



**ADVISORY PLANNING BOARD  
APPROVED MINUTES OF MEETING**

**April 5, 2023**

Minutes Prepared by Terri Hruby

I. The meeting was called to order at 7:37pm

<u>Members</u>	<u>Present</u>	<u>Absent</u>
Keith Chernikoff		X
Ben Friedman, Chair	X	
Isabelle Gournay, Vice Chair	X	
Matthew Inzeo	X	
Maria Silvia Miller		X
Syed Shamim (7:37pm)	X	

STAFF PRESENT: Terri Hruby, Director of Planning and Community Development  
OTHERS IN ATTENDANCE: 7010 Greenbelt Road Representatives Ian Black, Tenacity Group and Michael Thomas, Civil Engineer with CV, Inc. City resident Bill Orleans.

II. Agenda approved as presented.

III. Minutes of September March 15, 2023 approved as amended.

IV. 7010 Greenbelt Road Detailed Site Plan – Presentation from Applicant and Discussion

Ms. Hruby reviewed the history of the property/development proposal.

The Applicant made a brief presentation on the proposed Detailed Site Plan proposing 95 for-sale age restricted units. Mr. Black shared that a Community Room was added to one of the buildings per the City's request.

Board members asked about the distance from Greenbelt Road and discussed the need for noise mitigation. Ms. Hruby clarified that the DSP proposes to remove the existing vegetation along MD193 for grading operations and to mitigate the loss with new plantings. The Board discussed that the site topography should assist with minimizing noise impacts to University Square Apartments. The layout of the landscape closest to the buildings along MD193 was discussed and the consensus was it could be improved.

The Board reviewed the parking calculations with the Applicant. The need for additional Level 2 EV charging stations and supporting infrastructure to accommodate additional stations in the future was discussed. Ms. Hruby agreed to provide the Applicant with the Electric Vehicle Infrastructure plan for Greenbelt.

The Board discussed building layout including location of main entrances, secondary building entrances. Ms. Gournay inquired where the rear egresses were located for the buildings to the North.

Handicap parking was discussed, and it was requested that dimensions be shown on the plan.

Ms. Gournay inquired about opportunities for dog walking. The Applicant said he anticipated waste stations on the property would be provided. The Applicant spoke to City staff concerns about noise related to the proposed pickleball court and the proximity to residences.

Ms. Gournay shared that she liked the formality of the interior court yard, but more could be done to incorporate elements significant to historic Greenbelt. She suggested formal hedge rows and other elements found in Roosevelt Center should be used, including specifically bench design elements. The widening of the interior sidewalk system was also discussed. Ms. Hruby agreed to send the Applicant a copy of the plans for Roosevelt Center.

Sustainable/green building elements were discussed. The Applicant agree to provide a list of green building practices to City staff, however confirmed that the construction would not be LEED certified.

The color of the buildings was discussed. The Applicant provided two color scheme options and the Board unanimously preferred Option 2. The Board requested the Applicant look at opportunities for the building architecture to give a “nod” to Historic Greenbelt. It was suggested the balcony railings, canopies over the main entrances and building numbers present an opportunity to incorporate elements of historic Greenbelt’s significant architectural elements. It was referenced that benches could borrow some of the significant elements found in Greenbelt’s historic bench design.

The Board agreed more detail is needed on the front building elevations, particularly along the ground floor and with respect to units facing parking.

Some Board members expressed significant concerns about each building having only one elevator, specifically given the age restricted nature of the housing. The Applicant stated that a second elevator is not an option given the financials of the project and that the project is an “off the shelf” product.

Resident Bill Orleans questioned whether the proposed use is the best use for the site. The Applicant spoke to the proposed project being largely driven by the City’s interest in age-restricted housing. He explained the challenges with providing affordable housing. The anticipated cost of the units was discussed, but the Applicant indicated he did not have that information. The information was requested.

Resident Bill Orleans raised concerns about the possible location of a fire house on the neighboring Armory site and noise impacts.

Circulation through the site was discussed. More information was requested on how the site accommodates fire access and larger vehicles (i.e., Greenbelt Connection and trash trucks). The need for a raised crosswalk connecting the central court yard to the south to the sidewalk system to the north was discussed.

The Board requested revised renderings that accurately depict the realities of what is being proposed.

The lack of storage facilities was discussed as a concern.

The Applicant explained why all units are proposed to be two bedrooms. The layout of the units was discussed. The Applicant agreed to provide a list of ADA features.

The Board generally discussed the building product and the potential for improvements to better serve those looking to age in place. The Board also discussed the sites challenges in terms of access and walkability.

The Board agreed to continue its review of the DSP at its April 19<sup>th</sup>, 2023 meeting.

- V. Staff Updates – No new updates.
- VI. No new business was discussed. The next meeting is scheduled for April 19, 2023
- VII. The meeting was adjourned at 9:00 PM