

SUBJECT: Detailed Site Plan – Friends Community School

BACKGROUND: The Friends Community School, constructed in 2007, is a one-story, 24,300 square foot private school located on a 17.43-acre site off of Westchester Park Drive, adjacent to the Westchester Park residential development. The school is not located within the City's boundaries, but is adjacent to the boundaries. The school is certified Leadership in Energy and Environmental Design (LEED) Silver and incorporates a number of green building concepts including straw bale construction, green roof, and preservation of environmental resources (wetlands, streams and wetland buffers). The school is at maximum capacity with an enrollment of 200 students, grades K-8.

The City supported the Preliminary Plan of Subdivision and the initial Detailed Site Plan for the school. Issues such as environmental preservation, pedestrian connectivity, sustainable building techniques and adequate recreation facilities were adequately addressed during the City's initial review of the Detailed Site Plan.

ANALYSIS: The Friends Community School submitted a revised Detailed Site Plan to the County, proposing a one-story 5,200 square foot addition. The additional square footage will allow the school to increase its maximum enrollment to 240 students. The School is also required to revise its approved Preliminary Plan of Subdivision to demonstrate no significant traffic impacts. The School completed a traffic impact analysis that indicates that there will be no significant impact on the operating Level of Service (LOS) of the Kenilworth Avenue/Westchester Park Drive intersection.

The proposed addition will not result in impacts to the sensitive environmental features on the site. The addition is nestled into the front of the school and results in minimal disturbance to the site. The plan meets all applicable landscaping, parking and green area requirements. While the existing school was constructed using straw bale construction, for maintenance and constructability reasons the school is proposing to use Structural Insulated Panel System (SIPS) for the addition. The design/construction techniques used for the addition will respect the LEED standards, which the initial building was based on.

The School has been in contact with Berwyn Heights and Westchester Park and has not received any negative feedback about its proposal. The School is anxious to start construction of the addition, and hopes initiate construction promptly after receiving the necessary County approvals.

**ADVISORY PLANNING BOARD
REPORT TO COUNCIL**

**Report No. 12-01
April 4, 2012**

RECOMMENDATION: The Advisory Planning Board recommends that the Greenbelt City Council support the revisions to the Detailed Site Plan for Friends Community School

The motion passed by a vote of 5-0.

Sincerely,

George Branyan
Chair