



City of Glenarden
Public Forum
March 30, 2015 - 6:30PM
Minutes

Councilwoman- Carolyn Smallwood
Councilwoman – Deborah Eason
Councilwoman – Elaine Carter
Councilwoman – Judy Diggs
Councilman – James Herring
Councilwoman – Maxine Phifer
Mayor Dennis C. Smith
City Manager – Kenneth Jones

- Call to Order at 6:30PM
- Invocation Led in Silent Prayer
- Roll Call

Councilwoman Carter – Present
Councilwoman Diggs - Present
Councilman Herring – Present
Councilwoman Jenkins – Absent
Councilwoman Phifer – Present
Councilwoman Eason - Present
Councilwoman Smallwood – Present

We have a Quorum

- Motion to Adopt Agenda
 - Councilman Herring motion to adopt the agenda - Seconded by Councilwoman Carter

Councilwoman Carter – Yes
Councilwoman Diggs - Yes

Councilman Herring – Yes
Councilwoman Jenkins – Absent
Councilwoman Phifer – Yes
Councilwoman Eason – Yes
Councilwoman Smallwood – Yes

- Topics of Discussion
 - Glenarden Apartments Redevelopment
 - Steve Paul is coordinating the design process
 - In Phase I: Data Gathering, Analysis, Resident Feedback
 - After tonight the developers will return with different plans alternatives based on tonight's offered ideas
 - Final meeting will be the blessing of the plans from the residents
 - Communicating and Phasing Strategy by the Summer for the 27 acre site
 - Pennrose the developer has been in business for 35 years
 - Own and manage their own property
 - Will be breaking into 3 work stations to review the proposed plans
 - Questionnaire is presented to the residents (see attached)
 - Definition of building terms explained
 - See PowerPoint presentation (see attached)
 - Summer implementation phase – site first development
 - Restrictions by HUD: 100 Units for Senior apartment building, certain number of affordable rental units, and certain

percentage of for sale units: overall 300 units. Also have a certification for energy efficient.

- HUD wanted the units reduced from 578 units to see have units now 300 units
- Small amount of retail at the corner of the site
- A Community Park and Walk Trail
- Broke into three groups to review the drawings
- Questionnaire passed out and place in drop box
 - Preferences of housing types
 - Likes or dislikes
 - Comments
- Council will receive the summary of discussion
 - Less rentals more homeowners
 - Affordable homes
 - No stack homes
 - No apartments/rental
 - Gated community
 - Keep homeowners next to other home owners
 - No liquor store on Brightseat Road
 - More stores in community
 - Strengths and Weaknesses in the community
 - Strengths:
 - Teresa Banks Community Center
 - Easily accessible to transportation
 - Fed Ex Field
 - Public Transportation

- Retail nearby

- Weaknesses:
 - No liquor stores
 - limited access to Grocery Stores
 - Heavy traffic areas
 - Poor Visibility
 - Area too dense
 - Crime at liquor store
 - Blank area at the former Landover Mall
 - No immediate access to the Woodmore Town Center
 - Traffic patter to and from Fed Ex Field

- Company will return within a month with revisions
- Opportunity to comment on the plans
- Q & A
 - Too close down the liquor store – need the knowledge and strategy to accomplish this goal
 - Transportation to Woodmore Town Center need to interact with metro - talk to Prince George’s County first
 - Continued Suggestion
 - Limit senior to 75 units instead of 100
 - Homeowners want speed bumps on Hamlin Street
 - Well lighted streets
 - More entrees and exits to area

- More single family homes
 - Personalized Park
 - Want a Pet Park in Community
 - Community House
 - \$62K is too low of a salary requirement – HUD should raise the income requirements
 - Make sure not to rebuild the same that was just demolished
 - City should put the resident’s concerns in writing
- Citizen Participation with Questions and Answers
- Results of the session – will modify the plan
- Marianne White – definition of affordable housing?
 - Maple ridge and this community is a great combination of area
 - Landover Mall will be impacted
 - Suggest that the Senior housing be broken down in 3 sections
- Roland Kenner
 - City of Glenarden should have more control instead of HUD (Royal Garden area) emphasize more control; and analysis it all
 - Be aware of the developer to watch for subsidized homes
- Councilman Herring - Liquor Store – liquor license comes up for renewal every year, need the crime rate statistics. Announce to the Council individuals position – and need to be active and hands on
- John Anderson – Offers that the City needs a Planner
 - Needs of the City

- Notice about this meeting was not offered to some
- Developer – Can develop a website for resident comments and concerns
 - No Public Housing or Section 8
 - \$1200-\$1500 rental cost – rental requirement is 60% to afford the apartments
 - HUD definition of Affordable Homes: afford 80% median income for home ownership
 - Strict screening requirements for rental applicants
 - Happy to host a bus tour to other properties owned and managed by Penrose.
- Adjourn at 8:17PM

Submitted by:

Toni Taylor, Council Clerk