



**ADVISORY PLANNING BOARD
APPROVED MINUTES OF MEETING
Greenbelt Community Center
October 28, 2015
Minutes Prepared by Jessica Bellah**

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

BOARD MEMBERS PRESENT: Brian Gibbons, Jeff Lemieux, Keith Chernikoff, Isabelle Gournay, Maria Silvia Miller and Nicole Williams.

CITY STAFF PRESENT: Jessica Bellah

CITY LIAISON PRESENT: Mayor Pro Tem Judith Davis

Also present were representatives Justin Frye, Will Yakel, and Norman Rivera from Woodlawn Development Group

II. Agenda approved as presented with the removal of Meeting Minutes for October 14, 2015

III. Greenbelt Station South Core Phase Three Detailed Site Plan (DSP) Ms. Bellah introduced the project area and discussed the current review schedule for the project based on a January 7, 2016 Planning Board hearing date. Ms. Bellah informed the Board that this is the third version of the DSP. She explained that staff had previously requested several revisions to the site plan layout, landscape plan, and architecture for the project which resulted in some revisions to elements of the plan. The developer (Woodlawn Development Group) has proposed no more revisions to the site plan.

Ms. Bellah informed the Board that staff has serious concerns related to the proposed density for the home product offered, configuration of lots, and proposed road system. In addition, Staff was not satisfied that the plan met all the conditions of the city's Development Agreement, conditions of the Conceptual Site Plan approval or best practices for urban design.

Board members asked staff and representatives from Woodlawn Development Group questions related to the plan. Lot 116 which will either be designated as public parkland or retail was discussed in depth. There were concerns raised regarding its L-shape and ability to accommodate elements associated with commercial development.

The Board discussed the issue of density and staff presented their opinion that the large single-family townhome products proposed by the developer are too tightly packed and inappropriate for the site given its locational constraints. Woodlawn explained that their preference would be to sell the site to a retailer willing to build but that it is unlikely a commercial property would be successful at this time. Mr. Orleans suggested the developer reach out to the co-op to see if they would be interested in setting up a branch of their grocery store on the site.

The Board discussed the density and lot configuration in terms of open space. Ms. Bellah informed the Board that staff is recommending a higher density product such as 2-over-2 townhome units replace several of these units to free space for open and green space in the development. The Board discussed the proposed courtyards, quality of open space, and addition of pocket parks. The Board discussed the proposed sound barrier wall and adverse impacts from abutting properties. The board was undecided on whether the pedestrian overpass was still a useful component to the project given the reduction of retail components and decided more discussion is needed.

The Board developed the following comments for a draft report:

- 1) The Board has concerns that the current configuration of Lot 116 as a retail component is too reliant on the private road system. The added cost for maintaining road systems used by commercial vehicles and commercial bound traffic will burden the HOA significantly.
- 2) The Board recommends that Lots 75-77 be removed and replaced with a pocket park to serve as dedicated open space. The board identified that this may be a good place for a dog park.
- 3) There is disagreement on the Board as to whether the density is appropriate given the type of home product proposed.
- 4) The Board is concerned that until outside bike and pedestrian connections are in place, they are hesitant to approve a design that could preclude the future development of retail space. The Board generally supports the idea of adjusting or removing home lots 106-115 to accommodate a configuration for Lot 116 that could better serve as a retail space.

In general, the Board supports the staff recommendations presented by Ms. Bellah. However, the Board requested the opportunity to review the project once more, discuss specific recommendations and draft a report for Council.

IV. The meeting was adjourned at 9:23pm.