



**ADVISORY PLANNING BOARD  
APPROVED MINUTES OF MEETING  
Greenbelt Community Center  
January 10, 2018  
Minutes Prepared by Jessica Bellah**

I. The meeting was called to order at 7:33 pm

BOARD MEMBERS PRESENT: Brian Gibbons, Nicole Williams, Maria Silvia Miller, Syed A. Shamim, Keith Chernikoff.

STAFF PRESENT: Jessica Bellah

CITY COUNCIL PRESENT: absent

PRESENTERS: Alex Villegas from Rodgers Consulting, Matthew Tedesco from McNamee Hosea, Josh Wooldridge, Karl Alt, and Joe Torg from NRP Group, and Paul Norman from C+W

ALSO PRESENT: 2 members of the public

II. Agenda approved as amended to remove approval of minutes.

III. Multifamily Housing Development Proposal Concept – Capital Office Park, Intersection of Cherrywood Lane and Ivy Lane

Ms. Bellah provided a brief introduction to the Board introducing NRP Group as a prospective buyer interested in pursuing a multi-family development on the undeveloped Capital Office Park parcels located north of the intersection between Ivy Lane and Cherrywood Lane. The N.R.P. Group LLC is the contract purchaser currently in their due diligence period while they consider purchasing the property and pursuing this development. They have provided some conceptual preliminary renderings and site layouts and are seeking feedback from Greenbelt's staff, advisory boards, and Council during their feasibility vetting period. Ms. Bellah noted that these plans are very conceptual and will continue to change.

Mr. Gibbons asked representatives from N.R.P.Group and their advisors to present their concept and answer questions. N.R.P. Group has developed hundreds of projects throughout the country and most of their recent work has taken on some elements characteristic of Transit Oriented Development (TOD). N.R.P. introduced several concepts currently being sketched out and answered several Board questions as well as questions from members of the public. In general the proposed design included exterior entrances to ground level units, pool and clubhouse amenities, a green "common" ~ 50 feet wide, parking ratios of ~1.5 spaces per unit, estimated a mix of 300 to 315 studio, 1, 2, and 3 bedroom units of market rate rental apartments at \$1.85 - \$1.95 per SF, and potentially 5-10,000 SF of convenience retail space.. N.R.P. would be the developer and owner.

The Board expressed favorable responses to the proposal and encouraged N.R.P. to pursue the development concept further in a meeting with Council.

IV. The meeting was adjourned at 8:57 pm.