommends that Council City Council should express its support for NRP LLC to pursue the planning of this project. City Council and planning staff should work with NRP to address and integrate existing City plans and recommendations into the NRP project at Cherrywood and Ivy lanes.

Respectfully submitted,

Brian Gibbons  
Chair

This report was approved by a vote of 4 to 0.