



**ADVISORY PLANNING BOARD  
APPROVED MINUTES OF MEETING  
Greenbelt Community Center  
July 15, 2009  
Minutes Prepared by Amy Hofstra**

Meeting was called to order at 7:40pm

BOARD MEMBERS PRESENT WERE Sheldon Goldberg, Sandy Lange, George Branyan, Brian Gibbons, Keith Chernikoff, and Emmett Jordan.

CITY STAFF PRESENT WAS Amy Hofstra.

OTHER ATTENDEES present included David Kaufman, Ken Malm, Kap Kapastin, Alex Villegas, Eric Josselyn, Bill Orleans, Daryl Hutchinson, and Lisa Hutchinson.

The agenda and the minutes of June 17<sup>th</sup> meeting were held over until the next meeting in August. Mr. Branyan began the meeting by setting the agenda and introducing the guests and the Board.

Ms. Hofstra gave her presentation to the Board regarding the Revision to Detailed Site Plan 04081/02. Ms. Hofstra recommended that the Board deny the request. It was Staff's opinion that the new townhouses from Craftstar did not have as much detail or the urban style and architecture of the Pulte townhouses originally approved for the site. Ms. Hofstra also mentioned that the new townhouses would require wider alleys that would still not have enough room to accommodate parked cars.

Mr. Malm, the president of Craftstar homes, then presented his product to the Board. Mr. Malm recommended his townhouses because they had real stone siding and qualified as energy star homes. Mr. Malm agreed that the alleys would be wider at some locations, but added that there would be two extra feet of yard in the front. In response to questions from the Board, Mr. Malm felt he could sell 21 to 24 homes annually and that his buyers would likely include single and divorced women, first time home-buyers, dual income households, and households "moving down".

Mr. Bealle introduced himself as the manager of the estate for the late Mr. Smith, the original property owner. Mr. Bealle informed the Board that the estate was now insolvent. Mr. Malm also mentioned that the Pulte elevations approved in the original Detailed Site Plan were copyrighted and could not be built. Ms. Hofstra responded that this did not prevent another builder from providing plan similar in style and high in detail.

The Board then discussed the sale price of the townhouses. Mr. Branyan was pleased that the homes would be “affordable” at \$300-350,000. Ms. Lange asked why these homes would be worth so much less than the expected value of the Pulte townhouses at \$600,000. Mr. Malm explained that the difference was the economy and the value of the land. Mr. Branyan asked if some of the architectural features shown in the Craftstar brochure couldn’t be incorporated into the homes that Mr. Malm was proposing for Greenbelt Station. Mr. Malm responded that those features would increase the cost.

The Board, Mr. Kapastin, Mr. Orleans, Ms. Hofstra, and Mr. Bealle spent some time reviewing the future of the north core, the City’s obligations to pay for the north-south connector road, and the construction of the roundabout at Cherrywood and Metro Access Drive. Mr. Orleans also proposed that Mr. Bealle consider other uses for the site.

Mr. Chernikoff asked Mr. Malm where his oldest project was located. Mr. Malm indicated that it was the Tower Oaks development in Rockville, which was built in 1996.

The Board agreed that another meeting was required before a recommendation to Council could be made. The Board agreed to revisit this issue at their next meeting on August 5<sup>th</sup>. The meeting was adjourned at 9:10 pm.