

WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, February 25, 2015, for the purpose of receiving an Update on the South Core Apartments.

Mayor Jordan started the meeting at 8:05 p.m. The meeting was held in Room 201 of the Greenbelt Community Center.

PRESENT WERE: Judith F. Davis, Konrad E. Herling, Leta M. Mach, Silke I. Pope, Edward V. J. Putens, Rodney M. Roberts, and Mayor Emmett V. Jordan.

STAFF PRESENT WERE: Michael P. McLaughlin, City Manager; Jessica Bellah, Community Planner; and Cindy Murray, City Clerk.

ALSO PRESENT WERE: David Polonsky, Atapco Senior Development Manager; Brian Gibbons, Advisory Planning Board; Kathleen Gallagher, Greenbelt News Review; Thurston Livingston, Jennifer Livingston, and others.

Mr. Polonsky provided an update on the status of the Verde at Greenbelt Station project, which is a partnership between Atapco and the Dolben Group. He said the project includes 302 units and 451 parking spaces. Mr. Polonsky noted that Atapco and the Dolben Group had just completed a large apartment development project in Howard County which was the first LEED Platinum project in the State of Maryland and is only one of nine in the country. Mr. Polonsky said the Verde project is expected to be LEED Silver.

Mr. Polonsky explained the Verde project was originally approved in 2006, and a minor revision to the Detailed Site Plan (DSP) was reviewed and approved at the staff level by Prince George's County and the City.

He reviewed the following changes from the original approved DSP.

Apartment Unit Mix: The project will now consist of 186 one bedroom units and 116 two bedroom units. The 16 three bedroom apartment originally proposed have been eliminated as three bedroom units are generally not in demand.

Precast Parking Garage: The project will now have a precast open parking garage in place of the original enclosed garage. This change is primarily due to the costs associated with an enclosed garage.

Courtyards: In addition to the amenities originally approved, a dog walk area has now been included in one of the courtyards. Layout plans for the amenities have been updated to reflect the garage change.

Building Elevations: The number of brick colors has been reduced from nine to six. The three bedroom units with direct access to the street have been converted to smaller units.

In response to a question from Mr. Roberts, Mr. Polonsky said the apartments range from 750 square feet for a one bedroom to approximately 1,500 square feet for a two bedroom with a loft and a den. He said he will check on the projected rental fees and will provide the information to

Council.

Ms. Davis asked if there would be plantings between the rear garage and the street right of way. Mr. Polonsky said there would be some evergreen type plantings but noted that the space is very limited.

Ms. Davis suggested a tenants group be established when the apartments are occupied. Mr. Polonsky said he would forward the suggestion to the Dolben Group, who will be managing the leasing. Ms. Davis also mentioned the City's Welcome Bags are available for new residents of the City.

Mayor Jordan asked what qualifiers will make the project LEED Silver. Mr. Polonsky said the project will include small solar panels, low flow water fixtures, Aquatherm heating systems, tankless high efficiency water heaters, low or no VOC paints and flooring, green cleaning program and use of integrated pest management. He added that construction waste will be recycled. Mr. Polonsky said Atapco and Dolben may elect to go for LEED Gold, depending on what is determined at an upcoming meeting with Prince George's County regarding the use of tax credits.

In response to a question from Ms. Mach, Mr. Polonsky said the apartment units include full size washers and dryers, granite countertops, mahogany veneer cabinets and are prewired for cable and internet service. He added that gas fireplaces are included in top floor units. Mr. Polonsky said Verde is a luxury development.

Ms. Davis asked if the garage will include electric vehicle charging stations. Mr. Polonsky said yes.

Mr. Polonsky thanked City staff for their help throughout the project development.

Informational Items

Ms. Davis reported the benches installed by the County on Cherrywood Lane now include advertising.

Ms. Pope mentioned the poor condition of the City's dog park and requested improvements to the facility as well as restructuring the user fees be considered during budget time. She mentioned residents had indicated they would be willing to pay a higher user fee if the additional fees were used to provide a nicer dog park. Ms. Pope added that residents had suggested a second dog park be considered, possibly by the play area to the rear of the St. Hugh's school building.

The meeting ended at 9:50 p.m.

Respectfully submitted,

Cindy Murray

City Clerk