

*WORK SESSION OF THE GREENBELT CITY COUNCIL held December 22, 2010, with the Maryland National Capital Park & Planning (M-NCCPC) staff to discuss plans to update the Greenbelt Metro Area Sector Plan and Sectional Map Amendment.*

*Mayor Davis called the meeting to order at 8:04p.m. It was held in the Multi-Purpose Room of the Community Center.*

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

*STAFF PRESENT WERE: David Moran, Acting City Manager and Celia Craze, Director of Planning & Community Development.*

*ALSO PRESENT WERE: Chad Williams, Community Planner and Bob Duffy, Planning Supervisor; Prince George's County Planning Department*

*Ms. Craze stated the City and M-NCCPC staff had been working to develop a scope for the update of the plan.*

*Mr. Williams gave a brief powerpoint presentation. He stated the previous plan was done in 2001. He explained roles of M-NCCPC staff, City staff and City Council. He also discussed opportunities for community input and public participation. Mr. Williams presented a map of the proposed boundary for this plan and indicated it had been expanded from the 2001 plan (including Greenway Center, University Square and Golden Triangle). He discussed the opportunities and challenges in the plan area. He presented a timeline and anticipated the project would conclude in 2012.*

*Council discussed the need to incorporate the work of the Greener Greenbelt Initiative in this plan..*

*Ms. Mach believed this process would be a great opportunity for the City and would conclude in time for the City's 75<sup>th</sup> Anniversary.*

*Mr. Roberts expressed concern about the widening of Cherrywood Lane to four lanes which Mr. Williams had mentioned as an issue in his presentation.*

*Mr. Herling asked about the impact of this process on existing plans. Mr. Duffy responded that this process would update the Metro Area Sector Plan and 1989 Greenbelt Master Plan. Mr. Herling discussed the need for a circulator bus in this area.*

*Ms. Mach asked how education fit into this process. Mr. Williams responded that they would look at school adequacy issues as part of this process.*

*Mr. Roberts asked how the 23% office vacancy rate was determined. Mr. Williams responded it was obtained from Costar and reflected a three mile radius.*

*Mr. Putens asked if there were specific Greenbelt office vacancy rates. Ms. Craze responded no. Mr. Putens asked how major property owners were involved in the planning process. Mr. Williams responded they were key stakeholders. Mr. Putens asked M-NCCPC staff for their concerns. Mr. Duffy responded that MD 193 was a key issue/opportunity. He also referenced protection of historic Greenbelt and transit issues as additional opportunities.*

*Mayor Davis asked if this was a top down process. Mr. Duffy responded that their staff was very excited about the opportunity to work together with Greenbelt's Council, staff and citizens to think about the future and re-knit this area with historic Greenbelt. He suggested Council look at M-NCPPC as an extension of City planning staff. Mayor Davis suggested that staff provide the stakeholder list to M-NCPPC staff so they could involve the stakeholders.*

*Mr. Roberts asked how Greenbelt Road could become multi-modal route and referenced the MD 193 Neighborhood Improvement plan. Mr. Duffy responded that M-NCPPC works with the State Highway Administration to move towards improvements that address pedestrian and bicycle use, as well as the character of their roads.*

*Mr. Herling asked if there was a way to get office vacancy rate information specific to Greenbelt. Mr. Duffy responded that they would provide their data to the City by mid-January.*

*Mayor Davis asked if there was coordination with the Metropolitan Washington Council of Governments (COG) and their regional activity centers plan. Mr. Williams responded that his planners were working with COG staff.*

*Mr. Roberts hoped that Northern Virginia would not be used as a template for Prince George's County and discussed the traffic congestion there.*

*Mayor Davis noted that for mass transit to work, density must be in place.*

*Mr. Herling asked about best practices nationwide. Mr. Williams responded that staff follows best practices. Mr. Duffy cited Portland, Oregon as a best practice due to their focus on transit and sustainability practices.*

*Mayor Davis asked about next steps and suggested a meeting with the Advisory Planning Board. Mr. Williams expressed a desire for a community meeting. Mr. Duffy agreed to work with Ms. Craze to develop an outreach plan. Mr. Putens suggested a presentation at the next Regular Council meeting*

*Mayor Davis thanked MNCPPC staff. Mr. Duffy expressed excitement for the process.*

#### *COG Votes*

*Mayor Davis expressed concern about the need for Council Members on COG Committees & Boards to share information about important votes and issues with the rest of Council. She noted that when these come up, she brings it before the Council and cited the Region Forward as an example. She also referenced the Maryland Municipal League Board and stated her belief that her job is to represent the City and not her own opinion. Mayor Davis read from the minutes of a recent COG Transportation Planning Board (TPB) meeting where the Consolidated Long Range Plan (CLRP) had been discussed. She stated she agreed with many of the comments made by Council Member Roberts at this meeting about the CLRP, but expressed concern that Mr. Roberts should have brought this item to Council's attention before voting on it.*

*Mr. Roberts stated that he took positions that were consistent with past City Council positions.*

*Mr. Putens believed that Council needed to rely on their colleague's positions.*

*Mr. Roberts stated that one of the problems with TPB was that all of the votes are controlled outside the Board room. He believed the Mayor was trying to micromanage things.*

*Ms. Mach stated there are small and big votes. She stated that these more significant votes should be brought to Council unless the City's position is clear.*

*Mr. Herling stated that his sense when he attended TPB meetings was that he represented Greenbelt and felt it necessary to get City Council input.*

*Mr. Putens expressed concern that COG places items on the agenda at the last minute.*

*Mr. Jordan stated it would have been nice for Council to have input on this issue.*

*The meeting ended at 9:40 pm.*

*Respectfully Submitted*

*David E. Moran  
Assistant City Manager*