



CITY COUNCIL WORK SESSION AGENDA

Work Session - Beltway Plaza (stakeholder)

This meeting will be held in-person and virtual.

**25 Crescent Road
Greenbelt, MD 20770**

OR

Virtual Participation

Zoom Webinar Attendees:

**Please submit your request in writing via email to questions@greenbeltmd.gov
<https://us02web.zoom.us/j/89228902205?pwd=LrksSfGul2dTXyfWXquja0erqU06ST.1>**

Dial-in: 301 715 8592

Webinar ID: 892 2890 2205

Passcode: 064982

Wednesday, September 18, 2024

7:30 PM

Work Session Packet - Beltway Plaza

Work Session - Beltway Plaza

Suggested Action:

Agenda

- Introductions - 10 minutes (7:30 - 7:40 pm)
- Council Discussion - 60 minutes (7:40 - 8:40 pm)
 - Future of Beltway Plaza
 - Update on the Re-Development plans/dates/timeline etc.
 - What areas will be dedicated for retail, commercial, public/recreation, and residential space? Have any of these planned space components changed from what is in the planning documents?
 - What type of communication has occurred between Franklin Park at Greenbelt

Station and the school system since these are directly adjacent?

- How do you intend to engage the community through the construction process?
 - How will you address security during redevelopment and after opening?
 - What types of retail are you hoping to see in the space?
 - What will traffic flow look like during construction? How will you maintain pedestrian and bike safety?
 - What will engagement and communication look like with existing businesses? What actions will you be taking to try to maintain some of these businesses?
 - What type of sustainable practices and components will be integrated into the planned development?
 - How will you provide regular updates to the Council and the community throughout the redevelopment process?
- Questions and Answers - 15 minutes (8:40 - 8:55 pm)
 - Other Items - 15 minutes (8:55 - 9:10 pm)
 - Informational Items
 - Meeting Calendar

[WS220907.pdf](#)

City Council Work Session Agenda Item Report

Meeting Date: September 18, 2024

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: Work Session Item

Agenda Section: Work Session Packet - Beltway Plaza

Subject:

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Attachments:

[WS220907.pdf](#)

WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, September 7, 2022, to meet with Beltway Plaza.

Mayor Jordan started the meeting at 7:32 p.m. The meeting was held virtually via Zoom in the Council Chambers of the Municipal Building, 25 Crescent Road.

PRESENT WERE: Councilmembers Colin A. Byrd, Judith F. Davis, Ric Gordon, Silke I. Pope, Rodney M. Roberts, Kristen L. K. Weaver, and Mayor Emmett V. Jordan.

STAFF PRESENT WERE: Tim George, Interim City Manager; Terry Hruby, Director of Planning and Community Development; Chief Rick Bowers, Greenbelt Police Department; and Shaniya Lashley-Mullen, Assistant to the City Clerk.

ALSO PRESENT WERE: Kap Kapastin, Quantum; Michael Hartman; and others.

Mr. Kapastin provided an update on Beltway Plaza, which included a leasing report with several new stores opening and the mall has a 5% vacancy rate. In addition, Mr. Kapastin noted some of the many events Beltway Plaza and Quantum had been involved with at the Prince George's County Economic Development Corporation Exhibit Booth and the International Council of Shopping Center Mid-Atlantic Conference. Finally, based on a question asked by Ms. Davis, Mr. Kapastin answered that Security and Mr. Higgs are working for teens in the space near the corner by the bakery.

Based on a question asked by Mr. Roberts, Mr. Kapastin answered that for the last ten years, Beltway Plaza had used a gross rent model. He noted that Beltway Plaza prefers to avoid creating competition for the tenants.

Mayor Jordan asked what measures were taken to assist tenants through Covid. Mr. Kapastin reminded Council that the mall was closed for an extended period and advised that rent was deferred or reduced for some of the smaller tenants. The balance was written off at the renewal of the lease. Mr. Kapastin explained that consumers preferred to shop in the open air rather than go into a closed mall.

Based on a question by Mayor Jordan, Mr. Kapastin answered that the Merchant Association meetings are scheduled monthly. The difficulty for the merchants is finding employees.

Based on a question by Mayor Jordan, Mr. Kapastin explained that Beltway Plaza has experimented with providing capital loans to start-up businesses, and all of the loans have been paid over time. However, he noted that attracting companies that want to be incubated in a closed mall situation is challenging.

Mr. Kapastin explained that the absence of an Economic Development Manager is one of the challenges Beltway Plaza has faced. He noted that with the help of Ms. Debi Sandlin, Acting Assistant City Manager, he assisted with the Greenbelt Business Alliance Steering Committee.

Based on a question asked by Mr. Gordon, Mr. Kapastin explained that Beltway Plaza needs a survey system to monitor the correlation between the events/activities held at the mall and the uptick of shoppers. Mr. Kapastin summarized some of the events/activities that were held at Beltway Plaza, which included partnering with Franklin Park and the Greenbelt Police

Department for National Night Out, partnering as a prime sponsor with the Greenbelt Rotary Club with the Car Show, participating in the Labor Day Parade, and offering a school supply give away. Ms. Pope added that the Greenbelt Rotary Club is also generous at the Springhill Lake Elementary School.

Mr. Kapastin explained that Beltway Plaza works well with the Greenbelt Police Department. He noted that the mall hired several new security guards, had increased wages, and have mandatory online training. However, Mr. Kapastin stated that there was minor crime inside the mall. There are problems with loiterers that hang out in front of the mall and at bus stops, shoplifting, drinking, and smoking.

There was discussion regarding aging infrastructure. Mr. Kapastin explained that there is an active construction program for the parking infrastructure so that it could be safe. He stated that Beltway Plaza is awaiting parts to fix the escalator and the main water pipe ruptured in the front parking lot of the mall. He advised that WSSC doesn't have funding to resolve the issue, but the mall is on the list to get that pipe fixed.

Mr. Kapastin expressed that the negative reputation of Franklin Park affects Beltway Plaza's leasing activities. He advised that the owner of Franklin Park has appealed the Preliminary Plan of Subdivision, the Stormwater Management Permit, and the Detail Site Plan. Based on a question asked by Mayor Jordan, Mr. Kapastin answered that he works well with the management of Franklin Park; however, the owners in New Jersey have issues with the housing proposed on the Beltway Plaza property.

Mr. Kapastin provided Council with the status of the Beltway Plaza Redevelopment which should be breaking ground within 60 days to build the 1A, which consists of 315 apartments. He summarized the first phase, which included 750 units in three buildings, a proposed 93-room hotel, and a 27,000 square foot recreation center. Mayor Jordan expressed concern about the construction affecting the residents along Breezewood Drive.

Regarding the discussion regarding Beltway Plaza challenges, Mr. Kapastin stated other challenges were encouraging shoppers to buy locally and retention and attracting businesses within the City, which could be more business-friendly.

Regarding the security discussion, Ms. Davis asked how the City could assist Beltway Plaza with security and crime issues outside the mall. Mr. Kapastin explained that there isn't much crime inside the mall except shoplifting at Target and Giant. He did mention a couple of incidents inside the mall where there had been drug transactions, drinking, and panhandling when there weren't many customers or security guards in the mall.

There was discussion regarding a circulator.

Based on a question asked by Mr. Gordon, Mr. Kapastin answered that he had met with Chief Bowers, Captain Gulledge, and Captain White regarding the issue of serious crimes committed by juveniles. He noted that he would push a little more on the Police Department to get the criminals prosecuted.

Regarding the circulator discussion, Mayor Pro Tem Weaver inquired whether Verde and Greenbelt Station Homeowner Association were part of the discussion. He stated that a

Greenbelt Station Homeowner Association member approached him regarding the circulator. Ms. Pope noted that the circulator is a good idea. Mayor Jordan added that the hospital could be a good partner because the WMATA bus service there has become an optional stop versus a mandatory stop.

Regarding the circulator discussion, Mayor Pro Tem Weaver read an email from Konard Herling, a Greenbelt resident, stating he realized there had been some discussion regarding additional funding for transportation, which could be used to establish a simple shuttle service. While the Public Works Department has provided busses for folks who reserve a ride a day in advance to desired locations, we need to step further and have a legitimate shuttle bus service that links all three significant areas of town from morning until 10 pm. There is a cost, but the additional income that the City has received since Covid can help us pay for buses and the labor necessary to run them. Mr. Kapastin and Quantum have spoken at public work sessions, indicating that they, too, would help with the cost of shuttle busses, could run once an hour, would ease the traffic flow on 193 and could increase their market. Greenway and Roosevelt Center should also help contribute as they would benefit from more customers. Mr. Herling did send information to the City regarding busses from one company based in Oklahoma. Such busses one bus costs \$85,000 and includes accessible seating for everyone. While tonight's session may not touch on transportation, he does not wish for this element that can bring us together as one City to be forgotten.

Additionally, bike racks are needed for those biking to and from Beltway Plaza. Biking needs to be part of overall transportation. Finally, a real marketing strategy, worked on by both the developers and the City, is necessary for progress at Beltway Plaza and all areas of the City. It is essential and should be considered and ultimately implemented.

Michael Hartman, 2 R Gardenway, stated that Mr. Kapastin was one of the leaders of the Greenbelt Business Alliance and has been a strong supporter of the New Deal Café.

There was discussion regarding the reconsideration of FBI Headquarters relocations.

Informational Items:

Ms. Davis inquired about Prince George's County's new curfew laws. Chief Bowers explained that it's outside the Police Department policy to enforce the Prince George's County code. However, he noted that the Police Department policy allows State and Federal law enforcement.

Based on a question asked by Ms. Davis, Chief Bowers gave an update on the shooting that occurred near the Greenbelt Middle School today, which included that it is an ongoing investigation and that there will be additional patrols around the school and Franklin Park. In addition, Ms. Davis requested a meeting with the new principal at Eleanor Roosevelt High School and the School Resource Officer.

Ms. Davis provided a report on the Maryland Municipal League (MML) Legislative Committee's priority recommendation and Strategic Initiatives, which included Police Accountability Board Municipal Authority, Expanding Municipal Revenue Sources, Government Public Notices Online Options, and the Constant Yield Tax Rate.

Based on a question asked by Ms. Davis, Mr. George stated that he would follow up with Mr.

Townsend about Phase 1 of the Forest Preserve Action Plan for the gardens with the removal of up to 30 trees. She stated that the action plan would be needed to be revisited with Council and expressed her concern.

Ms. Davis stated that the Sustainable Maryland Certified Group had financed an Action Group to work with Homeowner Associations and Condominium Associations, which may be something that GHI, Greenbriar, and Greenbelt Station Homeowner Associations would consider.

Mayor Jordan congratulated the Labor Day Committee on a successful Labor Day event. Council thanked Public Works, the Police Department, and staff for all their hard work. Mr. Roberts left the meeting at 9:18 pm.

The meeting ended at 9: 19 p.m.

Respectfully submitted,

*Shaniya Lashley-Mullen
Assistant to the City Clerk*