

WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, August 26, 2009, with Beltway Plaza.

Mayor Davis started the meeting at 8:05 p.m. It was held in the Senior Classroom of the Community Center.

PRESENT WERE: Councilmembers Konrad E. Herling, Edward V.J. Putens, Rodney M. Roberts and Mayor Judith F. Davis. Leta M. Mach arrived at 8:16 p.m.

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

ALSO PRESENT WERE: Kap Kapastin, Fred Wine, and David Sullivan, Quantum Management and Beltway Plaza; Mary Moine, News Review; and Bill Orleans.

Mayor Davis welcomed everyone and explained this was a stakeholders meeting.

Mr. Kapastin reviewed recent lease changes this year: Williams American Bistro replaced Bennigans; Sears Appliance Store replaced Hollywood Video; Cricket Communications replaced Ritz Camera; Kids Go Round replaced the Lots Store; and a new laundromat had opened in the back area near the Gallo store. He reported that Beltway Plaza is now operating Planet Fun but was looking for a new operator to take over the business. Mr. Kapastin also commented on the difficulty in finding tenant(s) for the vacant second floor space.

Mr. Kapastin said different options were being considered for the area, including proceeding with the addition of a residential component. He noted that adding residential units would increase use of the shopping center.

Mr. Wine said he had been working with Amy Hofstra in the Planning Department to move forward with the residential component. He explained the latest plan is to build five story garden type elevator apartments with a senior component in the rear parking area of Beltway Plaza. Mr. Roberts said owner occupied units were needed in this area. Mr. Wine said he was not opposed to owner-occupied units but there wasn't a market for them at this time. Mr. Kapastin commented that financing wasn't available to build condominiums or cooperative type units.

Mr. Wine said one of the obstacles in moving forward was the need to have the property, by individual parcels, rezoned for mixed use. Ms. Hofstra said this would be a substantial change to how the property is now zoned and mixed use zoning would allow for high density residential.

After discussion regarding the zoning, Mayor Davis, Ms. Mach and Mr. Putens indicated they would like to see the project move forward but recommended a variety of housing options such as cooperatives and condominiums with a senior component be considered again. Mr. Roberts said he was opposed to condominiums which may end up becoming rental units.

Council agreed that the discussion had gone beyond that of a stakeholders meeting and requested a separate work session on the proposed development/rezoning be scheduled at a later time.

Mayor Davis stressed the need for the project to be viable to the community.

Mr. Orleans asked and was provided answers to questions.

The meeting ended at 10:05 p.m.

Respectfully submitted,

*Cindy Murray
City Clerk*