

**PARK AND RECREATION ADVISORY BOARD
REPORT TO CITY COUNCIL**

Subject: Capital Office Park Preliminary Plan of Subdivision

Background: PRAB met with representatives from NRP and related business partners on September 18, 2019 to discuss the Preliminary Plan of Subdivision for the Capital Office Park. The presentation included a description of the plan, modifications to the plan based on other meetings with Council and other advisory boards, and was followed by a series of questions and comments by PRAB.

Recommendations: PRAB understands that the preliminary plan of subdivision is a general guide and is not a final, approved construction plan. As such, PRAB would like to state the following concerns and recommendations, some of which reiterate previous feedback given on the plan:

- **Amenities:** the addition of community garden space, a dog park, and a playground are attractive concepts. PRAB is concerned that these amenities are not sufficiently sized for the population served, and would encourage alignment with the City's plans on provisioning recreational spaces throughout the City, including playground design and distribution.
- **Private status of amenities:** under the current plan, only property residents would be eligible to utilize the aforementioned amenities, as well as the clubhouse. There was a discussion about possible partnership with the City, and a comment about financial and liability considerations. With this plan, these amenities would do nothing to support the adjacent populations that have repeatedly requested additional facilities and programs in this area.
- **Parks and Recreation requirements under the subdivision regulations:** the developer is proposing that the on-site private recreation amenities would be sufficient to meet the standards, and that enforcing the Mandatory Parkland Dedication requirements is at the discretion of City Council, rather than the County Planning Board. PRAB is concerned that the provision of dedicated parkland, and/or public recreational amenities, is not a given in this case.
- **Clubhouse:** the recreation facility proposed does not seem to have sufficient space for the number of residents, nor is there dedicated class/group exercise space outside of the CrossFit-style fitness room.
- **Traffic:** with this plans and the proposed commercial and residential development at Beltway Plaza, PRAB is concerned on the overall traffic impact and would encourage a traffic analysis that takes both projects into consideration over the entirety of the construction, including additional phasing.
- **Affordable housing:** there is no plan to include affordable housing units in the current plan, and PRAB believes that this is important to include for equity and affordability for residents and potential residents considering moving to Greenbelt.

Respectfully submitted by:
Jacob Chesnutt, PRAB Chair
Ric Gordon, PRAB Vice-Chair