

Greenbelt City Council Budget Work Session

**Community
Services/Planning/
Economic Development**

**April 30, 2018
7:30 p.m.**

**Municipal Building
25 Crescent Road**

PLANNING WORK PROGRAM
April 26, 2018

Planning Projects

1. Development review guidelines/handbook – No activity
2. Water quality – Staff met with the consultant for the Clean Water Partnership regarding potential work at Greenbrook Lake. Draft plans were presented to GreenACES the week of April 23, 2018. A work session will be scheduled with City Council.
3. Program Open Space – Staff submitted final reimbursement for Community Center HVAC project, obtained approval of the Community Center Playground Improvement Project, and submitted to a development application for the GAFC Phase 2 roof project.
4. Roosevelt Center Merchants' Association – No activity this period.
5. Greenbrook Trails – Need to follow-up with all parties and identify next steps.
6. Maryland State Consolidated Transportation Program – Staff reviewed, presented comments to the City Council and City Council transmitted comment letter.
7. Proposed Federal Capital Improvements Program for the National Capital Region, Fiscal Years 2011-2016 – Completed for 2017.
8. Local Watershed Groups – No activity this period.
9. COG TLC projects – Participated in completion of senior mobility study.
10. Prepare map indicating properties with development restrictions - No activity.
11. GHI right-of-way procedures – County approved three vacations of right-of-way petitions. Staff needs to prepare memorandum of understanding to address remaining encroachments.
12. Transit Initiatives – Staff attended DPW&T public forum on transit plan. Staff is working on scheduling the bi-annual transit work session.
13. State Legislation – Monitored planning legislation during recent legislative session.
14. GIS – Staff completed a map of potential properties for acquisition.
15. Signage recommendations by FPAB – FPAB has made recommendations re. Northway sign diet, regulatory signage and identification signage. Working with PW on regulatory signage and identification signage. Northway sign diet recommendation being reviewed by staff. Need to refer to Jason Martin in Public Works who is serving as the staff liaison to the FPAB.
16. Emergency Action Plan and Dam Breach Study – Staff will be preparing and submitting updates to the Emergency Action plan.
17. Census 2020 – Staff has participated in LUCA training. Staff is working with IT to install software so staff can begin address verification that is due to the Census Bureau by July 1, 2018.

18. County Legislation – Staff reviews proposed County zoning legislation on an on-going basis. Staff is actively reviewing proposed short-term rental legislation. Staff attended County Council Committee as a Whole to receiving presentation on short-term rental legislation.
19. Economic Development – Staff assisted as needed with the study completed by HCDC. Staff is working on developing a process for updating business inventory available on-line. Staff attended the business breakfast.
20. County Zoning Re-write – Staff completed review of draft documents and prepared formal comments per Council direction and submitted them to the County. Staff continues to monitor the project.
21. Parks and Recreation Master Plan – Staff participated in consultant interviews and attended the kick off meeting as part of the project team.
22. WSSC right-of-way permits – Staff continues to work with WSSC on identifying an alignment for the Ridge Road water pipe replacement project. Staff coordinated the review of permits for various upgrade projects with GHI and Public Works.
23. ULI TAP Greenbelt Road Project – Staff has been participating in conference calls on a regular basis. Staff is preparing briefing book and assisting with scheduling event.
24. DC to Baltimore Loop Tunnel Project – Staff participated in scoping meeting and is monitoring the environmental assessment process.
25. MAGLEV – Staff is monitoring the project and providing input as warranted.

Capital Projects

1. Bus shelters – A new bus shelter was constructed on Hanover Parkway at Mandan Road. Staff is working on receiving approval from Franklin Park at Greenbelt Station to replace an old WMATA bus shelter with a City bus shelter. Staff is working with WMATA to try to get Next Bus signs installed at the bus stops at Roosevelt Center.
2. Bus stop at Hunting Ridge – Staff needs to evaluate a request for a bus stop on the east side of Hanover Parkway.
3. Gateway Sign Project – Staff was successful in obtaining partial grant funding. This project is behind schedule due to staffing shortage. Staff has received a proposal from Sharon Bradley Site Design to complete the project.
4. Mother and Child Statue/Bas Reliefs – Staff submitted two grant applications and is awaiting award announcement. Staff is working on an RFP for the project with assistance from the Maryland Historical Trust.

5. Buddy Attick Park Parking Lot Re-design Project – The project is currently in the County's permit review process. The Chesapeake Bay Trust wants to see the project completed this spring.
6. MD Bikeways Hanover Parkway Feasibility Study – This grant project needs to go out to RFP to select a consultant to undertake feasibility study.
7. Cherrywood Lane Green Complete Street Project – A grant was received to undertake additional engineering work on one phase of the project. This project is behind schedule. An RFP needs to be released so a consultant can be selected and the project initiated.
8. Greenbelt Lake Dam – Staff is working with the Director of Public Works and the City's consultant to proceed with remaining work as issues associated with Phase I work gets resolved. It is anticipated that the remaining work will be bid out this summer. An extension request has been submitted to MDE for review and approval.

Development Review

1. Greenbelt Station – Staff continues to manage construction and inspection services. Staff is actively working with the developer and WMATA on the Greenbelt South Core Metro Trail project.
2. Variances – A variance was approved for an addition to a home in the Boxwood Subdivision.
3. Former Nursing Home Site – City Council and APB received a presentation on a multi-family project at the former nursing home site. APB is scheduled to further discuss the proposal on May 9, 2019.
4. Capital Office Park Development Proposal - The City Council and APB received a presentation on a multi-family housing development proposal. The project will be scheduled for City Council review when appropriate.
5. Golden Triangle Development Proposal - – City Council and APB received a presentation on a multi-family project at the former nursing home site. APB is scheduled to further discuss the proposal on May 9, 2019.
6. Woodspring Suites – Construction underway. Staff is managing construction inspections.

Traffic/Safety Improvements

1. Speed Sentry – Staff has been working on getting the two speed sentry units operable. One unit should be back in the field in the coming month and the other is still undergoing maintenance.
2. Intersection of 193 and Lakecrest Drive – Staff has received a proposal from GPI to conduct geometric study.

3. Charlestown Village Condominium Community's Request for Speed Humps on Lakecrest Drive – Pending speed study.

Code Enforcement

1. Study feasibility of establishing performance based inspection system to focus enforcement and inspection effort – No activity, but will be assigned to new Supervisory Inspector.
2. Pet Expo 2018 – Scheduled for June 2, 2018.
3. Develop information pieces on wildlife in the community (i.e., coyotes, raccoons, foxes, etc.). – Animal Control staff is working with Ms. Palau on developing information that will be available through a new app.
4. Develop "what to do" pieces if squirrels, snakes, bats, birds, etc. get into a home – Pieces are being developed and will be incorporated into a new City app. The app will also allow the public to submit a request for service.
5. Quarterly Newsletter for Animal Control – Animal Control staff is working with Ms. Palau on developing a newsletter that can be accessed via a new City app.
6. Franklin Park – Code enforcement staff is conducting re-inspections as part of the annual licensing.
7. Lock Box – Administrative staff has initiated use of a Lock Box as requested/coordinated by finance.
8. Archive files – Staff continuously archives files to maintain sufficient off space in the main office.

Administration

1. Advisory Planning Board & Board of Appeals – The APB and has been meeting on a regular basis and the BOA meets on an as need basis.
2. Code changes – City Council had work session to review proposed changes to Chapter 4. Staff needs to draft changes into legislative form.
3. Community Development Software – Staff is working to convert the City Code to an Excel format so that staff can work with the vendor to incorporate the City Code into Utopia.
4. Department efficiency initiatives (CWC) – Working with IT to get inspectors access to Utopia in the field.

Permits Comparison

Updated December 2017

Permits	College Park	Hyattsville	Bowie	New Carrollton	Montgomery County	Rockville	Laurel	PG County	GB
Commercial Electrical	Do not issue	Do not issue	Do not issue	Do not issue	\$150.00 + Equipment	\$40	Do not issue	Sign \$40 Alarm \$85	\$50
Residential Electrical	Do not issue	Do not issue	Do not issue	Do not issue	\$90.00 + Equipment	\$40	Do not issue	Sign \$40 Alarm \$85	\$25
Commercial Interior	Under \$25,000=\$25 Over \$25,000=\$75	Do not issue	According to the cost of the job. \$25.00 minimum	Do not issue	Cost of the job x \$0.024	\$0.15 x SF	\$200 Filing fee + \$.009 of cost of the job	\$90	\$50
Residential Interior	Under \$25,000=\$25 Over \$25,000=\$75	Do not issue	According to the cost of the job. \$25.00 minimum	Do not issue	\$0.63 x SF	\$0.22 x SF	Do not issue	\$90	\$25
Commercial Sprinkler/Alarm	Under \$25,000=\$25 Over \$25,000=\$75	Do not issue	Do not issue	Do not issue	\$188	\$76	Do not issue	Sprinkler \$500 Alarm \$85	\$50

Permits	College Park	Hyattsville	Bowie	New Carrollton	Montgomery County	Rockville	Laurel	PG County	GB
Residential Sprinkler/Alarm	Under \$25,000=\$25 Over \$25,000=\$75	Do not issue	Do not issue	Do not issue	\$128	\$76	Do not issue	Sprinkler \$115 Alarm \$85	\$25
Commercial Mechanical	Do not issue	Do not issue	Do not issue	Do not issue	\$105 + Equipment	\$55 + Equipment	\$150	\$65	\$50
Residential Mechanical	Do not issue	Do not issue	Do not issue	Do not issue	\$65 + Equipment	\$55 + Equipment	\$75.00	\$65	\$25
Deck	Under \$25,000=\$25 Over \$25,000=\$75	Do not issue	According to the cost of the job. \$25.00 minimum	Do not issue	Under 500 SF= \$180 Over 500 SF= \$0.71 per SF	new construction = \$.20 per sq. ft minimum \$115.00	Under 500 SF= \$100 Over 500 SF= \$150	\$115 + Grading Fee + 5 M-NCPPC	\$25

Permits	College Park	Hyattsville	Bowie	New Carrollton	Montgomery County	Rockville	Laurel	PG County	GB
Fence	Under \$25,000=\$25 Over \$25,000=\$75	\$25.00	According to the cost of the job. \$25.00 minimum	Do not issue	\$72.00	\$35	<u>Residential</u> \$50 <u>Commercial</u> \$150	<u>Residential</u> \$110 <u>Commercial</u> \$150	\$20
New Home	Under \$25,000=\$25 Over \$25,000=\$75	Do not issue	According to the cost of the job. \$25.00 minimum	Do not issue	<u>Residential</u> Detached Under 5000 SF= \$0.71 per SF Over 5000 SF= \$1.01 per SF Attached \$1400.00 <u>Commercial</u> Under 5000 SF= \$1.19 per SF Over 5000 SF= \$1.79 per SF	<u>Residential</u> \$0.20 x SF <u>Commercial</u> \$0.22 x SF	<u>Residential</u> \$100 + .0075 of cost of the job <u>Commercial</u> \$200 + .009 of cost of the job	<u>Commercial</u> minimum \$3,500	\$250
Raze	Under \$25,000=\$25 Over \$25,000=\$75	Do not issue	\$50.00	Do not issue	\$145.00	\$500	<u>Residential</u> \$150 <u>Commercial</u> \$200	<u>Residential</u> \$120 <u>Commercial</u> \$500	\$100

Permits	College Park	Hyattsville	Bowie	New Carrollton	Montgomery County	Rockville	Laurel	PG County	GB
Sign	Under \$25,000=\$25 Over \$25,000=\$75	Do not issue	According to the cost of the job. \$25.00 minimum	Do not issue	<u>Residential</u> \$180.00 <u>Commercial</u> \$240.00	\$40	\$150	Free Standing \$200 Wall or Ground \$55	\$100

Housing Data
Prepared By Terri Hruby
Revised March 12, 2018

Residential Development	# of Units
Belle Point	90
Boxwood	198
Woodland Hills	68
Charlestowne Village	165
GHI	1600
Greenbriar	728
Lakes of Greenbelt Village	285
Greenbrook Estates	109
Greenbrook Village	220
Windsor Green	654
Greenspring	210
Greenwood Village	194
Hunting Ridge	362
Lakeside	126
Lakewood	108
North End	28
Lakecrest Circle	5
Greenbelt Road	1
Greenbelt Station South Core	507 Under Construction
TOTAL	5,658

Apartments Complexes	
Lawrence	48
Jane	52
Parke Crescent	84
Charlestowne North	179
Greenridge House	101
Glen Oaks	463
GDC Parkway	60
Lakeside North	276
University Square	496
Parkway Gardens	42
Crescent Square I	42
Crescent Square II	24
Franklin Park at Greenbelt Station	2885
Greenbelt Park	42
Verde Apartments	302
TOTAL APARTMENT UNITS	5,096

Total Housing Units	10,754
Percent Apartments	47.4%

Total Rental Units	
Single-Family Rental	284
Condominium Rentals	389
Apartment Rentals	5108
Total Rentals	5781
% Total Rental Housing	54%