

**Greenbelt City Council
Work Session**

**Lakeside North High Rise
Development Proposal**

**Monday
April 4, 2016
7:30 p.m.**

**Council Room
Greenbelt Municipal Building**

To: City Council
From: Michael McLaughlin, City Manager *MPM*
Date: February 26, 2016
Re: Development proposal

At the Four Cities meeting last evening, University of Maryland President Dr. Loh mentioned how instrumental David Hillman of Southern Management Corporation has been to revitalizing Baltimore Avenue with the hotel at Paint Branch Parkway and the Cambria hotel further up Baltimore Avenue.

Mr. Hillman and Southern Management are also the owners of Lakeside North Apartments. On Tuesday of this week, Mr. Hillman and Mr. Arthur Horne met with Mayor Jordan and me at Mr. Horne's request. Mr. Horne is his attorney.

Mr. Hillman is interested in building a luxury high rise apartment building on unused land on the northern edge of the property on which Lakeside North sits. There are approximately 5 acres which are undeveloped.

Mr. Hillman and Southern Management are the developer and owner of the luxury high rise apartment and hotel located at the intersection of the Baltimore-Washington Parkway and Arundel Mills Parkway called Palisades at Arundel Preserve. He has similar products in Bethesda and Towson and this is the product he would like to build in Greenbelt.

Mr. Hillman believes the market is ready for a luxury high rise and would like to present this idea to Council. There are a number of zoning and development process hurdles to this idea since while the Lakeside North property has unused land, in zoning terms it is fully developed based on the number of units currently there.

Mayor Jordan was very clear that Council would need to be briefed on this idea. Mr. Hillman and his team would like to make a presentation to the Council. At this time, you have April 4 open. We will place this matter on your meeting list on the March 14 agenda.

Attached are some conceptual drawings of the idea.

Cc: David Moran, Assistant City Manager
Celia Craze, Planning and Community Development Director
Terri Hruby, Assistant Director, Planning
Jessica Bellah, Community Planner





