



CITY COUNCIL WORK SESSION AGENDA

Work Session - Citizens Presentation(s) and Input Regarding Municipal Building/Municipal Building Architect Update 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/82574005840?](https://us02web.zoom.us/j/82574005840?pwd=QmlQOWdOSmo2UTFFcHVuMEJPb04ydz09)
[pwd=QmlQOWdOSmo2UTFFcHVuMEJPb04ydz09](https://us02web.zoom.us/j/82574005840?pwd=QmlQOWdOSmo2UTFFcHVuMEJPb04ydz09)
Dial-in: 301 715 8592
Webinar ID: 825 7400 5840
Passcode: 043020**

**Monday, February 5, 2024
7:30 PM**

Work Session - Citizen Presentation(s) and Input Regarding Municipal Building/Municipal Building Architect Update Study

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Suggested Action:

Agenda

- Introductions - 15 minutes (7:30 - 7:45 pm)

- Citizen Presentation - 30 minutes (7:45 - 8:15 pm)
- Questions and Answers - 15 minutes (8:15 - 8:30 pm)
- Consultant Presentation - 30 minutes (8:30 - 9:00 pm)
- Council Discussion - 20 minutes (9:00 - 9:20 pm)
- Questions and Answers - 15 minutes (9:20 - 9:35 pm)
- Other Items - 10 minutes (9:35 - 9:45 pm)
 - Information Items

[2024.01.19_Rethinking_the_Municipal_Building.pdf](#)

[APB_Report_2024-01_Municipal_Building_Feasibility_Study_FINAL.pdf](#)

[GournayWhaples 122024.pdf](#)

[GMB Feasibility Study Design Update 2024-0205 Submission.pdf](#)

City Council Work Session Agenda Item Report

Meeting Date: February 5, 2024

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: Work Session Item

Agenda Section: Work Session - Citizen Presentation(s) and Input Regarding Municipal Building/Municipal Building Architect Update Study

Subject:

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Attachments:

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CITY OF GREENBELT, MARYLAND

OFFICE OF THE CITY MANAGER

25 CRESCENT ROAD, GREENBELT, MD. 20770



Josué Salmerón
City Manager

MEMORANDUM

Date: January 19, 2024
To: Council
Re: Rethinking the Municipal Building: A Visionary Approach

Dear Council,

On January 12th, I attended a presentation by David Whaples and Isabelle Gournay that offered a visionary approach to the future of our municipal building. Their presentation delved into how the municipal building should integrate with its community, considering both function and physical presence.

David and Isabelle presented a conceptual framework that prompts us to reconsider not just the necessity for more space or upgraded facilities, which is clear, but more critically, the location and creation of these civic spaces. Their presentation raised the question of whether demolishing and constructing a new municipal building at its current site aligns with our vision for municipal services and community integration. What is our Vision?

Have we explored all viable options? With a new Council and City Manager, is it time to revisit these discussions? The issue isn't whether we need the space but where and how we should create or build these spaces to serve our residents best.

Given these thought-provoking questions and ideas in their presentation, I recommend that Council hold a work session to hear directly from David Whaples and Isabelle Gournay.

Enclosed is the APB report on this presentation.

Sincerely,

ADVISORY PLANNING BOARD**REPORT NO. 2024-01****REPORT TO COUNCIL****Date: 1/18/2024****SUBJECT: Municipal Building Feasibility Study****BACKGROUND:**

On January 17, 2022, the Advisory Planning Board (APB/Board) received a presentation from David Whaples and Board Member Isabelle Gournay entitled, “A City Hall for 21st Century Greenbelt.” Both Ms. Gournay and Mr. Whaples are Greenbelt residents and have backgrounds in architecture; Ms. Gournay is currently vice-chair of the APB.

Ms. Gournay and Mr. Whaples created the presentation in response to the City’s ongoing Municipal Building Feasibility Study, in which they call for “a holistic and mindful process to select the location and define the design Greenbelt’s city hall.” During the presentation and resulting discussion, Mr. Whaples and Ms. Gournay provided an overview of historical benchmarks, several strategies and options for spatial requirements, a proposed process for site selection, a preferred location, and proposed details and key priorities for a new Council chamber. As an example of the proposed process, several sites were analyzed: the current Municipal Building location, the Greenbelt Volunteer Fire Department building, the Armory site on Greenbelt Rd. and Southway, and the vacant area behind the *Mother & Child* statue in Roosevelt Center. Based on the analysis provided under the proposed methodology, the presentation determined the site in Roosevelt Center to be the preferred location.

ANALYSIS:

In the resulting discussion, Mr. Whaples and Ms. Gournay made clear that their presentation is meant to advocate for improvements and expansion of the current Feasibility Study to incorporate a more varied set of strategies from which to identify the preferred spatial organization and site selection. In addition, they advocated for more structured and expert input from members of the community that would inform the final decision and lead to a municipal center that reflects the unique character of Greenbelt.

Board members expressed support for the content of the presentation and acknowledged the importance of incorporating more community input into the process. Several ideas were discussed, including engaging a task force of community and subject-matter experts to develop the site selection strategy and design plans, deploying a community-wide survey to garner input, and ensuring the incorporation of the current feasibility study work completed to date.

RECOMMENDATION:

In consideration of the presentation provided by Mr. Whaples and Ms. Gournay, the ongoing feasibility study work to date, and the resulting discussion during the APB meeting on January 17, 2024, the Board voted 4-0 (with three absences) to recommend to Council that the City establish a public process to determine the scope and location of the potential municipal building, facilitate community input, and incorporate the planning process to date.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'BF', is written over the printed name.

Benjamin Friedman
Chair

A City Hall for 21st Century Greenbelt

Suggestions from

Isabelle Gournay, M.Arch, Ph.D

Emerita, University of Maryland - Vice Chair, Advisory Planning Board, City of Greenbelt

David R. Whaples, RA/ncarb

Co-Chair of the Building and Dwelling Units Focus Group/Greener Greenbelt Charrette (2007)

City of Greenbelt, Greenbelt Middle School Task Force Member/Architect (2012)

Member, Board of Appeals, City of Greenbelt

December 2023

1- We are calling for a holistic and mindful process to select the location and define the design of Greenbelt's city hall. Together, let us strategize how a renovated, extended or entirely new structure can honor the planning principles that shaped our city and draw from the character of our original buildings, while serving current requirements and anticipating future needs.

2- Selecting an inappropriate site would entail irreparable damage and negatively impact the life of citizens for generations to come. The city ought to weigh all possible siting and design options, a process we would like to encourage through this presentation.

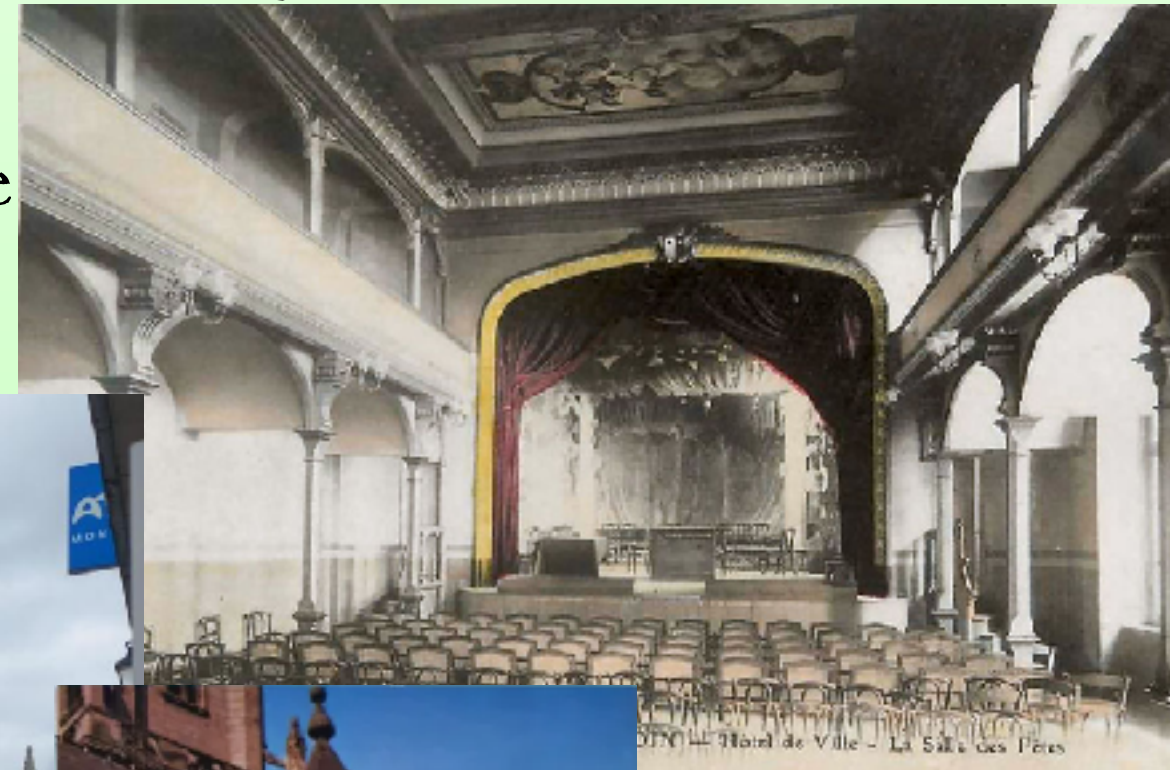
3- The Greenest Building is the one that already exists. Tearing down an existing structure should not be undertaken without ample consideration.

4- Regardless of the site selection, special attention ought to be given to the planning and design of the Council Chamber.

Agenda and Strategies

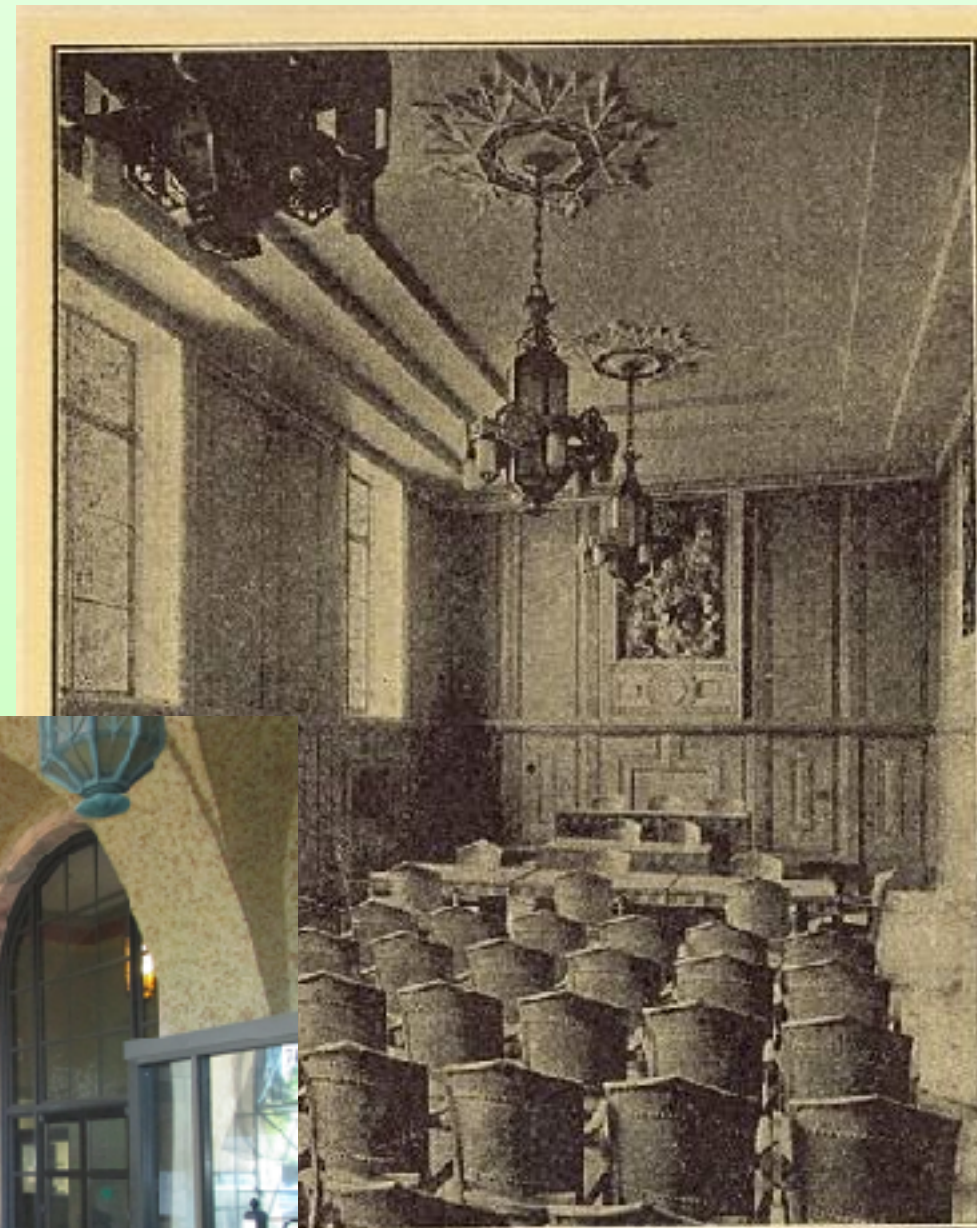
Regardless of population size, city halls have traditionally been located and designed to become enduring landmarks symbolizing civic pride .

The **c. 1600 town hall** of Hesdin (where I. Gournay's family comes from) features not only an emblematic clock tower/belfry (World Heritage listing) but also a unique loggia projecting into the public market square and a festive performance hall- assembly space.



Historical Benchmarks

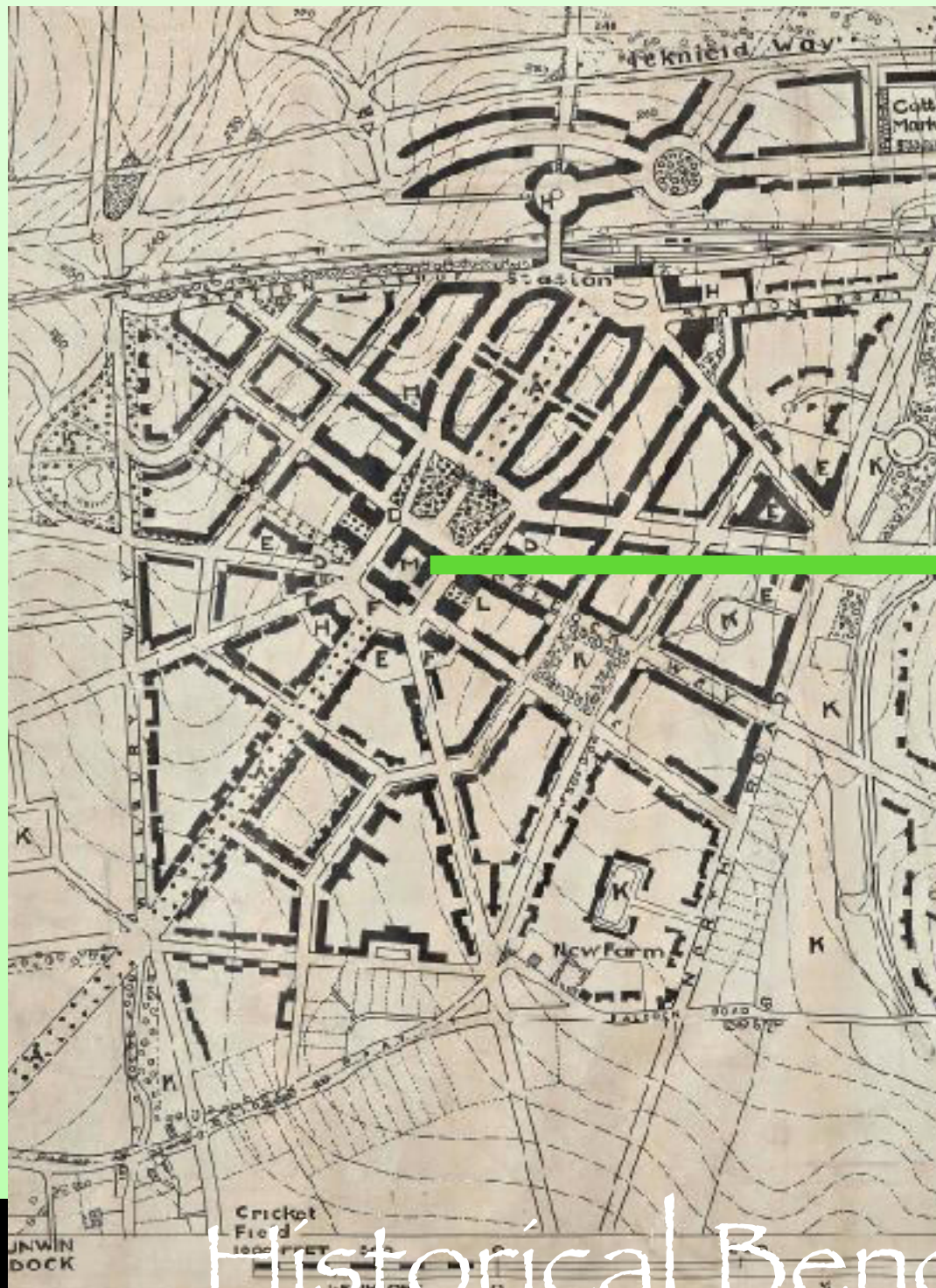
In the 1920s, **Douglas Ellington**, Greenbelt's chief designer, designed the city hall in **Asheville, N.C.**, including its interiors and furnishings



The Council Chamber

Historical Benchmarks

Both in terms of location and architectural character, city halls have been given pride of place in many iconic planned communities, such as **Letchworth, England**, the “first garden city” ...



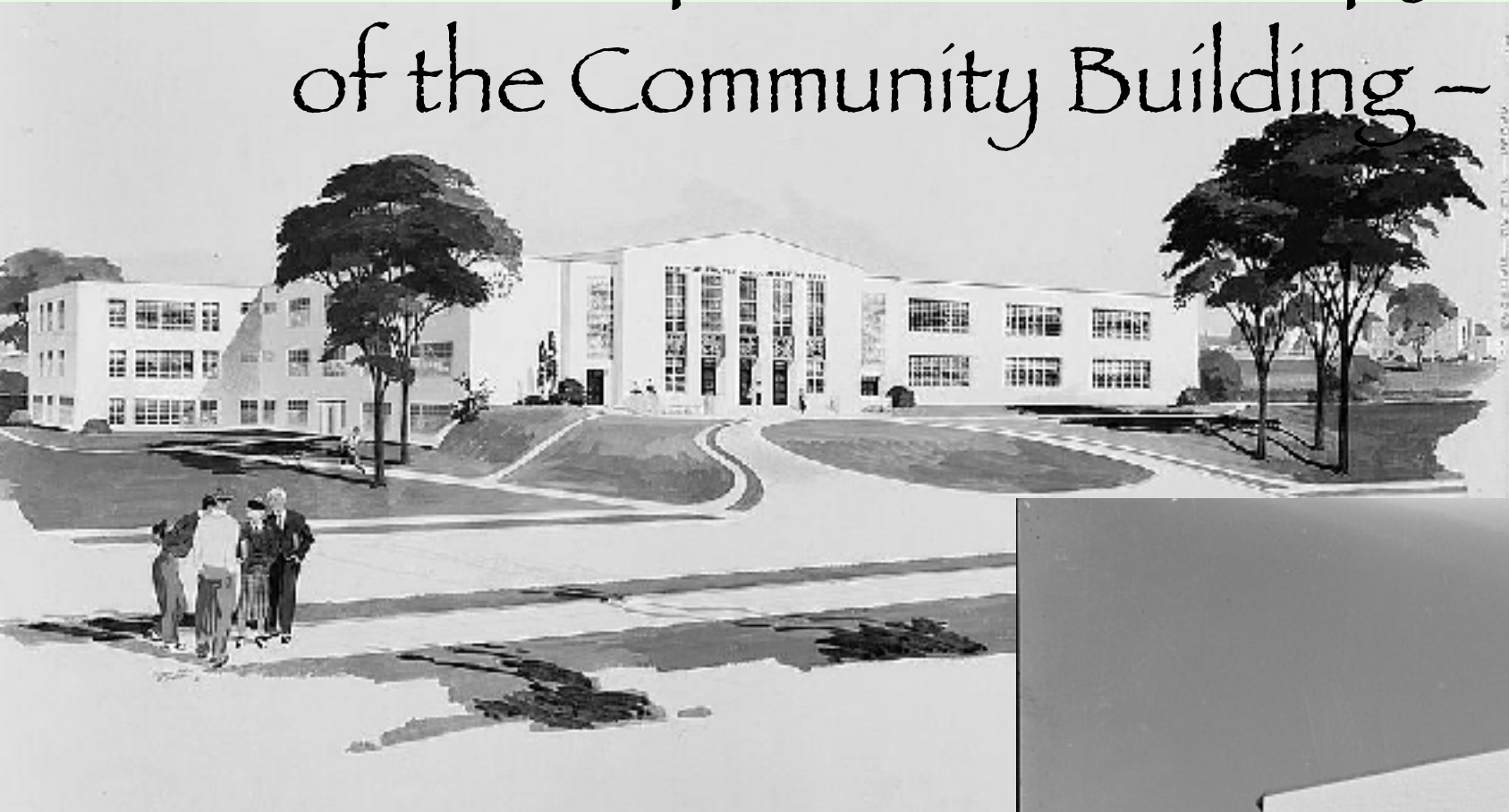
Historical Benchmarks

... *Sabaudia* near Rome, *Partizanske* in Slovakia and
Espoo-Tapiola in Finland



Historical Benchmarks

In **Greenhills, Ohio**, our sister Greenbelt Town,
the municipal offices occupy the central section
of the Community Building – School complex



Historical Benchmarks

Alvar Aalto's Town Hall in Säynätsalo, Finland, is regarded as the finest example of "Situational Modernism" and could serve as an inspiration for modest improvements to the existing municipal building



Council chamber

<https://www.youtube.com/watch?app=desktop&v=UgpaLhFAB18>

Historical Benchmarks

Key objectives



- Define space requirements, both current and future.
(Expansion of 15-30%)
- Select the most suitable location(s), both from a functional and symbolic standpoint.
- Establish a workable time line, from planning to completion.

Agenda and Strategies

Separate What **Must Reside** in the New City Hall from what **Could be Located** in other structures

Integral to the City Hall:

- Public Lobby	(1,400sf)
- Administration Offices	(2,500 sf)
- Finance Offices	(800 sf)
- Human Resources Offices	(650 sf)
- Council Chamber	(2,000sf)
- Conference Rooms	(600sf)
- Storage and Workrooms	
- Employee Break Room	
- <u>Public Information Offices</u>	(500sf)

75% Efficiency Ratio 8,450
 2,112

10,562sf

Possibly external :

- Planning and Community Development	(2,600sf)
- CARES Offices and meeting rooms	(3,000sf)
- GAIL Offices and meeting rooms.	(800sf)
- IT Offices	(2,000sf)
- <u>Multi-Purpose</u>	(600sf)

9,000
75% Efficiency Ratio 2,250

11,250sf

Spatial Requirements

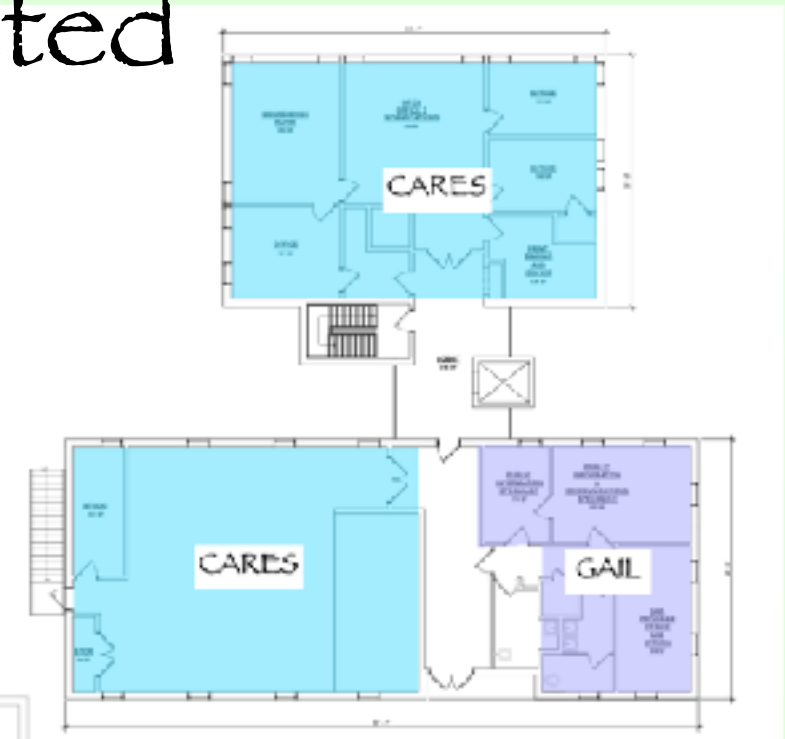
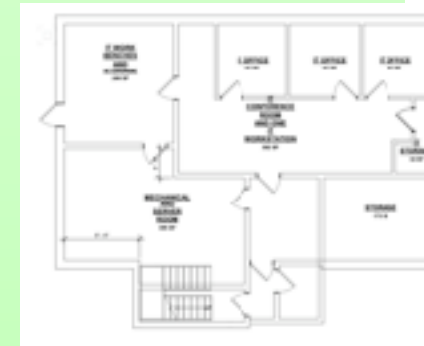
Consider Alternative Uses for a Renovated Existing Municipal Building (12,000sf), If a new City Hall was Constructed

Could include :

- Planning and Community Development (2,600sf)
- CARES Offices and meeting rooms (3,000sf)
- GAIL Offices and meeting rooms. (800sf)
- IT Offices (2,000sf)
- Multi-Purpose (600sf)

9,000
75% Efficiency Ratio 2,250

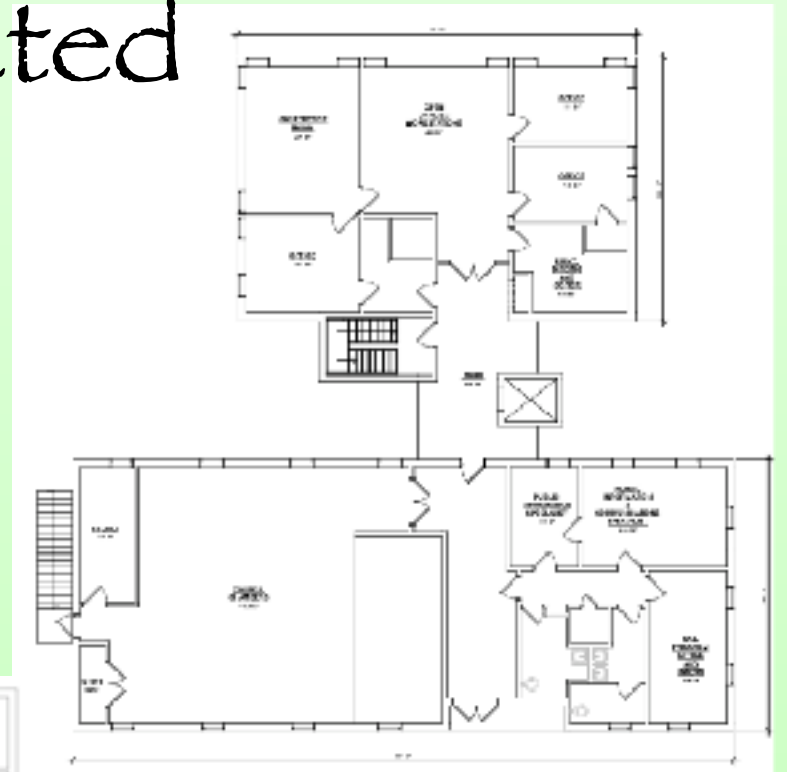
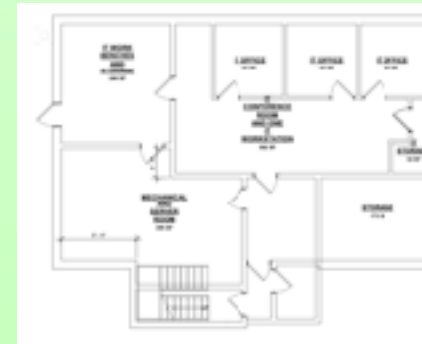
11,250sf



Spatial Requirements

Consider Alternative Uses for a Renovated Existing Municipal Building (12,000sf), If a new City Hall was Constructed

- Could It be redeveloped into a Senior or Visitors Center?
- Could It be Leased to a School or non profit organizations?
- Could it be _____?



Spatial Requirements

Could the Existing Building, with a complete renovation, and minor additions, be designed to contain the functions that **need** to be in a City Hall? The other functions would then be located in an addition to the Community Center, or some less prominent location within the city.

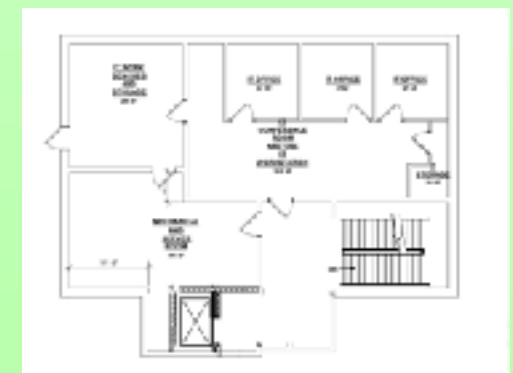
- Public Lobby (1,400sf)
- Administration Offices (2,500 sf)
- Finance Offices (800 sf)
- Human Resources Offices (650 sf)
- Council Chamber (2,000sf)
- Conference Rooms (600sf)
- Storage and Workrooms
- Employee Break Room
- Public Information Offices (500sf)

8,450

75% Efficiency Ratio

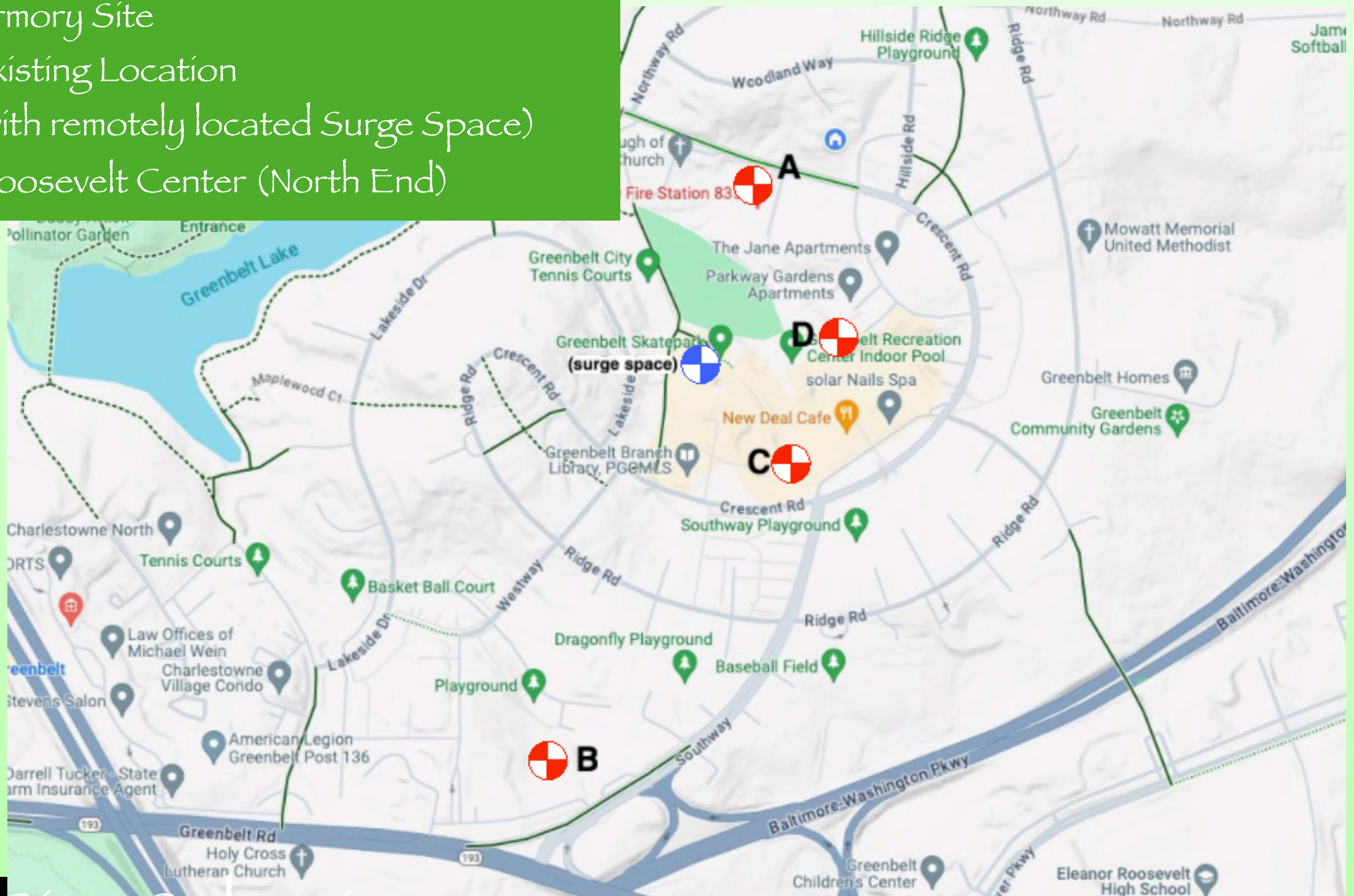
2,112

10,562sf



Spatial Requirements

- A- Fire Station
- B- Armory Site
- C- Existing Location
(with remotely located Surge Space)
- D- Roosevelt Center (North End)



Site Selection

Fire Station Site:

Pros:

- Spacious and flat buildable area
- Walkable from all parts of Old Greenbelt.
- Easily accessible by car with ample parking
- Unaffected by existing historic structures

Cons:

- Remote from the Civic and Commercial center of Old Greenbelt
- Site and existing structure may be more suitable for other city needs in the future (such as new Youth Center)



Site Selection

Armory Site:

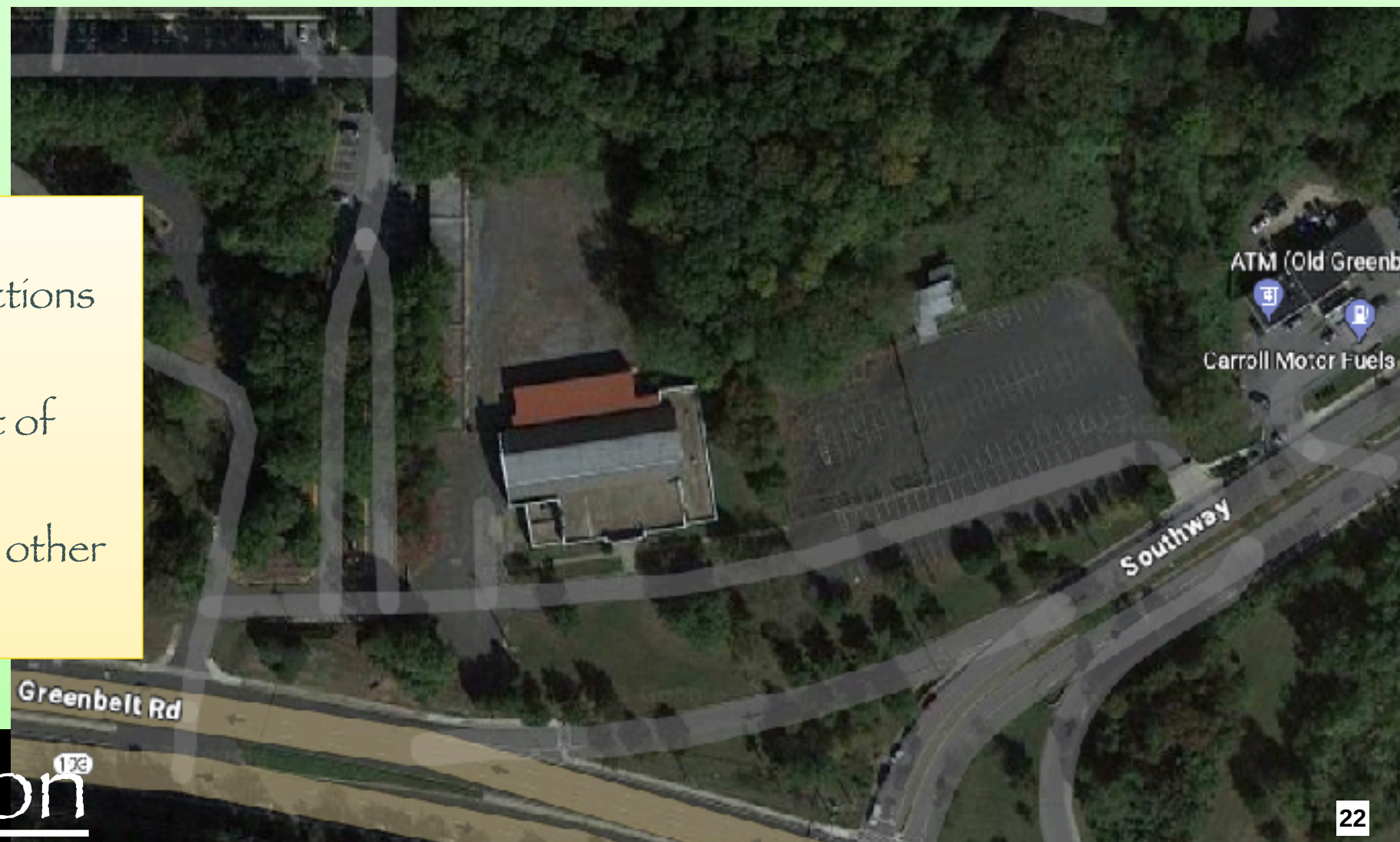
Pros:

- Spacious and flat buildable area
- Large, easily accessible site by car
- Ample space for parking
- Maybe more accessible to residents outside of Old Greenbelt



Cons:

- Removed from other city functions and personnel
- Not easily walkable from most of Old Greenbelt
- Site may be more suitable for other city needs in the future



2 story 9,000 sf
total area

Present location :

East End of Community Center Green

Surge Space Addition at the back of the Community Center

Pros:

- Easily accessible site by car
- Walkable from within Old Greenbelt
- Close to other city functions and personnel
- Would be a Green solution if substantial portion of the existing structure could be retained
- Fast-track process allowing rapid implementation
- Sustainable and Cost-effective Solution ensuring greatest functional flexibility.

Cons:

- The Building would remain too small to anchor the east end of Greenbelt's "Civic Green" an open space which, from both a visual and activity standpoint, complements the plaza at Roosevelt Center
- Parking configurations and requirements conflict with a public entrance worthy of a civic structure



Site Selection

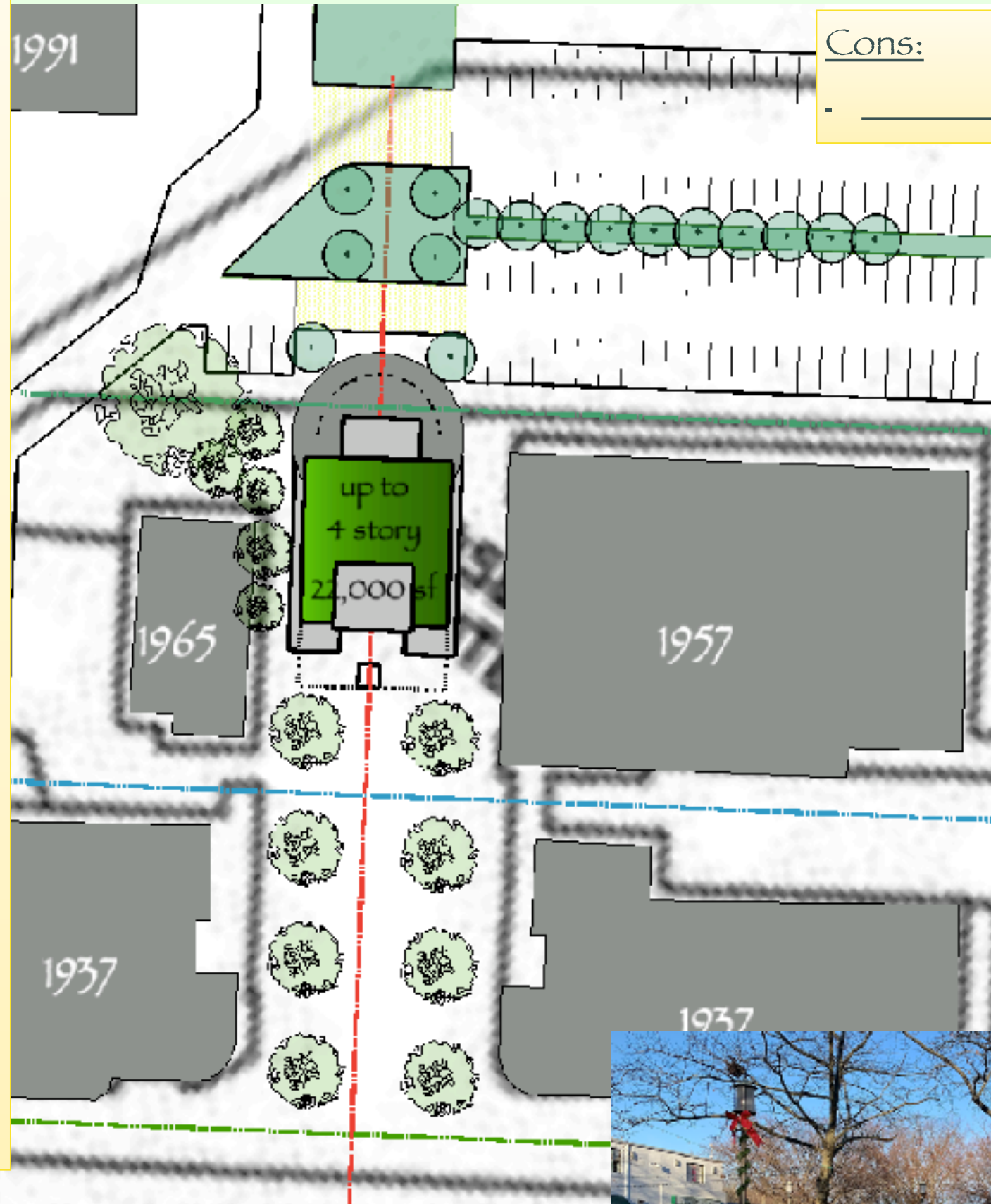
Pros:

- Easily accessible site by car.
- Walkable for all Old Greenbelt residents
- Close to other city functions and personnel
- Ample parking
- Would contribute to the commercial and cultural vitality of Roosevelt Center
- Would provide an appropriate end to the plaza
- Due to the slope, could encompass 4 stories without appearing out of scale
- Would be combined with more user-friendly and visually pleasant parking conditions below Roosevelt Center
- Would tie Roosevelt Center with the Aquatic & Fitness Center

Roosevelt Center:

Cons:

- _____ ?



Site Selection

The Preferred location for the new Greenbelt City Hall is the site at the north edge of Roosevelt Center, between the Granite Building and the CO-OP.



This location is the focal point of the planned city. The axis that was created to lead pedestrians here, starts at Ridge Road, travels under Crescent and currently terminates at the Mother and Child Statue.

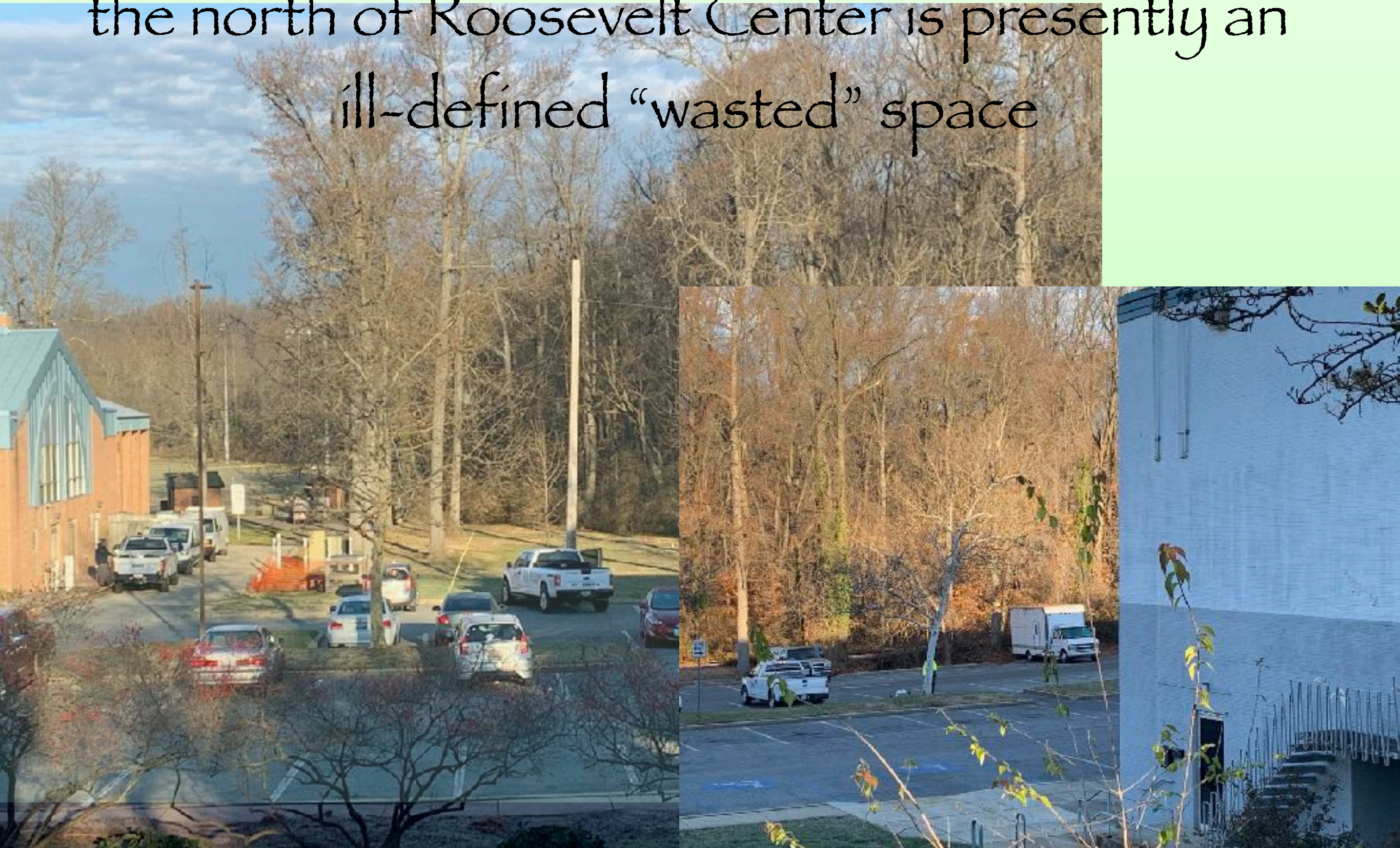


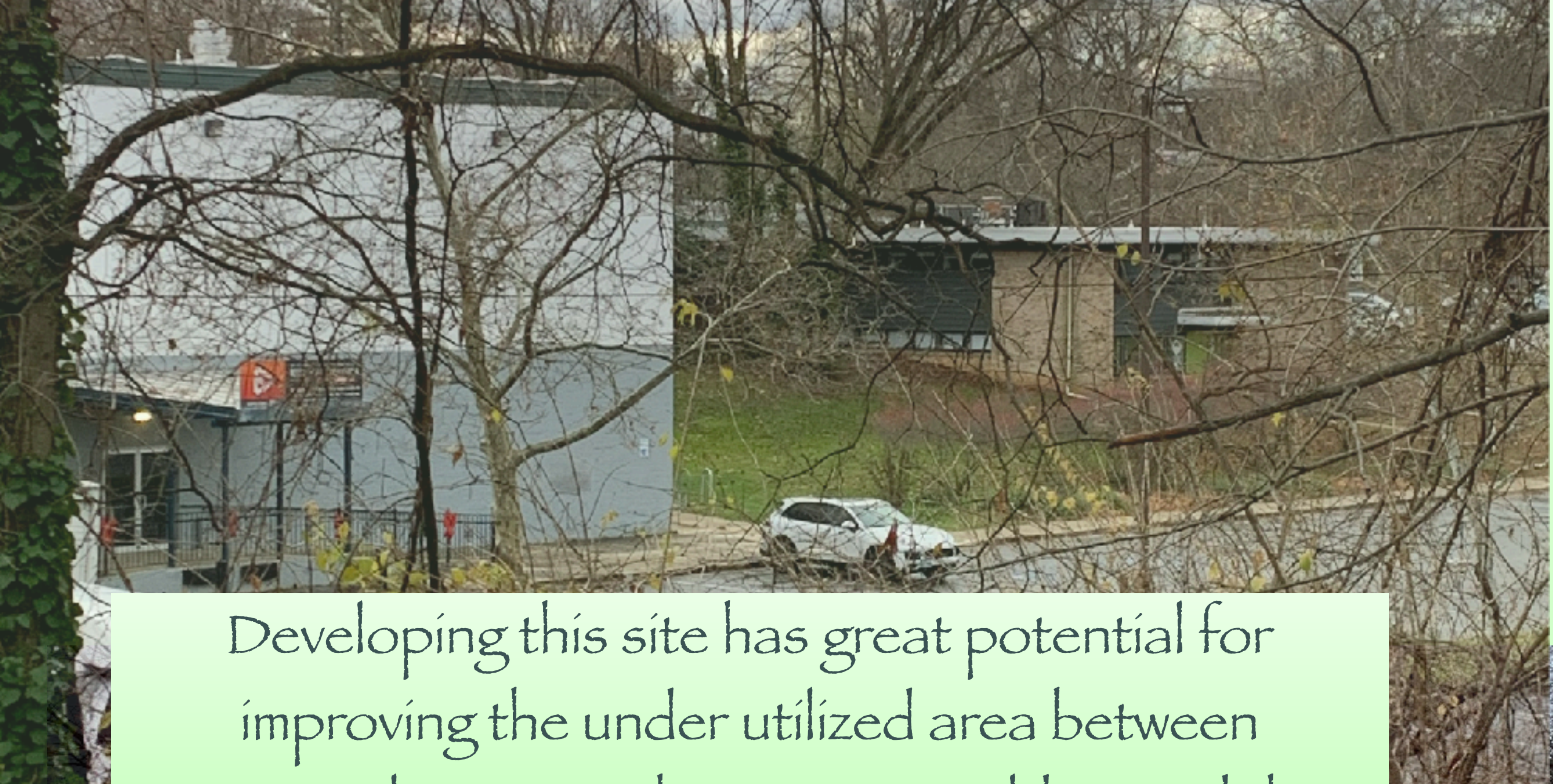
Our Preferred Location

Over time, the backdrop to the Iconic Mother and Child Statue has evolved into a “clutter” of chainlink fence, building roofs, parking lots, and service areas

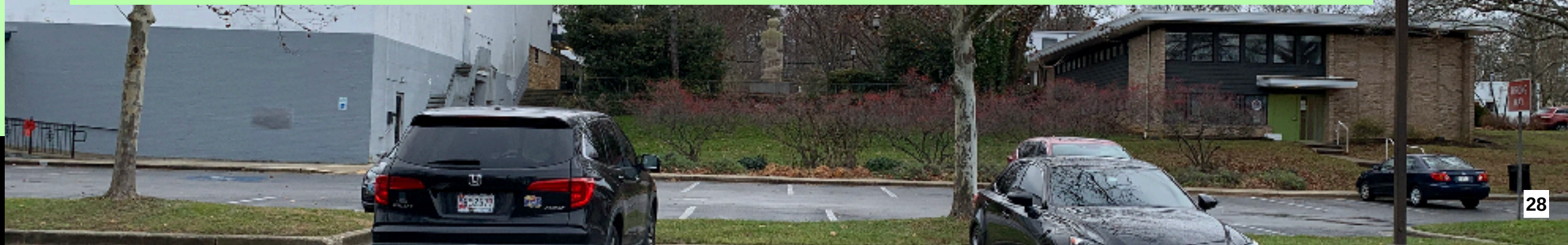


The proposed building site, that drops off to the north of Roosevelt Center is presently an ill-defined “wasted” space





Developing this site has great potential for improving the under utilized area between Roosevelt Center, the Granite Building and the Aquatic and Fitness Center





The pedestrian path through this area is the shortest route for residents coming from the Northern parts of Old Greenbelt to visit the lower level of the Granite Building, the Aquatic and Fitness Center, the Community Center and the Library



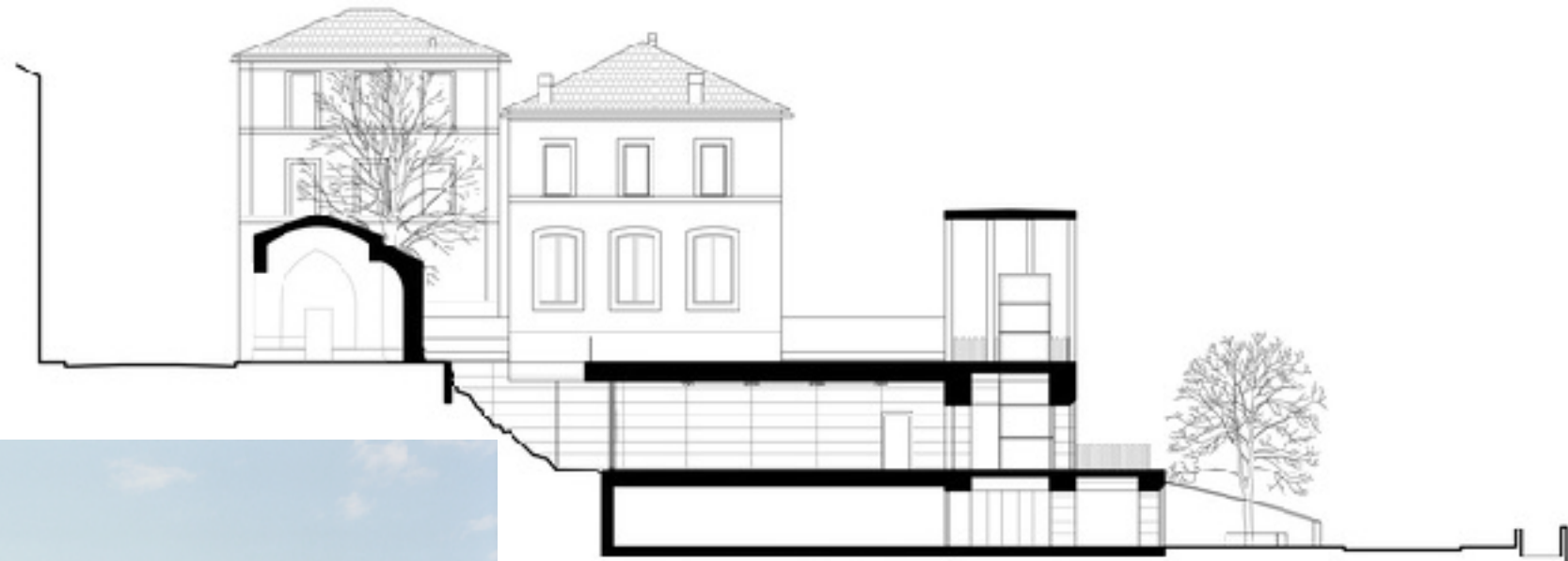
The views from the north west corner of the site are high-lighted by the Aquatic and Fitness Center. Directly to the rear and across the existing parking lot lies a piece of land waiting to be developed into a park that leads to the south east end of Braden Field



Potentially, one of best views of the proposed building may be from the small plaza at the entry to the Aquatic and Fitness Center



Precedents for creating a public plazas, “architectonic” stairs and building a city hall on a slope within a historic context :
Biot and Saint-Jacques-de-la-Lande, France



Precedent for a well designed Council Chamber
City Hall, Lynwood, California (11,000 SF)
<https://www.ericksonhall.com/projects/lynwood-city-hall/> “sloped stadium seating to accommodate 120 citizens and overflow viewing stations throughout the lobby and main corridor. The facility features an expansion lobby, and also houses breakrooms, offices for city council members and staff, City Manager, and the IT Department”



Innovative design for a Council Chamber:
Municipal Building, Rhoon, The Netherlands,
2021 Architects: Gortemaker Algra
Feenstra / 30,000 sf

The new Council chamber should
serve as a “state of the art” multi use
meeting room.



The Council Chamber

“Let’s continue the legacy of excellence in community planning and architectural design, that Old Greenbelt is known for the world around!”



Thank you!

Questions and comments

gournay@umd.edu
drwhaples@gmail.com

Greenbelt Municipal Building Feasibility Study

February 5, 2024

- ☐ Progress Update since Work Session on November 1, 2023
- ☐ Site Analysis Recap
- ☐ Program of Requirements Recap
- ☐ Building Options Recap
- ☐ Building Systems and Cost Analysis Summary



PROGRESS UPDATE



Work Completed since Work Session on November 1, 2023

- Architectural and Engineering Design Narratives
- Budgetary Cost Estimates
- Final Report

Feasibility Study Final Report 12/20/2023

- I. Executive Summary
- II. Program Verification
- III. Site Analysis and Proposal
- IV. Building Options
- V. Budgetary Design Narratives
- VI. Feasibility / Budgetary Cost Estimates

Exhibit A Program of Requirements

Exhibit B Feasibility Study Cost Estimates

PROGRESS UPDATE Engineering Analysis of Existing Building



From Crescent Rd & South Dr. – 1964 Wing



From Crescent Rd & Southway



From Civic Green

Structural

- Modifications to footing required if additional floors are added
- Roofs of both North and South wing requires demolition if additional floors are added
- A significant amount of reinforcing of the existing structure would be required to support an additional story
- Masonry load bearing walls limits the possibilities of interior space reconfiguration to integrate the existing wings with the additions.

Mechanical and Plumbing

- Recommendation for a complete replacement of existing mechanical and Plumbing systems if any existing wing is to be incorporated into the new construction to meet current code requirements.

Electrical

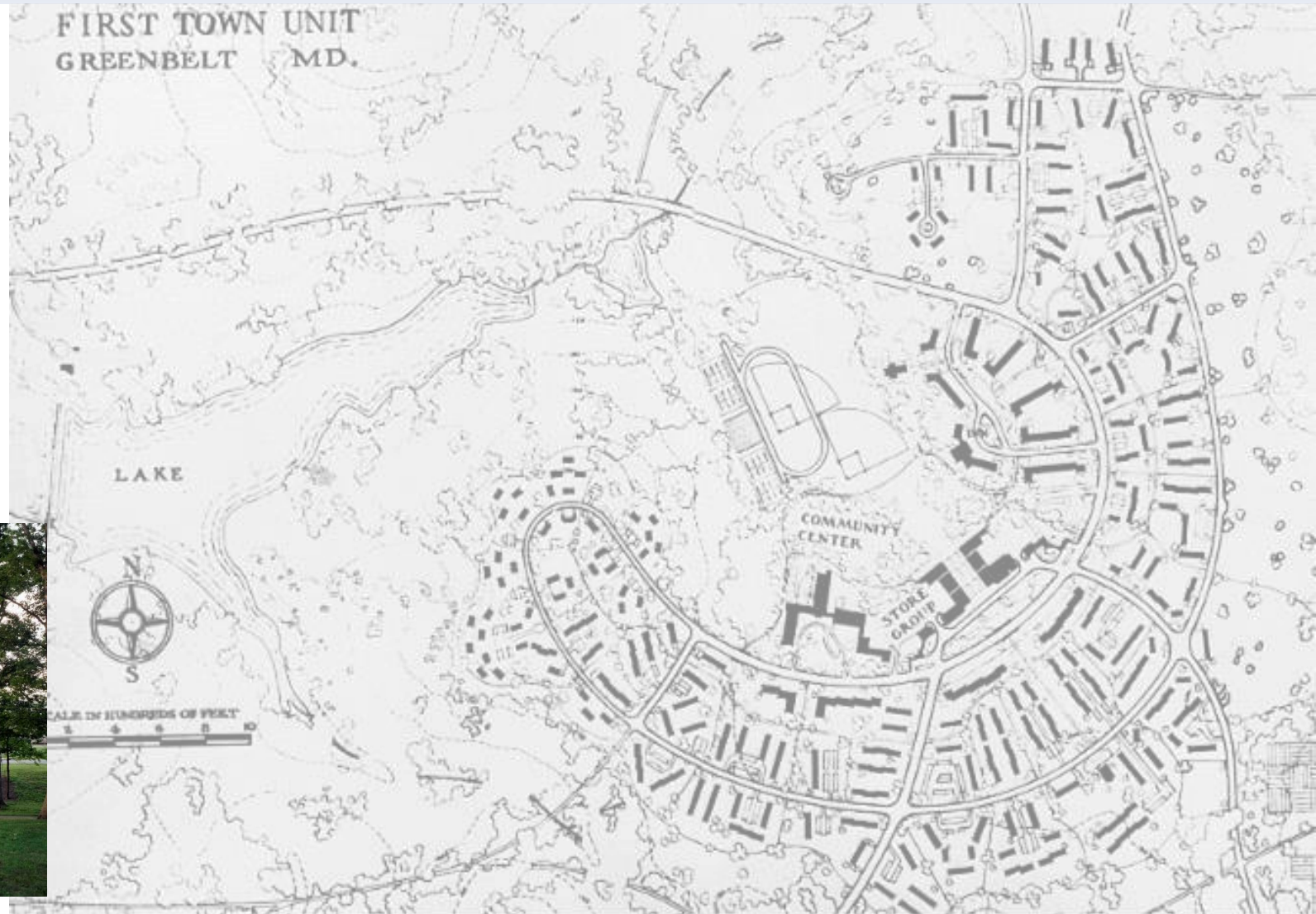
- Recommendation for a complete replacement of existing electrical equipment and control system to meet current code requirements

Fire Protection

- No sprinkler system in South Wing; partial sprinkler system in North Wing.
- New sprinkler system is required throughout the renovated building

SITE APPROACH

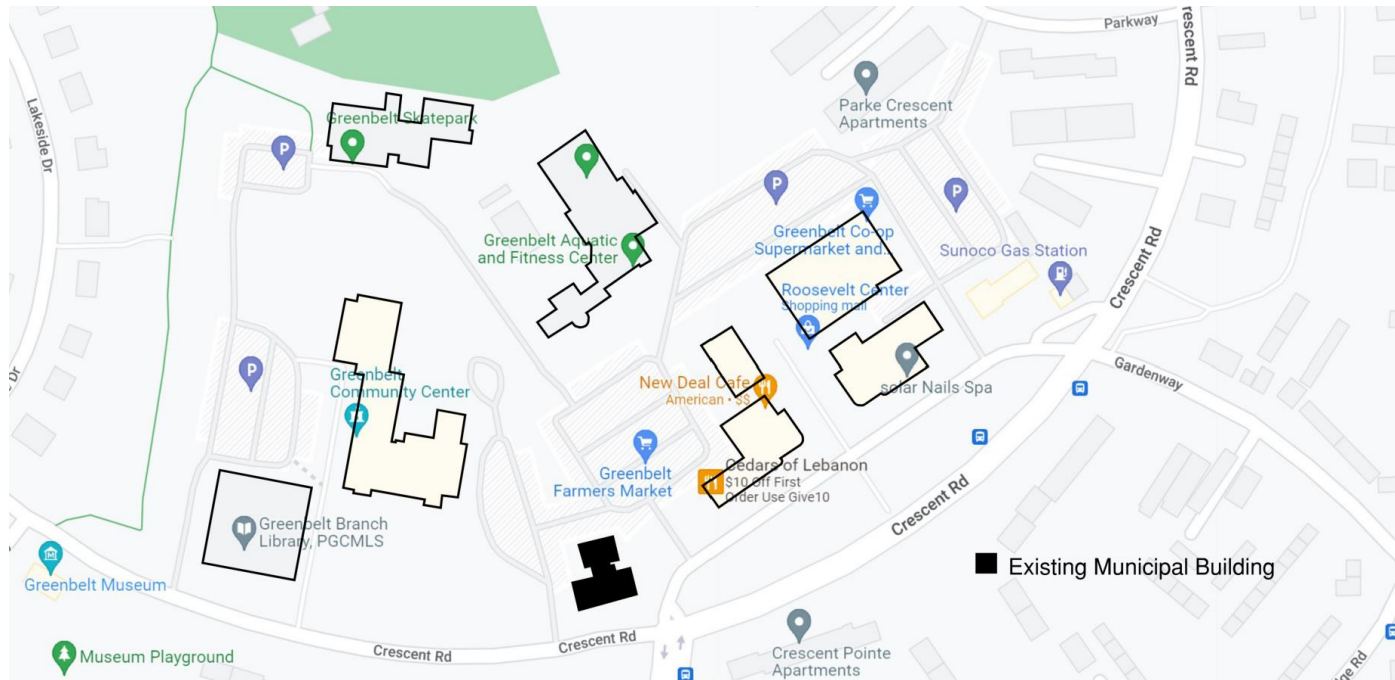
- Historic Planning Significance
- Enhanced Place Making for the Town Center
- Positive Impact to the Community



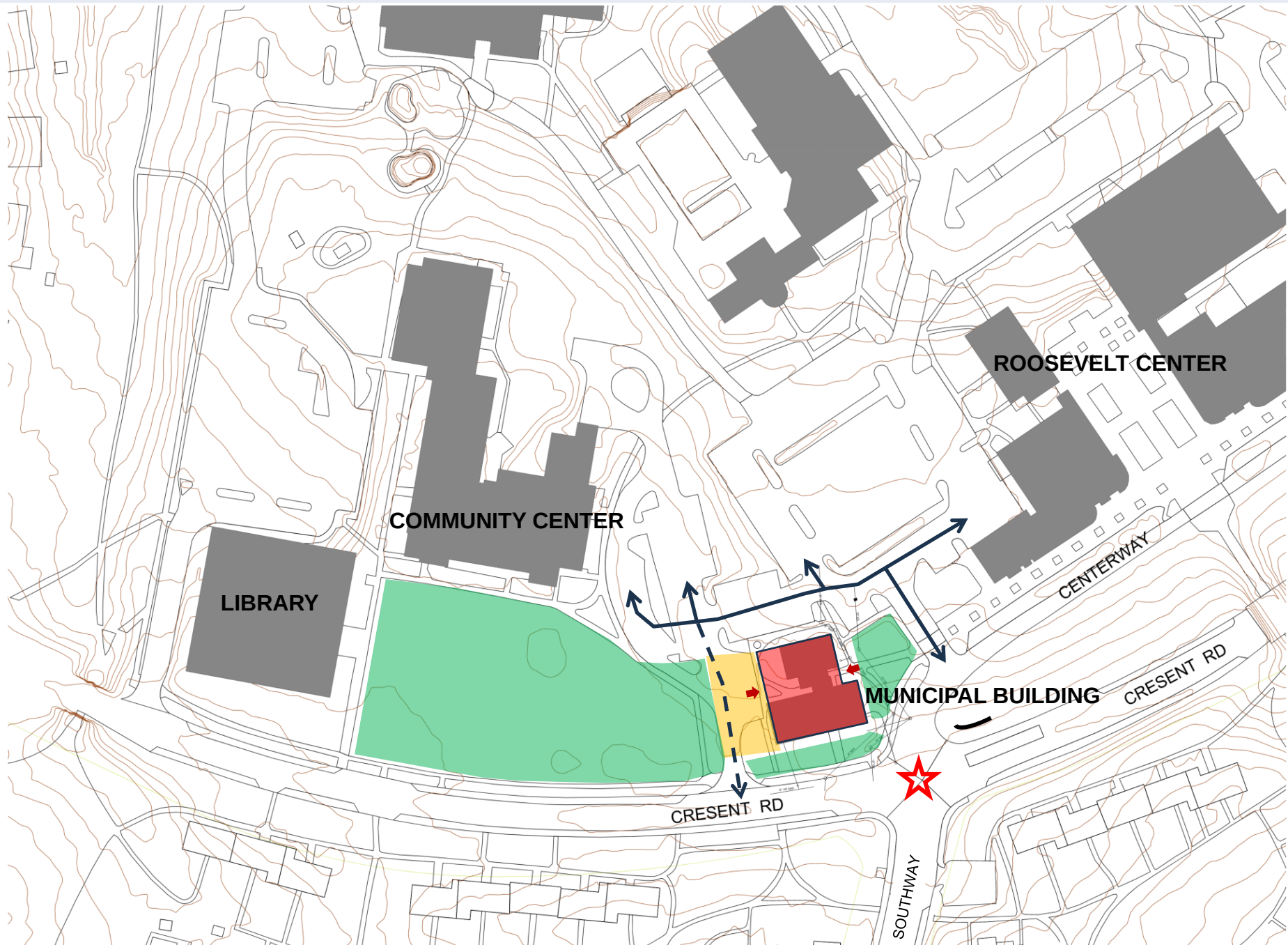
SITE CONTEXT Distinct Identity Shaped by Design



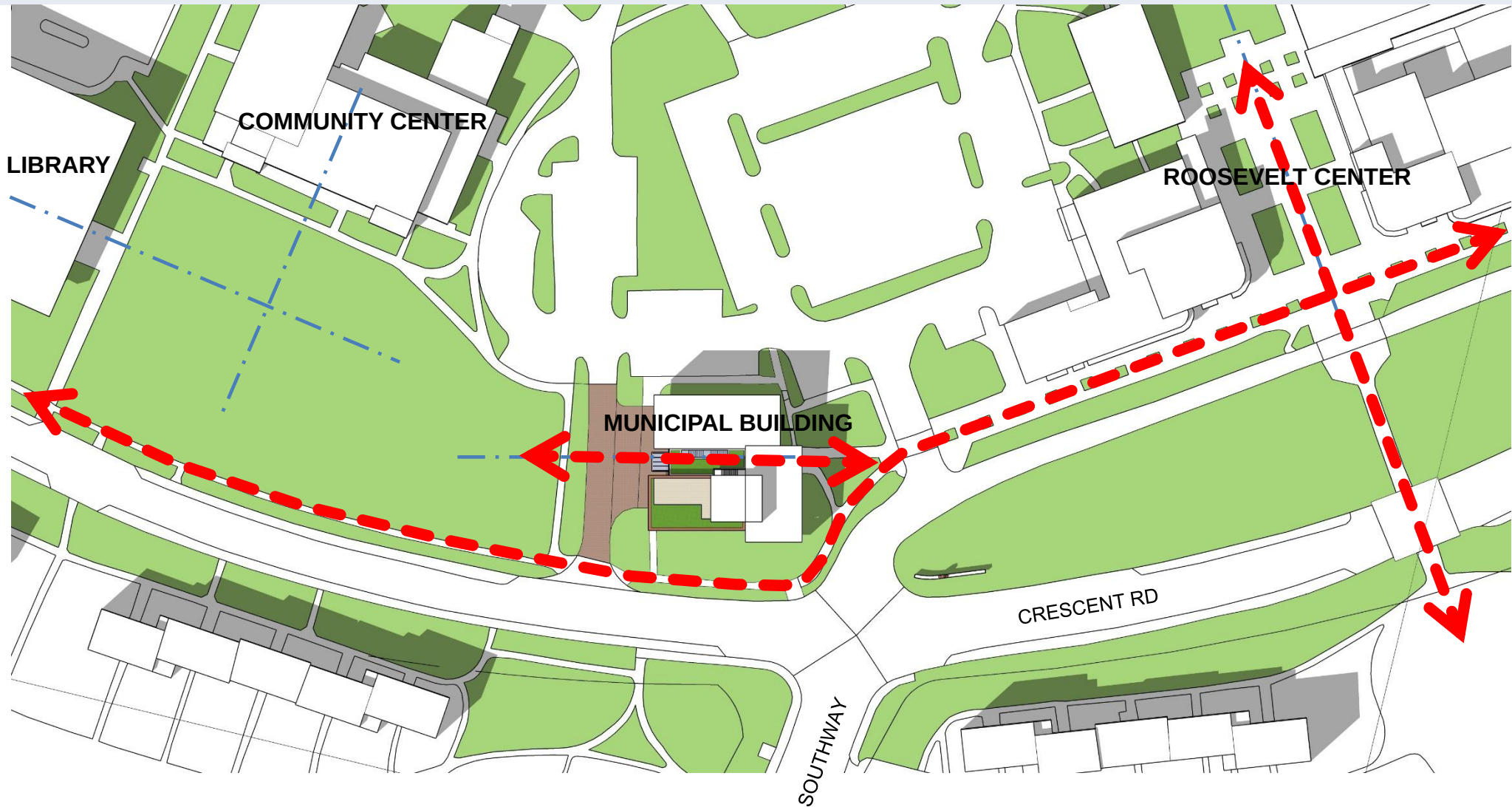
AN OPPORTUNITY FOR CIVIC CENTER TRANSFORMATION



SITE CONCEPT DIAGRAM Widen East End of Civic Green



PEDESTRIAN CONNECTION



BUILDING CONCEPT DIAGRAM – Option A Keep the Newer Wing

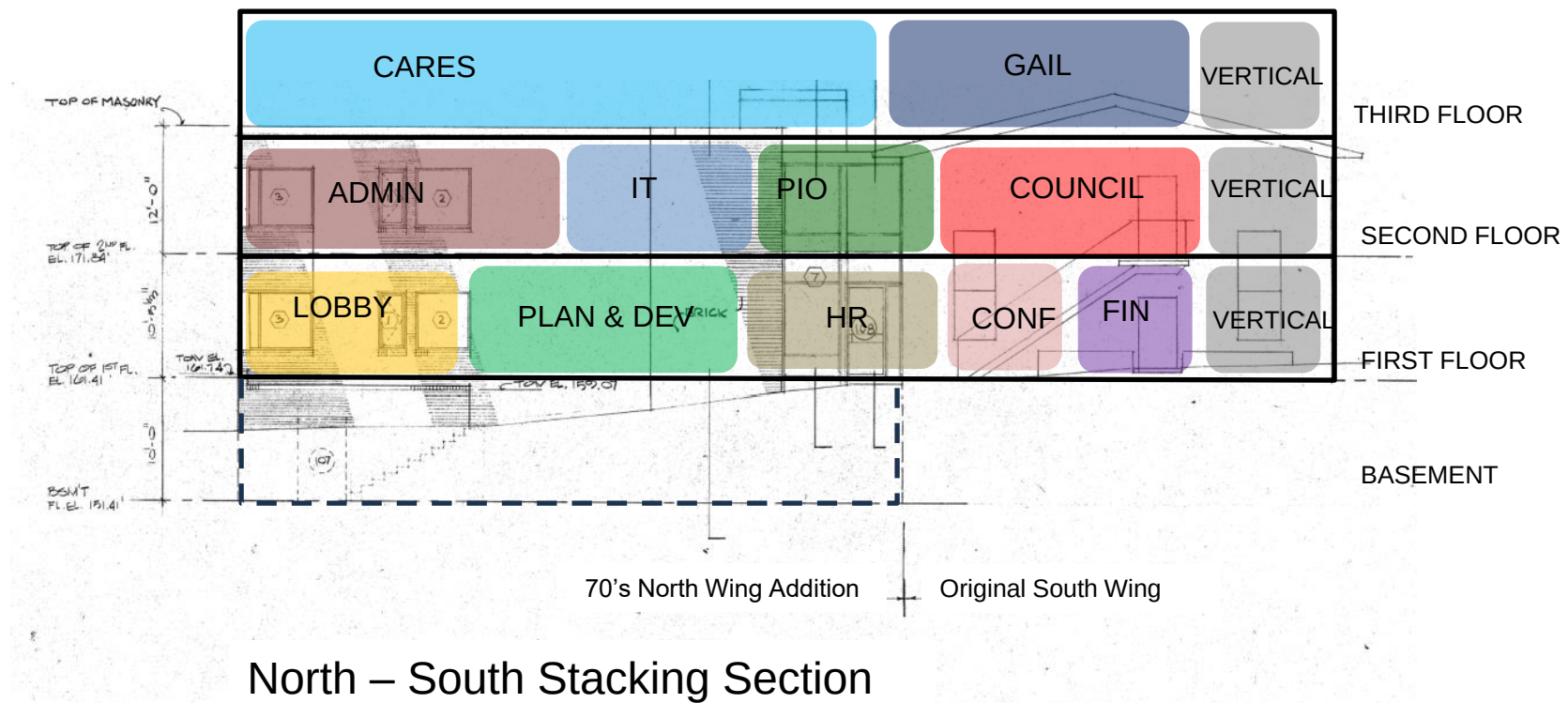


BUILDING CONCEPT DIAGRAM – Option B Replace the Entire Building

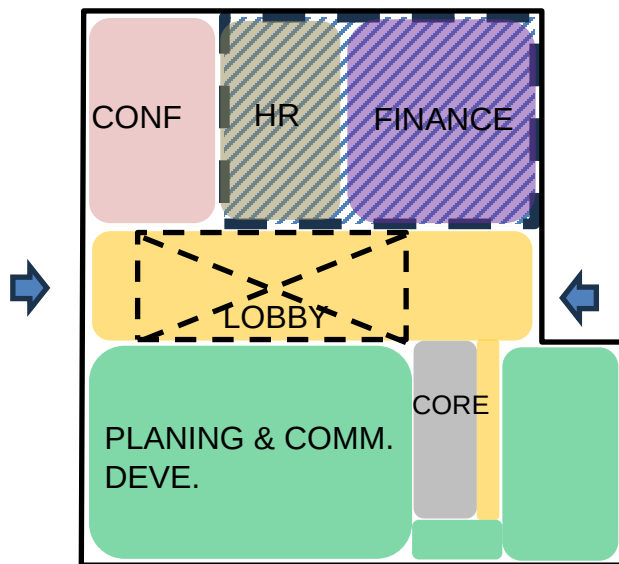


PROGRAM BLOCKING AND STACKING

Existing Building:	12,000 SF
July 2023 Feasibility Study Program of Requirement:	22,000 SF
Building Program Expansion	10,000 SF



PLAN DIAGRAM



FIRST FLOOR AREA:

7,100 SF

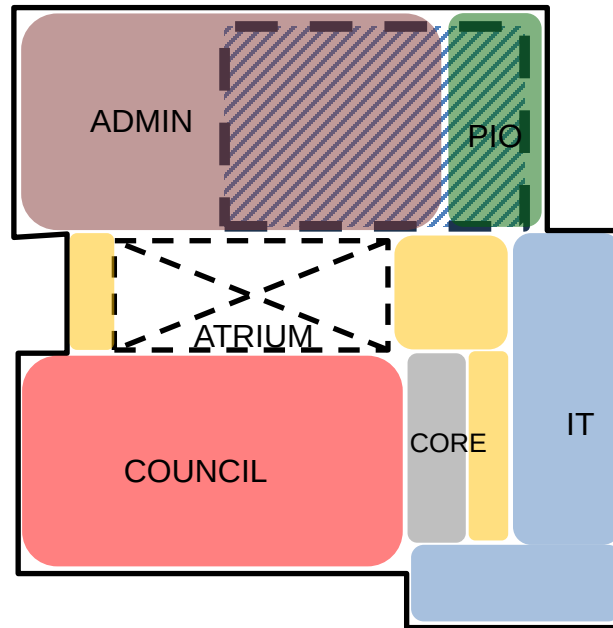
HR: 650 SF

CONF.: 600SF

FINANCE: 800 SF

LOBBY: 1,400 SF

PLANING: 2,600 SF



SECOND FLOOR AREA:

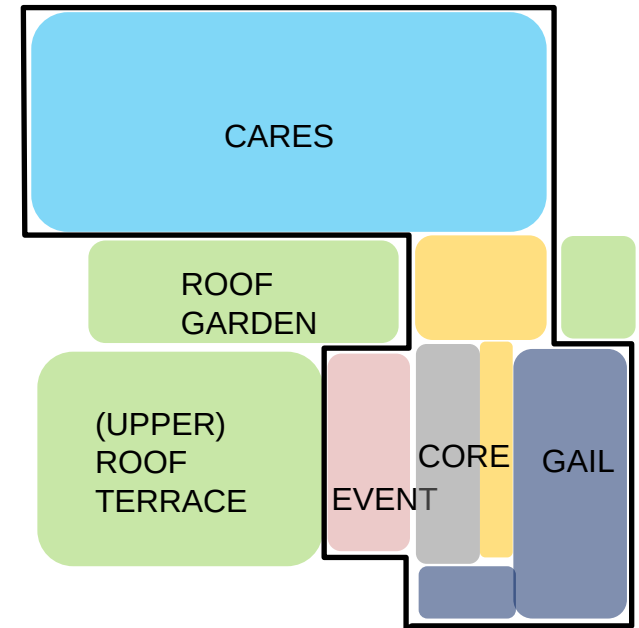
8,000 SF

ADMIN: 2,500 SF

PIO. 500 SF

COUNCIL: 2,000 SF

IT: 2,000 SF



THIRD FLOOR AREA:

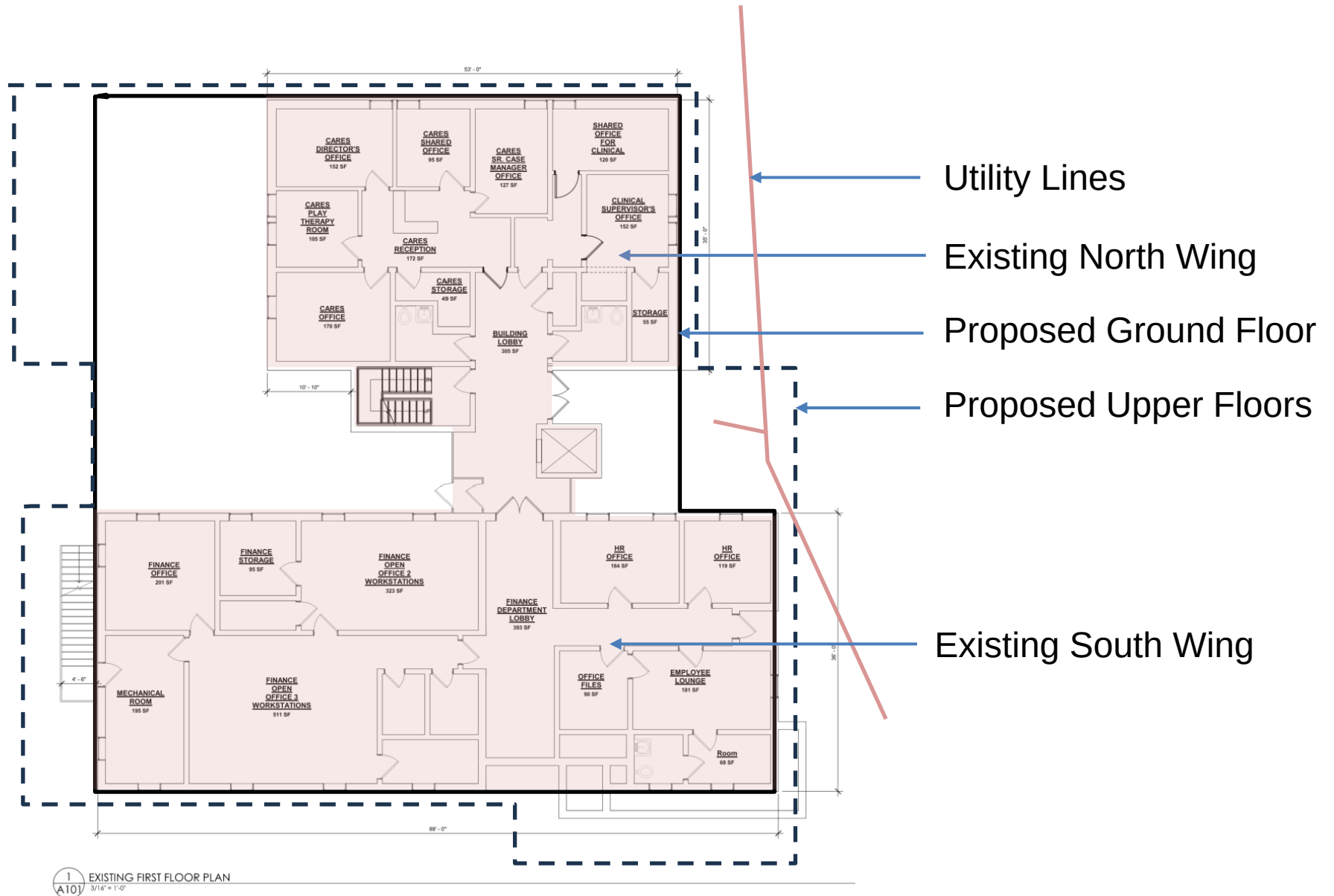
5,400 SF

CARES: 3,000 SF

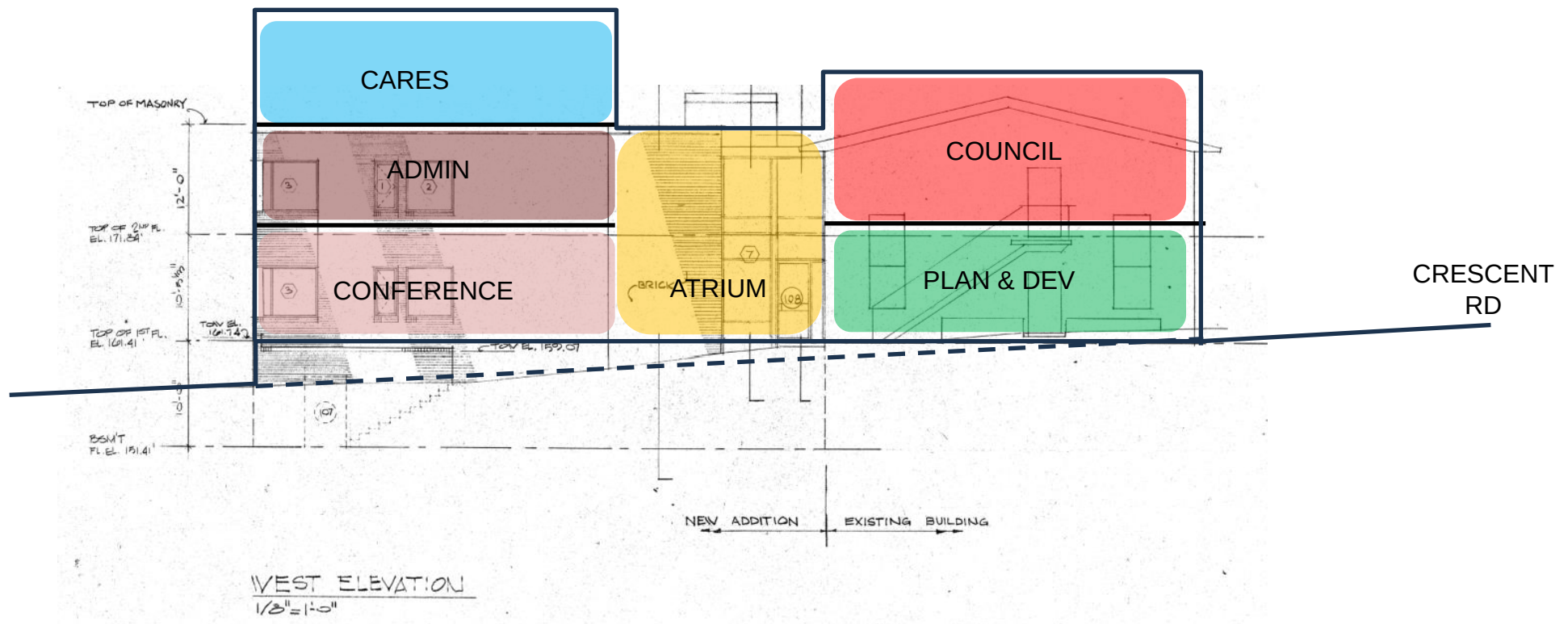
GAIL: 800 SF

EVENT: 600 SF

FOOTPRINT OVERLAY



SECTION DIAGRAM



MASSING - OPTION A



MASSING - OPTION B



EXTERIOR CONCEPT STUDY - OPTION A



View of Pedestrian Plaza

EXTERIOR CONCEPT STUDY - OPTION A



View from Crescent Rd

EXTERIOR CONCEPT STUDY - OPTION B



View of Pedestrian Plaza on Crescent Rd



EXTERIOR CONCEPT STUDY - OPTION B



Connection with Civic Green

EXTERIOR CONCEPT STUDY - OPTION B



View from East

Respect Architectural Context and Legacy



BUDGETARY COST ESTIMATE SUMMARY



Option A



Option B

Basis of Estimates

- Pricing shown reflects probable construction costs in the Washington, DC area in November 2023
- Reflect fair market value for the construction of this project plus or minus 20% of design contingency
- Assumes a competitively bid procurement
- Take off from the Program of Requirements, architectural analysis diagrams and design images, civil, structural, mechanical, electrical, plumbing and fire protection design narratives generated from this feasibility study only

BUDGETARY COST ESTIMATE SUMMARY



Option A

Option A

- This option includes the existing 5,000 SF 2-story North Wing and a 2,500 SF basement, and 14,500 SF 3-story new building
- All new MEP and FP Systems
- Estimated cost range is \$11.1 to \$13.9 million, or \$506 to \$632 per square foot



Option B

Option B

- This option includes a 22,000 SF 3-story new building
- Estimated cost range is \$12.5 to \$15.6 million, or \$570 to \$712 per square foot

See Exhibit B of the Feasibility Study Final Report for details of the estimate

BUDGETARY COST ESTIMATE SUMMARY

Option A Cost Components (in High Range)

Building Materials & Labor	\$8.43 million
Site Work Materials & Labor	\$0.40 Million
Design Contingency	\$1.77 Million
Escalation (@6% Per Annum for Two years)	\$1.32 Million
General Contractor's Cost & Profit (@16%)	\$1.98 Million

Estimated cost range

Low - \$11.1M	Median - \$12.5M	High – \$13.9M
\$506/SF	\$569/SF	\$632/SF

Option B Cost Components (in High Range)

Building Materials & Labor	\$9.56 million
Site Work Materials & Labor	\$0.40 Million
Design Contingency	\$1.99 Million
Escalation (@6% Per Annum to the Mid Point of Const.)	\$1.49 Million
General Contractor's Cost & Profit (@16%)	\$2.23 Million

Estimated cost range

Low - \$12.5M	Median - \$14.1M	High – \$15.7M
\$570/SF	\$641/SF	\$712/SF

See Exhibit B of the Feasibility Study Final Report for details of the estimate



Thank You
Q & A

