CITY OF GREENBELT
25 Crescent Road
Greenbelt, MD 20770

CITY COUNCIL WORK SESSION AGENDA

SEPTEMBER 15, 2025
7:30 PM

I. WORK SESSION

1. Work Session - Agenda

   Suggested Action:

   - Introductions
   - Council Discussion
   - Questions and Answers
   - Other Items

Executive Summary – Greenbelt Armory Redevelopment

This executive summary highlights the comparative cost and revenue potential of three redevelopment schemes for the Greenbelt Armory site. Costs are conceptual and based on RSMeans unit pricing, adjusted for Greenbelt, MD, with applied contingencies and markups.

08/29/2025

Scheme	Total Base ($M)	Geothermal Premium ($M)	Key Notes
Scheme 1 – Fire/EMS + Coffee Shop	11.65	2.8	Lowest cost; civic focus, limited revenue
Scheme 2 – Residential / Mixed-Use	31.97	9.8	Moderate cost; strongest revenue potential
Scheme 3 – Municipal / Commercial	40.10	5.4	Highest cost; balanced civic + commercial

Recommendations:
• **Scheme 1**: Most affordable option, essential civic services only, minimal revenue generation.
• **Scheme 2**: Moderate capital but maximizes neighborhood revitalization, retail activation, and recurring tax revenue.
• **Scheme 3**: Balanced civic and commercial programmingbut at a slightly higher cost.

In conclusion, **Scheme 3** represents the best value because it is comprehensive, future-proof, and financially balanced. It invests in civic facilities that meet public needs, creates spaces for business innovation and residential flexibility, and integrates sustainable infrastructure that reduces long-term operating costs. For the developer, this scheme minimizes risk through diversified program elements and maximizes upside through both direct leasing and enhanced community value. For Greenbelt, it delivers a modern municipal campus that strengthens public services, builds community, and sets a new standard for sustainable urban development.

Task 3 - Greenbelt Armory Site Cost Analysis

AMAR Group LLC produced a new cost estimate for three new development options at the Greenbelt Armory Site: Fire/EMS Station, Mixed-Use Residential Complex, and a Municipal Complex Concept. We've incorporated architectural drawings, civil narrative, mechanical, electrical, and plumbing narratives to produce the development cost estimates. The program includes:

1 Labor costs are included at local prevailing wage rates.
2 All unit prices include installation.
3 Soils are suitable for conventional excavation, no blasting required.
4 Estimate includes LEED silver level design.
5 The following mark ups are used:
   a. Design Contingency
   b. General Conditions
   c. Overhead & Profit
   d. Insurance & Bonds
   e. Escalation (@4.0% per annum, midpoint of construction is assumed 3 years from date of estimate)
   f. The estimate assumes all long-lead items can be pre-purchased to meet schedule requirements. 12.00%
   g. AV / Security devices including cabling and equipment by others. Estimate includes only infrastructure and power requirement for AV / Security.

<u>The estimate excludes the following:</u>

1 Design / Consultant Fees
2 Loose Furniture and Equipment
3 Owner's Contingency
4 Hazmat Abatement
5 Excavation of Rock
6 Permanent Dewatering
7 Blast Testing
8 Art
9 Land Acquisition
10 Builder's Risk Insurance
11 Air Monitoring / Clearance Sampling
12 Sales Tax.
13 Relocation Costs
14 LEED Process fees
15 Fundamental Commissioning
16 Enhanced Commissioning

1) Scheme 1: Fire/EMS Station and Commercial

Scope Overview:

- **Building A** – 2-story Fire and Emergency Medical Services Station (20,270 SF)
  - Ground-floor vehicle station, kitchen, training, 2nd floor sleeping /bathrooms
- **Building B** – 2-story Commercial Lease / Retail (7,100 SF)

1. Scheme 1 – Fire/EMS Station and Commercial Category Breakdown

Acknowledgement

- Base Case (Air-cooled VRF + DOAS as previously described)
- Geothermal Alternate (Water-cooled VRF + DOAS with 450-ton well field)
  Both are presented with RS Means-based cost factors for Prince George's County, MD, and with the required markups: Design Contingency (20%), General Conditions (10%), OH&P (15%), Insurance/Bonds (2%), Escalation (12%).

Conceptual Cost Estimate
Project: Fire / EMS Facility (renovated 10-bay garage) + Coffee Shop and Light Commercial
Location: Greenbelt, Maryland

1. Base Case — VRF + DOAS (Air-cooled)
Line Item Cost

1. Building A – Fire/EMS Station (20,270 sf @ $375)... **$7,601,250**
2. (Coffee Shop & Commercial Lease (7,100 sf @225/sf).. **$1,597,500**
3. Sitework / paving / hydrants **$350,000**
4. Demolition / abatement **$80,000**
5. MEP (VRF + DOAS equipment install) **$596,500**
6. Electrical system (2000A service, panels, lighting, fire alarm, lightning protection).................. **$800,000**
7. Plumbing (domestic upgrade to 4", sanitary, fire service).. **$310,500**
8. Fire protection (sprinklers, standpipe, tie-ins).. **$258,750**
9. FF&E (station dorms, kitchen, coffee shop equip.).. **$60,000**

Direct Construction Subtotal: $11,654,500

Add markups (per requirements):

- Design Contingency (20%): $2,330,900
- General Conditions (10%): $1,165,450
- Overhead & Profit (15%): $1,748,175
- Insurance & Bonds (2%): $233,090
- Escalation (12%): $1,398,540

Total (Base Case): → $18,530,655

2. Geothermal Alternate — VRF + DOAS (Water-cooled w/ 450T well field)
Additional Costs vs. Base Case

- Well field drilling: 180 wells × 500 ft × $25/LF (MD RS Means adjusted) = **$2,250,000**
- Well field headers & pumps / vault: **$450,000**
- Premium for water-cooled equipment swap (VRF + DOAS mod): +15% to base HVAC = **+$90,000**

Geothermal Additive Cost: **$2,790,000**

Revised Total with Geothermal

- Base Case Direct Construction Subtotal: **$11,654,500**
    - Geothermal Well Field & Equip. = **$2,790,000**

New Direct Construction Subtotal: $14,444,500

Add markups (per requirements):

- Design Contingency (20%): $2,888,900
- General Conditions (10%): $1,444,450
- Overhead & Profit (15%): $2,166,675
- Insurance & Bonds (2%): $288,890
- Escalation (12%): $1,733,340

Geothermal Markup Increase Subtotal: $8,522,255

Total (Geothermal): → $22,966,755

Key Notes / Assumptions

- Geothermal well field: ~105,000 sf required area assumed available on site; soil conditions unknown (test well required). Unit drilling cost from RS Means adjusted to Prince George's County.
- Electrical: Includes 2000A service, panels, SPD, LED lighting, fire alarm, lightning protection. No emergency generator assumed (as per narrative).
- Plumbing: Includes new 4" domestic, sanitary, fire service. Gas service only for kitchen equipment.
- Escalation: 12% applied to midpoint of construction (assuming 2026 Q1).
- Accuracy: This is an AACE Class 5 estimate (–25% / +40%).

Scheme 1 Summary

Scheme 1 presents a compelling development option for the City of Greenbelt by combining critical civic infrastructure with flexible commercial space in a cost-efficient, community-oriented package. At its heart, this scheme delivers a modern Fire and Emergency Medical Services (EMS) station a vital public safety investment paired with new commercial lease space designed to activate the site and generate revenue.

From a financial perspective, the base case construction cost of $18.5 million provides the City with a two-story, 20,270 SF fire/EMS facility supported by a 7,100 SF commercial building. The project is designed with efficient, all-electric HVAC systems (VRF + DOAS), robust plumbing and fire protection upgrades, and new electrical service. Costs account for abatement, demolition, sitework, and specialized FF&E for both the station and the café/retail functions. The estimate includes prudent markups for contingency, general conditions, profit, bonds, and escalation, yielding a realistic budget outlook.

For developers and the City alike, the scheme's dual-purpose nature creates both public and economic value. The fire/EMS station provides Greenbelt with a modernized hub for emergency response, ensuring faster service, improved safety, and operational efficiency. Meanwhile, the adjacent commercial space encourages neighborhood-scale retail or food service uses, which enhance the local streetscape and broaden the City's tax base. This pairing supports daytime activity, pedestrian traffic, and opportunities for small business growth integrating public safety and community vitality in one development.

The geothermal alternate offers an even more forward-looking path. While adding roughly $4.4 million to the total project cost (bringing the OOM budget to $23.0 million), the geothermal system provides long-term operational savings, resilience, and sustainability benefits. By leveraging a 450-ton well field, the City could reduce utility expenses, stabilize future operating costs, and advance its environmental leadership goals. Importantly, this option positions the project for potential incentives or grant funding tied to renewable energy and climate action plans.

In short, Scheme 1 balances essential public service delivery with economic development. It ensures Greenbelt's growing population has reliable emergency infrastructure while fostering vibrant community-serving retail. With the geothermal alternate, the project can also demonstrate environmental stewardship and long-term cost savings. For developers, this translates into a project that is both financially feasible and socially impactful—an investment that directly strengthens the City's civic capacity while creating a destination that benefits residents, businesses, and the broader community.

2) Scheme 2 – Multi-Family Residential/Commercial Complex

Scope Overview:

- **Building A** – Residential (GSF): 51,500 SF
- **Building A** – Retail (Shell) (GSF): 10,000 SF
- **Building A** – Common/Amenity & Circulation (GSF): 8,000 SF
- **Building B** – Commercial (GSF): 38,500 SF
- **Building C** – Light Commercial (GSF): 4,500 SF

1. Base Case — VRF + DOAS (Air-cooled)

Line Item Cost

1. **Building A** – Residential (GSF): 51,500 SF x $260/SF $13,390,000
2. **Building A** – Retail (Shell) (GSF): 10,000 SF x $200/SF.. $2,000,000
3. **Building A** – Common/Amenity & Circulation (GSF): 8,000 SF x $240/SF........................... $1,920,000
4. **Building B** – Commercial (GSF): 38,500 SF x $210/SF... $8,085,000
5. **Building C** – Light Commercial (GSF): 4,500 SF x $200/SF $900,000
6. Surface Parking Lots (145 spaces): 145 @ $8,000..$1,160,000
7. Walking Paths (LF to SF conv. ~16,400 SF): 16,400 @ $15..$246,000
8. Permeable Paving (SF): 16,000 @ $20..$320,000
9. Earthwork/Retaining (incl. amphitheater prep): 1 @ $750,000... $750,000
10. Stormwater Mgmt (ESD mix, underground, green roofs allowance): 1 @ $1,000,000 ....$1,000,000
11. Landscaping/Plaza/Street Trees: 1 @ $400,000 ....$400,000
12. Site Electrical & Lighting: 1 @ $300,000 ....$300,000
13. Amphitheater (terraced seating, stage, access): 1 @ $1,500,000......................................$1,500,000

Base Scheme 2 (no Geothermal): $31,971,000

Add markups (per requirements):

- Design Contingency (20%): $6,394,200
- General Conditions (10%): $3,197,100
- Overhead & Profit (15%): $4,795,650
- Insurance & Bonds (2%): $639,420
- Escalation (12%): $3,836,520

  Total (Base Case): → $50,833,890

Geothermal Alternate

- Vertical Well Field Drilling (90,000 LF @ $35/LF): 90,000 @ $35...$3,150,000
- Headers, Vault, Pumps, Heat Exchanger: 1 @ $1,200,000.. $1,200,000
- Water-Cooled VRF/DOAS Premium & Piping: 1 @ $1,000,000 .... $1,000,000
- Design, Test Well, Commissioning: 1 @ $300,000 ....$300,000

Revised Total with Geothermal

Geothermal Add-Alternate: $9,798,022

Add markups (per requirements):

- Design Contingency (20%): $8,353,804
- General Conditions (10%): $4,176,902
- Overhead & Profit (15%): $6,265,353
- Insurance & Bonds (2%): $835,380
- Escalation (12%): $5,012,283

Geothermal Markup Increase Subtotal: $24,643,723

New Construction Direct Sub Total (if accepted): $66,412,745

Scheme 2 Summary:

This proposed residential mixed-use development offers meaningful benefits for both a private developer and the City of Greenbelt. By concentrating new buildings on previously disturbed pads, the project minimizes environmental impacts and reduces sitework risk, enabling a faster entitlement and construction process. The mix of residential, retail, and commercial incubator space creates a walkable, mixed-use community that enhances absorption potential and generates diversified revenue streams.

The introduction of a central plaza and amphitheater provides a civic anchor that fosters placemaking and community identity, supporting cultural programming, events, and small business activation. These features add long-term value to the property by making it a destination as well as a neighborhood. Stormwater management measures including permeable paving, green roofs, and underground facilities address regulatory requirements while contributing to sustainability and resilience.

The all-electric VRF + DOAS system provides energy efficiency, indoor comfort, and alignment with emerging decarbonization standards. With the optional geothermal system, the project could further enhance operational savings, sustainability credentials, and market appeal. Enhanced pedestrian circulation, new trails, and improved connectivity with adjacent neighborhoods promote active transportation and strengthen integration with the existing urban fabric. Together, these factors position the development as a forward-looking investment that delivers value to both the developer and the community.

3) Scheme 3 — Municipal Complex (Base Mechanical)

Order of Magnitude Single-Line Total (Base): ~$40.0M
(**Geothermal Add-Alternate Premium:** +$5.4M → **Base + Geo:** ~$45.4M)

Acknowledgement

- This is a planning-level RS Means-based conceptual estimate for scheme selection and budgeting.
- Additional refinement will be required with the following: geotechnical information; detailed civil utility routing; structural framing selection; MEP loads; envelope specs; tenant scope (kitchens, hoods, grease, walk-ins); and final PV size/interconnection.

Basis of estimate (high level)

- **Program**: Building A live/work (~10,000 SF), Building B municipal (~18,000 SF), Building C food & beverage incubator (~12,000 SF); ~140 surface parking (~50,000 SF est.), permeable paving (~95,000 SF), walking paths (~2,650 LF), green roof on B+C (~21,000 SF).
- **Buildings**: Building C includes a large ~2,000 SF outdoor deck over lease space; Building B also shows small decks ~300–700 SF; green roofs on B & C; Building A roof plan shown.
- **Assumptions**: Class-5 (+/- 25–40%), RS Means local factors, typical markups (Design Cont. 20%, Gen. Conditions 10%, OH&P 15%, Ins./Bonds 2%, Escalation 12%) consistent with prior submissions.

1) Site / Civil (Base Mechanical)
Line Item Cost

1. Earthwork, grading, erosion & sediment controls: **$0.60M**
2. Utilities (new 4" domestic, 4" sanitary, 4" fire service runs, electric/gas coordination):................... **$1.00M**
3. Paving – **Surface parking (~50,000 SF)** hot-mix asphalt, striping, signage: **$0.45M**
4. Permeable paving **- (~95,000 SF)** incl. stone subbase and underdrains:.. **$1.70M**
5. Walking paths - **(~2,650 LF @ ~8' wide ≈ 21,200 SF)** concrete/aggregate trail w/ edging: **$0.26M**
6. Site lighting, poles, conduit, controls: **$0.50M**
7. Hardscape/plaza, landscaping, street furniture: **$0.70M**
8. Stormwater/ESD (underground SWM, micro-bio, inlets, manholes): **$1.20M**

Site / Civil Subtotal: $6.41M

2) Buildings – Cores & Shells (structure/envelope/interiors allowances)

- **Building B – Municipal (~18,000 SF)** mid-finish civic office / community use: **$6.30M**
- **Building C – Food & Beverage Incubator (~12,000 SF)** shell + restrooms + common: **$3.60M**
- **Building A – Live/Work (~10,000 SF)** conversion quality, limited kitchens/baths: **$2.20M**
  C/S + Interiors Subtotal: $12.10M

3) Specific Program Features

- Outdoor deck over lease space **(Building C ~2,000 SF)** steel/wood framing, waterproofing, guardrails, egress tie-ins (coffee shop option): **$0.55M**
- Green roofs on **B + C (~21,000 SF)** membrane, root barrier, media, extensive planting: **$0.74M**
  Program Features Subtotal: $1.29M

4) Existing 10-Bay Garage – Masonry Repointing & Repairs

- Selective tuckpointing, brick replacement, lintel spot repairs, cleaning/sealing:..............................**$0.30M**

5) Mechanical (Base) – VRF + DOAS per Scheme 3 narrative

- Water-free (air-source) VRF HR systems + DOAS w/ ERV, terminal units, controls; screen walls/curbs: **$1.60M**

6) Electrical / Lighting / Fire Alarm

- New services & switchboards sized per narrative (B: 2000A; C: 800A; A: per live/work), distribution, LED lighting + controls, addressable FA: **$3.80M**

7) Plumbing / Fire Protection

- Domestic water heaters (electric), sanitary/vent, FS/standpipe where needed, hose valves, sprinklers (light hazard w/ tenant-ready stubs): **$2.00M**

8) Sustainability / Energy Features (Base)

- Envelope enhancements, low-flow fixtures, commissioning allowance: **$0.45M**
- Rooftop solar PV allowance (structural dunnage, inverter, metering; ~150 kWdc class): **$0.45M**
  Sustainability Subtotal: $0.90M

9) Roof-Set Equipment Apparatus

- Dunnage, curbs, RTU rigging/crane, tie-offs, screens (coord. with architecture): **$0.30M**

10) Subtotals & Markups

- Direct Construction Subtotal (1–9): $28.70M
- General Conditions (10%): $2.87M
- Overhead & Profit (15%): $4.48M
- Insurance & Bonds (2%): $0.86M
- Design Contingency (20%): $5.74M
- Escalation to Mid-2025 (12%): $3.44M

Scheme 3 – Base Mechanical TOTAL: ~$40.1M (rounded in headline to **~$40.0M**)

Geothermal *Add-Alternate* (Scheme 3)

- Convert VRF/DOAS to water-cooled; 450-ton well field **(~180 wells @ 500' ea.)**, headers, HDPE, pumps, HX, controls; wellfield area planning per campus concept: **+$5.4M** (add)
  (Wellfield sizing and spacing per prior narratives; final tonnage to be verified by test well and thermal conductivity.)

Scheme 3 – Add-Alternate TOTAL: ~$46.4M (rounded in headline to **~$46.0M**)

Scheme 3 Summary

Scheme 3 offers the strongest long-term value proposition for both developers and the City of Greenbelt by combining municipal, residential, and commercial uses into a unified civic campus. At an estimated $40 million base cost, this scheme delivers not only essential public functions but also income-generating components and sustainability measures that improve both financial and community returns. With the geothermal add-alternate, the total program rises modestly to $45.4 million, positioning the project for even greater operational savings and environmental leadership.

From a program standpoint, Scheme 3 consolidates critical civic services in Building B, a mid-finish 18,000 SF municipal and community office building, while also activating the site with Building C, a 12,000 SF food and beverage incubator complete with an outdoor deck, and Building A, a 10,000 SF live/work facility that provides housing variety and flexibility. Together, these uses transform the site into a multi-functional community hub, encouraging daily activity and fostering connections between residents, businesses, and government services. This blend enhances absorption and leasing potential while creating a civic anchor point that strengthens Greenbelt's identity.

The site/civil scope—parking, permeable paving, walking paths, plazas, and stormwater systems—has been designed to modern standards with an emphasis on walkability, stormwater management, and resilience. Features such as permeable paving (95,000 SF), green roofs (21,000 SF), and a 150 kW rooftop solar array demonstrate a forward-looking approach to sustainability that lowers operating costs, positions the development for incentive programs, and aligns with community climate goals. These measures not only reduce long-term maintenance and utility burdens but also enhance the project's attractiveness to tenants and residents alike.

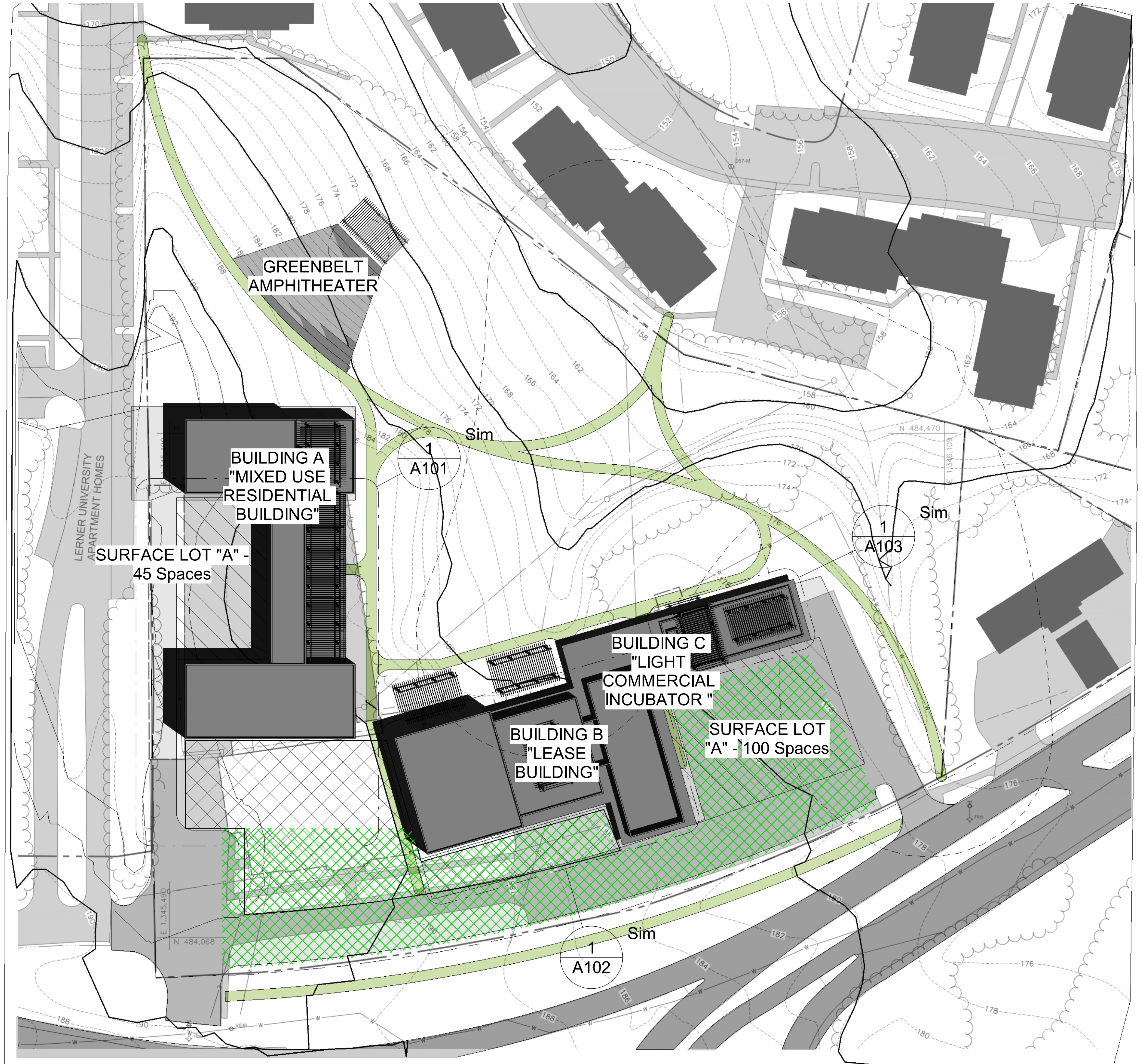
From a financial perspective, Scheme 3 is compelling because it balances cost efficiency with revenue potential. While the direct construction subtotal is approximately $28.7 million, the inclusion of prudent markups (contingency, general conditions, OH&P, bonds, and escalation) results in a transparent and reliable $40 million planning-level budget. For developers, this means risks are identified and carried appropriately, reducing surprises later in design. Importantly, the mixed program generates multiple revenue streams commercial leasing, incubator activation, and potential live/work residential rents, offsetting the public infrastructure investment and improving long-term feasibility.

The geothermal add-alternate, at an incremental $5.4 million, elevates Scheme 3 further by integrating a 450-ton well field and converting the HVAC systems to water-cooled operation. This option delivers substantial long-term energy savings, supports sustainability branding, and creates alignment with state and federal funding priorities tied to clean energy initiatives. For a modest premium, the City and developer unlock a stronger return-on-investment profile over the asset's lifecycle.

In sum, **Scheme 3** represents the *best value* because it is comprehensive, future-proof, and financially balanced. It invests in civic facilities that meet public needs, creates spaces for business innovation and residential flexibility, and integrates sustainable infrastructure that reduces long-term operating costs. For the developer, this scheme minimizes risk through diversified program elements and maximizes upside through both direct leasing and enhanced community value. For Greenbelt, it delivers a modern municipal campus that strengthens public services, builds community, and sets a new standard for sustainable urban development.

-End-

RESIDENTIAL MIXED USE COMPLEX CONCEPT



NARRATIVE

In this scheme, a multi-family residential building includes ground level commercial, with a food option. Separate commercial lease buildings with roof-top terraces occupy the site and define the public courtyard space. New parking, three potential new trails, and increased forestry efforts are proposed.

- BUSINESS
- RESIDENTIAL
- CIRCULATION
- ASSEMBLY
- SUPPORT

GRAPHIC LEGEND

PROPOSED BUILDING	APX. 50,000 SF (TOTAL BUILT FOOTPRINT)
SURFACE PARKING LOT	APX. 36,000 SF (FOOTPRINT)
IMPERVIOUS PAVING	APX. 71,000 SF (FOOTPRINT)
WALKING PATHS	APX. 2,050 LF (8' WIDE TYP.)
PERMEABLE PAVING	APX. 16,000 SF (FOOTPRINT)
GEOTHERMAL FIELD	APX. 49,000 SF (FOOTPRINT)
LOADING/ TRASH	APX. 45,000 SF (FOOTPRINT)

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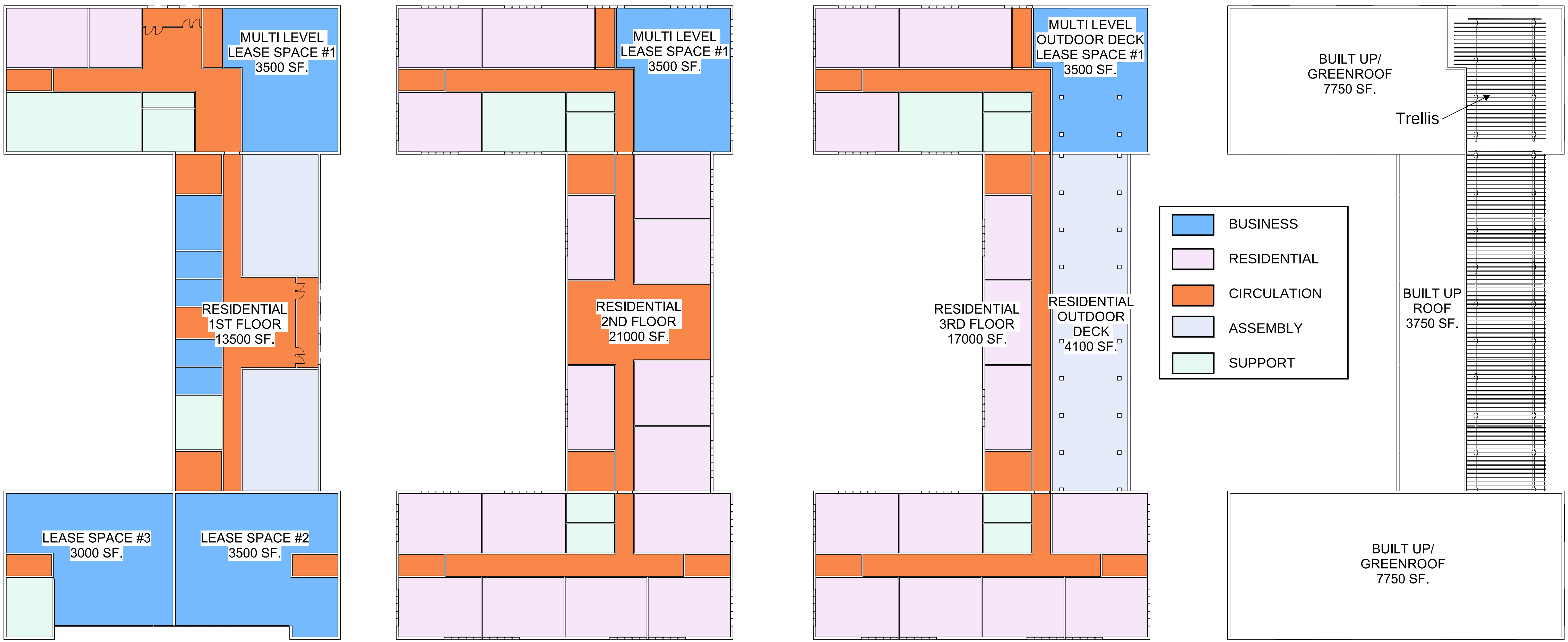
COVER SHEET



1 Level 1 - BUILDING A
1" = 40'-0"

2 Level 2 - BUILDING A
1" = 40'-0"

3 Level 3 - BUILDING A
1" = 40'-0"

4 Roof - BUILDING A
1" = 40'-0"

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BUILDING "A" - MIXED USE RESIDENTIAL BUILDING

AMAR GROUP LLC

GREENBELT ARMORY SITE REDEVELOPMENT
SCALE: 1" = 40'-0"

7100 GREENBELT RD.
A101

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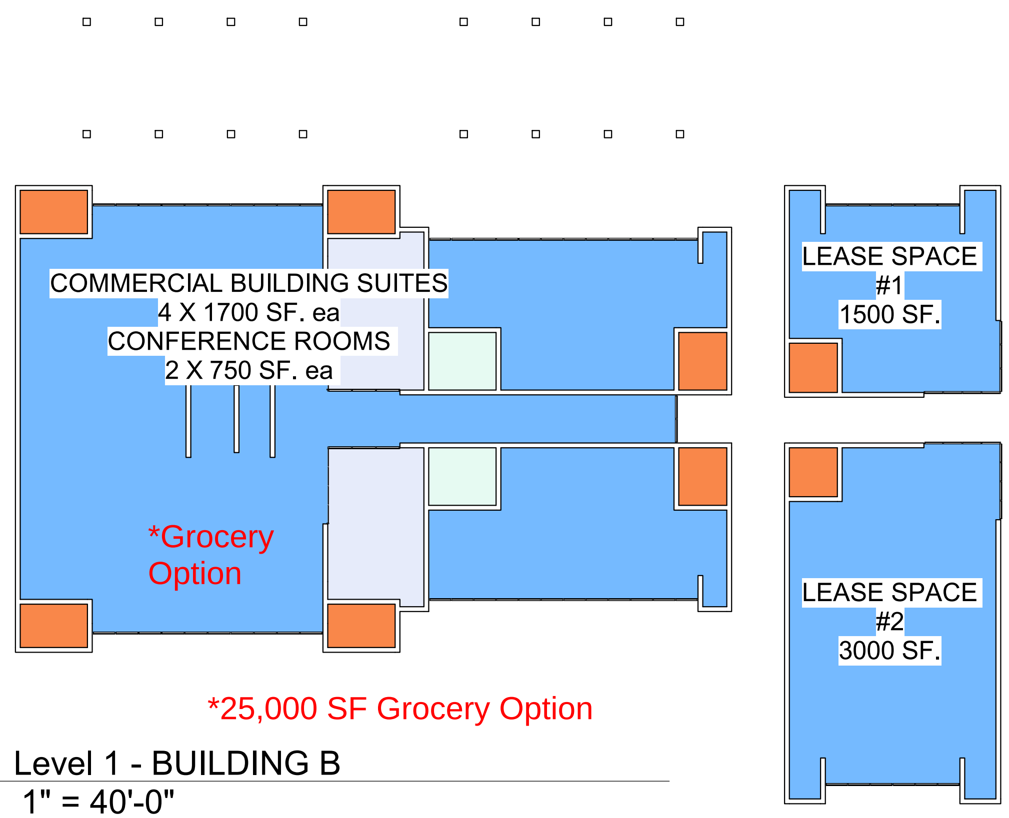
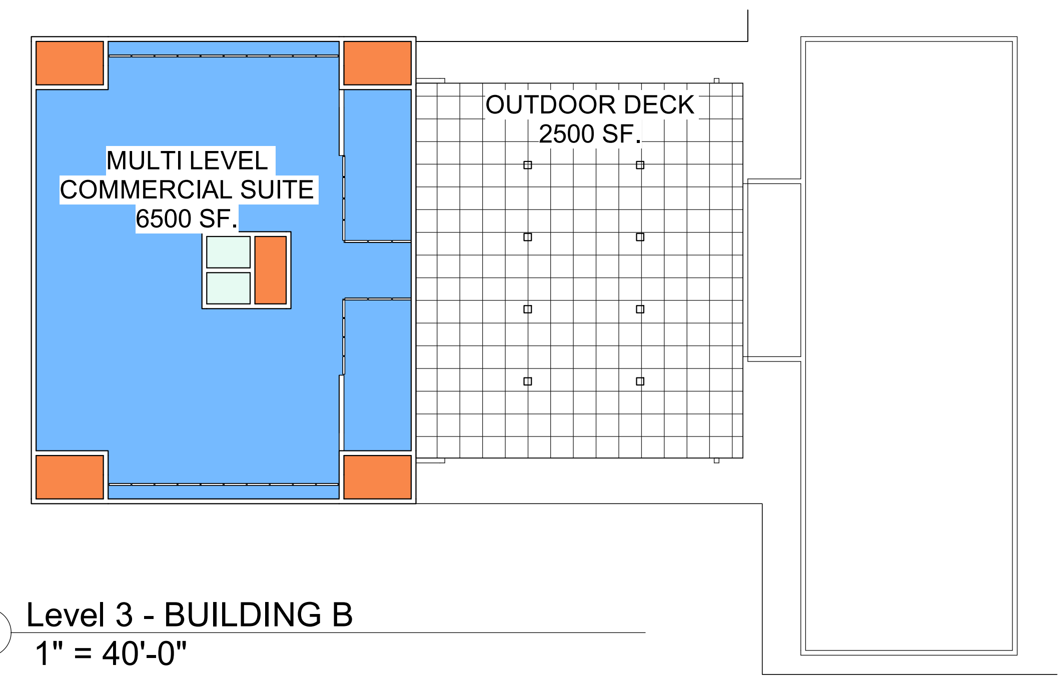
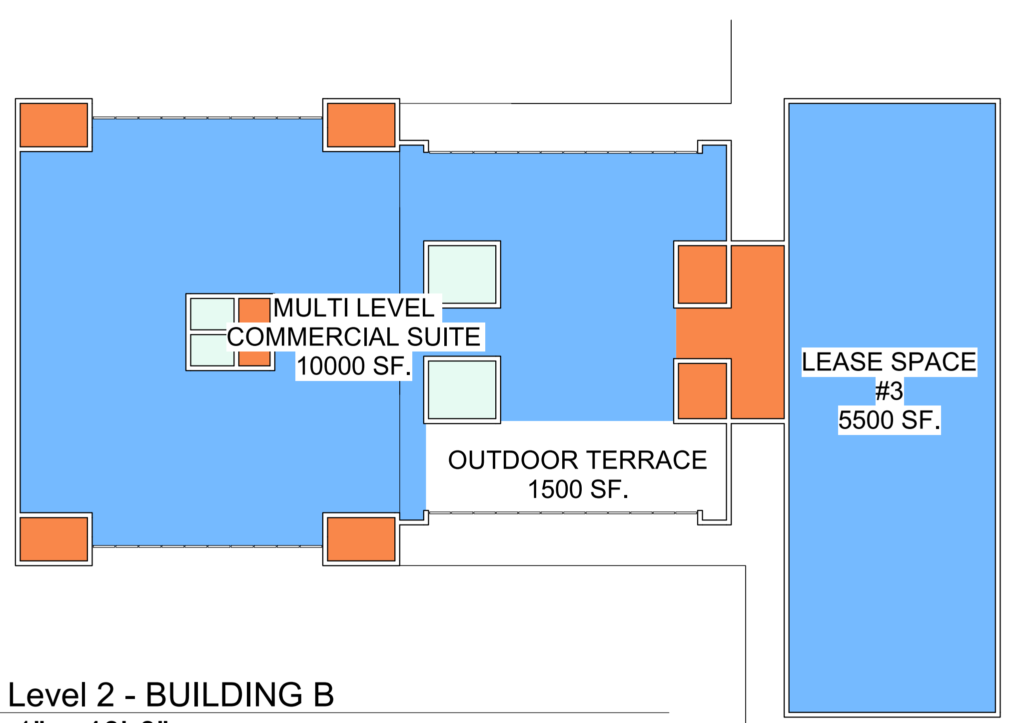


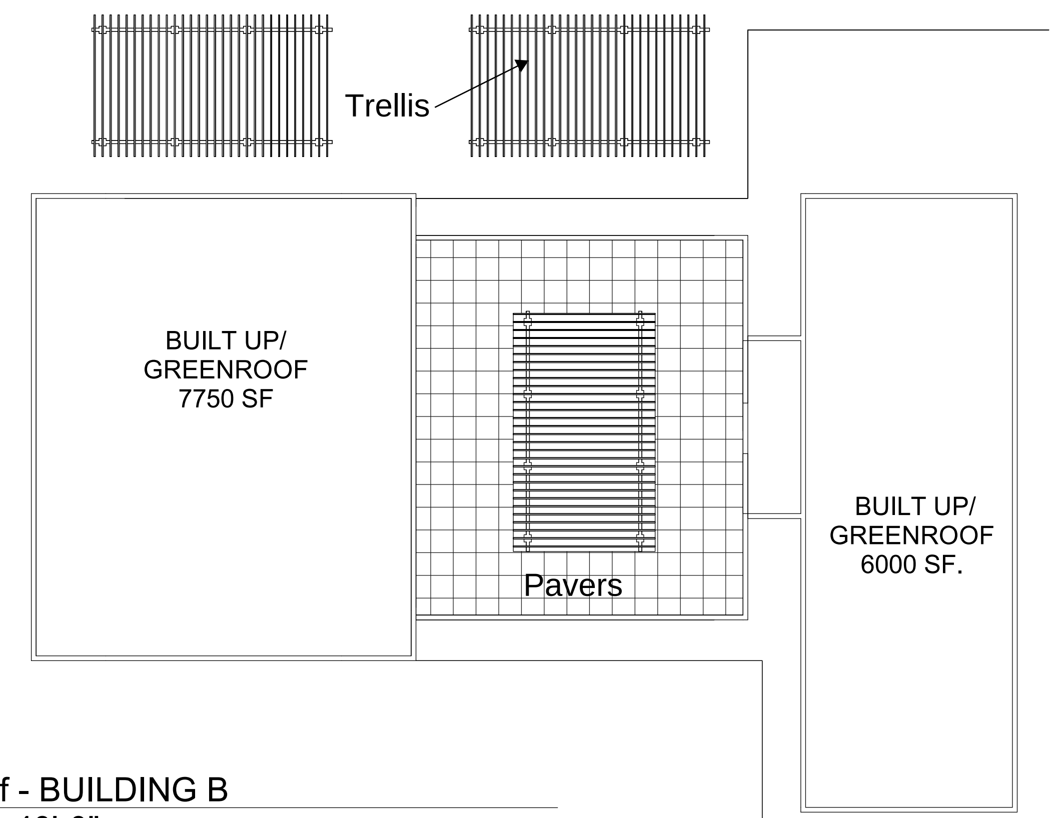
1 Level 1 - BUILDING B
1" = 40'-0"



3 Level 3 - BUILDING B
1" = 40'-0"



2 Level 2 - BUILDING B
1" = 40'-0"



4 Roof - BUILDING B
1" = 40'-0"

	BUSINESS
	RESIDENTIAL
	CIRCULATION
	ASSEMBLY
	SUPPORT

BUILDING "B" - COMMERCIAL BUILDING

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AMAR GROUP LLC

GREENBELT ARMORY SITE REDEVELOPMENT
SCALE: 1" = 40'-0"

7100 GREENBELT RD.

A102

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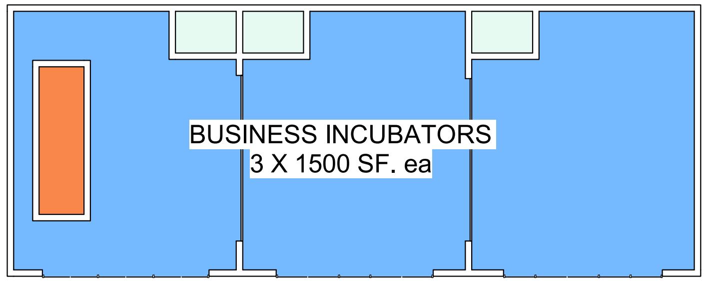
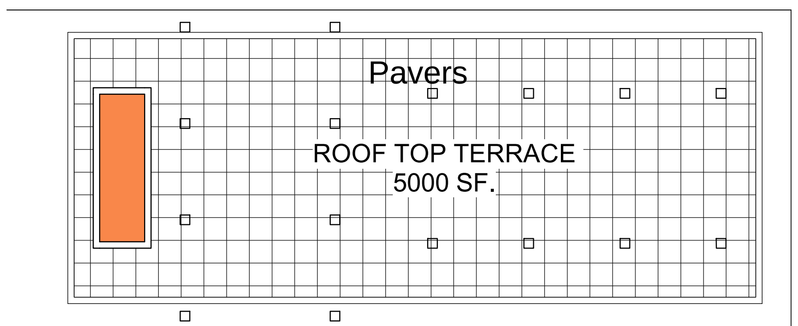
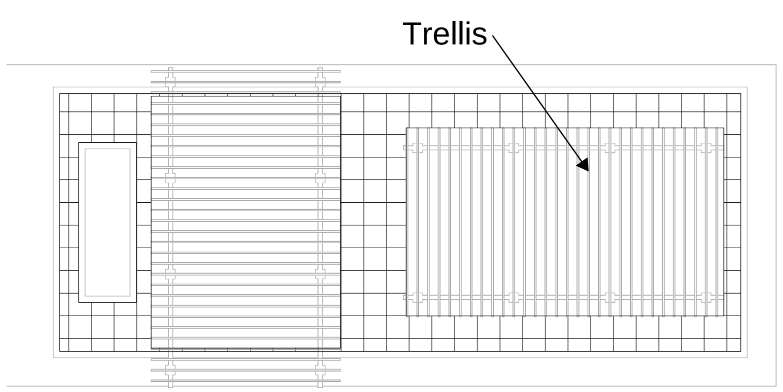


1 Level 1 - BUILDING C
1" = 30'-0"



2 Level 2 - BUILDING C
1" = 30'-0"



3 Roof - BUILDING C
1" = 30'-0"

	BUSINESS
	RESIDENTIAL
	CIRCULATION
	ASSEMBLY
	SUPPORT

BUILDING "C" - LIGHT COMMERCIAL INCUBATOR

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GREENBELT ARMORY SITE REDEVELOPMENT
SCALE: 1" = 30'-0"

7100 GREENBELT RD.

A103

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Room Schedule				
Building	Level	Name	Area	Occupancy
A	Level 1	LARGE AMENITY	1508 SF	ASSEMBLY
A	Level 1	LARGE AMENITY	1508 SF	ASSEMBLY
A	Level 1	LEASE SPACE 1	3032 SF	ASSEMBLY
A	Level 1	LEASE SPACE 2	3406 SF	ASSEMBLY
A	Level 1	MAIN ENTRANCE	2019 SF	CIRCULATION
A	Level 1	SIDE ENTRANCE	1534 SF	CIRCULATION
A	Level 1	SMALL AMENITY	414 SF	ASSEMBLY
A	Level 1	SMALL AMENITY	203 SF	ASSEMBLY
A	Level 1	SMALL AMENITY	203 SF	ASSEMBLY
A	Level 1	SMALL AMENITY	414 SF	ASSEMBLY
A	Level 1	SMALL AMENITY	203 SF	ASSEMBLY
A	Level 1	SMALL AMENITY	203 SF	ASSEMBLY
A	Level 1	STAIR	159 SF	CIRCULATION
A	Level 1	STAIR	159 SF	CIRCULATION
A	Level 1	STAIR	159 SF	CIRCULATION
A	Level 1	STAIR/ ELEV.	299 SF	CIRCULATION
A	Level 1	STAIR/ ELEV.	299 SF	CIRCULATION
A	Level 1	UNIT A	792 SF	RESIDENTIAL
A	Level 1	UNIT A	1308 SF	RESIDENTIAL
A	Level 1	UNIT B	504 SF	RESIDENTIAL
A	Level 1	UNIT B	2421 SF	RESIDENTIAL
A	Level 1	UNIT B	362 SF	RESIDENTIAL
A	Level 2	AMENITY	1833 SF	ASSEMBLY
A	Level 2	IT	150 SF	SUPPORT
A	Level 2	IT	227 SF	SUPPORT
A	Level 2	MECH.	305 SF	RESIDENTIAL
A	Level 2	MECH.	227 SF	SUPPORT
A	Level 2	STAIR	159 SF	CIRCULATION
A	Level 2	STAIR	159 SF	CIRCULATION
A	Level 2	STAIR	159 SF	CIRCULATION
A	Level 2	STAIR/ ELEV.	299 SF	CIRCULATION
A	Level 2	STAIR/ ELEV.	299 SF	CIRCULATION
A	Level 2	UNIT A	798 SF	RESIDENTIAL
A	Level 2	UNIT A	802 SF	RESIDENTIAL
A	Level 2	UNIT A	802 SF	RESIDENTIAL
A	Level 2	UNIT A	1086 SF	RESIDENTIAL
A	Level 2	UNIT A	2421 SF	RESIDENTIAL
A	Level 2	UNIT A	802 SF	RESIDENTIAL
A	Level 2	UNIT A	802 SF	RESIDENTIAL
A	Level 2	UNIT A	798 SF	RESIDENTIAL
A	Level 2	UNIT A	792 SF	RESIDENTIAL

Room Schedule				
Building	Level	Name	Area	Occupancy
A	Level 2	UNIT A	792 SF	RESIDENTIAL
A	Level 2	UNIT A	798 SF	RESIDENTIAL
A	Level 2	UNIT A	797 SF	RESIDENTIAL
A	Level 2	UNIT A	782 SF	RESIDENTIAL
A	Level 2	UNIT A	797 SF	RESIDENTIAL
A	Level 2	UNIT A	797 SF	RESIDENTIAL
A	Level 2	UNIT B	640 SF	RESIDENTIAL
A	Level 2	UNIT B	640 SF	RESIDENTIAL
A	Level 2	UNIT C	928 SF	RESIDENTIAL
A	Level 3	EXTERIOR AMENITY	4172 SF	ASSEMBLY
A	Level 3	IT	150 SF	SUPPORT
A	Level 3	IT	227 SF	SUPPORT
A	Level 3	MECH.	305 SF	SUPPORT
A	Level 3	MECH.	227 SF	SUPPORT
A	Level 3	STAIR	159 SF	CIRCULATION
A	Level 3	STAIR	159 SF	CIRCULATION
A	Level 3	STAIR	159 SF	CIRCULATION
A	Level 3	STAIR	2397 SF	CIRCULATION
A	Level 3	STAIR/ ELEV.	299 SF	CIRCULATION
A	Level 3	STAIR/ ELEV.	299 SF	CIRCULATION
A	Level 3	UNIT A	802 SF	RESIDENTIAL
A	Level 3	UNIT A	802 SF	RESIDENTIAL
A	Level 3	UNIT A	798 SF	RESIDENTIAL
A	Level 3	UNIT A	792 SF	RESIDENTIAL
A	Level 3	UNIT A	792 SF	RESIDENTIAL
A	Level 3	UNIT A	798 SF	RESIDENTIAL
A	Level 3	UNIT A	802 SF	RESIDENTIAL
A	Level 3	UNIT A	802 SF	RESIDENTIAL
A	Level 3	UNIT A	798 SF	RESIDENTIAL
A	Level 3	UNIT A	1086 SF	RESIDENTIAL
A	Level 3	UNIT B	640 SF	RESIDENTIAL
A	Level 3	UNIT B	635 SF	RESIDENTIAL
A	Level 3	UNIT B	640 SF	RESIDENTIAL
A	Level 3	UNIT C	924 SF	RESIDENTIAL
B	Not Placed	MECH.	Not Placed	SUPPORT
B	Not Placed	SUITE 2	Not Placed	BUSINESS
B	Level 1	CONF. 1	638 SF	ASSEMBLY
B	Level 1	CONF. 2	639 SF	ASSEMBLY

Room Schedule				
Building	Level	Name	Area	Occupancy
B	Level 1	ELEV.	Redundant Room	CIRCULATION
B	Level 1	F. BATH	168 SF	SUPPORT
B	Level 1	IT	Redundant Room	SUPPORT
B	Level 1	LEASE SPACE 3	1598 SF	BUSINESS
B	Level 1	LEASE SPACE 4	2949 SF	BUSINESS
B	Level 1	M. BATH	168 SF	SUPPORT
B	Level 1	MECH.	103 SF	SUPPORT
B	Level 1	MECH.	102 SF	SUPPORT
B	Level 1	STAIR	126 SF	CIRCULATION
B	Level 1	STAIR	126 SF	CIRCULATION
B	Level 1	STAIR	126 SF	CIRCULATION
B	Level 1	STAIR	126 SF	CIRCULATION
B	Level 1	STAIR	120 SF	CIRCULATION
B	Level 1	STAIR	120 SF	CIRCULATION
B	Level 1	SUITE 1	6162 SF	BUSINESS
B	Level 1	SUITE 3	1612 SF	BUSINESS
B	Level 1	SUITE 4	1623 SF	BUSINESS
B	Level 2	ELEV.	91 SF	CIRCULATION
B	Level 2	F. BATH	168 SF	SUPPORT
B	Level 2	IT	59 SF	SUPPORT
B	Level 2	M. BATH	168 SF	SUPPORT
B	Level 2	MECH.	59 SF	SUPPORT
B	Level 2	STAIR	126 SF	CIRCULATION
B	Level 2	STAIR	126 SF	CIRCULATION
B	Level 2	STAIR	126 SF	CIRCULATION
B	Level 2	STAIR	126 SF	CIRCULATION
B	Level 2	STAIR	120 SF	CIRCULATION
B	Level 2	STAIR	115 SF	CIRCULATION
B	Level 2	SUITE 5	10691 SF	BUSINESS
B	Level 3	ELEV.	91 SF	CIRCULATION
B	Level 3	IT	59 SF	SUPPORT
B	Level 3	MECH	59 SF	SUPPORT
B	Level 3	STAIR	126 SF	CIRCULATION
B	Level 3	STAIR	126 SF	CIRCULATION
B	Level 3	STAIR	126 SF	CIRCULATION
B	Level 3	STAIR	126 SF	CIRCULATION
B	Level 3	SUITE 6	6525 SF	BUSINESS
C	Level 1	LEASE SPACE 5	1141 SF	BUSINESS
C	Level 1	LEASE SPACE 6	1365 SF	BUSINESS
C	Level 1	LEASE SPACE 7	1346 SF	BUSINESS
C	Level 1	MECH.	62 SF	SUPPORT
C	Level 1	MECH.	62 SF	SUPPORT
C	Level 1	MECH.	62 SF	SUPPORT

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ROOM SCHEDULES

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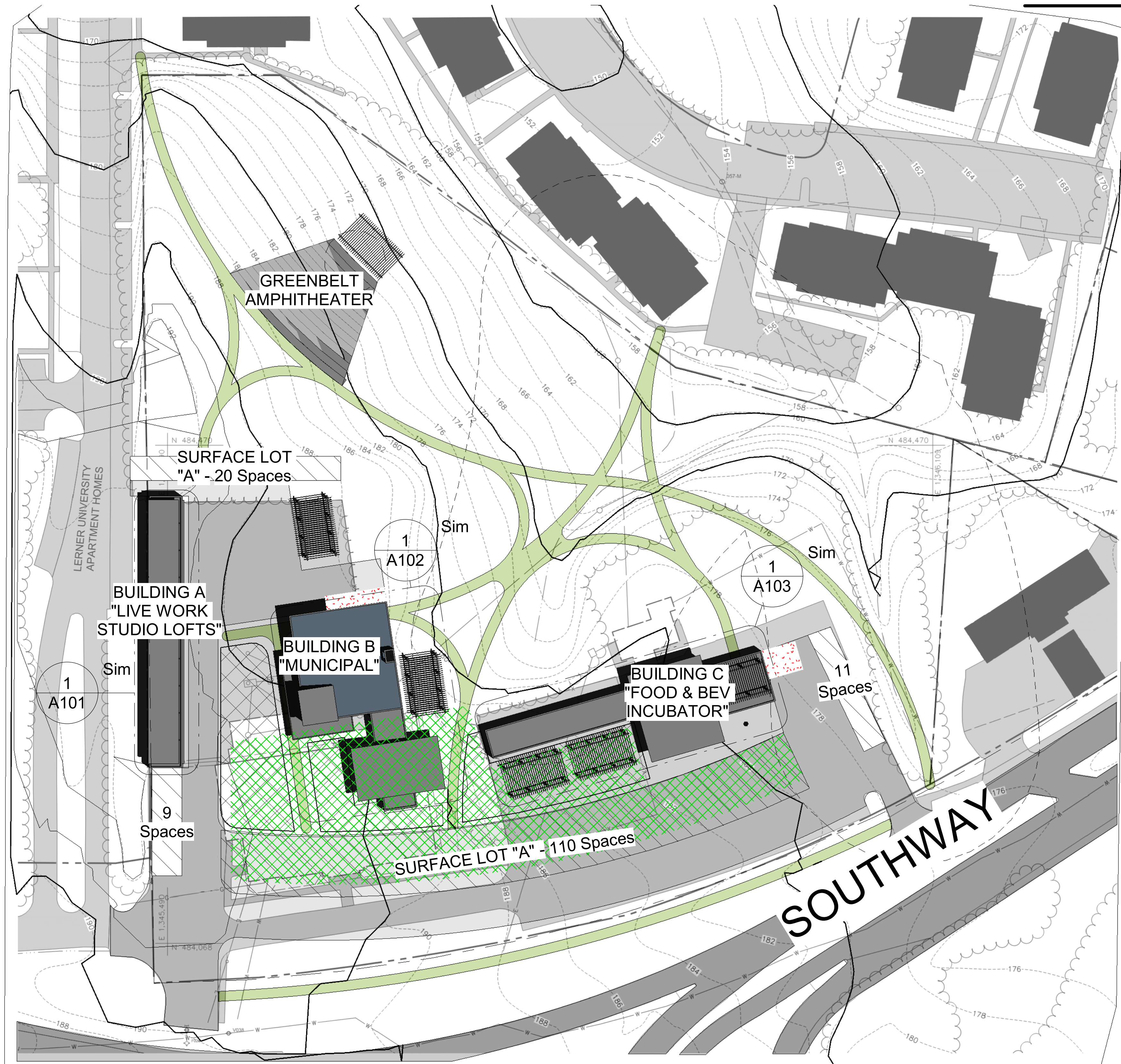
MUNICIPAL COMPLEX CONCEPTUAL PACKAGE



NARRATIVE

This Scope includes a new municipal building with adjacent structure serving as incubator spaces. The existing garage structures would be re-purposed to provide Live/Work Studios which support the commercial lease space and offer an opportunity for small businesses to sell to the community. New parking, three potential new trails, and increased forestry efforts are proposed.

GRAPHIC LEGEND

PROPOSED BUILDING	APX. 50,000 SF (TOTAL BUILT FOOTPRINT)
SURFACE PARKING LOT	APX. 40,000 SF (FOOTPRINT)
IMPERVIOUS PAVING	APX. 75,000 SF (FOOTPRINT)
WALKING PATHS	APX. 2,650 LF (8' WIDE TYP.)
PERMEABLE PAVING	APX. 95,000 SF (FOOTPRINT)
GEOTHERMAL FIELD	APX. 45,000 SF (FOOTPRINT)
LOADING/ TRASH	APX. 45,000 SF (FOOTPRINT)

COVER SHEET

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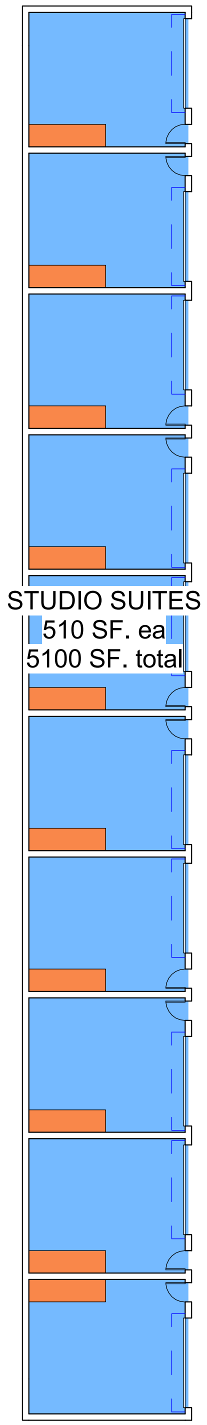
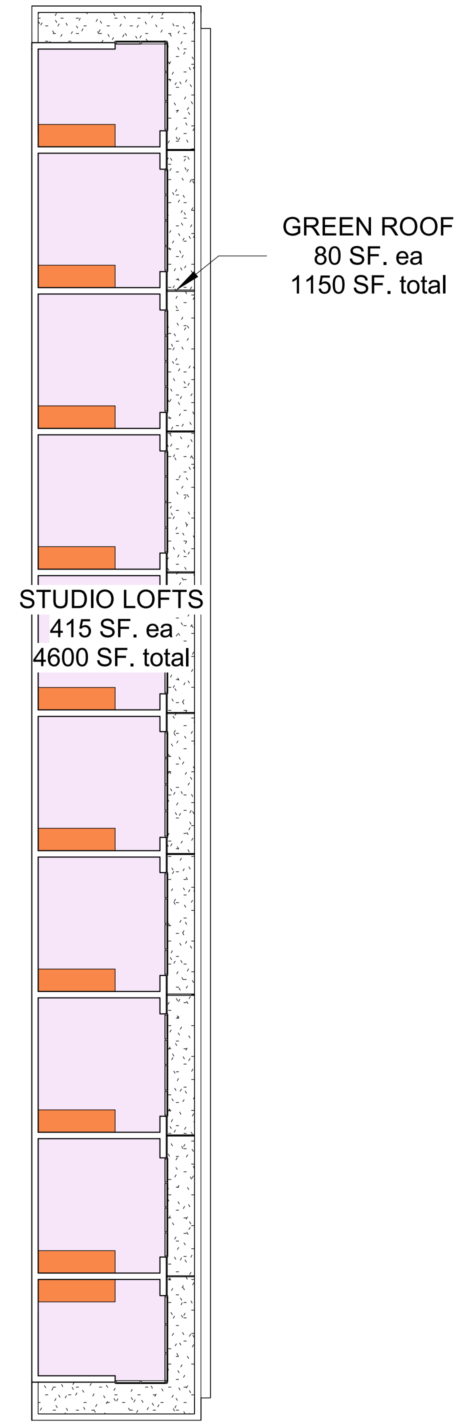


1 Level 1 - BUILDING A
1" = 30'-0"



2 Level 2 - BUILDING A
1" = 30'-0"

4 Roof - BUILDING A
1" = 30'-0"

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BUILDING "A" - LIVE WORK LOFTS

GREENBELT SITE ARMORY REDEVELOPMENT
SCALE: 1" = 30'-0"

7100 GREENBELT RD.
A101

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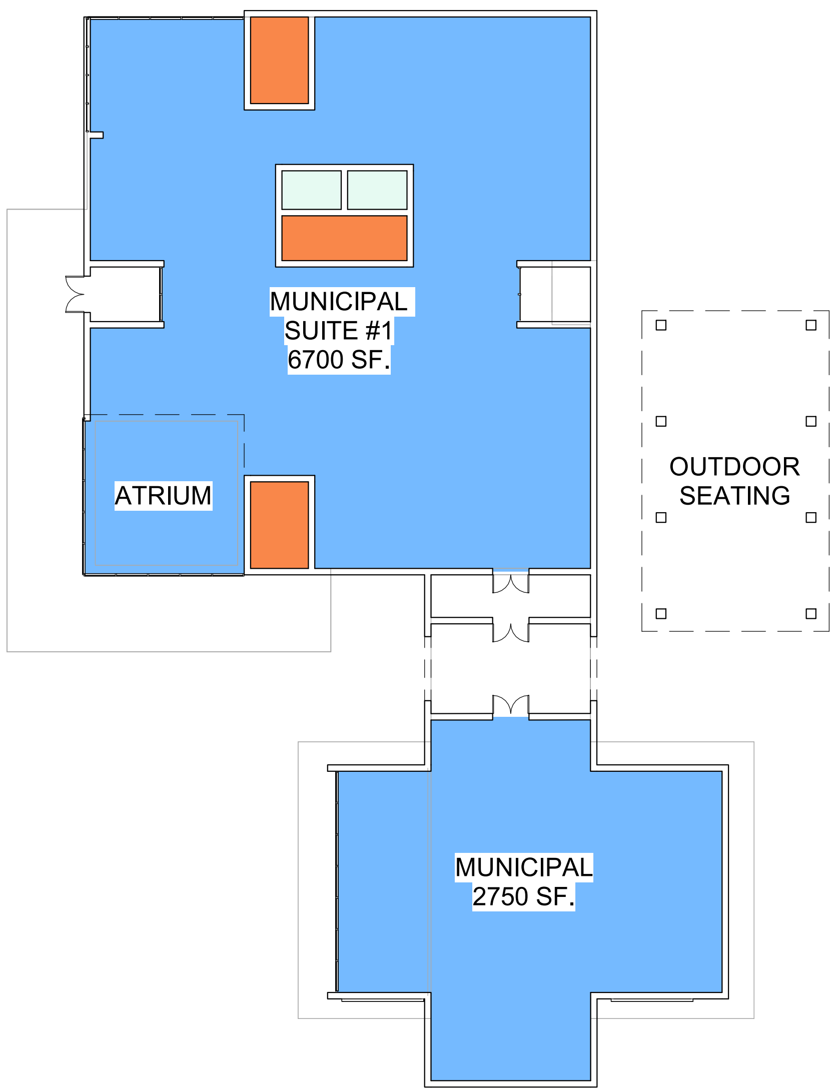
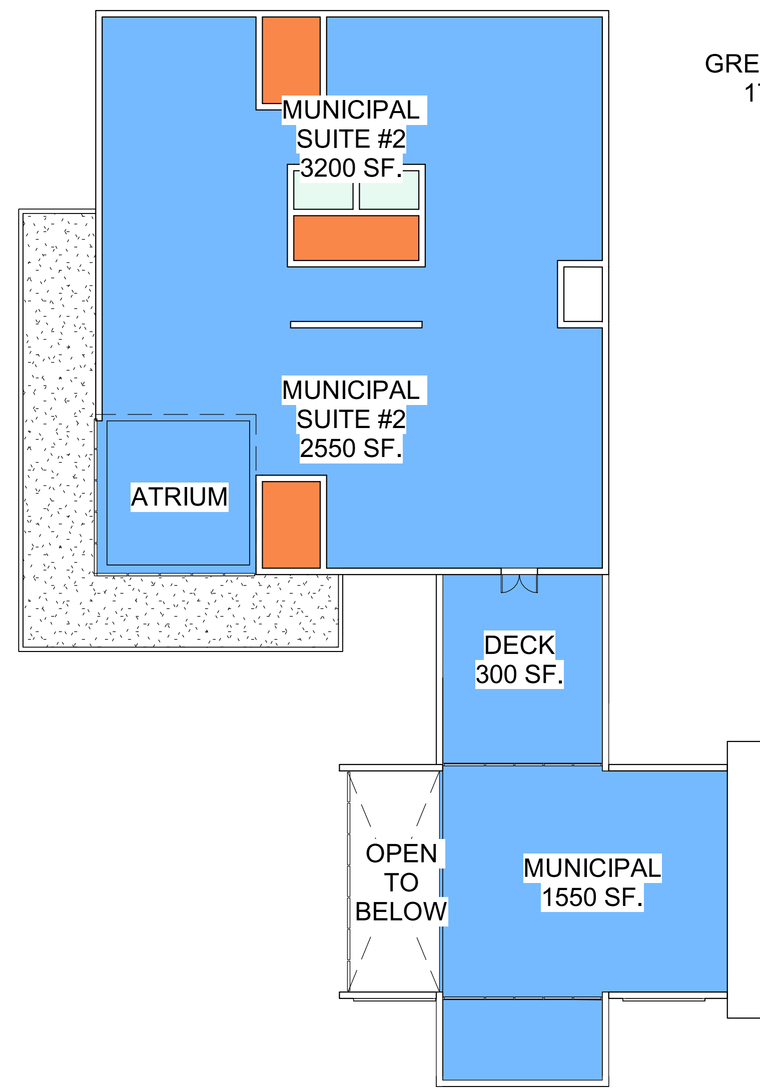
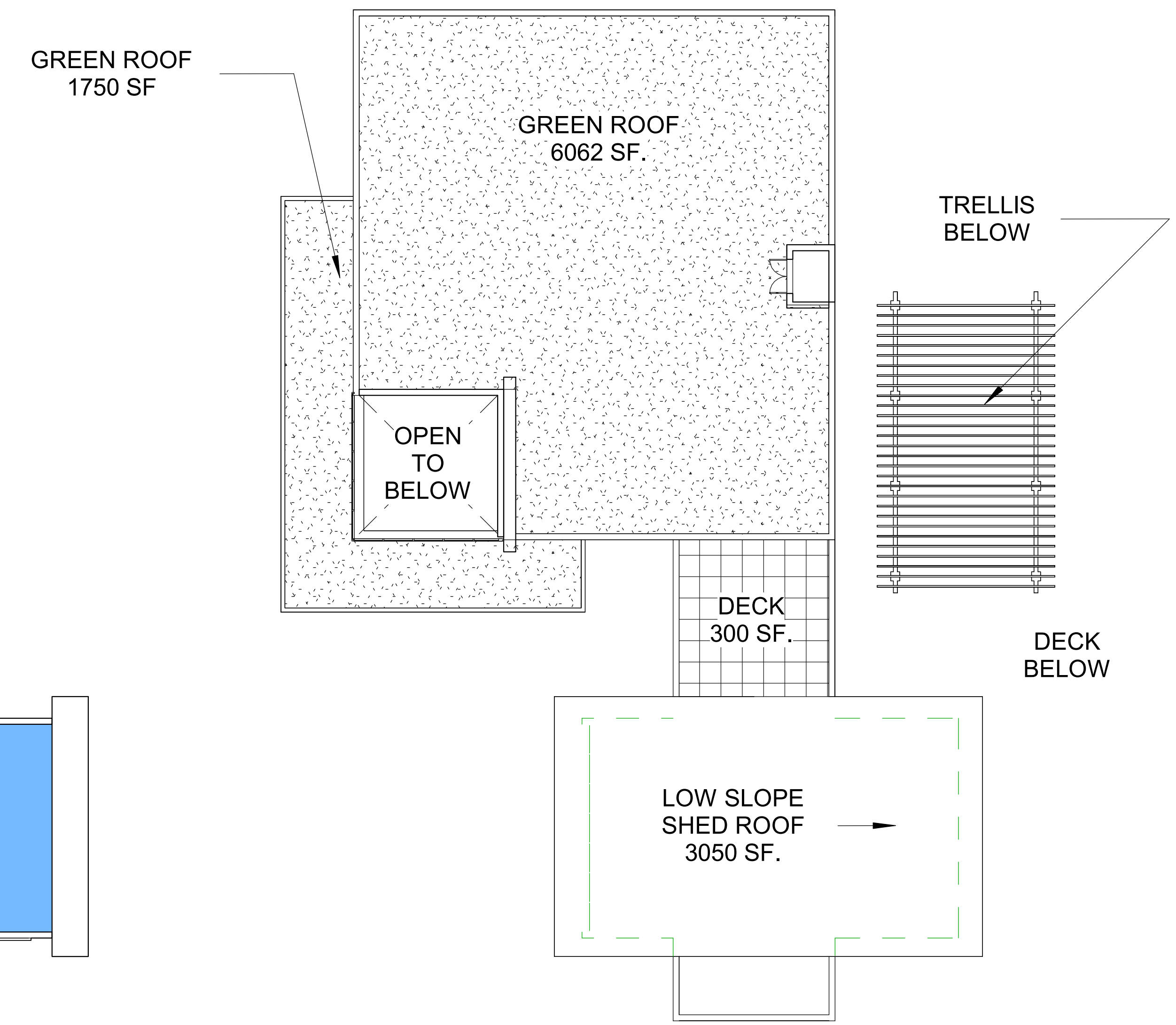


1 Level 1 - BUILDING B
1" = 30'-0"



2 Level 2 - BUILDING B
1" = 30'-0"



4 Roof - BUILDING B
1" = 30'-0"

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BUILDING "B" - MUNICIPAL MIXED USE BUILDING

GREENBELT SITE ARMORY REDEVELOPMENT
SCALE: 1" = 30'-0"

7100 GREENBELT RD.
A102

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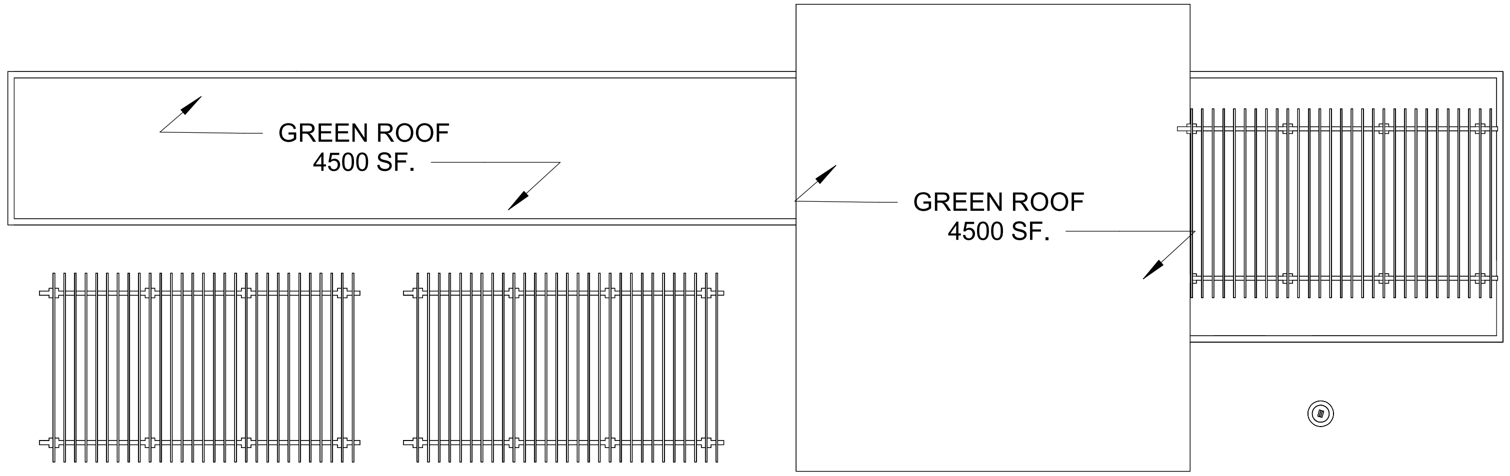
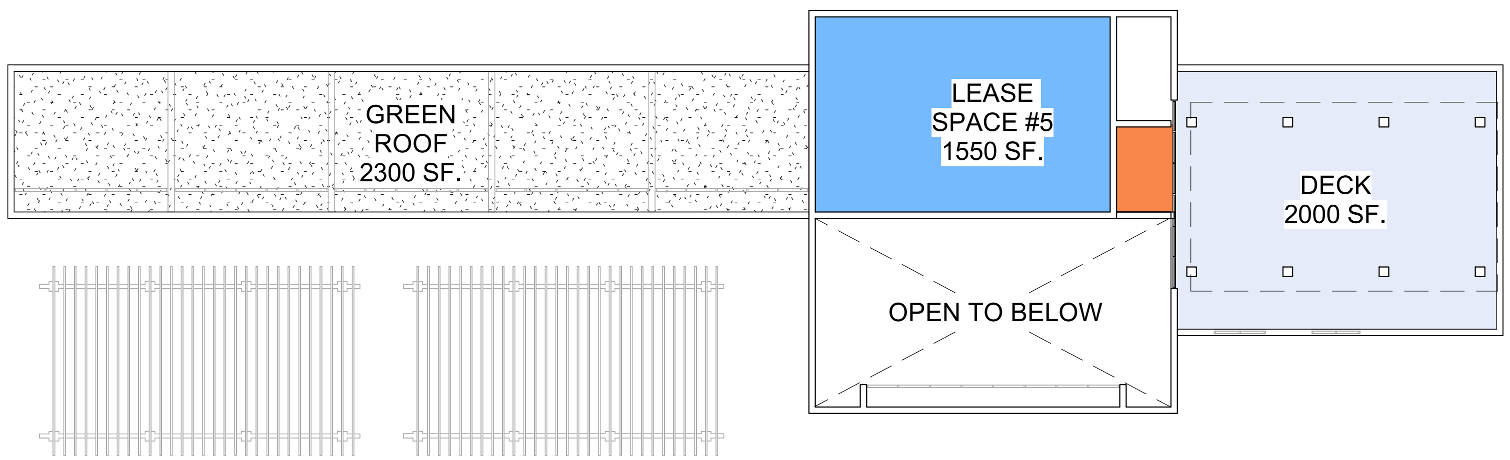
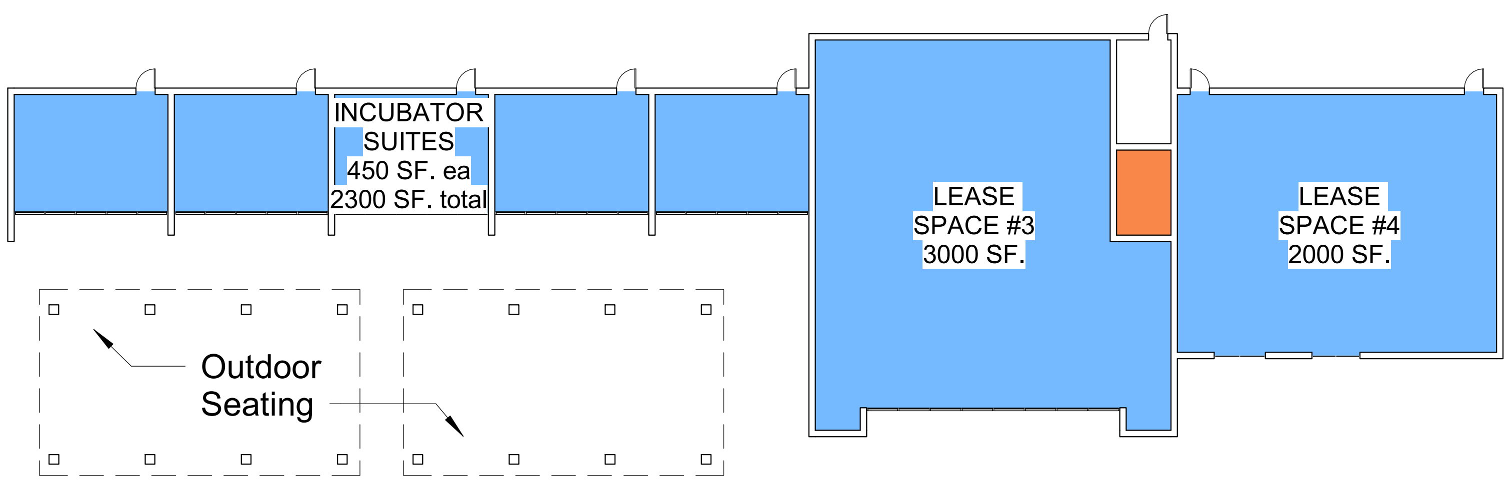


3 Roof - BUILDING C
1" = 30'-0"



2 Level 2 - BUILDING C
1" = 30'-0"



1 Level 1 - BUILDING C
1" = 30'-0"

BUILDING "C" - FOOD & BEVERAGE INCUBATOR

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GREENBELT SITE ARMORY REDEVELOPMENT
SCALE: 1" = 30'-0"

7100 GREENBELT RD.

A103

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Room Schedule

Building	Level	Name	Area	Occupancy
	Level 1	STAIR	138 SF	Circulation
A	Level 1	SUITE 1	511 SF	Business
A	Level 1	SUITE 2	511 SF	Business
A	Level 1	SUITE 3	511 SF	Business
A	Level 1	SUITE 4	511 SF	Business
A	Level 1	SUITE 5	511 SF	Business
A	Level 1	SUITE 6	511 SF	Business
A	Level 1	SUITE 7	511 SF	Business
A	Level 1	SUITE 8	511 SF	Business
A	Level 1	SUITE 9	511 SF	Business
A	Level 1	SUITE 10	511 SF	Business
A	Level 2	UNIT A	414 SF	Residential
A	Level 2	UNIT A	311 SF	Residential
A	Level 2	UNIT A	414 SF	Residential
A	Level 2	UNIT A	414 SF	Residential
A	Level 2	UNIT A	414 SF	Residential
A	Level 2	UNIT A	415 SF	Residential
A	Level 2	UNIT A	414 SF	Residential
A	Level 2	UNIT A	414 SF	Residential
A	Level 2	UNIT A	414 SF	Residential

Room Schedule

Building	Level	Name	Area	Occupancy
A	Level 2	UNIT A	306 SF	Residential
B	Level 1	ELEV.	137 SF	Support
B	Level 1	IT	55 SF	Support
B	Level 1	MECH.	56 SF	Support
B	Level 1	STAIR	121 SF	Circulation
B	Level 1	STAIR	121 SF	Circulation
B	Level 1	SUITE	2613 SF	Business
B	Level 1	SUITE	5855 SF	Business
B	Level 2	Deck	737 SF	Business
B	Level 2	Deck	318 SF	Business
B	Level 2	ELEV.	136 SF	Support
B	Level 2	IT	55 SF	Support
B	Level 2	MECH.	56 SF	Support
B	Level 2	STAIR	121 SF	Circulation
B	Level 2	STAIR	121 SF	Circulation
B	Level 2	SUITE	5999 SF	Business

Room Schedule

Building	Level	Name	Area	Occupancy
B	Level 2	SUITE	Redundant Room	Business
B	Level 2	SUITE	1633 SF	Business
C	Level 1	LEASE SPACE	2948 SF	Business
C	Level 1	LEASE SPACE	2005 SF	Business
C	Level 1	LEASE SPACE	445 SF	Business
C	Level 1	LEASE SPACE	445 SF	Business
C	Level 1	LEASE SPACE	445 SF	Business
C	Level 1	LEASE SPACE	445 SF	Business
C	Level 1	LEASE SPACE	445 SF	Business
C	Level 1	MECH.	113 SF	Support
C	Level 2	Deck	1987 SF	Business
C	Level 2	STAIR	113 SF	Circulation
C	Level 2	SUITE	1401 SF	Business

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ROOM SCHEDULES

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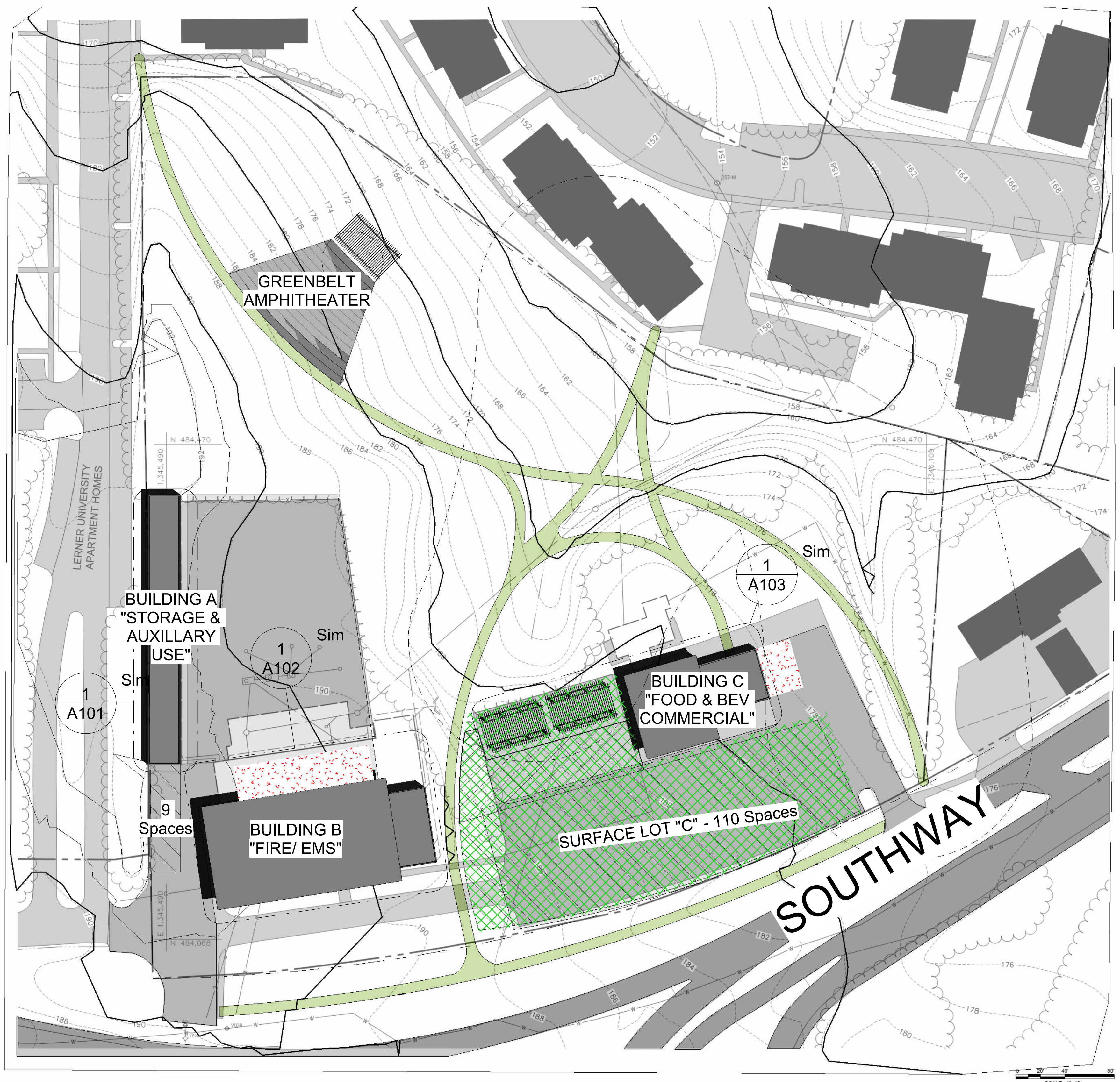
FIRE & EMS CONCEPTUAL PACKAGE



NARRATIVE

In this option, the new fire/EMS station would occupy space where the armory stands currently. The adjacent garage structures could be repurposed as EMS storage space. The firehouse and adjacent lease space maintain access to Southway and Greenbelt Road. New parking, three potential new trails, and increased forestry efforts are proposed.

GRAPHIC LEGEND

PROPOSED BUILDING	APX. 35,000 SF (TOTAL BUILT FOOTPRINT)
SURFACE PARKING LOT	APX. 23,000 SF (FOOTPRINT)
IMPERVIOUS PAVING	APX. 80,000 SF (FOOTPRINT)
WALKING PATHS	APX. 1,800 LF (8' WIDE TYP.)
PERMEABLE PAVING	APX. 7,500 SF (FOOTPRINT)
GEOTHERMAL FIELD	APX. 35,000 SF (FOOTPRINT)
LOADING/ TRASH	APX. 4,500 SF (FOOTPRINT)

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COVER SHEET

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Greenbelt Armory Site Redevelopment
SCALE: As indicated

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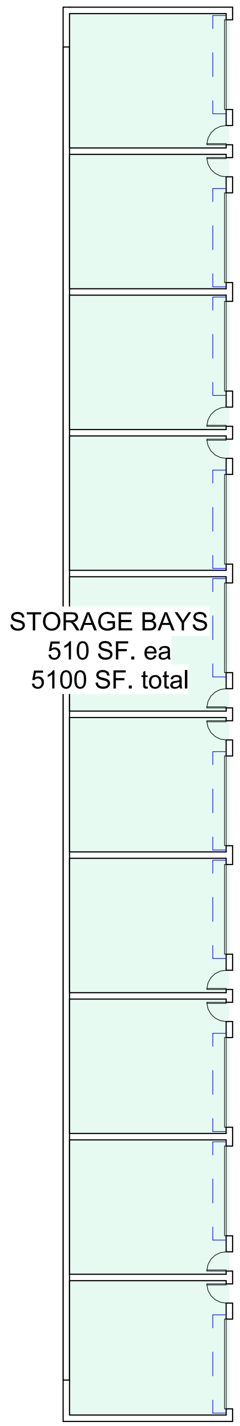

1 Level 1 - FIRE/EMS - BUILDING A
1" = 30'-0"

2 Roof - FIRE/EMS - BUILDING A
1" = 30'-0"

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BUILDING "A" - STORAGE & AUXILLARY USE

Greenbelt Armory Site Redevelopment
SCALE: 1" = 30'-0"

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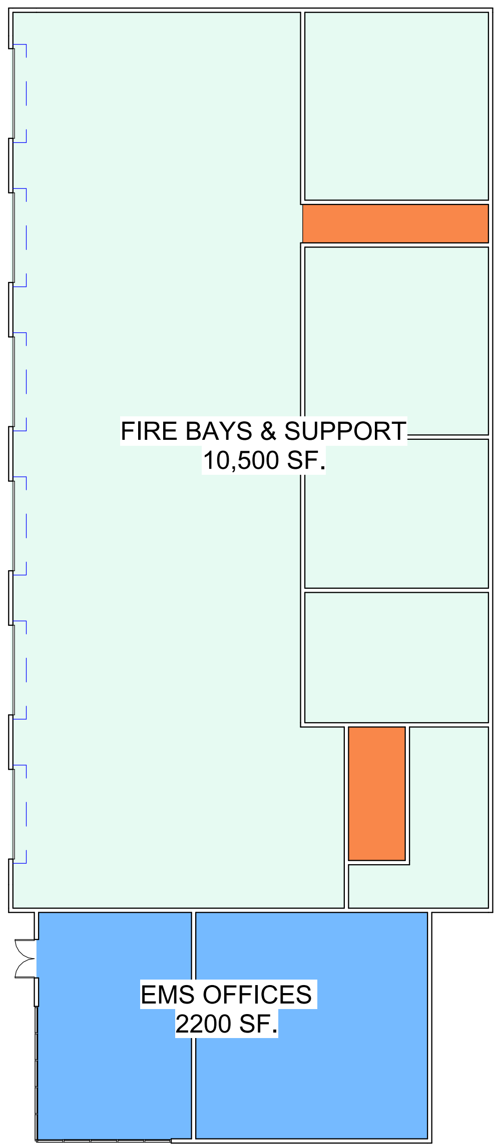
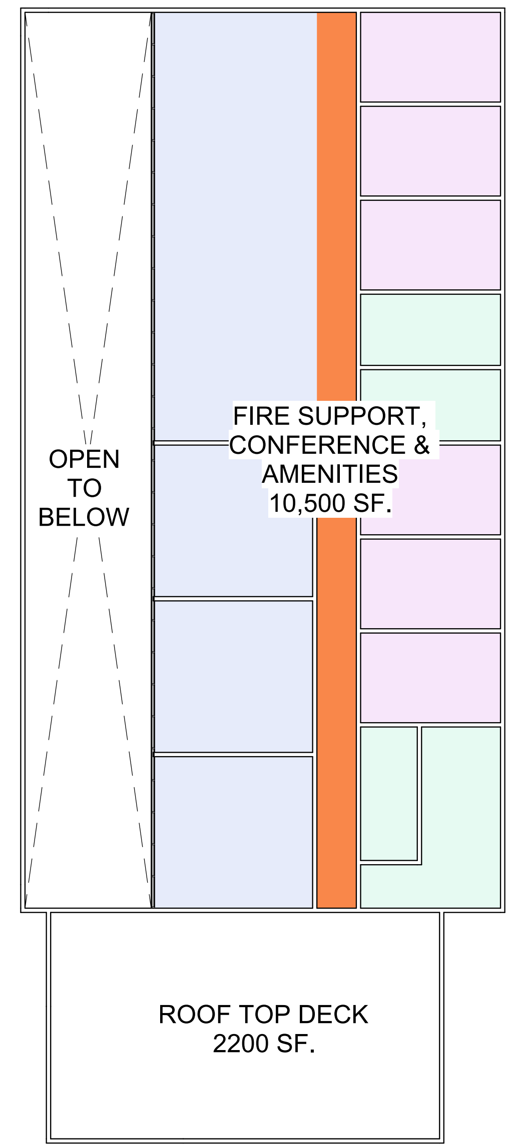
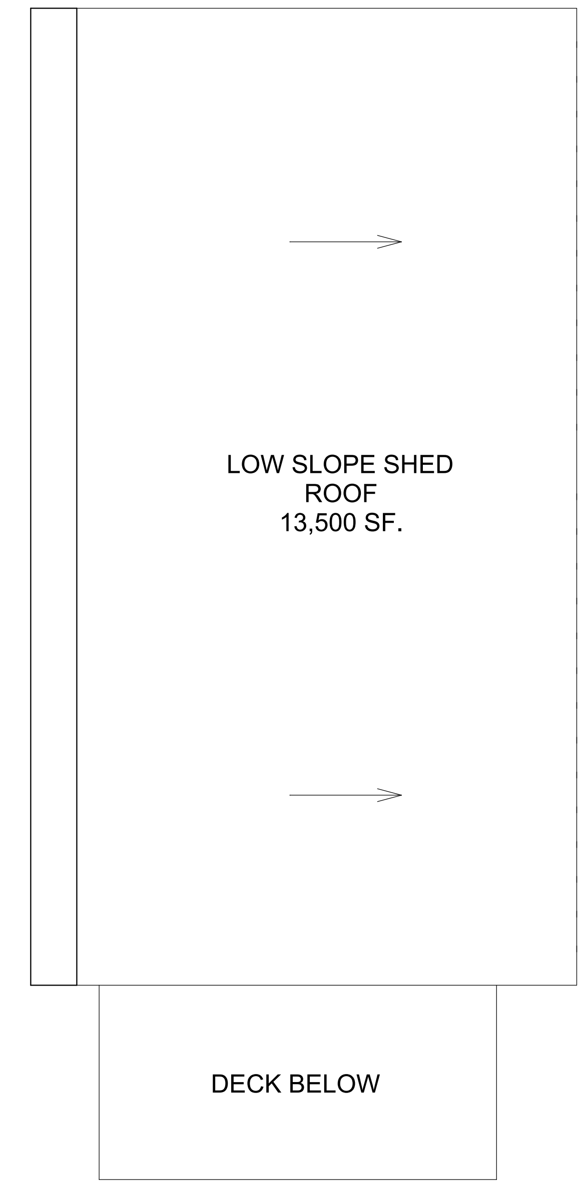


1 Level 1 - FIRE/EMS - BUILDING B
1" = 30'-0"



2 Level 2 - FIRE/EMS - BUILDING B
1" = 30'-0"



3 Roof - FIRE/EMS - BUILDING B
1" = 30'-0"

BUILDING "B" - FIRE & EMS PERMANENT BUILDING

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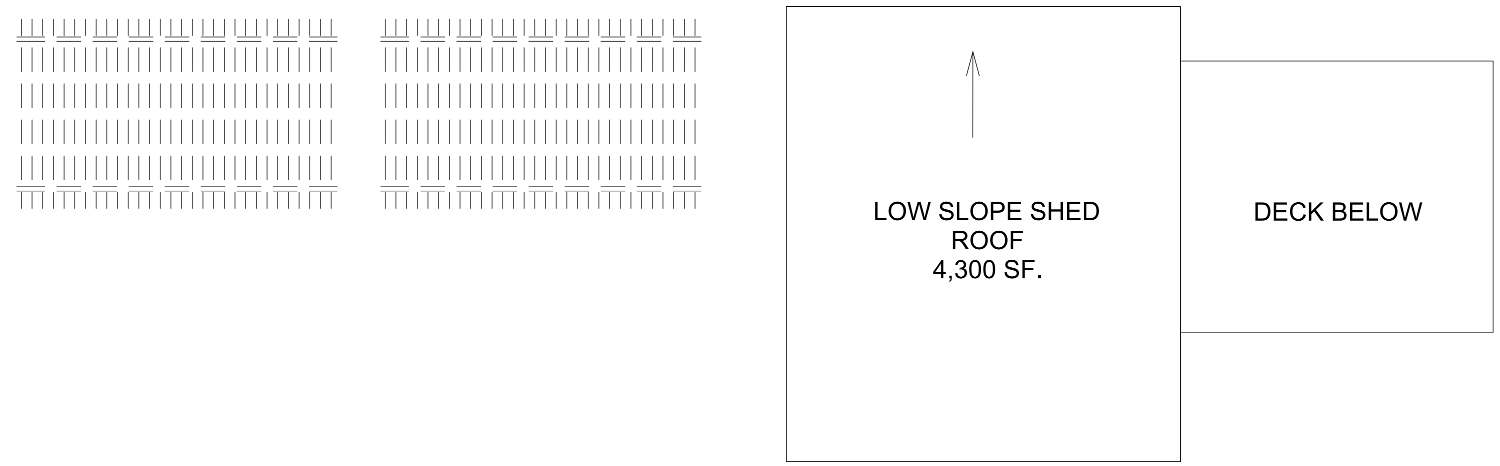
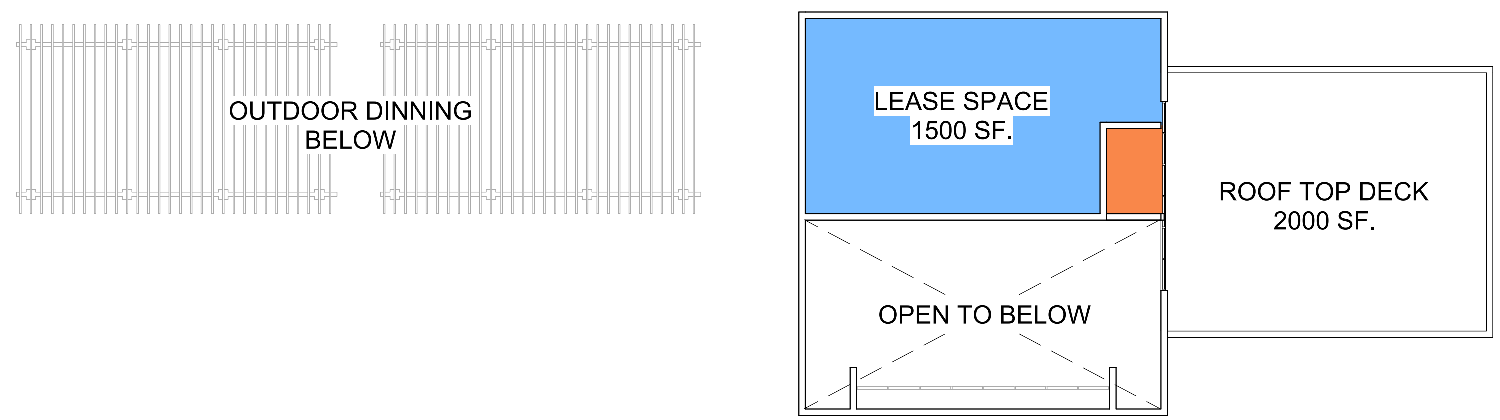
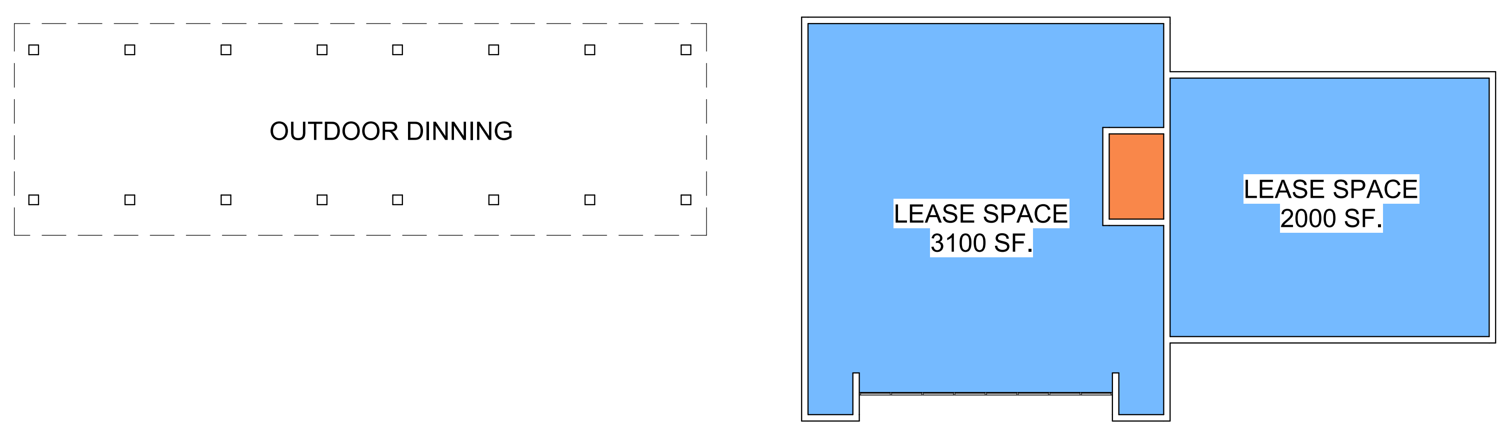


3 Roof - FIRE/EMS - BUILDING C
1" = 30'-0"



2 Level 2 - FIRE/EMS - BUILDING C
1" = 30'-0"



1 Level 1 - FIRE/EMS - BUILDING C
1" = 30'-0"

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BUILDING "C" - FOOD & BEVERAGE COMMERCIAL

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Greenbelt Armory Site Redevelopment
SCALE: 1" = 30'-0"

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Room Schedule				
Building	Level	Name	Area	Occupancy
A	Level 1	STORAGE 1	511 SF	Support
A	Level 1	STORAGE 2	511 SF	Support
A	Level 1	STORAGE 3	511 SF	Support
A	Level 1	STORAGE 4	511 SF	Support
A	Level 1	STORAGE 5	511 SF	Support
A	Level 1	STORAGE 6	511 SF	Support
A	Level 1	STORAGE 7	511 SF	Support
A	Level 1	STORAGE 8	511 SF	Support
A	Level 1	STORAGE 9	511 SF	Support
A	Level 1	STORAGE 10	511 SF	Support

Room Schedule				
Building	Level	Name	Area	Occupancy
B	Level 1	DISPATCH OFFICE	856 SF	Business
B	Level 1	ELEV. /STAIR	184 SF	Circulation
B	Level 1	EQUIP. STORAGE	582 SF	Support
B	Level 1	Fire Engine Bay(s)	6638 SF	Support
B	Level 1	HAZARD STORAGE	665 SF	Support
B	Level 1	M. BATH & LOCKER	839 SF	Support
B	Level 1	MECH.	412 SF	Support
B	Level 1	TRAINING/ MEETING	1276 SF	Business
B	Level 1	W. BATH & LOCKER	839 SF	Support
B	Level 2	CONF. A	587 SF	Assembly
B	Level 2	CONF. B	587 SF	Assembly
B	Level 2	CONF. C	587 SF	Assembly
B	Level 2	GYM	1706 SF	Assembly
B	Level 2	M. BATH	242 SF	Support
B	Level 2	MECH.	412 SF	Support
B	Level 2	SLEEP	305 SF	Residential
B	Level 2	SLEEP	305 SF	Circulation
B	Level 2	SLEEP	305 SF	Residential
B	Level 2	SLEEP	305 SF	Residential
B	Level 2	SLEEP	305 SF	Residential
B	Level 2	SLEEP	305 SF	Residential
B	Level 2	STAIR/ ELEV.	184 SF	Circulation
B	Level 2	W. BATH	242 SF	Support
C	Level 1	LEASE SPACE	3095 SF	Business

Room Schedule				
Building	Level	Name	Area	Occupancy
C	Level 1	LEASE SPACE	2005 SF	Business
C	Level 1	STAIR	113 SF	Circulation
C	Level 2	STAIR	113 SF	Circulation
C	Level 2	SUITE	1555 SF	Business

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ROOM SCHEDULE

Greenbelt Armory Site Redevelopment
SCALE:

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