



**REGULAR MEETING OF CITY COUNCIL HELD
MONDAY, MAY 11, 1998**

Mayor Davis called the meeting to order at 8:04 p.m.

ROLL CALL was answered by Edward V.J. Putens, Rodney M. Roberts, Alan Turnbull, Thomas X. White and by Judith F. Davis, Mayor.

ALSO PRESENT were Michael P. McLaughlin, City Manager; Robert Manzi, City Solicitor; W. Bowman Ferguson, Management Analyst and David E. Moran, City Clerk.

Mayor Davis observed a moment of silence for Marie Boisvert & Barbara Leadbetter. Then, she led the Pledge of Allegiance to the Flag.

CONSENT AGENDA: Mr. White moved approval of the consent agenda. Mr. Putens seconded. The motion passed 5 to 0.

COUNCIL THEREBY TOOK THE FOLLOWING ACTIONS:

MINUTES

Work Session, April 27, 1998

Approved as presented

MORATORIUM ON BIKING ON PARCEL 1 AND SURPLUS SCHOOL PROPERTY:
Council referred the moratorium to the Parks and Recreation Advisory Board and the Youth Advisory Committee for their review and comment.

APPROVAL OF AGENDA: Mr. Putens moved that the agenda be approved. Mr. Turnbull seconded. The motion passed unanimously.

PUBLIC HEARING - FISCAL YEAR 1999 BUDGET: As required by the City Charter, a public hearing must be held on the proposed FY 1999 Budget. A public hearing must also be held in accord with the State's Constant Yield Tax Rate requirements. This public hearing meets both these requirements.

There was no testimony on the proposed budget. The Mayor declared the Public Hearing to have been held.

PRESENTATIONS: On Friday evening, May 8, 1998, at the Greenbelt American Legion, Corporal Carl H. Shinner was named the Greenbelt Police Officer of the Year. Mayor Davis read the proclamation that was presented to Corporal Schinner in his honor.

PETITIONS AND REQUESTS: Thelma Massey, President of the Green Ridge Association presented a petition requesting a parking lot be built at Green Ridge. Mayor Davis noted that this issue would arise later in the meeting.

ADMINISTRATIVE REPORTS: Mr. McLaughlin announced that the Recreation Department had put on a multi-cultural day. He also noted that the Public Works open house had been very successful. Mayor Davis also congratulated the departments on both of these activities. She also thanked the Planning & Community Development Department for their PGCMA program. Finally, Mayor Davis noted that she had attended the Blue Ribbon School Awards which had been presented to Eleanor Roosevelt High School.

RESOLUTION EXTENDING THE TERMS OF THE CABLE FRANCHISE GRANTED TO JONES COMMUNICATIONS OF MARYLAND, INC. AUTHORIZING THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A CABLE TELEVISION SYSTEM IN THE CITY OF GREENBELT: Mayor Davis read the agenda comments.

Mr. White introduced the above titled resolution for first reading.

UPDATE ON GREEN RIDGE HOUSE PARKING: Mayor Davis read the agenda comments. There was discussion about where the issue was left at the last meeting. Mr. Manzi noted that because a motion had been tabled at the last meeting, Council must first dispense with that motion.

Mr. Roberts indicated he would not support the motion because of the impacts. Mr. White stated that all of the alternatives have impacts, but he was in favor of having the analysis. Mr. Turnbull stated that he was in favor of ideas. He believed that only structural ideas had been considered so far and that management ideas must be considered as well. Mr. Turnbull stated that Council had only considered Green Ridge concerns and not those of GHI.

Mr. White stated that there was a clear need for parking in this area and believed that GHI concerns had been considered. Mr. Putens hoped that GHI would be notified of the work session. Mr. Roberts believed that Gardenway residents would oppose this alternative and that the motion would prolong the discussion on this issue.

Mayor Davis stressed that Council needed as much information as possible for the work session on June 25. Mr. Turnbull expressed dissatisfaction with the information available on parking management options. Mr. White indicated he would support an amendment that would explore some management options.

Mr. Roberts called the question. The motion passed 3 to 2 (Turnbull, Roberts)

Editorial Note: During the discussion of this item, Council believed, based on incorrect information from staff, that a motion to "contract with GPI to study the Gardenway alternative at a cost of \$4,000" was made on 4/27 and was tabled until this meeting. In fact the motion made at the 4/27 meeting was "to postpone discussion of the issue until 5/11." When Council voted they believed they were voting on a motion to "contract with GPI to study the Gardenway alternative at a cost of \$4,000."

Mr. Roberts moved that staff pursue a study of management options and get cost estimates to Council at the next meeting. Mr. Turnbull seconded. Mr. White requested that there be a scope of work included. The motion passed unanimously.

Claudia Breen, of 24-K Ridge, expressed dissatisfaction with the Gardenway option. She believed there would be negative impacts such as noise, lights, traffic and construction impacts. She also disapproved of the \$4,000 funding for the study.

Ms. Massey again stated the resident's needs for parking. Bonnie Brant expressed concern about the June 25 meeting being held at Green Ridge House.

Ron Jewel, 19-L Ridge Road, asked what management options had been pursued. Mr. Ferguson responded that what steps had been taken to date. Mr. Jewel stressed that even after a parking lot was built there would still be a need for management.

Julia Eichhorst, requested a work session with GHI once all the alternatives had been researched. Sue Krofchik requested that there be a meeting that accommodated everyone.

Ralph Webb, hoped everyone could work together to resolve this issue. He expressed concern about loss of landscaping at Green Ridge and hoped that aesthetics would be retained. He also requested that a lighting expert be hired.

Philip Brandenson, 14-C Hillside, noted that a general problem existed citywide. He stated that ample parking was available if people were willing to walk a block or two. Brian York, stressed that there used to be an abundance of parking at Green Ridge, but that situation had clearly changed. He favored a cap on cars at Green Ridge and favored numbered spaces along Ridge.

Bob Auerbach, 22 Ridge Road, stated that as a former resident of GHI for 30 years, GHI had tried some things to address parking problems. He favored underground parking and believed it should be considered further. Douglass Pratt of 24 Court Ridge requested that sketches be made available of all of the parking options.

Mr. White stressed that the June 25 work session was a Council work session and not a public hearing.

DETAILED SITE PLAN - MARYLAND TRADE CENTER IV: Mayor Davis read the agenda comments. Ms. Hruby reported on the items that had been added as a result of discussions with the applicant.

Michelle LaRocca, representing Dimensions Health Care corporation, described the project to the Council. She indicated that they were in full agreement with all the conditions listed in the report. Jeff Hubbard, Joyce Engineering, summarized the traffic flow on the site.

Mayor Davis asked about pedestrian and bicycle access. Mr. Hubbard described the summarized the pedestrian links to existing sidewalks.

Mr. Roberts moved that Council approve the detailed site plan submitted for Maryland Trade Center IV with the following conditions, as recommended by staff and endorsed by the APB: 1) Transfer of the National Park outlot be undertaken prior to an issuance of a building permit for subject property, with all costs associated with the transfer to be borne by the current property owner; 2) If the 12 parking spaces being proposed as future spaces are ever constructed, a pedestrian connection be provided between the proposed parking and the Holiday Inn; 3) All proposed signage be submitted to the City for review and approval; 4) Trees and other vegetation be maintained in good order, condition and repair; 5) Site amenities such as benches and picnic tables be provided; and 6) As recommended by the City's Horticulturist, the applicant agrees to plant Cleveland Select Pears along the access road, where two new trees are being proposed. Mr. Putens seconded.

Mr. White asked if this would complete the build-out on this site. Mr. Manzi and Ms. Hruby responded that this is the last developable parcel on this site. Mayor Davis asked about picnic tables, signage and landscaping. Mr. Turnbull asked about bike racks. Ms. LaRocca indicated she would arrange for a bike rack.

The motion passed unanimously.

COUNTY BILL CB-35 - GREENBELT METRO PARK: Mayor Davis read the agenda comments. COUNTY BILL CB-35 -

Mr. Roberts requested that staff elaborate on item 3. Mr. Manzi indicated that County staff had concerns about mentioning specific stores. He noted that from a legal perspective he was satisfied that the city would receive reviews and be given opportunity for input.

Mr. White noted that CB-35 had evolved into something better than it was at its inception. He expressed concern about the supporting the bill with the existing weaknesses, particularly the environmental weakness.

Mr. Putens still had concerns that this bill had not gone through an open process. He asked Mr. Manzi to elaborate on the connection to CR-17. Mr. Manzi described the relationship between CB-35 and CR-17.

Mr. Roberts expressed concern about the preliminary plan that Council had seen. He indicated that support of CB-35 might indicate support for this developer. Mr. Turnbull believed that Council may be able to have a greater impact on the bill by supporting it with conditions. He favored strengthening the environmental language.

Mayor Davis also favored strengthening the environmental language and suggested that specific reference to the environmental processes. Mr. Manzi suggested changing the language in Item 2 to "Provision of a program to protect.....woodlands at the time of a Comprehensive Plan".

Mr. White remained unconvinced. He suggested that Council continue to work on strengthening and improving CB-35 without fully embracing it.

Richard Reed, of Wilkes, Artis, Hendrix & Lane, stated his opinion that this was the best site for upscale retail. He thanked Council and City staff for their input and improvements to the bill, particularly the increases in public input.

Mr. Roberts stated that he still had concerns about the legislation, particularly the secrecy about development proposal. Mr. Reed asked Mr. Roberts to consider that CB-35 only allows a concept to go on that site and does not endorse a specific concept.

Mr. Putens stated that he was concerned about the Smith property aspect of this proposal. He suggested that Council may want to issue a statement that explains the Council's position. Mr. Reed understood Council's hesitation, but hoped that Council would support the bill so that they could move forward together.

Mr. Turnbull stressed that Council's frustration regarding a secretive process was not with Mr. Reed and his development team, but was with WMATA's process. Mr. White questioned what tangible evidence existed that this was really about upscale retail.

Celia Craze, the city's Planning and Community Development Director stated that she believed the city was better off with CB-35 than the standard MXT zone. While she agreed that this was not a good process, she believed the tool (CB-35) was a satisfactory tool. She believed that CB-35 was possibly the best alternative, out of all the Euclidian Zones.

Doug Love, of 3-D Plateau, stated that any improvement to the Smith property would be better than what currently existed. He also favored the interchange at the Beltway. Barry Schlesinger expressed concern that the bill would really be amended. He also believed that the process should be open and was concerned about the implications of the city endorsing this process.

Mr. White moved that the City Council cannot support CB-35 unless it is strengthened as follows. He also believed that Item 1 needed to be clarified, Item 2 needed to be strengthened and Item 3 needed elaboration. He also wanted Greenbelt to include a statement about the dissatisfaction with the process as well as positive language about the efforts to date. Mr. Turnbull seconded.

Ms. Craze suggested that Item 1 be limited to the first sentence only. With respect to Item 3, she suggested that the language specifying specific stores be removed. Council favored deleting Item 3. Mayor Davis favored stating the motion in a positive manner.

Mr. Roberts believed this was not an appropriate process and believed the city should take a position in opposition of this process. Mr. White restated the motion as follows:

1. Delete language dealing with the optional method of development (Sec. 27-475.06.03b).
2. Strengthen the environmental protection language in Sec. 27-475.06.03c2Cv as follows:
Provision of a comprehensive program to protect, preserve, enhance, and restore environmentally sensitive areas, including wetlands, floodplain, riparian areas, stormwater management, steep slopes, unstable soils, and existing woodlands at the time of the Conceptual Site Plan

Ms. Wilson suggested including the language under the purposes section of the bill. Sheldon Goldberg of 7848 Jacobs Drive, believed the city had obtained a lot of concessions under this process. Mr. Putens believed that the negative impacts on A.H. Smith were severe. Mr. Roberts again stated that this is the wrong process.

Mr. Turnbull requested that a specific statement of "quality and quantity" be added under stormwater. He also requested that "riparian" be added to the list.

Mayor Davis stressed that the citizens of Greenbelt paid good tax money to get the resources that the city has and the citizens expect the Council to use those resources. Mr. Putens stressed that while he was dissatisfied with Metro's process and the use of text amendments, he believed that the city was working to get the best results for the citizens of Greenbelt.

Ms. Craze suggested that a closing paragraph indicate that with these changes the city will support CB-35 as long as no diminutive changes are made.

The motion passed 4 to 1 (Roberts).

BRIEFING ON PEDESTRIAN SAFETY MONTH PROGRAM: Mayor Davis read the agenda comments and Ms. Craze made a presentation. Council expressed support for the program.

WAIVER OF REQUIREMENT TO CONSTRUCT BRAE BROOKE DRIVE: Mayor Davis read the agenda comments.

Mr. Roberts moved that Richmond-American be granted a waiver of their requirement to construct Brae Brooke Drive. He further moved that in exchange for this waiver, that they be required to re-vegetate the right-of-way and that this landscape plan be reviewed with Bill Phelan and APB, and approved by Council, and the developer be required to complete the landscaping by the end of the planting season this year. Mr. Putens seconded.

Mr. Turnbull asked about using this area for a trail. Mr. Turnbull indicated that the city should try and get some additional funds. Mr. White believed it would be unfair to ask the developer to pay \$100,000 to not build the road.

Ms. McCarthy requested that "other amenities" be added to allow APB the opportunity to consider some other amenities. Mr. Roberts asked if there was discussion with the residents about this area. Mr. Turnbull favored using this opportunity to get as much from the developer as possible. Mr. Putens indicated that the residents only wanted a greenspace buffer.

The motion passed unanimously.

REPRESENTATION ON GREENBELT METRO AREA SECTOR PLAN: Mayor Davis read the agenda comments. Mr. White, Roberts and Turnbull expressed a desire to be appointed to this group. Mayor Davis stressed that the meetings would be open to the public and all Council members could attend at any time.

MEETINGS: Council moved the Federal Dinner to June 19. Council rescheduled the work session on Goals to June 17. Council set aside June 10 or June 15 to meet either with Ms. Plogman or to discuss Metro.

ADJOURNMENT: Mr. Putens moved to adjourn the meeting. Mr. Turnbull seconded. The motion carried 5 to 0. Mayor Davis adjourned the regular meeting of May 11, 1998, at 1:39 a.m. on Tuesday, May 12, 1998.

Respectfully Submitted,
David E. Moran, CMC
City Clerk

"I hereby certify that the above and foregoing is a true and correct report of the regular meeting of the City Council of Greenbelt, Maryland, held May 11, 1998."

Judith F. Davis
Mayor