



CITY COUNCIL WORK SESSION AGENDA

Franklin Park at Greenbelt Station (stakeholder)

COUNCIL MEETING WILL BE ONLINE ONLY

Due to the COVID-19 precautions, the Council Meeting will be held online and is planned to be cablecast on Verizon 21, Comcast 71 and 996 and streamed to www.greenbeltmd.gov/municipaltv.

Resident participation:

[https://us02web.zoom.us/j/83147183515?](https://us02web.zoom.us/j/83147183515?pwd=bUNmZFVhYk1pQT09)

pwd=bUNmZFVhYk1pQT09

Passcode: 695361

OR

Join By phone: (301) 715-8592

Meeting ID: 831 4718 3515

Passcode: 695361

Wednesday, December 16, 2020

7:00 PM

Work Session Packet

Work Session – Franklin Park at Greenbelt Station, (stakeholder)

Suggested Action:

Agenda

- Introductions
- Council Discussion
- Questions and Answers
- Other Items

[WS191204.pdf](#)

City Council Work Session Agenda Item Report

Meeting Date: December 16, 2020

Submitted by: Bonita Anderson

Submitting Department: Administration

Item Type: Work Session Item

Agenda Section: Work Session Packet

Subject:

Work Session – Franklin Park at Greenbelt Station, (stakeholder)

Suggested Action:

Agenda

- Introductions
- Council Discussion
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- Other Items

Attachments:

[WS191204.pdf](#)

[WS181219.pdf](#)

WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, December 4, 2019, to meet with Franklin Park Apartments.

Mayor Byrd started the meeting at 7:01 p.m. The meeting was held in the Franklin Park Leasing Office, 6220 Springhill Drive.

Present were: Councilmembers Judith F. Davis, Emmett V. Jordan, Silke I. Pope, Edward V. J. Putens, Rodney M. Roberts, and Mayor Colin A. Byrd. Councilmember Leta M. Mach was absent due to travels.

Staff present were: Nicole Ard (7:04 p.m.), City Manager; Chief Richard Bowers, Captain Timothy White and MPO Carlos Torres, Police Department; Terri Hruby, Director of Planning and Community Development; and Shaniya Lashley-Mullen, Administrative Assistant.

FRANKLIN PARK REPRESENTATIVES: Lea Garcia, Asset Manager; Gail Comfort, VP of Operations; Iman Taylor, Director of Sales and Marketing; Timeka Anderson, Regional Manager; Denise Knight, Director of Resident Services; Mark Pauley, Director of Maintenance; and James Terrell, Leasing Consultant.

Also present were: Michelle Patterson, Charise Anderson, Natalie Williams, Bill Orleans, and others.

There was discussion on the current occupancy and rental rates. Ms. Iman advised that Franklin Park is currently 94% occupied since June. Ms. Knight stated that included 70% retention of previous year residents. Ms. Iman answered Ms. Davis's question stating the rent hasn't increased since last year's 4% increase.

Mr. Roberts asked if rent discounts were given to long-term residents. Ms. Knight stated that wasn't the general practice of the rental industry to give discounts on rent. She noted that long-term residents were given incentives in other ways. Ms. Knight answered Mr. Roberts's question stating that all residents stay for different reasons, for example their quality of life experience.

Based on a question asked from Ms. Pope, Ms. Knight stated Franklin Park accepted vouchers.

There was discussion regarding upgraded units. Ms. Knight stated that long-term residents were presented options regarding unit upgrades, depending if they wanted to stay in the same rental bracket. Ms. Knight noted that 1/3 of the long-term residents were currently in "classic" units.

Ms. Hruby noted that Franklin Park just completed their annual inspection, has achieved the 20% unit goals, complied with the window guards requirement and were fully licensed.

Mr. Pauley answered Ms. Davis's question stating that work requests were completed within 24-48 hours. Mr. Pauley noted the quality of work was increasing and Franklin Park has been doing re-inspections of units. Ms. Knight explained that the 24 to 48 hour response time is Franklin Park's policy and goal.

Based on a question asked from Ms. Davis, Ms. Anderson stated that over 2,000 window locks had been installed. Ms. Pope inquired about upgrading the windows from single pane to double pane. Mr. Pauley explained the windows were being upgraded as needed. Ms. Pope suggested

upgrading a certain amount of windows per year would be affordable.

Chief Bowers noted there had been a small decrease in the crime reported in the Uniform Crime Report (UCR) in Franklin Park since last year.

Captain White explained that crime had been down overall 13% in Franklin Park. He noted that robberies were down 50%, burglaries were down 40%, and calls for service for the neighborhood were up. Captain White stated the police department had received a large spike for mental health calls for service. Captain White advised due to the increase for mental health calls for service, all police department employees, both sworn and civilian, would take mental health first aid training.

There was discussion on gang activity. MPO Torres explained he had received information from the Prince George's County Police Department advising individuals that reside in Franklin Park had been arrested for gang activities, but had not committed gang activity in Franklin Park. Ms. Knight noted that during the first half of the year management, located the individuals that were housing the criminals that weren't on the lease and removed them from the property. Mayor Byrd inquired about the MS13 tip line. Captain White explained that Mr. George Mathews, Greenbelt Public Information Officer, had shared the information via the Greenbelt Police social media pages.

Ms. Davis inquired about the security cameras. Mr. Pauley advised Franklin Park had increased the security cameras and MPO Torres have access to the cameras.

There was discussion about lighting. Mr. Jordan asked was Franklin Park going to increase the lighting within the community. Mr. Pauley advised Franklin Park had been increasing the lighting within the community. He noted that in the darker areas, Franklin Park was installing LED lights.

Based on a question asked from Mr. Jordan, Captain White advised the Citywide case closure rate average was between 24-26% overall. Captain White noted the State case closure rate average was 21-22%.

Ms. Smalls, 6108 Breezewood Court, stated that the area near pool #2 is still dark. Ms. Smalls noted that the only lights are on the building and it doesn't provide much light. Mr. Pauley advised the only light that Franklin Park can provide was on the building. Mr. Pauley stated he thought the lights were replaced in Ms. Smalls' area.

Ms. Anderson, 6204 Breezewood Drive, stated that the bush in front of the building was unsafe. Ms. Anderson advised she asked management to remove the bush. She requested more lights in the area because it's dark.

Ms. Patterson, 9131 Edmonston Terrace, asked could management replace the back splash in her residence to keep out the rodents. Ms. Patterson stated she hadn't received the Franklin Park Newsletter. Ms. Knight advised she would send Ms. Patterson the links to the newsletter. Ms. Davis requested copies of the newsletter as well for Council.

Ms. Patterson inquired about the tree removal or the tree topping process. Mr. Pauley advised Franklin Park had three bids before the budget committee and owners to trim every tree in

Franklin Park.

Ms. Anderson inquired about the security cameras. Ms. Knight advised the security cameras were placed in the major traffic areas, near the business center. Ms. Knight stated the security cameras are not installed building to building Franklin Park hadn't gotten to that phase. Ms. Anderson also requested maintenance to inspect her windows, due to air getting inside of her unit.

Mr. Russell, 5905 Cherrywood Lane, advised parking had become an issue and it's hard to find a parking space. Mr. Pauley stated that Robbie's Towing tow for Franklin Park. He advised the tow company would tow vehicles for various violations. Mr. Pauley stated that the parking lots were recently restriped and he can inquire if more parking spaces can be added to the complex.

Ms. Carolyn Davis, 9334 Edmonston Road, thanked Blue Line Security and the Police Department for patrolling the area and making it very safe.

Ms. Knight noted the recreation programs were always improving and Franklin Park is currently in the process of securing bids for various amenities. She advised Franklin Park sent out a survey throughout the community asking for the residents' feedback on what amenities they would like to have in the community. The amenity list had been narrowed down to a dog park, a basketball court, and a soccer field.

There was discussion on the Recreation Department Amenity report. Ms. Carolyn Davis noted the report stated there are basketball courts with no baskets and tennis courts that the residents cannot use. Ms. Davis inquired about the playgrounds that were on the map. Ms. Knight stated the map Ms. Davis was referring to was an old map from the previous management company. Ms. Knight advised Franklin Park has six active playgrounds and two pools but the pool on Cherrywood Terrace currently needs repairs. Ms. Davis suggested Franklin Park look into amenities for seniors.

Ms. Williams, a Franklin Park resident, inquired about a proposal she submitted regarding stray cats. Ms. Knight stated she had received Ms. Williams's proposal and Franklin Park looks forward to collaborating with Ms. Williams in the new year regarding her stray cat proposal.

Mr. Pauley stated that Franklin Park had a community garden, but nobody used it due to the post wet season. Ms. Knight advised that Franklin Park would promote the garden more.

There was discussion on Franklin Park's five-year plan and corporate priorities. Ms. Comfort stated that Franklin Park replaced 108 out of 240 roofs last year. Ms. Garcia stated the initial plan was to complete the interior redevelopment then the exterior.

There was discussion on the Census 2020. Ms. Davis noted that the Census could be completed by mail, computer, and via phone. Mayor Byrd stated that the complete Census 2020 count would be a cooperative effort.

Based on a question asked by Mayor Byrd, Ms. Knight stated that the pest control company has an office on site to deal with the recurring rodent infestation. Ms. Knight advised if the normal treatment doesn't take care of the problem, the pest control company would take an additional aggressive approach.

Mayor Byrd inquired about pet rent. Ms. Knight stated the fee covers the damages in the home that may be caused by the pet. Ms. Knight answered Ms. Pope's question stating the pet rent is \$45 per month and there is a breed restriction, but not a weight restriction.

There was discussion regarding improving recycling in Franklin Park. Mr. Pauley noted that it was an ongoing process to educate and improve recycling. Ms. Davis and Mr. Jordan suggested that Franklin Park contact Dr. Robles, the Sustainability Coordinator, to assist with educating the residents of Franklin Park on recycling. Ms. Carolyn Davis, a resident of Franklin Park, noted that a recycle bin should be near the trash dumpsters.

Ms. Patterson noted that the street sign on Edmonston Terrace in front of the Greenbelt Middle School is missing.

Ms. Davis asked Ms. Hruby was the City collaborating with Franklin Park to install new bus shelters. Ms. Hruby stated that is an option that was offered to all the property owners and would revisit that option. Ms. Hruby noted that the City did replace an old bus shelter.

Ms. Davis suggested that Franklin Park should have regular resident meetings. Ms. Knight advised the management team didn't get a chance to do it this year, but it is a priority.

There was discussion regarding the State Highway's ramp from Edmonston Road onto Greenbelt Road. Mr. Pauley noted the broken fence on Springhill Drive at Edmonston Terrace. Ms. Pope stated she had reported that fence to State Highway as well.

Mr. Pauley stated that the sidewalk is lower than the grass at 5829 Cherrywood Lane and every winter ice forms in the open space. Ms. Ard stated she would follow up with Public Works.

Ms. Hruby provided an update with the Beltway Plaza Redevelopment Proposal. She noted that the Preliminary Plan of Subdivision had been filed and all the information is posted on the City website.

Several informational items were discussed.

The meeting ended at 9:02 p.m.

Respectfully submitted,

*Shaniya Lashley-Mullen
Administrative Assistant*

WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, December 19, 2018, to meet with Franklin Park Apartments.

Mayor Pro Tem Davis started the meeting at 8:02 p.m. The meeting was held in room 201 of the Greenbelt Community Center, 15 Crescent Road.

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

STAFF PRESENT WERE: David Moran, Assistant City Manager; Chief Richard Bowers, Police Department; MPO Carlos Torres, Police Department; Terri Hruby, Director of Planning and Community Development; Gilberto Cabrera, Code Enforcement Supervisor; Greg Varda, Assistant Director of Recreation; Brian Butler, Recreation Coordinator; and Shaniya Lashley-Mullen, Administrative Assistant.

FRANKLIN PARK REPRESENTATIVES: Timeka Anderson, Senior Regional Manager; Denise Knight, Director of Resident Services; Iman Taylor, Director of Sales and Marketing; Mark Pauley, Director of Maintenance; Lea Garcia, Asset Manager; and Gail Comfort, VP of Operation.

ALSO PRESENT WERE: Rick Gordon, Vice Chair Park and Recreation Advisory Board; Reverend Ray Raysor; Nedria Solomon; Bill Orleans and others.

Mr. Pauley provided an update on the renovations of the fire damaged building. He stated that the building was up to code at the time of the fire and the permits would be in next week. Ms. Mach asked if the windows will be redesigned because windows down to the floor are too low. He stated that is up to corporate management.

Mr. Pauley answered Mayor Pro Tem Davis's question advising 1,090 apartment windows have been done with window locks. Mayor Pro Tem Davis stated all units with children should have the window locks on them. Ms. Mach stated all units should have window locks because visitors might have children. Ms. Knight stated since the last work session, the lease reflects that window locks are mandatory and cannot be removed. Ms. Knight also stated Franklin Park is making sure they have the correct window locks. Next year, Franklin Park is putting in place a preventative maintenance plan. Mr. Putens stated Council would like to see the plan. Mr. Pauley stated that Franklin Park doesn't have the manpower or resources to put in window locks on 18,000 windows in six months.

Ms. Taylor provided an update on Franklin Park Apartments. She reported that the retention rate is at 69% and 94% of the units are occupied. Mr. Pauley stated 2,300 units have been remodeled, and 500 units have been upgraded. Ms. Knight stated rent has increased 4% across the board. Mayor Pro Tem Davis asked if Franklin Park still accepts vouchers from the County. Ms. Taylor answered yes.

Mr. Pauley answered Mayor Pro Tem Davis's question advising the following capital projects have taken place: the gas valves have been replaced in sections 1, 2 and 5; a new policy for pest control; upgraded the lights to LED; improved the sidewalks; and made improvements to the storm drains. Ms. Comfort stated pool #1 was upgraded last year. Mr. Pauley also stated a

handicap rail was installed in pool #2.

Ms. Knight commented on the better reviews Franklin Park Apartments has been receiving on social media. She advised they have a staff person that responds to each post, good or bad. On the positive reviews, the staff acknowledges with a thank you. With the negative reviews, they question what they can do to fix that certain problem.

Mr. Pauley answered Mr. Roberts's question advising that leaky pipes get changed from bottom to the top.

Mr. Pauley answered Ms. Mach's question advising the laundry rooms are locked and can't be accessed unless a person has a key. He also advised the rooms are too small to convert into daycare facilities.

Mr. Putens stated Council hasn't received a link to the news letters. Ms. Knight advised the list will be updated with Council email addresses. Ms. Knight answered Mayor Pro Tem Davis's question advising the email blast goes out quarterly, unless it has specific information and it goes to a particular section. Ms. Knight also advised they communicate with the residents via social media, (i.e. Facebook and Instagram). Mr. Gordon stated the communication is good but it could improve.

Mr. Putens stated that at the last work session, it was suggested to go into public/private partnership regarding a dog park. Mr. Pauley advised Franklin Park Apartments did look into that but parking would be a main issue. Mr. Putens suggested a private dog park for Franklin Park Apartments residents only.

There was a discussion in reference to security cameras at Franklin Park Apartments.

Mayor Pro Tem Davis asked how many units per year Code Enforcement inspects and if they are up to date. Mr. Cabrera stated 20% of the units are inspected per year and there are still some outstanding citations.

Ms. Solomon explained the mold issue she was having in her residence. Mr. Roberts asked if a mold test was performed. Mr. Pauley stated the issues will be handled the next day.

Mr. Byrd stated there are similar concerns with mold at Springhill Lake Elementary.

Mr. Gordon suggested a residents association, where residents and management can come together at monthly meetings and bring their grievances. Ms. Knight added it could be a quarterly meeting.

Mr. Byrd stated he heard other complaints: the parking lot has glass and trash, customer service issues, mold and the vents are dirty.

Mr. Pauley answered Mayor Pro Tem Davis's question stating they are still educating the residents on recycling. He also advised Franklin Park Apartments wasn't installing dog waste stations because the residents place trash in them. There are dumpsters on the property; the residents can place the dog waste in them.

Ms. Hruby advised a bus shelter was recently replaced and looks forward to a partnership to replace more in Franklin Park.

Chief Bowers provided an update on public safety. He reported 11 robberies were committed by one person in a short time frame. Theft from vehicles and property crimes are a trend in Franklin Park Apartments, but they are lower than last year. MPO Torres reported there has been an increase by patrol on all squads and foot patrol too. MPO Torres also advised he has been working with the owners. Franklin Park has also increased their security cameras.

MPO Torres answered Mayor Pro Tem Davis's question advising the lighting had increased.

Mayor Pro Tem Davis asked if last night's homicide was gang related. MPO Torres stated that was an ongoing investigation.

There was a discussion on gangs. Ms. Knight stated if residents noticed a trend to please inform the Franklin Park Apartments management office.

Mayor Pro Tem Davis stated when there is graffiti to call the police so they can take pictures, have it removed and investigated.

There was a discussion on developing a plan to give Franklin Park safety tips. Mayor Pro Tem Davis stated not just for Franklin Park Apartments, but for the whole city.

Ms. Knight answered Mayor Pro Tem Davis's question stating Franklin Park Apartments was in the middle of transitioning to Mr. Pauley, so they didn't get in contact with Dr. Robles in reference to education on recycling.

Mr. Pauley answered Mayor Pro Tem Davis's question and advised that the community garden failed. Mr. Putens said it might have been the weather that caused the garden failure. Ms. Mach said it might have been the way it was promoted.

Mayor Pro Tem Davis suggested that Ms. Knight contact Kap Kapastin at Beltway Plaza to see if Franklin Park Apartments signage can be placed on Beltway Plaza property.

Mayor Pro Tem Davis stated that she noticed that Franklin Park Apartments had increased its events and asked if they have partnered with the Recreation Department. Ms. Knight stated she would like to partner with the Recreation Department in 2019.

There was a discussion on various recreation programs, including pop up playgrounds, to bring recreation into the community. Mr. Butler stated they just finished up a program promoting IT and also collaborated with Springhill Lake Elementary School to promote healthier eating and recreation.

Mayor Pro Tem Davis asked if overnight parking was still an issue at the Recreation Center. Mr. Butler stated no, it was resolved completely when signs were put in place. No vehicles were towed.

Ms. Garcia asked if there were any plans for the Springhill Lake Elementary School due to overcrowding. Mayor Pro Tem Davis stated Council will be looking at the Prince George's

County school list to see where Springhill Lake Elementary falls on the list. Mayor Pro Tem Davis also stated the school needs to be replaced and made bigger. The school is dealing with mold issues and leaks.

There was a discussion of Beltway Plaza building townhouses. Ms. Hruby stated that Prince George's County Planning Board is scheduled to act on their conceptual plan on February 21st. They are proposing a mixed housing type, anywhere between 1,000-2,000 homes is their proposal along Breezewood Drive. It's a five or six stage project; first the building of the residences and then redesign of the mall. Mr. Orleans suggested that all interested in the concept plan from Beltway Plaza should attend the next Advisory Planning Board meeting in January.

Information Items – several information items were discussed.

The meeting ended at 9:47 p.m.

Respectfully submitted,

*Shaniya Lashley-Mullen
Administrative Assistant*