



CITY COUNCIL WORK SESSION AGENDA
Work Session - Greenbelt Station HOA (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/85828922002?](https://us02web.zoom.us/j/85828922002?pwd=RTBwQ1pjS2ZMaGJNemt5QUdqVWQzZz09)
[pwd=RTBwQ1pjS2ZMaGJNemt5QUdqVWQzZz09](https://us02web.zoom.us/j/85828922002?pwd=RTBwQ1pjS2ZMaGJNemt5QUdqVWQzZz09)
Dial-in: 301 715 8592
Webinar ID: 858 2892 2002
Passcode: 055991**

**Monday, August 28, 2023
7:30 PM**

Work Session Packet - Greenbelt Station HOA (stakeholder)

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Suggested Action:

Agenda

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

[WS220801.pdf](#)

City Council Work Session Agenda Item Report

Meeting Date: August 28, 2023

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: Work Session Item

Agenda Section: Work Session Packet - Greenbelt Station HOA (stakeholder)

Subject:

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Suggested Action:

Agenda

- Introductions
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Attachments:

[WS220801.pdf](#)

WORK SESSION OF THE GREENBELT CITY COUNCIL held Monday, August 1, 2022, to meet with Verde at Greenbelt Station and Greenbelt Station Community HOA (stakeholder).

Mayor Jordan started the meeting at 7:30 pm. The meeting was held virtually via Zoom in the Council Chambers of the Municipal Building, 25 Crescent Road.

PRESENT WERE: Councilmembers Colin A. Byrd (virtual), Judith F. Davis, Ric Gordon, Rodney M. Roberts, Kristen L. K. Weaver, and Mayor Emmett V. Jordan. Councilmember Silke I. Pope was absent due to travel.

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: Tina Kumar, Property Manager; Valencia Perry, Assistant Property Manager, Verde at Greenbelt Station; Leslie Benitez, Community Manager Greenbelt Station Master Association; Danielle McKinney and Mike Sunderman, Greenbelt Station Board Members; and others.

Ms. Perry updated Verde at Greenbelt Station, noting that there are 302 units, which are currently 97% occupied. She stated that visitor parking is on the garage's lower level, outside the leasing office, and on Greenbelt Station Parkway. In addition, Ms. Perry advised that there is a Club Room, Fitness Center, two outdoor courtyards, a grill station, and a pool.

There was a discussion regarding the parking issues at Verde at Greenbelt Station. Ms. Kumar explained that "No Parking" signs have been placed on Rock Quarry. The apartment complex tows illegally parked vehicles. She stated that there are two electric charging stations in the garage and would follow up with Council if they add other stations if it is found they are needed. Based on a question asked by Mr. Roberts, Ms. Kumar answered that there are 601 parking spaces, and all residents don't own vehicles. Therefore, there is a surplus of parking spaces.

Based on a question asked by the Mayor, Chief Bowers answered that the Police Department has a good working relationship with both Verde at Greenbelt Station and the Greenbelt Station Community HOA and hasn't seen any graffiti on the Metro property. Chief Bowers provided safety tips, including not leaving valuables in the vehicles and parking in a well-lit area. In addition, the officers offer premise checks on bikes and foot patrols in the neighborhood.

In response to Ms. Davis's question, Ms. Kumar answered that some residents received rental assistance from the City. In addition, Ms. Kumar noted that the management was working with the residents regarding evictions.

Ms. Hruby provided an update on the Indian Creek Trail, which included Woodlawn repairing a broken storm drain pipe. She noted that land adjacent to the trail had yet to be turned over to the City due to additional stabilization related to turf establishment. A 15-foot mow zone adjacent to the trail has been designated to assist the Public Works Department. Ms. Hruby advised that the City has no plans to light the Indian Creek Trail. The WMATA Trail will be lit.

Ms. Benitez explained that the Greenbelt Station Community comprises four associations, the Greenbelt Station Master Association and three Condominium Associations (the Point, Vista,

and Courts). Woodlawn is no longer an extended member of the association. She noted that the Greenbelt Station Master Association meets every other month.

Ms. McKinney updated the Neighborhood Design Center, facilitating monthly meetings with homeowners and residents regarding how various spaces within the community could be utilized. The residents have collected and prioritized the ideas, which included shade, recreation space, garden facilities, and a dog park. In August, the Neighborhood Design Center will have a community meeting to review the primary areas, vote, and reprioritize the activities. The Master Plan would then be presented to the Council and other neighborhood members.

Mayor Jordan stated that he observed only a few dog waste stations and trashcans throughout the community. Ms. McKinney noted that the stations and trashcans are strategically placed in some central areas. Ms. Benitez explained that Greenbelt Station is looking into adding a dog waste station.

There was discussion regarding an additional dog park at Greenbelt Station.

Based on a question asked by Ms. Davis, Mayor Pro Tem Weaver answered that she is the Chair of the Activity Committee for Greenbelt Station and has been trying to coordinate better with Verde at Greenbelt Station regarding hosting joint events. Ms. Benitez added that the Greenbelt Station Master Board tasked the Grounds Committee member to work with the Neighborhood Design Center and provide updates to the Greenbelt Station Master Board.

Mayor Jordan read a question from Alex in the "Question and Answer" feature on Zoom, asking if the new Beltway Plaza Apartment plans, including a dog park, are still in the works. Mayor Jordan answered that it had been approved, but the dog park will not be open to the public.

Based on an online question from Fan Wu, Mayor Pro Tem Weaver answered that the trash can rule wasn't enforced in the first couple of years. Ms. Benitez added that the Board Members created a Trash Committee and had increased trash pick up to twice a week and recycling once a week.

Bill Orleans, a Greenbelt resident, inquired about the eviction process at Verde at Greenbelt Station. Ms. Hruby answered that the City had yet to receive any notification recently on any evictions. She would send out reminders to property managers regarding the eviction notification process to the City.

Ms. Hruby provided an update on the one-way street conversion. The process would be completed by the end of August. She noted that bollards and right-turn signs must be installed, and the street must be restriped. Ms. Benitez pointed out that communication to the homeowners will be sent with diagrams of the roadway changes. Moving forward, Ms. Benitez asked how parking will be enforced on City roads. Chief Bowers explained parking enforcement on City roads, which includes ticketing and the removal of vehicles.

There was discussion regarding the City's Code referencing vehicles being stationary for 30 days. The Council stated that the policy would be revisited. Chief Bowers advised calling the non-emergency number regarding parking violations, which include expired registration.

Based on a question by Ms. Davis, Ms. Benitez explained that the HOA tasked the Parking Committee to revise the current parking policy due to the parking expansion on North and South Center Drive.

Ms. Hruby provided Council with an update on the WMATA Trail, which included Woodlawn working with WMATA, utilizing designers and completing the Environmental Protection Agency (EPA) process. In addition, a pre-construction meeting was held with Prince George's County to process the permit for the boardwalk.

There was additional discussion regarding the WMATA Trail. Based on a question asked by Alex, Ms. Hruby answered that the City would like to negotiate with the general contractor if the trail would start from the Greenbelt Metro or the Greenbelt Station Community. Once construction begins, Ms. Hruby estimates the trail should be completed between eight months to a year.

There was discussion regarding public transportation. Mayor Jordan mentioned that Council had a conversation with the County regarding reinstating the 15X Bus and that the route would be revisited in September. In addition, he stated that at the next meeting with the University of Maryland representative, he would request that the University of Maryland bus shuttle be moved into the community.

Mayor Jordan inquired if Greenbelt Station had faced challenges regarding rentals and the percentage of rented units versus owner-occupied. Ms. Benitez replied that the Board needed that information. However, the Board had been working with the City regarding permits and licenses.

There was discussion regarding tree pruning. Mr. George explained that the pruning of trees was on schedule. However, Public Works does respond to requests and concerns regarding the pruning of trees.

Ms. McKinney stated that the WMATA Trail is the biggest concern for residents and was glad that the Police have increased patrols in the community. She thanked the City for working with the Neighborhood Design Center to get a plan for Central Park.

There was discussion regarding City Clean-up events along Indian Creek Trail. Mayor Pro Tem Weaver noted that there is much trash around the bench near the boardwalk and no trashcans along the trail. Based on a question asked by Ms. McKinney, Mayor Jordan answered that that raised area along the Indian Creek Trail is in the Town of Berwyn Heights. That particular area would be attended to by the Town of Berwyn Heights and Public Works.

Based on Ms. Bessmer's question, Mayor Pro Tem Weaver answered that a second dog park within the City is not planned at this particular time. Instead, the funds allocated for the second dog park is being used to increase the amenities at the current dog park. Ms. Davis added there was a great deal of resident opposition to potential sites for the second dog park location.

There was discussion regarding the Scrapyard. Mr. George explained that the City Solicitor contacted the Scrapyard's attorney, and the property isn't for sale.

Mayor Jordan addressed a question posted in the "Question and Answer" feature on Zoom regarding the FBI Headquarters relocating to Greenbelt, noting that that is still a possibility. Ms. Davis added that Senator Cardin advised that it was a high priority for all the Federal Delegation. A decision should be made in a month or two.

About the Scrapyard discussion, Mr. Gordon inquired if the topic could be asked at the upcoming Four Cities Meeting with the Town of Berwyn Heights. Mr. Byrd stated that he supported Mr. Gordon's request.

Informational Items:

Mr. Roberts left the meeting at 9:41 pm.

Ms. Davis provided a report on the Municipal Webinar held by Senator Cardin that she and Mayor Pro Tem Weaver attended.

There was discussion regarding the Four Cities Agenda. Ms. Davis requested that the environmental concerns of the Scrapyard be added to the Four Cities agenda.

The meeting ended at 9:47 pm.

Respectfully submitted,

*Shaniya Lashley-Mullen
Assistant to the City Clerk*