



ADVISORY PLANNING BOARD
APPROVED MINUTES OF MEETING
Virtual Meeting
February 3, 2021
Minutes Prepared by Molly Porter

- I. The meeting was called to order at 7:01 pm

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

COUNCIL PRESENT: Council Member J Davis

STAFF PRESENT: Molly Porter and Holly Simmons

ALSO PRESENT: John Lippert (GreenACES), Jane Young (GreenACES), Larry Hilliard (GreenACES), Matt Dirksen (GreenACES), Benjamin Fischler (GreenACES) and Bill Orleans

- II. Agenda approved as amended

- III. Minutes of December 2, 2020 approved as presented

- IV. National Capital Planning Commission (NCPC) Concept Review Referral on the Bureau of Engraving and Printing (BEP)

Ms. Simmons gave the Board a presentation about the NCPC Concept Review Referral on the BEP. She presented an overview of the proposal and the location of the site which has been identified as the preferred alternative. Staff also discussed that City Council has voted to oppose this project and detailed the reasons for this opposition. Staff also noted that this would be on City Council's agenda on February 22nd.

Mr. Drake asked about the streams in this area and how the project would deal with those streams particularly with consideration to the impervious surface that is being created. Staff noted that this is explored in the Draft Environmental Impact Statement, but did concur this is an area of concern. Ms. Gournay inquired about the number of parking spaces and whether a shuttle would be feasible for this project, as shuttles are used for other federal projects such as the National Archives. She also asked about the number of people that would work at this facility. Ms. Simmons responded that there would be approximately 1,600 employees with three overlapping shifts. She also noted that coordination with BARC on a shuttle is being considered.

Council Member Davis noted that the County Executive expressed support for this project at a recent City Council Work Session. Council Member Davis also noted that since that time the City has sent the County Executive the concerns raised about the Draft Environmental Impact Statement (DEIS) by the City. She also spoke about how the proposed Maglev would

take a portion of BARC for a maintenance yard, which will have a large impact. The City also opposes the piecemeal fashion in which these projects are being considered. Council Member Davis also raised that the FBI project is back in play, noting that Governor Hogan is advocating for the new administration to construct the FBI project in Maryland.

Mr. Chernikoff asked about solar panels on the BEP facility. Mr. Friedman noted that installation of solar panels was noted in the report for the rooftops of the building. Mr. Chernikoff then asked about the size of the building. Staff responded that the building is proposed to be about 1,000,000 square feet. Mr. Shamim asked about the project proposing to pursue LEED Silver certification and questioned why the project wouldn't attempt to achieve Gold certification.

Ms. Gournay raised that the project has no architecture and the project appears to be a large shed and noted a concern about the all metal proposed building. Mr. Chernikoff inquired about whether the materials choice is constrained by the machines that would be run. Staff responded that this has been raised as an impact. Mr. Chernikoff asked if this would be a one-story structure. Staff responded that the building is proposed to be 40 to 50 feet in height and will have manufacturing and office spaces.

Ms. Gournay then stated that there was a fundamental issue that the building does not need to be on this site and asked why would agricultural land be wasted for this purpose? She also noted it would be better to use a repurposed site rather than take a site like this, raising that this is a place people like to walk. She also asked about the traffic impacts of the project.

Mr. Drake observed that it seems they are planning for all of their employees to drive and then park and suggested that the project be asked to demonstrate advanced planning techniques with minimal parking and employees bussed from Greenbelt Station to the project area. Mr. Friedman stated that there is discussion of working with USDA on providing a shuttle. He did agree that the parking is extensive, but the report does mention using permeable pavers, though the project may not get credit for those pavers. The Board also discussed that the timing of the proposed work shifts currently conflict with Metro's operating schedule, but stated this needs to be further explored.

Mr. Syed raised a concern about the existing roads not being wide enough to accommodate this additional traffic. Mr. Chernikoff asked about how the trucks would be getting to the site. Staff responded that the proposed route is Kenilworth Avenue to Powder Mill Road. The Board asked that staff provide additional information about the number of truck trips and the intersections considered in the traffic study.

Mr. Chernikoff asked for the stated reason that the project would not use structured parking. Mr. Friedman responded that the report indicates that structured parking would impact the viewshed. Mr. Shamim raised that this project could benefit the City by bringing employment. Mr. Friedman agreed that the Board should consider economic benefits asking where employees would buy lunch, go shopping, and buy houses.

Mr. Chernikoff summarized the issues raised by the Board including, the traffic study is inadequate, the excessive parking and need for collaboration with Metro, stream mitigation,

and access to the site. The Board agreed to finalize a report at their next regular meeting on February 17th. Staff agreed to send out the requested information the day after the meeting.

V. Update on EV Infrastructure Initiatives

This item was not discussed

VI. Pedestrian and Bicycle Master Plan Update

This item was not discussed

VII. New Business

No new business was discussed

VIII. Adjourn

The meeting was adjourned at 8:50pm