



MINUTES OF THE CITY COUNCIL WORK SESSION held Wednesday, July 17, 2002, for the purpose of meeting with representatives of Capital Office Park.

Mayor Davis started the meeting at 8:05 p.m. It was held in the Senior Classroom of the Community Center.

PRESENT WERE: Council members Edward V. J. Putens, Rodney M. Roberts, and Mayor Judith F. Davis.

STAFF PRESENT WERE: David E. Moran, Assistant to the City Manager; and Kathleen Gallagher, City Clerk.

ALSO PRESENT WERE: Richard Perkins and Nancy Slepicka, Capital Office Park; Sheldon Goldberg, Advisory Planning Board; and Sue Krofchik, Greenbelt News Review.

Following introductions, Mayor Davis spoke briefly about the purpose of the "stakeholder" meetings and complimented Capital Office Park (COP) for being "one of the stakeholders we like to brag about."

Plans for Undeveloped Sites: Mr. Perkins said they are in about the same place they were at the stakeholder meeting two years ago. They don't build on speculation, so until they have tenants, they won't develop the sites. They've had a number of strong possibilities over the last few years (FDA, NYLCare, Blue Cross/Blue Shield), but none panned out. It was clarified that they have one more pad site on Ivy Lane, and four on Cherrywood - three on the Court side and one across the street. Mayor Davis asked about their vacancy rate. Mr. Perkins said their only substantial vacancy is the GSA space, which is spread over two buildings. He said COMPAQ has renewed.

Lot at Ivy and Kenilworth: Mayor Davis said Council would like them to keep in mind that the City would be very pleased to receive this lot as a gift. Mr. Perkins said he would keep that in mind but that they hope to recoup their investment on it eventually. Mr. Roberts said he had previously been supportive of the idea of trading City approval of higher density on the developed site for the corner lot, and he encouraged COP to continue considering a trade-off of this sort. Mayor Davis emphasized that the City considers that lot to be part of its extended "gateway" and would like to own it to keep it as green space.

Bus Shelters: Mayor Davis noted that the City has been adding bus shelters to residential neighborhoods on a planned basis but should perhaps consider doing more in commercial areas.

Marriott Sign: The confusing sign for the Marriott on the west side of Kenilworth Avenue was discussed. Ms. Slepicka said they would need to discuss that with Marriott.

Streetscaping on Cherrywood Lane: Mayor Davis described some of the traffic-calming plans for Cherrywood Lane, including the roundabout at Metro Access Drive. She said Mr. Turnbull had particularly wished to raise the possibility of a partnership between the City and COP on improving the treescape and streetscape of Cherrywood from the bridge to Kenilworth. Mr. Perkins said they would consider this, but he noted that Kenilworth was constructed with inadequate space between the sidewalk and the street for proper planting of street trees.

The Salt Dome: Mr. Perkins stated emphatically that if the City wants to improve the streetscape at that end of Cherrywood, the first thing that must be done is to get the State Highway Administration (SHA) to move the salt dome. He and Ms. Slepicka said their understanding from SHA staff was that until this was listed in their Capital Improvement Plan, SHA could do nothing about it. Ms. Slepicka suggested that beyond making the request of the SHA, the City should take it up with the state delegation. Mayor Davis asked Mr. Moran to take note of that. She added that she thought the City had written a number of letters to the SHA that it had not received responses to and asked that the status of this be reviewed.

Greenbelt Station: Mayor Davis said the developers are supposed to be working on a new plan but that the current economic slump may have impacted the priority the project is receiving. She said there are quite a few steps to go before plans would be approved or funded for a beltway interchanges. Mr. Perkins said COP's only concern is that any additional traffic generated by the project be properly handled.

Bradford Pear Plan: It was explained that a plan was in development, which will be sent to COP when it has been completed and approved by Council. COP has taken down some Bradford Pears and replaced them with what Mr. Perkins believed to be another type of pear tree. He said there are a number of gaps, however, where the City has not replaced City trees. The bolting and bracing of the trees, with which COP was not familiar, was also briefly discussed.

Public Works Facility: Mr. Moran and Council described the plans for the expansion of the facility. Mr. Perkins said the Public Works facility is not screened adequately, particularly in the winter. He suggested the City make greater use of evergreens for screening. He said they have received complaints from tenants about the appearance of the facility. The Mayor said the expansion of the facility may actually help this somewhat, since some of the equipment that has been kept outdoors will be moved inside. Mr. Perkins agreed this be a step forward.

Mayor Davis asked if COP had any other concerns or problems it wished to raise with the City. Mr. Perkins confirmed that their two biggest issues for City attention are the salt dome and the public works facility.

Council thanked Mr. Perkins and Ms. Slepicka for coming. Mayor Davis said the City would be following up with them on some of these issues.

The meeting ended at 8:55 p.m.

Respectfully submitted,
Kathleen Gallagher
City Clerk