



ADVISORY PLANNING BOARD
APPROVED MINUTES OF MEETING
Meeting Held Over Zoom
November 12, 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: Kap Kapastin (Quantum), Bill Orleans and Ruth Grover

- II. Agenda approved as amended
- III. Minutes of November 12, 2020 approved as presented
- IV. Introduction of the Phase 1 Beltway Plaza Detailed Site Plan

The Board continued their discussion from the October 29, 2020 meeting regarding the Phase 1 Detailed Site Plan for the proposed redevelopment of Beltway Plaza. Ms. Porter presented initial concerns that have been raised by Staff at this time. The Board then opened the discussion to a variety of different topics. The Board discussed concerns about parking along Street A, an absence of a drop-off area for the hotel, and the absence of senior housing in this phase of the development. The Board also discussed the size of the proposed units and a concern that this phase of the development would not be family-friendly. There was also a concern about the affordability of the units.

The Board then discussed the proposed architecture for Phase 1. The Board discussed that the architecture was too repetitive and bland along Breezewood Drive. Mr. Friedman noted that he appreciated that the architect attempted to fit into the style of historic Greenbelt. Ms. Gournay expressed a concern about the lack of space between the buildings and the sidewalk and would urge the architect to use interesting and good materials. Ms. Gournay also noted that more work needed to be done on the garage entry and that creative solutions need to be explored on the lower levels of the buildings, including possible two (2) levels of townhomes which would create a statement on the base of the building.

The Board expressed a general concern that the detailed site plan was too compact and that everything was tight. The Board also discussed that the exterior of the clubhouse should be more interesting and wanted more information about how the private recreation spaces are connected. The Board discussed existing buildings that have elements that could be included in the architectural design of these buildings. This discussion included the Kennedy-Warren Building in Washington, DC. The Board agreed to compile examples of buildings with interesting architectural features to be shared with the Applicant.

The Board also discussed information that they would like the Applicant to provide, including a schematic of the lobby area for the residential buildings. Mr. Drake raised that the number of electric vehicle car charging stations is not adequate for this development size. Staff then also raised a few issues including, the need for decorative crosswalks, the redesign of Street B to include a planted median, and removing the parallel parking along Street A. The Board also discussed the proposed improvements along MD-193 and stressed the importance of separation between the street and the proposed sidewalk along MD-193.

Mr. Kapastin noted that he was taking notes about the Board's concerns and comments and would share those with the other representatives from Beltway Plaza. The Board indicated that they would be inviting the representatives from Beltway Plaza to the next meeting to further discuss. The Board then discussed the upcoming meeting schedule.

V. New Business

No new business was discussed.

VI. The meeting was adjourned at 9:00 pm.