



CITY COUNCIL WORK SESSIONS AGENDA

**Windsor Green Community Center Renovation
Windsor Green Community Center
7474 Frankfort Drive
Monday, April 01, 2019
7:30 PM**

Windsor Green Community Center Work Session

- Introductions
- Council Discussion
 1. Staff Memo
 2. Staff Report
 3. APB Report, 3/21/2019
 4. PRAB Report, 3/21/2019
 5. Green ACES Report, 3/28/2019
 6. Detailed Site Plan
 7. Landscape Plan
 8. Applicant letter to Planning Director
 9. Applicant Statement of Justification
 10. Site Photos
 11. WGCC Location Map
- Questions and Answers
- Other Items

Memo Staff WorkSession
Staff Report
APB Report, 3/21/2019
PRAB Report, 3/21/2019
Green ACES Report, 3/28/2019
Detailed Site Plan
Landscape Plan
Applicant letter to Planning Director
Applicant Statement of Justification
Site Photos
WGCC location map

City Council Work Sessions Agenda Item Report

Meeting Date: April 1, 2019

Submitted by: Bonita Anderson

Submitting Department: Administration

Item Type: Work Session Item

Agenda Section:

Subject:

- Introductions
- Council Discussion
 1. Staff Memo
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- Questions and Answers
- Other Items

Suggested Action:

Attachments:

[Memo Staff WorkSession](#)

[Staff Report](#)

APB Report, 3/21/2019

PRAB Report, 3/21/2019

Green ACES Report, 3/28/2019

Detailed Site Plan

Landscape Plan

Applicant letter to Planning Director

Applicant Statement of Justification

Site Photos

WGCC location map

**CITY OF GREENBELT, MARYLAND
MEMORANDUM**

TO: Nicole Ard, City Manager
FROM: Judith Howerton, Community Planner
VIA: Terri S. Hruby, Planning and Community Development Director
DATE: March 26, 2019
SUBJECT: Windsor Green Community Center Renovation

Background:

On February 12, 2019, staff met with representatives from G.E.Fielder & Associates (GEF) and Windsor Green's Management Company to discuss their intent to submit a detailed site plan (DSP) for the Windsor Green Community Center site to the County. The representatives described their DSP, the renovation and update of the community center, to staff. They propose to begin work after Labor Day 2019.

The subject property is located at 7474 Frankfort Drive, Greenbelt, Maryland, 20770. The property is at the Southwest corner of the intersection of Greenbelt Road and Frankfort Drive. The north side of the subject property fronts Greenbelt Road (MD 193). The current development was built in the early 1980's. The 3.3 acre property was developed as a Community Center with outdoor recreation amenities for the Windsor Green Homeowner's Association.

On March 20, 2019, representatives from G.E. Fielder and Associates presented to a joint meeting of the Advisory Planning Board (APB) and Parks and Recreation Advisory Board (PRAB). This was followed by a meeting on March 26, 2019, with the Greenbelt Advisory Committee on Environmental Sustainability (Green ACES).

The DSP is awaiting acceptance from Maryland-National Capital Park and Planning Commission (M-NCPPC). Following M-NCPPC's acceptance the DSP will be referred to the City for formal review and comment. The Applicant is engaging the City at this time to provide an opportunity for the City's concerns to be addressed early in the review process, and in hopes of garnering City support. It is anticipated that the DSP will be scheduled for Prince George's County Planning Board action in the next few months.

Detailed Site Plan Overview

The DSP proposes to remove two (2) of the five (5) existing tennis courts as well as the grey concrete retaining wall fronting Greenbelt Road, and to replace them with a mix of features and amenities that will make the community center more

up-to-date in terms of user needs. The plan outlines the revitalization of, and addition to, the existing building, plaza, play space and the addition of Bocce and volleyball. In addition, the DSP provides for improved ADA access to facilities, environmental site design, enhanced landscaping and screening, bicycle parking and a water fountain.

Comments

To date, staff has been informed that GEF is awaiting approval of the storm water management (SWM) concept plan from the County, as the M-NCPPC will not accept a DSP application without an approved SWM concept plan.

Staff will continue to work with the applicant on several issues that have been brought up at advisory board/committee meetings including:

- The location of the Maintenance yard – The plan proposes to relocate the maintenance yard to the north east corner of the parking lot which is visible from both Greenbelt Road and Frankfort Drive albeit it will have a sight tight fence. The applicant has been requested to explore alternative locations.
- Storm water Management (SWM) – While the applicant does provide for micro-bioretenion basins in several areas of the site, there is opportunity to do more than is proposed by the current DSP with regard to the storm drainage and SWM. Some suggestions have been put forward by the Advisory Planning Board (APB) which staff will follow-up on with applicant.
- Reduction of impervious surfaces – The DSP would result in a decrease from 0.772Acres (33,628SF) to a proposed 0.49Acres (21,344SF) in impervious surface. APB noted it would like to see a further reduction in impervious surface. While the Applicant acknowledges that there is potential for a further reduction in the amount of impervious surface, particularly associated with the existing parking lot (exceeds minimum parking requirements and demand), she has indicated that the project budget at this time does not support addressing the existing parking lot.
- Ensuring that screening is attractive and welcoming – The applicant states that the site builds on “[p]roject goals of social vibrancy by creating an improved streetscape...” and APB has reiterated the importance of screening on this project especially because of its positioning along Greenbelt Road (MD-193).

Current Staff recommendation:

At this time Staff recommends City Council support the proposed Detailed Site Plan with the conditions below. As the DSP continues to proceed through the

County's development review process, additional issues may arise, and staff will be prepared to address them with appropriate Boards/committees and City Council prior to the City Council taking formal action on the DSP.

- The applicant submits a County approved Storm water Management Concept Plan to the City for review and comment
- The applicant agrees to explore alternative locations for the maintenance yard, and
- The applicant agrees to comply with the County's Landscape Manual requirements

Attachments:

- Staff Report, 3/14/2019
- APB Report, 3/21/2019
- PRAB Report, 3/21/2019
- Windsor Green Community Center Detailed Site Plan
- Windsor Green Community Center Landscape Plan
- Applicant Letter to Planning Director
- Applicant Statement of Justification
- Site Photos

CITY OF GREENBELT
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DETAILED SITE PLAN
WINDSOR GREEN COMMUNITY CENTER

STAFF REPORT
March 14, 2019

OVERVIEW:

I. General Information

Applicant/Property Owner:	Windsor Green Homeowners Association
Subject:	Windsor Green Community Center Renovation
Project Name:	Windsor Green Community Center
Location:	Southwest of the Intersection of Frankfort Drive and Greenbelt Road (MD 193)
Acreage:	3.3235 Acres (144,700SF)
Existing Zoning:	R-30 (Multi-family low density residential)
Existing Land Use:	Community Center
Proposed Land Use:	Community Center
Adjacent Land Uses/Zoning:	R-30; R-T (Townhouses)

The subject property is located at 7474 Frankfort Drive, Greenbelt, Maryland, 20770. The property is at the Southwest corner of the intersection of Greenbelt Road and Frankfort Drive. The north side of the subject property fronts Greenbelt Road (MD 193) for 364 feet; the east fronts Frankfort Drive for 540 feet. The southern property line fronts 297 feet of Jacobs Drive. The western property line is 320 feet and is characterized by open space and the side of an existing townhouse and existing woodlands. There is one point of ingress and egress to Frankfort Drive.

The current development was built in the early 1980's. The 3.3 acre property was developed as a Community Center for the Windsor Green Homeowner's Association. The facilities include:

- 2,850 SF Club House with outdoor plaza sitting area, game and picnic tables.
- Swimming Pool
- Tot Pool
- 5 Tennis Courts
- 2 Picnic Areas
- Tot Lot
- Maintenance Area
- 78 Parking Spaces (including 4 Handicap Spaces)

II. Proposed Development

The revitalization is proposed for 1.71 Acres of the existing approximately 3.33 acre Community Center. The Proposed Detailed Site Plan (DSP) Amendment for Windsor Green Community Center Club House and grounds provides for revitalization of the existing building, plaza, play space, and the addition of Bocce, volleyball, accessibility (ADA) to facilities, and upgrades to the landscaping. The plan provides for removal of two (2) tennis courts and grey concrete wall fronting Greenbelt Road.

The existing 2,850 SF Club House is planned to receive new interior finishes plus 848 SF in three small additions (a 600 SF multipurpose room, a 216 SF support spaces and a 32 SF office expansion). The current focal point will shift to the new Club House entry and entry pillars. The revitalization includes a Great Lawn, space for a future shelter and grill area, landscaping (majority of which are natives), hardscaping, and new site furniture. The existing gray painted retaining wall along Greenbelt Road will be removed, and replaced by landscaped slope, and a single wall of 41.1' in length which is set back significantly from Greenbelt Road. The highest point of the wall is 4.8' and the average height is 2.5'. The existing forest edges will be expanded to add additional shade, flowering, and evergreen trees. The area will be planted with blooming understory trees and shrubs to add seasonal interest and privacy. This will give the Windsor Green Community an entirely new look from the view of Greenbelt Road (MD193) as well as improving the streetscape.

The following outdoor facilities will be built:

- Tennis court (relocated and improved)
- Bocce' Court – with sitting areas
- Grass Volleyball
- Plaza with:
 - 6 Tables on patio (2 Accessible)
 - 2 Benches on plaza near overlooking double tennis courts
- Water fountain
- 2 Game Tables (1 Accessible)
- 1 to 2 Curved Benches near Flag Pole.
- 2 Great Lawn with area reserved for future shelter and grilling area
- Storm water Management Areas

The facilities that are to remain are:

- Swimming Pool
- Tot Pool
- 2 Tennis Courts
- Picnic Area
- ADA access to pools
- Car Parking lot with ADA spaces

III. Analysis

1. **Zoning** - There are no substantial changes from existing land use to proposed developments. There is no change of use from a lower to a higher density use category or from a residential use to a nonresidential use.

The gross floor area does increase from 2,850 SF to 3,698 SF based on the proposed additions to the Club house.

2. **Environment & Landscaping** - There are no wetlands or streams on this site. The site is not located within a watershed as established by the Department of Natural Resources. It is also not within a sensitive species protection area. No county regulated 100 year floodplain is located on site.

The removal of two (2) tennis courts reduces impervious surfaces. The relocation of the maintenance yard (shed) will move it away from existing trees resulting in a reduction in impact on the trees. This relocation would also take pressure off the emergency watershed protection.

All walkways and plaza are to be ADA compliant. The plan stipulates that slopes on the walks will not exceed 4% percent with a cross slope of less than 2%. The walkways will provide access to all parts of the site.

The planting plan preserves native plants (over 75%) and will add additional trees and understory plantings which will include shade trees, flowering trees, shrubs, and perennials.

The site security fence will be placed near the perimeter of the new wall proposed along Greenbelt Road. The black fence will be integrated into the existing and newly planted/expanded 'forest'. A black sight tight fence will be used at the relocated maintenance yard. The fences will connect along the top of the retaining wall. A man gate will be placed access near the maintenance yard.

There are aspects of the project design that are specifically environmentally friendly and energy conserving such as:

- The existing building will be a 'renovation and reuse' project rather than a 'scrape and rebuild' which would prevent demolished non-organic building material from going to a landfill.

- The existing building which is damaged is being replaced with batt insulation.
3. **Storm Water Management (SWM)** - There is no existing SWM provided on site. (The project was built prior to SWM regulations). Storm water was conveyed to a regional facility located at the southeast intersection of Ora Glen Drive and Hanover Parkway.

The applicant's Concept SWM Plan has been submitted to the County and is awaiting approval. The proposed SWM has ESD's (Micro-Bio Retention M-9) in several different areas of the site.

4. **Parks and Recreation** - The development plan is proposing to replace two (2) of the five (5) tennis courts with a mix of features and amenities that will make the community center more current in terms of user needs. In addition, it provides ADA access to facilities, bicycle parking, and a water fountain. There will be new equipment for the play space that meet ASTM F2223 standards.
5. **Parking and Loading** - Under County parking and loading standards, parking in such an area is determined by uses comprising the club/area (such as eating or drinking establishment, office, auditorium, recreational area). In the proposed development uses comprise of: a pool, tennis courts, community center, and a picnic area with six (6) tables. The total number of parking provided by the proposed development is 75, which will include; 42 regular spaces, 29 compact spaces, and 4 spaces reserved for the physically handicapped, of which 2 are regular and 2 are van accessible. There are 74 existing parking spaces which include; 61 regular spaces, 9 compact spaces, and 4 handicapped spaces.

RECOMMENDATION:

Staff recommends approval of Detailed Site Plan (DSP-81010-2) for the Windsor Green Community Center, with the following condition:

1. The applicant will submit concept Storm water Management Plan documentation to the City, showing approval by the County.

**ADVISORY PLANNING BOARD
REPORT TO COUNCIL**

**REPORT NO. 2019-03
March 21, 2019**

**SUBJECT: Windsor Green Community Center
Pre Application DSP-081010-02**

BACKGROUND:

G.E. Fielder and Associates submitted application materials for the Windsor Green Community Center Detailed Site Plan (DSP) for Parcel R owned by the Windsor Green Homeowners Association. The subject property is located at 7474 Frankfort Drive, Greenbelt, Maryland, 20770 which is on the Southwest corner of the intersection of Greenbelt Road and Frankfort Drive. The north side of the subject property fronts Greenbelt Road (MD 193). The current development was built in the early 1980s.

The DSP provides for the removal of two (2) of five (5) tennis courts as well as the grey concrete wall fronting Greenbelt Road, and replacing them with a mix of features and amenities that will make the community center more current in terms of user needs. The plan also outlines the revitalization of the existing building, plaza, play space and the addition of Bocce and volleyball. In addition, it provides ADA access to facilities, bicycle parking and a water fountain.

ANALYSIS:

Representatives from G.E. Fielder and Associates presented to a joint meeting of the Advisory Planning Board (APB) and Parks and Recreation Board (PRAB) on March 20, 2019. Following the presentation, the Board met to discuss the DSP details for Windsor Green Community Center renovation. City Staff informed the Board that the DSP meets the requirements of Prince George's County Code as well as the Prince George's County Landscape Manual. In general, the Board is supportive of this plan. However some issues were raised during the session. The concerns raised were:

- The plan proposes that the maintenance yard be relocated to the north end of the parking lot. The concern is that this would make it visible from Greenbelt Road. The plan proposes a sight tight fence but there was some discussion about whether it could be situated at a different location.
- The plan could do more in terms of Stormwater Management (SWM). The Board mentioned several ideas that could be explored including: pavers which could help with permeability, rain barrels in appropriate locations (possibly like those implemented at the Youth Center owned by the City of Greenbelt), cisterns, and even further reduction of impervious surfaces specifically the parking lot. The parking provision exceeds requirements and in addition is not highly used by

residents which creates an opportunity for reducing the number of parking spaces (impervious surfaces).

- The fence along Greenbelt Road will have plantings to screen it. It is not clear if the proposed plants will provide adequate/proper screening and the board recommends that this be reviewed for improved screening. The screening of the fence is important because it is the viewshed afforded to most people living or traveling through Greenbelt who are not Windsor Green residents. Beautiful and hospitable landscaping in this area will be a civic asset.

The Board is aware that the applicant is awaiting Stormwater Management Concept plan approval from the County.

RECOMMENDATION:

The Board recommends City Council support the Windsor Green Community Center DSP with the following comments:

- 1) The Applicant should consider providing more creative elements for SWM including:
 - a. Pavers that can help with permeability
 - b. Consider using rain barrels or cisterns
- 2) The Applicant should consider reducing parking spaces/impervious surfaces.

Respectfully submitted,

Keith Chernikoff
Chair

This report was adopted by a vote of 5-0-1 with 1 member abstaining.

**PARK AND RECREATION ADVISORY BOARD
REPORT TO CITY COUNCIL**

Subject: Windsor Green Community Center Renovation

Background: PRAB and the Advisory Planning Board met with representatives from Windsor Green Homeowners Association and their management company on March 20, 2019 to discuss the detailed site plan for the Windsor Green Community Center renovation plan. The presentation included removing 2 of the 5 tennis courts and replacing those courts with a larger green space that has a volleyball court and bocce court, as well as providing updated amenities, and an accessible play surface with new structures. The renovation plan also includes aesthetic enhancements with landscaping with native grasses, shrubs and trees.

Recommendations: PRAB supports the renovation plan for several reasons, including:

- 50% reduction of impervious surface and replacement with recreational green space.
- Increased accessibility to the community center grounds, amenities and seating areas.
- Aesthetic enhancements through the removal of the large wall adjacent to Greenbelt Road, intentional movement of the maintenance facility, and careful landscaping and terracing.

Respectfully submitted by:
Jacob Chesnutt, PRAB Chair
Brandon 'Ric' Gordon, PRAB Vice-Chair



GREENBELT ADVISORY COMMITTEE ON ENVIRONMENTAL SUSTAINABILITY
March 28, 2019
Recommendation 2019-01

SUBJECT: Windsor Green Community Center Renovation

BACKGROUND: Green ACES was briefed on March 26, 2019, by the firm that developed the proposed renovation plan for the Windsor Green Community Center. Green ACES is glad to be given the opportunity to review this thorough, well-thought-out project.

RECOMMENDATION: Green ACES recommends that the City of Greenbelt support this project. Green ACES is satisfied with the proposed Windsor Green Community Center renovation project. We were pleased with their ability to answer the many questions we asked, and with many of their ideas, including ADA-compliant features; the emphasis on landscaping using native plants; and the water bottle-refill station.

We recommended pairing recycling receptacles with their trash receptacles and making use of utility rebates where applicable.

PARKING TABULATION COMMUNITY CENTER:

PROPOSED FACILITIES: COMMUNITY CENTER(MEETING ROOM, RESTROOMS,OFFICE, EATING AREA, AND KITCHEN), SWIMMING POOL, BOCCIE, TENNIS COURTS, PLAYSPACE, PICNIC.

REQUIRED PARKING:

A. POOL: USE AND OCCUPANCY PERMIT 3994-82-CGU = 80 OCCUPANTS

REFER TO CERTIFICATE ON THIS PAGE: (1 P.S. per 7 legal occupants)

(original plan DSP81010)

Total Parking Required for Pool

B. TENNIS COURTS:

3 Tennis Courts @ 4 P.S. per court

Total Parking Required:

C. COMMUNITY CENTER: (includes addition)

Office: 221 SF - 1 space per 250 SF 1-Space

Assembly: 821 SF - Less than 10,000 SF - NONE 0

Eating and Drinking Area(no alcohol) 1 per 3seats

total seats 30 - Parking 10-Spaces

Total Parking Required:

D. PICNIC AREA- 1 SPACE PER TABLE

6 picnic Tables 6-Spaces

Total Parking Required:

SUB-TOTAL:

REQUIRED HANDICAP PARKING SPACES : 3 SPACES

REQUIRED LOADING SPACES: 0

COMMUNITY CENTER TOTAL: INCLUDING 4 HANDICAPPED

Regular Space	9.5' x 19'	42
Compact Space	8' x 16.5'-	29
Handicapped Space	2 Van 2 Regular	4

COMMUNITY CENTER TOTAL PROVIDED: 75 SPACES

Spaces provided above minimum 24 SPACES

SITE NOTES:

1. AREA OF WORK: 1.2 ACRES OR 52,272 SQUARE FEET
2. LIMIT OF DISTURBANCE : 1.05 ACRES OR 45,750 SF

LEGEND

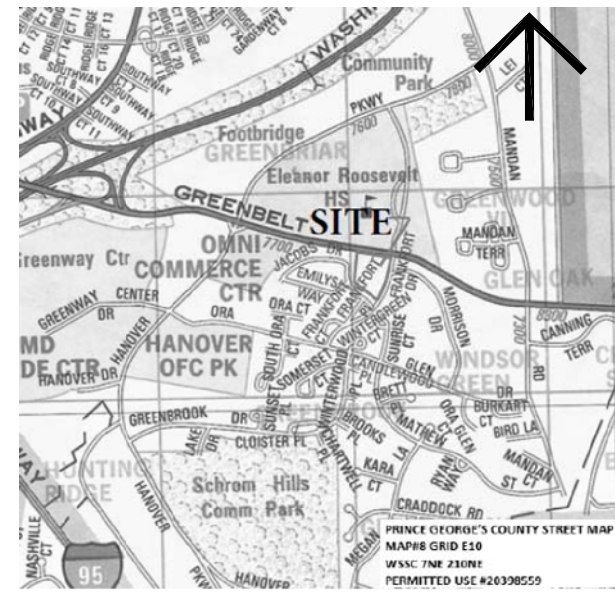
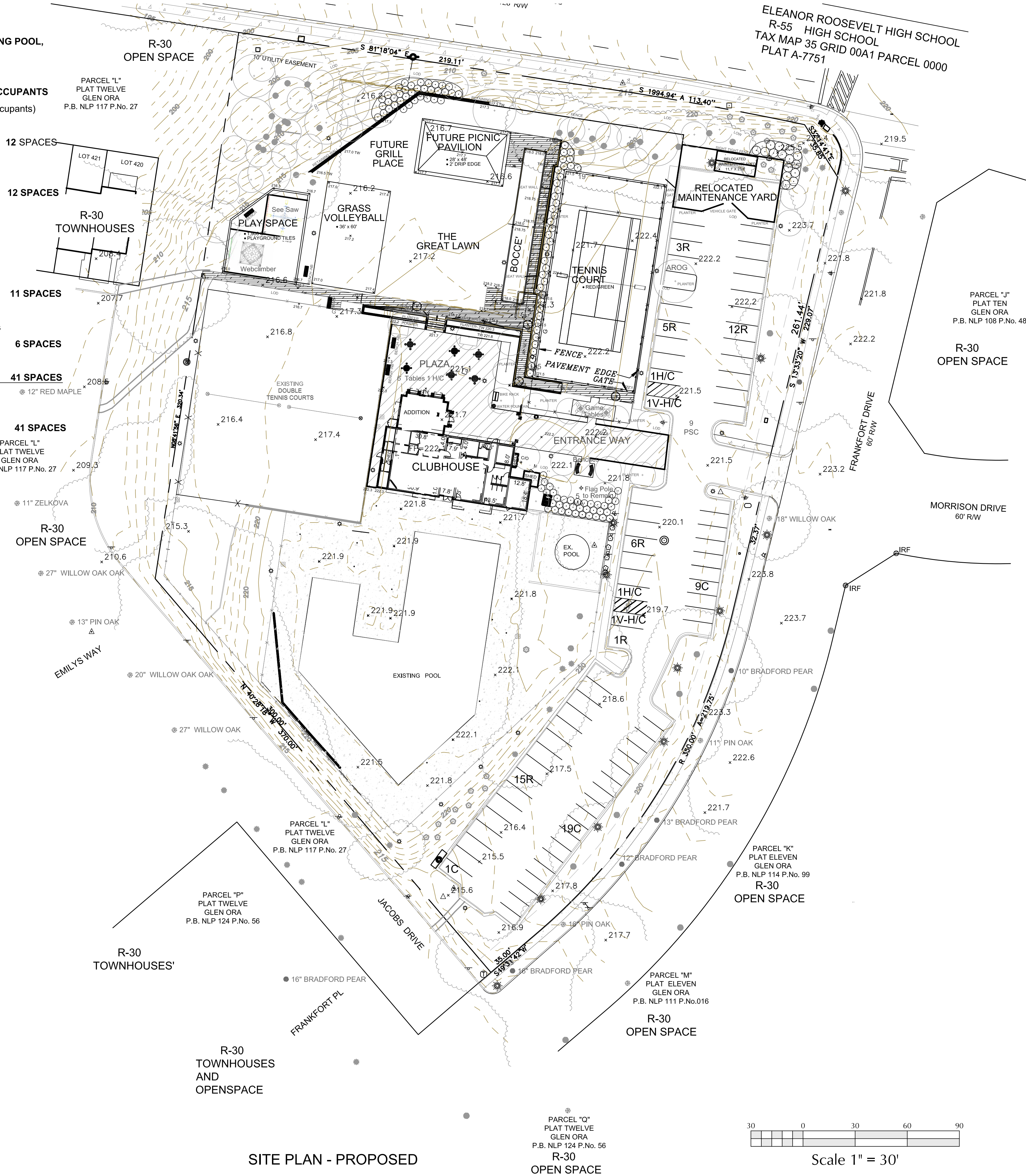
● IRON PIPE FOUND	○ IRON PIPE SET
⊙ LIGHT POLE	⊙ WATER VALVE
⊙ FIRE HYDRANT	⊙ GAS METER
⊙ SIGN	⊙ POWER POLE
⊙ CLEAN OUT	⊙ STORM DRAIN MANHOLE
⊙ CONCRETE	⊙ SEWER MANHOLE
⊙ CURB & GUTTER	⊙ BOLLARD POSTS
⊙ MAIL BOX	⊙ HANDICAP PARKING
⊙ BROAD LEAF TREE	⊙ TELEPHONE MANHOLE
⊙ BROAD LEAF BUSH	⊙ WATER METER
○ ROAD SIGN	⊙ WATER MANHOLE
^ GUY WIRE	⊙
■ YARD INLET (Y.I.)	⊙ DROP INLET (D.I.)
— OVERHEAD ELECTRIC	— WOOD FENCE
— UNDERGROUND GAS	— METAL/WIRE FENCE

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-30
Zone	Aviation Policy Area (APA)1	N/A
Administrative	Tax Grid (TMG)	35-A-1
Administrative	WSSC Grid (Sheet 20)	210 NE107
Administrative	Planning Area (Plan Area)	Subdivision 2.4.67
Administrative	Election District (ED)	21st Between
Administrative	Councilmanic District (CD)	4
Administrative	General Plan 2002 Tier 1 (Use)	Developed
Administrative	Traffic Analysis Zone (COG)	1185
Administrative	Traffic Analysis Zone (PG)	2343

CONTRACTOR MUST FIELD VERIFY LOCATION OF PROPERTY LINES AND UTILITIES. CONTRACTOR RESPONSIBLE FOR INFORMING WINDSOR GREEN HOMEOWNERS ASSOCIATION PROJECT MANAGER, OF ANY CONFLICTS FROM PLAN TO SITE PRIOR TO THE START OF WORK.

MISS UTILITY:

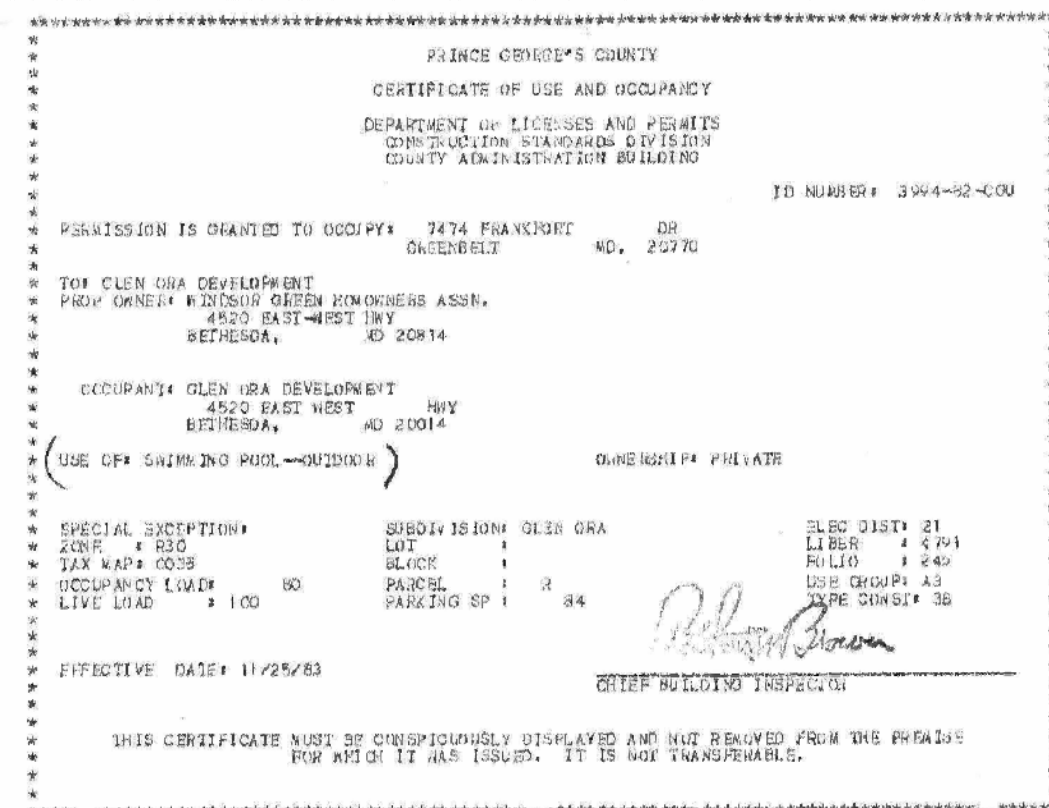
CALL "MISS UTILITY" 1-800-257-7777 FOR UTILITY LOCATION AT LEAST 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE UTILITIES LOCATED BY UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE PRINCE GEORGE'S COUNTY CODE.



VICINITY MAP
NOT TO SCALE
UPPER NORTHEAST BRANCH (ANACOSTIA) RIVER WATERSHED 021402050822
WATER SHED CODE 0822

GENERAL NOTES:

- 1 GLEN ORA PARCEL "R" - (WINDSOR GREEN COMMUNITY CENTER)
- 2 TOTAL ACERAGE: 3.3235 (144,770 SF) R-30
- 3 EXISTING ZONING: R-30
- 4 PROPOSED USE: COMMUNITY CENTER
- 5 EXISTING USE: COMMUNITY CENTER
- 6 NUMBER OF PARCELS: 1
- 7 PARCEL: R
- 8 LIBER: 05936 FOLIO: 660
- 9 GROSS FLOOR AREA: Commercial
- 10 Existing: 2,850 SF
- 11 Proposed: 3,698 SF
- 12 200 - FOOT MAP REFERENCE NUMBER: 210NE07
- 13 TAX MAP NUMBER: 35 GRID A2
- 14 AVIATION POLICY AREA NUMBER AND AIRPORT NAME/MIOZ:
- 15 EXISTING WATER AND SEWER DESIGNATION: W-3
- 16 PROPOSED WATER AND SEWER DESIGNATION: W-3
- 17 STORMWATER MANAGEMENT CONCEPT PLAN NUMBER: Pending
- 18 MANDATORY PARK DEDICATION: NOT APPLICABLE
- 19 10- FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHTS OF WAY
- 20 10' UTILITY EASEMENTS RECORDED FOR FRANKFORT ALL STREETS
- 21 CEMETARIES ON OR CONTIGUOUS TO THE PROPERTY: NO
- 22 HISTORIC SITES ON OR IN THE VICINITY OF THE PROPOERTY: NO
- 23 STREAMS ON SITE: NO
- 24 WETLANDS ON SITE: NO
- 25 100 YEAR FLOODPLAIN ON SITE: NO
- 26 CHESAPEAKE BAY CRITICAL AREA OVERLAY: NO
- 27 TOPOGRAPHY: FIELD RUN: DEWBERRY ENGINEERS, INC.
- 28 APPLICANT:
- 29 WINDSOR GREEN HOMEOWNER'S ASSOCIATION
- 30 7474 FRANKFORT DRIVE, GREENBELT, MARYLAND 20770
- 31 CONTACT: MAURA HANCOCK- COMMUNITY MANAGER:
- 32 CONDOMINIUM VENTURE, INC.
- 33 PHONE: 301-596-2600, x221



FOR OFFICIAL USE ONLY

QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC APPROVAL

PROJECT NAME:

PROJECT NUMBER:

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Amendment numbers must be included in the Project Number

DETAILED SITE PLAN (CIVIL SITE PLAN)
WINDSOR GREEN COMMUNITY CENTER

7474 FRANKFORT DRIVE, GREENBELT, MARYLAND 20770
CITY OF GREENBELT 21ST ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND

OWNER/APPLICANT
WINDSOR GREEN HOMEOWNERS ASSOCIATION
7474 FRANKFORT DRIVE
GREENBELT, MARYLAND 20770
CONTACT: MAURA HANCOCK
COMMUNITY MANAGER
301-596-2600 EXT. 221 FAX 301-596-2682

GEF
G. E. Fielder & Associates, Chartered
PLANNING, LANDSCAPE ARCHITECTURE, ENVIRONMENTAL
11831 Scaggsville Road #170
Fulton, MD 20759
Phone 301-490-3207
Email gfielder@gef.com

DESIGNED BY: PROJ. No. 00010
DRAWN BY: GEF
CHECKED BY: W
FILE NAME: WINDSOR GREEN
SCALE:
DATE: JANUARY 22, 2019

LANDSCAPE MANUAL: 2010

PER 1.1d of LANDSCAPE MANUAL 2010. THE SITE IS EXEMPT.

THE WINDSOR GREEN COMMUNITY ASSOCIATION IF HOWEVER PROVIDING THE PLANT MATERIAL AS SHOWN ON THIS PLAN. PLANT MATERIAL LIST IS SHOWN ON SHEET 2 OF 2 LANDSCAPE PLAN NOTES AND DETAILS.:

SITE NOTES:

1. AREA OF WORK: 1.2 ACRES OR 52,272 SQUARE FEET
2. LIMIT OF DISTURBANCE : 1.05 ACRES OR 45,750 SF

LEGEND

- IRON PIPE FOUND
○ LIGHT POLE
● FIRE HYDRANT
□ SIGN
□ CLEAN OUT
■ CONCRETE
□ CURB & GUTTER
□ MAIL BOX
○ BROAD LEAF TREE
○ BROAD LEAF BUSH
○ ROAD SIGN
○ GUY WIRE
■ YARD INLET (Y.I.)
— OVERHEAD ELECTRIC
— UNDERGROUND GAS
- IRON PIPE SET
○ WATER VALVE
○ GAS METER
○ POWER POLE
○ STORM DRAIN MANHOLE
○ SEWER MANHOLE
○ BOLLARD POSTS
○ HANDICAP PARKING
○ TELEPHONE MANHOLE
○ WATER METER
○ WATER MANHOLE
■ DROP INLET (D.I.)
— WOOD FENCE
— METAL/WIRE FENCE

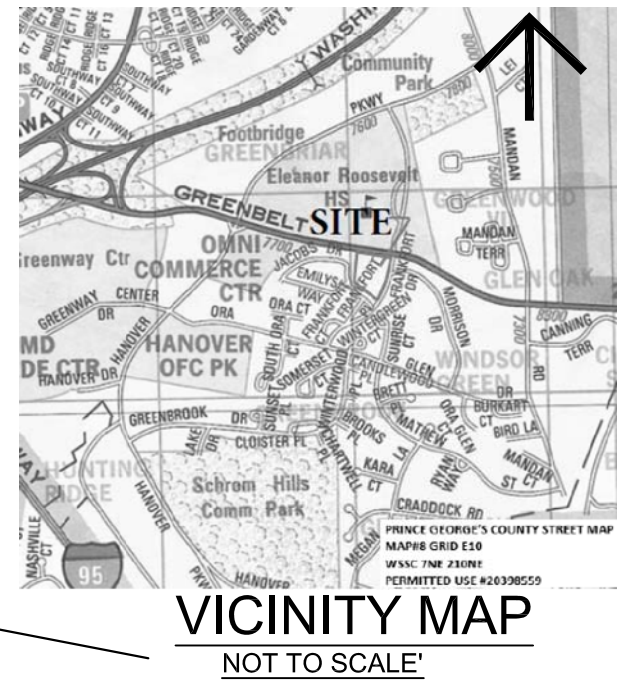
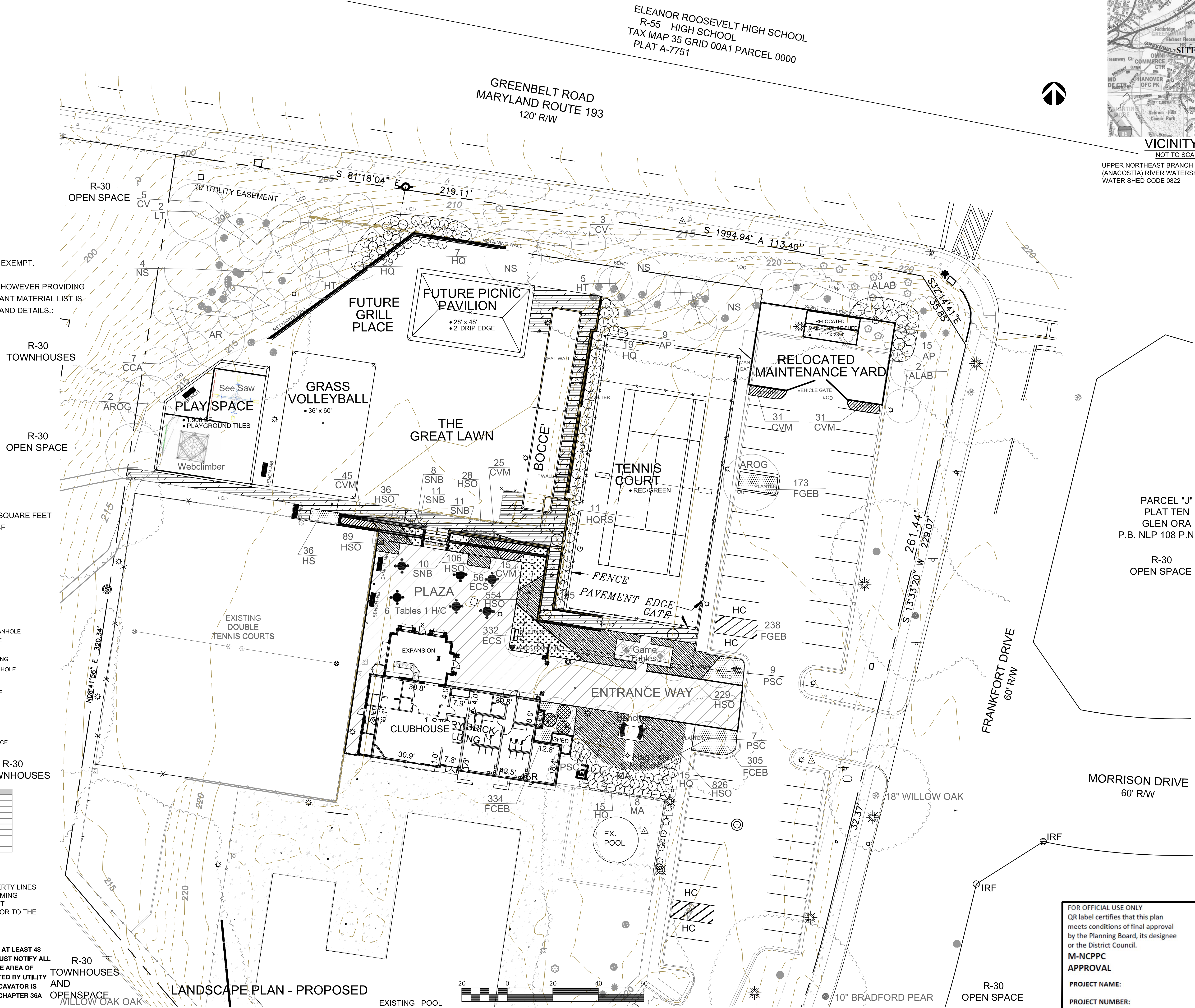
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-30
Zone	Aviation Policy Area (APA) ¹	N/A
Administrative	Tax Grid (TMG)	35-A-1
Administrative	WSSC Grid (Sheet 20)	210 NE07
Administrative	Planning Area (Plan Area)	Subdivision 2.2.67
Administrative	Election District (ED)	21 st Berwyn
Administrative	Councilmanic District (CD)	4
Administrative	General Plan 2002 Tier (Tier)	Developed
Administrative	Traffic Analysis Zone (COG)	1185
Administrative	Traffic Analysis Zone (PG)	2343

NOTE:

CONTRACTOR MUST FIELD VERIFY LOCATION OF PROPERTY LINES AND UTILITIES. CONTRACTOR RESPONSIBLE FOR INFORMING WINDSOR GREEN HOMEOWNERS ASSOCIATION PROJECT MANAGER, OF ANY CONFLICTS FROM PLAN TO SITE PRIOR TO THE START OF WORK.

MISS UTILITY:

CALL "MISS UTILITY" 1-800-257-7777 FOR UTILITY LOCATION AT LEAST 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE UTILITIES LOCATED BY UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE PRINCE GEORGE'S COUNTY CODE.



VICINITY MAP
NOT TO SCALE
UPPER NORTHEAST BRANCH (ANACOSTIA) RIVER WATERSHED 021402050822
WATER SHED CODE 0822

LANDSCAPE PLANTING PLAN
WINDSOR GREEN COMMUNITY CENTER
7474 FRANKFORT DRIVE, GREENBELT, MARYLAND 20770
CITY OF GREENBELT 21ST ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND

OWNER/APPLICANT
WINDSOR GREEN HOMEOWNERS ASSOCIATION
7474 FRANKFORT DRIVE
GREENBELT, MARYLAND 20770
CONTACT: GINA MAURIO HANCOCK
COMMUNITY MANAGER
301-598-2800 EXT. 221 FAX 301-598-2082

GEF
G. E. Fielder & Associates, Chartered
PLANNING, LANDSCAPE ARCHITECTURE, ENVIRONMENTAL
11831 Scaggsville Road #170
Fulton, MD 20759
Phone 301-490-3207
E-Mail gfielder@gefdesigner.com

DESIGNED BY: PROJ. No. 00010
DRAWN BY: GEF
CHECKED BY: VARS
FILE NAME: WINDSOR GREEN
SCALE:
DATE: JANUARY 22, 2019

FOR OFFICIAL USE ONLY
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC
APPROVAL
PROJECT NAME:
PROJECT NUMBER:
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Amendment numbers must be included in the Project Number

PLANT NOTES

1. Quality Assurance

a. Landscape Planting and related work shall be performed by a firm with a minimum of five years experience specializing in this type and scale of work.

b. Applicable Specifications and Standards:

Standardized Plant Names, latest edition, American Joint Committee Horticultural Nomenclature.
American Standard for Nursery Stock, latest edition, American Association of Nurserymen.
Landscape Specification Guidelines for Baltimore/Washington Metropolitan Areas, latest edition. Landscape Contractors Association.

2. Submit the following to the Landscape Architect prior to beginning of construction:

copies of manufacturer's data for all materials required samples of mulches chemical and mechanical analysis and samples of all existing soil, topsoil, organic matter and soil mix to be used
planting schedule showing the dates (earliest and latest) proposed for each type of plant specified. Schedule each type of planting within approved planting season for such work. Include requests for any proposed changes in the approved planting season
list of proposed sources for all plant material

3. Delivery, Storage and Handling

a. Deliver packaged material in manufacturer's unopened container or bundles, fully identified with name, brand, type, weight and analysis. Store packaged materials in such a manner as to prevent damage or intrusion of foreign matter.

b. Dig ball and burlapped (B&B) plants with firm, natural balls of earth, of a diameter not less than that shown on the plant list, nor less than recommended by the American Standard for Nursery Stock, and of sufficient depth to include the fibrous and feeding roots. Plants moved with a ball will not be accepted if the ball is cracked or broken before or during planting operation.

c. Deliver trees and shrubs after preparations for planting have been completed. Do not bend, bind or tie trees or shrubs in such a manner as to damage bark, break branches or destroy natural shape. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by sealing in bare root stock and covering ball with soil, peat moss or other acceptable material for balled stock. Plants shall be kept well watered and shall not remain unplanted for longer than ten (10) days after delivery. Do not heel-in plants over the winter.

d. Plants shall be lifted and handled from the bottom of the ball only.

e. Do not remove container-grown stock from containers until planting time.

4. Before planting, determine that areas to receive plant material have adequate subdrainage.

a. Perform water percolation testing by digging pits as described below. In areas of multiple tree plantings or trees planted in lines or rows, perform tests in tree pits at intervals not greater than 80 feet apart.

b. Dig planted pits to full depth and dimensions indicated on drawings.

c. At bottom of planting pit, excavate rectangular pit 13 inches by 12 inches by 18 inches deep. Quickly pour water into a small pit to a depth of 6 inches (approximately 3 to 3-1/2 gallons.) Note time required for water to be completely absorbed. Divide time noted by 6 to achieve average rate of absorption for 1 inch of water. Where rate of absorption exceeds 60 minutes, provide additional drainage.

5. Planting shall be done only within the following dates:

a. Deciduous Trees and Shrubs: March 1 to May 31 or October 15 to December 15.

b. Evergreen Trees, Shrubs and Vines: March 1 to May 31 or September 1 to November 15.

6. 2 Year Warranty

All plant material shall be guaranteed by the Contractor for a period of 2 years from the date of final acceptance to be in good, healthy and flourishing condition.

7. Materials for Planting

a. Mulch must be double-shredded hardwood bark. Submit samples for approval. Material shall be mulching grade, uniform in size and free from foreign matter.

b. Fertilizers shall be commercial fertilizer for ornamental trees, shrubs and ground cover. Fertilizer shall be provided in accordance with the recommendations of the soil test. As a basis for bidding, contractor shall assume an analysis of 10% Nitrogen 6 Phosphorus and 4% Potassium shall be used. This fertilizer shall be granular with a minimum of 50% of the total Nitrogen in organic form.

c. Topsoil shall be a fertile, friable natural loam, uniform in composition, free of stones, lumps, plants and their roots, debris and other extraneous matter over 1 inch in diameter, capable of standing vigorous plant growth. Organic content shall be 5% minimum. Clay content shall not exceed 15% and silt content shall not exceed 25%. Topsoil shall have a pH range of 5.0 to 6.5 in general, and 5.0 to 5.5 for plants requiring acid soils. contractor shall have soil tested at an approved agricultural laboratory and submit results before providing soil.

d. Composted Pine Bark shall be approved, composted, ground pine bark having nor particle with a dimension greater than 3/4 inch.

e. Soil mix shall consist of 3/4 existing soil and 1/4 Composted Pine Bark or other approved organic matter, by volume.

8. Plant Materials (Refer to the PLANT LIST on the drawings for specific types and quantities of plants.)

a. Plants shall be nursery grown in accordance with good horticultural practices. Plants shall either be obtained from local nurseries and/or others which have soil (heavy clay) and climatic conditions similar to those in the locality of the project. Plant material grown in sandy, well-drained soil will not be approved for this project.

b. Plants shall be true species and variety and unless specifically noted otherwise, all plants shall be of specimen quality, exceptionally heavy, symmetrical, lightly-knit plants, so trained or favored in their development and appearance as to be unquestionably and outstandingly superior in form, number of branches, compactness and symmetry.

c. Plants shall be sound, healthy and vigorous, well-branched and densely-foliated when in leaf, free of disease, insect pests, eggs or larvae and shall have healthy, well-developed root systems. They shall be free from physical damage or adverse conditions that would prevent thriving with the specified result.

d. Trees which have a damaged or crooked leader, or multiple leaders, unless specifically specified, will be rejected. Trees with abrasion of the bark, sun scalds, disfiguring knots or fresh cuts more than 1-1/4 inch which have not completely callused, will be rejected.

9. Plants shall conform to measurements specified in the plant schedule, except that plants larger than specified may be used if acceptable to the Landscape Architect. Use of such plants shall not increase the Contract Price. If larger plants are accepted, the ball of earth shall be in proportion to the size of the plant.

a. Caliper Measurement: Shall be taken at a point on the trunk 6 inches above natural ground line for trees up to 4 inches in diameter and at a point 12 inches above natural ground line for trees over 4 inches in diameter.

b. Plants shall be measured when branches are in the normal position. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to tip.

10. Excavation of Planted Areas

a. Trees: Excavate pit walls vertically and horizontally. Tree pit depth shall be sufficient to allow elevation of root ball to be above finished grade as shown in the details.

b. Shrubs: Excavate pit and hedge trenches to allow maximum areas shown in the plans and details.

c. Shrub, Ground Covers and Seasonal Plantings: soil shall be rototilled to a depth of 6 inches minimum. Add amendments to the soil and then add specified planting soil mix and rototill again to a depth of 6 inches.

11. General Plant Installation

a. Excavation: Excavate tree pits and planting areas as shown in the planting details.

b. Center plant in pit and face for best effect. Set plant plumb and hold rigidly in position until soil has bee tapped firmly around ball or container roots.

c. Mix soil amendments and Fertilizers with soil in accordance with recommendations for plant use based upon test results as approved by Owner. Delay mixing of fertilizer if planting will not occur within a few days. Mix soil either prior to spreading or apply soil amendments on surface of spread planting soil mix and mix thoroughly into top 6 inches of topsoil before planting.

d. Backfill pit with planting soil mix and fertilizer until two-thirds full and water each layer thoroughly to settle soil. After soil settles, fill up with remaining planting soil mix, water and shape surface so that it slopes to drain from trunk and matches ground edge of planting pit.

e. Do not compact backfill by tamping

f. Mulch all tree pits, shrub groundcover and perennial beds with a 2 inch layer of mulch immediately after planting. All bed lines shall be cut with a smooth, constant edge to a minimum depth of 3 inches.

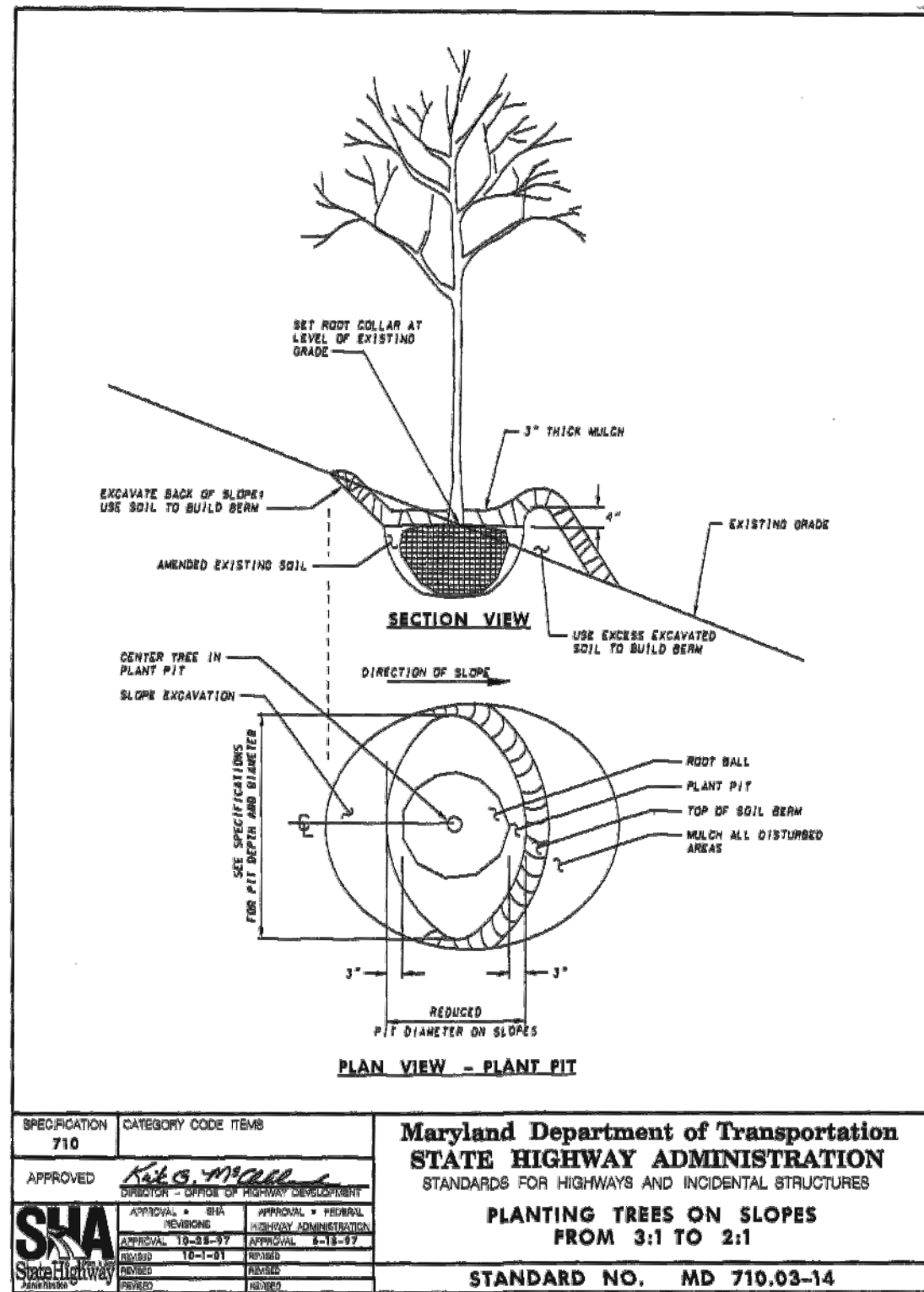
g. All planting areas to conform to specified grades after full settlement has occurred and mulch has been applied. Do not provide saucer around tree pits unless specified by the Landscape Architect. Remove all tags, labels, strings, etc. from all plants.

12. Permanently Seeded or Sodded Lawns

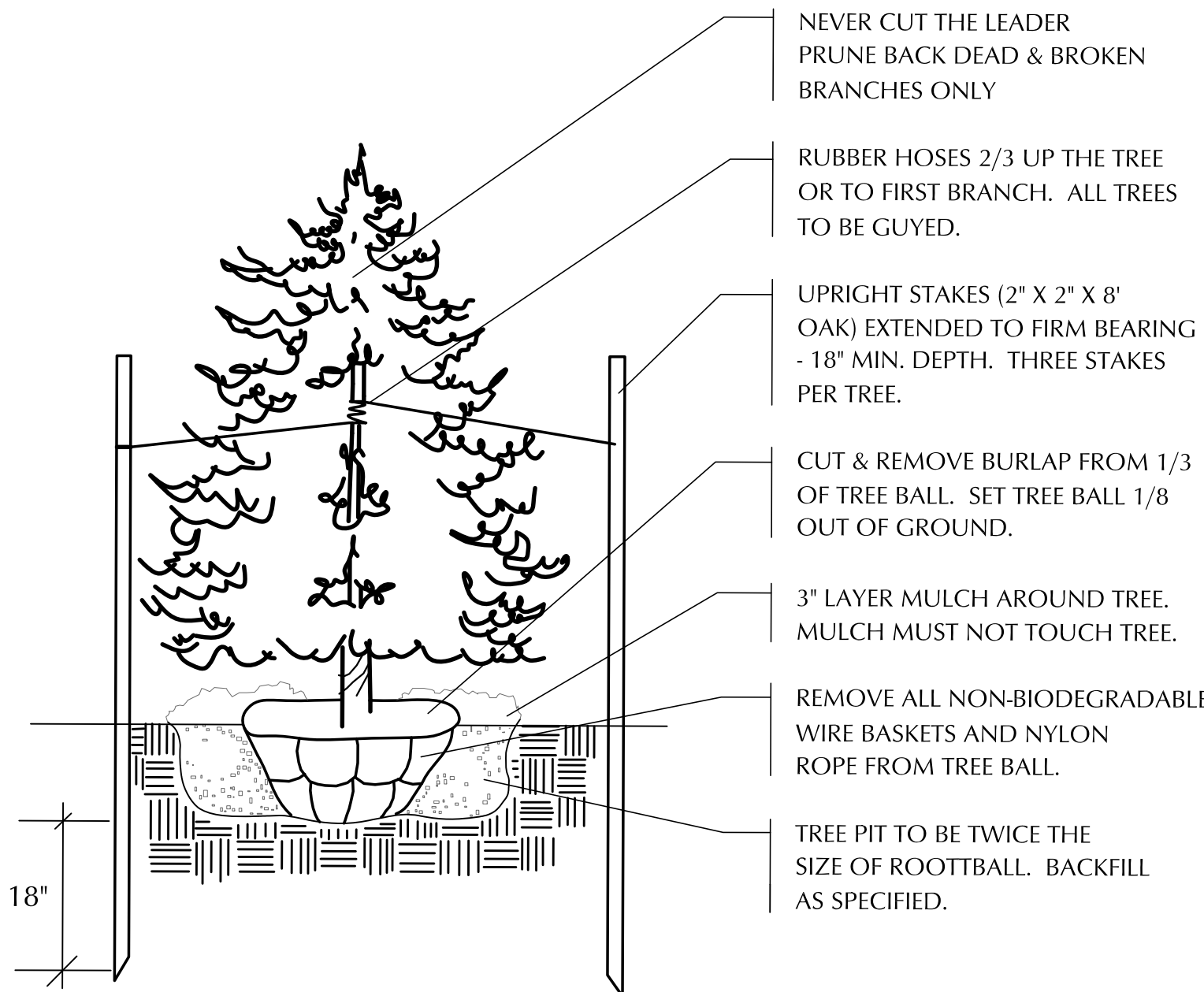
a. Seed or Sod varieties shall conform to 1994-95 Maryland Turfgrass recommendations for Category I, Tall Fescue Varieties.

b. Refer to the Maryland Erosion and Sediment Control Handbook for guidelines, specifications and installation techniques of seed or sod.

c. Maintenance shall begin immediately after each plant is planted or lawn is seeded.

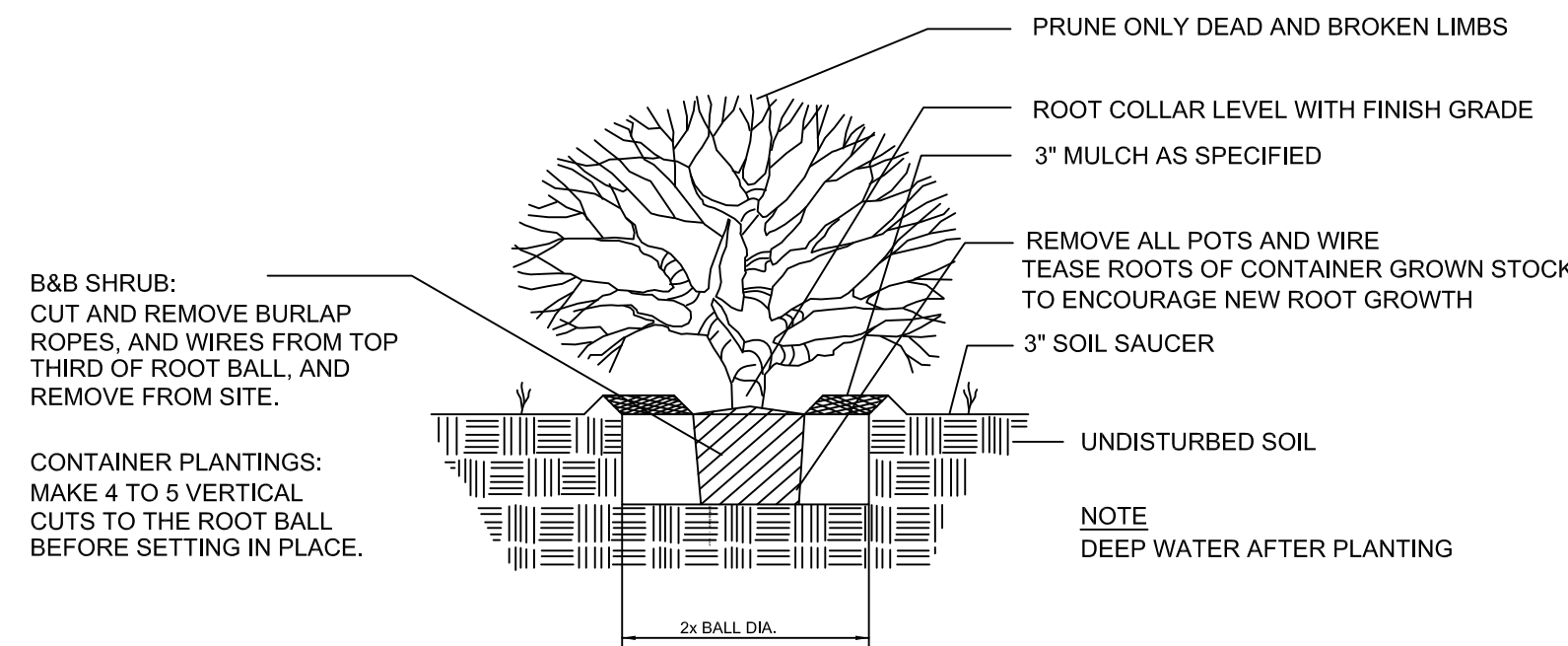


DESCRIPTION	CATEGORY	CODE	ITEM
710			
APPROVED			
SHA			
STANDARD NO. MD 710.03-14			



EVERGREEN TREE PLANTING

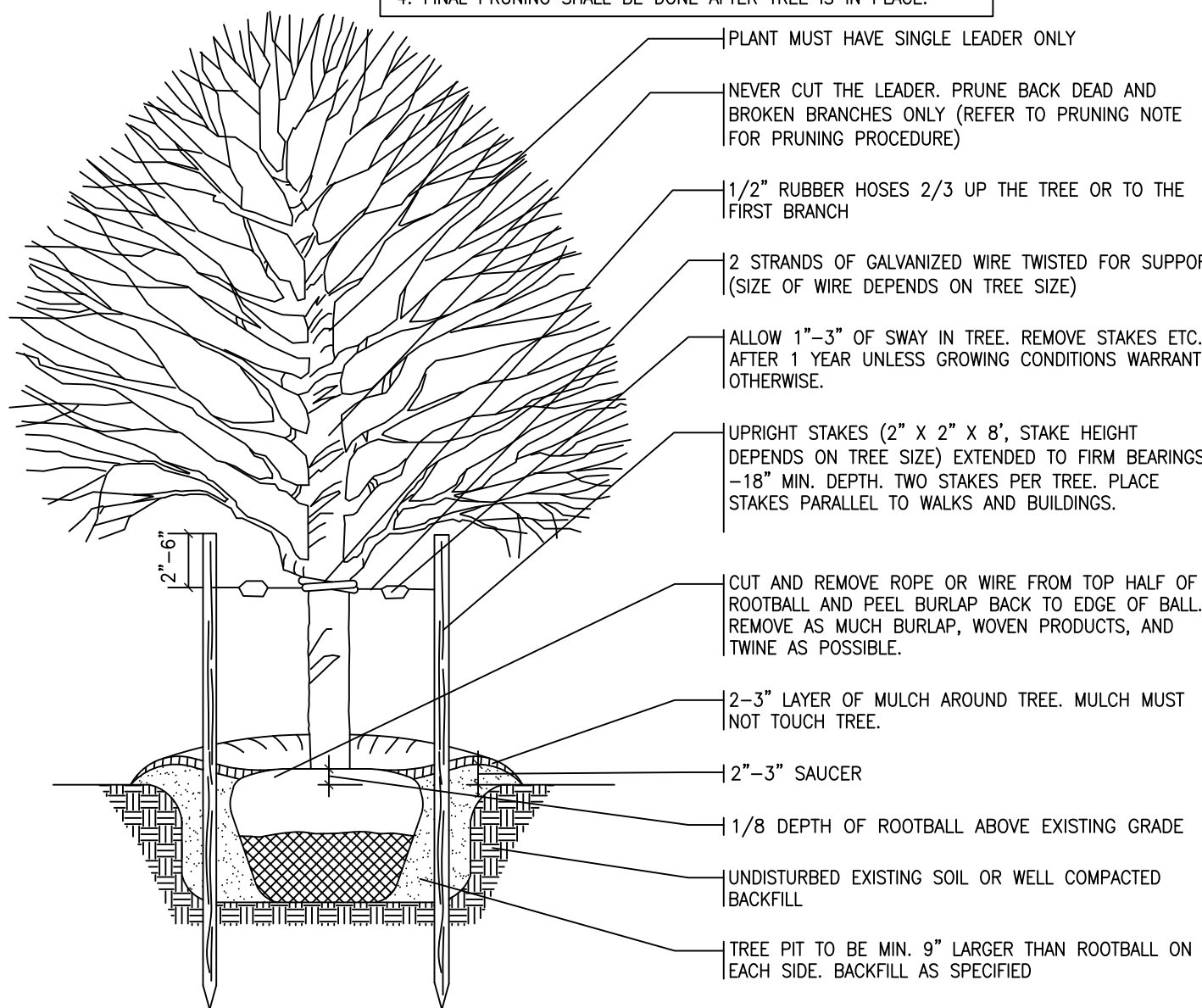
NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE

WINDSOR GREEN PARK PLANT LIST					
KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREES					
AROG	3	Acer rubrum 'October Glory'	October Glory Maple	2" Cal.	As Shown
LT	2	Liriodendron tulipifera	Tulip Poplar	2" Cal.	As Shown
NS	6	Nyssa sylvatica	Blackgum	2" Cal.	As Shown
ORNAMENTAL TREES					
ALAB	5	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	6' Ht.	Cont./ 15' O.C.
AP	24	Aesculus pavia	Red Buckeye	4-6' ht.	Cont./ 15' O.C.
CCA	7	Cercis canadensis	Eastern Redbud	6' Ht.	Cont./ 15' O.C.
CV	8	Chionanthus virginicus	White Fringetree	6' Ht.	Cont./ 15' O.C.
HT	6	Halesia tetraptera	Carolina Snow Bell	6' Ht.	Cont./ 15' O.C.
PSC	17	Prunus sargentii 'Columnaris'	Columnar Sargent Cherry	10' Ht.	Cont./ 15' O.C.
SHRUBS					
MA	8	Mahonia Aquifolium	Oregon Grape Holly	24" Ht.	3' O.C.
HQRS	11	Hydrangea quercifolia NA 74836	Ruby Slippers Hydrangea	18" Ht.	3' O.C.
HQ	86	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	24" Ht.	4' O.C.
PERENNIALS					
CVM	85	Coreopsis verticillata 'Moonbeam'	Coreopsis Moonbeam	6 " Pot	12' O.C.
ECS	378	Echinacea - 'Cheyenne Sprit'	Cheyenne Spirit Coneflower	6 " Pot	10" O.C.
HSO	1042	Heemerocallis 'Stella de Oro'	Stella Oro Daylilly	6 " Pot	12" O.C.
SNB	40	Salvia nemorosa Blue Hill	Meadow Sage Blue Hill	6 " Pot	16" O.C.
GRASSES					
FGEB	1050	Festuca Glauca 'Elijah Blue'	Elijah Blue Fescue	#1 Cont.	10" O. C.
HS	98	Helictotrichon sempervirens	Blue Oat Grass	1 Gal.	2' O.C.



B&B/ DECIDUOUS TREE PLANTING

NOT TO SCALE

PLANT LIST NOTES:

1. PLANT ALL HERBACEOUS MATERIAL IN TRIANGULAR SPACING.
2. PLANT ACCORDING TO MANUFACTURERS SPECIFICATIONS ON SHEET
3. LANDSCAPING STAKEOUT TO BE STAKED OUT BY CONTRACTOR AND MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONTRACTOR INSTALLATION..

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M-NCPPC
APPROVAL

PROJECT NAME:

PROJECT NUMBER:

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Amendment numbers must be included in the Project Number

DESIGNED BY	PROJ. No.	DATE	CHECKED BY	DATE
GEF	00010		clw	
DRAWN BY	FILE NAME	SCALE	DATE	
EMB	WINDSOR GREEN			
WINDSOR GREEN	11831 Scaggsville Road #170			
SEPTEMBER 7, 2018				

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REPEATEDLY AND EXCLUSIVELY
G. E. Fielder & Associates, Chartered
PLANNING, LANDSCAPE ARCHITECTURE, ENVIRONMENTAL
11831 Scaggsville Road #170
Fulton, MD 20759-3907
E-Mail: gfielder@getfielder.com

OWNER/APPLICANT
WINDSOR GREEN HOMEOWNERS ASSOCIATION
7474 FRANKFORT DRIVE
GREENBELT, MD 20770
CONTACT: c/o MAURA HANCOCK
COMMUNITY MANAGER
CONDOMINIUM VENTURE INC
301-596-2800 EXT. 221 _ FAX 301-596-2082

LANDSCAPE NOTES AND DETAILS
WINDSOR GREEN COMMUNITY CENTER
7474 FRANKFORT DRIVE, GREENBELT, MARYLAND 20770
CITY OF GREENBELT 21ST ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND

DATE	NO.	REVISION

SHEET
2 of 2
LP D1

February 28, 2019

Planning & Community Development
15 Crescent Road, Suite 200
Greenbelt, MD 20770

Attn. Ms. Terri Hruby, AICP, Director of Planning and Community Development

Reference: Windsor Green Community Center- MNCPPC DSP# 81010-02

Dear Ms. Hruby,

The Windsor Green Homeowners Association is undertaking a revitalization of their Community Center located at 7474 Frankfort Drive, Greenbelt, Maryland.

LOCATION OF SUBJECT PROPERTY:

The subject property is located at 7474 Frankfort Drive, Greenbelt, Maryland, 20770. The property is at the Southwest corner of the intersection of Greenbelt Road, and Frankfort Drive. The north side of the subject property fronts Greenbelt Road (MD 193) for 364 feet, the east fronts Frankfort Drive for 540 feet. The southern property line fronts 297 feet of Jacobs Drive. The western property line is 320 feet and is characterized by open space and the side of an existing townhouse and existing woodlands. There is one point of ingress and egress to Frankfort Drive.

DESCRIPTION OF PROPOSED USE/REQUEST:

Revision of Detailed Site Plan 81010-01 for existing Windsor Green Community Center. Plan approval sought for 848 SF addition to 2,850 SF building. Proposed facilities include: Bocce', Grass Volleyball, Great Lawn, ADA walkways access, future grill area, future shelter, relocation of Maintenance Yard, removal and replacement of plaza will include new tables, game tables, water fountain, bike rack and benches. The Playspace will be removed and replaced and ADA compliant tiles will be used as surfacing. Removal of 2 Tennis Courts and walls, and relocation of single tennis court. A smaller wall will replace the wall being removed at Greenbelt Road. Greenbelt Road frontage will be enhanced by under planting existing trees. A sight tight fence will surround the relocated Maintenance Yard, and security fence will be added along Great Lawn.

Attachment A – Site Photos

Attachment B – Statement of Justification as Submitted to MNCPPC for 81010-02 Windsor Green Community Center

The current development was built in the early 1980's. The revitalization will be to 1.71 Acres of the existing 3.33+- acre Community Center. The existing 2,850 SF Club House is planned to receive new interior finishes plus 848 SF in three small additions (600 SF Multipurpose Room, 216 SF support spaces and 32 SF Office Expansion.) The current focal point will shift to the new Club House entry and entry pillars. The revitalization includes a Great Lawn, space for a future shelter and grill area. Landscaping (majority of which are natives), hardscaping, and new site furniture. The existing gray painted retaining wall along Greenbelt Road will be removed, and replaced by landscaped slope, and a single wall of 41.1' in length is set back significantly from Greenbelt Road. The highest point of the wall is 4.8'. Average height is 2.5'. The existing forest edges will be expanded to add additional shade,

flowering, and evergreen trees. The area will be planted with blooming understory trees and shrubs to add seasonal interest and privacy. This will give the Windsor Green Community an entirely new look from Greenbelt Road (MD193) as well as improving the streetscape.

As a follow up to the description of the proposed Windsor Green Community Center revitalization we would like to discuss the Planning, Parks and Recreation and Environmental Benefits of the proposed design.

Planning Benefits:

The update to the overall design and program of an existing aging facility to be a 21st-century facility fulfills the goals of Windsor Green Community Association. The site builds on the project goals of social vibrancy by creating an improved streetscape, sense of place leading to a new updated since of identity including the streetscape, entry plaza, building plaza, new areas for meeting a greeting and a Great Lawn where residents will meet and mingle. The plan is environmental sustainable, provide urban connectivity, and is ADA accessible, and where those needed access will feel included and not simply accommodated. The facility plan offers a flexible framework for adaptable uses and provides balanced active and passive recreation for the community.

Parks and Recreation Benefits:

A detailed list of the existing and proposed recreation facilities can be found in Attachment A the Statement of Justification. The design will remove the existing double tennis courts on Greenbelt Road, these double tennis courts will be replaced by a Great Lawn, grass volleyball, regulation size Bocce' court. The plan provides footprints for a future Grill area and a picnic shelter.

The single tennis court will be shifted providing room for board games, seating area, bike rack, water fountain. The existing plaza will reconstructed and new tables, and benches will be placed on a central axis leading from the addition to the great lawn/ The great lawn will be accessed via ADA accessible system or down a set of stairs that give a sense of arrival to the great lawn. These stepped back walls also provide ample seating for spectators or those who simply want to visit.

The building addition provides for an expanded indoor community space.

Environmental Benefits:

Windsor Green Community Center respects the environment and embraces new forms of energy saving.

1. Windsor Green has been designed to reduce the impact on the environment, by providing more green, more trees, less pavement, and a selection of native plant material.
2. The plaza will include bike parking, and a water fountain that will provide for the refiling of water bottles.
3. The Maintenance Yard has been relocated away from existing trees, and the amount of buildings reduced by one. This relocation will take pressure off the e w/ p. These existing trees will be under planted native shade trees, flowering trees, shrubs and perennials.
4. The planting plan specifies the use of mostly native plant material including shade trees, flowering trees, shrubs and perennials. Plants selected also require minimum maintenance.
5. The amount of areas needing to be mowed have been significantly reduced.

6. The site will be served by the Windsor Green Homeowners Association provide recycling pick up every Wednesday and this site will be included. The recycling follows the rules of the City of Greenbelt and Prince Georges County
7. Windsor Green built in the 1980's does not provide for SWM on the site. All the runoff goes to the SWM Pond at the southeast corner of Ora Glen Drive and Hanover Place. All the storm water runoff drains to a regional SWM Pond at the southeast corner of Ora Glen Drive and Hanover Place. The proposed development reduces impervious cover by eliminating 2 tennis courts, adding a green space in the parking lot, and reducing the square footage of paved area in the plaza. The existing impervious area of the site is 0.772 Acres (33,628 SF) and the proposed Impervious Square Footage is 0.49 acres (21,344 SF) this is a 37% reduction in Impervious surface. ESD's (Micro- Bio Retention M-9) are being utilized to obtain a 75% reduction in impervious cover. Native plant material will be used for Micro Bio retention.
8. The Windsor Green Community Center Renovation project was designed as being environmentally friendly and energy conserving in a variety of ways:
 - a) The Existing Building itself is a "renovation & reuse" project instead of being a "scrape & rebuild" project. This literally prevents tons of demolished, mostly non-organic building material from heading to a local landfill.
 - b) The Existing Building's attic insulation, which has been damaged over the years, is being removed and replaced with new batt insulation.
 - c) The New Additions had been designed per the (IECC) International Energy Conservation Code's insulated envelope requirements. This significantly increased the minimum R-values (amount of insulation) required for the roof, the exterior walls, and under the slab, and significantly decreased the maximum U-values ("U" simply being the inverse of "R") for the windows and doors, as compared to buildings designed outside of the IECC.
 - d) The lighting is designed such that the new wattage is within the IECC's lighting power density requirements. The proposed new HVAC system is sized according to a professional load calculation and has the ability to turn down, ensuring that is only operates when required. All ductwork shall be insulated per the IECC. All new appliances shall be energy efficient.

On behalf of the Windsor Green Homeowners we would like to thank you in advance for you review of this proposed revitalization. Any questions should be directed to Grace E.Fielder AICP, PLA, CPSI, at 301 490 3207 or at gfielder@gefilder.com.

Sincerely

GRACE E. FIELDER & ASSOCIATES, CHARTERED

Grace E. Fielder, AICP, PLA, CPSI
President

Cc; Catherine Curser, President Windsor Green Homeowners Association
Maura Hancock, CVI, Condominium Managers
Jill Kosack PLA, MNCPPC Supervisor, Urban Design Section

STATEMENT OF JUSTIFICATION: Pre Application (Application Number: DSP 81010-2)

Name (Glen Ora – Parcel R) Windsor Green Community Center

DESCRIPTION OF PROPOSED USE/REQUEST:

Proposed Detailed Site Plan Amendment (DSP 81010-2) for Windsor Green Community Center Club House and grounds will provide for revitalization of the existing building, plaza, play space, addition of Bocce', volleyball, ADA access to facilities, and upgrades to landscaping. The plan will provide for removal of two (2) tennis courts and grey concrete wall fronting Greenbelt Road.

The current development was built in the early 1980's. The revitalization will be to 1.71 Acres of the existing 3.33+- acre Community Center. The existing 2,850 SF Club House is planned to receive new interior finishes plus 848 SF in three small additions (600 SF Multipurpose Room, 216 SF support spaces and 32 SF Office Expansion.) The current focal point will shift to the new Club House entry and entry pillars. The revitalization includes a Great Lawn, space for a future shelter and grill area. Landscaping (majority of which are natives), hardscaping, and new site furniture. The existing gray painted retaining wall along Greenbelt Road will be removed, and replaced by landscaped slope, and a single wall of 41.1' in length is set back significantly from Greenbelt Road. The highest point of the wall is 4.8'. Average height is 2.5'. The existing forest edges will be expanded to add additional shade, flowering, and evergreen trees. The area will be planted with blooming understory trees and shrubs to add seasonal interest and privacy. This will give the Windsor Green Community an entirely new look from Greenbelt Road (MD193) as well as improving the streetscape.

No Stormwater Management was provided on site, stormwater was conveyed to a Regional Facility located at the southeast intersection of Ora Glen Drive and Hanover Parkway. This proposed Stormwater Management is located in several different area of the site.

This proposal will reduce the amount of paving, improve views to and from the facility, and reduce impact on existing "forest trees", by shifting the location of the maintenance yard that serves the entire Windsor Green Community. The existing "forest" will be enhanced and expanded.

A site security fence will be placed near the perimeter of the new wall proposed along Greenbelt Road. The black fence will be integrated into the existing and newly planted/expanded "forest". A black sight tight fence will be used at the relocated maintenance yard. The fences will connect along the top of the retaining wall. A man gate will be placed access near the maintenance yard.

Two major focal points have been created: One is the view from Frankfort Drive to the front door of the renovated Clubhouse, and the second is from the Club House addition across the Great Lawn. The Great Lawn will have an open lawn, bocce' and volleyball.

The walkway to the Club House and the plaza area will be ADA compliant. The slopes on the walks will not exceed 4% percent with a cross slope of less than 2%. The walkways will provide access to all parts of the site. The main plaza of the renovation is on an axis thru the Great Lawn. The Club House expansion provides a strong front door entry. Visible from Frankfort Drive.

Summary of Facilities:

The Existing Club House will receive new interior finished plus 848 Square Feet in three small additions

The following outdoor facilities will be built:

- 1- Tennis court (relocated and improved)
- 1- Bocce' Court – with sitting areas
- 1- Grass Volleyball
- 1- Plaza
 - 6 Tables on patio(2 Accessible)
 - 2 Benches on plaza near overlooking double tennis courts
- 1- Water fountain
- 2- Game Tables (1 Accessible)
- 1- 2 Curved Benches near Flag Pole.
- 2- Great Lawn with area reserved for future shelter and grilling area
- 1- Stormwater Management Areas

Facilities that are to remain:

- 1- Swimming Pool
- 1- Tot Pool
- 2- Tennis Courts
- 1- Picnic Area
- 1- ADA access to pools
- Car Parking lot with ADA spaces

DESCRIPTION AND LOCATION OF SUBJECT PROPERTY:

The subject property is located at 7474 Frankfort Drive, Greenbelt, Maryland, 20770. The property is at the Southwest corner of the intersection of Greenbelt Road, and Frankfort Drive. The north side of the subject property fronts Greenbelt Road (MD 193) for 364 feet, the east fronts Frankfort Drive for 540 feet. The southern property line fronts 297 feet of Jacobs Drive. The western property line is 320 feet and is characterized by open space and the side of an existing townhouse and existing woodlands. There is one point of ingress and egress to Frankfort Drive.

The 3.3235 acre property was developed as a Community Center for the Windsor Green Homeowner's Association. The facilities were built in the early 1980's include:

- 1- 2,850 SF _Club House with outdoor plaza sitting area, game and picnic tables.
- 2- Swimming Pool
- 2- Tot Pool

- 5- Tennis Courts
- 2- Picnic Area
- 1- Tot Lot
- 1- Maintenance Area
- 78 Parking Spaces which includes 4 Handicap Spaces

DESCRIPTION OF EACH REQUIRED FINDING:

Section 27-285-Planning Board procedures.

Required findings.

(1) The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make these findings, the Planning Board may disapprove the Plan.

Response: The Windsor Green Community Center with Club House is approximately 40 years old, this project brings about the much needed update and revitalization while providing a greater opportunity for leisure than the current center and grounds. The Community Center will be updated with facilities that are more in keeping with the 2020 lifestyle. The Club House expansion and update provides a new focal point and outdoor activity areas which includes: outdoor sitting areas, outdoor eating areas, which include WIFI. The Community grounds will include a "Great Lawn", Bocce', volleyball, updated playground, newly renovated Tennis Court and Maintenance Area. An area adjoining the Great Lawn will be reserved for a future shelter and grilling area. The facilities will all be ADA compliant, and accessible. SWM will be provided. The segment of Greenbelt Road that abuts the Center will receive a facelift with the removal of the gray painted retaining wall. New plantings will be added to create a forest line, understory plants will include flowering trees and shrubs. The Bradford Pear in the parking lot will be removed and new trees will be planted. The majority of plant material will be native.

(2)The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).

Response: No Conceptual Site Plan was required.

(3)The Planning Board may approve a Detailed Site Plan for Infrastructure if it finds that the plan satisfies the site design guidelines as contained in Section 27-274 prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.

Response: No Infrastructure Site Plan is being applied for at this time.

(4)The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b)(5).

Response: The Proposed Site Plan LAO provides for Stormwater Management. The removal of two tennis courts increases pervious areas. The project was built prior to SWM regulations. The plan preserves native plants, and will add additional trees and understory plantings and remove invasive plants. Native plant material will dominate that plant palette.

Section 24-130. - Stream, wetland, and water quality protection and stormwater management.

(a) Proposed subdivisions shall be designed to minimize the effects of development on land, streams and wetlands, to assist in the attainment and maintenance of water quality standards, and to preserve and enhance the environmental quality of stream valleys.

Response: The Proposed Site Plan provides for Stormwater Management. The project was built prior to SWM regulations. The plan preserves native plants, and will add additional trees and understory plantings and remove invasive plants. Native plant material will dominate that plant palette. There are no wetlands or streams on site or immediately adjacent.

(b) The Planning Board shall require that proposed subdivisions conform to the following:

(1)The preliminary plan shall demonstrate adequate control of the increased runoff due to the ten (10) year storm or such other standards as State law or the County shall adopt.

Response: The Proposed Site Plan provides for Stormwater Management. The project was built prior to SWM regulations. A SWM Concept will be submitted for approval.

(2)The stormwater control shall be provided on-site unless the Planning Board, on recommendation from the County, waives this requirement.

Response: The Proposed Site Plan provides for Stormwater Management under the great lawn.

(3)The submission of a storm drainage and stormwater management concept plan, and approval thereof by the County, may be required prior to preliminary plan approval.

Response: No Preliminary Plan is required, SWM will be provided per # (2) response.

(4)Where a property is partially or totally within an area covered by an adopted Watershed Plan, the preliminary plan shall conform to such plan.

Response: The Proposed Site Plan provides Stormwater Management.

(5)Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the

regulated feature. All regulated environmental features shall be placed in a conservation easement and depicted on the final plat.

Response: The Proposed Site is outside the Chesapeake Bay Critical Area, the site environment has been enhanced and improved by this proposal. There is a reduction in impervious cover and ESD's are being added to achieve the equivalent of 75% reduction in impervious cover. The proposed project is meeting MDE requirements for redevelopment.

VARIANCE REQUESTS/S AND REQUIRED FINDING FOR EACH REQUEST:

The applicant does not anticipate any variances.

SUMMARY/CONCLUSION OF REQUEST:

The Windsor Green Community Center improvements meets and exceeds the requirements of the original mix of recreation facilities being provided and the Center. This plan removes 2 tennis courts, and a large grey painted retaining wall and replaces it with an expanded Club House, Plaza with 6 tables 2 bench seats, 2 game tables including accessible table and benches near flag pole, new building entrance, and ADA access to facilities. The plans provide for Grass Volleyball, Bocce' seat walls will be provided at Bocce' and at volleyball, new equipment for Play Space, for 5 to 12 year olds, and future shelter and grilling area. The plan moves and rebuilds the single tennis court and relocates and improves the Maintenance Yard. The view from the street is improved on Greenbelt Road and on Frankfort Drive. New plantings will include more than 75% native species. The project is an economic positive. For all of the above reasons we respectfully seek a recommendation of approval for this project.

WINDSOR GREEN COMMUNITY CENTER SITE PHOTOS
7474 FRANKFORT DRIVE, GREENBELT,MD



WINDSOR GREEN HOMEOWNERS ASSOCIATION



AERIAL VIEW OF COMMUNITY CENTER FROM PGATLAS



VIEW ALONG GREENBELT ROAD LOOKING TOWARDS
CITY OF GREENBELT

GRACE E. FIELDER & ASSOCIATES, CHARTERED gfielder@gefielder.com

MARCH 5, 2019

WINDSOR GREEN COMMUNITY CENTER SITE PHOTOS
7474 FRANKFORT DRIVE, GREENBELT,MD



WINDSOR GREEN HOMEOWNERS ASSOCIATION



VIEW OF MAINTENACE BUILDING,FENCE AND TREES



VIEW OF GREY WALL AND TENNIS COURT FENCE

GRACE E. FIELDER & ASSOCIATES, CHARTERED gfielder@gefielder.com

MARCH 5, 2019

WINDSOR GREEN COMMUNITY CENTER SITE PHOTOS
7474 FRANKFORT DRIVE, GREENBELT,MD



WINDSOR GREEN HOMEOWNERS ASSOCIATION



VIEW OF INTERSECTION OF GREENBELT ROAD AND
FRANKFORT DRIVE LOOKING TO HIGH SCHOOL



VIEW OF FRANKFORT ROAD ACCESS

WINDSOR GREEN COMMUNITY CENTER SITE PHOTOS
7474 FRANKFORT DRIVE, GREENBELT,MD



WINDSOR GREEN HOMEOWNERS ASSOCIATION



VIEW OF INTERSECTION OF GREENBELT ROAD AND
FRANKFORT DRIVE LOOKING TO HIGH SCHOOL



VIEW OF FRANKFORT ROAD ACCESS

GRACE E. FIELDER & ASSOCIATES, CHARTERED gfielder@gefielder.com

MARCH 5, 2019

WINDSOR GREEN COMMUNITY CENTER SITE PHOTOS
7474 FRANKFORT DRIVE, GREENBELT,MD



WINDSOR GREEN HOMEOWNERS ASSOCIATION



VIEW FROM FRANKFORT DRIVE TO BUILDING

PARKING LOT LOOKING TO FRANKFORT DRIVE

GRACE E. FIELDER & ASSOCIATES, CHARTERED gfielder@gefielder.com

MARCH 5, 2019

WINDSOR GREEN COMMUNITY CENTER SITE PHOTOS
7474 FRANKFORT DRIVE, GREENBELT,MD



WINDSOR GREEN HOMEOWNERS ASSOCIATION



CLOSE UP VIEW BUILDING PLAZA IS TO THE RIGHT



CLOSE UP END OF BUILDING TOWARDS FRANKFORT
DRIVE – POOL TO LEFT OF PICTURE

GRACE E. FIELDER & ASSOCIATES, CHARTERED gfielder@gefielder.com

MARCH 5, 2019

WINDSOR GREEN COMMUNITY CENTER SITE PHOTOS
7474 FRANKFORT DRIVE, GREENBELT,MD



WINDSOR GREEN HOMEOWNERS ASSOCIATION



VIEW OF PLAZA – ACROSS FROM ENTRY DOOR



LOOKING BACK AT BUILDING ACCROSS PLAZA

GRACE E. FIELDER & ASSOCIATES, CHARTERED gfielder@gefilder.com

MARCH 5, 2019

WINDSOR GREEN COMMUNITY CENTER SITE PHOTOS
7474 FRANKFORT DRIVE, GREENBELT,MD



WINDSOR GREEN HOMEOWNERS ASSOCIATION



VIEW OF ACCESS FROM DOUBLE TENNIS COURTS UP
STAIRS TO PLAZA SINGLE COURT ON LEFT

VIEW OF DOUBLE TENNIS COURT ACCESS AND SINGLE
COURT AND ACCESS ON RIGHT

GRACE E. FIELDER & ASSOCIATES, CHARTERED gfielder@gefielder.com

MARCH 5, 2019

WINDSOR GREEN COMMUNITY CENTER SITE PHOTOS
7474 FRANKFORT DRIVE, GREENBELT,MD



WINDSOR GREEN HOMEOWNERS ASSOCIATION



VIEW OF ACCESS TO AND FROM LOWER LEVEL DOUBLE TENNIS COURTS ON RIGHT AND LEFT

GRACE E. FIELDER & ASSOCIATES, CHARTERED gfielder@gefielder.com

MARCH 5, 2019

WINDSOR GREEN COMMUNITY CENTER SITE PHOTOS
7474 FRANKFORT DRIVE, GREENBELT,MD



WINDSOR GREEN HOMEOWNERS ASSOCIATION



VIEW OF END OF PARKING LOT TO MAINTENANCE YARD ON LEFT – INTERIOR VIEWS OF MAINTENANCE AREA

GRACE E. FIELDER & ASSOCIATES, CHARTERED gfielder@gefielder.com

MARCH 5, 2019

WINDSOR GREEN COMMUNITY CENTER SITE PHOTOS
7474 FRANKFORT DRIVE, GREENBELT,MD



WINDSOR GREEN HOMEOWNERS ASSOCIATION



**VIEW OF ACCESS TO RAMP FROM COMMUNITY ON
JACOBS DRIVE**

VIEW OF PLAYSPACE ON ACCESS WALK

GRACE E. FIELDER & ASSOCIATES, CHARTERED gfielder@gefilder.com

MARCH 5, 2019

