



CITY COUNCIL WORK SESSION AGENDA
Work Session - Combined Properties/Greenway Center
This meeting will be held in-person and virtual.

**25 Crescent Road
Greenbelt, MD 20770**

OR

Virtual Participation

Zoom Webinar Attendees:

Please submit your request in writing via email to questions@greenbeltmd.gov

<https://us02web.zoom.us/j/85949642142?pwd=V1R6MndpS25HelVXeGE0d2Z0MSthdz09>

Dial-in: 301 715 8592

Webinar ID: 859 4964 2142

Passcode: 725557

**Monday, February 6, 2023
7:30 PM**

Work Session Packet

Work Session - Combined Properties/Greenway Center

Suggested Action:

Agenda

- Introductions
- Council Discussion
- Questions and Answers
- Other Items

[WS161214.pdf](#)

City Council Work Session Agenda Item Report

Meeting Date: February 6, 2023

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: Work Session Item

Agenda Section: Work Session Packet

Subject:

Work Session - Combined Properties/Greenway Center

Suggested Action:

Agenda

- Introductions
- Council Discussion
- Questions and Answers
- Other Items

Attachments:

[WS161214.pdf](#)

[WS190206.pdf](#)

WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, December 14, 2016, with Greenway Center.

Mayor Jordan started the meeting at 7:33 p.m. The meeting was held in Room 201 of the Greenbelt Community Center.

PRESENT WERE: Councilmembers Judith F. Davis, Konrad E. Herling, Leta M. Mach, Silke I. Pope, Edward V. J. Putens and Mayor Emmett V. Jordan. Councilmember Rodney M. Roberts was detained at work and arrived at 7:45 p.m.

ALSO PRESENT WERE: Holly Haley, Richard Bunch, Drew Marusak and Greg Hull, Combined Properties; Kathleen Gallagher, Greenbelt News Review; and others.

Mr. Bunch provided an update on Greenway Center. He reported that over the past two years, 98,000 sq. ft. of roofing had been replaced, brick and signage had been cleaned, asphalt and paving had been repaired, nine new trees had been planted along the main entranceway, light poles had been converted to LED lighting and damaged banners had been replaced. Mr. Bunch said that work is continuing on the conversion of canopy lights to LED as well as making the fixtures bird proof.

In response to questions regarding landscaping from Mayor Jordan and Ms. Davis, Ms. Haley said the landscaping had suffered over the past year due to salt damage from the winter storms and the extremely hot summer. Mr. Bunch said a new landscaping company had been employed and more attention will be given to the landscaping areas.

Mayor Jordan complimented Combined Properties for keeping Greenway Center accessible during the 2016 blizzard. Ms. Haley mentioned that the blizzard had a severe impact on their budget.

Mayor Jordan reported a problem with a sinkhole in the side entrance roadway by M & T Bank that seems to continually reappear. Ms. Haley and Mr. Bunch said they will check on the sinkhole.

Mr. Hull discussed the pad site and the challenges to find an appropriate use tenant. He said a food establishment cannot be considered because of the pad's proximity to Safeway. Mr. Hull said development of the pad site will be tenant driven - if an appropriate use tenant expresses interest, then development may occur.

Ms. Pope said she had recently stepped in a hole in the parking lot in front of PetSmart and was unsure who to notify about repairing the hole. Ms. Pope suggested signage be placed in the Center providing information to patrons on where to call to report problems.

Ms. Mach said she was again requesting a kiosk be considered for Greenway Center which let patrons know they were in Greenbelt and provide them with information on the City.

Mayor Jordan mentioned the difficulty for pedestrian access to Greenway Center, especially from the bus stop on Greenbelt Road. Mr. Hull said that he would discuss the situation again with the consultants to determine if there was anything that could be done. He noted that when one area of a shopping center is redesigned, it exposes the entire center to a reexamination of

ADA compliancy which would be very costly. Ms. Davis suggested improvements to pedestrian access be considered as part of the site plans if a new tenant is found for the pad site.

Mr. Herling suggested a performing art area be considered in Greenway Center. Ms. Haley said she would discuss the idea with the marketing director for Combined Properties.

Ms. Davis asked if electric charging stations had been considered for Greenway Center. Ms. Haley they are studying electric charging stations and may possibly go in that direction in the future.

Mayor Jordan mentioned the redevelopment of some older shopping centers into mixed use centers and asked if that may be considered for Greenway Center in the future. Mr. Hull said he would check with development teams from Combined Properties who constantly evaluate existing properties. He noted that redevelopment can't be done until it's strategically feasible – such as when a shopping center reaches its end of life. Mr. Hull said they have tenants in Greenway Center with leases that go into early 2030's.

Ms. Haley and Mr. Bunch noted their appreciation of the support and good working relationships they have with City staff, especially the code enforcement office.

Ms. Haley reported there were currently no vacant spaces in Greenway Center. In response to a question from Mr. Roberts, Mr. Hull said the rent at Greenway Center was above the market average for the area.

Ms. Davis asked whether security cameras had been considered for Greenway Center. Ms. Haley said they constantly evaluate crime statistics and don't see a need for one in Greenway Center.

Council thanked Combined Properties for all they do for the community, including hosting the annual holiday party and providing gifts to the residents of Green Ridge House.

Informational Items

Several informational items were discussed.

The meeting ended at 8:45 p.m.

Respectfully submitted,

*Cindy Murray
City Clerk*

WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, February 6, 2019, with Combined Properties/Greenway Center.

Mayor Jordan started the meeting at 8:01 p.m. The meeting was held in Room 201 of the Greenbelt Community Center.

Present were Councilmembers Judith F. Davis, Colin A. Byrd, Leta M. Mach, Silke I. Pope, Edward V. J. Putens and Mayor Emmett V. Jordan.

Staff members present were Charise Liggins, Economic Development Coordinator; Terri Hruby, Director of Planning and Community Development; Chief Bowers, Greenbelt Police Department; and Bonita Anderson, City Clerk.

Also present were Holly Haley, Andrew Iszard, John Frank, and Carolissa Smith, Combined Properties; Kathleen Gallagher, Greenbelt News Review; Bill Orleans and Nicole Williams.

Mr. Frank provided an update on Greenway Shopping Center. He reported that 98,000 sq. ft. of roofing had been replaced, brick and signage had been cleaned, asphalt and paving had been repaired, nine new trees had been planted along the main entranceway, light poles had been converted to LED lighting and damaged banners had been replaced over the last two years. Mr. Bunch indicated that they are continuing to work on converting the canopy lights to LED lighting.

There was a discussion regarding public safety issues. Chief Bowers stated that officers respond on a complaint-driven base. Mr. Roberts inquired about the marked police vehicle at the Greenway Shopping Center. Chief Bowers stated that the officers are working at the Greenway Shopping Center as a secondary employment opportunity when they are off duty with the City.

Mayor Jordan noted that there's no pathway or sidewalk into Greenway Shopping Center for pedestrians and cyclists. Ms. Haley noted that their development department would handle this. She stated that an engineering analysis would have to be done due to the Americans with Disabilities Act (ADA) requirements. Mr. Iszard provided additional information on the process of the improvements. Ms. Pope suggested that the City and Combined Properties reach out to the State Highway Administration to construct the pathway at Greenway Shopping Center.

Ms. Mach suggested that a kiosk be considered for Greenway Shopping Center, which would let patrons know that they are in Greenbelt and provide them with information about the City. Ms. Haley inquired if there were funds available to assist with the construction of the kiosk. Ms. Mach stated that there would be funds available to provide the information at the kiosk, but Combined Properties would have to fund the building of the kiosk at Greenway Shopping Center.

Mr. Putens suggested a traffic circle to redirect the traffic and to have the kiosk erected in the middle of the circle. Ms. Mach noted that the center of the traffic circle would not be a good location for the kiosk to be noticed. Ms. Haley stated that Greenway Shopping Center must have adequate parking for the shopping center. She noted that there are stop signs and speed humps to direct traffic and slow drivers down. Ms. Haley stated that she would follow up with Combined Properties' engineers.

Ms. Davis wanted to clarify that the bus stop was not the State Highway Administration's

responsibility and that it was Prince George's County's. She noted that the City has been working with Prince George's County on enhancements of the bus stops and of the right of way.

Ms. Davis noted that the roadway behind Safeway leading onto Hanover Parkway needed repair. She suggested that Combined Properties work with Ms. Hruby to install protected pedestrian walkways. Ms. Hruby stated that she will follow-up to find out who owns that roadway.

Ms. Hruby stated that she spoke with her Code Enforcement Staff. The only issue that she had to report was regarding the trash and lawn maintenance to the rear of the property.

There was a discussion about the sightline and visibility of the trash in the back of Greenway Shopping Center.

Mayor Jordan inquired if Combined Properties was looking to have more mixed-use project developments within the City of Greenbelt or Prince George's County. Mr. Iszard noted that Greenway Shopping Center is not on the horizon for redevelopment. Ms. Haley stated that it does not mean that it will not be placed on the list. She advised of two big high-rise developments in Virginia and that the company is in the process of purchasing residential property in Columbia, Maryland.

There was a discussion regarding the renovation of Safeway. Mr. Iszard noted that Safeway just added to-go parking spots.

Based on a question asked by Mr. Putens, Ms. Haley noted that there is not per se a merchants' association, but a marketing fund. She stated that the marketing director has a regular marketing plan that involves the tenants, as far as advertising, social media, and a website. Ms. Haley stated that operational and informational notices go out to the tenants. Ms. Haley stated that it is hard to get all the tenants together.

Ms. Haley asked that any complaints regarding Safeway be sent to her via email and that she would be more than happy to forward that information to Safeway's upper management. Mr. Putens stated that he would send her a copy of the Greenbelt News Review article.

Ms. Davis requested that Combined Properties keep the City informed of future developments.

Based on a question asked by Ms. Davis, Ms. Haley responded that Combined Properties is looking to install electric charging stations at their new developments and potentially at their West Coast properties.

Ms. Davis inquired about the crime statistics at Greenway Shopping Center. Chief Bowers stated that there is not a lot of crime in Greenway Shopping Center's parking lot, due to the high presence of police. Ms. Davis asked if stores have separate surveillance cameras. Ms. Haley responded that the internal stores are responsible for security. She noted that many of the stores have their security cameras and systems in place. Combined Properties generally does not have cameras out in the common areas.

Based on a question asked by Mr. Byrd, Ms. Haley responded that tenants are required to recycle their cardboard containers and separate their trash. She noted sustainability

compliance reporting through Prince George's County.

There was a discussion about the Maglev. Ms. Haley stated that Combined Properties would check and see if others in the office had any contact with Maglev.

Mayor Jordan inquired if there was anything that the City could do to assist Combined Properties. Ms. Haley noted that the City could help by expediting the approval process for permitting. Mr. Iszard echoed Ms. Haley's statement of expediting the 18-month process for permitting to get better tenants at Greenway Shopping Center.

There was a discussion regarding the City's business coffee. Mayor Jordan invited Holly Haley, Andrew Iszard, John Frank, and Carolissa Smith to the upcoming business coffee. Ms. Davis asked if the tenants from Greenway Shopping Center were individually receiving an invite. Ms. Liggins responded that she is open to expanding the invite list.

Informational Items

Several informational items were discussed.

The meeting ended at 9:39 p.m.

Respectfully submitted,

*Bonita Anderson
City Clerk*