



**ADVISORY PLANNING BOARD
APPROVED MINUTES OF MEETING
Greenbelt Community Center
March 27, 2013
Approved Minutes Prepared by Jaime Fearer**

I. The meeting began (no quorum) at 7:45 pm

BOARD MEMBERS PRESENT: George Branyan, Brian Gibbons, and Matt Johnson

COUNCIL LIAISON PRESENT: Emmett Jordan

CITY STAFF PRESENT: Jaime Fearer, Terri Hruby

OTHER ATTENDEES: Ramon Benitez, Permit Monkey; Phil Down, Sachuest Group; Bill Orleans

II. Approval of Agenda

- No quorum

III. Magnolia Springs Nursing Home at Doctors Hospital – Detailed Site Plan

- Ms. Hruby presented a PowerPoint with the details of the Detailed Site Plan application, including the project location, background, site plan details, approved stormwater management concept plan, tree conservation plan, and a summary of staff findings; overall, staff views this as a supportable project.
- Mr. Branyan and Mr. Johnson shared concerns about pedestrian access from Nightingale Drive; Mr. Benitez responded that the residential community is opposed to full access from Nightingale Drive to the proposed rear access drive of the nursing home and that the residents specifically requested access be “cut off”; the board maintained that it would like to see pedestrian access at this connection.
- Mr. Johnson asked about the lack of direct pedestrian access from Mallery Drive to the front entrance; Mr. Benitez explained the difficult grading on the west side of the site due to current ownership issues, and he added that it may be possible to add a sidewalk on the east side of the entry drive to the front entrance that connects the islands in the parking lot; Mr. Down added that staff will enter on the north and west sides of the building and visitors will enter on the east side.
- It was clarified that Doctors Hospital is the landowner, but is not the nursing home operator, Genesis is the operator.
- Though not part of this project, Mr. Benitez mentioned that in the near future the intersection of Mallery Drive and Good Luck Road will be signalized, and that the next phase of improvements on Mallery Drive include completing the sidewalk connections.
- See attached APB report 2013-2

- IV. Final draft review of the City of Greenbelt Pedestrian and Bicyclist Master Plan
- The following edits will be made in advance of the next (April 10, 2013) meeting, where the board will take a final vote to send the plan to City Council
 - Mr. Branyan has provided the general language needed for the Acknowledgments section
 - Section titles will be added to the footer to accompany page numbers
 - The Toole draft Recommendations Matrixes and accompanying maps (both for pedestrians and for bicycling, each beginning on pages 42 and 67, respectively) will be moved from the body of the report into a new appendix
 - The word “Pedestrian” appears in the title of both the Pedestrian and Bicycling Recommendations Matrixes (initial and working) – that will be corrected
 - The maps will be noted in the Table of Contents
 - Page numbers will be added to the Toole maps
 - Additional language will be added before the “Working Document” Recommendation Matrixes – both Pedestrian and Bicycling – to reiterate that the Matrices are the meat of the specific recommendations and that they are, in fact, living documents that can and will be edited/amended to be used as a tool when planning the City’s capital improvement projects
 - Pg. 87 discusses Walk to School Days in Greenbelt – Ms. Fearer will contact the Police Department to confirm when and where the City’s two elementary schools have participated
 - Pg. 90 – update image caption to say “...pedestrian...” and not “...pedestrian’s...”
 - The current Appendix A, “Select Location Concepts” – beginning on page 92 – will become part of the body of the report, before the “Education, Encouragement, and Enforcement” section, and as a subsection of the “recommendations” section
 - The figures in the “Select Location Concepts” subsection will convey in the Table of Contents
 - The board is brainstorming an updated title to the “Select Location Concepts” subsection – thoughts on “Site-Specific Illustrative Concepts” or “Small Area Illustrative Concepts”? Ms. Fearer will also look into the initial project application to see if we used specific terminology at that time.
- V. Election of Officers – Chair and Vice Chair
- Deferred until the board has quorum
- VI. The meeting was adjourned at 9:20 pm.

SUBJECT: Detailed Site Plan for Magnolia Gardens Nursing Home

BACKGROUND: There is an existing 114-bed nursing home facility located on Doctors Hospital's campus, outside of the City of Greenbelt. The existing nursing home facility was built in 1970 and because of its age, design and condition; it is in nonconformance with current building standards and codes or the American with Disability Act. As stated by the Applicant, "while properly encapsulated, the presence of undesirable building materials such as asbestos and lead paint prohibit even the most minor renovations." In addition, the existing facility does not meet the space needs of a state of the art nursing home facility.

The Applicant, Magnolia Gardens Real Estate, LLC, which represents a partnership between Doctors Hospital and Genesis Healthcare, is proposing to replace the aged facility, with a new 76,660-square-foot, one-story nursing home facility on property adjacent to the Doctors Hospital campus. The facility is designed to accommodate a maximum of 130 beds, but initially it will have 114 beds.

ANALYSIS: Although the Board did not have quorum, it felt that it was important to review and comment on the subject detailed site plan. The proposed facility will replace an aged, nonconforming structure. The new facility utilizes environmental site design including permeable pavement in the parking lots, bio-swales, rain gardens and an underground rainwater harvesting system. The Applicant has indicated it will use green building techniques during construction of the new facility.

The one component of the proposed project the Board has a concern with is the pedestrian circulation system. As proposed, pedestrian access to the facility is via a new sidewalk connecting to an existing sidewalk on Mallery Drive and extending along the eastern perimeter of the site. However, the main entrance to the facility is on the western side of the building. This provides an indirect route, and leads pedestrians towards the rear of the facility resulting in safety concerns as well. To provide direct pedestrian access, a sidewalk should be provided from Mallery Drive, along the access road to the west leading to the main building entrance. The Board understands that the Applicant has explored this connection, but an easement with the abutting residential property and the site's topography pose challenges. However, the Board feels this is a critical pedestrian connection that must be evaluated further. This is especially important because pedestrians will likely take the most direct route, and if no sidewalk is present, will be forced to walk in the roadway of the access drive.

The Board also has a concern with the lack of a pedestrian connection serving the neighboring residential development to the east. There is a logical connection that should be made from the terminus of Nightingale Drive to the proposed sidewalk along the access drive to the east. The Board understands that there may be some

resistance from the residential community, but feels that the Applicant needs to explore the connection further.

RECOMMENDATION: The Board recommends City Council support the Detailed Site Plan for Magnolia Gardens Nursing Home with the following Condition:

1. The applicant agrees to re-evaluate the pedestrian circulation system with the goal of providing a sidewalk from Mallery Drive, along the access road to the west and extending to the main entrance of the facility, and to provide a pedestrian connection from Nightingale Drive to connect to the proposed sidewalk along the east side of the facility to serve the neighboring residential community.

Respectfully submitted,

George Branyan
Chair

There was no quorum, but the three members present concurred with the above recommendation.