



CITY COUNCIL WORK SESSIONS AGENDA

**Preliminary Plan of Subdivision – NRP Multi-family Development Proposal (Capital Office
Park)
Community Center, Room 201
15 Crescent Road
Wednesday, September 11, 2019
8:00 PM**

Work Session Packet - *Agenda*

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

Preliminary Plan of Subdivision - NRP Multi-Family Development Proposal (Capital Office
Park)

[NRP Greenbelt Metro - Staff Report - 9.6.2019.pdf](#)

[Work Session Packet from March 2018.pdf](#)

[Minutes from March 5 2018 Mtg.pdf](#)

City Council Work Sessions Agenda Item Report

Meeting Date: September 11, 2019

Submitted by: Judith Howerton

Submitting Department: Planning

Item Type: Work Session Item

Agenda Section:

Subject:

Preliminary Plan of Subdivision - NRP Multi-Family Development Proposal (Capital Office Park)

Suggested Action:

Attachments:

[NRP Greenbelt Metro - Staff Report - 9.6.2019.pdf](#)

[Work Session Packet from March 2018.pdf](#)

[Minutes from March 5 2018 Mtg.pdf](#)



City of Greenbelt
Department of Planning & Community Development
15 Crescent Road, Suite 200, Greenbelt, Maryland 20770
(301) 345-5417 Fax (301) 345-5418

**PRELIMINARY PLAN OF SUBDIVISION
GREENBELT METRO**

STAFF REPORT

August 23, 2019

Revisions: 8/29/2019, 9/6/2019

I. General Information

Applicant/Property Owner:	The NRP Group LLC
Subject:	Preliminary Plan of Subdivision
Project Name:	Greenbelt Metro
Location:	6400, 6410, and 6420 Cherrywood Lane, Greenbelt MD 20770. Located on the north side of Cherrywood Lane, approximately 800 feet west of its intersection with Kenilworth Avenue (MD 201)
Acreage:	15.89 (gross tract area) Net developable area is 10.44
Existing Zoning:	C-O (Commercial Office) /D-D-O (Development District Overlay)
Existing Land Use:	Undeveloped
Proposed Land Use:	Multi-family residential

II. Background Information

The NRP Group LLC (NRP) is a developer, builder, and property management company headquartered in Cleveland, Ohio. In early 2018, NRP met with the City of Greenbelt to present a development proposal concept for new construction of multifamily housing, and a small amount of retail space in the Capital Office Park at the intersection of Cherrywood Lane and Ivy Lane. The meeting with the Greenbelt Advisory Planning

Board (APB) took place on January 18, 2018 and the City Council Work session was held on March 5, 2018.

The applicant has filed a Preliminary Plan of Subdivision (PPS) application with the Maryland-National Capital Park and Planning Commission (M-NCPPC) and the PPS is scheduled to be considered by the Prince George's County (The County) Planning Board on October 10, 2019. The PPS has been referred to the City for review and comment.

The subject properties were subject to a Preliminary Plan of Subdivision in 1994, that created the three subject lots, and a 24 acre outlot. The outlot is subject to a 100 year floodplain easement. The PPS conditionally approved the development of 556,000 gross square feet of office space.

III. Proposed Development

The PPS proposes two 5-story apartment buildings and an amenity building. The two apartment buildings will consist of 354 residential units altogether with the one, two, and three bedroom apartments allocated as 212, 123, and 19 respectively. There is no retail component associated with the current proposal, with the applicant citing it was determined not to be marketable. The on-site amenities will include a clubhouse with a swimming pool and a wellness/fitness center; a dog park; and a dog spa which will be housed in the building adjacent to the dog park. The majority of surface parking (454 spaces) provided is behind the apartment buildings however two (one level) parking garage buildings requiring paid (subscription) usage will be provided as well. These will be a total of 36 spaces, 18 in each. A total of 130 bicycle racks are proposed most of which will be indoors (in the basement level of one of the buildings). Six (6) electric vehicle charging stations will be provided, with locations to be determined at Detailed Site Plan (DSP).

IV. Analysis

A. Zoning

The project area is zoned Commercial-Office (C-O) with a Development District Overlay Zone (DDOZ). This zoning provides for multi-family housing. The project is required to conform to the requirements of the *2013 Approved Greenbelt Metro Area and MD 193 Corridor Plan and Sectional Map Amendment* (Sector Plan).

The C-O zone allows density up to 20 dwelling units (du) per net acre, however, M-NCPPC planning staff has indicated that the Greenbelt DDOZ modified the table of uses for the C-O Zone, and allows multi-family development at a density to be approved at the time of Detailed Site Plan. Staff requested clarification from M-NCPPC planning staff on its determination that the subject development is not subject to the density requirements of the C-O Zone (20 du per acre or 208 units), M-NCPPC planning staff response is that they have determined that the footnote does not apply as the use table does not

specifically reference the footnote. They have also added that this will be discussed and further explained in the technical staff report to provide clarification on this issue.

B. Environment

Primary Management Area (PMA)ⁱ

This site contains a total of 5.77 acres of PMA comprised of a 100-year floodplain, steep slopes that extend outside of the PMA, and stream buffer. The PMA is located along the northwest property line extending to approximately half of the northeast property line, covering 36.3% of the subject property. Floodplains, wetlands, streams, and steep slopes are required to be protected under the County's Subdivision Regulations.

- **Floodplain Impacts:**

The project proposes a new pond to attenuate a 100-year storm event. The proposed pond will have floodplain impacts and the County is requiring the applicant to create compensatory storage within the floodplain area to off-set the impacts. The pond will also require the removal of 1,600 SF (0.037 acres) of woodlands.

The applicant is proposing a 0.82 acre reduction of the PMA from 100-year floodplain because of the installation of the pond.

- **Stream Buffer Impacts:**

Temporary impacts are proposed to the stream buffer along the eastern property line for the installation of utilities and to grade the site such that it is viable for the overall development. The stream buffer is very lightly wooded with the vegetation occurring closer to the stream channel. Much of the vegetation is invasive species including the Bradford pears.

Less than 700SF of forest within the stream buffer is proposed to be disturbed and it is located at the head of the stream buffer. All proposed impacts are temporary for grading and utilities and on site elements are proposed to be placed within the stream buffer. The buffer will be planted and/or allowed to afforest over time.

Woodlands

The site is subject to the provisions of the Woodland Conservation Ordinance and 3.28 acres of woodland conservation is required. The applicant has prepared a Tree Conservation Plan (TCP). The applicant originally proposed fee-in-lieu for the value of 3.28 acres, however, at the Subdivision and Development Review Committee (SDRC) review session it was clarified that the County generally does not accept a fee-in-lieu (for woodland conservation requirement) in excess of 1 acre. Historically, the City has also been opposed to fee-in-lieu and has advocated for tree mitigation to occur within the

watershed being impacted, preferably within the City. The applicant is willing to work with the County and City to find an appropriate bank with available acreage to meet woodland mitigation requirements. It should be noted that the last eligible woodland mitigation site in the City was subject to an approved Detailed Site Plan for the vacant parcel adjacent to Capitol Cadillac. Staff is working to determine the current status of this mitigation site in light of a new DSP being prepared for the Capitol Cadillac site.

Noise

The site is located in the vicinity of Edmonston Road and is adjacent to I-95/495 Capital Beltway both of which are roadways that are regulated for noise. The applicant has submitted a noise study, which concludes that, for both buildings in certain areas, noise levels may exceed acceptable levels, per County and State requirements.

The units exposed will require further analysis and may require modifications to proposed standard building construction. Modifications could include increased window/door STCⁱⁱ ratings. The report also states that further analysis would be required to determine the exact mitigation designs necessary, which would be established once architectural plans (building elevations, window/door schedule, unit plans) are further developed.

The City will review and approve a noise attenuation plan and the applicant will be required to comply with Prince George's County residential noise regulations as well as the State of Maryland requirements.

Low Impact Development and Green Infrastructure

The project will be integrated with the ongoing Cherrywood Lane Complete and Green Streets retrofit project which applies low impact development strategies as well as green infrastructure. The applicant will either fund or construct Phase 2 of the project once engineered designs are completed. There may be other opportunities for green infrastructure and/or for low impact development (in addition to ESDs which are incorporated in the project, see storm water management) however, these will be evaluated more closely at the time of detailed site plans.

C. Storm water Management (SWM)

A Site Development Concept Plan was filed with Prince George's County on January 4, 2019 and approved on May 31, 2019. There is an existing SWM pond on the western corner of the tract that serves the adjacent commercial development on Ivy lane. The applicant is proposing to construct an additional SWM pond. Planning staff had concerns about this second SWM pond taking up open space where there might have been an opportunity for functional (recreational) programming. The preference would have been if the applicant could upgrade the existing pond in its obligation to meet the County's floodplain policy requirements. In response to planning staff's concern, the applicant has provided a study and exhibits to demonstrate their findings that retrofitting the existing

SWM facility will require significantly more space with greater impacts compared to providing a second SWM facility and therefore having two (2) ponds.

The Stormwater Management Act of 2007 calls for implementing environmentally sensitive design (ESD) to the maximum extent practicable. The project site will incorporate several types of ESD storm water facilities (up to 36) distributed throughout the property. These provide curbside storm water management benefits by integrating site design, natural hydrology and smaller controls to capture and treat runoff. They also minimize impervious surfaces.

D. Transportation

Traffic Impact Study

This site is the subject of a 1994 approved PPS. The same parcels J, K, and L were approved for the development of 556,000SF (~12 acres) of office/commercial development. This approval proposed an access drive off Cherrywood Lane, at its intersection with Ivy Lane. Associated with the approved PPS, was a 1992 traffic study which the County has indicated is still valid for the PPS currently under consideration.

Based upon this information, the current applicant submitted a Transportation Guidelines Checklist, which has been approved by the County, and a Memorandum (Memo). The Memo points out that the resolution for the previous PPS indicates the trip cap at 945 AM and 875 PM peak hour trips. The Memo also reports that the applicant's traffic/transportation consultant has estimated that 354 multifamily residential units would generate 184 AM and 212 PM peak hour trips, numbers well below the cap and as such determining that a full Traffic Impact Analysis (TIA) is not required and that the proposed development meets the transportation conditions of the 1994 PPS proposal without requiring additional traffic mitigation.

The city planning staff has expressed concerns with a full TIA not being submitted with this application. Those concerns include:

- Based on the 1992 TIA the Cherrywood Lane and Ivy Lane intersection at some point would not function at an acceptable level without signalization - the timing of this is unclear.
- Traffic counts/numbers in the study were based on assumptions and future projections, since then, the Greenbelt Metro station has opened and the US Federal Courthouse has been built, actual numbers could be provided.
- The 1992 report, on page 4 of the study, states that Cherrywood lane was "a newly constructed five-lane roadway from Greenbelt Road to Kenilworth Avenue." Since then, the capacity of the roadway has been reduced.
- Finally, with two new access drives being proposed off Cherrywood Lane and the modifications that have been made to Ivy Lane and Cherrywood Lane to accommodate bike lanes and medians, a traffic study/traffic signal warrant study is need to ensure safety.

Pedestrian and Bicycle Improvements

The applicant has conducted a bicycle and pedestrian analysis and submitted a Bicycle and Pedestrian Impact Statement (BPIS) to the County per guidelines. The statement shows the total cap for proposed off site bicycle and pedestrian facilities as:

$$\$300 \times 354 \text{ units} = \$106,200$$

The applicant is pursuing Capital Bikeshare installation on site and proposes to implement this using the above stated fee. Coordination with the Department of Public Works and Transportation (DPW& T) will be required. The applicant is proposing bus stop improvements for the bus stop located in immediate proximity to the project, including installation of a bus shelter designed to the new city standards.

The applicant will be required to install a contiguous sidewalk along its frontage and staff is working with the applicant on being in conformance with the City's recently approved Complete and Green Street Policy and on ensuring the implementation of the improvements identified in the *Preliminary Concept Design Report: Cherrywood Lane Complete and Green Street Project* along the applicant's Cherrywood Lane frontage (only required to address half width of Cherrywood Lane).

E. Parks and Recreation

The subdivision regulations of Prince George's County require that residential subdivisions address park and recreation needs through the following means:

1. Dedication of land to the appropriate public agency which can then be used by the public for parks and recreation activities. The area of land to be dedicated increases as the project density increases. Under this scenario the land area to be dedicated for the subject development would be 1.6 acres.
2. Provision of adequate private recreation facilities to service the development. There is no formula or standard which defines what is considered adequate, so this determination is subjective, and is usually negotiated between the developer and the public agency involved.
3. Payment of a fee-in-lieu of equal to five percent (5%) of the total new market value of the land as stated on the final assessment notice issued by the State Department of Assessments and Taxation. Staff is working with the City Treasurer on calculating this payment amount.
4. A combination of two or three of the above referenced options.

The subdivision regulations require that any new residential development provide sufficient recreation and open space/and or resources to satisfy the needs of the new residents of the proposed development. For the subject development, the population to be served is 354 housing units, which would result in a population of approximately 640 new residents. The applicant is proposing to meet its mandatory parkland dedication requirements through the provision of on-site private recreation amenities. Amenities proposed include a clubhouse with a swimming pool and a wellness/fitness center; a dog park; and a dog spa which will be housed in the building adjacent to the dog park. The applicant has been requested to submit an estimated value of the proposed on-site private recreation facilities.

As Greenbelt lies outside of the Maryland-Washington Metropolitan District, the proposed project is subject to Mandatory Parkland Dedication requirements, but staff believes it's at the discretion of the City, and not the County Planning Board. Staff is currently working with the City Treasurer and Acting Directors of the Department of Recreation to identify the city's added recreation needs as a result of the proposed development and as it relates to the applicant's requirement to meet mandatory parkland dedication requirements.

F. Schools

It is estimated that the proposed development will yield 42 elementary students, 19 middle school students and 26 high school students. As of September 30, 2017, the Prince George's County Official Enrollment report found that schools in the City of Greenbelt are over capacity. The utilization of Greenbelt schools ranges from 107% (Greenbelt Elementary) – 150% (Springhill Lake Elementary). While there is concern for the impact the proposed development will have on schools, the County's Subdivision regulations do not require a finding of adequacy for schools, and therefore a PPS cannot be denied based on school adequacy. Instead, all new residential development is required to pay a school facilities surcharge fee for every residential unit. Per County Council Resolution 55-2019 the school facilities surcharge for developments located outside the Capital Beltway is \$16,698 per unit. Therefore the subject development is required to pay a school facilities surcharge fee totaling \$5,911,092.

G. Public Safety

The County Subdivision regulations require that the PPS address the issues of the adequacy of fire and rescue and police services (although only as it relates to County services). The City provides full police service to the project area. The proposed project is subject to a public safety surcharge fee. Pursuant to Section 10-192.11(2)(A) of the County code, "at least twenty five (25%) of the revenue collected from a surcharge imposed on construction that is located in a municipal corporation that maintains a police department shall be distributed to the municipal corporation's police department." The public safety surcharge fee for fiscal year 2020 is \$2,630 per building permit in the developed tier, resulting in the City receiving \$232,755 towards public safety.

V. Recommendation

At this time staff recommends conditional support of the Preliminary Plan of Subdivision for Greenbelt Metro Station (Capital Office Park). The conditions are as follow:

1. Prior to the approval of the Detailed Site Plan the applicant shall submit a traffic impact study and a traffic signal warrant study for the intersection of Cherrywood Lane and Ivy Lane to the City of Greenbelt for review and approval. The applicant shall work with the City in determining the scope of the traffic impact analysis. If traffic improvements are required as a result of the findings of the traffic impact study and/or the signal warrant study, said improvements shall be funded and constructed by the applicant prior to the issuance of the first building permit.
2. The applicant shall fund and/or construct the right-of-way improvements along its Cherrywood Lane frontage consistent with the City's approved Complete and Green Street Policy and as further discussed in the City's *Preliminary Concept Design Report: Cherrywood Lane Complete and Green Street Project*. The scope and costs of said improvements shall be agreed to prior to the approval of the Detailed Site Plan.
3. ~~The County provides the City with sufficient documentation that affirms M-NCPPC's planning staff's finding that the PPS is in conformance with zoning regulations, specifically density requirements.~~ (This requirement has been met)
4. ~~The TCP worksheet shall be revised to reflect that woodland mitigation requirements will be met on and/or off-site, and not through fee-in-lieu.~~ The applicant agrees to provide off-site mitigation within the Anacostia Watershed, and further agrees to work with the City to identify if there are suitable woodland mitigation sites within the City. All costs associated with such mitigation shall be the responsibility of the Applicant. (Line one of this requirement has been met)
5. The applicant agrees to mitigate the loss of trees (≥ 6 inches in caliber) in the stream buffer associated with utility installation and grading operations. At the time of Detailed Site Plan a mitigation plan shall be submitted for review and approval by the City of Greenbelt.
6. At the time of Detailed Site Plan, the applicant shall submit a noise attenuation plan for review and approval by the City. The noise attenuation plan shall address both noise generated from the exterior of the of the structure, such as Edmonston Road, Cherrywood Lane and the Capital Beltway, and the noise generated from the interior of the structure (i.e., noise generated beside and above adjacent units). The Plan shall show that applicable County and State noise attenuation standards are being met.

7. The applicant has reached an agreement with the City on its commitment to meet the recreation demands/needs generated as a result of the proposed development, and PPS is revised accordingly.

ⁱ Primary Management Area - A vegetated buffer preserved and/or restored along all regulated streams outside the Chesapeake Bay Critical Area Overlay Zones, which at a minimum includes:

- (A) All regulated streams and associated minimum stream buffers;
- (B) The one hundred (100) year floodplain as defined by Section 27-124.01;
- (C) All wetlands and associated wetland buffers that are adjacent to the regulated stream, stream buffer or the one hundred (100) year floodplain;
- (D) All areas having slopes of fifteen (15%) or greater adjacent to the regulated stream or stream buffer, the one hundred (100) year floodplain, or adjacent wetlands or wetland buffers;
- (E) Adjacent critical habitat areas

ⁱⁱ STC - Sound Transmission Class

**Greenbelt City Council
NRP Group – Development Proposal –
Capital Office Park/ Capital Office Park**

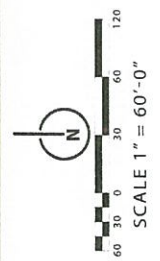
Work Session

**March 5, 2018
8:00 p.m.**

**Council Room
Greenbelt Municipal Building
25 Crescent Road**

Agenda

- Welcome and Introductions
- Capital Office Park NRP Concept
- Council Discussion
- Questions and Answers
- Other Items



Greenbelt Metro Station Prince Georges County, Maryland Illustrative Site Plan

SCALE 1" = 60'-0"

0 30 60 90 120 150

THESE CALCULATIONS, NOTES, AND ASSUMPTIONS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF LEE AND ASSOCIATES.

CALCULATIONS

230 UNITS	230 UNITS
2 STORY TOWNHOUSE CARRIAGE UNITS	230 UNITS
AVERAGE UNIT SIZE	1,027 SF
GROSS ACREAGE	15.9 ACRES
GROSS DENSITY	20.8 DUA/AC
NET ACREAGE	9.8 ACRES
NET DENSITY	33.5 DUA/AC

PARKING CALCULATIONS

PARKING CALCULATIONS (COUNTY STANDARDS)

REQUIRED PARKING 513 SPACES

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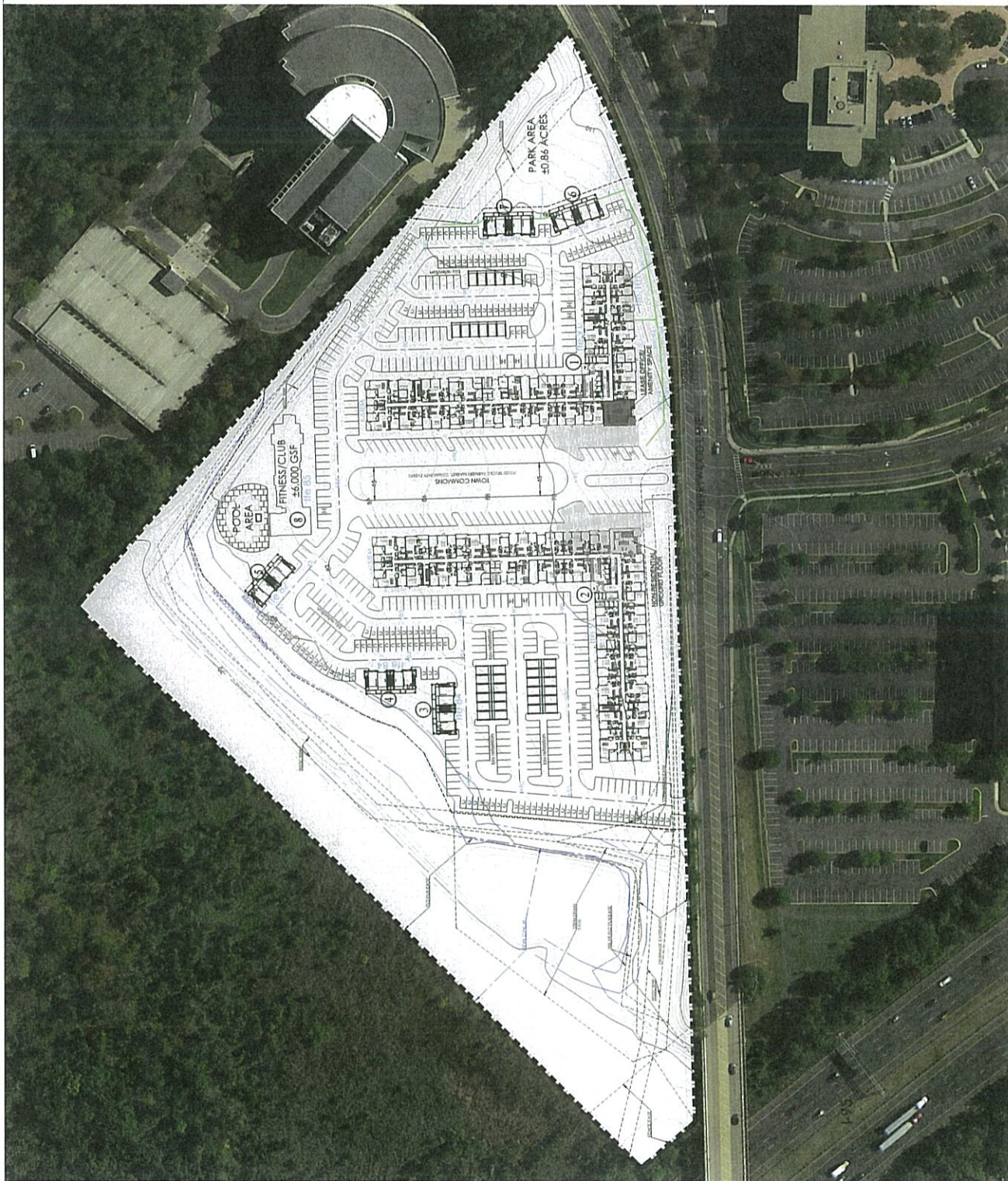
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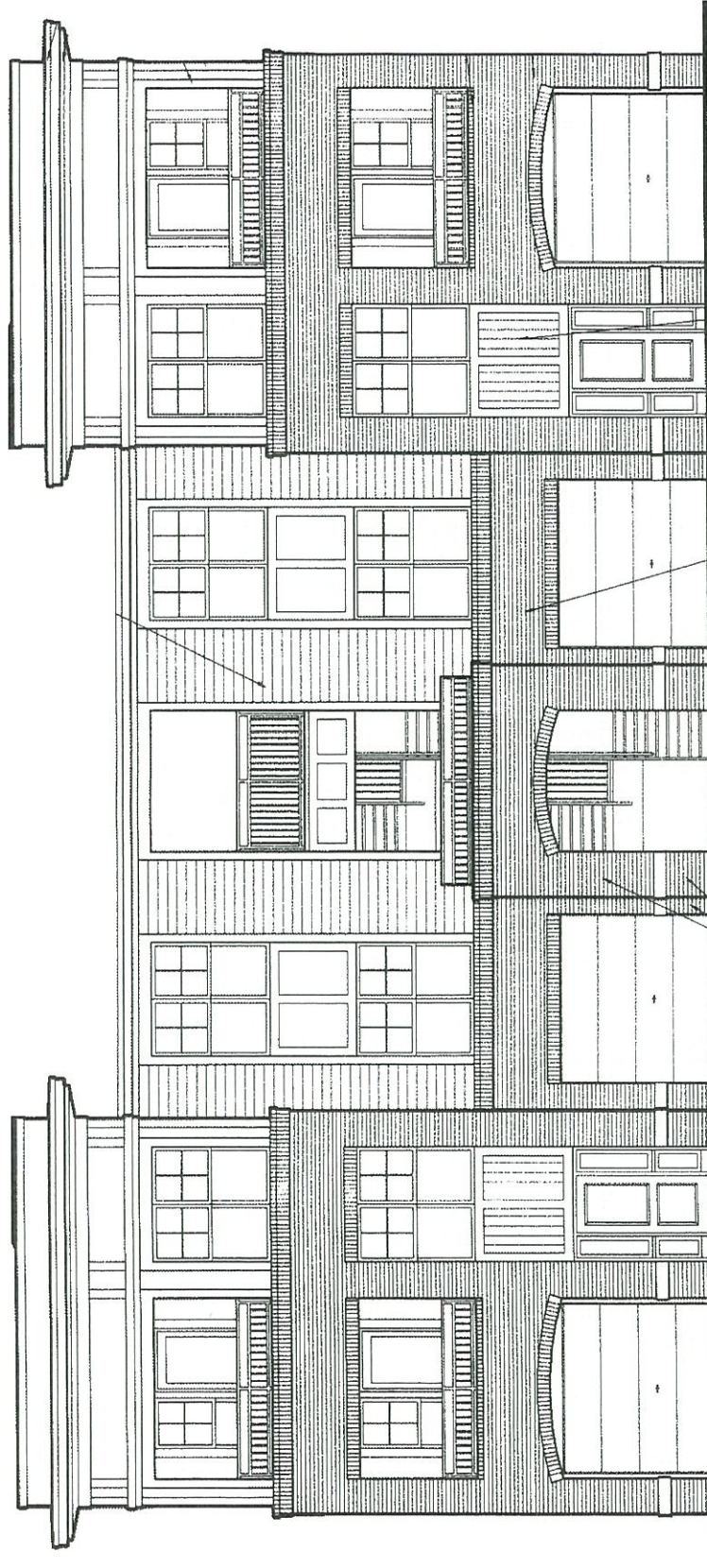
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NOTES:

- THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY. A MORE DETAILED PLAN WILL BE REQUIRED TO OBTAIN PROJECTED YIELD.
- THE SITE IS LOCATED WITHIN THE CITY OF GREENBELT, IN PRINCE GEORGES COUNTY, MARYLAND.
- THE SITE IS ZONED C-2 (COMMERCIAL OFFICE) WITH 100% DEVELOPMENT DENSITY OVERLAY. THE DISTRICT ALLOWS MULTI-FAMILY DEVELOPMENT, INCLUDING TOWNHOUSES, APARTMENTS, AND OTHER RESIDENTIAL DEVELOPMENT. THE DISTRICT ALSO ALLOWS OFFICE, RETAIL, AND OTHER COMMERCIAL DEVELOPMENT. THE DISTRICT DOES NOT ALLOW INDUSTRIAL DEVELOPMENT.
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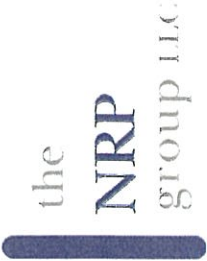


CONCEPTUAL CARRIAGE HOME ELEVATION

NRP GREENBELT METRO STATION

NEIGHBORHOOD REVITALIZATION PARTNERS

- Established in 1995
- Nearly 700 Employees
- 28,000 Homes Developed
- Active in twelve states
- Nearly 300 Projects Completed
- Nearly 160 Different Jurisdictions
- 7th Ranked Multifamily Developer (Nationally)
- 6th Ranked Multifamily Contractor (Nationally)
- 1st Ranked Affordable Developer
- 3-time NAHB Multifamily Developer of the Year

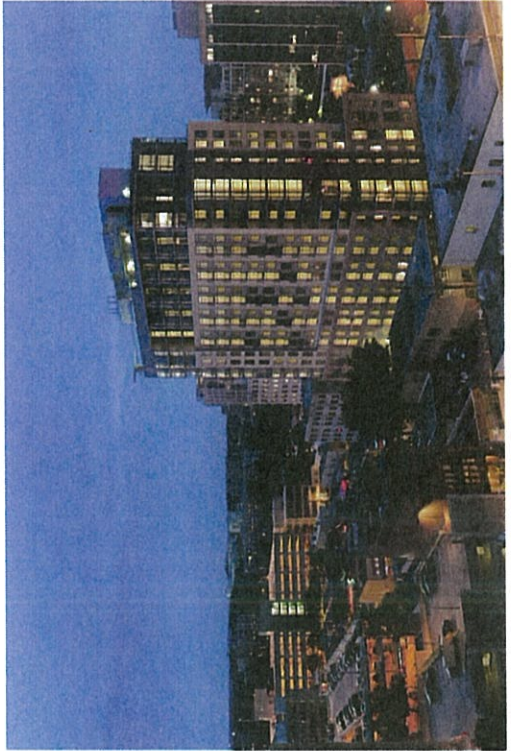


V C O R E S	OUR CORE BEHAVIORS	Honesty, integrity and ethical behavior are shared values of every employee, and the foundation for every business activity.
	SHARED GOALS	We are all here to work for a common purpose, so teamwork is essential in our every day functions, guided by helpfulness and friendliness towards our peers.
	RESPECTING INDIVIDUAL STRENGTHS	Every person has his or her own unique qualities and expertise in their position; therefore, we treat everyone with respect for their originality, personality and professionally
	HIGH EXPECTATIONS	We will continually strive toward our goals, and as such we expect high performance from each other to reach our objectives along the way.
	A SENSE OF PURPOSE	Our commitment is on business at hand, and our perseverance individually and collectively will enable us to become the partner of choice to our residents, subcontractors, suppliers, associates, and employees.
	OPENNESS AND APPROACHABILITY	Each one of us has the responsibility to be open and approachable to every other person involved in any business transaction, as each transaction is reflective of the reputation and dependability of our company.
	A GREAT WORKING ATMOSPHERE	Work is necessary for all of us, and so our working environment must be enjoyable every day so that each of us can put our best efforts forward.
PROFESSIONALISM ALWAYS		We are a professional organization, and as such, will present ourselves in that fashion in every internal and external business activity.



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FREDERICK
ROCKVILLE
ARLINGTON
NEWARK
FAIR LAKES
WOODBIDGE

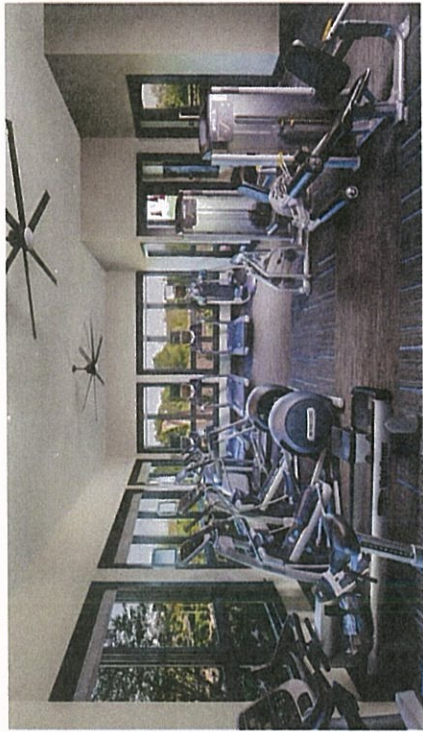
LOCAL EXPERIENCE



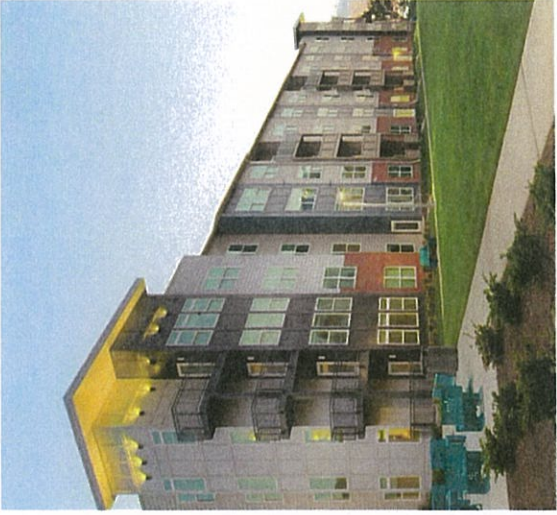
the
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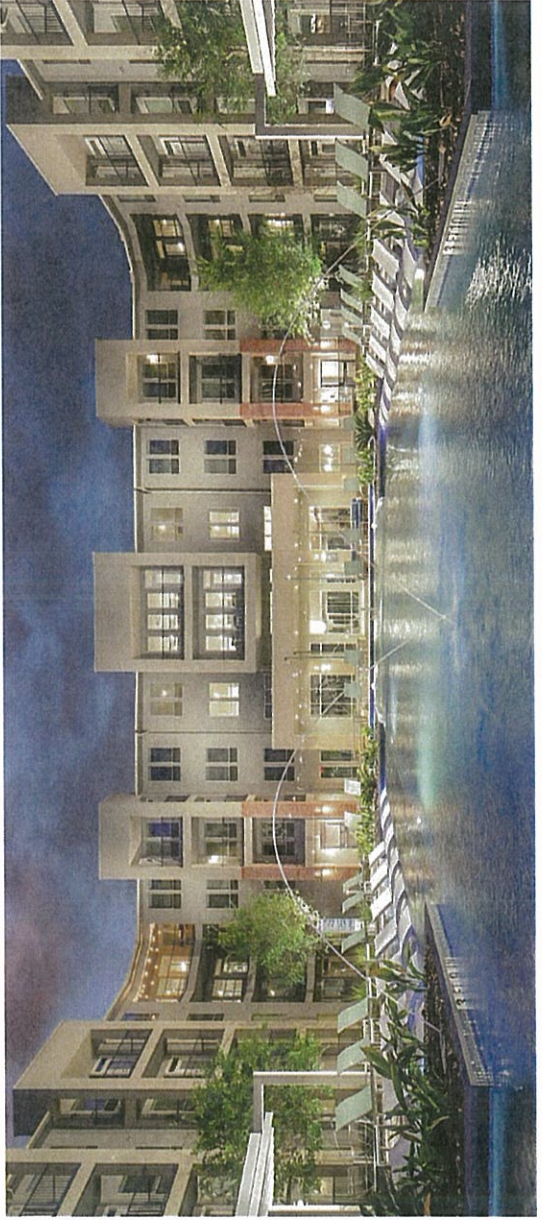
RECENT AMENITY PACKAGES



the
NRP
group LLC



EXTERIOR FINISHES



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*

**ADVISORY PLANNING BOARD
REPORT TO COUNCIL**

**REPORT NO. 2018-02
February 28, 2018**

SUBJECT: Multi-family Housing Proposal– Cherrywood at Ivy Lane

BACKGROUND: NRP Group LLC (NRP) of Cleveland, Ohio presented a development proposal concept for new construction of multifamily housing in the Capital Office Park at the intersection of Cherrywood Lane and Ivy Lane. This 15 acre parcel is owned by Mack-Cali Realty Corporation.

The Mack-Cali site is zoned C-O (Commercial-Office) with a Development District Overlay Zone (DDOZ). This zoning provides for multi-family housing under certain circumstances. The NRP had not conducted an analysis of any City, County, or State ordinances which may govern the development of the Mack-Cali site.

The plan NRP provided the Board was intended to introduce NRP's concept for a proposed two five story apartment buildings with 308 units and five 2-story townhouse carriage units (4 units per carriage positioned over garage parking) for a total of 328 residential units. No formal proposals for this have been filed by NRP with Prince Georges County Maryland-National Capital Park and Planning Commission. Per NRP the drawings presented were "not for regulatory approval or construction." NRP's presentation was to gauge the interest of APB in their further pursuit of this project. The development will be owned and managed by NRP LLC.

Under the proposal the two 5-story apartment building will consist of one, two and three bedroom apartment units allocated 42%, 46% and 12% respectively. The five carriage house buildings will be distributed across the parcel rather than clustered in one area. The proposal includes a separate resident club building and fitness center. A swimming pool is proposed adjacent to the resident club building. The proposal provides for 513 on-site parking spaces; the County minimum, the majority behind the two apartment buildings.

Approximately 10,000 square feet of street level commercial/retail will be in one apartment building at the property's Cherrywood- Ivy Lane entrance. Opposite the commercial/retail space in the second apartment building will be the leasing office for the property. The entrance to the property will be at the intersection of Cherrywood and Ivy Lanes. A second entrance to the site is positioned at the western edge of the property and before the Cherrywood Lane bridge over I-495.

ANALYSIS: NRP presented the project concept plan and renderings to the Board at their January 10, 2018 meeting. The Board asked questions regarding the number, size and amenities within the units, building entrances, stormwater management, integration of project into the Cherrywood Complete Street project, accommodations for transit on Cherrywood Lane, bicycles owned or shared, provisions for outdoor open and recreational

space, the potential and risks of the proposed retail/commercial space, outdoor lighting, protection of adjacent wetland and BARC property, and the property's Cherrywood Lane frontage.

In general, the Board believes there is merit in the proposed project and it is consistent with the City's housing goals as it relates to planning and housing choice. The Board would like to see NRP reconsider the layout of the carriage houses and site them in a manner that creates a sense of community as existing in townhouse communities throughout the city. The Board appreciates NRP coming forward at the very initial stage of this proposal to determine the feasibility and willingness to pursue the project

If the proposal moves forward Board members will request meetings with NRP to provide comment and recommendations for consideration including:

- Stormwater management and hard surface abatement
- Integration into the Cherrywood Complete Street project
- Provisions for transit, bicycle and pedestrian accommodations
- Recreational facilities, including a playground
- Provisions for outdoor open and recreational space
- Retail/commercial space opportunities
- Outdoor lighting,
- Protection of adjacent wetland and BARC property

RECOMMENDATION: The Board recommends that Council City Council should express its support for NRP LLC to pursue the planning of this project. City Council and planning staff should work with NRP to address and integrate existing City plans and recommendations into the NRP project at Cherrywood and Ivy lanes.

Respectfully submitted,

Brian Gibbons
Chair

This report was approved by a vote of 4 to 0.

WORK SESSION OF THE GREENBELT CITY COUNCIL held Monday, March 5, 2018, to meet with NRP Group – Development Proposal – Capital Office Park.

Mayor Jordan started the meeting at 8:03 p.m. The meeting was held in the Council Room of the Municipal Building.

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

STAFF PRESENT WERE: Nicole Ard, City Manager; Terri Hruby, Acting Director of Planning; and Cindy Murray, Acting City Clerk.

ALSO PRESENT WERE: Josh Wooldridge, Matt Tedesco and Joseph Torg , NRP Group: Kap Kapastin, Quantum Companies; Jim Giese, Greenbelt News Review; Elizabeth Gournay and Brian Gibbons, Advisory Planning Board; and others.

Mr. Wooldridge said the NRP Group (NRP) had asked to meet with Council this evening to review a development proposal concept for new construction of multifamily housing in the Capital Office Park at the intersection of Cherrywood Lane and Ivy Lane. He said the 15 acre parcel is owned by Mack-Cali Realty Corporation. Mr. Wooldridge explained that NRP was attracted to the Capital Office Park property because of its proximity to transit. He added NRP hopes to provide a first class residential community at this location.

Mr. Wooldridge advised that NRP is ranked by the National Multifamily Housing Council as the #7 multifamily developer and #1 affordable housing developer throughout the country. He mentioned NRP's local experience includes projects in Bethesda, Frederick, Rockville, Arlington, Fair Lakes and Woodbridge. Mr. Wooldridge said NRP has its own construction company and property management company which is a huge part of the company's success.

In response to a question from Mayor Jordan, Mr. Wooldridge said NRP Group has done Low Income Housing Tax Credit (LIHTC) projects throughout the country. He said the Greenbelt project will be a market rate project.

Mr. Wooldridge presented a PowerPoint presentation detailing the development proposal concept which consists of two five story apartment buildings with 308 one, two and three bedroom apartment units and five two-story townhouse carriage units. The proposal provides for 513 on-site parking spaces with the majority of spaces located behind the two apartment buildings. He noted that many amenities are being considered for the development including a swimming pool, fitness center, park area, bike share, dog park and dog spas.

Ms. Davis asked about a day care center. Mr. Wooldridge said that hadn't been included but NRP would review that as another amenity. Ms. Mach said many people in the community, including herself, would be willing to work with NRP on establishing a cooperative day care center.

Mr. Roberts said he is opposed to the use of the property for residential. He said the property should remain commercial as it is currently zoned.

Ms. Pope said she liked the proposal presented. She cautioned NRP to check with Prince George's County Public Schools to determine school assignments for children residing in the development.

In response to a question from Mr. Putens, Mr. Wooldridge said all buildings will have secure entrances and all common areas will have cameras.

Ms. Davis suggested the retail plans be increased to include coffee shops, delicatessens, cleaners, medical care facilities, etc. She also suggested clustering the carriage homes so they were not so isolated from the other residences.

Mr. Byrd asked if the proposed project is similar to the NRP projects in Rockville and Bethesda. Mr. Wooldridge said yes, adding that this will be NRP's first project in Prince George's County. He commented on the great success with projects close to transit, amenities, jobs, etc.

In response to a question from Mayor Jordan, Mr. Wooldridge said most NRP projects qualify for LEED certification. He mentioned their commitments to the environmental matters along with energy efficiency.

Ms. Davis mentioned the problem with the zip code assignment for Greenbelt Station and suggested NRP be sure the 20770 Greenbelt zip code is assigned for the development. She asked if electric vehicle charging stations would be provided. Mr. Wooldridge said yes.

Brian Gibbons, Chair of the Advisory Planning Board (APB), said NRP had met with APB and presented the project concept plan in its meeting with APB on January 10, 2018. He provided an overview of APB Report 2018-02 submitted regarding their review of the plan. Mr. Gibbons said APB believes there is merit in the proposed project and it is consistent with the City's housing goals as it relates to planning and housing choice.

Ms. Gournay, APB member, said APB would like to see NRP reconsider the layout of the carriage houses and site them in a manner that creates a sense of community. She suggested amenities such as decks and balconies be considered along with separate parking for retail customers. Ms. Gournay also suggested noise levels be considered especially for those residences closest to the Beltway.

Mr. Kapastin, Quantum Management, said he was excited about the proposed development. He said NRP Group had provided a good presentation.

Mr. Putens left the meeting at this time. (9:21 p.m.)

Bill Orleans said he did not support the project. He said a solar farm and ecological preserve would be better use of the area.

Mr. Roberts asked about construction materials. Mr. Wooldridge said the project would be wood frame with brick on the exterior skin. Mr. Roberts expressed his dislike for the proposed materials.

Mayor Jordan asked about the next steps for the proposed project. Ms. Hruby said a Detailed Site Plan (DSP) would be developed and submitted to the County and City for review. Mr. Tedesco said NRP will pursue the planning of this project and hope to be back in early summer to meet with Council again. He thanked Council for the positive feedback received this evening.

Informational Items

Ms. Davis provided an update from the March 3rd informational meeting on MAGLEV held at Greenbriar.

Respectfully Submitted,

*Cindy Murray
Acting City Clerk*