



**ADVISORY PLANNING BOARD
APPROVED MINUTES OF MEETING**

Virtual Meeting

June 2, 2021

Minutes Prepared by Molly Porter

- I. The meeting was called to order at: 7:31 PM

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

COUNCIL PRESENT: Council Member J Davis

STAFF PRESENT: Terri Hruby, Holly Simmons, and Molly Porter

ALSO PRESENT: Alex Villegas (Rodgers Consulting), Nat Ballard (Rodgers Consulting), Matt Tedesco (McNamee Hosea), Jason Staley (Rodgers Consulting), Sheryl Fishel (Rodgers Consulting), David Polonsky (Atapco Properties), Drew Romanic (Martin Architecture), Kap Kapastin (Quantum Companies), Bill Orleans, Susan Walker, Ruth Grover

- II. Agenda approved as amended

- III. Minutes of May 19, 2021 approved as presented

- IV. Beltway Plaza Phase 1 Detailed Site Plan

Staff gave a brief introduction to the project and then asked the Applicant to introduce the members of the development team on the call before proceeding with their presentation. After the Applicant introduced members of the team they began their presentation with a history of the project, including the approved Conceptual Site Plan and Preliminary Plan of Subdivision.

The presentation then provided details about the submitted Detailed Site Plan, the Applicant noted that changes are being made to the plans to address concerns raised by City and County staff, including ensuring that signage is in conformance with the relevant regulations. The presentation covered several different aspects of what is being proposed for this phase of the proposed redevelopment, including the residential units, open space, and public recreation center. After the presentation Mr. Chernikoff asked if Board members had any questions. Mr. Inzeo asked about maximum height entrance for garages and about EV charging stations. The Applicant responded that the parking garages are being designed to accommodate vans and would have a maximum clearance of 8'.

With respect to EV Chargers, the Applicant noted that chargers are proposed for both the public and private garages. Mr. Friedman asked what type of charger is being proposed. The Applicant responded that this has not been determined. Mr. Friedman explained that members of APB and GreenACES have been working together to establish recommendations

for new developments with respect to EV chargers and expressed an interest in having a dialogue with the Applicant about this and that having both Level 2 chargers and DC fast chargers would be beneficial. Mr. Drake expressed the importance of having the infrastructure for EV chargers as part of the residential development to allow for installation of chargers as demand grows.

Mr. Friedman then asked about the walkways and their connection to the recreation center. The Applicant confirmed that it would provide direct access to the center and Mr. Friedman expressed support for that connection. Mr. Friedman did express an initial concern about Building 1C, particularly with respect to the proposed courtyards, the concern was with the courtyards being cut off from the rest of the community. The Applicant noted that there is parking underneath this area but that they have tried to minimize the separation between the public and private space.

Mr. Friedman then asked about the parking garages that are not enclosed by buildings and asked whether they would incorporate green walls. Mr. Drake reinforced that the parking garages need additional treatment and masking. The Applicant agreed to bring a new elevation back to the Board showing additional detail for the parking garages.

Mr. Drake asked about the separation between the proposed sidewalk and the traffic on Greenbelt Road, noting that vehicles are travelling at high speeds in this area and separation is needed. The Applicant responded that there is a landscape buffer proposed between the parking and the sidewalk and a grass buffer proposed between the sidewalk and the road. Mr. Drake asked about the size of this buffer and the Applicant estimated that this buffer varies between 2 and 5 feet. Mr. Drake noted that this sidewalk should be given greater consideration, particularly because it is a major feature of what passing motorists will see. Mr. Chernikoff asked for confirmation that the sidewalk will extend for the length of the property, the Applicant confirmed this understanding. The Applicant also noted that some landscape islands have been added to the existing parking lots in front of the Target and Giant.

Mr. Friedman asked for confirmation that a building is planned for the southwest corner of the site. The Applicant confirmed that a building is proposed for that location, but as part of a different phase. Mr. Friedman also asked for additional information about the amphitheater planned for the northeast corner of the site. The Applicant responded that their vision for this area is to have a passive site for individuals to have picnics or to sit. Mr. Friedman then asked about the plans for the existing retaining wall. The Applicant responded that this will be removed and Building 1A will be used to stabilize the slope. Ms. Silvia Miller expressed support for the proposed amphitheater area in the northeast corner of the site.

Staff asked the Applicant to explain the changes made to the plans regarding the removal of the Community Garden and the inclusion of an Orchard Plaza. The Applicant responded that there were strong concerns that plants would not thrive in this area due to sun exposure and that trees would be able to withstand this heat. Mr. Drake expressed support for the relocation of the multi-use trail on the east side because of the significant concerns expressed about the hillside. Staff then shared comments that were submitted by Ms. Gournay who was unable to attend the meeting, including a concern about density, minimal attempts at

relieving façade uniformity, size of the proposed courtyards, and a suggestion for roof terraces and green roofs to relieve monotony and increase sustainability.

Mr. Shamim asked about bus access to the site. The Applicant noted the existing bus stop on the property that is located under the deck of the southern parking garage. The Applicant also noted two existing bus stops on Breezewood Drive. Mr. Shamim added that the G-12 and G-14 bus lines run from Beltway Plaza to the Greenbelt Metro Station. After the Board's initial comments and questions Staff shared their initial comments and concerns. Staff noted that they were still early in their review and that a recommendation would be brought back to the Board. Staff did raise several concerns as part of their initial review, including lack of open space proposed for south of the residential buildings, a need to enhance the architecture, crime prevention through environmental design concerns, a recommendation to redesign Street B, the need to remove the proposed hotel, and access and functionality of proposed open spaces.

When staff concluded their initial comments, the Board then discussed the meeting schedule. The Board agreed to meet on June 9th to continue their discussion the of update of the Pedestrian and Bicyclist Master Plan and then meet on June 14th to continue their discussion of the Beltway Plaza Phase 1 Detailed Site Plan.

- V. No new business was discussed.
- VI. The meeting was adjourned at 8:47 PM.