



CITY COUNCIL AGENDA
Municipal Building

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/88971670254?pwd=ckx2M3l2N2l2R0VYY1JwRjhjbmdlQT09>
Dial-in: 301 715 8592
Webinar ID: 889 7167 0254
Passcode: 589698**

**Monday, May 8, 2023
7:30 PM**

I. ORGANIZATION 15 mins (7:30 - 7:45pm)

1. Call to Order
2. Roll Call
3. Meditation and Pledge of Allegiance to the Flag
4. Petitions and Requests

5. Consent Agenda - Approval of Staff Recommendations (Items on the Consent Agenda [marked by *] will be approved as recommended by Council and staff, subject to removal from the Consent Agenda by Council.)
6. Approval of Agenda and Additions

II. COMMUNICATIONS 45 mins (7:45 - 8:30pm)

7. Presentations

7a. Older Americans Month Proclamation

Suggested Action:

Mayor Jordan will present a proclamation declaring May is Older Americans Month.

[Older Americans Month23.pdf](#)

7b. National Police Week Proclamation

Suggested Action:

The week of May 14-20, 2023, is National Police Week, which includes Peace Officers Memorial Day. Chief Bowers, Greenbelt Police Department, will be present to receive the proclamation on behalf of the department.

[policeweek23-evj.proc.pdf](#)

7c. Small Cities Month Proclamation

Suggested Action:

The National League of Cities (NLC) has declared June as Small Cities Month.

Councilmember Silke I. Pope, member of the Small Cities Steering Committee, will accept the proclamation.

[Small Cities Month 23 proc.pdf](#)

***8. Minutes**

Suggested Action:

8a. Statement of Record - Closed Session, April 17, 2023

Suggested Action:

Reference: Statement for the Record, April 17, 2023

Closed Session of April 17, 2023: The following motion is needed: In accordance with the General Provisions Article, Section 3-06(C)(2) of the Annotated Code of Public General Laws of Maryland. I moved that the minutes of tonight's meeting reflect that Council met in closed session Monday, April 17, 2023, at 6:48 pm, in the

Library of the Municipal Building. Council held this closed meeting in accordance with Section 3-305(b)(1) of the General Provisions Article of the Annotated Code of the Public General Laws of Maryland: to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this body has jurisdiction; any other personnel matter that affects one or more specific individuals.

The purpose of this meeting to consider a personnel matter over which this public body has jurisdiction regarding the candidates for the City Manager position.

Vote to close session:

Mr. Byrd - Yes
Ms. Davis - Yes
Mr. Gordon - Yes
Ms. Pope - Yes
Mr. Roberts - Absent
Ms. Weaver - Yes
Mayor Jordan - Yes

The following staff member was in attendance: Dawane Martinez (Director of Human Resources), and Bonita Anderson, City Clerk (left at 6:49 pm).

Other individuals in attendance: Yolanda Howze, (Baker Tilly - Search Firm)

Council took the following actions during this session: Selecting candidates for virtual interviews.

[Closed Session _ 04.17.23.pdf](#)

9. Administrative Reports
Suggested Action:

Reference: This link will display the weekly report for the City Manager and City Departments

https://www.greenbeltmd.gov/government/city-administration/city-manager-s-office/weekly-reports/-folder-1475#docan2352_4054_3510

*10. Committee Reports

*10a. Advisory Planning Board Report #2023-01 - 7010 Greenbelt Road Detailed Site Plan

Suggested Action:

It is recommended that Council accept this report. This item appears later on this agenda for Council action.

[APB Report 2023-01_7010 Greenbelt Rd FINAL.pdf](#)

*10b. Board of Elections Report #2023-04 (Proposed Charter and Code Amendments: Voting by Noncitizens)

Suggested Action:

It is recommended that Council accept this report.

[CouncilMemoNoncitizenVoting.pdf](#)

*10c. Board of Election Report #2023-05 (Proposed Charter Amendment: Counting of Ballots)

Suggested Action:

It is recommended that Council accept this report.

[CouncilMemoVoteCounting.pdf](#)

III. LEGISLATION 30 mins (8:30 - 9:00pm)

11. An Ordinance to Amend Article I "In General", Section 13 "Early Voting" of Chapter 8, "Elections" of the Greenbelt City Code
-2nd Reading and Adoption

Suggested Action:

Reference: Ordinance

On April 11, 2023, the City Council discussed the Board of Elections' recommendations to condensing the early voting timeframe. Councilmember Davis suggested extending the time from 2:00 pm to 3:00 pm.

The Board of Elections, with Councilmember Davis's suggestion, recommends the following amendment to Article I, "In General," Section 13, "Early Voting" of Chapter 8, "Elections" of the General City Code: Early Voting will take place on the last Saturday and Sunday prior to election day, from 10:00 am to 3:00 pm. Early voting ballots may be cast in Greenbelt East (Schrom Hills Park Rec Center), Greenbelt Central (Community Center), or Greenbelt West (Springhill Lake Rec Center), or such other locations in Greenbelt East, Central, and West the Board of Elections may designate. A voter may use any polling place, without regard to residence.

Ms. Davis introduced this ordinance for first reading at the April 24, 2023, meeting. It is recommended that the ordinance be introduced for second reading and moved for adoption tonight.

[Ordinance.pdf](#)

12.

An Ordinance Of The Council Of The City Of Greenbelt Amending Chapter 10, "Licenses, Permits And Miscellaneous Business Regulations" Of The Greenbelt City Code, To Add Article Vii "Disposable Plastic Bags" To Prohibit A Retail Establishment From Providing A Plastic Carryout Bag To Customers, To Require A Retail Establishment To Charge At Least Ten Cents For Each Paper And Reusable Carryout Bag Provided To Customers And To Provide A Penalty For Violation

-1st Reading

Suggested Action:

Reference: Ordinance

On February 27, 2023, the City Council accepted Green Greenbelt Advisory Committee on Environment Sustainability (Green ACES) report #2023-01 (Bring Your Own Bag Ordinance) recommendation.

On March 8, 2023, the Council of the City of Greenbelt held a work session to discuss the recommendations from the Greenbelt Advisory Committee on Environmental Sustainability (Green ACES). Green ACES recommended the City adopt an ordinance to reduce plastic pollution and single-use waste, and increase the use of reusable carryout bags or having no carryout bag.

The Council of the City of Greenbelt has determined it is in the public interest to prohibit a retail establishment from providing plastic carryout bags and ban single-use plastic film carryout bags and require retailers to charge at least .10 cents for each paper carryout bag and reusable carryout bag provided by the retailer at the point of sale.

It is recommended that the ordinance be introduced for the first reading.

[Ordinance.pdf](#)

IV. OTHER BUSINESS 60 mins (9:00 - 10:00pm)

13. 7010 Greenbelt Road Detailed Site Plan

References:

Staff Memorandum, T. Hruby 5/1/2023

APB Report 2023-01

Letter to Council, GreenACES/Green Team 4/28/2023

PowerPoint Presentation, Tenacity Group

Suggested Action:

The owner of 7010 Greenbelt Road, Armory Place, LLC, has submitted a Detailed Site Plan (DSP) application to M-NCPPC and the City of Greenbelt for review and approval. The development, referred to as Greenbelt Square, includes the development of 95 for-sale age-restricted (55 years and older) housing units. The DSP is scheduled to be considered by the Prince George's County Planning Board on May 18, 2023.

The Greenbelt Advisory Planning Board (APB) voted unanimously to conditionally approve the DSP. GreenACES and the Green Team voted to unanimously oppose the use of natural gas in this project. In reviewing the DSP staff, APB and City Council raised concerns regarding the environment, transportation, recreation, architecture, and building layout, and in response the applicant has agreed to revise the DSP to address many of the city's concerns. While staff has raised concerns about noise impacts associated with the pickleball court the applicant feels it is an attractive amenity and would like to retain it. During Council's work session Council expressed support for the court as well. Since it is a private amenity the condo association will be tasked with managing its use.

Staff recommends the City Council conditionally support the Detailed Site Plan for 7010 Greenbelt Road with the eighteen (18) conditions as outlined in staff's revised memorandum dated May 1, 2023. The applicant has agreed to all of the conditions and will be present to discuss the application and to address GreenACES/Green Team's opposition to the use of natural gas.

[7010 v. 4.5.1.23 staff memo with updatesFINAL.pdf](#)

[7010 DSP Presentation.pdf](#)

[APB Report 2023-01_7010 Greenbelt Rd FINAL.pdf](#)

[FW_ Green ACES and Green Team view on 7010 Greenbelt Road project.pdf](#)

14. Council Activities

15. Council Reports

*16. * Meetings

Suggested Action:

Reference: Meeting Calendar

2023 Meeting Schedule: At the work session on Monday, May 1, 2023, Council reviewed the 2023 meeting schedule. The following suggested changes to Council's 2023 meeting scheduled are:

- Reschedule the Monday, June 19, 2023, Regular Meeting to Tuesday, June 20, 2023 (Juneteenth)
- Reschedule the Monday, September 25, 2023, Regular Meeting to Tuesday, September 26, 2023 (Yom Kippur)
- Reschedule the Monday, October 9, 2023, Regular Meeting to Tuesday, October 10, 2023 (Indigenous People's Day)

Approval of this item on the consent agenda will indicate Council's intent to approval of the changes to the 2023 meeting schedule.

[meetings.pdf](#)

*17. * Stakeholder List

[Stakeholder Schedule.pdf](#)

*18. * Reappointment to Advisory Board/Committee

Suggested Action:

Reference: Reappointment Survey

Charles Jackman had indicated his willingness to continue to serve on the Advisory Committee on Trees (ACT).

David Whaples had indicated his willingness to continue to serve on the Board of Appeals (BoA).

Approval of this item on the consent agenda will indicate Council's intent to appoint them to a new term.

City Council Agenda Item Report

Meeting Date: May 8, 2023

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: Proclamation

Agenda Section: COMMUNICATIONS 45 mins (7:45 - 8:30pm)

Subject:

Older Americans Month Proclamation

Suggested Action:

Mayor Jordan will present a proclamation declaring May is Older Americans Month.

Attachments:

[Older Americans Month23.pdf](#)

PROCLAMATION

WHEREAS, Greenbelt includes a growing number of older Americans who enrich our community through their diverse life experiences; and

WHEREAS, the theme this year for Older Americans Month is “Aging Unbound”; and

WHEREAS, Greenbelt is committed to strengthening our community by connecting with and supporting older adults, their families, and caregivers and acknowledging their many valuable contributions to society; and

WHEREAS, Greenbelt recognizes the importance of bringing together all generations and engaging in activities that promote physical, mental, and emotional well-being for the benefit of all; and

WHEREAS, Greenbelt continues its commitment to all older residents through supportive services and programs such as the Greenbelt Senior Citizens Advisory Committee, the Golden Age Club, the Green Ridge House, and the Greenbelt Assistance in Living Program; and

WHEREAS, Greenbelt strives to enrich the lives of individuals of all ages by:

- Promoting home- and community-based services that support independent living;
- Involving older adults in community events and other activities; and
- Providing opportunities for older adults to work, volunteer, learn, lead, and mentor.

NOW, THEREFORE, I, Emmett V. Jordan, by the authority vested in me by the residents and City Council of Greenbelt, do hereby proclaim May to be

OLDER AMERICANS MONTH

in Greenbelt and urge every resident to take time during this month to recognize older adults and the people who serve them as essential and valuable members of our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Greenbelt, Maryland, to be affixed this 8th day of May 2023.

EMMETT V. JORDAN, Mayor

ATTEST:

Bonita Anderson, City Clerk

City Council Agenda Item Report

Meeting Date: May 8, 2023

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: Proclamation

Agenda Section: COMMUNICATIONS 45 mins (7:45 - 8:30pm)

Subject:

National Police Week Proclamation

Suggested Action:

The week of May 14-20, 2023, is National Police Week, which includes Peace Officers Memorial Day. Chief Bowers, Greenbelt Police Department, will be present to receive the proclamation on behalf of the department.

Attachments:

[policeweek23-evj.proc.pdf](#)

PROCLAMATION

WHEREAS, Congress and the President of the United States designated May 15 as National Peace Officers Memorial Day and the week in which it falls as National Police Week for the purpose of honoring our officers and forging stronger partnerships between police personnel and the residents they serve; and

WHEREAS, the service and sacrifice of all officers killed in the line of duty will be honored during the National Law Enforcement Officers Memorial Fund's 35th Candlelight Vigil, on the evening of May 13, 2023 and the Candlelight Vigil is part of National Police Week, which will be observed this year May 14-20;

WHEREAS, this year, we honor the 556 fallen officers killed in the line of duty are being added to the National Law Enforcement Officers Memorial in Washington, D.C., and will include Greenbelt Police Department Corporal Chris Peters, who was among the more than 23,785 law enforcement officers in the United State who made the ultimate sacrifice; and

WHEREAS, it is important that all residents understand the responsibilities, constant risks, and sacrifices undertaken by law enforcement officers; and

WHEREAS, we recognize with special pride the high regard with which the Greenbelt Police Department is held throughout the Washington Metropolitan area, as well as in our own community, especially for attaining the coveted CALEA accreditation.

NOW, THEREFORE, I, Emmett V. Jordan, by the authority vested in me by the residents and City Council of Greenbelt, do hereby issue this proclamation in observation of all

POLICE OFFICERS

and urge the residents of Greenbelt to express their appreciation to the officers of the Greenbelt Police Department by showing them respect and supporting them in their performance of their many duties as they protect our lives and property.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Greenbelt, Maryland, to be affixed this 8th day of May 2023.

Emmett V. Jordan, Mayor

City Council Agenda Item Report

Meeting Date: May 8, 2023

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: Proclamation

Agenda Section: COMMUNICATIONS 45 mins (7:45 - 8:30pm)

Subject:

Small Cities Month Proclamation

Suggested Action:

The National League of Cities (NLC) has declared June as Small Cities Month.

Councilmember Silke I. Pope, member of the Small Cities Steering Committee, will accept the proclamation.

Attachments:

[Small Cities Month 23 proc.pdf](#)

PROCLAMATION

WHEREAS, the National League of Cities President and the National League of Cities Small Cities Council have declared June as "Small Cities Month"; and

WHEREAS, small cities and towns under 50,000 population are the home town to millions of Americans and constitute the vast majority of municipalities across the United States; and

WHEREAS, small cities and towns strive to strengthen their communities through the provision of services and programs to improve the quality of life for all citizens; and

WHEREAS, the federal government and state government are essential partners in the success of small cities and towns, and must be encouraged to continue to support programs and legislation that strengthen small communities; and

WHEREAS, organizations, businesses, and citizens are also partnering in the success of small cities and towns, and must be encouraged to grow their efforts to make small communities a viable choice for people to live; and

WHEREAS, during these challenging economic times, the need for a renewed intergovernmental partnership to support essential public services is more important than ever to ensure the safety and growth of small-town America; and

WHEREAS, Councilmember Silke I. Pope is a current member of the NLC Small Cities Council Steering Committee; and

NOW, THEREFORE, I, Emmett V. Jordan, by the authority vested in me by the residents and City Council of Greenbelt, do hereby proclaim June to be

Small Cities Month

in Greenbelt and encourage our legislators, organizations, businesses, and residents to recognize this event and to work together throughout the year to invest in small cities and towns to better the lives of all residents.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Greenbelt, Maryland, to be affixed this 8th day of May 2023.

EMMETT V. JORDAN, Mayor

ATTEST: Bonita Anderson, City Clerk

City Council Agenda Item Report

Meeting Date: May 8, 2023

Submitted by: Bonita Anderson

Submitting Department: Administration

Item Type: Meeting Minutes

Agenda Section: COMMUNICATIONS 45 mins (7:45 - 8:30pm)

Subject:

Minutes

Suggested Action:

Attachments:

City Council Agenda Item Report

Meeting Date: May 8, 2023

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: Meeting Minutes

Agenda Section: COMMUNICATIONS 45 mins (7:45 - 8:30pm)

Subject:

Statement of Record - Closed Session, April 17, 2023

Suggested Action:

Reference: Statement for the Record, April 17, 2023

Closed Session of April 17, 2023: The following motion is needed: In accordance with the General Provisions Article, Section 3-06(C)(2) of the Annotated Code of Public General Laws of Maryland. I moved that the minutes of tonight's meeting reflect that Council met in closed session Monday, April 17, 2023, at 6:48 pm, in the Library of the Municipal Building. Council held this closed meeting in accordance with Section 3-305(b)(1) of the General Provisions Article of the Annotated Code of the Public General Laws of Maryland: to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this body has jurisdiction; any other personnel matter that affects one or more specific individuals.

The purpose of this meeting to consider a personnel matter over which this public body has jurisdiction regarding the candidates for the City Manager position.

Vote to close session:

Mr. Byrd - Yes

Ms. Davis - Yes

Mr. Gordon - Yes

Ms. Pope - Yes

Mr. Roberts - Absent

Ms. Weaver - Yes

Mayor Jordan - Yes

The following staff member was in attendance: Dawane Martinez (Director of Human Resources), and Bonita Anderson, City Clerk (left at 6:49 pm).

Other individuals in attendance: Yolanda Howze, (Baker Tilly - Search Firm)

Council took the following actions during this session: Selecting candidates for virtual interviews.

Attachments:

[Closed Session _ 04.17.23.pdf](#)

**WRITTEN STATEMENT FOR CLOSING A MEETING
OF THE GREENBELT CITY COUNCIL**

Date: 04/17/2023 Time: 6:48 pm Location: Library

Motion to close meeting made by: Weaver Seconded by: Pope

Members voting to close meeting:

	Yes	No	Abstain	Absent
Mr. Byrd	X			
Ms. Davis	X			
Mr. Gordon	X			
Ms. Pope	X			
Mr. Roberts				X
Ms. Weaver	X			
Mayor Jordan	X			

**STATUTORY AUTHORITY TO CLOSE SESSION (check all that apply):
This meeting will be closed under General Provisions Article, §3-305(b) only:**

- (1) ☒ To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom it has jurisdiction; or any other personnel matter that affects one or more specific individuals;
- (2) ☐ To protect the privacy or reputation of individuals concerning a matter not related to public business;
- (3) ☐ To consider the acquisition of real property for a public purpose and matters directly related thereto;
- (4) ☐ To consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State;
- (5) ☐ To consider the investment of public funds;
- (6) ☐ To consider the marketing of public securities;
- (7) ☐ To consult with counsel to obtain legal advice on a legal matter;
- (8) ☐ To consult with staff, consultants, or other individuals about pending or potential litigation;
- (9) ☐ To conduct collective bargaining negotiations or consider matters that relate to the negotiations;

- (10) [] To discuss public security, if the public body determines that public discussion would constitute a risk to the public or to public security, including:
- (i) the deployment of fire and police services and staff; and
 - (ii) the development and implementation of emergency plans;
- (11) [] To prepare, administer, or grade a scholastic, licensing, or qualifying examination;
- (12) [] To conduct or discuss an investigative proceeding on actual or possible criminal conduct;
- (13) [] To comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter;
- (14) [] Before a contract is awarded or bids are opened, to discuss a matter directly related to a negotiating strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process.

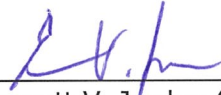
FOR EACH CITATION CHECKED ABOVE, THE REASONS FOR CLOSING AND TOPICS TO BE DISCUSSED:

§3-305(b) (1) to consider a personnel matter over which this public body has jurisdiction
regarding the candidates for the City Manager Position.

§3-305(b) () _____

§3-305(b) () _____

This statement is made by


Emmett V. Jordan (Signature of Presiding Officer)

**WORKSHEET FOR USE IN CLOSED SESSION (CHECKLIST OF DISCLOSURES TO BE
MADE IN MINUTES OF NEXT REGULAR MEETING-NOT A PART OF THE CLOSING STATEMENT)**

OFFICIALS ATTENDING CLOSED SESSION: ☒ BYRD; ☒ DAVIS; ☒ GORDON; ☒ JORDAN;
☒ POPE; ☐ ROBERTS; ☒ WEAVER

STAFF/OTHERS PRESENT:

Dawane Martinez, Director of HR
Yolanda Howze, Baker Tilly (search firm)

TOPICS DISCUSSED:

Candidates for City Manager position

ACTION(S) TAKEN (IF ANY) AND RECORDED VOTES: Selecting candidates
for virtual interviews

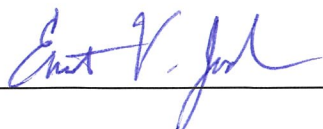
TIME CLOSED SESSION ADJOURNED: 7:21

PLACE OF CLOSED SESSION: Library

PURPOSE OF CLOSED SESSION: Discussion of candidates
for City Manager position

STATUTORY AUTHORITY FOR THE CLOSED SESSION: §3-305(b)(1) to discuss the appointment,
employment, assignment, promotion, discipline, demotion, compensation, removal,
resignation, or performance evaluation of appointees, employees, or officials over
whom this public body has jurisdiction; any other personnel matter that affects one or
more specific individuals.

MEMBERS WHO VOTED TO CLOSE: ☒ BYRD; ☒ DAVIS; ☒ GORDON; ☒ JORDAN;
☒ POPE; ☐ ROBERTS; ☒ WEAVER

SIGNATURE OF PRESIDING OFFICER: 

Form Revised: 01/31/22

City Council Agenda Item Report

Meeting Date: May 8, 2023

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: Board and Committee Reports

Agenda Section: COMMUNICATIONS 45 mins (7:45 - 8:30pm)

Subject:

Advisory Planning Board Report #2023-01 - 7010 Greenbelt Road Detailed Site Plan

Suggested Action:

It is recommended that Council accept this report. This item appears later on this agenda for Council action.

Attachments:

[APB Report 2023-01_7010 Greenbelt Rd FINAL.pdf](#)

**ADVISORY PLANNING BOARD
REPORT TO COUNCIL**

**REPORT NO. 2023-01
Date: April 19, 2023**

SUBJECT: 7010 Greenbelt Road Detailed Site Plan (DSP-22023)

BACKGROUND:

On April 5, 2023, the Board received a presentation from the Applicant on the proposed 7010 Greenbelt Road Detailed Site Plan (DSP). The development, referred to as Greenbelt Square, includes the development of 95 for-sale age-restricted (55 years and older) housing units in four (4) buildings; one of the units will be built as a community room rather than as a housing unit.

The subject property is a 4.5-acre parcel of land, described as Parcel “G” on a plan of subdivision entitled “Charlestowne Village”. The subject property is located on the north side of Greenbelt Road (an arterial roadway), approximately 150 feet east of the intersection of Greenbelt Road and Lakecrest Drive. The subject property is zoned RMF-20 (formerly R-18) and is currently vacant.

In 2004, the city negotiated a covenant on the project that grants the city plan review authority. That covenants remains valid today. Since 2004, the owners have explored several development options for the site including townhouses and multi-family development. None of the previously proposed projects proceeded past the planning stage, and the owners cited issues with financial feasibility for the multi-family projects and/or lack of city support.

More recently the owner undertook two zoning actions to facilitate the development proposal currently under review. First, the owner sought a zoning text amendment, with City support, that would allow an increase from 90 units to 95 units for the development of an age-restricted, multi-family development. Secondly, the City recently granted the owner a Departure from Design Standards to allow a minor reduction to the size of standard parking spaces, which would increase the number of parking spaces overall.

ANALYSIS:

The DSP proposes a housing type that the City does not currently have, for-sale age restricted housing, and the Board believes it will provide enhanced opportunities for residents to age within the City. In evaluating the proposal, the Board raised concerns regarding the environment, transportation, recreation, architecture, and building layout, and in response the applicant made a number of proffers to the Board to revise the DSP to address the Board’s concerns. The following is a summary of the Board’s concerns and the revisions proffered by the applicant.

- The DSP does not address bicycle parking. The applicant has agreed to revise the DSP to show four inverted “U” bike racks in front of each building.
- The DSP proposes significant tree impacts and does not address the removal of invasive species.
 - The applicant has agreed to revise the Tree Conservation Plan (TCP) to show two small tree save areas along the site’s MD 193 frontage. The applicant has also agreed to remove all invasive species on the site.
- The DSP does not address green/sustainable building practices and only proposes two Level 2 EV charging stations for the entire site.
 - The applicant has submitted a document labeled “NVR Build Smart Summary” that lists NVR’s sustainable building practices.
 - The applicant has agreed to install one Level 2 EV charging station in front of each building and to install the infrastructure along the parking areas at the building frontages to support the installation of additional Level 2 EV charging stations in the future.
- Concerns about transportation safety getting into and out of the site remain, despite the submittal of a traffic study that shows traffic generated from the development will allow the site access and neighboring signalized intersections to operate at an acceptable level of service. Additionally, the Board shares the concerns of city staff regarding pedestrian and large vehicle circulation internal to the site:
 - The applicant has agreed to coordinate with the Maryland Department of Transportation State Highway Administration (SHA) to provide safe access from MD 193/Greenbelt Road as part of the access permit process.
 - As requested by staff, the applicant conducted additional analysis and has agreed to enlarge the grasscrete turnaround area to accommodate larger vehicles, and to modify the design of the refuse area on the west side of the site to accommodate refuse vehicles.
 - The applicant has agreed to revise the DSP to widen the sidewalks that connects the on-site recreation area to the south with the on-site recreation area to the north.
- While the Board believes the recreation amenities proposed are adequate, there are opportunities to improve their design, including providing additional benches, dog waste stations, and recycling receptacles. The Board also suggested the proposed benches and waste and recycling receptacles could give a “nod” to historic Greenbelt.
 - The applicant has agreed to install additional benches in the outdoor recreation areas and has requested specifications for amenities similar in design to those found in the new Buddy Attick Park parking lot area.
- The Board requested the Applicant consider architectural design elements that give a “nod” to Historic Greenbelt.

- The applicant has submitted a revised monument sign design in an attempt to address the request from the Board that the design give a “nod” to historic Greenbelt.
- The applicant provided two options for the exterior color palate of the buildings, and the Board overwhelmingly preferred Option 2.
- Some Board members expressed significant concerns about each building having only one elevator, specifically given the age-restricted nature of the housing. The applicant responded that a second elevator is not an option given both the project’s architecture and financials, and that the project is an “off the shelf” product that the applicant has delivered successfully as an age-restricted development in other jurisdictions in and around the region. Nevertheless, the majority of the board did not believe this was a significant impediment to moving forward.

RECOMMENDATION:

The applicant has consistently provided timely responses and revisions to the Board’s concerns throughout the review process, and the project should provide positive impacts on our community, particularly in light of the need for additional opportunities for residents to age in place in Greenbelt. The Board recommends City Council approve the DSP subject to the applicant agreeing to the conditions as proposed by City staff and encourages both Council and staff to ensure that the proposed modifications to the DSP are implemented as the project moves forward.

Respectfully submitted,

Benjamin Friedman
Chair

This report was adopted by a vote of 6 to 0.

City Council Agenda Item Report

Meeting Date: May 8, 2023

Submitted by: Bonita Anderson

Submitting Department: Administration

Item Type: Board and Committee Reports

Agenda Section: COMMUNICATIONS 45 mins (7:45 - 8:30pm)

Subject:

Board of Elections Report #2023-04 (Proposed Charter and Code Amendments: Voting by Noncitizens)

Suggested Action:

It is recommended that Council accept this report.

Attachments:

[CouncilMemoNoncitizenVoting.pdf](#)

MEMORANDUM

DATE: May 4, 2023
TO: City Council, City of Greenbelt
FROM: Board of Elections
RE: Proposed Charter and Code Amendments:
Voting by Noncitizens

The Board of Elections earlier submitted proposed legislation to permit noncitizen residents to vote in City elections.

As shown in the proposal, Charter would be amended in several places, to authorize Council to set out requirements and a process for noncitizen voting. Then the Election Code, Chapter 8 of the City Code, would provide for noncitizen registration and voting procedures.

Because these changes to City law represent a significant altering of voting rights, with a new registration process in the Clerk's office, the Board would respectfully suggest that the question be put to the voters in referendum. Then, if Greenbelt voters approve the proposal, Council could amend Charter and Code as proposed, with or without modifications, and the program could be given effect in the next election.

The referendum question could be presented in language such as this:

Should residents who are not U.S. citizens be allowed to vote in City elections if they meet certain residency requirements? Please vote "Yes" or "No."

In the absence of referendum, and if Council approves the changes, Charter and Code may be amended in the usual way.

City Council Agenda Item Report

Meeting Date: May 8, 2023

Submitted by: Bonita Anderson

Submitting Department: Administration

Item Type: Board and Committee Reports

Agenda Section: COMMUNICATIONS 45 mins (7:45 - 8:30pm)

Subject:

Board of Election Report #2023-05 (Proposed Charter Amendment: Counting of Ballots)

Suggested Action:

It is recommended that Council accept this report.

Attachments:

[CouncilMemoVoteCounting.pdf](#)

MEMORANDUM

DATE: May 4, 2023
TO: City Council, City of Greenbelt
FROM: Board of Elections
RE: Proposed Charter Amendment: Counting of Ballots

The Board of Elections earlier submitted proposed legislation, as part of a bill to amend Charter to change the vote counting procedure set out in Charter Section 28.

Section 28 provides in its original language that the Board should begin counting ballots “[u]pon the closing of the polls.” This limitation in recent election years has presented an inconvenience to Board members, who are apparently not to begin vote counting until polls close. This delays the tabulation and certification processes until the early morning hours after Election Day.

By eliminating the polls closing language, Council would clarify that the Board of Elections may start its vote counting process earlier than the closing of the polls. That would increase efficiency without sacrificing accuracy or compromising voter rights.

The Section 28 language submitted in the draft concerning Charter amendments for noncitizen voting may be separated out of the draft and placed in a new, stand-alone bill. This bill, approved this year, would then be effective in this fall’s election.

City Council Agenda Item Report

Meeting Date: May 8, 2023

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: LEGISLATION

Agenda Section: LEGISLATION 30 mins (8:30 - 9:00pm)

Subject:

An Ordinance to Amend Article I "In General", Section 13 "Early Voting" of Chapter 8, "Elections" of the Greenbelt City Code
-2nd Reading and Adoption

Suggested Action:

Reference: Ordinance

On April 11, 2023, the City Council discussed the Board of Elections' recommendations to condensing the early voting timeframe. Councilmember Davis suggested extending the time from 2:00 pm to 3:00 pm.

The Board of Elections, with Councilmember Davis's suggestion, recommends the following amendment to Article I, "In General," Section 13, "Early Voting" of Chapter 8, "Elections" of the General City Code: Early Voting will take place on the last Saturday and Sunday prior to election day, from 10:00 am to 3:00 pm. Early voting ballots may be cast in Greenbelt East (Schrom Hills Park Rec Center), Greenbelt Central (Community Center), or Greenbelt West (Springhill Lake Rec Center), or such other locations in Greenbelt East, Central, and West the Board of Elections may designate. A voter may use any polling place, without regard to residence.

Ms. Davis introduced this ordinance for first reading at the April 24, 2023, meeting. It is recommended that the ordinance be introduced for second reading and moved for adoption tonight.

Attachments:

[Ordinance.pdf](#)

Introduced: Ms. Davis
1st Reading: April 24, 2023
Passed:
Posted:
Effective:

ORDINANCE NUMBER XXXX

AN ORDINANCE TO AMEND ARTICLE I “IN GENERAL”, SECTION 13 “EARLY VOTING” OF CHAPTER 8, “ELECTIONS” OF THE GREENBELT CITY CODE

WHEREAS, the City Council adopted Ordinance 1371 based on recommendations from the Greenbelt Board of Elections; and

WHEREAS, the Board of Elections and City staff have identified that most voters use Early Voting far less often than mail-in and voting on Election Day; and

WHEREAS, the City desires to modify the early voting provisions by condensing the timeframe NOW, THEREFORE,

BE IT ORDAINED by the Council of the City of Greenbelt, Maryland, that Chapter 8, “Elections,” be amended to read as follows:

Chapter 8

ARTICLE I.

IN GENERAL

* * * * *

Sec. 8-13. Early voting.

(a) Residents of the city who are qualified voters [~~registered with the Prince George's County Board of Elections~~] have the right to vote by early voting in municipal elections, as provided in this section.

(b) [~~For purposes of this Code, an "early voting ballot" is a ballot not used in a polling place on election day nor for "absentee voting," and "election day" means the day of a municipal election.~~

(c)] Voting by early voting in municipal elections shall be as follows:

(1) Early voting will [~~begin on the third Saturday prior to the election and end on the first Friday prior to the election on the following schedule: Third Saturday (9:00 a.m. to 1:00 p.m.) and third Sunday (11 a.m. to 2:00 p.m.) prior to the election in Greenbelt East; second Saturday (9:00 a.m.~~

~~to 1:00 p.m.) and second Sunday (11 a.m. to 2:00 p.m.) prior to the election in Greenbelt West; and Mondays, Wednesdays, Thursdays and Fridays (9:00 a.m. to 5:00 p.m.) and Tuesdays (9:00 a.m. to 8:00 p.m.) in the municipal building throughout this period]~~ take place on the last Saturday and Sunday prior to election day, from 10:00 a.m. to 3:00 p.m. Early voting ballots may be cast in Greenbelt East (Schrom Hills Rec Center), Greenbelt Central (Community Center), or Greenbelt West (Springhill Lake Rec Center), or such other locations in Greenbelt East, Central, and West the Board of Elections may designate. A voter may use any polling place, without regard to residence.

(d) Early voting ballots shall be cast and counted as follows:

(1) The voter must obtain and complete an early voting ballot on the designated premises; seal it in a blank envelope; place and seal the blank envelope in an early voting envelope, signed by the voter, with the name as registered printed on it; and then place the envelope in a designated ballot box.

(2) Ballots in early voting envelopes that contain more than one blank, sealed envelope shall be kept by the City Clerk but may not be counted.

(3) If a ballot is submitted in a properly signed and sealed early voting envelope but not contained within a blank, sealed envelope, then the Board shall decide by majority vote whether the ballot may be counted and whether the voter's privacy has been violated. If such a ballot is to be counted, it shall be placed in a blank, sealed envelope and then included with all other envelopes containing early voting ballots. The City Clerk shall notify by mail every voter whose privacy the Board determines has or might have been violated.

(4) The City Clerk shall deliver the early voting sealed, blank envelopes to the Clerks appointed by the Board for the counting of early voting ballots. The City Clerk shall advise them of the number of ballots cast and shall keep the same record of early voting ballots as is kept by the Clerks of election at their polling places.

(5) Upon receipt of the early voting sealed, blank envelopes, the Early Voting Clerks shall open them and determine whether any contain more than one ballot. A ballot in an envelope containing more than one ballot may not be counted.

(6) If the City Clerk or an Early Voting Clerk challenges a ballot for noncompliance with the Code, then the Board shall decide whether it may be counted. All such Board decisions, by majority vote, shall be final.

* * * * *

BE IT FURTHER ORDAINED by the Council of the City of Greenbelt that this ordinance shall become effective immediately upon its passage.

PASSED by the Council of the City of Greenbelt, Maryland, at its regular meeting of _____, 2023.

Emmett V. Jordan, Mayor

ATTEST:

Bonita Anderson, City Clerk

Key:

Underscoring indicates language added to existing law.

~~Overstriking~~ indicates language deleted from existing law.

Asterisks *** indicate intervening existing Code provisions that remain unchanged.

City Council Agenda Item Report

Meeting Date: May 8, 2023

Submitted by: Bonita Anderson

Submitting Department: Administration

Item Type: Ordinance

Agenda Section: LEGISLATION 30 mins (8:30 - 9:00pm)

Subject:

An Ordinance Of The Council Of The City Of Greenbelt Amending Chapter 10, "Licenses, Permits And Miscellaneous Business Regulations" Of The Greenbelt City Code, To Add Article Vii "Disposable Plastic Bags" To Prohibit A Retail Establishment From Providing A Plastic Carryout Bag To Customers, To Require A Retail Establishment To Charge At Least Ten Cents For Each Paper And Reusable Carryout Bag Provided To Customers And To Provide A Penalty For Violation

-1st Reading

Suggested Action:

Reference: Ordinance

On February 27, 2023, the City Council accepted Green Greenbelt Advisory Committee on Environment Sustainability (Green ACES) report #2023-01 (Bring Your Own Bag Ordinance) recommendation.

On March 8, 2023, the Council of the City of Greenbelt held a work session to discuss the recommendations from the Greenbelt Advisory Committee on Environmental Sustainability (Green ACES). Green ACES recommended the City adopt an ordinance to reduce plastic pollution and single-use waste, and increase the use of reusable carryout bags or having no carryout bag.

The Council of the City of Greenbelt has determined it is in the public interest to prohibit a retail establishment from providing plastic carryout bags and ban single-use plastic film carryout bags and require retailers to charge at least .10 cents for each paper carryout bag and reusable carryout bag provided by the retailer at the point of sale.

It is recommended that the ordinance be introduced for the first reading.

Attachments:

[Ordinance.pdf](#)

Introduced:
First Reading:
Passed:
Posted:
Effective:

ORDINANCE NO. XXXX

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GREENBELT AMENDING CHAPTER 10, “LICENSES, PERMITS AND MISCELLANEOUS BUSINESS REGULATIONS” OF THE GREENBELT CITY CODE, TO ADD ARTICLE VII “DISPOSABLE PLASTIC BAGS” TO PROHIBIT A RETAIL ESTABLISHMENT FROM PROVIDING A PLASTIC CARRYOUT BAG TO CUSTOMERS, TO REQUIRE A RETAIL ESTABLISHMENT TO CHARGE AT LEAST TEN CENTS FOR EACH PAPER AND REUSABLE CARRYOUT BAG PROVIDED TO CUSTOMERS AND TO PROVIDE A PENALTY FOR VIOLATION.

WHEREAS, pursuant to Section 5-201 et seq. of the Local Government Article, Annotated Code of Maryland, the City of Greenbelt, Maryland (hereinafter, the “City”) has the power to pass such ordinances as it deems necessary to protect the health, safety and welfare of the residents of the City and to prevent and remove nuisances; and

WHEREAS, the manufacture and distribution of single-use carryout bags uses natural resources, generates greenhouse gas emissions, contributes to climate change, is a source of pollution; and

WHEREAS, littered bags end up in waterways, the Chesapeake Bay, and the ocean, where they degrade into microplastics, with the waterway absorbing toxic chemicals; and

WHEREAS, plastic shopping bags and microplastics are ingested by marine life, injuring and killing fish, seabirds, and marine mammals and is a lethal threat to livestock and wildlife; and

WHEREAS, scientists estimate humans are ingesting as much as a credit card’s worth of plastic weekly, and single-use plastic bags are a source of hazardous chemicals that are known carcinogens, endocrine disruptors, and the cause of respiratory ailments; and

WHEREAS, Greenbelt residents use an estimated 9 million plastic bags annually that are used for a few minutes, then incinerated, landfilled, or left in the environment as litter; and

WHEREAS, plastic carryout bags are not accepted in county single-stream recycling programs, are a source of contamination, and foul recycling equipment; and

WHEREAS, littered bags of all types degrade our communities and adversely impact the quality of life; and

WHEREAS, single-use carryout bags provided by retail establishments impose hidden costs on consumers in the form of overhead incorporated in the price of merchandise, cost taxpayers and local government for collection of litter, recycling, and disposal, and constitute a public nuisance; and

WHEREAS, the Greenbelt Advisory Committee on Environmental Sustainability recommends the City adopt an ordinance to reduce plastic pollution and single-use waste, and increase the use of reusable carryout bags or having no carryout bag; and

WHEREAS, the Council of the City of Greenbelt has determined it is in the public interest to prohibit a retail establishment from providing plastic carryout bags and ban single-use plastic film carryout bags and require retailers charge at least \$.10 cents for each paper carryout bag and reusable carryout bag provided by the retailer at point of sale.

NOW THEREFORE, BE IT ORDAINED AND ENACTED, by the Council of the City of Greenbelt, Maryland, that a new Article VII entitled “Plastic Bag Ban,” hereby is added to Chapter 10 of the Greenbelt City Code.

Section 1. BE IT FURTHER ORDAINED AND ENACTED by the Council of the City of Greenbelt that Chapter 10 “Licenses, Permits and Miscellaneous Business Regulations” Article VII, § 10-71 “Definitions” be and it is hereby enacted to read as follows:

§10-71 DEFINITIONS

IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.

A. FOOD SERVICE FACILITY MEANS:

1. A PLACE WHERE FOOD OR DRINK IS PREPARED FOR SALE OR SERVICE ON THE PREMISES OR ELSEWHERE; OR ANY OPERATION WHERE FOOD IS SERVED TO OR PROVIDED FOR THE PUBLIC WITH OR WITHOUT CHARGE.

B. “FOOD SERVICE FACILITY” DOES NOT INCLUDE:

1. A KITCHEN IN A PRIVATE HOME WHERE FOOD IS PREPARED AT NO CHARGE FOR GUESTS IN THE HOME, FOR GUESTS AT A SOCIAL GATHERING, OR FOR SERVICE TO UNEMPLOYED, HOMELESS, OR OTHER DISADVANTAGED POPULATIONS.
2. A FOOD PREPARATION OR SERVING AREA WHERE FOOD IS PREPARED OR SERVED ONLY BY AN EXCLUDED ORGANIZATION, SUCH AS A NONPROFIT, FRATERNAL, CIVIC, WAR VETERANS, RELIGIOUS, OR CHARITABLE ORGANIZATION OR VOLUNTEER FIRE DEPARTMENT, AS DEFINED IN §21-301 OF THE HEALTH GENERAL ARTICLE, ANNOTATED CODE OF MARYLAND OR;

3. A COTTAGE FOOD BUSINESS AS DEFINED IN §21-301 OF THE HEALTH GENERAL ARTICLE, ANNOTATED CODE OF MARYLAND.
- C. “PLASTIC CARRYOUT BAG” MEANS A PLASTIC BAG THAT IS PROVIDED BY A RETAIL ESTABLISHMENT TO A CUSTOMER AT THE POINT OF SALE AND IS NOT A REUSABLE CARRYOUT BAG.
- D. “PLASTIC CARRYOUT BAG” INCLUDES A COMPOSTABLE PLASTIC BAG THAT MEETS THE SPECIFICATIONS OF THE AMERICAN SOCIETY OF TESTING AND MATERIAL INTERNATIONAL STANDARD SPECIFICATION FOR COMPOSTABLE PLASTICS D6400.
- E. “PLASTIC CARRYOUT BAG” DOES NOT INCLUDE A PLASTIC BAG USED TO:
1. PACKAGE BULK ITEMS, INCLUDING FRUIT, VEGETABLES, NUTS, GRAINS, CANDY, OR SMALL HARDWARE ITEMS;
 2. CONTAIN OR WRAP FRESH MEAT OR SEAFOOD;
 3. CONTAIN OR WRAP FLOWERS, POTTED PLANTS, OR OTHER DAMP ITEMS;
 4. CONTAIN UNWRAPPED PREPARED FOODS OR BAKERY GOODS;
 5. CONTAIN GARMENTS OR DRY-CLEANED CLOTHES, INCLUDING SUITES, JACKETS OR DRESSES;
 6. CONTAIN FRESHLY PREPARED HOT OR COLD FOOD, INCLUDING SLICED DELI AND FOODS PREPARED TO ORDER;
 7. PROVIDED BY A RETAIL ESTABLISHMENT TO TAKE LIVE FISH, INSECTS, MOLLUSKS, OR CRUSTACEANS AWAY FROM THE RETAIL ESTABLISHMENT.
- F. “REUSABLE CARRYOUT BAG” MEANS A BAG WITH STITCHED HANDLES SPECIFICALLY DESIGNED AND MANUFACTURED FOR MULTIPLE REUSE AND IS MADE OF: (1) CLOTH OR OTHER WASHABLE FABRIC; OR (2) A DURABLE MATERIAL SUITABLE FOR MULTIPURPOSE RE-USE THAT IS NOT MADE OF PLASTIC FILM.
- G. “RETAIL ESTABLISHMENT” MEANS A STORE, A FOOD SERVICE FACILITY, OR ANY OTHER ESTABLISHMENT THAT PROVIDES BAGS TO ITS CUSTOMERS AS A RESULT OF THE SALE OF A PRODUCT.

Section 2. BE IT FURTHER ORDAINED AND ENACTED by the Council of the City of Greenbelt that Chapter 10, “Licenses, Permits and Miscellaneous Business Regulations” Article VII, § 10-72, “Disposable plastic bag use prohibited at point of sale “be and it is hereby enacted to read as follows:

§10-72 PROVISION OF PLASTIC CARRYOUT BAGS PROHIBITED AT POINT OF SALE.
ON AND AFTER (SIX MONTHS FROM THE DATE OF ADOPTION BY CITY COUNCIL)

RETAIL ESTABLISHMENTS MAY NOT PROVIDE PLASTIC CARRYOUT BAGS TO CUSTOMERS AT THE POINT OF SALE.

Section 3. BE IT FURTHER ORDAINED AND ENACTED by the Council of the City of Greenbelt that Chapter 10, “Licenses, Permits and Miscellaneous Business Regulations”, Article VII, § 10-73, “Required for provision of paper and reusable carryout bags” be and it is hereby enacted to read as follows:

§10-73 REQUIRED CHARGE FOR PROVISION OF PAPER AND REUSABLE CARRYOUT BAGS.

- A. 1. ON AND AFTER _____, A RETAIL ESTABLISHMENT SHALL CHARGE, COLLECT, AND RETAIN AT LEAST TEN CENTS (\$.10) FOR EACH PAPER CARRYOUT BAG IT PROVIDES A CUSTOMER AT POINT OF SALE.

2. THE CHARGE FOR PAPER CARRYOUT BAGS SHALL NOT APPLY TO A PAPER BAG CONTAINING PRESCRIPTION MEDICATION PROVIDED BY A PHARMACHY TO A CUSTOMER.
- B. A RETAIL ESTABLISHMENT MAY NOT ADVERTISE, HOLD OR STATE TO THE PUBLIC OR TO A CUSTOMER, DIRECTLY OR INDIRECTLY, THAT REIMBURSEMENT OF ANY PART OF THE MONEY COLLECTED UNDER THIS SECTION WILL BE ASSUMED OR ABSORBED BY THE RETAIL ESTABLISHMENT OR REFUNDED TO THE CUSTOMER.
- C. A RETAIL ESTABLISHMENT SHALL INDICATE ON THE CONSUMER TRANSACTION RECEIPT THE NUMBER OF PAPER AND REUSABLE CARRYOUT BAGS PROVIDED BY THE STORE AND THE TOTAL AMOUNT OF MONEY CHARGED.

Section 4. BE IT FURTHER ORDAINED AND ENACTED by the Council of the City of Greenbelt that Chapter 10, “Licenses, Permits and Miscellaneous Business Regulations, § 10-74, “Violations and Penalties” be and it is hereby enacted to read as follows:

§ 10-74 VIOLATIONS AND PENALTIES.

- A. THE PROVISION OF ONE OR MORE PLASTIC CARRYOUT BAGS PROHIBITED BY §10-72 AT A SINGLE POINT OF SALE IS A VIOLATION. THE FAILURE TO CHARGE THE AMOUNT OF MONEY REQUIRED UNDER § 10-73 FOR THE PROVISION OF ONE OR MORE PAPER OR REUSABLE CARRYOUT BAGS AT A SINGLE POINT OF SALE IS A SINGLE VIOLATION. EACH DAY THE RETAIL ESTABLISHMENT COMMITS A VIOLATION CONSTITUTES A SEPARATE OFFENSE.
- B. A VIOLATION OF THIS ARTICLE SHALL CONSTITUTE A MUNICIPAL INFRACTION.

C. WHENEVER IT IS DETERMINED THERE ARE REASONABLE GROUNDS TO BELIEVE THERE HAS BEEN A VIOLATION OF ANY PROVISION OF THIS ARTICLE OR OF ANY RULE OR REGULATION ADOPTED PURSUANT THERETO, WRITTEN NOTICE OF SUCH ALLEGED VIOLATION WILL BE GIVEN TO THE OWNER/OPERATOR OF THE RETAIL ESTABLISHMENT, NOTICE MAY BE GIVEN IN PERSON OR BY REGULAR MAIL. FOR ANY SUBSEQUENT VIOLATION, THE OWNER/OPERATOR OF THE RETAIL ESTABLISHMENT SHALL BE SUBJECT TO A MUNICIPAL INFRACTION AND IS SUBJECT TO THE PENALTY PROVIDED HEREIN BELOW:

FIRST VIOLATION	WARNING
SECOND VIOLATION	\$250
EACH ADDITIONAL VIOLATION	\$500

Section 5. BE IT FURTHER ORDAINED AND ENACTED by the Council of the City of Greenbelt that upon formal introduction of this proposed Ordinance, which shall be by way of a motion duly seconded and without any further vote, the City Clerk shall distribute a copy to each Council member and shall maintain a reasonable number of copies in the office of the City Clerk and shall post at City Hall, to the official City website, to the City maintained email LISTSERV, and on the City cable channel, and if time permits, in any City newsletter.

The Ordinance shall be published as soon as possible after its adoption by posting it in a public place or places for ten days or, when required, by publishing it once within ten days in a newspaper of general circulation in the city, or both.

Section 6. BE IT FURTHER ORDAINED AND ENACTED by the Council of the City of Greenbelt, all ordinances and resolutions passed by the council shall take effect at the time indicated therein but not less than ten (10) days after the date of their passage, except ordinances of an emergency nature, which may, by direction of council, become effective on date of passage. (1937, Ch. 532, § 10; 1939, Ch. 632)

If any section, subsection, provision, sentence, clause, phrase or word of this Ordinance is for any reason held to be illegal or otherwise invalid by a court of competent jurisdiction, such invalidity shall be severable, and shall not affect or impair any remaining section, subsection, provision, sentence, clause, phrase, or word included within this Ordinance, it being the intent of the City that the remainder of the Ordinance shall remain in full force and effect, valid and enforceable.

INTRODUCED by the Council of the City of Greenbelt at a regular meeting on the ____ day of ____ 2023.

ADOPTED by the Council of the City of Greenbelt at a regular meeting on the ____ day of _____ 2023.

EFFECTIVE the ____ day of _____ 2023.

ATTEST:

CITY OF GREENBELT

By: _____
Bonita Anderson, City Clerk

By: _____
Emmett V. Jordan, Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

Jason Deloach, City Attorney

City Council Agenda Item Report

Meeting Date: May 8, 2023

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: OTHER BUSINESS

Agenda Section: OTHER BUSINESS 60 mins (9:00 - 10:00pm)

Subject:

7010 Greenbelt Road Detailed Site Plan

References:

Staff Memorandum, T. Hruby 5/1/2023

APB Report 2023-01

Letter to Council, GreenACES/Green Team 4/28/2023

PowerPoint Presentation, Tenacity Group

Suggested Action:

The owner of 7010 Greenbelt Road, Armory Place, LLC, has submitted a Detailed Site Plan (DSP) application to M-NCPPC and the City of Greenbelt for review and approval. The development, referred to as Greenbelt Square, includes the development of 95 for-sale age-restricted (55 years and older) housing units. The DSP is scheduled to be considered by the Prince George's County Planning Board on May 18, 2023.

The Greenbelt Advisory Planning Board (APB) voted unanimously to conditionally approve the DSP. GreenACES and the Green Team voted to unanimously oppose the use of natural gas in this project. In reviewing the DSP staff, APB and City Council raised concerns regarding the environment, transportation, recreation, architecture, and building layout, and in response the applicant has agreed to revise the DSP to address many of the city's concerns. While staff has raised concerns about noise impacts associated with the pickleball court the applicant feels it is an attractive amenity and would like to retain it. During Council's work session Council expressed support for the court as well. Since it is a private amenity the condo association will be tasked with managing its use.

Staff recommends the City Council conditionally support the Detailed Site Plan for 7010 Greenbelt Road with the eighteen (18) conditions as outlined in staff's revised memorandum dated May 1, 2023. The applicant has agreed to all of the conditions and will be present to discuss the application and to address GreenACES/Green Team's opposition to the use of natural gas.

Attachments:

[7010 v. 4.5.1.23 staff memo with updatesFINAL.pdf](#)

[7010 DSP Presentation.pdf](#)

[APB Report 2023-01_7010 Greenbelt Rd FINAL.pdf](#)

[FW_ Green ACES and Green Team view on 7010 Greenbelt Road project.pdf](#)

CITY OF GREENBELT, MARYLAND

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

15 CRESCENT ROAD, SUITE 200
GREENBELT, MD. 20770



MEMORANDUM

To: City Council

From: Terri Hruby, Director of Planning and Community Development

VIA: Tim George, Interim City Manager

Date: April 12, 2023 (Revised May 1, 2023)

RE: 7010 Greenbelt Road Detailed Site Plan – Updates

I. General Information

The owner of 7010 Greenbelt Road, Armory Place, LLC, has submitted a Detailed Site Plan (DSP) application to M-NCPPC and the City of Greenbelt for review and approval. The development, referred to as Greenbelt Square, includes the development of 95 for-sale age-restricted (55 years and older) housing units.

The subject property is a 4.5-acre parcel of land, described as Parcel “G” on a plan of subdivision entitled “Charlestowne Village”. The subject property is located on the north side of Greenbelt Road (an arterial roadway), approximately 150 feet east of the intersection of Greenbelt Road and Lakecrest Drive. The subject property is zoned RMF-20 (formerly R-18) and is currently vacant. Access to the subject property is provided from an existing service road which also provides access to the University Square Apartments and the former National Guard Armory.

The DSP is scheduled to be considered by the Prince George’s County Planning Board on May 18, 2023. The Greenbelt Advisory Planning Board (APB) discussed the DSP with the applicant on April 5, 2023, and is scheduled to complete its review at its April 19, 2023 meeting. A copy of the draft minutes for the April 5, 2023 APB meeting is attached. Below is a summary of the proposal and City staff’s preliminary findings first reported in a memo dated April 12, 2023. Where appropriate, staff has added new language (in bold and underlined) indicating updates to the DSP review process and/or the applicant’s responses.

Update: The APB voted to conditionally support the DSP on April 19, 2023. A copy of the Board's report (2023-01) is scheduled to be accepted by the City Council at its regular meeting on May 8, 2023.

II. Background

In 2004, Armory Place, LLC razed the vacant Greenbelt Nursing Rehabilitation Center structure at 7010 Greenbelt Road and planned to construct 90 luxury condominium units onsite. While the DSP was conditionally approved by the City and County, due to declining market conditions the project did not proceed beyond the DSP Phase. As a result of the 2004 development discussions with the City, the owners of the property, Armory Place, LLC, agreed to sign a Declaration of Covenants, Conditions and Restrictions granting the City the authority to review and approve the following elements of the project:

1. Detailed Site Plan
2. Landscape Plan
3. Building Height
4. Freestanding and Building Signage
5. Architectural Elevations
6. Grading Plan
7. Storm Drain and Paving Plan

The review and approval of the plans, as declared in the agreement, are still subject to review by the County; however, should the County approve the plans with conditions that require the modification of the DSP, the covenant grants the City the right to appeal the County's decision. This covenant also requires a noise attenuation plan, grants the City the opportunity to comment on a traffic study, and to comment on the length of time during which signs advertising the proposed development may be maintained on the property.

Since 2004, the owners have explored several development options for the site including townhouses and multi-family development. In each case the projects did not proceed past the planning stage, with the owners citing issues with financial feasibility for the multi-family projects and/or lack of city support.

More recently the owner undertook two zoning actions to facilitate the development proposal currently under review. First, the owner, with the City's support, sought a zoning text amendment that would allow an increase from 90 units to 95 units for the development of an age-restricted multi-family development. The increase to 95-units does require that the covenants be formerly amended. Secondly, the City recently granted the owner a Departure from Design Standards to allow a minor reduction of the size of standard parking spaces.

III. Proposed Development & Analysis

The owner/applicant is proposing to construct four four-story apartment buildings, each with 24 units. At the request of the City, one of the units will be replaced with a community

meeting room, resulting in a total of 95 for-sale age-restricted units. All units are proposed to be two-bedroom. Each building is served by one elevator and two staircases. Access to the site is from an existing access road off of MD 193 that is shared with University Square and the former National Guard Armory site.

A. Zoning

This site is currently zoned RMF-20, however as permitted by County regulations, the applicant has filed under the previous R-18 zoning. In the R-18 Zone, apartment housing for the elderly is permitted by right under the following circumstances: 1) Obtain approval of a Detailed Site Plan; 2) Be located within Transportation Service Area 1; 3) Be subject of a condominium plat setting forth each dwelling as a separate unit; 4) Propose a density which is not greater than 10% higher than that normally allowed in the zone; and 5) Age restrictions in conformance with the Federal Fair Housing Act must be approved with the Detailed Site Plan.

The R-18 Zone allows for a maximum lot coverage of 40% and a density of 20 dwelling units per acre with an allowance of a 10% increase for senior housing. For multifamily dwellings having four or more stories, this zone also requires that at a minimum the green area makes up 60% of the net lot area. The applicant is proposing a green area of 60%.

The proposed DSP shows 119 surface parking spaces (111 Standard and 8 accessible) which exceeds the required 63 parking spaces. Each of the four buildings is proposed to have two accessible spaces. Bike parking is not shown on the DSP, and staff believes each building should be served by bicycles racks. The green area proposed, which includes a community garden, a pavilion, low impact exercise area, pickleball court, and a sitting area, makes up approximately 60% (a slight increase from previous concepts) of the site.

Update: The applicant has agreed to revise the DSP to show four inverted “U” bike racks in front of each building.

B. Environment and Landscaping

The parcel contains neither wetlands nor streams; there are no rare, threatened or endangered species on the site. The site has a steep topography with an approximately 35-feet fall from the site’s eastern boundary where the existing access driveway is located to its northwest corner. The applicant has submitted a Type II Tree Conservation Plan (TCP). The TCP shows there is a little less than an acre of woodlands on the site. The applicant has also submitted a woodland conservation variance application for the proposed removal of three specimen trees. Two of the specimen trees are identified as being in poor condition and one in fair condition. Planning staff reviewed the specimen trees with the City’s arborist, and the arborist concurred that two of the specimen trees

are in poor condition, but also noted that the one identified as being in fair condition has storm damage, some rot and fungi. Due to grading, stormwater management and utility work, the TCP shows 100% of the existing woodlands as being cleared. Mitigation requirements (1.81 acres woodland conservation required) are proposed to be met through providing .70 acres of on-site landscaping and 1.11 acres of off-site woodland conservation credits. The building setbacks along MD 193 well exceeds the required 30-foot setback, and the applicant is proposing substantial landscape buffer along the site's MD 193 frontage. Additional landscaping is proposed around the perimeter areas of the site and within the recreation areas.

Update: The applicant has agreed to revise the TCP to show two small tree save areas along the site's MD 193 frontage. The applicant has also agreed to remove all invasive species on the site.

It is unclear what green building practices are being proposed, and staff has requested the applicant submit a list of green building practices. The applicant is proposing two electric vehicle (EV) charging stations, and staff believes this is insufficient. Electric vehicle charging stations should be provided at each building, and infrastructure to support EV charging stations in the future should be provided around each building. City staff has provided the applicant with a copy of the document, "*Electric Vehicle Infrastructure: A Plan for Greenbelt*". In previous discussions with the City, the applicant agreed to explore opportunities for solar, or at least providing the supporting infrastructure to accommodate solar elements in the future. Staff has requested the applicant address this issue.

Update: The applicant has submitted a document labeled "NVR Build Smart Summary that lists the sustainable building practices deployed by NVR. The applicant has agreed to install one Level 2 EV charging station in front of each building and to install the infrastructure along the parking areas at the building frontages to support the installation of additional Level 2 EV charging stations in the future. In response to concerns raised by GreenACES, the Applicant has indicated that they are making a good faith effort to evaluate the feasibility of making the development 100% electric.

C. Traffic and Circulation

1. Access

Access to the site is off MD 193, a principal arterial, via an existing local roadway (referred to as MD 968). MD 968 currently provides access to the former site of the Maryland Army National Guard Recruiting site and University Square apartments via a private road. The MD 968/MD 193 intersection includes an eastbound left-turn lane and a westbound right-turn only lane from MD 193. The intersection is located approximately 750 feet east of the Lakecrest Drive intersection and approximately 200 feet west of the

Southway intersection channelized right turn lane. The channelized right-turn lane results in a weave segment on MD 193 between Southway and MD 968.

In response to the City's concerns about site access, traffic operations and safety the applicant has submitted a traffic assessment. The assessment concluded the following:

"The 7010 Greenbelt Road senior residential housing development will generate minimal peak hour trips (13 AM and 16 PM), less than the county and state threshold (50 peak hour trips) typically required to warrant a Traffic Impact Study.

A single point of access to the site is appropriate given the low levels of trip generation. Per the SHA Access Manual, subdivisions shall be limited to one access point to the highway (unless the size and scope of the subdivision require a second access point). Further, the use of an existing consolidated access point is a transportation planning best practice. Limiting the number of roadway access points is beneficial in reducing the number of potential pedestrian-vehicle conflict points and thus increasing safety.

The MD 193/MD 968 intersection currently operates at an overall LOS "A" during both AM and PM peak hours. In the future with the project, the delay on the southbound approach would increase from 382.0 to 477.8 seconds/vehicle and from 100.3 to 109.5 seconds/vehicle during the AM and PM peak hour, respectively. However, since the minor street volume is less than 100 vehicles per hour, the intersection is deemed to operate acceptably. The intersection would continue to operate at an overall LOS "A" during both AM and PM peak hours under Total Future Conditions.

The MD SHA requested a weaving analysis to address the concerns of traffic maneuvering from MD 193 to MD 968 weaving with traffic from the on ramp from Southway. The results of the weaving analysis show that the weaving segment of MD 193 between Southway and MD 968 would operate acceptably under both existing and future conditions. For existing and future conditions, the weaving analysis shows that the segment of MD 193 between Southway and MD 968 will operate at an acceptable LOS "B" for both the AM and PM peak hours."

In 2005, Maryland Department of Transportation State Highway Administration (SHA) conducted a review of the DSP for this site that proposed 90 condominium units and raised concerns about the median break proximate to MD 968 (i.e., site access). SHA determined that sight distance is inadequate to allow inbound (eastbound MD 193) left-turn movements and ordered the removal of the median break and for the site access drive to be modified to allow right-in/right-out only. Since the development did not proceed to construction the median break was never removed. Staff believes SHA's comments remain valid and should be reflected on the DSP, subject to SHA approval.

Update: The applicant has agreed to coordinate with State Highway Administration (SHA) to obtain access permit approval to and from the site from MD 193, including a request for SHA to review its determination in 2005, that closing the center median on MD 193 was needed to address sight distance issues.

2. Circulation

The Applicant is required to address the frontage along its property on Greenbelt Road. There is an existing 5-foot wide sidewalk that runs along the property frontage and connects to sidewalks to the west, providing access to Lakecrest Drive and points west. Unfortunately, there is not a contiguous sidewalk system to Southway or points east. Staff will be consulting with county transportation staff to determine if other improvements are required based on the County's Master Plan of Transportation and Approved Greenbelt Metro Area and MD 193 Corridor Plan and Sectional Map Amendment. Transit service is located a little less than ¼ mile away via the bus stops located at the intersection of MD 193 and Lakecrest Drive. During the approval of the previous DSP for this site, the owner proffered to contribute to the construction of a sidewalk to the east of the site to connect to the sidewalk system on Southway and MD 193 to the east. That proffer expired when the owner did not move forward with the project and does not appear to be a component of the current proposal.

Circulation through the site is via a 22-foot wide access drive. The access drive terminates at a grasscrete turnaround area towards the southwest corner of the site. City staff has asked for additional information regarding fire, trash truck and Greenbelt Connection access, including accommodating turning movements. Staff is concerned with how traffic circulation will work with only the one turn-around area and plans to study this issue further and discuss with the applicant.

The residential buildings and site amenities are well served with internal sidewalks. Staff believes pedestrian circulation can be improved by providing a raised crosswalk in the access drive connecting the central recreation/open space area to the smaller recreation area and buildings to the north.

Update: As requested by staff, the applicant conducted additional analysis and has determined that the grasscrete turn-around area needs to be enlarged to accommodate larger vehicles, and the refuse area to the west side of the site needs to be slightly modified to accommodate refuse vehicles. Additionally, the applicant has agreed to revise the DSP to widen the sidewalk that connects the recreation area to the south to the area to the north and to install a raised crosswalk.

D. Recreation

The applicant is proposing onsite outdoor recreation facilities including the following: low impact exercise area, sitting area, pavilion, community garden area and

pickleball court. Benches and trash cans are proposed around these areas, and staff suggests additional benches should be provided around the community garden and pickleball court area. Staff has raised a concern about the proposed pickleball court and proximity to the residential buildings.

Update: The applicant has agreed to install three (3) additional benches and recycling containers in the outdoor recreation areas and has agreed to install amenities similar in design to those found in the new Buddy Attick Park parking lot area. The applicant has indicated they do not believe noise will be an issue with the proposed pickleball court and would prefer to retain it. If the city determines it is opposed to a pickleball court they are willing to revise the plan to replace it with a dog park.

E. Signage

A 4-foot x 8-foot monument sign is proposed at the entrance to the development. Additional information regarding location, landscaping and lighting is needed. Building signage is not being proposed, although staff is interested in reviewing the address identification signs for design and location.

Update: The applicant has submitted a revised monument sign design in an attempt to address the request from APB that the design give a “nod” to historic Greenbelt.

F. Architecture and Lighting

The proposed four buildings are each approximately 48-feet tall and composed of a variety of building materials and colors. Some units have balconies. The applicant has submitted two options for the color of the buildings, and staff concurs with the APB that Option 2 with dark contrasting colors is preferred. As suggested by the APB, staff would like to see some architectural elements that give a “nod” to historic Greenbelt. To further assist staff and the APB in its architectural review, the applicant has been requested to submit building renderings that accurately depict the proposed architecture, stone walls, roof line, etc. Additional information on the screening being proposed between the parking lot and ground floor units is also needed.

The applicant has submitted a lighting plan. LED light fixtures are proposed throughout the site. Based on a review of the photometrics plan, staff believes there are some areas of the site that could benefit from additional lighting and staff will be reviewing those areas with the applicant.

Update: The applicant submitted revised renderings. The applicant has proposed to use the building color scheme preferred by APB. Staff has requested the applicant evaluate a few areas of the site where the photometric plan raises concerns about

adequate lighting and will continue to work with the applicant to ensure lighting is adequate.

G. Stormwater Management

Per Prince George's County regulations, the applicant is required to treat for 100% water quality volume of the impervious areas within the proposed disturbed area and 100% water quality volume and channel protection volume, defined as 24-hour extended detention of the post-developed 1-year 24-hour storm event, for new impervious areas using environmental site design practices and techniques. The applicant has an approved stormwater management concept from the County's Department of Permitting, Inspections and Enforcement to construct a submerged gravel wetland along the western property line to meet stormwater requirements.

H. Noise Attenuation

The applicant has stated that in the design of the buildings and the location of recreation facilities noise exposure to MD 193 was considered. Buildings are setback from MD 193 and oriented perpendicular to the road, and outdoor amenities are also setback to avoid exposure to excessive noise. Prince George's County regulations require when a residential development is located along an arterial roadway that the site is evaluated to determine whether a noise impact occurs on noise-sensitive areas which exceeds 65 dBA Ldn (date-night average sound level) and that the site is evaluated to determine whether indoor areas are exposed to noise exceeding 45 dBA Ldn.

The applicant did commission a noise study to evaluate both exterior ground level noise exposure for outdoor activity areas as well as the impact of noise on the interior of the buildings. The noise study concluded that while there are portions of the site that will be exposed to traffic noise exceeding 65 dBA Ldn, all of the outdoor activity areas are setback sufficiently from MD 193 and will adhere to the County noise regulations. With regard to interior noise levels, the study concluded that the southern ends of the two buildings closest to MD 193 will be exposed to noise levels exceeding 65 dBA Ldn, and, as is standard building practice for those portions of the buildings, enhanced construction methods will be used to ensure that the interior of the buildings will not be exposed to noise levels exceeding 45 dBA Ldn. Noise mitigation requirements will be enforced at the building permit phase of the project.

IV. Conclusion

Staff is generally supportive of the proposed use as it provides a housing option that is not readily available in the City, and it will provide increased housing opportunities for our aging population. The current proposal is not without its issues, and staff and the APB will continue to

work with the Applicant to have issues satisfactorily addressed. The following is a summary of staff issues to date that require additional review and/or attention from the applicant:

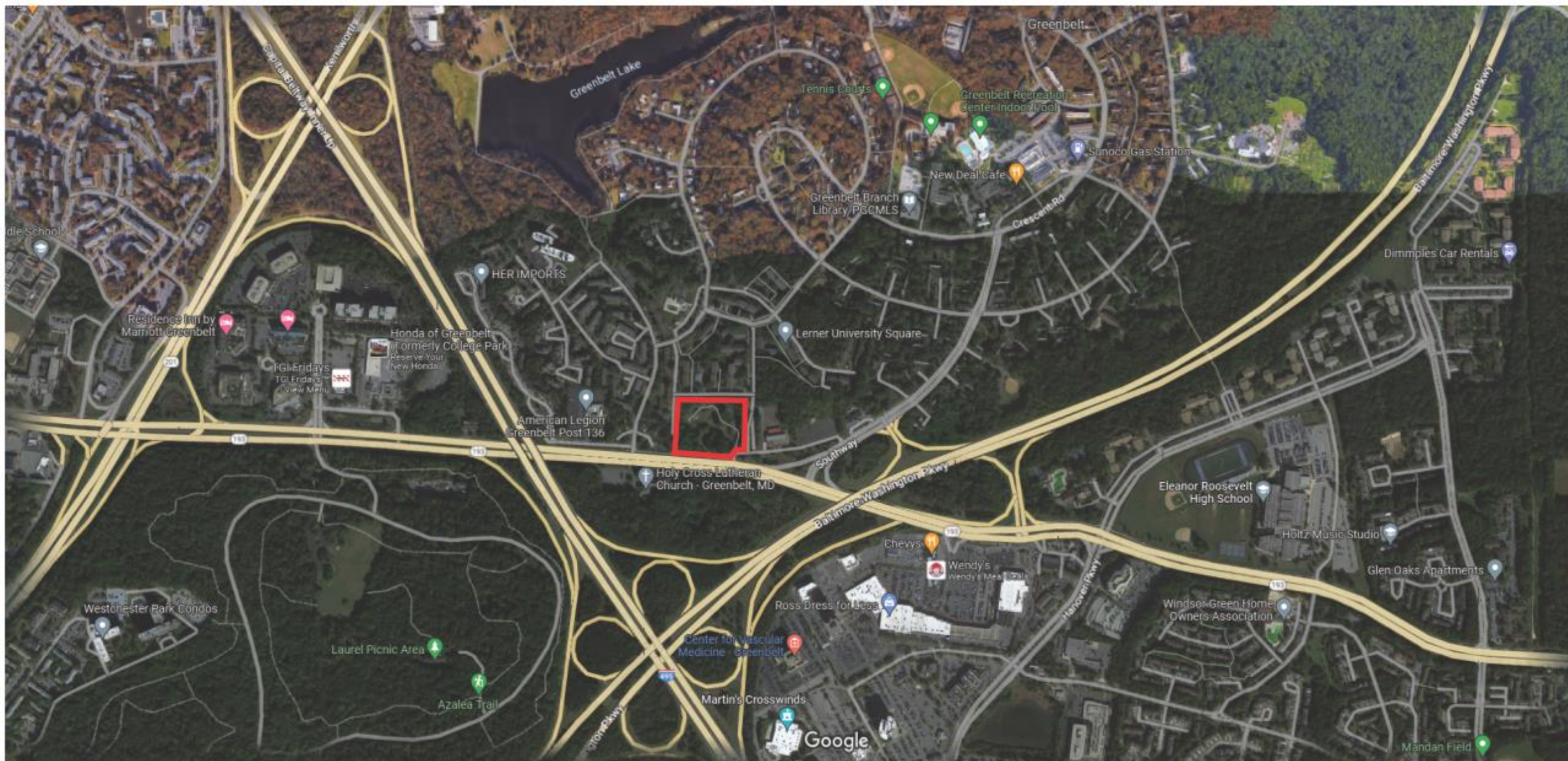
- 1) Site access and circulation, including the median break on MD 193
- 2) Green building practices
- 3) Bicycle parking
- 4) Electric vehicle charging stations and infrastructure
- 5) Landscaping
- 6) Tree impacts
- 7) Signage
- 8) Site amenities (ex. bench design and quantity, pickleball court and walkways)
- 9) Site lighting
- 10) 10-foot wide side path per as referenced in 2009 Master Plan of Transportation
- 11) Sidewalk connectivity
- 12) Building architecture and screening

Update: Staff recommends the City Council support the DSP with the following conditions:

Prior to certification, the applicant shall revise the Detailed Site Plan as follows, or address issues as identified below:

1. Provide one (1) Level 2 EV Charging Station at each building and provide EV supporting infrastructure along the parking spaces fronting each building to support the installation of Level 2 EV charging stations in the future.
2. Redesign grasscrete turn around area to accommodate fire and refuse vehicles, as well as the Greenbelt Connection. Redesign dumpster areas as needed to safely accommodate refuse vehicles.
3. Widen the central sidewalk that connects the outdoor amenity area to the south to the outdoor recreation amenity to the north and provide a raised crosswalk per Prince George's County standards.
4. Revise bench detail on Sheet 5 of the DSP to show bench style Dumor Site Furnishings Bench 168 with end arm rests, or one of comparable design, and provide three (3) additional benches within the outdoor recreation spaces for a total of 16 benches on-site.
5. Provide dog waste stations in logical areas on the site.
6. Revise waste receptacle detail on Sheet 5 of the DSP to show Dumor Site Furnishings Receptacle 158, PT dome top with self-closing door and steel shield or one of comparable design. Where waste receptacles are shown, provide recycling receptacles as well reflecting the same design as waste receptacles.

7. Provide four (4) inverted U bike racks in front of each building.
8. Enhance lighting interior to the site where the photometric study shows 0.0-foot candles. Provide information on proposed building mounted lighting. Ensure lighting at site access is adequate.
9. Revise the TCP II plan to show two tree save areas along the MD 193 frontage.
10. Revise the monument sign detail shown on Sheet 5 to reflect new sign design proposed as shown on Attachment A and consider rounding the upper corners of the sign. Provide landscape plan to the City for review at time of sign permit application.
11. Revise facade elevations to show the following building color scheme: Primary Siding – Flint; Accent Siding #1 – Deep Brunswick; Siding #2 – Pewter; Brick – La Cav; Trim/Windows – Bronze and Railings – Khaki; or comparable colors if the specified colors are not available.
12. Redesign the symmetrical rows of shrubs shown along the southern facades of the buildings close to MD 193 to be less formal. Look for opportunities to define the central recreation amenity spaces by planting shrubs around the perimeter as found in the design of historic Roosevelt Center.
13. Provide an acceptable substitution for the proposed minor shade tree Pink Perkins Yellowwood.
14. Applicant agrees to remove all invasive species from the site.
15. Coordinate with State Highway Administration (SHA) to obtain access permit approval to and from the site from MD 193, including a request for SHA to review its determination in 2005, that closing the center median on MD 193 was needed to address sight distance issues.
16. Work with SHA on a condition assessment of the sidewalk along MD 193 and coordinate repairs as needed, including installation of ADA compliant curb ramps at MD 193 access. Inquire with SHA if there is an opportunity to provide bicycle signage along the sites MD 193 frontage to enhance bicycle safety (i.e., Bicycles May Use Full Lane signs).
17. Seriously consider making the buildings 100 percent electric report its determination prior to building permit submittal.
18. Demonstrate at building permit stage that the development complies with County noise and mitigation requirements., including a certification from an acoustical engineer.



7010 Greenbelt Road



7010 Greenbelt Road





7010 GREENBELT

Renderings shown are for illustrative purposes only. This image is an artist's concept so actual color schemes, elevations, and options may vary when project is constructed.

BRUNO CLAY
DESIGN

jiannotti@brunoclaydesign.com



7010 GREENBELT

Renderings shown are for illustrative purposes only. This image is an artist's concept so actual color schemes, elevations, and options may vary when project is constructed.

BRUNO CLAY
DESIGN

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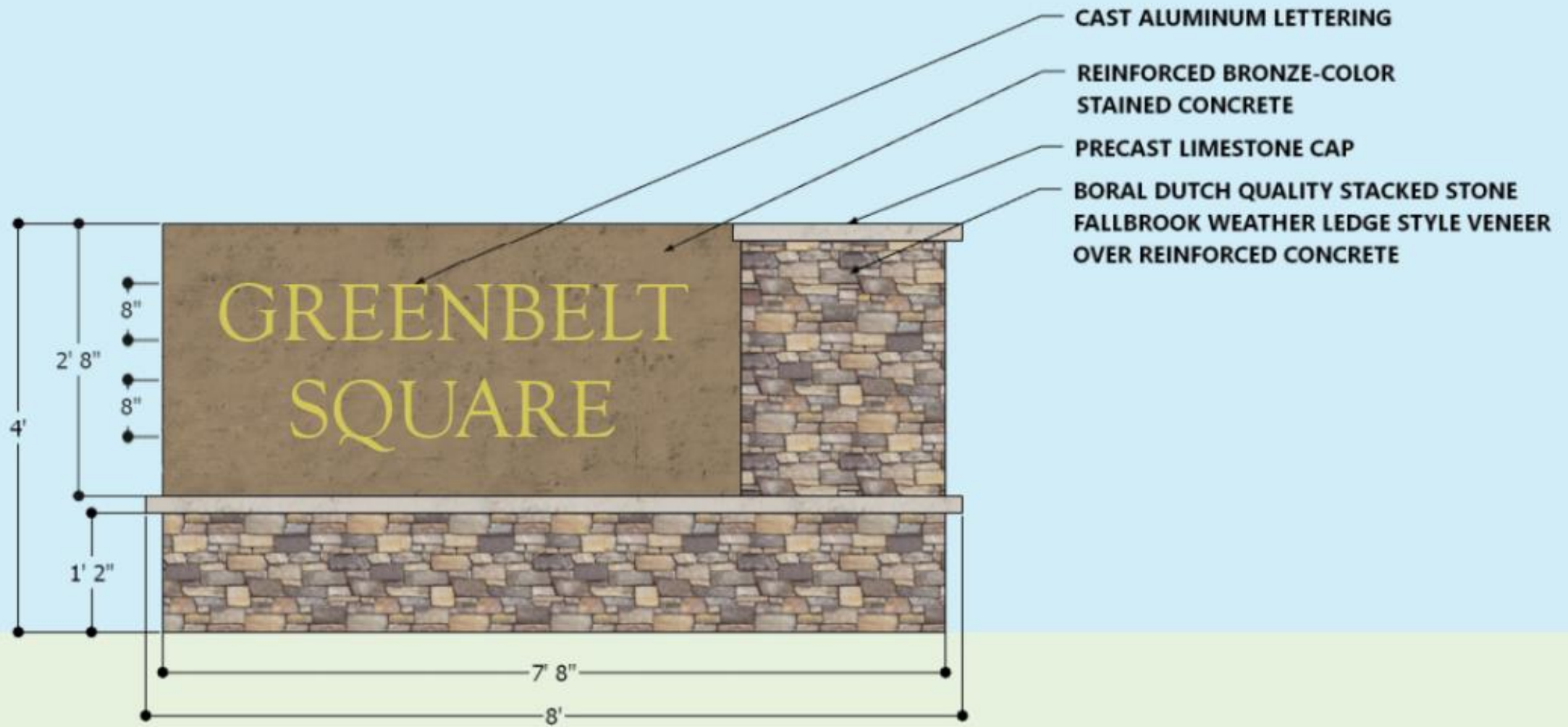


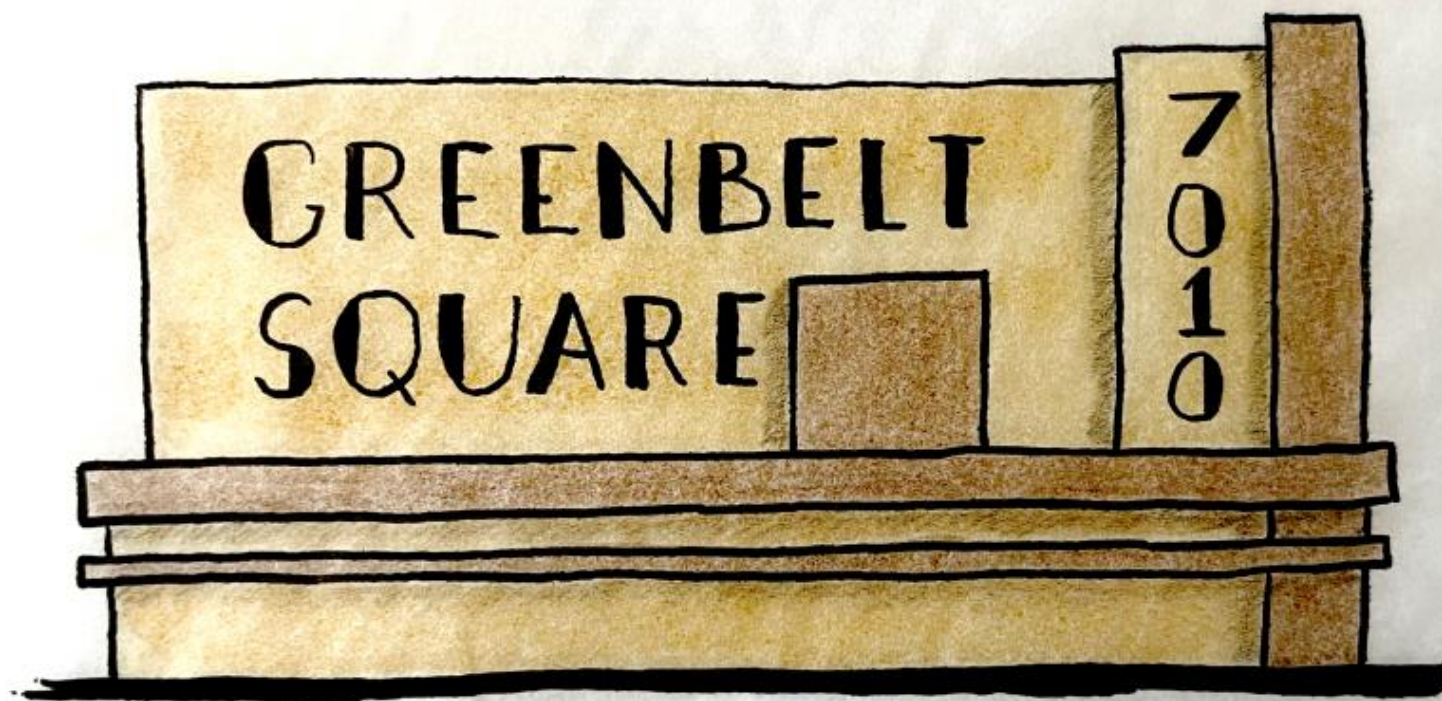
7010 GREENBELT

Renderings shown are for illustrative purposes only. This image is an artist's concept so actual color schemes, elevations, and options may vary when project is constructed.

BRUNO CLAY
DESIGN

jiannotti@brunoclaydesign.com





**ADVISORY PLANNING BOARD
REPORT TO COUNCIL**

**REPORT NO. 2023-01
Date: April 19, 2023**

SUBJECT: 7010 Greenbelt Road Detailed Site Plan (DSP-22023)

BACKGROUND:

On April 5, 2023, the Board received a presentation from the Applicant on the proposed 7010 Greenbelt Road Detailed Site Plan (DSP). The development, referred to as Greenbelt Square, includes the development of 95 for-sale age-restricted (55 years and older) housing units in four (4) buildings; one of the units will be built as a community room rather than as a housing unit.

The subject property is a 4.5-acre parcel of land, described as Parcel “G” on a plan of subdivision entitled “Charlestowne Village”. The subject property is located on the north side of Greenbelt Road (an arterial roadway), approximately 150 feet east of the intersection of Greenbelt Road and Lakecrest Drive. The subject property is zoned RMF-20 (formerly R-18) and is currently vacant.

In 2004, the city negotiated a covenant on the project that grants the city plan review authority. That covenants remains valid today. Since 2004, the owners have explored several development options for the site including townhouses and multi-family development. None of the previously proposed projects proceeded past the planning stage, and the owners cited issues with financial feasibility for the multi-family projects and/or lack of city support.

More recently the owner undertook two zoning actions to facilitate the development proposal currently under review. First, the owner sought a zoning text amendment, with City support, that would allow an increase from 90 units to 95 units for the development of an age-restricted, multi-family development. Secondly, the City recently granted the owner a Departure from Design Standards to allow a minor reduction to the size of standard parking spaces, which would increase the number of parking spaces overall.

ANALYSIS:

The DSP proposes a housing type that the City does not currently have, for-sale age restricted housing, and the Board believes it will provide enhanced opportunities for residents to age within the City. In evaluating the proposal, the Board raised concerns regarding the environment, transportation, recreation, architecture, and building layout, and in response the applicant made a number of proffers to the Board to revise the DSP to address the Board’s concerns. The following is a summary of the Board’s concerns and the revisions proffered by the applicant.

- The DSP does not address bicycle parking. The applicant has agreed to revise the DSP to show four inverted “U” bike racks in front of each building.
- The DSP proposes significant tree impacts and does not address the removal of invasive species.
 - The applicant has agreed to revise the Tree Conservation Plan (TCP) to show two small tree save areas along the site’s MD 193 frontage. The applicant has also agreed to remove all invasive species on the site.
- The DSP does not address green/sustainable building practices and only proposes two Level 2 EV charging stations for the entire site.
 - The applicant has submitted a document labeled “NVR Build Smart Summary” that lists NVR’s sustainable building practices.
 - The applicant has agreed to install one Level 2 EV charging station in front of each building and to install the infrastructure along the parking areas at the building frontages to support the installation of additional Level 2 EV charging stations in the future.
- Concerns about transportation safety getting into and out of the site remain, despite the submittal of a traffic study that shows traffic generated from the development will allow the site access and neighboring signalized intersections to operate at an acceptable level of service. Additionally, the Board shares the concerns of city staff regarding pedestrian and large vehicle circulation internal to the site:
 - The applicant has agreed to coordinate with the Maryland Department of Transportation State Highway Administration (SHA) to provide safe access from MD 193/Greenbelt Road as part of the access permit process.
 - As requested by staff, the applicant conducted additional analysis and has agreed to enlarge the grasscrete turnaround area to accommodate larger vehicles, and to modify the design of the refuse area on the west side of the site to accommodate refuse vehicles.
 - The applicant has agreed to revise the DSP to widen the sidewalks that connects the on-site recreation area to the south with the on-site recreation area to the north.
- While the Board believes the recreation amenities proposed are adequate, there are opportunities to improve their design, including providing additional benches, dog waste stations, and recycling receptacles. The Board also suggested the proposed benches and waste and recycling receptacles could give a “nod” to historic Greenbelt.
 - The applicant has agreed to install additional benches in the outdoor recreation areas and has requested specifications for amenities similar in design to those found in the new Buddy Attick Park parking lot area.
- The Board requested the Applicant consider architectural design elements that give a “nod” to Historic Greenbelt.

- The applicant has submitted a revised monument sign design in an attempt to address the request from the Board that the design give a “nod” to historic Greenbelt.
- The applicant provided two options for the exterior color palate of the buildings, and the Board overwhelmingly preferred Option 2.
- Some Board members expressed significant concerns about each building having only one elevator, specifically given the age-restricted nature of the housing. The applicant responded that a second elevator is not an option given both the project’s architecture and financials, and that the project is an “off the shelf” product that the applicant has delivered successfully as an age-restricted development in other jurisdictions in and around the region. Nevertheless, the majority of the board did not believe this was a significant impediment to moving forward.

RECOMMENDATION:

The applicant has consistently provided timely responses and revisions to the Board’s concerns throughout the review process, and the project should provide positive impacts on our community, particularly in light of the need for additional opportunities for residents to age in place in Greenbelt. The Board recommends City Council approve the DSP subject to the applicant agreeing to the conditions as proposed by City staff and encourages both Council and staff to ensure that the proposed modifications to the DSP are implemented as the project moves forward.

Respectfully submitted,

Benjamin Friedman
Chair

This report was adopted by a vote of 6 to 0.

From: [Terri Hruby](#)
To: [Terri Hruby](#)
Subject: FW: Green ACES and Green Team view on 7010 Greenbelt Road project
Date: Thursday, May 4, 2023 10:09:31 AM

From: ecolivingmag@aol.com
To: colinabyrd@greenbeltmd.gov, ejordan@greenbeltmd.gov,
jdavis@greenbeltmd.gov, spope@greenbeltmd.gov,
rroberts@greenbeltmd.gov, rgordon@greenbeltmd.gov,
kweaver@greenbeltmd.gov
Cc: banderson@greenbeltmd.gov, tgeorge@greenbeltmd.gov
Sent: 4/28/2023 5:13:34 PM Eastern Standard Time
Subject: Green ACES and Green Team view on 7010 Greenbelt Road project

Dear City Council:

The developer and lawyer of the proposed 7010 Greenbelt Road development came to our Green ACES and Green Team meeting on April 25.

All of our members are deeply disappointed to learn that the developer is currently intending to use natural gas, which is mainly methane, for cooking, water heating, and space heating. We were told that they simply picked plans used in many other locations.

Washington, DC and Montgomery County have already banned natural gas in future developments, and the trend is clear throughout the country: no new developments that are not all electric.

The *Washington Post* had an article on this subject yesterday, highlighting how New York State is banning natural gas state-wide in new construction, and mentioning what some other areas are also doing. Here's the link: https://www.washingtonpost.com/climate-environment/2023/04/27/new-york-natural-gas-ban/?utm_source=alert&utm_medium=email&utm_campaign=wp_news_alert_revere&location=alert

And here is a link to a site featuring cities and states nation-wide moving to all-electric buildings: <https://gas.climate nexus.org/gas-free-buildings>

Please note also that Maryland almost banned new natural gas connections just about a year ago, but it was pulled before a final vote. We believe that it will pass very soon with our new governor.

Greenbelt needs to look forward, not be hampered by outmoded, environmentally harmful technologies.

Green ACES and the Green Team unanimously oppose the use of natural gas in this project.

Best,

John

John Lippert

Chair, Greenbelt Advisory Committee on Environmental Sustainability (Green ACES) / Green Team

30 Ridge Road, Unit A

Greenbelt, MD 20770

301-507-6765 (landline)

240-854-7059 (cell)

City Council Agenda Item Report

Meeting Date: May 8, 2023

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: MEETINGS

Agenda Section: OTHER BUSINESS 60 mins (9:00 - 10:00pm)

Subject:

* Meetings

Suggested Action:

Reference: Meeting Calendar

2023 Meeting Schedule: At the work session on Monday, May 1, 2023, Council reviewed the 2023 meeting schedule. The following suggested changes to Council's 2023 meeting scheduled are:

- Reschedule the Monday, June 19, 2023, Regular Meeting to Tuesday, June 20, 2023 (Juneteenth)
- Reschedule the Monday, September 25, 2023, Regular Meeting to Tuesday, September 26, 2023 (Yom Kippur)
- Reschedule the Monday, October 9, 2023, Regular Meeting to Tuesday, October 10, 2023 (Indigenous People's Day)

Approval of this item on the consent agenda will indicate Council's intent to approval of the changes to the 2023 meeting schedule.

Attachments:

[meetings.pdf](#)

CITY OF GREENBELT, MARYLAND

25 Crescent Road, Greenbelt, MD 20770-1891

5/4/2023 2:58 PM



City Council Meetings & Work Sessions May – June

Budget Work Session – Green Ridge House	Wed.	05/10	7:30 pm
Special Meeting/Closed Session – (Personnel and Legal Matters)	Wed.	05/10	Following WS
Budget Work Session – Planning	Mon.	05/15	7:30 pm
Budget Work Session – Recognition Groups/FOGT	Wed.	05/17	7:00 pm
Regular Meeting – 2 nd Public Hearing/Constant Yield Tax Rate	Mon.	05/22	7:30 pm
Advisory Board Interview	Wed.	05/24	7:10 pm
Budget Work Session – Final Budget Review	Wed.	05/24	7:30 pm
No Meeting – City Holiday – Memorial Day	Mon.	05/29	
Work Session – County Council Representatives (tentative)	Wed.	05/31	7:30 pm
Regular Meeting – Budget Adoption	Mon.	06/05	7:30 pm
Work Session – TBD	Wed.	06/07	7:30 pm
Work Session – TBD	Mon.	06/12	7:30 pm
Work Session – TBD	Wed.	06/14	7:30 pm
No Meeting – City Holiday – Juneteenth	Mon.	06/19	
Regular Meeting	Tues.	06/20	7:30 pm
Work Session – TBD	Wed.	06/21	7:30 pm
MML Summer Conference (Ocean City)	Sun. – Wed.	06/25 – 06/28	
No Meeting – MML Summer Conference	Mon.	06/26	
No Meeting – MML Summer Conference	Wed.	06/28	

This schedule is subject to change. For confirmation, call 301-474-8000. Regular and Special meetings and Work Sessions are open to the public. If special accommodations are required for any disabled person, please call 301-474-8000 or 301-474-3870 no later than 10 a.m. on the meeting day. Deaf individuals are advised to use Video Relay Services (VRS) at 711 or e-mail banderson@greenbeltmd.gov to reach the City Clerk. Unless otherwise noted, meetings will be held in the Council Chambers in the Municipal Building (MB) at 25 Crescent Road and virtually by Zoom. Zoom meeting information for public participation is posted on the City's website at www.greenbeltmd.gov on the meeting calendar.

Bonita Anderson, City Clerk

A NATIONAL HISTORIC LANDMARK

(301) 474-8000

fax (301) 441-8248
www.greenbeltmd.gov

MD RELAY 711

CITY OF GREENBELT, MARYLAND

25 Crescent Road, Greenbelt, MD 20770-1891



5/4/2023 2:58 PM

Ready to be scheduled:

Parke Crescent Apartment Complex
Virtual Meetings Accessibility for Blind and
Visually Impaired
City Contracting Policy
Greenbelt East HOAs/COAs
Hotels
Washington Gas
Washington Suburban Sanitary Commission
(WSSC)
Advisory Board Chairs

For later scheduling:

Zoning Enforcement
Parkway Apartment Owners/GHI (*parking*)
Northway Fields Master Plan
City Manager Updates (Jan, Pre-budget; July &
Sept/Oct)
Meeting with County on Transportation Plan
Department of Permitting, Inspections &
Enforcement (DPIE)
Museum Plan
Bernard Penney (*Memorial Donation in honor of
Leonie Penney*)
Potential Bond Referendum/Capital Financing
Cemetery Plans
MARC Train Service/ MDOT
Arts & Entertainment District
Street Lights (Pepco)
EV Chargers Five Year Plan
Fleet Vehicles Ten Year Plan

City Council Agenda Item Report

Meeting Date: May 8, 2023

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: MEETINGS

Agenda Section: OTHER BUSINESS 60 mins (9:00 - 10:00pm)

Subject:

* Stakeholder List

Suggested Action:

Attachments:

[Stakeholder Schedule.pdf](#)

Annual														
Advisory Group Chairs	7/22													
Franklin Park at Greenbelt Station Mgmt.	12/21	12/22												
Greenbelt Center HOAs	3/23													
Greenbelt East HOAs and COAs/Greenbelt East Advisory Coalition	4/22													
Greenbelt Homes, Inc.	8/22													
Greenbelt Station HOA/Verde Apts.	8/22													
School Board Member	9/21	2/23												
State Highway Administration	11/20	11/22												
Biennial														
Beltsville Ag. Research Center	8/18	11/22												
Beltway Plaza	9/22													
NASA/GSFC	3/22	4/23												
Greenbelt Business Alliance	10/22													
Greenbelt Park NPS	1/22	3/23												
Greenway Shopping Center	12/20	2/23												
Religious/Spiritual Organizations	6/22													
Twice a Year														
County Council Person and At Large Members														
Meetings as Needed														
Apartments	4/21													
Comcast/Verizon	3/21													
Greenbelt Office Parks														
Greenbelt Watershed Groups	10/19													
Hotels														
PEPCO/WSSC	2/22													
Prince George's Economic Development Corp.	11/21													
Prince George's Planning Board	10/19													
Roosevelt Center Owner	8/20													
University of Maryland	4/15													
WMATA/PGDPW&T (Semi-Annual)	5/22													
Newly Elected/Appointed Officials (Presentation of a Council Regular Meeting)														
County Executive														
School Board CEO														
State's Attorney	1/23													

City Council Agenda Item Report

Meeting Date: May 8, 2023

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: OTHER BUSINESS

Agenda Section: OTHER BUSINESS 60 mins (9:00 - 10:00pm)

Subject:

* Reappointment to Advisory Board/Committee

Suggested Action:

Reference: Reappointment Survey

Charles Jackman had indicated his willingness to continue to serve on the Advisory Committee on Trees (ACT).

David Whaples had indicated his willingness to continue to serve on the Board of Appeals (BoA).

Approval of this item on the consent agenda will indicate Council's intent to appoint them to a new term.

Attachments: