



CITY COUNCIL WORK SESSION AGENDA
Work Session - Greenbelt Station HOA (stakeholder)

COUNCIL MEETING WILL BE ONLINE ONLY

Due to the COVID-19 precautions, the Council Meeting will be held online and is planned to be cablecast on Verizon 21, Comcast 71 and 996 and streamed to www.greenbeltmd.gov/municipaltv.

Resident participation:

Join Zoom Meeting

[https://us02web.zoom.us/j/87076146617?](https://us02web.zoom.us/j/87076146617?pwd=NXB1N2djYm1CYTVLTEJZdU9mSWIVQT09)

pwd=NXB1N2djYm1CYTVLTEJZdU9mSWIVQT09

OR

Join By phone: (301) 715-8592

Meeting ID: 870 7614 6617

Passcode: 559238

In advance, the hearing impaired is advised to use Video Relay Services (VRS) at 711 to submit your questions/comments or contact the City Clerk at (301) 474-8000 or email banderson@greenbeltmd.gov.

Wednesday, August 25, 2021
8:00 PM

Work Session Packet

Greenbelt Station HOA (stakeholder)

Suggested Action:

Agenda

- Introductions

- Council Discussion
- Questions and Answers
- Other Items
 - [WS190814.pdf](#)
 - [WS200812.pdf](#)

City Council Work Session Agenda Item Report

Meeting Date: August 25, 2021

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: Work Session Item

Agenda Section: Work Session Packet

Subject:

Greenbelt Station HOA (stakeholder)

Suggested Action:

Agenda

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

Attachments:

[WS190814.pdf](#)

[WS200812.pdf](#)

WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, August 14, 2019, to meet with the Greenbelt Station Community.

Mayor Jordan started the meeting at 8:00 p.m. It was held in the Clubhouse of the Verde Apartments.

Present were Councilmembers Colin A. Byrd, Judith F. Davis, Silke I. Pope, Edward V.J. Putens, Rodney M. Roberts and Mayor Emmett V. Jordan. Councilmember Leta M. Mach was unable to attend due to travel.

Staff members present were Terri Hruby, Planning Director; Rick Bowers, Police Chief; Greg Varda, Recreation Supervisor; Beverly Palau, Public Information Coordinator; and Bonita Anderson, City Clerk.

Also present were Delegate Alonzo Washington, Greenbelt Station Home Owner Association members, residents, and others.

Greenbelt Station Community

Mayor Jordan began the meeting with introductions. Ms. Hruby provided an update on the Washington Metropolitan Area Transit Authority (WMATA) trail project. She indicated that the Council had recently approved the Greenbelt Station to the Metro Station connection agreement, to allow the City to construct the trail. Ms. Hruby noted that the project is in the engineering phase, which focuses on the construction details. Ms. Hruby also indicated that Woodlawn Development Corporation (WDC), the developer, has currently received the approval of the plans for permitting and of the stormwater management plan with the County, which is required before the plans are submitted to other agencies for approval. The agencies include Maryland-National Capital Park and Planning Commission, WMATA, Maryland Department of the Environment and Prince George's County. Mayor Jordan inquired about the process and timeline of the project. Ms. Hruby indicated that the project would take several months to complete the permitting and construction process and that she expects construction to begin fall 2020.

There was an inquiry from a resident about the status of funding. Ms. Hruby indicated that the City has earmarked \$1.8 million but expects that the final cost will be over \$2 million, after the engineering estimate. Mayor Jordan asked if the project's background information was on the City's website. Ms. Hruby noted that the information was not currently on the City's website but will have the information uploaded under the Planning Department Community Development Projects section.

Chief Bowers provided an update on security in the neighborhood and noted some preventive measures such as keeping items out of plain sight. He also noted that there have been thefts at the construction site. Chief Bowers indicated that the police department is developing an initiative to combine all the safety cameras City-wide to better generate leads in ongoing investigations.

Mr. Varda noted that the fall activities guide will be completed for distribution and includes

activities to take place in Central Park at Greenbelt Station. He also encouraged residents to investigate all the activities offered by Greenbelt Recreation, as well as offer input on how the department can better provide for the needs of the community.

Several residents expressed a desire for enrollment in both Greenbelt Elementary School and Eleanor Roosevelt High School, due to living within the City. Councilmembers were in agreement on this matter. Mayor Jordan stated that “Greenbelt kids should be at Greenbelt schools.” It was noted that the matter has been brought to the attention of Prince George’s County Schools CEO Monica Goldson and County Executive Angela Alsobrooks, who are amenable to further discussions. Currently, Greenbelt Station students can attend Greenbelt Elementary School with transportation provided by a parent. There is currently no confirmed plan for busing in the coming year.

Informational items were discussed.

The meeting ended at 9:34 p.m.

Respectfully submitted,

*Bonita Anderson
City Clerk*

WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, August 12, 2020, to meet with the Greenbelt Station Community.

Mayor Byrd started the meeting at 8:01 p.m. The meeting was held virtually via Zoom.

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

Staff present were: Nicole Ard, City Manager; Rick Bowers, Chief of Police; Terri Hruby, Director of Planning and Community Development; Greg Varda, Director of Recreation; Molly Porter, Community Planner; and Shaniya Lashley-Mullen, Assistant to the City Clerk.

Also present were: Leslie Perez, Community Manager – CAMP; Rachel Roberts-Jones, Greenbelt Station Master Association – Vice President; Brian Drewry, Ting Ma, Eric Kruszewski, Adriene Lim, Greenbelt Station Community residents; Bill Orleans and others.

Ms. Davis provided additional agenda items, WMATA Trail, police crime update, and a brief update on the schools to discuss at tonight's work session.

Ms. Hruby provided an update on the WMATA Trail. She noted the developer had been actively working through the Prince George's County Planning and Permitting process. The City completed the stormwater management review and the site plan development review. Ms. Hruby advised the City to execute an agreement with WMATA to construct the trail on their property. Ms. Hruby explained currently that the City is working with WMATA on the permit that allows the developer to go onto the site to conduct geotechnical studies. She noted the City spent \$250,000 on design and engineering. The estimated cost of construction of the trail is between \$2.1 – 2.4 Million.

Based on questions asked from Ms. Davis and Ms. Mach, Ms. Hruby noted the estimated start of construction would be early Summer and that the trail's completion would be in about 18 months. She stated that it is a major multiyear construction.

Mr. Jordan explained the City received a bond from the State senator and delegates for financing the trail. Based on a question asked by Mayor Pro Tem Jordan, Ms. Hruby stated the City has \$1.8 Million budgeted for the trail and will be applying for grants.

Ting Ma, a Greenbelt Station resident, asked how the trail would affect the parking regarding non-residents. She inquired if the City conducted impact analysts on parking when considering the design of the trail. Ms. Hruby explained the City would monitor the situation once the trail is completed. She noted that there is closer parking to the Greenbelt Metro, and the City would be monitoring parking at Franklin Park. Ms. Davis suggested the Greenbelt Station Community implement a parking permit system. Ms. Davis inquired if the residents still utilized the shuttle bus service. Ms. Hruby stated the shuttle is in service through September 2021 or when the trail is constructed. She stated the ridership was down due to COVID-19, but she would provide the Council and the HOA with the updated data from Woodlawn Development.

Brain Drewry, a Greenbelt Station resident, explained that the Greenbelt Station Community had established the parking permitting system. He inquired would there be lights on the trail. Ms. Hruby explained a lighting system, call boxes, and video cameras would be installed on the trail.

She noted that it is a paved trail, 9 feet wide, and it will have gravel shoulders to accommodate emergency vehicles.

Based on a question asked by Mr. Putens, Ms. Hruby explained the City is responsible for 100% maintenance of the trail except for the video camera, which was included in the connection agreement.

Ms. Hruby addressed a question in the zoom chat, advising there was concern regarding the maintenance adjacent to the Indian Creek Trail. She stated she has been in contact with Woodlawn Development, who is the responsible party, and they are in the process of addressing the maintenance issues. Mayor Pro Tem Jordan noted that the community could organize a Community Clean-Up, and the City would supply materials. He stated that the Council would come and assist if the Community Clean-Up is scheduled.

Ms. Pope suggested staff contact the Town of Berwyn Heights regarding issues with litter on their property. Mayor Pro Tem Jordan noted the property was located on the northern border of the Prince George's County Scrap Yard. Ms. Hruby stated that Code Enforcement will follow-up and contact the Town of Berwyn Heights. Mr. Roberts explained the Prince George's County Scrap Yard is in the Town of Berwyn Heights.

COVID-19 Recreation Update: Mr. Varda stated that all the indoor facilities are closed along with the outdoor basketball courts and volleyball courts. The outdoor pool is open for lap swimming and water walking, by reservation only. He noted many activities are listed on the Virtual Recreation Center on the City's website. The Fall Recreation Activity Guide was just published.

Mr. Varda stated he had been working with Ms. Kristen Weaver, a Greenbelt Station resident and Park and Recreation Advisory Board (PRAB) member, before the COVID-19 pandemic to arrange concerts in the park and outdoor movies.

Based on a question asked by Ms. Davis, Mr. Varda noted that there aren't many plans for outdoor activities. He stated that the Recreation Department is implementing an outdoor recess for the kids in September. Mr. Varda advised the Recreation Department has collaborated with the Old Greenbelt Theatre with Moonlit Movies every Friday in August.

Ms. Davis asked were there plans for playgrounds in Central Park. Mr. Varda explained that in the FY21 proposed budget, there was a project to install an exercise facility in Central Park, similar to Schrom Hills Park. He stated the project is on hold, given the uncertainty of the City's finances. There is a lack of recreation amenities at Greenbelt Station Community and Greenbelt West as a whole, and it is at the forefront of the Recreation Department project list. Mr. Varda noted that when funding becomes available, the Recreation Department will meet with the Greenbelt Station Community to assess what projects the residents want.

Based on a question asked by Ms. Davis, Ms. Roberts-Jones explained that the Greenbelt Station Community has an activity committee, but programs are on hold due to the COVID-19 pandemic. She noted some past activities, including a 5K around the area. Mayor Pro Tem Jordan suggested installing a canopy or some shade at Central Park when there is funding due to there being no coverage and it has been so hot.

Ms. Perez inquired about the art installation that was proposed last year. Ms. Davis noted that the project was placed on hold at this present time due to funding. She stated the Art Advisory Board (AAB) is presently reading the community comments. The community would be invited to another work session once funding is available to complete the project.

Ting Ma, a Greenbelt Station resident, inquired if playing soccer in Central Park allowed. She also asked was riding bikes/scooters on the sidewalk legal. Mr. Varda explained that if there is a group of eight on eight, contact the Recreation Department and a Park Ranger would respond. He advised that the City doesn't permit soccer practice in Central Park but if it's children and their parents playing soccer, that is okay. Mr. Varda stated that there is not an ordinance regarding riding bikes on the sidewalk.

There was a discussion regarding riding bikes/scooters on the sidewalk. Ms. Pope expressed her concerns regarding bike riders/scooters on the sidewalk. She noted that pedestrians should be safe walking on the sidewalks. Ms. Pope stated a citywide ordinance regarding bike riders/scooters on the sidewalk, and the HOAs could add that in their bylaws. She stated that it should be an exception for little kids. Ms. Hruby noted there are certain laws regarding bicycles on sidewalks. She stated there is some flexibility in the law to allow small children next to challenging roadways, and staff would be monitoring the situation. Ms. Davis explained that due to the traffic situation that the sidewalk is the safest place for bicycles. She noted that on Hanover Parkway, the bicyclers would be using bike lanes on the road. Mr. Roberts noted the City has already had biking restrictions on the sidewalks and doesn't think the City needs an ordinance.

There was a discussion regarding installing speed humps/bumps. Mr. Drewry noted that there is a lot of speeding on Greenbelt Station Parkway. Ms. Davis explained the difference between a speed hump and a speed bump. She advised that a request be submitted to the City, and the request would be followed-up by the Planning Department. Mayor Byrd is in support of installing a speed hump. Based on a question asked by Mayor Pro Tem Jordan, Mr. Drewry suggested the speed hump on Greenbelt Station Parkway at Stream Bank Lane and either at the circle at North Center Drive or South Center Drive.

Mr. Drewry inquired if a stop sign would be installed on Greenbelt Station Parkway at Rock Quarry Road, right before the circle. Mayor Byrd is in support of installing a stop sign.

Mr. Roberts suggested that the residents contact the police when speeding occurs, and the police will respond and conduct enforcement. Chief Bowers explained various speed enforcements, including a speed survey of the roadway. Mayor Byrd advised of a speed survey request on Stream Bank Lane from the Zoom chat.

Ms. Pope inquired was the speed survey the same deceive as the speed beacon that was installed on Lakecrest Drive. There was a brief discussion on the difference between a speed survey and a speed beacon. Ms. Hruby explained the Speed Sentry Program. She noted that Ms. Molly Porter, Community Planner, has partnered with the Police Department to conduct speed surveys to understand speeders better and uses the Speed Sentry Program as a traffic calming device. Ms. Pope requested that speed surveys be installed on Lakecrest Drive and in Boxwood due to speeders.

There was a discussion regarding extending the roadway to the Metro Station. Mr. Roberts expressed his opposition to the extension of the roadway. He noted the extension would destroy the wetlands and the community. Mr. Drewry expressed his concerns with the development having one way in and one way out.

Chief Bowers provided a safety update of the Greenbelt Station Community. He noted there had been a large increase in crime. There has been theft from autos and theft from the construction site. Based on a question asked by Mayor Pro Tem Jordan, Chief Bowers stated that the police had seen similar trends of theft throughout the City. Mayor Pro Tem Jordan inquired about the Ring Program Partnership. Chief Bowers explained the partnership and noted that it has been very helpful. Ms. Davis inquired if the HOA published the Ring Program Partnership. Ms. Perez stated the HOA Board hasn't but will send an email blast.

There was a discussion regarding the school issue. Ms. Davis explained that elementary children would attend Greenbelt Elementary and incoming freshman would be attending Eleanor Roosevelt High Schools.

Ms. Hruby explained Mr. Eric Kruszewski, a Greenbelt Station resident, had submitted a letter to staff and Council regarding parking issues and how to obtain additional parking in the Greenbelt Station Community. She noted that staff would provide a response to the Council in a week on the suggestions staff has been researching. In the short term, the staff has tested turning North and South Channel Drive into one-way streets to allow for parking on both sides. Mr. Kruszewski explained that he had submitted to the HOA his suggestions regarding the parking issues.

Ms. Ma expressed her concern about double parking.

Ms. Adriene Lim, a Greenbelt Station resident, inquired if the police had received de-escalating training. Chief Bowers explained the police department had received multiple training, and the training is listed on the City's website.

There was a discussion regarding parking issues. Mr. Drewry expressed his concern about double parking. He inquired if greenspace could be converted to parking spaces. Ms. Hruby noted that staff does not support greenspace being converted into parking spaces. She stated the greenspaces were part of the urban design of the community. Mayor Byrd thanked staff for their research on the greenspace matter and noted that the Council might need to research the greenspace matter. Mr. Roberts suggested angled parking instead of taking away greenspace. Ms. Hruby explained that there are greenspace and landscaping requirements. Ms. Hruby stated that staff response would address the issues. Ms. Davis stated that removing greenspace would be the last resort. She suggested that units with two-car garages utilize their garages and that would free up street parking. Ms. Perez explained that garage parking is outlined in their bylaws, and the management company has been researching enforcement. She noted a subcommittee had been established to research the issues. Mr. Drewry explained the greenspace was initially zoned for commercial usage and be sold as a lot.

Informational items –

Ms. Davis thanked everyone that participated in the work session. She inquired about the stake/markers pictures she saw in the Forest Preserve. Ms. Ard stated she didn't know where the stakes/markers were and will follow-up.

Mayor Byrd thanked everyone that participated in the work session.

The meeting ended at 9:40 p.m.

Respectfully submitted,

*Shaniya Lashley-Mullen
Assistant to the City Clerk*