



CITY COUNCIL WORK SESSION AGENDA

**Work Session - Verde at Greenbelt Station / Greenbelt Station Community
(stakeholders)**

This meeting will be held in-person and virtual.

**25 Crescent Road
Greenbelt, MD 20770**

OR

**Virtual Participation
Zoom Webinar Attendees:**

**During "Petitions and Requests," please submit your request in writing via email to
questions@greenbeltmd.gov**

<https://us02web.zoom.us/j/89322193855?pwd=VkpvY01rRm1ZeFdEeGhIRTIGeUxFUT09>

Dial-in: 301 715 8592

Webinar ID: 893 2219 3855

Passcode: 283615

**Monday, August 1, 2022
7:30 PM**

Work Session Packet

Verde at Greenbelt Station/Greenbelt Station Community

Suggested Action:

Reference: Work Session Minutes - Greenbelt Station Community - August 25, 2021

Work Session Minutes - Verde at Greenbelt Station - Oct 6, 2021

Agenda

- Introductions
- Discussion
 - Update on Recreational Amenities
 - Parking Enforcement
 - Construction of the Trail
 - North and South Center Drive Parking Expansion Project
 - Lighting around Trails
 - Tree Pruning on City maintained road
 - One-way Streets around the Park
- Questions and Answers
- Other Items

[Work Session Minutes - Greenbelt Station Community - August 25, 2021.pdf](#)

[Work Session Minutes - Verde at Greenbelt Station - Oct 6, 2021.pdf](#)

City Council Work Session Agenda Item Report

Meeting Date: August 1, 2022

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: Work Session Item

Agenda Section: Work Session Packet

Subject:

Verde at Greenbelt Station/Greenbelt Station Community

Suggested Action:

Reference: Work Session Minutes - Greenbelt Station Community - August 25, 2021

Work Session Minutes - Verde at Greenbelt Station - Oct 6, 2021

Agenda

- Introductions
- Discussion
 - Update on Recreational Amenities
 - Parking Enforcement
 - Construction of the Trail
 - North and South Center Drive Parking Expansion Project
 - Lighting around Trails
 - Tree Pruning on City maintained road
 - One-way Streets around the Park
- Questions and Answers
- Other Items

Attachments:

[Work Session Minutes - Greenbelt Station Community - August 25, 2021.pdf](#)

[Work Session Minutes - Verde at Greenbelt Station - Oct 6, 2021.pdf](#)

WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, August 25, 2021, to meet with the Greenbelt Station Community (stakeholder).

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; Chief Rick Bowers, Greenbelt Police Department; Terri Hruby, Director of Planning and Community Development; Greg Varda, Director of Recreation; and Shaniya Lashley-Mullen, Assistant to the City Clerk.

ALSO PRESENT WERE: Rachel Roberts-Jones, Greenbelt Station Master Association – President; Devon Donovan Greenbelt Station Master Association – Treasurer; Brian Drewry, Greenbelt Station Master Association – Vice President; Leslie Perez, Community Manager – CAMP; Kristen Weaver, Chair of Greenbelt Station Activity Committee; and others.

Ms. Hruby provided an update on the Washington Metropolitan Area Transit Authority (WMATA) Trail. She noted the City has received the Maryland Department of the Environment (MDE) permit and has received several approvals from the County. Ms. Hruby stated that staff has been working closely with WMATA on the electrical issues, including lighting, call boxes, and security cameras, that needed to be addressed. She said the estimated time for construction of the trail is the Summer of 2022. Ms. Hruby explained that the City applied for and received Transportation Alternatives Program (TAP) funding for \$1.5 million.

Based on a question asked by Ms. Davis, Ms. Hruby answered that the shuttle service is extended to the end of the year, and that is an issue that the HOA and City staff needs to address with the NVR Homes. In addition, she stated that ridership with the shuttle is continuously low.

Ms. Davis inquired about the total amount of funds available to finish the project. Ms. Hruby answered once there is a final budget that some of the money could be freed and used in the community. Ms. Davis requested a list of all the funding associated with the project. Ms. Hruby advised that she will list the grants and bond funding and send it the Council.

Mr. Jordan asked for an update on the property that wasn't conveyed to the City. Ms. Hruby answered that there are currently two parcels that need to be conveyed to the City. She advised that she walked both parcels with Public Works staff and is in active discussion to remove invasive species, which is an obligation of the developer. Ms. Hruby stated there is also stabilization and turf management that needs to be approved.

There was discussion regarding flooding issues due to the heavy rain. Mr. Putens requested staff investigate and remove all the trash that accumulated in the wetland and the trail going towards the Metro.

Rachel Roberts-Jones inquired if the additional funds could be used to develop the Greenbelt Community, including a dog park, a community center and a community garden. She also asked for a status update of public art. Ms. Hruby replied that any leftover funds from constructing the trail would be invested back into the community. She stated that there is currently \$150,000 in this current budget to install an outdoor fitness center in Central Park and to engage the

community on their desires for recreation amenities. Mr. Varda advised that public art will be incorporated in many of the projects shortly, and a meeting will be scheduled to engage the community for their feedback.

In response to questions asked by Mr. Putens and Ms. Davis, Kristen Weaver advised that the Activity Committee is in the discussion of scheduling a neighborhood cleanup in September, and there is a tire in the Indian Creek near the boardwalk. In addition, Ms. Weaver explained that the ridership is down due to the Greenbelt Metro Station being closed and the pandemic. She inquired if adding a question regarding a circulator shuttle to connect all sections of Greenbelt could be added to the survey.

Ms. Weaver advised that the water fountain in the park is turned off and asked about the proposal to adjust the streets to make it one way to increase parking in the neighborhood. Ms. Hruby stated that she would notify Public Works regarding the water fountain. She noted that the City's Traffic Engineer reviewed staff proposals and provided their recommendations which support having North Center Drive towards Stream Bank Lane one way, creating additional parking.

Brian Drewry complained about parking issues and illegal driving on Rock Quarry Avenue. Chief Bowers stated that Verde privately owns Rock Quarry Avenue at Greenbelt Station Apartment Complex, limiting Parking Enforcement to enforce on privately owned streets. He noted that Parking Enforcement had met with Verde at Greenbelt Station Apartment management. As a result, the management will correct the signage and work with the Fire Marshall's Office to have that area designated as a fire lane, and then Parking Enforcement could enforce the parking issues. Chief Bowers advised that the officer patrols the site regularly and will monitor for illegal driving.

Ms. Davis stated that Council has suggested shade components be installed at the Central Park.

There was a discussion regarding events at Greenbelt Station Community. Mr. Varda explained that the Recreation Department would support the Activity Committee and Ms. Weaver has plans for the Fall to host outdoor concerts and movies. He stated that, due to the pandemic, the mobile Pop-up Recreation event was placed on hold.

Based on a question asked by Ms. Davis, Chief Bowers provided an update on crime. He noted a wave of theft from autos and that six or seven airbags were stolen, targeting Hondas.

Leslie Perez advised that the Greenbelt Station HOA would like a better communications relationship with Verde at Greenbelt Station Apartment management. In addition, she stated there had been an increase in the Police and Parking Enforcement Officers patrolling the area.

There was a discussion regarding rental permits at Greenbelt Station HOA. Ms. Perez advised 5% of the homes are rental properties and believes there are more. Ms. Hruby noted that in the last March 2021 report, there were 51 licensed rentals at Greenbelt Station.

Based on a question asked by Ms. Roberts-Jones, Ms. Hruby answered that additional egress depends on development of the North Core. She stated that she should engage the Fire Chief to address residents' concerns about being blocked in by fire personnel.

Pamela Bessmer, a Greenbelt resident, stated that the rental permits are underestimated because more single-family homes are rental units than reported.

Adrien Lim, a Greenbelt resident, agreed with Ms. Bessmer that there are more single-family homes -rental units than reported.

Danielle McKinney, a Greenbelt resident, echoed Ms. Bessmer and Ms. Lim that more than 5% of rental units are on the property. She asked about the parking restrictions on “storage cubes” on Greenbelt Station Parkway because the “storage cubes” impact the limited parking spaces. Ms. McKinney also asked what was being considered as recreation for Central Park, and also, asked if the plan included a garden and a water source.

In response to the discussion regarding rentals, Ms. Hruby answered that the City doesn’t have any regulations prohibiting three unrelated individuals living in the same household, but if there are concerns regarding rental properties, to contact the Department of Planning and Community Development.

In response to Ms. McKinney’s questions, Ms. Hruby answered that the “storage cubes” need to be permitted with the City on public streets, and there is a time restriction of seven days. She stated that the community gardens would be considered for future planning of open space on City property.

Ms. Weaver provided additional information regarding the activities, and lack of shade is a problem. She stated that the Greenbelt Station Activity Committee is in the process of planning a neighborhood cleanup day, concert/movie, Halloween, and a Winter party with a tree lighting.

Based on a question asked by Mr. Drewry, Ms. Hruby answered that the City and County both have strict regulations regarding short-term rentals, and if you suspect short-term rentals, report them to the City or County. In addition, Chief Bowers advised that they will conduct extra patrol in the area regarding parking complaints.

Ms. Davis requested to add Verde at Greenbelt Station Apartment on the City’s work session list.

Based on a question asked by Ms. Davis, Ms. Hruby answered that Woodlawn installed an additional stop sign at Rock Quarry Avenue. She stated that she would review the traffic complaint files and see if there are any outstanding requests for speed humps.

Informational Items

Ms. Davis stated that she and Mr. Jordan request that Ms. Ard check with the Volunteer Fire Department to see if the fire truck is available for Council to use during the Labor Day Parade.

Ms. Ard requested Council to check their email regarding a message from Ms. Hruby.

There was a discussion regarding scheduling the Greenbelt Neighborhood Conservation Overlay Zone Work Session. Council agreed to schedule the work session for Monday, September 20th, 2021.

The meeting ended at 9:41 p.m.

Respectfully submitted,

*Shaniya Lashley-Mullen
Assistant to the City Clerk*

WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, October 6, 2021, to meet with Verde at Greenbelt Station (stakeholder).

Mayor Byrd started the meeting at 8:02 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 (8:20 p.m.), Rodney M. Roberts, and Mayor Colin A. Byrd.

STAFF PRESENT WERE: Nicole Ard, City Manager; Chief Richard Bowers, Greenbelt Police Department; Terri Hruby, Director of Planning and Community Development; Greg Varda, Director of Recreation; and Shaniya Lashley-Mullen, Assistant to the City Clerk.

ALSO PRESENT WERE: Sean Cheatham, Kristen Weaver, Bill Orleans, Jackie Poole, and others.

Mayor Byrd explained that the work session was scheduled for Council to meet with Verde at Greenbelt Station management, but unfortunately, representatives of the apartment complex didn't attend.

There was a discussion regarding parking issues. Sean Cheatham, a Greenbelt resident, noted that the "no parking" sign has been knocked down and moved to Rock Quarry Avenue. He stated that vehicles park further away from the curb. Chief Bowers explained that he had consulted with the Public Works and Planning staff because Verde at Greenbelt Station is a private roadway. He stated that staff had reached out to Verde management regarding the sign being knocked down and had Verde's tow service enforce the area. Chief Bowers communicated with Verde management to contact the Fire Marshall's office and have the area designated as a fire lane, which would allow the Parking Enforcement Officers authority to cite vehicles and tow. Ms. Hruby agreed with the Chief that the only recourse the City has to cite vehicles or to tow on private property is if Verde management has the Fire Marshall's office designate that parking area as a fire lane.

Mr. Cheatham stated that Verde at Greenbelt Station has a parking garage, and if more residents utilized that garage, it would clear up some of the parking issues in the Greenbelt Station Community.

Based on a question asked by Mr. Roberts, Ms. Hruby answered that the City typically doesn't take ownership of private service roads. She explained that the Greenbelt Station Community Homeowner Association (HOA) has a successful parking permit program that the City can enforce and manage, but the City cannot enforce the Verde at Greenbelt Station's parking garage or the service road. Ms. Hruby stated that the City raised several concerns regarding the service road and conditionally supported the plan.

Mr. Jordan inquired whether there were any restrictions on the types of vehicles allowed on Greenbelt Station Parkway. Chief Bowers answered no, there aren't any restrictions that he was aware of that prohibits commercial vehicles from driving on Greenbelt Station Parkway.

However, on City streets there are parking restrictions for commercial vehicles that state commercial vehicles cannot be parked on the street overnight.

There was a discussion regarding graffiti. Mr. Jordan stated there has been graffiti on the retaining wall between Verde at Greenbelt Station and the Greenbelt Metro Station. Mr. Cheatham advised that he had noticed graffiti on the retaining wall. He inquired why the jersey wall extended to the fence line instead of having a cut section. Ms. Hruby answered that Verde at Greenbelt Station has full responsibility for the service road and has the right to share the cost of any improvements with the HOA. She explained that the sound barrier wall is the townhome HOA's responsibility and had contacted the Public Works Department in the past regarding graffiti issues. Ms. Hruby advised that if the graffiti is on the sound wall, the City would cite the HOA and require the HOA to remove the graffiti immediately.

Mr. Cheatham inquired if the Greenbelt Station Community owned the green space near the pond. He suggested covering the green space to make a parking lot, which would eliminate a lot of the parking issues.

Based on a question asked by Ms. Davis, Ms. Hruby answered that the City couldn't cite Verde at Greenbelt Station because the City doesn't have any authority. Ms. Davis requested that the City Manager reach out to Verde at Greenbelt Station management and express Council's profound disappointment for not attending tonight's work session.

About Mr. Cheatham's suggestion regarding turning the green space near the pond into a parking lot, Ms. Davis answered that the pond is a stormwater retention area and cannot be paved over to allow parking. She stated that the City needs to work with the HOA to decide what amenities could be built at that location.

Kristen Weaver, a Greenbelt resident, explained the HOA parking permit policy. There is parking enforcement provided on the private streets by the HOA. About Mr. Cheatham's suggestion, Ms. Weaver stated that she doesn't want the green spaces turned into a parking lot. Ms. Weaver advised that she would like to see the streets around the park be one-way streets. Ms. Weaver noted that she had reached out to Verde at Greenbelt Station management a few times to involve them in some Greenbelt Station Community activities.

Bill Orleans, a Greenbelt resident, inquired why Verde at Greenbelt Station didn't attend tonight's work session. He also asked if CARES requested all apartment managers to post a notice regarding the Emergency Rental Assistance and if all the apartment managers complied with the request. Ms. Ard answered that she would follow up with the City Clerk to confirm tonight's work session. In addition, she advised that CARES would provide information on what outreach staff had done.

Based on a question asked by Mr. Cheatham, Ms. Hruby answered that the land and pond were conveyed to Prince George's County as a part of the Stormwater Management Program. In addition, once the WMATA Trail is completed, lighting, a call box, and a video camera will be installed.

Mr. Cheatham expressed his disagreement on the development design with the mixed-use development regarding the concept of the apartment complex and the townhomes/condominiums being so close together.

There was a discussion regarding recreation amenities. Mr. Cheatham stated that he favored having a recreation center or a community pool for the townhomes/condominiums. Ms. Davis noted that the City is working on providing more amenities in the common area depending on what the residents of the Greenbelt Station Community prefer and the City's budget.

Mr. Roberts stated that having a City park at the Prince George's County Scrap Yard is critical to improving life and community.

Jackie Poole, a Greenbelt resident, commented on the parking issues at Rock Quarry Avenue.

Ms. Weaver provided Mr. Cheatham with information regarding an HOA Committee.

Information Items:

Ms. Davis expressed her concern on a news broadcast she watched regarding investment companies.

Ms. Pope stated that there are issues regarding speeding on Springhill Drive in the morning/afternoon. She advised that a student was involved in a hit-and-run accident and requested speed bumps/humps to be installed to prevent this from happening again.

There was a discussion regarding National Walk to School Day. Chief Bowers said that there was a late request from Greenbelt Elementary and the Police Department was able to accommodate this request.

In response to Ms. Pope's request, Chief Bowers noted that the Police Department is conducting speed surveys around the City. He stated he would follow up with the Traffic Officer to provide traffic enforcement in the mornings. Chief Bowers advised that traffic control is being provided to the middle school and high school. In addition, there are speed cameras on Cherrywood Lane. Ms. Hruby stated that the Planning Department is training staff on the new speed counters in several locations. She advised that other traffic calmers could be installed for the short term and she would work with the Police Department to research other traffic enforcement.

Mayor Byrd expressed that he was grateful that the Police Department could accommodate Greenbelt Elementary's request to attend the National Walk to School Day, but requested that Council be given advance notice to participate in community activities. In addition, he asked for Animal Control to follow up on an incident that occurred on Saturday at 3L Eastway. Chief Bowers stated he will follow up with Animal Control for a disposition.

Ms. Ard thanked the Police Department for participating in the National Walk to School Day and will follow up with the Chief regarding the incident at 3L Eastway. She stated that she would be working with the Clerk's office to address upcoming meetings in November. There might be

some scheduling concerns and communicating the information appropriately with all the candidates. Ms. Ard advised that the community questionnaire and ballot have been sent out to be printed and mailed out.

The meeting ended at 9:16 p.m.

Respectfully submitted,

*Shaniya Lashley-Mullen
Assistant to the City Clerk*