

WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, February 6, 2013, for the purpose of holding a stakeholder meeting with representatives of Combined Properties, Inc., on Greenway Center.

Mayor Davis started the meeting at 7:30 p.m. The meeting was held in the Multipurpose Room of the Community Center.

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

STAFF PRESENT WERE: Michael McLaughlin, City Manager, and Cindy Murray, City Clerk.

ALSO PRESENT WERE: Lucy Fraser, Vice President of Property Management, Kurt Meeske, Vice President of Construction, Greg Hull, Leasing, and Alisia Tyree, Property Manager, Combined Properties, Inc.; Kap Kapastin, Quantum Companies; and Bill Orleans.

Following introductions and an explanation of the stakeholder process, Mayor Davis thanked the representatives from Combined Properties for their support of community activities such as the 75th Anniversary events and the Holiday Party.

Update on Greenway Center

Mr. Hull reported Greenway Dentistry had moved into the space vacated by Children's Place, IHOP is moving into the space vacated by Denny's and should be open in May and Royal Jade is moving into space vacated by Jasper's and should be open later in the fall. He said there were currently two vacant spaces but indicated that a retailer was interested in leasing the one space vacated by Famous Footwear. Mr. Meeske mentioned that a retailer had also expressed interested in the pad site between the banks.

Ms. Fraser said the City's Planning Department had approved their landscape plans. She reported that a considerable amount of tree work had been done over the past two years and this work would continue. Mayor Davis suggested additional green space be considered. Mr. Jordan and Mr. Roberts mentioned bio-retention type planting beds/rain gardens would be helpful and said community groups may volunteer for these projects. Ms. Fraser said they would discuss the suggestion internally.

Mr. Jordan said it was challenging for pedestrians walking from Hanover Parkway and the bus stop on Greenbelt Road into the Center. He suggested pedestrian access routes from these areas into the Center be considered as well as internal walkways within the Center. Ms. Fraser said they will discuss these suggestions. She added that they were committed to help with the cost of the pedestrian ramp from the bus stop to the parking lot and indicated the easement issues should not be an issue.

Ms. Fraser noted substantial investments had been done in the Center including cleaning and sanding of brick, repaving the parking lot, maintenance of dormers and shutters, replacement of shingles in the rear of the Center, replacement of some decorative shingles on the front of the Center, and replacement of the brick facade by Old Navy. Ms. Tyree said the parking lot lighting had been

repaired following an outage caused by a power surge. Ms. Fraser added that the retaining wall by Capital One Bank will be rebuilt this year.

Questions/Concerns

Mr. Putens questioned why potholes and cracks on the access road from Hanover Parkway to the Center had not been repaired in a timely manner. Ms. Tyree said a rupture in the CVS water line caused this problem and said it took some time working with CVS and WSSC to have the repairs complete. Ms. Fraser added she would solicit help from the City in the future if utility companies were not responsive to their needs.

Mayor Davis mentioned the poor condition of the banners. Ms. Fraser said she would check on replacement of the banners.

Mayor Davis said the fence between Safeway and the Medical Building that prevented trash from blowing from the Safeway dumpsters onto other properties had been removed. Ms. Fraser said she would look into this problem.

Mr. Herling suggested a public gathering place be considered for Greenway Center. Ms. Mach also suggested kiosks containing information on the City be considered as well as a Center directory. Ms. Fraser said they will continue to look into these suggestions.

Mr. Jordan mentioned the Sector Plan and asked the representatives about their vision for Greenway Center in 20-30 years. Mr. Meeske said the Sector Plan had stimulated discussion within Combined Properties and it is their hope that the Center will remain as a local neighborhood shopping center. He added that it would be dependent on what happens in the surrounding areas.

Ms. Fraser said new signage was being explored. After discussion, Council suggested she contact the City's Planning & Community Development Department regarding signage design.

Mr. Putens mentioned the possible relocation of the FBI headquarters to the Greenbelt Metro site. Mr. Meeske said Combined Properties would send a letter of support.

Informational Items

Several informational items were discussed.

The meeting ended at 9:20 p.m.

Respectfully submitted,

*Cindy Murray
City Clerk*