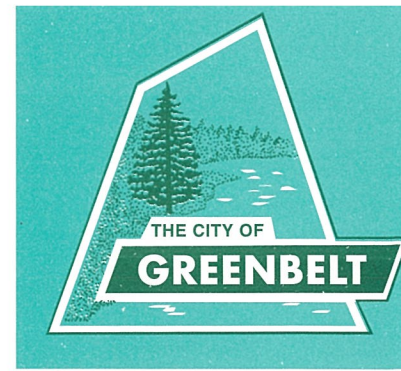


# CITY OF GREENBELT

25 CRESCENT ROAD, GREENBELT, MD. 20770-1886

December 10, 2019



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

**CITY COUNCIL**  
Colin A. Byrd, Mayor  
Emmett V. Jordan, Mayor Pro Tem  
Judith F. Davis  
Leta M. Mach  
Silke I. Pope  
Edward V.J. Putens  
Rodney M. Roberts

RE: Detailed Site Plan (DSP 19014) – NRP Greenbelt Metro

Dear Chair Hewlett:

The Greenbelt City Council has reviewed the Detailed Site Plan (DSP) for Greenbelt Metro, and on December 9, 2019 voted 4 to 2 to support the DSP with conditions. Attached is a list of the conditions approved by the City Council, and accepted by the applicant. The City respectfully requests that its conditions are supported by the Prince George's County Planning Board, and included as conditions of approval by the Planning Board, if the Board approves the DSP.

Over the last year, the Applicant has worked closely with the City to address the city's concerns relating to open space, transportation, recreation and the environment. The City believes that with the Applicant's agreement to the City's conditions, these issues will be adequately addressed and looks forward to supporting this project as it moves towards construction.

Thank you for the opportunity to review and comment. If you have any questions regarding the City's position on this matter please contact Judith Howerton, Community Planner II at (240) 542-2040.

Sincerely,

Colin A. Byrd  
Mayor

Attachment

cc. City Council  
Honorable Todd Turner, County Council Chair  
Nicole Ard, City Manager  
Terri Hruby, Director of Planning and Community Development  
Judith Howerton, Community Planner II  
Christopher Davis, M-NCPPC, Subdivision and Zoning  
Todd Pounds, City Solicitor  
Matt Tedesco, McNamee Hosea

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**City of Greenbelt**  
**Detailed Site Plan (DSP 19014) – NRP Greenbelt Metro**

**Greenbelt City Council Conditions of Support**

**December 9, 2019**

1. The Applicant agrees to limit as much as practicable locating air conditioning condenser units along its Cherrywood Lane frontage. Where unavoidable, the Applicant shall site the units to minimize aesthetic impacts (i.e., limit/reduce the visibility of the units from Cherrywood Lane) by revising the Landscape Plan to include appropriate screening to be reviewed by the City.
2. The Applicant agrees to consider solar installation on the clubhouse and to submit evidence of such consideration to the City within six (6) months of DSP certification by M-NCPPC.
3. The Applicant agrees to submit a detailed list of equipment and plantings proposed for the dog park and tot lot including, but not limited to, play equipment and either a shade structure or shade trees prior to certification of the DSP by M-NCPPC.
4. The Applicant agrees to work with the City's Arts Coordinator on identifying potential opportunities for the installation of public art within the social space at the proposed bike share station.
5. The Applicant agrees to revise the Detailed Site Plan to remove the eight (8) parking spaces at the main exit of the development (extension of Ivy Lane on the left) and to revise the landscape plan to formalize the space into a site amenity or landscaped area that complements the plaza and landscaping on the opposite side of the street prior to certification of the DSP by M-NCPPC.
6. Subject to the approval of the County Planning Board, the Applicant agrees to revise the Detailed Site Plan to show reverse angled parking along the main access Drive.
7. Subject to the approval of the County Planning Board, the Applicant agrees to revise the detailed site plan to provide a marked pedestrian crossing across the main entrance to connect the sidewalks serving the western building to the sidewalks serving the eastern building at a location in close proximity to the proposed plaza area.
8. The Applicant agrees to submit a LEED or equivalent scorecard demonstrating how the project incorporates green and sustainable building practices prior to the issuance of the Use & Occupancy permit.
9. The Applicant agrees to contact PEPCO for the purpose of exploring available incentives to improve energy efficiency and to provide the City evidence of such contact prior to project completion.