



**ADVISORY PLANNING BOARD
APPROVED MINUTES OF MEETING**

Virtual Meeting

June 14, 2021

Minutes Prepared by Molly Porter

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

BOARD MEMBERS PRESENT: Keith Chernikoff, Isabelle Gournay, Ben Friedman, Jim Drake, Maria Silvia Miller, Syed Shamim
COUNCIL PRESENT: Council Member J Davis
STAFF PRESENT: Molly Porter

- II. Agenda approved as amended

- III. Minutes of June 9, 2021 approved as presented

- IV. Beltway Plaza Phase 1 Detailed Site Plan

Representatives from Beltway Plaza presented information regarding three topics that the Board had discussed previously including the parking garage, EV Charging Stations, and MD-193 improvements. The Applicant noted that they heard loud and clear that the parking garages weren't adequately screened and presented several options for screening, including art panels, metal screens, silk screens, and green screens. Mr. Drake asked if there was a height limit on green screens. The Applicant noted that it depends on the plant that is chosen and the irrigation.

Members of the Board expressed support for the screening options for the garage and noted that local artists should be collaborated with on these screens. Ms. Gournay did note that the screens should not be distracting to drivers and how the screening, particularly for Garage 3, should be welcoming to Franklin Park.

Mr. Friedman asked about the accent color proposed for Building 1B. Mr. Sullivan confirmed that the color is teal, but noted that this color is flexible. Mr. Friedman stated that he liked a green color and this could tie back to Historic Greenbelt's theme of green and white. Ms. Silvia Miller noted her strong preference for the teal color. Other Board members agreed that they liked the teal or would like green.

Mr. Sullivan then spoke about EV Chargers and noted that Level 2 would be installed most places because some vehicles can't use Level 3 chargers. Mr. Friedman agreed with this assessment and noted that consumers coming to the mall should have a mix of chargers that would include Level 2 and Level 3. Mr. Drake stated that for residents, Level 2 chargers are a good choice but that he would also like to see additional infrastructure installed in order to

accommodate expected demand. Mr. Sullivan noted that they are working on providing the infrastructure.

The development team then provided additional information to the Board about the proposed improvements along Greenbelt Road. They propose adding a sidewalk, landscape islands, and a grass strip between the road and the sidewalk. They also noted that at Cunningham Drive they are proposing a more traditional intersection to slow traffic that is coming into the property. Mr. Drake expressed support for these proposed changes and Mr. Inzeo noted that he liked the sidewalk.

The Board then discussed the hotel, which Staff noted there were strong concerns about the inclusion of this hotel and recommended its removal. Mr. Friedman asked what would happen in that area if a hotel weren't built. Mr. Sullivan noted that the applicant would ask for a revision to the plan and stated that a different use, such as office space, could be placed in that area. Ms. Silvia Miller expressed strong support for the hotel.

Ms. Gournay raised that there is a need for senior housing in Greenbelt. Mr. Shamim agreed with this assessment and Mr. Shamim asked about the current occupancy of the existing hotels in Greenbelt. Mr. Chernikoff noted that hotels in the area have closed recently. Mr. Chernikoff then recommended that the Board put together suggestions for the report. He suggested that the report include support for garage screening options, the involvement of local artists, and a more moderate garage screening option along Breezewood Drive. The Board also discussed raising in the initial comments a note about having a "filling station" area in the commercial parking areas for Level 3 chargers. The Board also expressed support for the proposed MD-193 frontage improvements. The Board discussed the hotel and while some Board members strongly supported its inclusion others thought that if there is market demand for the hotel it should be included.

The Board then discussed the north east corner open space, proposed to be an amphitheater. While Board members expressed support for a tot-lot, some Board members raised that they did not think this was a good location. Other Board members expressed support for the amphitheater. Mr. Sullivan noted that the linear park will include a water feature that children can play in. The Board then discussed the Orchard Plaza. Staff raised a number of concerns about this space and Mr. Sullivan noted that this area could be redesigned. Mr. Chernikoff asked about surveillance cameras in the Orchard Plaza area. Mr. Sullivan noted that there will be cameras in that area. Members of the Board expressed that the Orchard Plaza idea should remain. The Board then discussed options to minimize the contrast between public and private spaces, particularly near Building 1C. The Board discussed the need for a soft barrier on the north side of the Building 1C courtyards to ensure that it does not look like a gated community. The Board expressed a preference for no large fences in this area and raised the possibility of an ivy wall covering the fences near the Building 1C courtyards.

Mr. Chernikoff proposed that the Board reconvene on June 30th to finalize a report to be sent to Council. The other Board members agreed.

V. No new business was discussed.

VI. The meeting was adjourned at 8:50 PM.