

**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**

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