

WORK SESSION OF THE GREENBELT CITY COUNCIL held Monday, December 2, 2019, to discuss the NRP Multifamily Development Proposal – Capital Office Park (Detail Site Plan).

Mayor Byrd started the meeting at 8:04 p.m. The meeting was held in the Council Chambers of the Municipal Building, 25 Crescent Road.

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

Staff present were: Nicole Ard, City Manager; Terri Hruby, Director of Planning & Community Development; Judith Howerton, Community Planner; and Shaniya Lashley-Mullen, Administrative Assistant.

Also present were: Josh Wooldridge, Joe Torg and Karl Alt, NRP Group; Matthew Tedesco, McNamee Hosea; Keith Chernikoff, Chair of the Advisory Planning Board; Isabelle Gournay, Advisory Planning Board; Bill Orleans, and others.

Ms. Howerton explained that the NRP Group at a work session with Council on September 11, 2019, asked, and received support from Council with conditions on the Preliminary Plan of Subdivision (PPS). She noted that NRP had presented to the Green Advisory Committee on Environmental Sustainability (Green ACES), Advisory Planning Board (APB), and Park and Recreation Advisory Board (PRAB). Ms. Howerton stated that NRP would meet with APB again on December 4, to discuss the Detailed Site Plan.

Mr. Wooldridge presented a PowerPoint presentation with updates to the site plan and changes based on Council feedback. He explained the NRP Group goals were to deliver the first transit-oriented development at the Greenbelt Metro Station and provide multiple means and methods of travel to the Greenbelt Metro Station.

Mr. Wooldridge advised NRP proposed 354 multifamily units, which provide a wide variety of apartments. He mentioned the freestanding Clubhouse Residential Amenity Building. NRP would be providing a new bus shelter on Cherrywood Lane. Mr. Wooldridge noted the significant bicycle amenities would include Bike Shared, dedicated bike lanes, interior bicycle storage and a bike repair facility. He also stated there would be six electric vehicle-charging locations also distributed in the different parking lots.

There was discussion on the site sustainability features. Mr. Wooldridge noted that 36% of the site preserved the existing flood plain elevation and reduces run offs into the Indian Creek Watershed. Mr. Wooldridge advised NRP added an additional pond to control the 100-year flood. Based on a question asked by Ms. Davis, Mr. Alt stated going through Department of Permitting, Inspections, and Enforcement (DPiE) and permitting the project, there would be a Stormwater Management Covenant that would be placed on the property. He noted that NRP would be legally contracted to maintain the 30 environmentally sensitive design (ESD) sites.

Mr. Wooldridge reviewed the recreational amenities. Ms. Davis stated there was not space in the Amenity Building for residents to have meetings and would there be a tenant association. Mr. Wooldridge advised there is a conference room and there is social space in the lobby that can accommodate between 50 to 100 people.

Mr. Wooldridge noted some changes to the design plan, which included adding a community garden and a playground. There was discussion on the location of the playground. Ms. Davis stated staff advised it might be a conflict to have the playground next to the dog park. She asked to have NRP consider moving the playground to another location. Mr. Wooldridge stated this was the best location to maximize the planning and design of the space. Based on a question asked by Ms. Davis, Mr. Wooldridge stated that neither locations have shade, but it would be added. Another change to the design plan was adding a Public Plaza. Mr. Wooldridge noted that NRP wanted to create space for historic signage or public art.

Mr. Putens asked who would maintain and remove the snow. Mr. Wooldridge answered stating that NRP self-manages its properties and would be responsible for the snow removal.

There was discussion on the traffic report. Ms. Howerton stated Greenman Pedersen, Inc. (GPI) recommended the following modifications on Cherrywood Lane to include turning lanes and a roundabout. Ms. Hrubby explained GPI recommended three lane extensions/turning lanes to make the traffic flow better on Cherrywood Lane. She noted that GPI had identified a roundabout as an option at the intersection, but it was not warranted. Mr. Tedesco advised NRP had just received the report; the traffic engineer was in the process of reviewing and preparing a response.

Mr. Roberts inquired what school would the children attend. Ms. Hrubby stated staff would contact and follow up with the Prince George's County Board of Education. Ms. Hrubby explained the Prince George's County Planning Board doesn't look at capacity of the schools. The Prince George's County Planning Board assesses a fee instead of building or providing a new school. Ms. Davis advised Mr. Roberts to explain his concerns at the upcoming Legislative Dinner. Ms. Pope suggested a work session with the School Board to discuss the possible developments and what schools the children would attend.

Ms. Howerton summarized the Green ACES report. She stated Green ACES liked the project overall and recommends that NRP push more for environmental stewardship. She noted the following: consider geothermal energy due to the wetlands, the number of electric vehicles charging stations were insufficient, and solar energy at the Clubhouse.

Mr. Chernikoff, chair of APB, stated APB had two issues with the plans. APB hasn't seen the details of the interior of the units and concerns on the flow of parking on Ivy Lane. He noted that APB had questions regarding the number of parking spaces per unit and handicap parking.

Ms. Gournay, APB member, stated that APB had safety concerns with the diagonal parking. She noted the parking spaces were narrow. The ground floor unit apartments won't have privacy due to the space between the parking lot and the apartments.

There was discussion on a walking path. Ms. Davis stated that the Park & Recreation Advisory Board (PRAB) recommended a pervious surface walking path. Ms. Davis suggested a dog waste station along the path. Mr. Tedesco advised the dog waste station would be in and around the dog park. Mr. Tedesco stated that NRP would investigate a walking path, but there was not a lot of opportunities for a walking path in the wetlands.

There was discussion on parking. Mr. Tedesco stated that a detailed outline of parking would be discussed at the APB meeting on Wednesday, December 4th.

There was discussion on affordable apartments.

Mr. Orleans stated the land could be used better and this development doesn't have affordable housing.

Ms. Jennings asked how to find the original land survey and the impact on the wetlands. Ms. Davis stated the land was graded and determined to be commercial. Ms. Hruby referred Ms. Jennings to the Prince George's County Atlas website.

Several informational items were discussed.

The meeting ended at 9:20 p.m.

Respectfully submitted,

*Shaniya Lashley-Mullen
Administrative Assistant*