



**ADVISORY PLANNING BOARD
UNAPPROVED MINUTES OF MEETING**

Virtual Meeting

June 30, 2021

Minutes Prepared by Molly Porter

- I. The meeting was called to order at 7:32 PM

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

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

ALSO PRESENT: 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), and Bill Orleans

- II. Agenda approved as presented
- III. Minutes of June 14th approved as presented
- IV. Beltway Plaza Phase 1 Detailed Site Plan

Mr. Chernikoff asked Staff to provide an overview of the meeting. Staff responded that the Applicant provided a few slides to address the Board's previous discussion about the masking of the parking garages. Before the Applicant presented slides, Mr. Friedman raised that the Board's discussion should include discussion of the hotel. He also asked if the Applicant could provide additional information about their plans for that area if the hotel were not built and what other options the Applicant would consider.

The Applicant then presented the options for masking the parking garages that they prepared. With respect to the parking garage proposed to be near the recreation center, Mr. Drake asked if the art could fill more of the space. The Applicant responded that on other garages they are proposing art that would take up more space, but that for this garage the thought was it could be a place for rotating art.

Ms. Gournay raised that there is a conflict between the art work and the design of the garage. She noted that the Applicant should have a simpler design on the top of the parking garage so that the artwork will be more interesting. Ms. Gournay also noted that another option would be to have the art work extend all the way up the garage. Ms. Silvia Miller noted that she disagreed and that she really liked the renderings presented by the Applicant. Ms. Gournay responded that she agreed the art should be changeable but had a concern about the artwork competing with the design of the structure. Mr. Drake agreed that he did not want the white portion of the parking garage design removed.

The Board then discussed the proposed artwork for Garage #2. Several Board members expressed their appreciation of the tree design. Mr. Friedman noted that he preferred the building design. The Applicant discussed their proposal along the pedestrian pathway to have a greenscreen at the ground level with the tree artwork on top to mask more of the garage. The Board expressed support for this idea.

The Applicant then presented ideas for Parking Garage #3. The Board was concerned with the use of words and phrases in the designs of the masking for the parking garages, and Mr. Friedman noted that the Applicant should look to Union Market in Washington, DC for examples.

The Board concluded their discussion of the parking garages and Mr. Chernikoff asked if Board members had other questions. Mr. Drake asked about why on-street parking was proposed. The Applicant responded that this would be used by visitors to the residential buildings and the mall. Mr. Drake then asked about the parking lot on the west side. The Applicant responded that this would be used for retail visitors. Mr. Chernikoff stated that he liked the way that Street A was designed. He also noted that he wanted to see the revised design for Street B. Mr. Friedman then asked about a rideshare pickup/drop-off. The Applicant responded that this has been incorporated into the redesigned Street B.

Mr. Orleans then asked the Applicant about the willingness of Quantum Companies to engage with Franklin Park. He also requested that the Board recommend to Council that the Applicant should interact with the residents of Franklin Park in order for residents to have an opportunity to comment. The Applicant responded that the development team does intend to have the information available to the community on specific dates and times at the Beltway Plaza Mall. He also noted that previously the Applicant was told not to participate in a meeting with the residents of Franklin Park.

The Board then continued their discussion of the proposed hotel. Ms. Gournay noted that she was not sure a hotel was needed in Greenbelt and that there is a need for diverse housing types. The Applicant responded that they have committed to paying for a feasibility study for diverse housing types and that Building 1C presents the best opportunity for those housing types. He also noted that there is no user for the hotel but that it was added because during the Preliminary Plan of Subdivision the development team was approached about a hotel as part of this development.

Mr. Friedman noted again that he would like to see what alternatives the development team is considering if the hotel is not marketable. The Applicant responded that they are cautious about showing alternatives. The Applicant did note that if the hotel were to be removed and replaced, revisions to the plan would need to be filed. A concern was noted about the lack of open space in the plan, but also that an open space should not be put somewhere it doesn't work. Mr. Friedman asked if the Board should include a specific request for the hotel market study to be provided to the City. Mr. Chernikoff noted that he was listing items to add to the report and that he would add that item. Mr. Drake asked if the Board would be able to see another design of Street B. The Applicant responded that it will be presented at the July 21st meeting. The Board then agreed to cancel their July 7th meeting. Mr. Orleans asked about the Applicant dedicating the property on the west side of Cherrywood Lane to the City. Mr. Friedman stated that he opposed this idea as it is not in the scope of the project and has different ownership. Ms. Silvia Miller agreed.

- V. No new business was discussed.
- VI. The meeting was adjourned at 8:48 PM.