



**ADVISORY PLANNING BOARD  
APPROVED MINUTES OF MEETING  
Meeting Held Over Zoom  
October 29, 2020  
Minutes Prepared by Molly Porter**

- I. The meeting was called to order at 7:30 pm

BOARD MEMBERS PRESENT: Syed Shamim, Isabelle Gournay, Ben Friedman, Maria Silvia Miller, Keith Chernikoff, Matthew Inzeo, and James Drake

STAFF PRESENT: Molly Porter and Holly Simmons

OTHERS PRESENT: Alex Villegas (Rodgers Consulting), Nat Ballard (Rodgers Consulting), Matt Tedesco (McNamee Hosea), Jason Staley (Rodgers Consulting), Matthew Leakan (Rodgers Consulting), David Polonsky (Atapco Properties), Drew Romanic (Martin Architecture), Kap Kapastin (Quantum Companies), Bill Orleans, Jeff Lemieux, Ruth Grover

- II. Agenda approved as presented
- III. Minutes of September 29, 2020 approved as presented
- IV. Introduction of Holly Simmons, Community Planner

The Board was introduced to the new Community Planner in the City's Department of Planning and Community Development. Board members introduced themselves and gave a brief overview of their backgrounds.

- V. Introduction of the Phase 1 Beltway Plaza Detailed Site Plan

Ms. Porter provided a brief background of the Board's previous involvement with the review of the proposed redevelopment of Beltway Plaza, including reviewing the Conceptual Site Plan and the Preliminary Plan. Ms. Porter stated that tonight's discussion was an introduction to the plans and that staff would present a detailed staff report at a future date. Ms. Porter also noted that this DSP had not been accepted at the County level and that City staff was in the very early stages of review.

She then gave a brief overview of the proposal including 750 multifamily dwelling units, a 92-room hotel, and approximately 27,000 square feet of recreation space to be dedicated to the City. She then asked that Mr. Tedesco introduce the Beltway Plaza team to the Board and indicated that the representatives had a presentation for the Board.

After introducing the Beltway Plaza representatives, Mr. Tedesco started their presentation by outlining the background of the project and the previous approvals. He then highlighted the scope of the plan and the evolution of this plan from the Preliminary Plan of Subdivision. The representatives gave a detailed presentation about the proposed Phase 1 including

information about the internal street network, “green” elements, and private recreation amenities. The representatives also noted that the parking garage facades have not been determined at this time and they are still exploring ways to mask the parking garages. They also noted that unit type has not been determined for Building 1C, noting that this building could potentially be condominiums. At the conclusion of the presentation the Board had numerous questions that they would like to see addressed. Mr. Tedesco noted that they would take detailed notes and provide answers at the meeting or at a later date.

Ms. Gournay asked about the number of individuals expected from this phase of the proposed redevelopment. She also noted that the visuals presented do not give a sense of the scale of the development. Ms. Gournay also noted that this proposal seems very dense and asked what people are going to see from Franklin Park. She then noted that the landscape plan has improved, but more green space should be provided. With respect to the architecture, Ms. Gournay stated that there was a long way to go.

Mr. Friedman echoed Ms. Gournay in terms of the feeling that this proposal seems very dense, particularly for the residents across Breezewood Drive. Mr. Friedman also asked if Greenbelt Road improvements will be included with this phase. Mr. Tedesco responded that yes, they will be included, but they did not get to that in their presentation.

Mr. Drake agreed with previous comments about improvements to the landscaping and a concern about the scale of the buildings. He asked that the representatives look at ways to break up the buildings. He also noted that there needed to be a discussion about the apartments being for sale or for rent. He also raised a concern about the proposed on-street parking for ‘Street A’.

Mr. Inzeo echoed previous comments about the landscaping, but noted the development was denser than expected. He did note that the quality of the buildings looked high, but was also concerned about the scale of the buildings. He then asked the representatives for an idea of a timeline for the project.

Ms. Silvia Miller asked for a rough cost of Phase 1. The representatives responded that they did not have exact figures, but would estimate a nine-digit figure.

Ms. Gournay asked the representatives for an explanation about how motorists would use the parking garages. Mr. Chernikoff asked the representatives to show where the parking structures are on the plans. Ms. Gournay then asked questions about the courtyard proposed for Building 1A, specifically with respect to the noise level. Mr. Friedman echoed these concerns and then noted that the pool would likely not receive sunlight. He then asked a question about the west side of the AMC building and how that space will be maintained. Mr. Tedesco responded that this area is existing and is proposed to be enhanced through this proposed redevelopment. Mr. Drake also had concerns about sunlight for the pool and asked whether the representatives debated not fully enclosing the pool area. He noted this would also help with the noise concern.

Mr. Inzeo raised the timeline question again and Mr. Tedesco responded that the timeline is not exact, but they would expect a 2022 construction start date. Mr. Chernikoff summarized

the conversation by noting the improvements with landscaping, but concerns about the buildings. Board members also asked about senior housing noting that it was not included in this proposal. Mr. Orleans asked the Board to collaborate with GreenACES to look at the City as a whole in order to plan for the future. At the conclusion of the discussion, Ms. Porter noted again that this matter would come before the Board again and that Staff will be providing a detailed staff report.

VI. MAGLEV Task Force

Mr. Chernikoff asked for nominations for an Advisory Planning Board member to participate on the MAGLEV Task Force. Mr. Inzeo volunteered to be the representative. The Board voted (7-0) to nominate Mr. Inzeo to serve as the Board's representative.

VII. New Business

No new business was discussed.

VIII. The meeting was adjourned at 9:18pm.