



**ADVISORY PLANNING BOARD  
APPROVED MINUTES OF MEETING  
Greenbelt Community Center  
November 16, 2011  
Minutes Prepared by Jaime Fearer**

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

BOARD MEMBERS PRESENT: George Branyan, Ann Landry-Lombardi, Brian Gibbons, and Jeff Lemieux

CITY STAFF PRESENT: Jaime Fearer and Amy Hofstra.

OTHER ATTENDEES: Chad Williams, M-NCPPC; Tom White, Greenbelt News Review; Bill Orleans

II. Agenda was amended and approved.

III. The October 26, 2011 minutes were amended and approved.

IV. Update on Greenbelt Sector Plan from Chad Williams of M-NCPPC

- Mr. Williams thanked all who've been able to attend the Sector Plan meetings and workshops thus far, and specifically thanked APB for the comments they sent to Tamara Jovovic
- Preliminary concept round-ups will be presented at agency and staff charrette on November 17, 2011 to prepare of the next set of community workshops
- M-NCPPC will be going to the Planning Board to ask for a 6 month extension
  - M-NCPPC wants more time to work in and with the community
  - The transportation study couldn't begin until late September, and M-NCPPC now has a draft memorandum – generally traffic is better than the perception (A – B rating traveling East/West; E – F rating traveling North/South)
  - M-NCPPC will present the traffic study findings at the January meeting, and the report should be available on the website before that
  - The timing will not coincide with Greenbelt's 75<sup>th</sup> anniversary – draft language will tentatively be written ~May 2012; if one public hearing is called for, it will likely be in October 2012, if two public meetings are needed, they will likely wrap up in January 2013
- Draft concept plans will be displayed at the first January meeting
- Meeting #5 will tentatively be scheduled in February
- Meeting #6 will tentatively be scheduled in late-February/March

- The second newsletter was mailed to ~2,300 addresses within the Sector Plan area on November 15, 2011 – it is a summary of what has occurred since the first newsletter and will be posted on the website soon
- Youth workshop component: M-NCPPC will work directly with Principal Tweedy – backup: Gilbert Youth Center
- Outstanding issues:
  - Pedestrian & Bicycle Master Plan – M-NCPPC wants to continue to coordinate as Sector Plan process continues
  - Possible WMATA and DPT&W route changes
  - Greenbelt Middle School disposition
- M-NCPPC has no zoning recommendations at this time
- Mr. Gibbons asked about follow-up on the pedestrian and bicycle master plan; Mr. Williams would like to see the final recommendations by the end of the calendar year
- Ms. Landry-Lombardi asked about how M-NCPPC is changing zoning issues in the updated sector plan; Mr. Williams said that with regard to Beltway Plaza, M-NCPPC has had discussions with the Plaza’s management, the community, and with staff
  - Alternatives for the site appear to be:
    - Status quo
    - High employment (mixed-use with office)
    - High residential
  - Mr. Williams noted that there will be zoning changes in the sector plan, but staff is not sure where yet
    - Quite likely to down-zone state-owned property at Cherrywood and recommend a transfer to the Department of Natural Resources
    - Mr. Branyan mentioned that a bicycle/pedestrian connection through this parcel would be useful
    - Mr. White noted that he thinks the land preservation is already conditional
- Ms. Hofstra asked if the sector plan will take a position on Beltway Plaza, i.e. can the property be zoned separately. Mr. Williams responded that he doesn’t yet know if M-NCPPC will take a position on that in the sector plan, and that the plan needs to be as realistic as possible about what can result from the plan.
- Mr. Branyan asked about the plans for the November 17 charrette, including will it go beyond zoning and cover topics like pedestrians, bikes, and connectivity. Mr. Williams replied that it would cover additional topics like those, and added that the State Highway Administration (SHA) is slowly moving toward a “Complete Streets” policy.
- Mr. White noted that SHA had approved of a neighborhood improvement plan along 193 that was “scuttled” and wanted to know if that plan still exists. Mr. Williams replied that M-NCPPC looked for the plan and has thus far been unable to locate it.
- Mr. Branyan noted that he was impressed with the Dublin, OH transit-oriented development (TOD) example given at the New Carrollton TOD forum last month. He wondered that with the changes in the market, would a plan that lessens the intensity like that (i.e. 3-4 story buildings, mixed-use) be possible at the Greenbelt

Station? Mr. Williams replied that M-NCPPC will explore that in addition to many options. He added that right now Greenbelt's Metro is categorized as a Metropolitan Center – what if we downgrade to a Regional Center? What if we get a GSA tenant?

- Mr. Gibbons asked if the presence of Konterra brings down Greenbelt's Metropolitan status. Mr. Williams replied that while Konterra says it is not a competitor, M-NCPPC staff believes it is.
- Mr. Orleans asked if staff had heard updates about any other properties. Mr. Williams replied that M-NCPPC staff would be meeting on Friday with the Greenway Center owners, and that they've reached out to University Square but have not yet heard back.
- Mr. White asked if there are any long-range goals for the Armory. Mr. Williams replied that the property is just outside of the Sector Plan boundaries.

V. Reminder of the Baltimore-Washington Parkway Feasibility Study meeting on November 17, 2011

- Mr. Branyan reminded the group that, in the context of BRAC, thousands of jobs will be shifting to Ft. Meade.
- The first public meeting was held July 20, 2011.

VI. Update on Maryland Bike Share application

- Ms. Fearer updated the group about the City's intentions to apply for a Maryland Department of Transportation (MDOT) grant for a bike share feasibility study.

VII. Pedestrian & Bicycle Master Plan

- Ms. Hofstra will compile the matrix results and send out to the Board in time for the next meeting.

VIII. The meeting was adjourned at 9:07 pm.