



**WORK SESSION of the Greenbelt City Council held Monday, December 20, 2004 for the purpose of meeting with management and owners of the Springhill Lake Apartments.**

Mayor Davis started the meeting at 8:00 p.m. It was held in the Council Room of the Municipal Building.

PRESENT WERE: Councilmembers Konrad E. Herling, Leta M. Mach, Edward V.J. Putens, Rodney M. Roberts, and Mayor Judith F. Davis.

STAFF PRESENT WERE: Michael P. McLaughlin, City Manager; Celia Craze, Director of Planning and Community Development; Terri Hruby, Assistant Director of Planning, and David E. Moran, Assistant City Manager.

ALSO PRESENT WERE: Patti Shwayder and David Douglass, AIMCO; Michael Arrington, (Government Relations Consultant); Kenn Dunn and Tim Davis, Loiederman-Soltesz Associates (Engineers); Andre Gingles (Zoning Counsel); Kap Kapastin, Beltway Plaza; Brian Gibbons, Advisory Planning Board, and Natasha Brown, The Gazette Newspapers.

The meeting began with introductions. Mayor Davis distributed some notes from sessions she had attended at the NLC Conference on the topic of redevelopment.

Ms. Shwayder gave a Powerpoint presentation. She indicated that AIMCO hoped to have a Conceptual Site Plan that could be filed with the County in the first quarter of 2005. Ms. Shwayder expressed a desire for some flexibility in the housing mix, based on market conditions.

Mr. Roberts expressed concern about the lack of a process for public input. He indicated that the density was increasing. Mr. Roberts stated that a school, recreation center, and bus lot could not fit on the existing school board property and thought that more athletic fields were needed. He expressed concern about the loss of a City recreation center and stated that AIMCO was moving too fast with their plans.

Mr. Putens stressed the need to include the residents. He agreed that more fields were needed in the area. He noted that schools were overcrowded now and questioned if Eleanor Roosevelt could handle the increased student capacity.

Mr. Herling wanted to incorporate more elements that were compatible with the original "Greenbelt Plan." He mentioned the need to include arts and pedestrian connections. Mr. Herling asked about the number of "for sale" units. Mr. Douglass stated that the original plan had about 265 townhouses, but noted that now AIMCO wanted to add condominiums to the mix of housing types.

Ms. Mach expressed excitement about the plan. She liked the school campus approach. Ms. Mach stated that the middle school was too small, especially given the increase in

density. She stressed the need for transit connections. Ms. Mach asked AIMCO to look at cooperative ownership and stressed that she favored affordable home ownership.

Mayor Davis asked for a copy of the Powerpoint presentation. She asked about the jitney. Mr. Douglass responded that it was a great idea, but too early.

Mr. Herling requested that affordable housing be addressed. Ms. Shwayder stated that while they were not looking at subsidized housing, AIMCO wanted there to be a mix of rents.

Mr. Roberts stated that Springhill Lake was a very large complex and that previous owners had not invested in the complex. He indicated that he did not want to see an increase in rental units. Ms. Shwayder responded that the redevelopment presented an opportunity to address the current design problems associated with Springhill Lake.

Ms. Craze identified many issues that staff had observed in a plan reviewed earlier in the evening. She particularly liked the elimination of surface parking areas. She noted that covenants could be used to begin addressing Council's concerns. Ms. Craze stated the need to bring all streets up to City standards. She indicated that this plan was true neo-traditional design and very different from the original "Greenbelt Plan." She expressed a desire to work closely with AIMCO on the details to try and address the Council's concerns.

Mayor Davis expressed the need for a work session with Planning and Community Development staff so that Council could get on the same page and provide some direction to staff.

Council reviewed the next steps. Mayor Davis stressed the need for significant community input and believed that AIMCO might not be able to get a Conceptual Site Plan done by early next year.

Mr. Arrington stated that this was an opportunity for a private-public partnership and that State and County leaders needed to work with the City of Greenbelt.

Ms. Shwayder asked for guidance on how to accomplish the public process. Council suggested that she work with Mr. McLaughlin.

Mayor Davis asked about the maintenance situation with the existing complex. Ms. Craze stated that the present level of complaints was consistent with a complex of this size. She expressed satisfaction with Springhill Lake's response in addressing maintenance issues. Council also noted that they were not receiving Springhill Lake's newsletter.

The meeting ended at 9:50 p.m.

Respectfully submitted,

David E. Moran

Assistant City Manager