

City of Greenbelt
City Manager's Report
Week Ending August 21, 2020

1. Attached is a draft comment letter for City Council review and comment on the Greenbelt NCO Zone standards. Please forward any edits and/or comments to Anne Marie or Terri by Wednesday, August 26.
2. The City successfully closed on refunding loans to refinance existing City debt from the 2001 Bond Fund and the MSRPS Unfunded Liability at significantly lower interest rates.
3. Thanks to Charise Liggins for organizing and hosting the City's first virtual business coffee on Wednesday. It was a success with about 30 participants.
4. A State Highway Administration (SHA) contractor is installing sidewalk improvements at the intersection of Southway and the B-W Parkway ramps.
5. Included separately is a confidential memo.
6. **Assistant City Manager**
 - a. Served as Acting City Treasurer.
 - b. Emergency management due to COVID-19.
 - c. Attended the virtual Business Coffee on Wednesday.
 - d. Coordinated finalization of loan documents and other matters related to successful closing on the refunding loans.
 - e. Held weekly call with Museum Director.
 - f. Submitted CDBG reimbursement paperwork for PY 45 and PY 45R projects.
7. **City Treasurer/Finance**
 - a. Processed vendor payments and purchase orders.
 - b. Virtual field work by the Auditors is continuing.
 - c. Processed employee payroll.
8. **Information Technology**
 - a. Attended FirstNet informational webinar, NENA 911 migration informational webinar and Small Cell meeting with CTC
 - b. Repaired two Toughbooks
 - c. Resolved VPN issues
9. **Economic Development**
 - a. COVID19 Outreach
 - i. Local hair salon
 - b. Meetings & Webinars
 - i. Attended Virtual Business Coffee
 - ii. Training: Grant Management Software
 - iii. Webinar: Greenbelt Improvement and Recovery Fund Grant Overview – August 25, 2020 from 3 pm - 4 pm
 - c. Economic Development Admin
 - i. Working with staff on implementation of business grant fund.
 - ii. Outreach to businesses to touch base about COVID-19, concerns and plans.
 - iii. Working with staff to coordinate communications about COVID-19 to the community.

cc: Department Heads
David Moran, Assistant City Manager

Mary Johnson, Human Resources Officer
Bonita Anderson, City Clerk

Memorandum

TO: Ms. Nicole Ard, City Manager
FROM: Terri S. Hruby, Planning Director
DATE: August 5, 2020
RE: Proposed Draft Neighborhood Conservation
Overlay Zone

Background

On May 2, 2020 and July 20, 2020, the City Council held work sessions on the Draft Greenbelt Neighborhood Conservation Overlay (NCO) Zone Development Standards that were prepared by M-NCPPC. As you are aware, in response to the County's new zoning ordinance eliminating the Residential Planned Community (R-P-C) Zone, the Prince George's County District Council adopted CR-82-2018, concurrently with the new Zoning Ordinance granting approval for Maryland-National Capital Park and Planning Commission (M-NCPPC) to initiate and prepare a Greenbelt Neighborhood Conservation Overlay Zone. The intended purpose of the NCO Zone is, "to protect and preserve the unique development features and character of established neighborhoods throughout the County, and to promote new development that is compatible with the existing neighborhood character." The NCO zone applies a unique set of development standards that are aimed at preserving the unique development features and characteristics of a neighborhood. The County-wide Sectional Map Amendment proposes the Greenbelt NCO Zone boundaries to be consistent with the existing boundaries of the R-P-C.

It is anticipated that at the conclusion of the public review process, the standards will appear in a proposed County Resolution with final approval anticipated to occur concurrently with the County's Countywide Sectional Map Amendment. M-NCPPC staff has indicated that the County Council will accept comments on the Greenbelt Neighborhood Standards during the public hearing process on the County-wide Map Amendment that has been postponed at this time.

In preparation of the May 2, 2020 and July 20, 2020 City Council work sessions City planning staff prepared Memorandums, that included a summary of the Draft Greenbelt NCO Zone Development Standards and provided staff's comments on the draft standards. The Draft Greenbelt NCO Zone Development Standards were reviewed by the Advisory Planning Board (APB), and its recommendations (APB Report # 2020-02) were transmitted to, and accepted by, City Council on June 8, 2020. City Council has also received numerous comments from various stakeholders since the release of the Neighborhood Study and Standards. Concurrently with the City's review, Greenbelt Homes, Incorporated has been conducting an internal review of the draft standards as well. In a memorandum dated June 23, 2020, Steve Skolnik, President of Greenbelt Homes, Inc. requested City Council support GHI's position on a number of issues in the draft of the proposed Greenbelt NCO Zone Development Standards, as outlined in detail in the memorandum (See Attachment 1).

City planning staff concurs with many of the comments and/or recommendations made by the Advisory Planning Board, stakeholders and Greenbelt Homes Inc. on the draft development standards; but there are some that staff does not support. The following is a summary of staff comments on the draft development standards based on further review of the draft standards and further consideration of stakeholder input.

Neighborhood Study

The establishment of the Greenbelt NCO Zone requires the completion of a Neighborhood Study to be reviewed by the District Council. The Study does not require the approval of the Prince George's County Planning Board and/or District Council. The purpose of the Study is to specify the development context in the proposed NCO Zone. The *Draft Greenbelt Neighborhood Conservation Overlay Zone Neighborhood Study* prepared by M-NCPPC was released in March 2020, and was used as the foundation for the development of the Draft Greenbelt NCO Zone Development Standards.

Planning staff has reviewed the draft study and solicited comments from Megan Searing-Young, Museum Curator. Overall staff does not have any major concerns with the Study, but has noted some points of clarification need and/or corrections to certain statements and referenced dates. Staff's comments are attached.

Analysis of Draft Greenbelt NCO Zone Standards

NCO Zone Boundary

There has been some discussion since the release of the Neighborhood Study and draft development standards, on whether the single-family detached neighborhoods of Lakewood, Lakeside, Woodland Hills, Lakecrest, Parkbelt homes and the Jones's property shall be included in the NCO Zone boundary. Staff supports the APB's recommendation that these neighborhoods, with the exception of the Jones's property, shall be included in the NCO Zone boundary but that only the density requirements of the NCO Zone Development Standards shall apply to these areas. This approach will

result in no change to how these neighborhoods are currently being regulated. The underlying zoning (RSF-65) for these developments has dimensional and intensity standards that will appropriately regulate alterations, expansions, enlargements, extensions, new construction and accessory structures. Staff believes the underlying zoning will achieve many of the goals of the Draft NCO Zone Development standards in terms of regulating green area, building height and accessory structures.

As Council is aware, the Jones's have requested the City support their request not to be included in the boundaries of the Greenbelt NCO Zone. M-NCPPC staff has indicated that the Jones's property was inadvertently excluded from the proposed Greenbelt NCO Zone on the proposed Countywide Sectional Map Amendment. The Advisory Planning Board has recommended City Council support the exclusion of the Jones's property. The 5.26 acre property is located outside the City's boundaries and is not contiguous as Boxwood Village is not within the NCO Zone boundaries. This property is proposed to be zoned Single-family detached (RSF-65), which will allow a maximum density of 6.7 dwelling units per acre versus the 4 dwelling units per acre that was permitted under the R-P-C Zone. Since this property was located within the boundaries of the Greenbelt R-P-C Zone, staff believes it would require County Council action to have this property excluded from the NCO Zone boundaries.

M-NCPPC staff has noted that the Greenbelt NCO Zone does not meet the requirement that at least 65 percent of the land area within the proposed NCO Zone, not including street and other rights-of-way, is developed. M-NCPPC staff has calculated that 59.9 percent of the proposed NCO Zone land area is developed. Staff recommends that when transmitting comments to the District Council on the proposed Draft Development Standards, the City include a comment that requests the District Council revise this requirement of the adopted zoning ordinance so that the Greenbelt NCO Zone is eligible for designation.

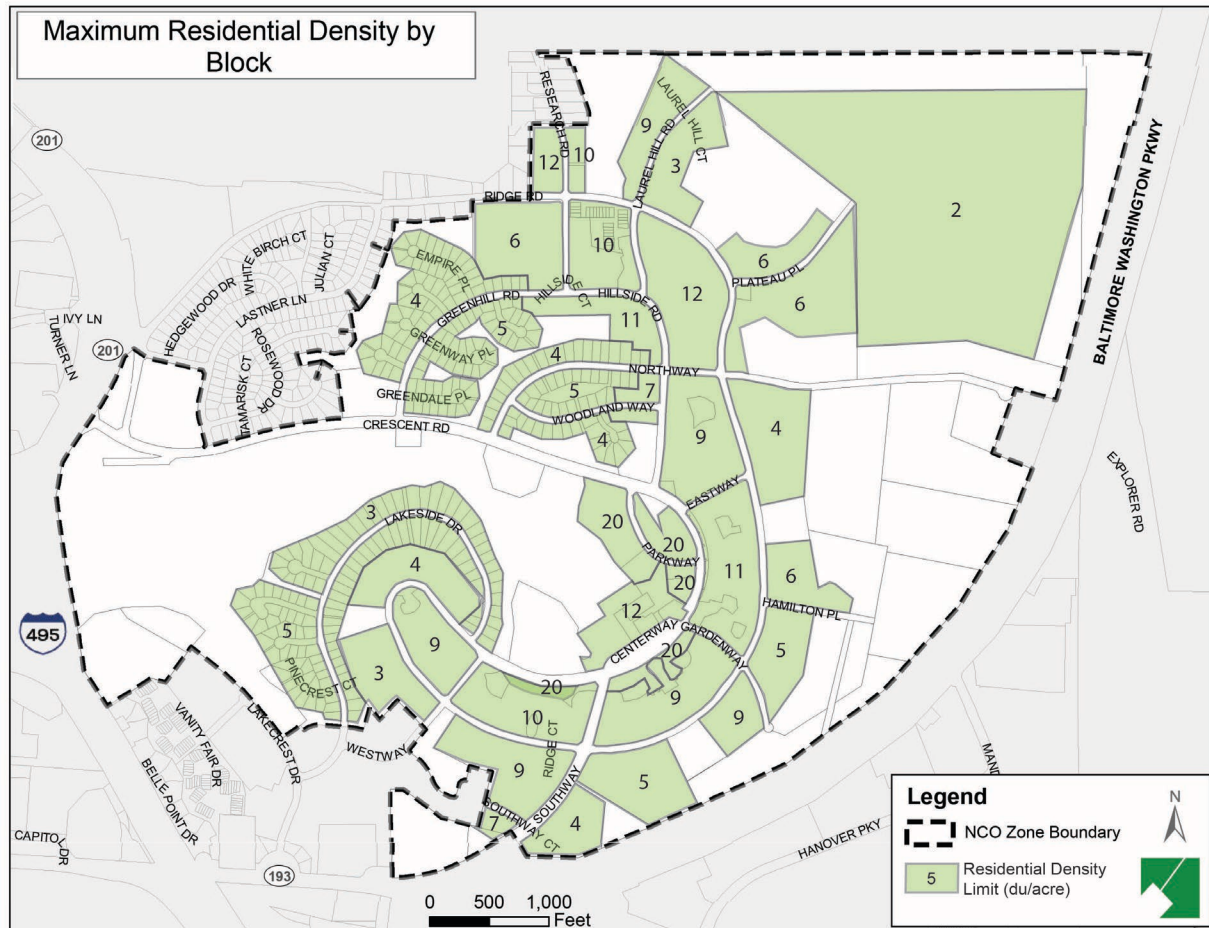
Density

The issue of density within Historic Greenbelt has been a concern since the County proposed the elimination of the R-P-C Zone, recognizing that the R-P-C Zone capped density within Historic Greenbelt as a means of protecting the original historical development, historical character and the planned community features that afforded Greenbelt its designation as a National Historic Landmark. Staff continues to believe the NCO Zone shall adopt the majority of the density caps of the R-P-C Zone, as shown on the "Greenbelt R-P-C Zone Density for Residential Blocks" map included in the 1989 Approved Master Plan and Sectional Map Amendment. Staff continues to support the deletion of the proposed Draft NCO Zone Development Standard that references an overall density cap of eight dwelling units for the entire Greenbelt NCO Zone. As stated by staff and various stakeholders there is concern that this standard will lead to confusion and perhaps unintended consequences.



The draft development standards require that residential development not exceed the density as shown in Figure 1: Greenbelt NCO Zone Maximum Density of Residential Blocks. For those parcels shaded in white, the underlying zone density regulation would apply.

Figure 1. Maximum Residential Density by Block



Source: M-NCPPC

There are three notable differences between the proposed NCO Zone Maximum Residential Density by Block map and the Greenbelt R-P-C Maximum Residential Density by Block map. First, the R-P-C map did not include a density cap for Roosevelt Center (defined as the area shown below in Figure 2), while the NCO Zone map establishes a density of 12 dwelling units per acre. At this time and after careful consideration of the issue, City planning staff believes a density of zero (0) dwelling units shall be applied to Roosevelt Center. While staff respects and understands the Advisory Planning Board’s opinion that the NCO Zone shall provide for appropriate opportunities for housing and/or live/work units that respect the character of Roosevelt

Center, City staff believes more discussion and study needs to occur on this issue than is afforded by the NCO Zone review schedule. If not considered, planned and regulated appropriately, the introduction of residential development could have significant impacts on the historical character and significance of the Center/Community. To establish a cap without fully understanding the magnitude of the impacts on the character of the Center and larger community, is not advisable. Staff believes it would be more appropriate to prohibit residential development in the Center at this time and request an amendment to the NCO Zone Development Standards if at some point in the future residential development is determined to be desirable by the City.

Figure 2. Roosevelt Center Area



The second difference between the R-P-C maximum density map and the NCO zone maximum density map is with the density caps shown for the superblock between Plateau Place and Laurel Hill Road. Based on staff's calculation the density cap for this block should be 3 dwelling units per acre, and the shaded block area should include the large swath of woodlands, as shown on the R-P-C density map.

The third difference between the R-P-C and NCO Zone maximum density maps is the way in which the open space/park land areas within residential developments are shown. Based on staff's calculations these areas were included in the maximum



density calculations for the R-P-C map, and therefore should not be carved out and shaded white on the NCO Zone maximum density map.

During the City's review of the proposed Countywide Sectional Map Amendment, concerns were raised about ensuring the new zoning regulations provide for the maximum protection of the City's forest preserve areas/"green belt". The City Council submitted a request to the County that the City's forest preserve areas be zoned Reserved Open Space (ROS). This zone allows for a maximum density of .05 dwelling units per acre. The NCO Zone Maximum Density for Residential Blocks map proposes a density of 2 dwelling units per acre for the North Preserve Area, inconsistent with the City's position that these areas should be protected from development to the maximum extent possible. Staff would recommend the City request the map be revised not to allow for any residential development in the City's Forest Preserve Areas. This approach could also be taken for protecting GHI's woodlands, and is consistent with the comments submitted by GHI.

Dimensional and Intensity Standards

This section addresses the fact that GHI is developed on superblocs and has never been subdivided. The Dimensional and Intensity Standards section is intended to acknowledge that attached dwellings shall not be required to meet individual lot dimensions and intensity standards of the underlying zone. This provision needs to be revised to include the GHI single-family detached houses located on Northway.

Alterations, Expansions, Enlargements and Extensions

Four development standards related to alterations, expansions, enlargements and extensions are proposed by M-NCPPC. The first standard in this section restricts the size and height of additions and extensions to single-family detached, townhouse, two-family, or three family residential dwelling units. The size of an addition is limited to a maximum cumulative sum of 40 percent of the gross floor area of the original dwelling unit and building height is restricted to the height of the existing dwelling units (See Table 1 for list of existing building heights).

Staff agrees that the standards need to address the size of additions/expansions. As stated, the standards recommend limiting the size of additions to 40 percent of the gross floor area of the original dwelling unit. GHI has proposed a standard that would allow for additions up to 100 percent of the gross floor area of the original unit. The Advisory Planning Board has recommended additions be restricted to 60 percent of the gross floor area. The intent of controlling the size of additions is to have the means to regulate and protect/preserve neighborhood character and to provide for a certain amount of internal green area, adequate light, air and privacy throughout the residential neighborhoods.

Staff understands that GHI wants to retain its ability to self-governance and have flexibility over additions, however staff believes that GHI should be bounded to certain



development standards for additions, as all other private property owners are. Certainly staff recognizes the importance of the rules, regulations and policies and procedures that GHI has established and implemented in guiding development within the community and staff views their role in protecting and preserving Historic Greenbelt as invaluable. Staff's interest in regulating the size of additions is not meant to diminish the successes of GHI or prevent members from aging in place or meeting the needs of their families, but rather to ensure there are applicable and appropriate zoning standards for all properties within historic Greenbelt. GHI has indicated that there are 911 additions in GHI, with the average size of an addition being 191 square feet and only 13 percent being more than 40 percent of the gross floor area. GHI has also indicated they do not allow additions on the larger two-story units built in the 1970's. Staff continues to support the maximum 40 percent requirement proposed by M-NCPPC and advises if City Council wishes to increase this threshold the allowable size should not exceed the 60% recommended by the Advisory Planning Board. Staff believes this standard provides members the ability to make desired/needed additions to their units, while protecting neighborhood character and safeguarding light, air and privacy. Staff has inquired with M-NCPPC regarding the ability of a property owner/GHI Member to apply for a variance from the dimensional standards of the NCO Zone, and it sounds like this may be an option but staff understands a formal interpretation by M-NCPPC would be required after the new zoning ordinance takes effect.

Staff does not support the standard that allows for additions and expansions to commercial properties constructed before November 24, 1949. Staff recommends a standard that will prohibit additions or expansions to these commercial buildings within Roosevelt Center. This will further allow the character, scale, massing, etc. of Historic Greenbelt to be protected and preserved. Staff concurs with the Advisory Planning Board's recommendation that a regulation is needed that will require alterations, expansions or extensions of all commercial buildings to reflect the massing and architectural character of existing structures in Roosevelt Center and the immediate vicinity. The Standards restrict the height of alterations, expansions, or extensions to commercial buildings in Roosevelt Center to 40 feet. Based on a building height survey conducted by City staff, staff recommends that building heights should be restricted to not exceed 25 feet in Roosevelt Center (See attached Building Height Survey). Staff recommends that the Standard be written to respect the existing height of commercial buildings in Roosevelt Center.

Standard 4 under, "Alterations, Expansions, Enlargements, or Extensions" addresses garages. GHI has proposed revisions to the language that regulates the repair/replacement of garage doors. Staff does not object to GHI's proposed language that would provide some flexibility in the replacement of garage doors. The new standards would read as follows: "...If replacement is necessary, new garage doors shall be compatible in appearance and function with original garage doors to the extent practicable."



New Development

Standards for new development address form and massing. The standards restrict building heights to 40 feet for single-family attached and detached dwellings and for new commercial and mixed-used buildings and to 50 feet for multifamily dwellings. Staff believes these height limitations are too permissive. Staff recommends that the NCO zone standards regulate heights so they respect the existing heights of the original single-family, multifamily and commercial structures that are located within the NZO Zone, as shown in the Building Study completed by staff. Overall, staff recommends reducing the maximum allowable height of new commercial and mixed-use buildings from 40 feet to 30 feet and reduce the allowable height of new residential to 30 feet for single family dwellings and 40 feet for multi-family dwellings.

Staff also recommends a new standard requiring new development within Roosevelt Center to reflect the massing and architectural character of the existing historically significant commercial structures located in Roosevelt Center and the immediate vicinity.

Parking

The draft standards require new residential development to provide 1.5 spaces per dwelling unit. The parking standards further promote the semi-pervious surfacing to the maximum extent practicable. Staff does not have any recommended revisions to the proposed parking standards for new development.

Accessory Structures

The standards permit residential accessory structures, including but not limited to sheds, fences, and porches. For properties in the Residential Single Family – Attached Zone (i.e.,GHI), accessory structures are required to be located within the service side of the associated dwelling. GHI has expressed concerns that restricting accessory structures on the service side of a residential unit is not consistent with current practice, poses challenges with utility conflicts and overall may not yield the intended outcome of this standard. Staff supports the revised language proposed by GHI, “Residential accessory structures included but not limited to sheds, fences, and porches shall be permitted. For accessory structures located within the RSF-A Zone, such structures should generally be located on the garden side or end of residential units, but they may be located on the service side if facts or circumstances are presented by the applicant to justify this location. Nonresidential accessory structures may be permitted pursuant to the regulations of the zoning ordinance.”

Conclusion/Next Steps

As M-NCPPC staff has stated, the development standards and neighborhood study are a draft and intended to spark stakeholder review and comment. Staff has

recommended numerous revisions to the Draft Greenbelt NCO Zone Development Standards and has provided comments on the Neighborhood Study. Attached is a comprehensive list of staff's recommended revisions.

The Greenbelt NCO Zone is on City Council's August 10, 2020 regular meeting agenda for consideration. Staff recommends City Council direct staff to submit the City's comments to the Prince George's County District Council and Planning Board.



August 19, 2020

The Honorable Todd M. Turner, Chair
Prince George's County Council
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Re: Greenbelt NCO Zone

Dear Mr. Turner:

The Greenbelt City Council has completed its review of the Draft Greenbelt Neighborhood Conservation Overlay (NCO) Zone Neighborhood Study and Development Standards, and voted 5 to 1 on August 10, 2020 to transmit the attached comments. Also attached is a memorandum prepared by Terri Hruby, Director of Planning and Community Development that provides some context to the City's comments. The City Council asks for the District Council's favorable consideration of the City's comments which were developed after multiple City Council work sessions, Advisory Planning Board meetings and in consideration of comments received by stakeholders.

As you are aware, the City was very concerned with the deletion of the Residential Planned Community (R-P-C) Zone in the new County Zoning Ordinance and has been advocating strongly for the creation of the Greenbelt NCO Zone as a tool for protecting existing density, height and massing within historic Greenbelt. Not only does the NCO Zone address concerns related to the removal of the R-P-C Zone, but perhaps, more importantly, it addresses the unique development pattern of Historic Greenbelt where traditional residential zoning categories cannot be applied. Without an NCO Zone, there will be no means to review and approve development (i.e., additions/renovations) within portions of Historic Greenbelt.

The City wants to thank you for your support and the hard work of M-NCPPC staff, especially Chad Williams, in drafting the Greenbelt NCO Zone. Mr. Williams served as a valuable and dependable resource throughout the City's review of the draft study and standards. The City believes strongly that the Draft Greenbelt Neighborhood Conservation Development Standards, as amended to address the City comments, will serve to preserve historic Greenbelt's planned community principles. The City looks forward to working closely with the County on the adoption and implementation of the Greenbelt NCO Zone.

As the City has shared previously, it is imperative that the Greenbelt NCO Zone is adopted concurrently with the County-wide Sectional Map Amendment to ensure the character and guiding principles of historic Greenbelt do not go unprotected. Thank you in advance for favorable consideration of the City's comments. If you have any questions please contact Terri Hruby, Director of Planning and Community Development at (301)345-5417 or at thruby@greenbeltmd.gov.

Sincerely,

Colin A. Byrd
Mayor

cc: Elizabeth M. Hewlett, Chair, Prince George's County Planning Board
Chad Williams, M-NCPPC
City Council
Nicole Ard, City Manager
Terri Hruby, Planning Director

**Proposed Draft Greenbelt NCO Zone
City of Greenbelt Comments
August 10, 2020**

DEVELOPMENT STANDARDS

1. Request that the District Council revise the requirement that at least 65 percent of the land are within the proposed NCO Zone, not including street and other rights-of-way, is developed in a manner that will provide for the Greenbelt NCO Zone being eligible for designation.
2. Clearly define the area that is referred to as Roosevelt Center, as shown on the attached map.
3. Clearly define “service yard” and “garden side”.
4. Revise General Provision number 3 to refer to the County Planning Director.
5. Delete Standard 1 under Density.
6. Support the Jones’s request to be excluded from the boundaries of the NCO Zone.
7. Revise the Greenbelt NCO Zone Maximum Density for Residential Block map to show the correct density caps for the area along Plateau Place and Ridge Road, include the open space/parkland in the density calculations within the residential blocks (i.e., should be shaded green).
8. Revise the Greenbelt NCO Zone Maximum Density for Residential Block map to apply a density of zero (0) dwelling units per acre on the Roosevelt Center area.
9. Revise the Greenbelt NCO Zone Maximum Density for Residential Block map to apply a density of zero (0) dwelling units per acre on the City’s Forest Preserve Areas and GHI woodlands.
10. Revise the development standards so that only the density standard applies to the single-family detached zoned (RSF-65) subdivisions of Lakewood, Woodland Hills, Lakecrest, Lakeside and Parkbelt Homes.
11. Revise the Dimensional and Intensity Standards to include the GHI single-family detached dwelling units.
12. Revise Alterations, Expansions, Enlargements and Extensions Standard #1 as follows: Additions or expansions to existing single-family detached townhouses, two-family, or three-family residential dwelling units shall not exceed a cumulative sum of 60 percent of the gross floor area of the original dwelling unit as it existed when construction was initially complete. No alteration, expansions, enlargements, or extensions shall exceed the height of the existing dwelling unit. Alterations, expansions, enlargements, or extensions shall maintain the roofline of the existing dwelling unit.

13. Revise Alterations, Expansions, Enlargements and Extensions Standard #3 as follows: Alterations, expansions, enlargements and extensions of commercial buildings shall reflect the massing and architectural character of existing commercial structures located in Roosevelt Center and the immediate vicinity. Additions to commercial buildings constructed prior to November 24, 1949 are prohibited. Alterations, expansions, enlargements and extensions shall not exceed the height of the existing building, and in no case shall exceed 25 feet.
14. Add the following language standard to Alterations, Expansions, Enlargements and Extensions: Two-story additions shall be placed only on the garden side or at the end of a dwelling unit. Service side additions shall not exceed one-story.
15. Revise the height limitations in New Development Standards No. 2 to 40 feet (rather than 50 feet) for multi-family development and 30 feet (rather than 40 feet) for all other dwellings. The revised standard would read as follows: New dwellings shall not exceed 40 feet in height for multi-family dwellings and 30 feet in height for any other dwelling.
16. Revise New Development Standard No. 3 to reduce the maximum allowable height of new commercial and mixed-use buildings from 40 feet to 30 feet.
17. Revise the Accessory Structures Standard to read as follows: "Residential accessory structures including but not limited to sheds, fences, and porches shall be permitted. For accessory structures located within the RSF-A Zone, such structures should be generally be located on the garden side or end of residential units, but they may be located on the service side if facts or circumstances are presented by the applicant to justify this location. Nonresidential accessory structures may be permitted pursuant to the regulations of the zoning ordinance."
18. Regulate the demolition of historically significant structures by adding the following standards:
 - a. Demolition of two-family, three-family, or townhouse dwellings is only allowed if it is demonstrated that the dwelling unit is out of character, style, scale, and the period of construction with the dwelling units and other buildings in its immediate neighborhood. If a dwelling unit is demolished for the purpose of replacing it with a new dwelling unit, the footprint of the new dwelling shall be no larger than the footprint of the demolished structure.
 - b. Demolition of commercial and multi-family buildings is only allowed if it is demonstrated that the dwelling unit is out of character, style, scale, and the period of construction with the other buildings in its immediate neighborhood. If a building is demolished for the purpose of replacing it with a new building, the footprint of the new dwelling shall be no larger than the footprint of the demolished structure.

NEIGHBORHOOD STUDY

1. Page 1 – Photo should be representative of the Greenbelt NCO Zone.
2. Page 4 – Label the underlying zoning of all parcels within the R-P-C zone boundary.
3. Page 7 – Rather than referring to the R-P-C Zone as being ineffective, it would be more accurate to refer to its limitations, and note its effectiveness at controlling density/new development within Historic Greenbelt.
4. Page 7 – Per the R-P-C Zone, the detailed site plan exemption applies to single-family residential detached housing and public buildings and not only to GHI as stated in the Study.
5. Page 9 – The Proposed Zoning and NCO Boundary map should be revised to label the underlying zoning of all parcels with the proposed NCO Zone boundary.
6. Page 10 – In Part 2, Roosevelt Center should be defined, including a boundary map, since it is referenced within the Development Standards.
7. Page 10 – Revise the heading “Residential Development” to “Original Residential Development” and within each subheading the date of construction should be referenced.
8. Page 12 – M-NCCPC should consult with GHI to ensure the description for garages is accurate.
9. Page 12 – Add reference to the Greenbelt Community Center/Greenbelt Center School to the “Community Building” section.
10. Page 12 – In the “Community Building” section revise the dates referencing additions to the Community Center. The addition behind the north wing was constructed in 1967. Reference to an addition housing and adult day care should be deleted. A more accurate statement would be an addition was added to the rear of the main block on the north side.
11. Page 13 – In “Recreation” section add reference that the Youth Center was constructed in 1961.
12. Page 13 – Revise the heading, “Parcels added after Original Town Built” to include buildings as well.
13. Page 13 – In the “Parcels Added After Original Town Built address the following:
 - a. Provide a map showing location of private subdivisions referenced.
 - b. Verify dates for St. Hugh’s Catholic Church and School.
 - c. Indicate that Greenbelt Plaza Apartments is now Parke Crescent Apartments.
 - d. Delete reference to the Concession Stand at Greenbelt Lake or acknowledge that it has been demolished.

- e. Delete reference to Green Ridge House being a nursing home. Green Ridge House was constructed in 1979.
- f. The four GHI single-family detached homes on Woodland Way, Greenhill Road and Northway should be included.