



MINUTES OF THE CITY COUNCIL WORK SESSION
held Thursday, June 25, 1998, for the purpose of discussing Green Ridge House parking.

The meeting began at 7:35p.m. It was held in the meeting room of Green Ridge House

PRESENT WERE: Council members Edward V.J. Putens, Rodney M. Roberts, Alan Turnbull Thomas X. White and Mayor Judith F. Davis.

STAFF PRESENT WERE: Michael P. McLaughlin, City Manager; David E. Moran, City Clerk; Bo Ferguson, Management Analyst and Terri Hruby, Community Planner

Mayor Davis began by welcoming everyone to the meeting. She reviewed the agenda and explained the process that would be used to conduct the meeting.

Ms. Hruby began by giving a summary of the history of the community; the existing parking situation at Green Ridge House and GHI. She gave a history of the project to date and briefly presented the original six designs alternatives along with their advantages and disadvantages.

Ms. Hruby indicated that option 5 (rear of GRH w/access around 20 Court side) was deemed the only option worthy of further consideration. She referenced 3 other alternatives options which were rejected. Bonnie Brant asked if a city-wide study had been done on parking problems. Mr. McLaughlin responded that there has not been a city-wide study, but there had been neighborhood evaluations. Mr. White noted several examples of areas that had been studied.

Ms. Hruby presented the latest revision of option 5. Next, she presented the Gardenway option.

Ms. Davis asked if the parking lot proposed in the Gardenway option lot was further back on the site. Ms. Hruby responded that it was because the engineers were attempting to avoid a private land-use agreement with GHI. Mr. Roberts stated there were additional impacts to the Gardenway option including: lighting, impacts to end units, and loss of the green belt.

Ms. Krofchik asked if the Gardenway option cost included the pedestrian path and was it handicapped accessible. Ms. Hruby responded that the path cost was included and the option was ADA accessible.

Mr. White indicated that the cost of these options and a structured lot were the same. Mr. Turnbull indicated that the cost was extremely high. Mr. Roberts asked about the

status of the \$4,000 study and was staff comfortable with the cost. Ms. Hruby responded that the presentation was the result of the study and that costs could increase or decrease depending on unknown conditions.

Mr. White asked if Gardenway could be cheaper based on relocation of the road.

A resident of 21 Court Ridge raised concerns about drainage and possible presence of wetlands. Hopi Auerbach calculated that 12 additional spaces were needed which were covered by the Cassels proposal. She indicated that a majority of residents did not own cars.

Ron Jewel asked about costs and how much money was available. Mr. Ferguson responded that there was approximately \$500,000 in the GRH construction fund. Ms. Lauber asked about noise and would a sound barrier be needed on the Baltimore-Washington Parkway. Ms. Hruby responded that a barrier would not be needed.

Ruth Mathes asked about lighting impact. Ms. Hruby indicated that selection of the appropriate fixtures and proper shielding should minimize the impact. Jim Cassels suggested that angled parking be considered and suggested Centerway as a model. He also suggested that shared parking be considered. Mr. Roberts favored looking at the angled parking option and mentioned several areas with angled parking.

Mr. Turnbull also favored angled parking and reported that this was often a feature of small towns. He suggested that traffic calming be considered along Ridge to help make the angled parking safe.

Vincent Petrone asked if Ridge Road would be widened and believed angled parking wouldn't work. Kiki Theodoropoulos expressed concern about costs and costs to the woodland. She was very concerned about the loss of 80 trees. Dave Lantz, of 20 Court expressed concern about loss of property values.

Joyce Meekins of 20 Court, indicated that Green Ridge House residents were great neighbors. She reported that parking was already a problem in 20 court and indicated no problem with the 20 Court option. Thelma Massey stated that parallel parking was not a good idea.

Bob Snyder did not like the loss of trees associated with Gardenway and the disruption to 20 and 24 court. He favored option 6, elimination of the existing island and tightening the existing spaces. Ms. Hruby indicated that removal of the island would not gain additional spaces.

Bob Auerbach favored 8 spaces of angled parking, he commented on option 2 and suggested reducing the number of spaces. With regard to option 3, he favored 10 spaces along 20 Court. On option 4, he proposed the reduction of spaces. He believed GHI would support the proposals if they could use the spaces.

Claudia Breen, believed the Gardenway option was messy. She expressed concern about the loss of trees and property de-valued. She asked about loss of trees on the playground. Ms. Hruby responded there were two trees that would be disturbed.

Mr. Skinner believed Hamilton Place was a different road. Laurelei Cruz indicated that the Senior population had a unique set of issues and believed angled parking was unsafe. She favored a long-term solution to the problem. Ms. Cruz indicated that trees could be replanted and that the beautiful grounds should be maintained.

Ralph Webb raised the issue of aesthetics. He indicated the oak in the front yard was a special tree and very valuable. He indicated a willingness to sacrifice smaller, less valuable trees to save the oak. Ms. Auerbach believed 15 spaces were needed. She believed all trees were valuable and she didn't think that the number of cars at GRH were going to increase.

Brian York indicated that he expected parking demands to increase. He believed that any solution needed to ensure the GRH residents park on site and free up Ridge Road for GHI residents. Ms. Meekins asked about time-frame. Ms. Hruby responded that a minimum of 12 months would be required.

Mr. Turnbull believed that there may not be one option that would solve all of the problems. Ms. Massey characterized Mr. Turnbull's position as prohibiting people from having cars. Mr. Turnbull stressed that he did not want to tell anyone that they couldn't have cars. He believed that we got into this problem incrementally

Keith Jahoda suggested making Ridge Road one-way and this would free up a travel lane. Mr. Roberts believed that everyone had to work together. Mr. Auerbach noted that several units are occupied by people who cannot drive cars. He suggested roof parking and charging for parking.

Cathy Holstrom expressed concern about angled parking and who would get to park there. She also expressed concern about seniors limitation with using angled parking. Carl Landi expressed the need for parking for visitors and care givers.

Parking Management

Ms. Hruby presented the existing parking management strategies in place for both GRH and GHI. She indicated that staff had surveyed 14 facilities, similar to GRH to determine their parking situation and management plans. Ms Hruby described each of the management options identified in the report.

Ron Jewel believed the city needed to understand the dynamics at Green Ridge House that makes the facility unusual. Mr. Roberts believed the dynamic at GRH was a nicer place. In response to a question, Mr. Ferguson indicated that 99% of the residents meet the HUD low-income requirements. Martin Coyne noted that many residents had been given cars their cars as gifts.

Mr. Turnbull expressed a concern that the use of the construction fund would disproportionately benefit the residents with cars. Ms. Brant wanted to know the costs associated with parking management and favored experimenting with these before any lots were constructed. Ms. Hruby provided potential costs associated with the management options.

Mr. Jewel stated that there was a difference between people who were low income on paper. Mr. Jewel asked if preference could be given to people without cars who are truly poor. Mr. Siegel indicated that there were a great number of services available to residents of Greenbelt. He didn't believe there was a problem.

Ms. Brant asked again about the costs of establishing a permit system. She too agreed that there wasn't a problem. Ms. Hruby responded that enforcement and administration of a visitor program were the major costs. Mr. Coyne responded that residents utilize their cars during the day. Ms. Siegel believed that there wasn't a problem. Ms. Evans indicated that she often has a problem finding a space. Ms. Brant asked that Council count the spaces along Ridge Road.

Ms. Theodoropoulos believed that safety was a different issue and believed that there were other solutions to the problem. Mr. Roberts favored bringing this to a conclusion and getting something done. Mr. Putens agreed that one solution would not work. Ms. Massey stated "we've been waiting 5 years for a parking lot." Mr. Auerbach thanked everyone, particularly city staff for coming. Mr. White also thanked staff and believed that Council would have to make a difficult decision.

Mayor Davis also thanked everyone, particularly staff.

The meeting was adjourned at 10:45 p.m.

Respectfully Submitted,
David E. Moran
City Clerk