



**ADVISORY PLANNING BOARD
APPROVED MINUTES OF MEETING**

Virtual Meeting

October 6, 2021

Minutes Prepared by Holly Simmons

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

BOARD MEMBERS PRESENT: Keith Chernikoff, Ben Friedman, Isabelle Gournay, Matthew Inzeo, James Drake, and Syed Shamim
STAFF PRESENT: Holly Simmons, Terri Hruby
ALSO PRESENT: Bill Orleans, Matt Sickle

- II. Agenda approved as presented
- III. Minutes of September 22nd approved as presented
- IV. Staff update on the Greenbelt Neighborhood Conservation Overlay (NCO) Zone

Ms. Hruby provided a brief update on the status of the Greenbelt NCO Zone. A Council work session occurred on September 20, after the City had received revised standards to reflect the comments of the City, GHI, and other stakeholders. At the last Council meeting, Council voted to send a letter in support of the NCOZ standards, which will be in front of the Committee of the Whole tomorrow (October 7). CB104-2021 is the Greenbelt NCOZ standards. If it is voted out of committee, it will go to a public hearing where only technical (non-substantive) revisions will be allowed. The bill needs to keep moving, to keep up with the Countywide Map Amendment (CMA). It is possible the NCOZ will be adopted by end of the year with the CMA.

Revisions to the NCOZ included:

Definitions have been provided for “Roosevelt Center”, “service side”, and “garden side”. Corrections have been made to the density map. Additional comments on the revised draft were presented at the City Council work session, and most of these comments were then addressed by the County. Single-family detached uses are subject to the existing density. Confusion about density language has been cleared up. Allowable additions to GHI units increased from 40% to 60%. Comments related to the height of buildings have all been addressed within the revised standards. Clarifying language has been added regarding where dwelling expansions can occur. Location criteria for accessible structures has been added. The County has indicated that, for legal purposes, it cannot support a prohibition against demolition, as they state it is not a zoning issue. The County did not support the removal of Jones property from the NCOZ. It has been included in the boundary, but excluded from provisions. M-NCPPC staff did not agree to any densities of 0 (as requested by the City for

Roosevelt Center, GHI woodland, and the Forest Preserve). They state that the density map needs to be at least consistent with the underlying zones. A public hearing will occur most likely next week, with anticipated adoption to approve by the end of the year. The neighborhood study was also slightly revised to address the concerns of the City and residents.

Mr. Drake asked whether there was a provision restricting construct of new buildings taller than existing buildings in Roosevelt Center? Ms. Hruby stated that the height is restricted to that of the existing building or 25 feet, whichever is lowest.

V. Staff update on the Greenbelt Road Community Walk

Ms. Simmons provided a brief synopsis of the September 21 Greenbelt Road Community Walk hosted by Delegate Alonzo Washington. The walk was attended by Delegate Washington and a staffer; the Mayors of the City of Greenbelt and the Town of Berwyn Heights; Council members from both municipalities; a SHA representative; and community members. The walk began in the Beltway Plaza parking lot, proceed east along the north side of Greenbelt Road to the overpass with Kenilworth Avenue; across Greenbelt Road to the south; and west along the south side of Greenbelt Road to Rhode Island Avenue. Ms. Simmons left the group at the intersection of Greenbelt Road and 63rd Avenue. The walk stopped at each intersection to discuss pedestrian and bicyclist concerns, including concerns with vehicle speed, damaged or missing signage, safety of students crossing Greenbelt Road to reach the middle school, sidewalk maintenance responsibilities, and general aesthetic appeal.

Staff anticipates that the information conveyed during the walk may be useful to the upcoming Greenbelt Road Corridor Plan project, for which the City was awarded funding through MWCOG's Transportation Land Use (TLC) grant. The TLC study area spans from Rhode Island Avenue to Edmonston Road, and the project has support from College Park and Berwyn Heights. Currently, the MWCOG process is at the solicitation stage, but APB will be involved once the project begins, along with Council and neighboring jurisdictions. The project will identify opportunities for improvements, and will have continuity with the ULI study that was completed for this corridor in 2018.

Board members questioned the status of the WMATA trail project. Ms. Hruby responded that project funding has been procured, and construction is hoped to begin in Summer 2022.

Mr. Friedman indicated concerns regarding repairs to Greenbelt Road that have disrupted traffic in the left-most travel lane westbound, as well as concerns about SHA road maintenance, including shrubs growing out of areas where the street meets the curb and within the sidewalk itself. Other Board members agreed.

At APB members' request, Staff will reach out to Delegate Washington's office to obtain meeting notes and inquire about next steps. Staff will also reach out to SHA to request an update on the schedule for returning the left-most travel lane of MD-193 westbound between Kenilworth Avenue and Rhode Island Avenue to normal.

VI. New Business

Mr. Drake indicated a concern regarding stormwater runoff along Research Road, where the pedestrian gate to BARC is located. He stated that water running off has created a 6" deep channel with sharp edges. He believes a pipe should be installed to carry water under the pedestrian gate. Ms. Gournay stated that BARC should be engaged in determining a solution.

Staff will research the situation and update APB accordingly.

VII. The meeting was adjourned at 8:15 PM.