

WORK SESSION OF THE GREENBELT CITY COUNCIL

Held Monday, February 5, 2024

Discussion: Presentation on the Citizen Input - Municipal Building Architect Study/Municipal Building Architect Study Update.

Mayor Jordan started the meeting at 7:30 pm. On site Council Chambers and via Zoom.

In attendance were: Councilmembers Amy E. Knesel, Danielle P. McKinney, Jenni A. Pompei, Silke I. Pope, Rodney M. Roberts, Kristen L. K. Weaver, and Mayor Emmett V. Jordan.

City Staff: Josué Salmerón, City Manager; Tim George, Assistant City Manager; Terri Hruby, Planning Director; Jamarie Spencer, Production Assistant; and Bonita Anderson, City Clerk.

Others present: David Whaples, Kevin McPartland, Avanturs; Project Manager, Wen Xiao and Lead Architect Wen Wang, Michael Hartman, Leon Schachter, Bill Orleans and others.

Mayor Jordan began the meeting with introductions and laid out the plans.

Presentation by David Whaples (member of the Board of Appeals) and Isabelle Gournay (member of Advisory Planning Board, (absent) followed by an update from the City's Architect firm. Mr. Whaples was accompanied by Kevin McPartland of Avanturs.

Citizen Presentation and Input Regarding Municipal Building

Mr. Whaples and Mr. McPartland emphasized the need for a wholistic and mindful approach to selecting the location and designing Greenbelt's Municipal building. Discussion on strategizing and renovation or creating an entirely new structure can honor the planning principles that shaped the city while drawing inspiration from the character of original buildings. This approach aims to meet current requirements and anticipate future needs. Mr. McPartland also stated that demolishing an existing structure should only be considered seriously.

Mr. Whaples presented slides highlighting various historical benchmarks. He outlined key objectives, including defining current and future space requirements and selecting the most suitable locations from both functional and symbolic perspectives.

In his presentation, Mr. Whaples detailed the spatial requirements integral to Municipal building and discussed possible external factors with specific square footage. Ms. Weaver asked about the efficiency ratio, to which Mr. Whaples explained that it excludes footage not factored in, such as stairs, elevators, closets, and mechanical rooms.

He also showcased slides that considered alternative uses for a renovated municipal building. Additionally, he proposed potential sites for the City Municipal Building, suggested (3) locations:

- Fire station
- Armory site
- Roosevelt Center (north end)

Municipal Building Architect Update Study

The representatives from Avanturs provided a progress update on the engineering analysis of the existing building, which included a breakdown of structural, mechanical, plumbing, electrical, and fire protection systems. The site context was characterized by a distinct identity shaped by design, presenting an opportunity for the transformation of the civic center.

During the presentation, a site concept diagram was shown, highlighting the widened east end of the civic green and illustrating the pedestrian connection from Roosevelt Center to the Community Center.

The building concept diagram outlined two options: Option A, which proposed keeping the newer wing, and Option B, which suggested replacing the entire building. Ms. Xiao presented the building program's blocking and stacking diagram, indicating an expansion of 10,000 square feet by adding a third floor.

In summary, the exterior concept study for Option A includes preserving the existing 5,000-square-foot, 2-story North Wing, as well as a 2,500-square-foot basement, and adding a new, 14,500-square-foot, 3-story building. The estimated cost for this option ranges from \$11.1 million to \$13.9 million. Option B entails a new, 22,000-square-foot, 3-story building, with an estimated cost ranging from \$12.5 million to \$15.6 million.

Mr. Roberts commented that the cost estimates seemed low, sharing his knowledge that the costs for other city facilities have been much higher than estimated for renovation or construction. Mr. Whaples noted that the request for proposals (RFP) included two options instead of three, and he observed variations in the proposed departmental locations. He expressed a desire to see more options. Mr. Wang mentioned that they initially had three options that involved keeping the south wing and building over the north wing, but they decided to drop the third option as it didn't seem viable.

Mayor Jordan concluded the meeting by thanking all participants for their presentations to the Council, stating that it was a great start to envisioning the future expansion of the municipal building.

Informational items

There were some informational items discussed. The meeting ended at 10:20 pm.

Respectfully submitted,

Bonita Anderson

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City Clerk