



**ADVISORY PLANNING BOARD
APPROVED MINUTES OF MEETING
Greenbelt Community Center
May 18, 2011
Minutes Prepared by Amy Hofstra**

The meeting was called to order at 7:45pm

BOARD MEMBERS PRESENT WERE George Branyan, Joyce Gladstone, Keith Chernikoff, and Brian Gibbons.

CITY STAFF PRESENT WAS Amy Hofstra.

OTHER ATTENDEES were Chad Williams from M-NCPPC and Bill Orleans.

The agenda was approved with one change to include a report from Mr. Chernikoff regarding the Middle School Task Force.

Mr. Williams began the meeting by providing a status update on the Sector Plan currently underway for the Greenbelt area by M-NCPPC. The Sector plan was formally initiated by the County Council and therefore the boundaries were finalized. The only change to the boundary line was a shift to the west to include the industrial area along Ballew Road in Berwyn Heights. The boundary does not include any of College Park, though staff and elected officials there would be included in correspondence. Additional information is available at the website www.pgplanning.org/greenbelt.htm.

Mr. Williams reviewed how information would be gathered from the public. Key points mentioned by Mr. Williams included Spanish translation, a business roundtable, a newsletter every other month, and a facebook page. At this time, four meetings were planned public workshops, each focused on a specific portion of the plan area. The first workshop would focus on areas east of the Baltimore-Washington Parkway. The remaining workshops would focus on Greenbelt Road, Greenbelt Metro Station, and Beltway Plaza/Springhill Lake. Two additional workshops will be planned for the Fall/Winter for summary and review. Mr. Branyan agreed with the other Board members that the next APB meeting should be canceled so members might attend the first workshop on June 14th.

Mr. Orleans asked Mr. Williams if any commercial property owners would be involved in the planning process and if it would be possible to work with them to create a project similar to the redevelopment project in White Flint. Mr. Williams indicated that business owners and property owners would both be invited to become involved. He agreed with

Mr. Chernikoff that the economic climate and specific situation was not right to recreate a development plan similar to the one in White Flint.

Mr. Chernikoff asked Mr. Williams if he had any information about the 267 buildings in the Beltsville Agricultural Research Center that were recently listed on the national surplus facilities list. Mr. Williams did not have detailed information about the buildings listed, but he mentioned that the Research Center is zoned to preserve the rural character.

The Board then discussed the future of Fieldstone Park. Mr. Gibbons indicated that Fieldstone Park had evicted many residents and vacancies were high. The Board asked if staff from Fieldstone Park could be invited to discuss the redevelopment of the small shopping center near Springhill Lake Elementary. Ms. Hofstra agreed to send an invitation.

Mr. Chernikoff shared an update with the Board regarding the plans for the historic portion of Greenbelt Middle School. As projected operating costs were high, the City was considering taking a much smaller portion of the building. Costs to repair the old building were approximately, \$15 million, not including any renovation. The County has agreed to provide just \$6 million in funding. In addition, Turning Point Academy was interested in a larger portion of the building to expand their program to include grades 9-12. Programming for the new building would likely include gymnasium space, art facilities, and space for GATE. In response to a question from Mr. Orleans, the building could not be increased in height due to flight restrictions from College Park Airport.

Ms. Gladstone then collected funds for a plaque to remember Mr. Goldberg. The public unveiling is scheduled for September 18th.

Finally, the Board discussed the CSX proposal. Many members speculated that the Greenbelt location was not a likely choice because of the environmental issues, though the location was the closest of the four to I-95. Mr. Orleans added that the Beltsville Civic Association was meeting with CSX staff.

The meeting was adjourned at 8:55 pm.