

On Tuesday, August 27, 2019, Judith Howerton from Planning brought a team led by NRP Group Greenbelt to the Green ACES / Green Team meeting to give a presentation on developing the site next to the Court House for a Metro Multifamily Residential Development. Judith asked for our comments.

Green ACES raised the following concerns:

- Lack of low-income (or subsidized) housing units;
- Increasing traffic congestion in the area;
- Question of where the children living there would go to school, and if this meant bussing them or driving them further away to school;
- Ability of the project to adequately address 100-year and 1,000-year floods that are increasingly becoming more common; and
- Concern about whether the project would be LEED certified. Green ACES was pleased to learn that the project has a LEED project manager and may possibly achieve a level equivalent to LEED Silver, but Green ACES wants LEED certification assured.

Green ACES also pointed out the recent *Greenbelt News Review* article written by Konrad Herling that suggested that Greenbelt encourage developers wishing to building residential units within the city to collaborate with a nonprofit or co-operative housing body to ensure incorporation of affordable housing.

Green ACES asked why the developer had purchased the adjoining property consisting of wetlands, and was glad to hear that the purchase was to encourage the city to approve the project, since the developer wouldn't be allowed to develop the land because of its wetlands status.

Green ACES recommended that the developers take advantage of PEPCO's incentives, of which they were unaware, to maximize the energy efficiency of the HVAC, lighting, appliances, and overall design of the project to help the project attain LEED certification or attain a higher level of LEED certification by incorporating higher levels of energy efficiency. John Lippert, chair of Green ACES, would be glad to work with the developers to maximize utility incentives (which he did at his last job before retiring).