



**ADVISORY PLANNING BOARD**  
**APPROVED MINUTES OF MEETING**  
**Greenbelt Community Center**  
**January 2, 2019**  
Minutes Prepared by Molly Porter

I. The meeting was called to order at 7:32 pm

BOARD MEMBERS PRESENT: Nicole Williams, Ben Friedman, Isabelle Gournay, Syed Shamim, Maria Silvia Miller, and Keith Chernikoff

STAFF PRESENT: Terri Hruby, Judith Howerton, Charise Liggins, and Molly Porter

ALSO PRESENT: Residents: Bill Orleans, Reverend Ray Raysor, René Sewell-Raysor, Konrad Herling, and Susan Walker

Presenters: Alex Villegas, Nat Ballard, Matthew Leakan, Matthew Tedesco, Kap Kapastin, and Mike Lenhart

II. Agenda approved as presented

III. Minutes of December 12, 2018 approved as presented

IV. Introduction of the new Economic Development Coordinator Charise Liggins

V. Discussion of Proposed Redevelopment Plans for Beltway Plaza

Mr. Chernikoff invited the representatives to present their PowerPoint presentation. At that time Mr. Tedesco outlined what the representatives from Beltway Plaza had narrowed down to be the main concerns about the redevelopment proposal as they understood them. These concerns were listed as:

1. Phase 1 needs to include more than just townhouses
2. Provide more information about the open space and amenities included in the plan
3. Breezewood Drive improvements and views
4. Concerns about the design of townhouses
5. Existing views of loading areas
6. Traffic

Mr. Villegas then began a PowerPoint presentation explaining that the first two slides included the Conceptual Site Plan as submitted to the County. Mr. Leakan discussed the quantitative aspects of the open space included in the plan. There was also discussion about Breezewood Drive and the representatives discussed bringing the architecture to the street, sidewalk improvements, and maintaining parking. The representatives showed examples of amenity cores from similar regional developments including, Pike and Rose, White Flint, and Bethesda Row. At the conclusion of the presentation the representatives showed a revised conceptual site plan that proposes moving the Phase 1 line to include the townhouses and the multifamily units in the northern portion of the development. This would also include incorporating multifamily units into the second floor of an existing structure.

Ms. Williams clarified that the main amenity feature is part of Phase 3 under the revised conceptual site plan. Mr. Shamim asked for clarification about the uses that are permitted in the MUI zone. Staff answered that the MUI zone is the most flexible zone and is meant to address flaws in traditional zoning. Mr. Shamim also questioned how the amount of parking will compare to the existing numbers. Mr. Tedesco answered that there is a shared mixed-use parking ratio in the Sector Plan and that there are existing parking structures. Ms. Gournay asked about bus stops in the amenity core and expressed that bus stops should be shown at this time.

Mr. Herling noted that the Comprehensive Housing Strategy should be considered during this redevelopment and expressed his interest in seeing senior housing incorporated into a mixed-generation housing strategy. He also asked whether housing co-ops had been considered at this time. Representatives from Beltway Plaza responded that their research indicated that a sponsor was needed for co-op housing. Members of the Board voiced their interest in researching this topic further. Residents in attendance also raised issues about the long range impact of this development, the impact this development will have on school capacity, and the use of the mall during construction. At this time the Board asked for the presenters to allow the Board time to discuss the redevelopment proposal as presented.

Board members expressed their concern about the lack of improvements planned along Greenbelt Road. Staff agreed to circulate examples of County CSP staff reports for the Board's reference. The Board also discussed moving their next meeting from January 16<sup>th</sup> to January 15<sup>th</sup> to continue their discussion about this redevelopment proposal.

VI. The meeting was adjourned at 9:19 pm.