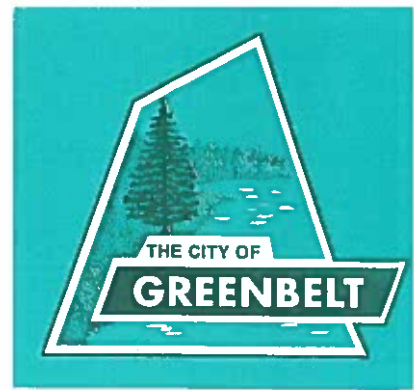


# CITY OF GREENBELT, MARYLAND

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

15 CRESCENT ROAD, SUITE 200, GREENBELT, MARYLAND 20770-1897



February 20, 2019

Chairman Elizabeth M. Hewlett  
Prince George's County Planning Board  
14741 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772

RE: Conceptual Site Plan (CSP-18010) – Beltway Plaza

Dear Chairman Hewlett:

The Greenbelt City Council has reviewed the Conceptual Site Plan (CSP) for the proposed redevelopment of Beltway Plaza and voted 4 to 1 on February 11, 2019, to support the CSP with conditions. Enclosed is a list of conditions approved by the City Council.

The City first met with the applicant regarding the subject CSP in August 2018. Since that time the City has continued to work closely with the Applicant to address the City's concerns regarding phasing, the number and type of housing units, the impacts on traffic and school capacity, and the lack of formal open space. While the City acknowledges that there are significant issues that remain unresolved at this time, specifically regarding housing types, formal open space, and recreation facilities, the City Council believes the enclosed conditions of support adopted by the City Council provide safeguards necessary to ensure the City's concerns/issues will be addressed at the appropriate stages of the development review process. The City is committed to working with the Applicant to reach agreement on these conditions prior to the Planning Board hearing, but to date no agreement has been reached.

As mentioned previously, the City continues to have concerns about the number of housing units proposed in the CSP and strongly believes that, as the redevelopment proposal proceeds through the development review process, it is necessary to carefully evaluate the amount of development that is sustainable in terms of the provision of public safety, open space, and school capacity.

The City views a phased mixed-use redevelopment of the Beltway Plaza Mall as an exciting opportunity for the City and Prince George's County and is committed to continuing to work with Beltway Plaza and the County to bring positive change to the City and the County.

**A NATIONAL HISTORIC LANDMARK**

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The City respectfully requests that the Planning Board adopt the City Council's conditions of approval in any action taken by the Board as these conditions are vital for the City's position of support.

The City looks forward to working with you and your staff on this project, as well as other projects planned for the City of Greenbelt. If you have any questions regarding the City's position on this matter please contact Molly Porter, Community Planner (301) 345-5417. As always, thank you for the opportunity to comment on this application.

Sincerely,



Emmet V. Jordan  
Mayor, City of Greenbelt

Enclosure

Cc: The Honorable Todd M. Turner  
Greenbelt City Council  
Henry Zhang, M-NCPPC- Development Review Division  
Marc Kapastin, Quantum Companies  
Matthew Tedesco, McNamee Hosea  
Nicole Ard, City Manager  
Terri Hruby, Director of Planning & Community Development

**City of Greenbelt Conditions for Support  
Conceptual Site Plan (CSP-18010) - Beltway Plaza**

**Transportation/Circulation**

1. The applicant shall work with City Planning staff to design streets and alleys that allow maneuverability of non-standard vehicles such as trash trucks, fire trucks, delivery vehicles, etc. throughout the project area.
2. Once implemented, the City of Greenbelt's Complete and Green Streets Policy shall apply to all new streets and reconstruction of existing streets, to the fullest extent practical.
3. At the time of the first Detailed Site Plan, the applicant shall submit a schedule for the design, engineering, and construction of streetscape improvements on the property's frontage with Cherrywood Lane.
4. At the time of the first Detailed Site Plan, the applicant shall submit a schedule for the design, engineering, and construction of a contiguous sidewalk along Greenbelt Road and implementation of other streetscape improvements as recommended in the Approved Greenbelt Metro Area and MD 193 Corridor Plan and Sectional Map Amendment, unless modified by Maryland State Highway Administration and/or the Detailed Site Plan. The alignment, design and timing of such sidewalk shall be subject to the approval of the City of Greenbelt and Maryland State Highway Administration, as determined prior to the issuance of the first building permit.
5. At the time of the first Detailed Site Plan, the applicant shall be responsible for the evaluation, conceptual design and conceptual engineering of the entirety of Breezewood Drive to accommodate the increased traffic generated from the redevelopment of Beltway Plaza. At the time of the first detailed site plan, the applicant shall provide a schedule for the complete final engineering and construction of said improvements for the property's frontage on Breezewood Drive. This shall be designed to City of Greenbelt standards and approved by the City. The applicant shall make every effort to reduce the loss of on-street parking on Breezewood Drive.
6. Prior to or concurrent with the first Detailed Site Plan, the Applicant shall submit a pedestrian/bicycle circulation plan that provides for a continuous and comprehensive pedestrian and bicycle network within the project area to link residential, commercial, transit and civic uses, such as schools and community centers.
7. Right of Way design and construction details shall be to City standards, as may be modified from time to time and permitted and inspected by City inspectors, and accepted upon completion.
8. All curb cuts on Breezewood Drive and Cherrywood Lane shall be designed to City of Greenbelt standards and subject to the approval of the City. All curb cuts shall be minimized to the greatest extent possible.

9. Bike racks and/or lockers should be provided. The appropriate number and locations will be determined at the time of each Detailed Site Plan.
10. Electric vehicle charging stations should be provided. The appropriate number and locations will be determined at the time of each Detailed Site Plan.
11. Detailed site plans that include a townhouse and/or two family attached component shall provide a parking plan that demonstrates how adequate parking will be provided. On-street parking on Breezewood Drive or other public roads/streets shall not be included in the Applicant's parking tabulations.
12. At the time of the first Detailed Site Plan, the applicant shall explore with Franklin Park at Greenbelt Station, Morning Calm Management, the Greenbelt Metro Station South Core development, and when feasible Greenbelt Metro Station developers on the funding of a local circulator creating a mobile connection between the properties and Greenbelt Metro Station.
13. The applicant shall explore with Prince George's County Department of Public Works and Transportation the installation of a Capital Bikeshare station at Beltway Plaza.
14. At the time of each Detailed Site Plan, the applicant shall submit a transportation circulation plan showing all public transportation stops and amenities.

### **Environmental**

1. As part of any Preliminary Plan of Subdivision submission, the applicant shall submit a Noise Study for review and approval by M-NCPPC and the City of Greenbelt. The Noise Study shall measure noise impacts to the site, provide the required contours, and provide any required mitigation measures to achieve acceptable noise levels.
2. Each Detailed Site Plan should specify that all tree pits along the streets that have shops, restaurants, plazas, and/or other uses shall be connected with a non-compacted soil volume under the sidewalk. Details of how this will be accomplished shall be included on the plans and shall be agreed upon by the Planning Board or its designee. The use of CU-Soil as a structural soil, Silva Cells, or other equal product for shade trees planted in tree pits is strongly encouraged.
3. Where appropriate, Environmental Site Design techniques shall be incorporated into the development to the maximum extent practical by making design, materials, and construction decisions based on environmental considerations. Consideration should be given to green building technologies including but not limited to solar, green roofs, permeable pavement, bio-retention/rain gardens, dry wells, and rainwater recycling, etc. where feasible. The applicant shall complete a LEED scorecard or other comparable evaluation criteria for each Detailed Site Plan submitted.
4. All Detailed Site Plans shall show the Environmental Site Design techniques intended for use within the limits of each respective Detailed Site Plan.
5. At the time of Preliminary Plan of Subdivision, the Applicant shall work with the City to evaluate impacts on police services and identify mitigation opportunities, including exploring the need and feasibility of a police substation.

6. Detailed site plans shall incorporate CPTED best practices to the maximum extent practical.
7. At the time of the first Detailed Site Plan, the applicant shall attempt to engage with Target and Giant to incorporate green features into the surface parking lots along the front of the existing Beltway Plaza Mall, including but not limited to the planting of shade trees, bioretention areas, and landscaped medians.

### **Urban Design**

1. A mix of residential unit types shall be provided to encourage diversity in ownership types, income levels, and age groups. Consideration shall be given during all phases to implementing cooperative housing, senior housing, affordable housing, workforce housing, or other alternatives which will increase housing choice and opportunities. Design consideration shall be given to mixing unit types in all phases of development to avoid mono-cultures of housing and avoid continuous groupings of similar unit types, scale, and massing. With the exception of townhomes or two family attached units, buildings shall provide a vertical mix of uses to the fullest extent practical.
2. A diversity of residential unit types shall be included in Phase 1 of the redevelopment. This mix shall include senior living opportunities and units which would be considered workforce housing. The applicant shall market diverse housing types using industry standards for a period of no less than one year. If it is determined not to be financially feasible at the time of the 175th building permit, the applicant shall agree to adhere to the minimum number of units proposed in Phase 1 as detailed in the phasing plan.
3. Should Prince George's County adopt an inclusionary zoning policy at a future date, the applicant shall agree to incorporate those standards into any Detailed Site Plan that has not been previously approved by the Prince George's County Planning Board.
4. The number of townhouses shall not exceed 10% of the total housing units.
5. At the time of the every Detailed Site Plan that proposes development that faces the existing mall structure, the applicant must demonstrate how the proposed development will be integrated into the existing mall layout with regard to pedestrian experience and view sheds.
6. At the time of first Detailed Site Plan, the applicant shall evaluate opportunities to improve the mall frontage, including but not limited to masking the existing parking structure and incorporating green features into the surface parking lots.
7. Detailed Site Plans shall demonstrate how parking and access will be retained to serve the existing retail during and after construction.
8. If any property or building is dedicated to the City for public use associated with civic activities in the project area, it shall be designed by the applicant, at the applicant's cost, to ensure consistency in design, scale, and use of materials. The building program shall be defined by the City.

9. Unless modified via an amendment at the time of each Detailed Site Plan as provided by the Development District Overlay Zone (DDOZ) regulations, the development shall comply with the standards and regulations of the DDOZ.
10. At the time of each Detailed Site Plan, design consideration should be given to limiting or eliminating any large blank building walls that face residential areas or public areas, such as streets, parking lots, recreation areas, or zones of pedestrian activity.
11. Unless modified at the time of Detailed Site Plan, all signage shall conform to the design guidelines set forth in the Approved Greenbelt Metro Area and MD 193 Corridor Plan and Sectional Map Amendment.
12. As required by the Development District Standards and specified in the Approved Greenbelt Metro Area and MD 193 Corridor Plan and Sectional Map Amendment, the DSP shall show the location, quantity and dimensions of gateway signs.
13. For each Detailed Site plan submitted, the applicant should provide appropriate open space to meet the needs of the proposed development. The Applicant should maximize open space opportunities through improving building layouts, increased building height, and/or modifying building types proposed.
14. At the time of each Detailed Site Plan that includes a parking garage within the DSP area, the parking garage shall be modified and designed to incorporate architectural design and/or aesthetic improvements to the facades to the fullest extent practical.
15. The design and construction of buildings shall utilize a variety of building materials, elevations, roof lines, and design details appropriate to a high quality residential community and reflecting a coherent thematic design approach.
16. Townhouses shall be rear-loaded and should not exhibit blind gables along Breezewood Drive to the fullest extent practical. There shall be no private residential driveway entrances off of Breezewood Drive. Their design and landscaping should emulate the simplicity and openness of garden apartments and row houses in Historic Greenbelt. Community-based sculpture, pathways creating geometric patterns, extensive glazing, integral balconies, flat roofs doubling as decks, cubical entrance canopies, glass block patterning, curved corners, walls in various light-tone colors with contrasting striping are distinctive elements found in Greenbelt's pre-1945 housing, shopping center and community center.
17. Concurrent with the review and approval of the first Detailed Site Plan for each phase of the redevelopment, the applicant agrees to work with the City to identify opportunities for public art.
18. At the time of Detailed Site Plan for the corresponding development proposed therein, the following issues shall be addressed:
  - a. Rooflines for all dwelling types shall be varied and provide for appropriate interest to the streetscape
  - b. Entrance features shall be submitted for review and shall be appropriately coordinated in design and location

- c. Special paving materials shall be provided in appropriate areas, such as the amenity core area
- d. Lighting fixtures throughout the development shall be coordinated in design
- e. Multifamily buildings within the development shall be reviewed to ensure adequate but not excessive parking areas in close proximity to all units
- f. The location of future bus stops/shelters, pedestrian connections, and crosswalks shall be shown on the plans, subject to the controlling agency/operating authority.
- g. Details (including consideration of waterfalls or fountains) shall be provided for the "Proposed Splash pad and fountains" shown on the Master Redevelopment Plan and detailed in the Statement of Justification.
- h. The dimensions of the proposed pool shall be provided
- i. Long term viability and maintenance of proposed landscaped areas including use of native plants and need for irrigation shall be addressed

### **Recreation**

1. The Preliminary Plan of Subdivision shall address mandatory parkland dedication requirements. Upon approval of the City of Greenbelt, applicant may provide monetary contributions, land, facilities, or a combination thereof to satisfy such requirements. As the City is not within the Metropolitan District, the City must agree to and accept the final proposed recreation/parks program for the redevelopment project.
2. In addition to meeting mandatory parkland dedication requirements, the applicant, his successors, and/or assigns, shall provide adequate, private recreational facilities to service the needs of the future population of the Beltway Plaza development. A complete recreational package shall be provided at the time of the first Detailed Site Plan for the corresponding development area. Private recreation facilities and amenities which serve a single property shall not be considered as satisfying this condition.
3. A determination of adequate recreation facilities shall be made by the City for each phase of the redevelopment pursuant to County requirements.
4. The private recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division (DRD) and the City of Greenbelt for adequacy and proper siting, prior to approval by the PGCPB of a Detailed Site Plan for the corresponding development area
5. The applicant is responsible for the clean-up, removal of debris, rough grading, and installation of utilities (up to the property line) for any land dedicated to the City of Greenbelt, subject to the City's approval such activities as described herein are to be completed in conjunction with the schedule for construction and improvements, as defined by the ultimate ownership agency, or at the time of land development of any land adjacent to the land referenced herein.

6. Open space (to include parks, plazas, sitting areas and gardens) shall be dispersed throughout the proposed development and be included in all phases of the redevelopment. The open space/park network shall (at a minimum) include informal play areas sufficient in size to accommodate informal play activities (i.e., Frisbee, wiffle ball, etc.), plazas, tot lots, playgrounds, and opportunities for active and passive recreation for all ages.