

**Greenbelt City Council
Work Session**

**7010 Greenbelt Road – Greenbelt Crossing
Development Proposal (Old Nursing Home
Site)**

**December 6, 2017
8:00 p.m.**

Greenbelt Community Center Room 201

Agenda

- Introductions
- Comments from Developer Company on 7010 Greenbelt Road – Greenbelt Crossing Development Proposal (Old Nursing Home Site)
- Council Discussion
- Questions and Answers
- Other

Memorandum

TO: Nicole Ard, City Manager
FROM: Jessica Bellah, Community Planner
DATE: November 30, 2017
RE: Text Amednement Proposal
Greenbelt Crossing Townhome Development Concept

Background

7010 Greenbelt Road is a 4.5 acre parcel of land referred to as the “former nursing home site”. A nursing home facility previously constructed on the site was razed during redevelopment efforts of a project known as Greenbelt Crossing. However, the project did not proceed to construction despite an approved development site plan.

The current zoning for the property is R-18: Multifamily Medium Density Residential. The prior redevelopment project was for a 90 dwelling unit multifamily building under a cooperative or condominium regime. Following the developer’s agreement to certain covenants, conditions, and restrictions for the property, the City was supportive of the project and the zoning text amendment to the R-18 zone that was required for the project to proceed.

These restrictions and covenants run with the land and future development of the property is subject to them. Through the covenants recorded during that process, the City has the right to review and approve the Detailed Site Plan and noise attenuation plan for the property. The City also has the right to review, but not approve, all traffic studies that would address the entrance from Greenbelt Road. Through the covenants, the use is limited to the approved 90 unit multi-family project.

In 2006, the City and County conditionally approved the detailed site plan for the multifamily development; however, the market declined soon after this approval and the project was placed on hold indefinitely. Since that time, a couple development proposal concepts have been floated by developers interested in purchasing the property.



NVR Development Concept - Townhome Proposal

This fall, NVR Inc. approached the City with a development concept proposal to construct 60 townhomes on the property. The proposed housing product is the NV Homes 16 foot wide Hepburn model, which is one of the housing products currently under construction in Phase 3 of the Greenbelt Station development.

To pursue the development concept, a zoning text amendment is required to amend Section 27-445.10: Residential Revitalization of the Prince George's County Zoning Ordinance. In addition, the City's covenants on the property would also need to be amended.

NVR Inc. has requested the opportunity to present their proposal and seek the City's support of the text amendment and the covenant amendment.

Staff Analysis

Broadly speaking, a community's ideal housing mix provides sufficient opportunity and choice to meet a population's housing needs by providing a mix of types and price points. In the 2000s and 2010s, the introduction of a multi-family for-sale condominium or cooperative, with a greater number of two and three bedroom units, met an identified need in the community. Since then, the 302 unit Verde luxury apartment complex in Greenbelt Station has been constructed, although it consists of one and two bedroom units. Staff continues to support the need for new multi-family housing in the city.

In the past, City Council has expressed support for a condominium or cooperative multifamily housing project at this site. The Council has also recognized the need for and supported the idea of locating a senior and/or affordable housing project in the community that would allow seniors to age in place.

Staff does have concerns regarding the proposed townhouse development given that 505 new townhomes are currently under construction in the Greenbelt Station development and council's stated desire for senior multi-family housing. Given that the current new housing options available in the City are identical to those proposed and recognizing that this is the only undeveloped multi-family zoned residential property in Greenbelt, the proposal should be carefully considered in context of the current market and Council's identified goals.

This raises the question: does the city want to wait and see if multi-family senior housing is a viable option in the future, understanding that it may not occur, or allow the market to determine an appropriate use based on current market demand.

Council direction is sought.



Greenbelt Road

16' Th's Concept
 Sketch Yield
 60 16' lbs

July 14, 2017



1. Base information is from The Maryland National Capital Park and Planning Commission Prince George's County Department of Planning and Zoning. The Department of Planning and Zoning Division dated 2016 where available. The aerial photography is dated 2017.
2. This plan is for conceptual planning/feasibility purposes only and not for construction.
3. Additional sketching, engineering, planning and surveying efforts are needed to verify these feasibility findings, and may require consultation with other professionals such as: surveyors, architects, geotechnical engineers, etc.



GRAPHIC SCALE
 1" = 10' - 0"

Greenbelt Crossing
 7010 Greenbelt Rd
 Greenbelt, MD 20770

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16' TOWNHOMES



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GREENBELT CROSSING

ARCHITECTURAL
RENDERINGS