

WORK SESSION OF THE GREENBELT CITY COUNCIL held Monday, March 5, 2018, to meet with NRP Group – Development Proposal – Capital Office Park.

Mayor Jordan started the meeting at 8:03 p.m. The meeting was held in the Council Room of the Municipal Building.

PRESENT WERE: Councilmembers Colin A. Byrd, Judith F. Davis, Leta M. Mach, Silke I. Pope, Edward V. J. Putens, Rodney M. Roberts and Mayor Emmett V. Jordan.

STAFF PRESENT WERE: Nicole Ard, City Manager; Terri Hruby, Acting Director of Planning; and Cindy Murray, Acting City Clerk.

ALSO PRESENT WERE: Josh Wooldridge, Matt Tedesco and Joseph Torg , NRP Group: Kap Kapastin, Quantum Companies; Jim Giese, Greenbelt News Review; Elizabeth Gournay and Brian Gibbons, Advisory Planning Board; and others.

Mr. Wooldridge said the NRP Group (NRP) had asked to meet with Council this evening to review a development proposal concept for new construction of multifamily housing in the Capital Office Park at the intersection of Cherrywood Lane and Ivy Lane. He said the 15 acre parcel is owned by Mack-Cali Realty Corporation. Mr. Wooldridge explained that NRP was attracted to the Capital Office Park property because of its proximity to transit. He added NRP hopes to provide a first class residential community at this location.

Mr. Wooldridge advised that NRP is ranked by the National Multifamily Housing Council as the #7 multifamily developer and #1 affordable housing developer throughout the country. He mentioned NRP's local experience includes projects in Bethesda, Frederick, Rockville, Arlington, Fair Lakes and Woodbridge. Mr. Wooldridge said NRP has its own construction company and property management company which is a huge part of the company's success.

In response to a question from Mayor Jordan, Mr. Wooldridge said NRP Group has done Low Income Housing Tax Credit (LIHTC) projects throughout the country. He said the Greenbelt project will be a market rate project.

Mr. Wooldridge presented a PowerPoint presentation detailing the development proposal concept which consists of two five story apartment buildings with 308 one, two and three bedroom apartment units and five two-story townhouse carriage units. The proposal provides for 513 on-site parking spaces with the majority of spaces located behind the two apartment buildings. He noted that many amenities are being considered for the development including a swimming pool, fitness center, park area, bike share, dog park and dog spas.

Ms. Davis asked about a day care center. Mr. Wooldridge said that hadn't been included but NRP would review that as another amenity. Ms. Mach said many people in the community, including herself, would be willing to work with NRP on establishing a cooperative day care center.

Mr. Roberts said he is opposed to the use of the property for residential. He said the property should remain commercial as it is currently zoned.

Ms. Pope said she liked the proposal presented. She cautioned NRP to check with Prince George's County Public Schools to determine school assignments for children residing in the development.

In response to a question from Mr. Putens, Mr. Wooldridge said all buildings will have secure entrances and all common areas will have cameras.

Ms. Davis suggested the retail plans be increased to include coffee shops, delicatessens, cleaners, medical care facilities, etc. She also suggested clustering the carriage homes so they were not so isolated from the other residences.

Mr. Byrd asked if the proposed project is similar to the NRP projects in Rockville and Bethesda. Mr. Wooldridge said yes, adding that this will be NRP's first project in Prince George's County. He commented on the great success with projects close to transit, amenities, jobs, etc.

In response to a question from Mayor Jordan, Mr. Wooldridge said most NRP projects qualify for LEED certification. He mentioned their commitments to the environmental matters along with energy efficiency.

Ms. Davis mentioned the problem with the zip code assignment for Greenbelt Station and suggested NRP be sure the 20770 Greenbelt zip code is assigned for the development. She asked if electric vehicle charging stations would be provided. Mr. Wooldridge said yes.

Brian Gibbons, Chair of the Advisory Planning Board (APB), said NRP had met with APB and presented the project concept plan in its meeting with APB on January 10, 2018. He provided an overview of APB Report 2018-02 submitted regarding their review of the plan. Mr. Gibbons said APB 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.

Ms. Gournay, APB member, said APB would like to see NRP reconsider the layout of the carriage houses and site them in a manner that creates a sense of community. She suggested amenities such as decks and balconies be considered along with separate parking for retail customers. Ms. Gournay also suggested noise levels be considered especially for those residences closest to the Beltway.

Mr. Kapastin, Quantum Management, said he was excited about the proposed development. He said NRP Group had provided a good presentation.

Mr. Putens left the meeting at this time. (9:21 p.m.)

Bill Orleans said he did not support the project. He said a solar farm and ecological preserve would be better use of the area.

Mr. Roberts asked about construction materials. Mr. Wooldridge said the project would be wood frame with brick on the exterior skin. Mr. Roberts expressed his dislike for the proposed materials.

Mayor Jordan asked about the next steps for the proposed project. Ms. Hruby said a Detailed Site Plan (DSP) would be developed and submitted to the County and City for review. Mr. Tedesco said NRP will pursue the planning of this project and hope to be back in early summer to meet with Council again. He thanked Council for the positive feedback received this evening.

Informational Items

Ms. Davis provided an update from the March 3rd informational meeting on MAGLEV held at Greenbriar.

Respectfully Submitted,

*Cindy Murray
Acting City Clerk*