

**SUBJECT: Windsor Green Community Center  
Pre Application DSP-081010-02**

**BACKGROUND:**

G.E. Fielder and Associates submitted application materials for the Windsor Green Community Center Detailed Site Plan (DSP) for Parcel R owned by the Windsor Green Homeowners Association. The subject property is located at 7474 Frankfort Drive, Greenbelt, Maryland, 20770 which is on the Southwest corner of the intersection of Greenbelt Road and Frankfort Drive. The north side of the subject property fronts Greenbelt Road (MD 193). The current development was built in the early 1980s.

The DSP provides for the removal of two (2) of five (5) tennis courts as well as the grey concrete wall fronting Greenbelt Road, and replacing them with a mix of features and amenities that will make the community center more current in terms of user needs. The plan also outlines the revitalization of the existing building, plaza, play space and the addition of Bocce and volleyball. In addition, it provides ADA access to facilities, bicycle parking and a water fountain.

**ANALYSIS:**

Representatives from G.E. Fielder and Associates presented to a joint meeting of the Advisory Planning Board (APB) and Parks and Recreation Board (PRAB) on March 20, 2019. Following the presentation, the Board met to discuss the DSP details for Windsor Green Community Center renovation. City Staff informed the Board that the DSP meets the requirements of Prince George's County Code as well as the Prince George's County Landscape Manual. In general, the Board is supportive of this plan. However some issues were raised during the session. The concerns raised were:

- The plan proposes that the maintenance yard be relocated to the north end of the parking lot. The concern is that this would make it visible from Greenbelt Road. The plan proposes a sight tight fence but there was some discussion about whether it could be situated at a different location.
- The plan could do more in terms of Stormwater Management (SWM). The Board mentioned several ideas that could be explored including: pavers which could help with permeability, rain barrels in appropriate locations (possibly like those implemented at the Youth Center owned by the City of Greenbelt), cisterns, and even further reduction of impervious surfaces specifically the parking lot. The parking provision exceeds requirements and in addition is not highly used by

residents which creates an opportunity for reducing the number of parking spaces (impervious surfaces).

- The fence along Greenbelt Road will have plantings to screen it. It is not clear if the proposed plants will provide adequate/proper screening and the board recommends that this be reviewed for improved screening. The screening of the fence is important because it is the viewshed afforded to most people living or traveling through Greenbelt who are not Windsor Green residents. Beautiful and hospitable landscaping in this area will be a civic asset.

The Board is aware that the applicant is awaiting Stormwater Management Concept plan approval from the County.

**RECOMMENDATION:**

The Board recommends City Council support the Windsor Green Community Center DSP with the following comments:

- 1) The Applicant should consider providing more creative elements for SWM including:
  - a. Pavers that can help with permeability
  - b. Consider using rain barrels or cisterns
- 2) The Applicant should consider reducing parking spaces/impervious surfaces.

Respectfully submitted,

Keith Chernikoff  
Chair

This report was adopted by a vote of 5-0-1 with 1 member abstaining.