



CITY COUNCIL WORK SESSIONS AGENDA

**Capital Office Park
Municipal Building
25 Crescent Road
Monday, September 16, 2019
8:00 PM**

Work Session Packet - *Agenda*

Agenda

Suggested Action:

- Introductions
- Update on Activities
 - Office Park Vacancy Rate
 - Shuttle Bus Services and Potential Partnership
 - Security
 - Food Truck Hub
- Council Discussion
 - Future of Existing Office Space
 - Walking/Biking Path Maintenance
 - Past Capital Office Park Pedestrian Walkway or Cross-way Proposal for Ivy Lane
 - What the City can do to help Capital Office Park
- Questions and Answers
- Other Items

[WS121912.pdf](#)

[WS012016.pdf](#)

City Council Work Sessions Agenda Item Report

Meeting Date: September 16, 2019

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: Work Session Item

Agenda Section:

Subject:

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Attachments:

[WS121912.pdf](#)

[WS012016.pdf](#)

WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, December 19, 2012, for the purpose of holding a stakeholder meeting with representatives of Capital Office Park.

Mayor Davis started the meeting at 8:00 p.m. It was held in the Multipurpose Room of the Community Center.

PRESENT WERE: Councilmembers Emmett V. Jordan, Leta M. Mach, Silke I. Pope, Edward V.J. Putens, Rodney M. Roberts and Mayor Judith F. Davis. Councilmember Konrad E. Herling was unable to attend due to illness.

STAFF PRESENT WERE: Michael P. McLaughlin, City Manager; and Cindy Murray, City Clerk.

ALSO PRESENT WERE: John Adderly, Vice-President, Kenneth Smondrowski, Leasing Director and Michael Hueston, Property Manager, Mack-Cali; and Bill Orleans.

Following introductions and an explanation of the stakeholder process, Mayor Davis asked the representatives from Capital Office Park (COP) to give an update on their property.

Mr. Adderly reported that the office vacancy rate throughout the country remains high, especially in suburban areas. He said that one floor of the 6404 Ivy Lane building (formerly occupied by Hewlett Packard) had been leased but the rest of the building is still vacant. Mr. Adderly advised that the current vacancy rate in COP was 35% compared to the Greenbelt area rate of 20% and a 17-18% rate throughout the country. He added that COP only seeks "Class A" tenants, such as government agencies, defense contractors, law firms, government contractors, etc.

Mr. Putens questioned the large amount of new office building construction in the Washington area given the high office vacancy rates. Mr. Adderly said new office building construction in the area was not being done on a speculative basis but was for committed tenants.

Mr. McLaughlin asked about the relocation of the State's Department of Housing and Community Development offices to COP. Mr. Adderly and Mr. Smondrowski said they had recently been notified by the State that COP is no longer being considered as they prefer to relocate this office within one-half mile of a rail station. They advised they will continue efforts with the State on this issue. Mr. Adderly added they had offered to provide a shuttle service to the Metro. Council requested a letter of support to the State to consider COP for relocation of the Department of Housing and Community Development be included on the agenda of the January 14th meeting.

Mayor Davis asked about amenities available in COP. Mr. Adderly said there were three delicatessens in COP, two restaurants in the Marriott, jogging trails, fitness room, shower/locker rooms, etc., available for the approximately 2,200 employees. He said COP offered more amenities than any other office park in the area.

Mr. Adderly advised that significant investments had been made in "green" energy management systems to lower building electrical costs. Mr. Hueston said Silver LEED certification was expected soon for 6406 Ivy Lane. Ms. Mach requested that the City be notified when certification is received. Mr. Adderly noted that other recent improvements included renovation of inside elevator cabs, extensive parking lot asphalt repairs, upgraded shower locker rooms in 6305 Ivy Lane, and a new roof on 6406 Ivy Lane.

Mr. Jordan noted the attendance of COP representatives at the M-NCCPC Greenbelt Metro Area and MD 193 Corridor Sector Plan meetings and asked for their thoughts on the proposed plan. Mr. Adderly and Mr. Smondrowski said they had no specific concerns. Mr. Putens asked them to review the City's comments on the Sector Plan.

Mr. Jordan asked about transportation issues. Mr. Smondrowski noted that Metro was approximately one mile away and there was good bus service along Ivy Lane. Mayor Davis asked about bike riders. Mr. Hueston said there were accommodations in COP for bike riders.

Mayor Davis asked if COP had a newsletter. Mr. Adderly said no but it was being considered by their marketing section. He added that City events could be included if their marketing section decided to proceed with a newsletter.

Mayor Davis asked if COP had any requests of the City. Mr. Adderly said that the City has always been great to work with and added that Greenbelt is recognized area wide as a business friendly environment. Mr. Smondrowski mentioned a crosswalk on Ivy Lane connecting COP buildings would be helpful for employees. He will forward Mr. McLaughlin the detailed request for consideration.

Ms. Mach asked about child care in COP. Mr. Adderly said child care would be a great amenity but they hadn't been able to attract a provider. Ms. Mach mentioned a group is looking to start a cooperative type child care in the Franklin Park area. Mr. Adderly said he would be happy to discuss the idea with the group.

Mr. Orleans, Greenbelt, asked and was provided answers to several questions.

Mayor Davis thanked the COP representatives for attending.

Informational Items

There was discussion regarding the basketball courts in Windsor Green. Council suggested a request be sent to the Windsor Green Board of Directors asking their thoughts on the City reinstalling the basketball rims in the spring.

The meeting ended at 9:15 p.m.

Respectfully submitted,

*Cindy Murray
City Clerk*

WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, January 20, 2016, for the purpose of holding a stakeholder meeting with representatives of Capital Office Park.

Mayor Jordan started the meeting at 8:01 p.m. The meeting was held in Room 201 of the Greenbelt Community Center.

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

STAFF PRESENT WERE: Michael McLaughlin, City Manager, and Cindy Murray, City Clerk.

ALSO PRESENT WERE: John O'Hearn, Vice-President of Leasing, and Michael Hueston, Property Manager, Mack-Cali; and Bill Orleans.

Mr. O'Hearn and Mr. Hueston provided an update on Capital Office Park (COP). They said the buildings are 72 percent occupied and they have an 87 percent tenant retention rate. Mr. Hueston mentioned that they have a wide variety of tenants including law firms, mortgage companies, NASA contractors, etc.

Mr. O'Hearn advised that Kaiser Permanente had considered leasing 100,000 sq. ft. but when their space requirements were raised to 150,000 to 200,000 sq. ft., they were unable to accommodate it in COP.

In response to a question from Mr. Putens, Mr. O'Hearn said the possible relocation of the FBI to Greenbelt will be a draw for new tenants to COP. Mr. Putens suggested Mr. O'Hearn contact Garth Beall of Renard Development to determine if there was anything COP could do to help with the process. Mr. Putens and Ms. Davis mentioned the Four Cities Video and suggested COP may be able to use the video to promote COP to prospective tenants.

Mr. O'Hearn said he had been with Mack-Cali for over 20 years and relocated to his present position in COP last September. He complimented Council on how pro-business the City is, noting he had never been invited to meet with local government officials before.

Mayor Jordan asked about the size of the Mack-Cali staff in Capital Office Park. Mr. Hueston said two property managers, four engineers and one administrative person. He said all other work was done through contractors.

In response to a question from Ms. Davis, Mr. Hueston said Leadership in Energy and Environmental Design (LEED) certification had been obtained for one of its government leased areas. He reported Energy Star certification had been received for building 6411 and they are working towards achieving this certification in other buildings. Ms. Davis suggested a plaque or notice be placed in the building lobby to promote the certification. Mr. Hueston said they have received Energy Star stickers and they would be put up soon.

Mr. Herling asked if Mack-Cali had any thoughts on expanding COP into residential housing. Mr. O'Hearn said no, not with any of the existing commercial buildings. He mentioned that it was possible some undeveloped land could be considered for residential at some point in the future.

Ms. Davis mentioned that the minutes of the last work session with COP in 2012 indicated that COP was going to send the City a letter requesting a crosswalk be installed on Ivy Lane. Mr. Hueston said he would check but doesn't think a formal request (letter) was ever sent to the City.

In response to a question from Mayor Jordan, Mr. Hueston said he meets regularly with representatives of Greenbelt Marriott, Greenbelt Federal Courthouse, etc.

Ms. Mach mentioned a group in Franklin Park was trying to set up a cooperative child care center. Mr. O'Hearn said child care would be a great amenity to COP but said there was no available space to meet the child care requirement of direct access to an outside play area. Ms. Mach suggested the use of trailers for a child care center be considered.

Mayor Jordan thanked COP for participating in the City's Business Breakfasts. Mr. O'Hearn advised they hold Baskin Robbins Days and Omelet Days for COP tenants and would inform Council when the next events are scheduled. Mr. Putens suggested a "Get to Know Greenbelt" event for COP tenants to let them know about City services, amenities, etc.

Ms. Davis asked about accommodations in COP for bike riders. Mr. Hueston said a bike rack had been installed outside one of their buildings, but bicycles were not allowed inside their buildings. After discussion, he said they would look into the possibility of bike lockers.

Mr. Putens asked if Mack-Cali had any interest in construction of a senior living facility. Mr. O'Hearn explained their residential business is focused around the millennial population, not senior populations.

The meeting ended at 9:20 p.m.

Respectfully submitted,

*Cindy Murray
City Clerk*