



CITY COUNCIL WORK SESSION AGENDA

Work Session - Municipal Build Architect Study

This meeting will be held in-person and virtual.

**25 Crescent Road
Greenbelt, MD 20770**

OR

**Virtual Participation
Zoom Webinar Attendees:**

Please submit your request in writing via email to questions@greenbeltmd.gov

<https://us02web.zoom.us/j/81623358865?pwd=eGMvcEU1MllidEdZUTZCcUpFUUnU3UT09>

Dial-in: 301 715 8592

Webinar ID: 816 2335 8865

Passcode: 606802

**Wednesday, November 1, 2023
7:30 PM**

Work Session Packet - Municipal Building Architect Study

Work Session - Municipal Building Architect Study

Suggested Action:

Agenda

The City of Greenbelt needs additional space for employee and programmatic growth in our Municipal Building. This need spans multiple departments (Admin, IT, CARES, HR) and includes office space, conference rooms, and CARES/clinical space. Our current “city hall”, comprised of approximately 12,000 SF, is over capacity. The Municipal building was constructed in 1964 and underwent a major expansion in 1978.

The City needs approximately 7,500SF-10,000SF of additional space for our current expansion needs as well as near-term future growth. The City engaged the architecture firm AVANTurs, LLC to consider different options to add new space to our main campus. The options include, but were not limited to: 1) the expansion to our current Municipal Buildings as is, 2) the construction of another full addition, or 3) the demolition of some/all of the current buildings and the construction of a new City Hall on site. This consulting project will result in a cost range for the design scenarios being reviewed.

This evening AVANTurs will present the first portion of the work that created conceptual designs for an expanded/new municipal building given our current and future space needs. The designs presented are conceptual only and the cost estimates will follow in the next consultant report and presentation.

[GMB Feasibility Study Design Update 2023-1027.pdf](#)

City Council Work Session Agenda Item Report

Meeting Date: November 1, 2023

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: Work Session Item

Agenda Section: Work Session Packet - Municipal Building Architect Study

Subject:

Work Session - Municipal Building Architect Study

Suggested Action:

Agenda

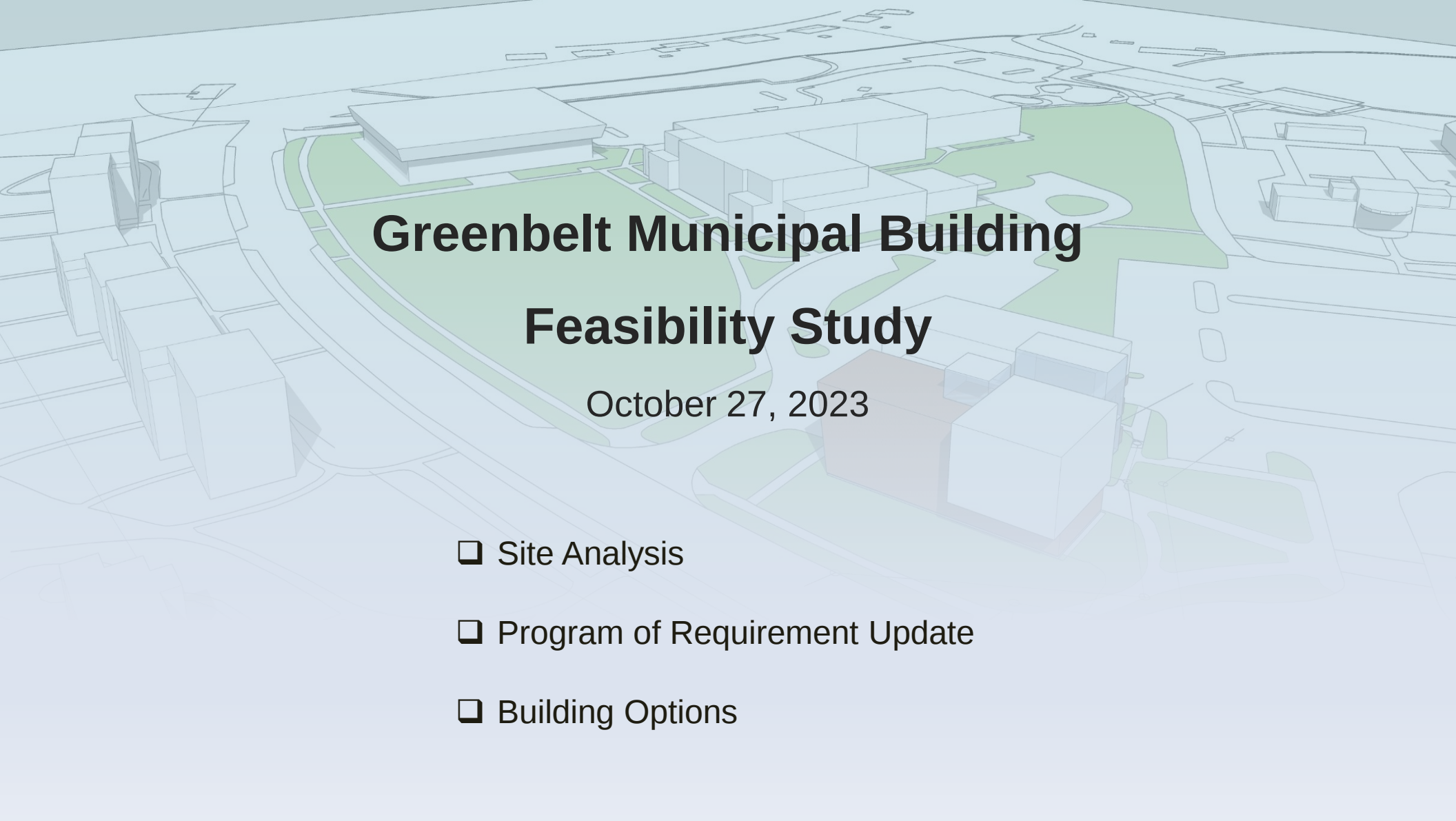
The City of Greenbelt needs additional space for employee and programmatic growth in our Municipal Building. This need spans multiple departments (Admin, IT, CARES, HR) and includes office space, conference rooms, and CARES/clinical space. Our current “city hall”, comprised of approximately 12,000 SF, is over capacity. The Municipal building was constructed in 1964 and underwent a major expansion in 1978.

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This evening AVANTurs will present the first portion of the work that created conceptual designs for an expanded/new municipal building given our current and future space needs. The designs presented are conceptual only and the cost estimates will follow in the next consultant report and presentation.

Attachments:

[GMB Feasibility Study Design Update 2023-1027.pdf](#)

An architectural rendering of the Greenbelt Municipal Building site. The image shows a large, modern building complex with multiple interconnected volumes, situated on a green, landscaped area. The building is surrounded by parking lots and other smaller structures. The overall style is a light blue and green line drawing with some solid colors for the building and landscaping.

Greenbelt Municipal Building

Feasibility Study

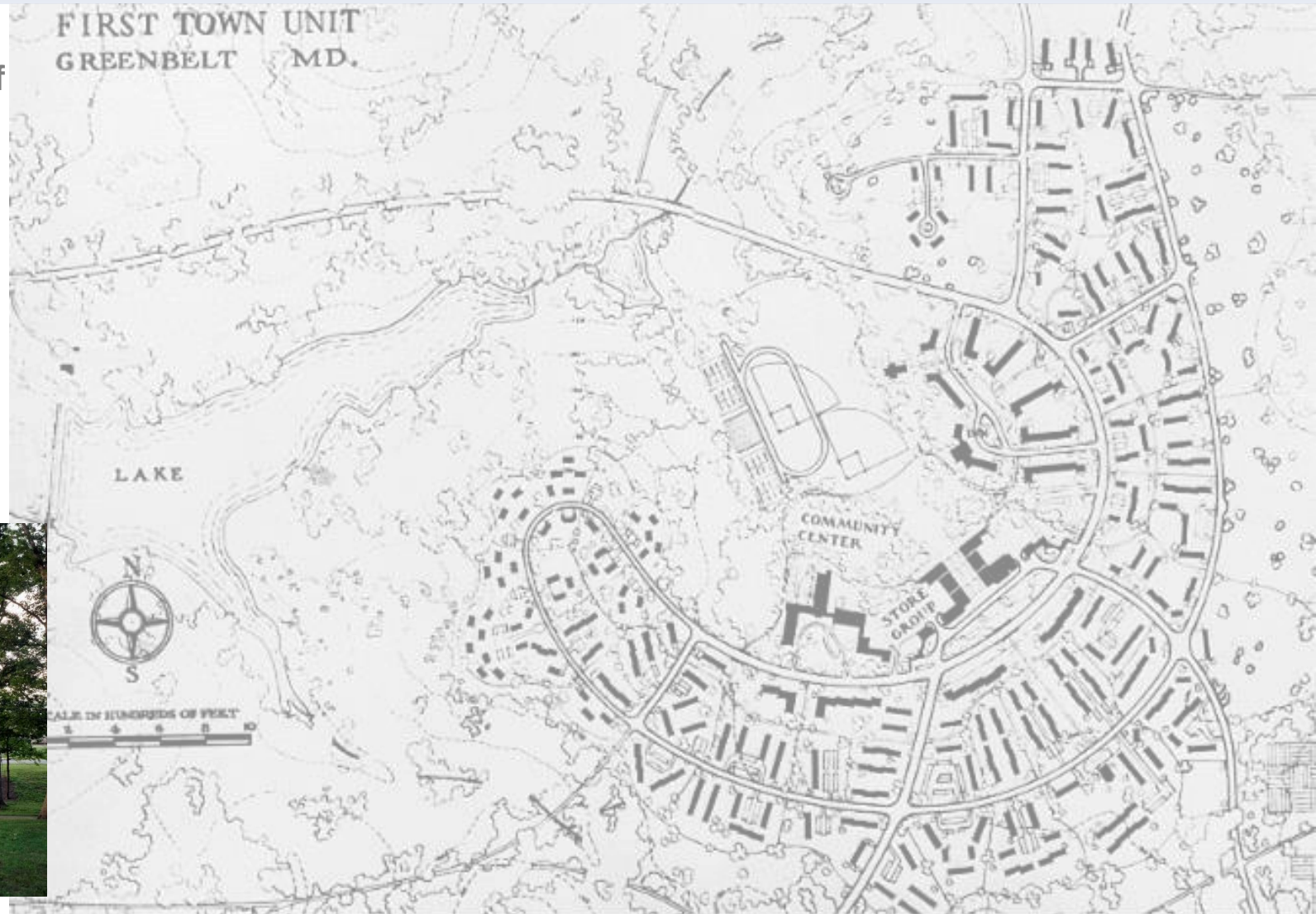
October 27, 2023

- ☐ Site Analysis
- ☐ Program of Requirement Update
- ☐ Building Options

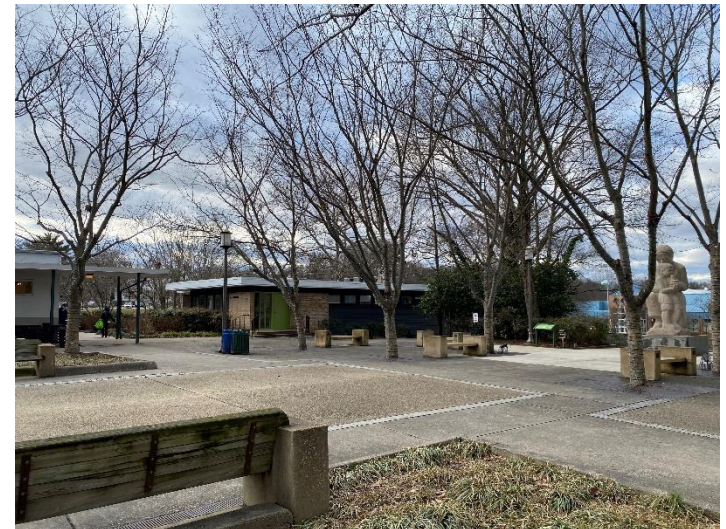


SITE APPROACH

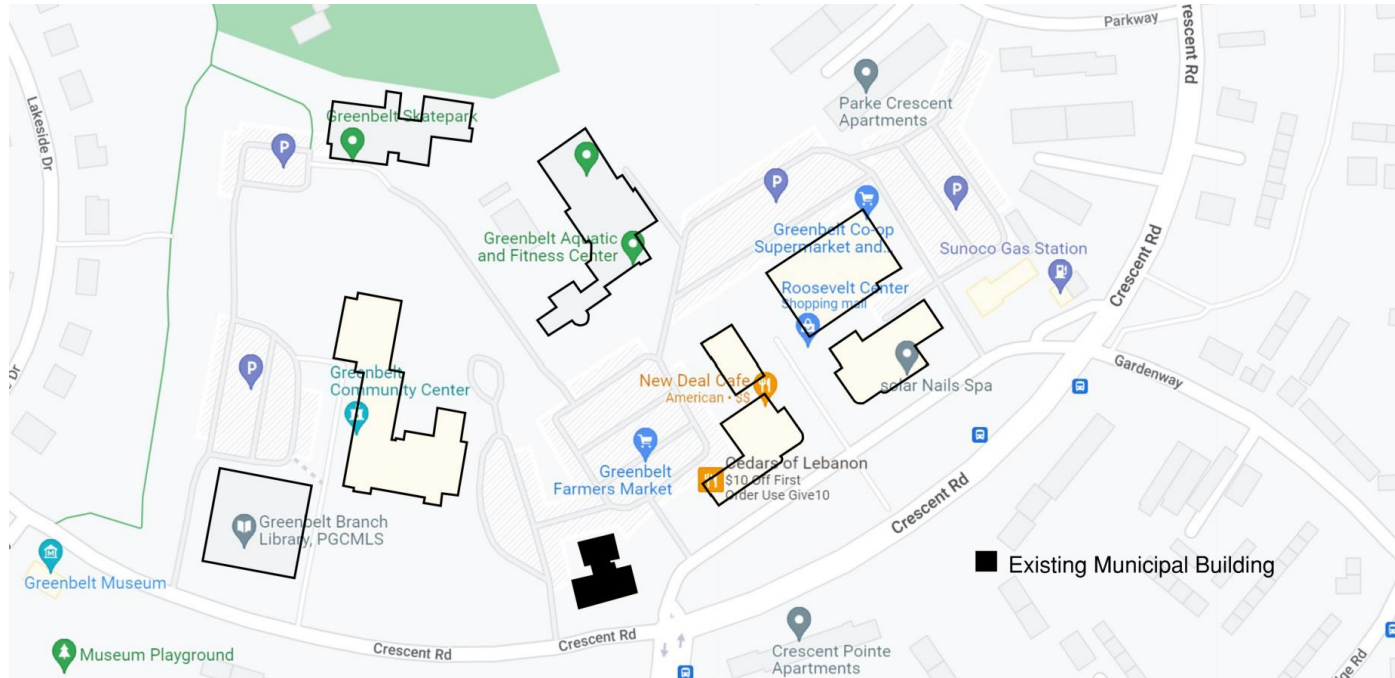
- Site Considerations of Historic Significance
- Place Making for the Town Center
- Positive Impact to the Community



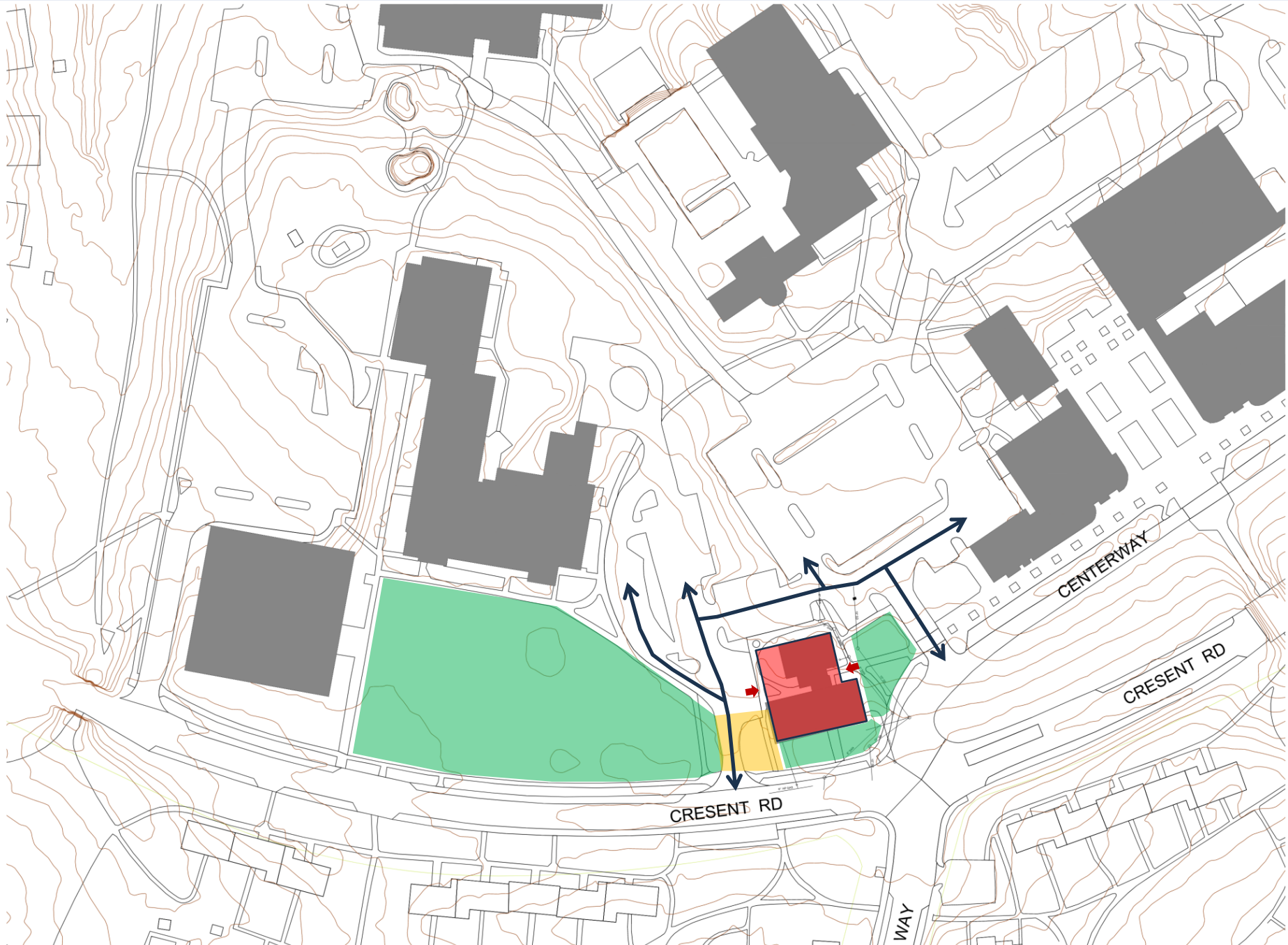
SITE CONTEXT Distinct Identity Shaped by Design



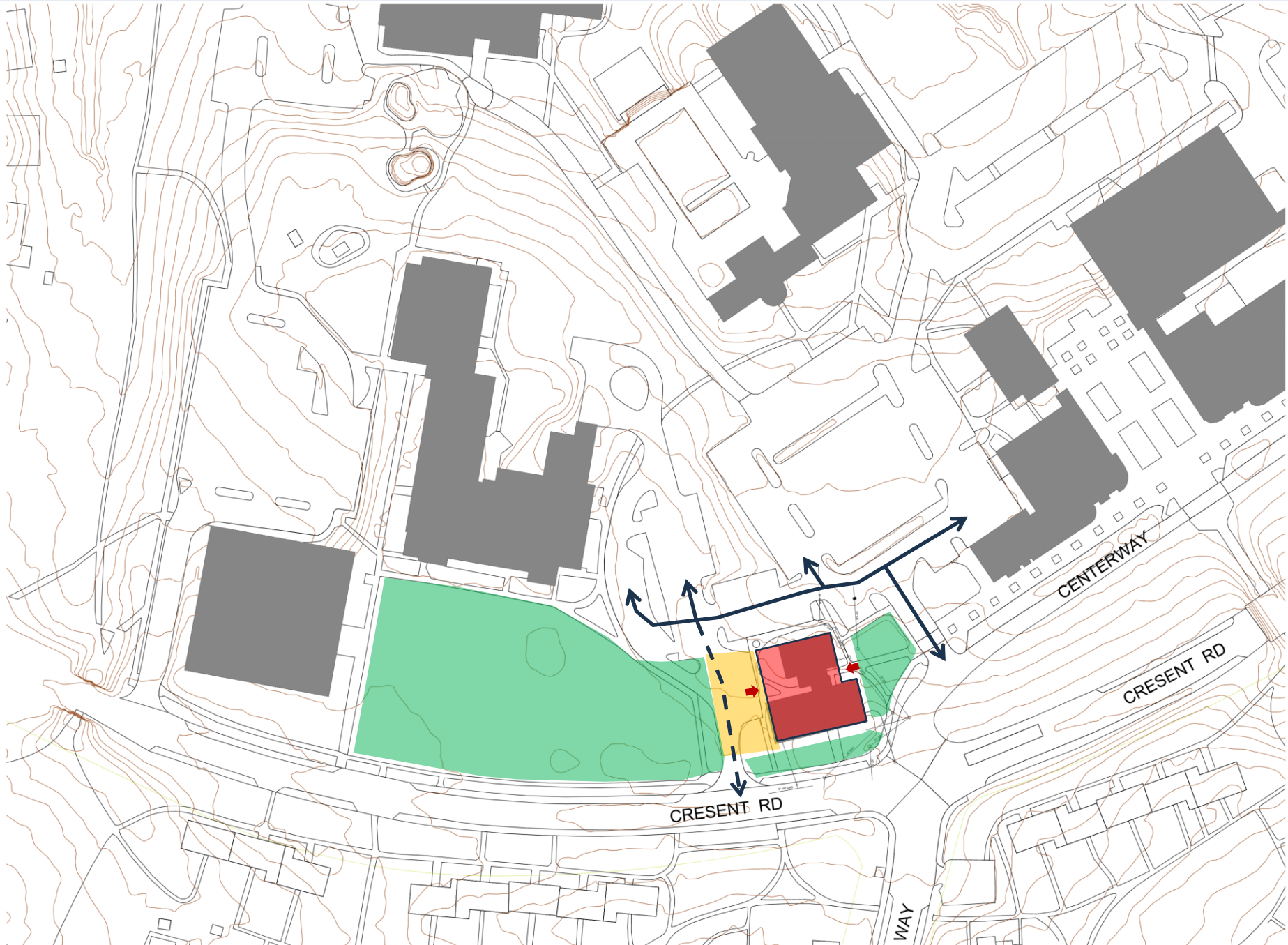
AN OPPORTUNITY FOR CIVIC CENTER TRANSFORMATION



SITE CONCEPT DIAGRAM - Option 1 Keep Existing Civic Green shape



SITE CONCEPT DIAGRAM – Option 2 Widen East End of Civic Green



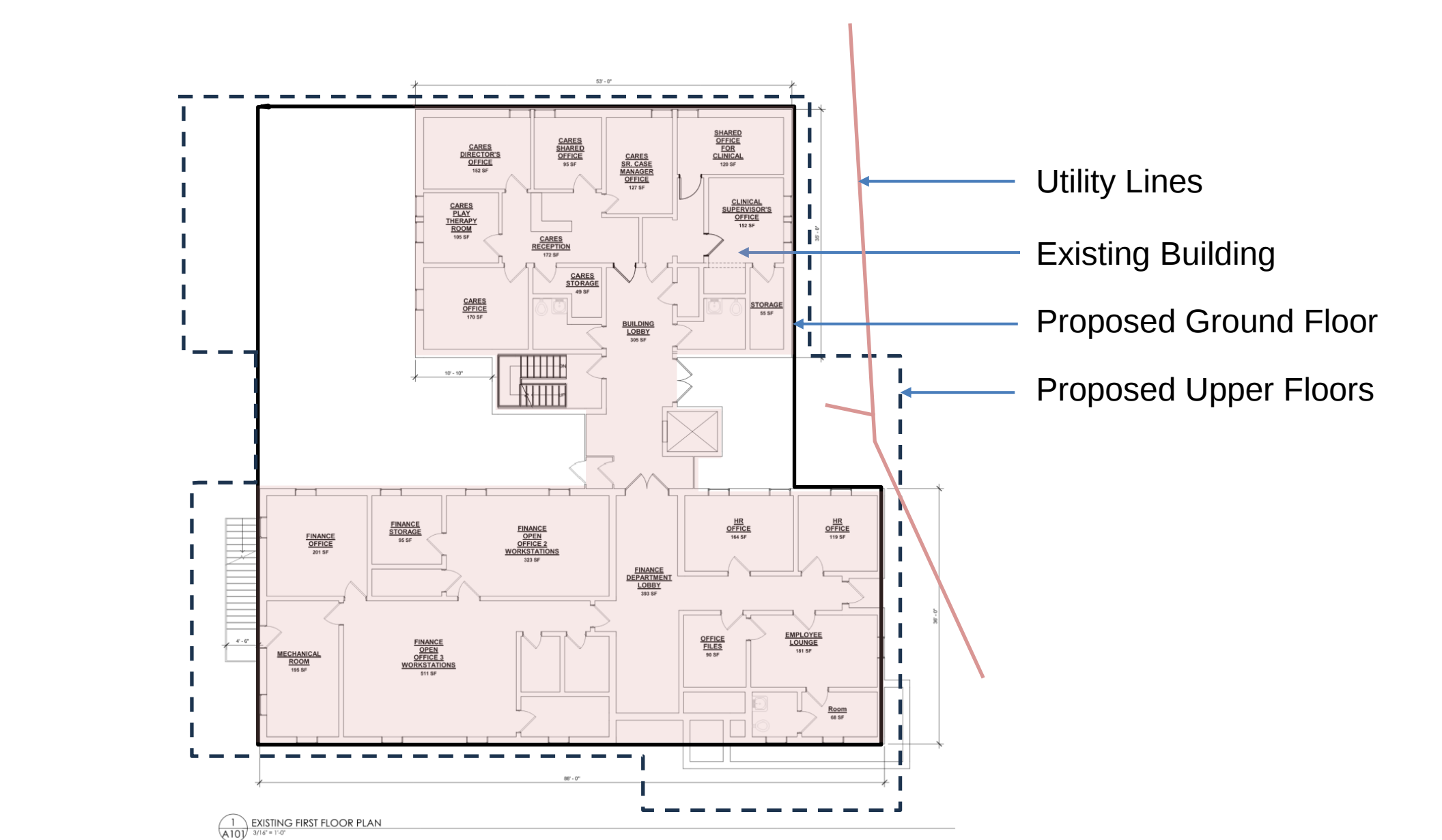
BUILDING CONCEPT DIAGRAM – Option A Keep the Newer Wing



BUILDING CONCEPT DIAGRAM – Option B Replace the Entire Building



FOOTPRINT OVERLAY

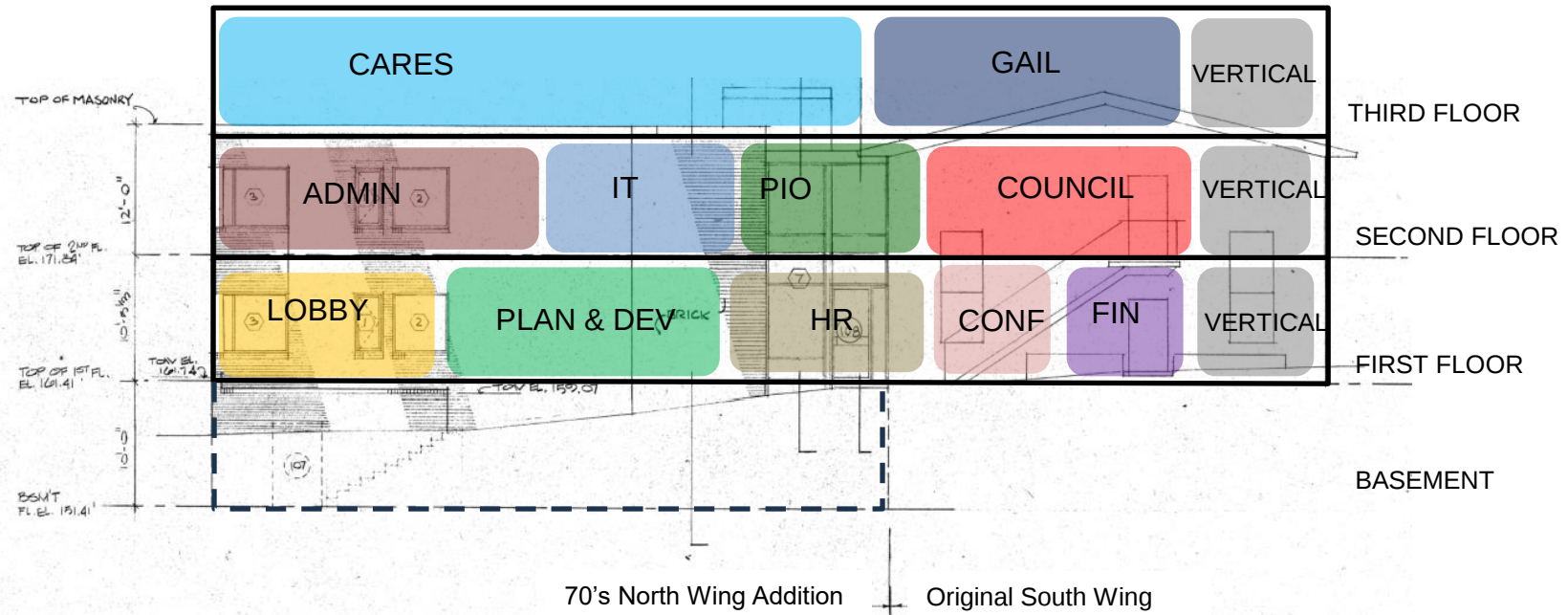


PROGRAM BLOCKING AND STACKING

Existing Building: 12,000 SF

July 2023 Feasibility Study Program of Requirement: 22,000 SF

Building Program Expansion 10,000 SF

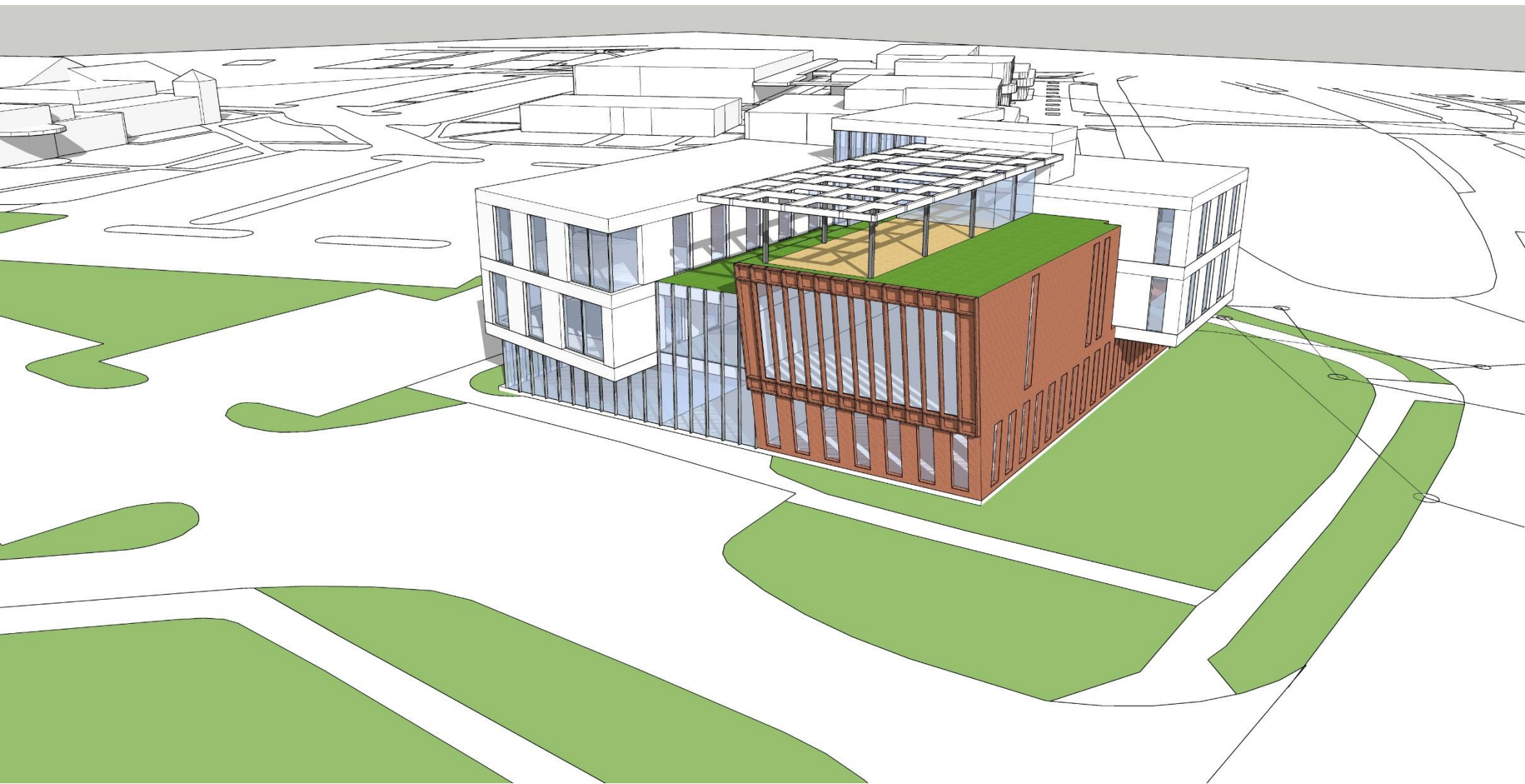


North – South Stacking Section

OPTION A - SITE PLAN



OPTION A - EXTERIOR CONCEPT STUDY



OPTION A - EXTERIOR CONCEPT STUDY

VIEW FROM NORTH



VIEW FROM NORTHWEST

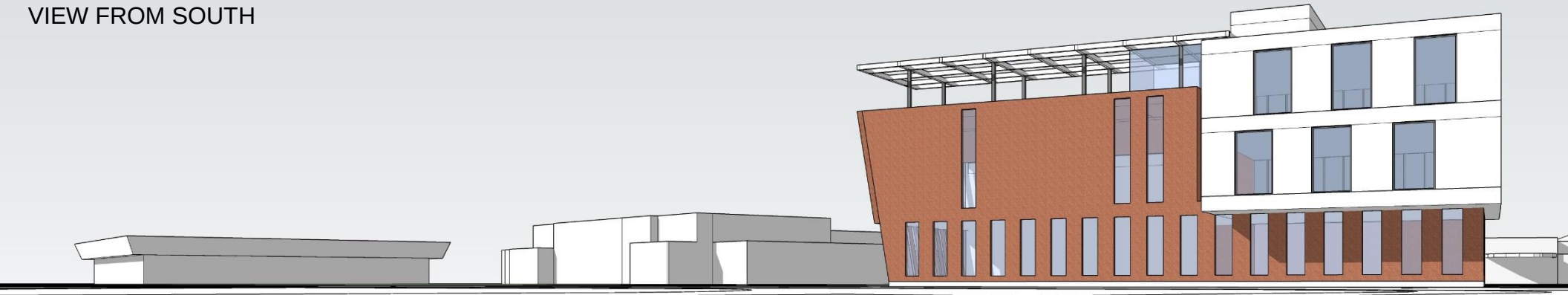


VIEW FROM EAST

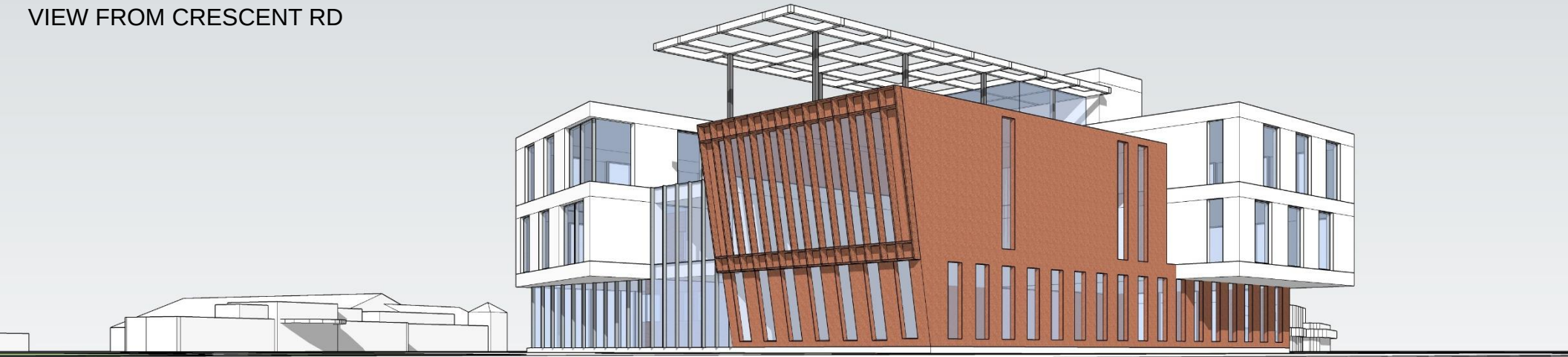


OPTION A - EXTERIOR CONCEPT STUDY

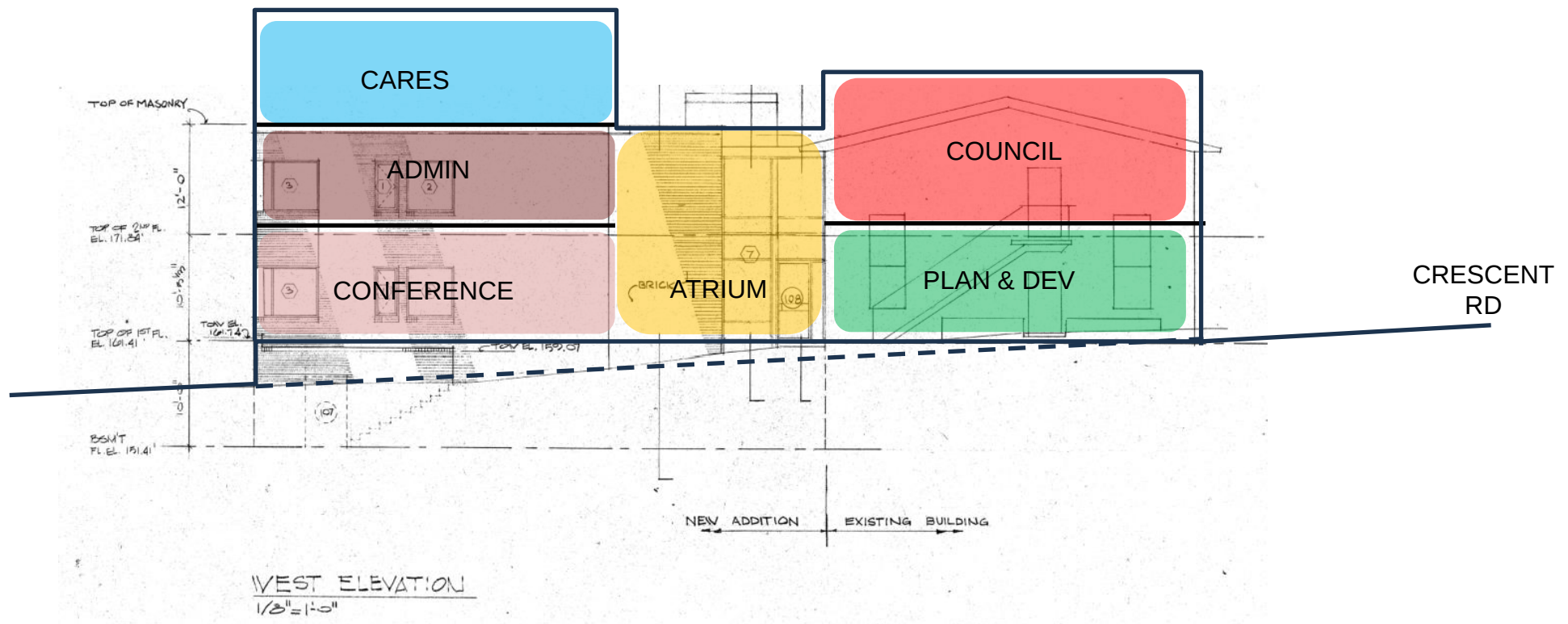
VIEW FROM SOUTH



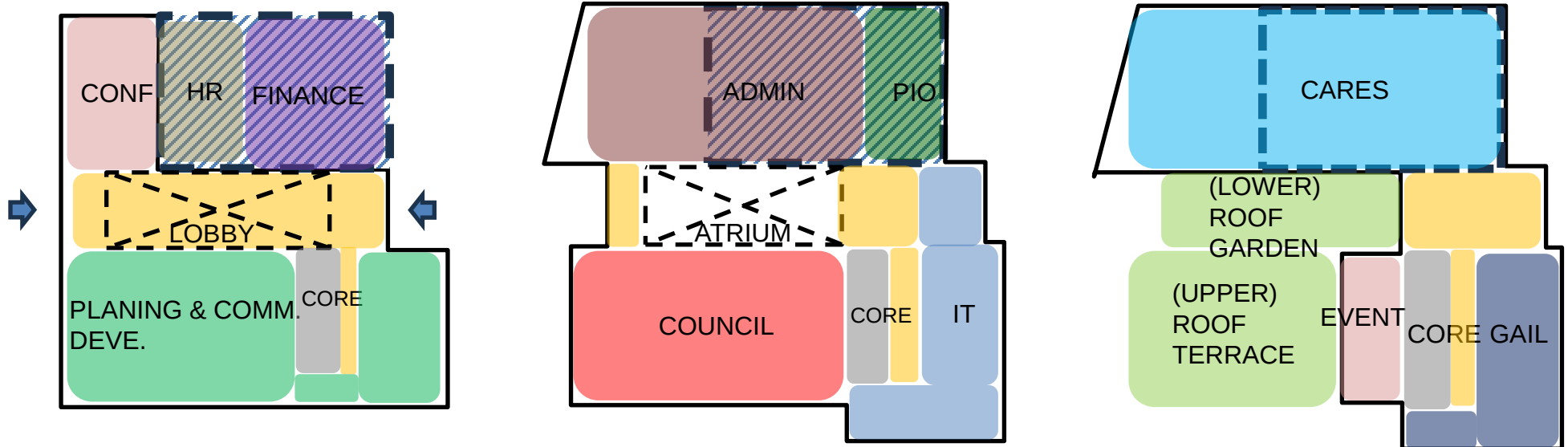
VIEW FROM CRESCENT RD



OPTION A - SECTION DIAGRAM



OPTION A - BLOCKING DIAGRAM



FIRST FLOOR AREA:

7,100 SF

HR: 650 SF

CONF.: 600SF

FINANCE: 800 SF

LOBBY: 1,400 SF

PLANING: 2,600 SF

SECOND FLOOR AREA:

8,000 SF

ADMIN: 2,500 SF

PIO. 500 SF

COUNCIL: 2,000 SF

IT: 2,000 SF

THIRD FLOOR AREA:

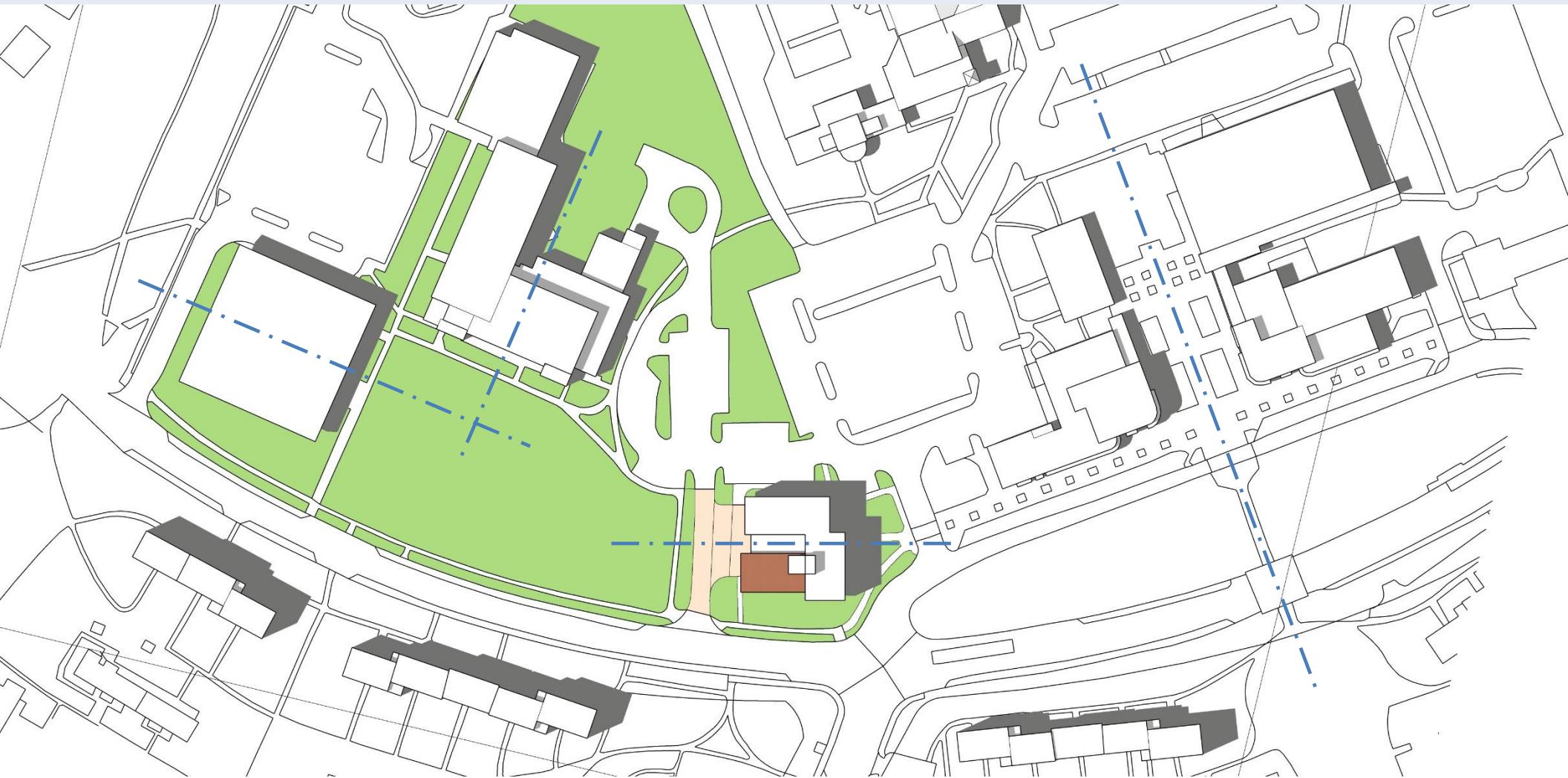
5,400 SF

CARES: 3,000 SF

GAIL: 800 SF

MULTI-PURPOSE: 600 SF

OPTION B – SITE PLAN



OPTION B - EXTERIOR CONCEPT STUDY



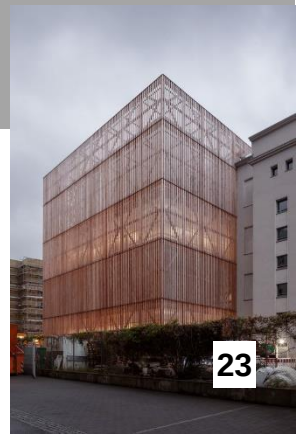
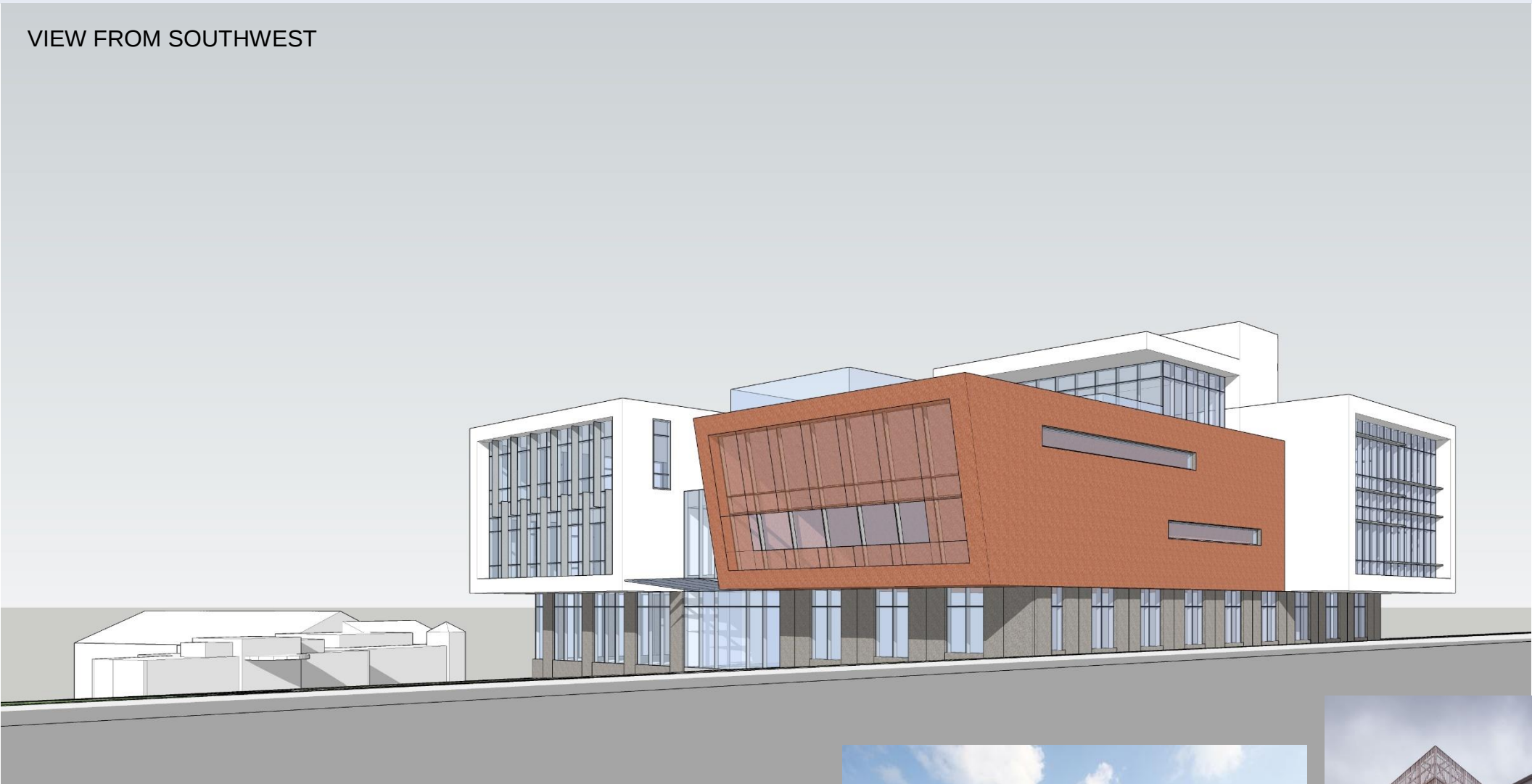
OPTION B - EXTERIOR CONCEPT STUDY

VIEW FROM NORTHWEST



OPTION B - EXTERIOR CONCEPT STUDY

VIEW FROM SOUTHWEST



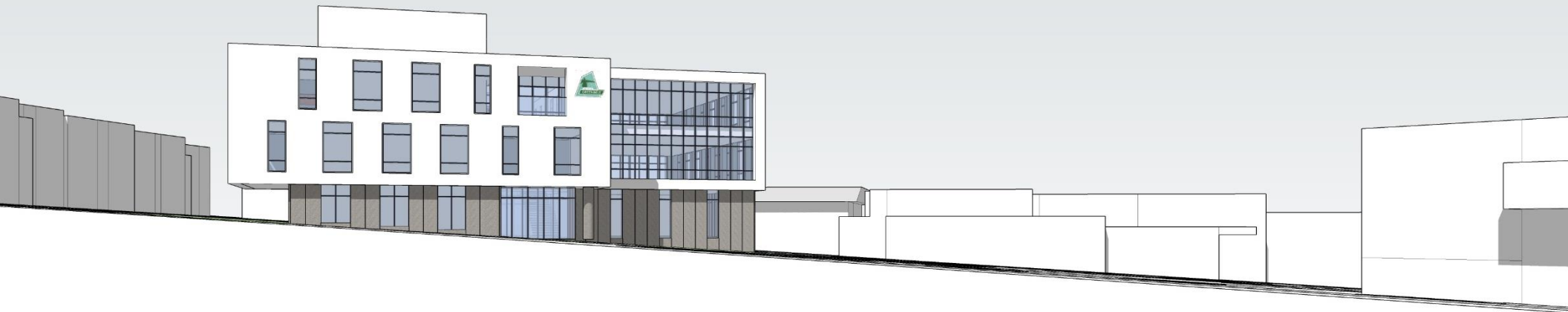
OPTION B - EXTERIOR CONCEPT STUDY

VIEW FROM CRESCENT RD

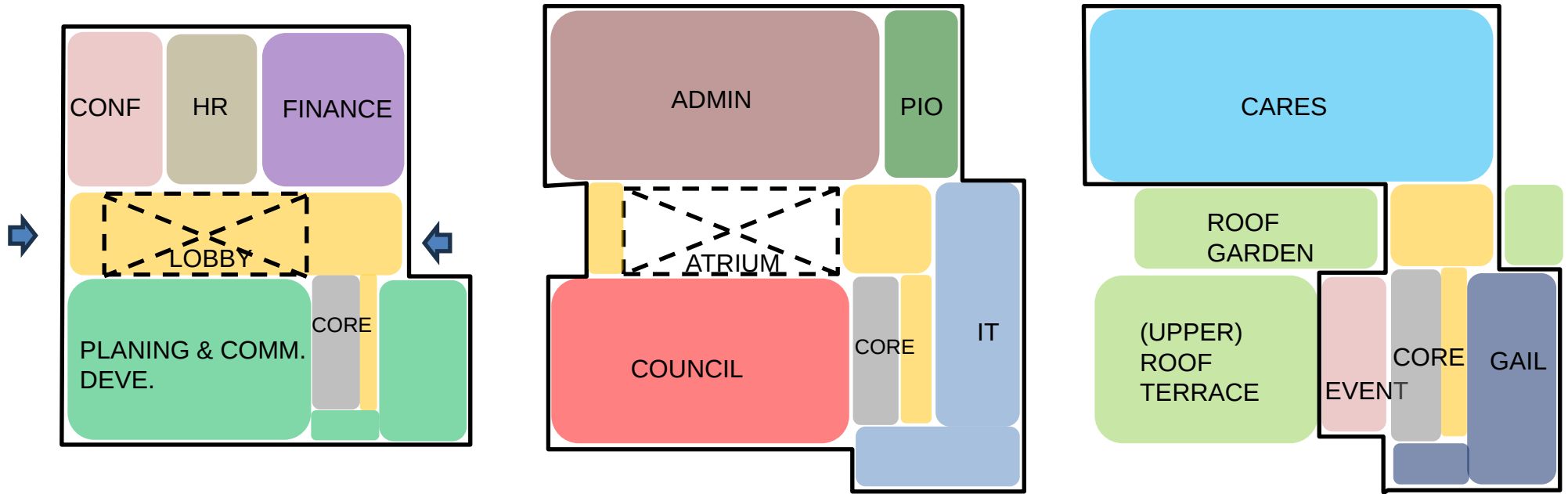


OPTION B - EXTERIOR CONCEPT STUDY

VIEW FROM EAST



PLAN DIAGRAM – OPTION B



FIRST FLOOR AREA:

7,100 SF

HR: 650 SF

CONF.: 600SF

FINANCE: 800 SF

LOBBY: 1,400 SF

PLANING: 2,600 SF

SECOND FLOOR AREA:

8,000 SF

ADMIN: 2,500 SF

PIO. 500 SF

COUNCIL: 2,000 SF

IT: 2,000 SF

THIRD FLOOR AREA:

5,400 SF

CARES: 3,000 SF

GAIL: 800 SF

EVENT: 600 SF



VIEW FROM NORTH

Thank You

Q & A

