

WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, March 7, 2018, to discuss: 1) Development Proposal for 7010 Greenbelt Road and 2) Land Use Proposal Property Adjacent to Capitol Cadillac.

Mayor Jordan started the meeting at 8:01 p.m. The meeting was held in the Multipurpose Room of the Community Center.

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

STAFF PRESENT WERE: Nicole Ard, City Manager; Terri Hruby, Acting Director of Planning; and Cindy Murray, Acting City Clerk.

ALSO PRESENT WERE: Tom Haller, Ian Black and Michael Postal, Rodgers Consulting; Patrick Ricker, Donna Wilson and Kirk Weiland; Brian Gibbons and Syed Shamim, Advisory Planning Board; Tommy Ray, Greenbelt Volunteer Fire Department & Rescue Squad; Kap Kapastin, Quantum Management; Jill Connor, Greenbelt News Review; Bill Orleans, Molly Lester and others.

Development Proposal for 7010 Greenbelt Road

Following introductions, Mayor Jordan asked Rodgers Consulting about local projects they were working on besides 7010 Greenbelt Road. Mr. Postal said they currently have projects in Vienna, Virginia, and in the Adams Morgan section of Washington, DC. He advised the proposed Greenbelt Road project was the only one in this area.

Mr. Postal explained that in 2006, the City and County conditionally approved a detailed site plan for a multifamily development at 7010 Greenbelt Road which is known as the former nursing home site. He said the market declined and the project was placed on hold indefinitely. Mr. Postal said they met with Council in December 2017 to discuss an NVR Inc. development concept proposal to construct 60 townhomes on this property. He said Council made it clear at this meeting they did not like the proposal and challenged them to come up with a multifamily proposal which would accommodate older residents who wanted to remain in Greenbelt and age in place.

Mr. Postal reported their staff and architects have worked diligently since that meeting to come up with a new design for a multifamily proposal that would meet Council's requests and would also be affordable. He said they held a focus group meeting with representatives from Long and Foster Realtors in College Park to gain insight into the type of property that would work at this location.

Mr. Postal said in order to proceed with this development proposal, a zoning text amendment is required to address density and parking requirements of the Prince George's County Zoning Ordinance. He explained that the property is currently zoned R-18 – Multifamily Density Residential and has a maximum density of 90 units. This project will be approximately 120 units.

Mr. Postal presented a model of the new project design that had been developed which includes three separate buildings with 45 to 50 units per building. The units will be a mix of two bedroom and two bath or two bedroom, two bath and den, and range from 1,200 to 1,400 square feet in size. He also provided a PowerPoint presentation detailing the project design, noting that one complete building would be constructed at a time.

Mr. Postal said some of the amenities of the proposed project may include both indoor and outdoor dog parks, hot tubs in place of a pool, a corridor of storage units for resident deliveries, and electricity to each parking spot which will enable the installation of electric charging stations if residents desire.

There was discussion regarding parking. Mr. Postal said they are looking at tandem parking spaces on the lower level of the buildings. This will provide a 1.9 parking ratio for each unit. He advised that if the tandem parking design is not approved, they may need to look at a reduction in some of the green space currently proposed.

In response to a question from Mr. Roberts, Mr. Postal said metal and lumber would likely be the building materials used for the project. He commented that they build quality projects. Mr. Roberts noted his preference for masonry.

In response to a question from Ms. Mach regarding the environmental aspects of the building, Mr. Postal said the buildings would have solar roofs and include as many water saving methods as possible.

Ms. Davis asked if the project was geared towards a specific age group of residents. Mr. Postal said that the project would likely attract a mixed group of residents. He added while the units can accommodate (and be modified if requested) for aging individuals who want to remain in Greenbelt and age in place, the focus groups conducted indicated that millennial couples also like units of this type.

Ms. Hruby explained that the City has covenants on the property that will need to be amended. She said staff will also need Council direction regarding a zoning text amendment. Ms. Hruby explained that she has concerns about the 1.9 cars per unit parking ratio given there will likely be a need for parking two (2) cars per unit. She said the next step is for the developers to provide a briefing to the Advisory Planning Board (APB).

There was discussion regarding traffic flow for the new development. Mr. Postal explained the existing entrance from Greenbelt Road would remain as the entrance/exit from the property.

In response to a question from Mr. Roberts, Mr. Postal said the existing vegetation on the property would be retained as much as possible.

Council thanked the representatives for attending. Mr. Postal summarized that they were taking away from the meeting generally that there was no resistance/major concerns expressed by Council to the project. He said they would further examine: 1) the impacts to traffic on Greenbelt Road; 2) the parking as proposed and attempt to identify other ideas; and 3) masonry as a building material if the budget allowed.

Land Use Proposal Property Adjacent to Capital Cadillac

Mr. Ricker explained that he had been requested by representatives of WAWA to identify a few sites in Prince George's County for a new WAWA convenience store/gas station. He said one of the sites identified was 4.4 acres of property adjacent to Capital Cadillac. Mr. Ricker advised that Royal Farms is also now interested in this site.

Mr. Ricker said they had asked to meet with Council this evening to provide a briefing on this potential land use. He said a text amendment to the Zoning Code would be needed since the use is not permitted in the Commercial Office (CO) Zone. He noted there was an additional pad at this site that could possibly be used for a bank in the future.

There was discussion regarding the historical site next to this area. Mr. Ricker said the historical site will be protected.

Mayor Jordan expressed concern about the environmental impacts from in-ground fuel storage tanks. Mr. Weiland noted Maryland has some of the most stringent safety requirements regarding in-ground storage tanks.

Ms. Davis, Mr. Putens and Mr. Byrd questioned the need for another gas station for the area. After discussion, Mr. Ricker said that Royal Farms, as well as WAWA, both consider this location as a #1 or #2 site in Prince George's County. Mr. Putens said he prefers another use for the property.

Mr. Weiland noted the owners of WAWA and Royal Farms report they don't make money on the sale of gas, which is too competitive, but on sales from the convenience store. In response to a question from Ms. Davis, he said neither WAWA nor Royal Farms would sell beer or wine at this location.

Mr. Roberts asked about ownership of the property. Mr. Ricker said his company will purchase the property from Capital Cadillac if the project proceeds.

Ms. Hruby said a few of staff's concerns include signage (noting the visibility of many WAWA signs) and the visibility of the pumps.

Mr. Gibbons said APB looks forward to review of the plans. He suggested creative signage be considered, lighting be examined, and the tree cover be retained.

Ms. Mach questioned the need for a bank for the pad site. After discussion, Mr. Ricker said that pad site may not be developed.

Council thanked the representatives for attending. Mr. Ricker noted the next steps would be to develop a revised plan, meet with APB, and then meet again with Council.

Mr. Roberts asked if Greenbelt Park was aware of the proposed idea. Ms. Hruby said she would contact the Park.

Informational Items

Ms. Davis provided a bill update from the Maryland Municipal League Legislative Meeting.

Ms. Davis requested the City Solicitor review the issue of the need for meeting minutes when four (4) or more Councilmembers attend community meetings and all members speak on various matters.

Several other informational items were discussed.

The meeting ended at 10:06 p.m.

Respectfully Submitted,

*Cindy Murray
Acting City Clerk*