

PVArchitect

American Institute of Architects
Potomac Valley Chapter



AUGUST 2007

Volume 52, Number 8



A special message from AIAPV President, Melanie Hennigan, AIA, LEED AP

Mark your calendars now- set aside time to share your expertise and your enthusiasm for your profession by joining your colleagues in this history making charrette in Greenbelt.

AIA 150 Blueprint Initiative for the Potomac Valley Chapter:

WHAT: the Greener Greenbelt Initiative - a Design Charrette lasting three days

WHEN: Friday September 28; Saturday September 29; Sunday September 30, 2007.

WHO: Join your fellow architects, land planners, landscape architects, engineers, and community members

WHY: To celebrate the AIA's 150th birthday, our chapter is "giving back to our community"

Look below to see an outline of the structure of the charrette as well as a choreographed schedule of the charrette. **We are actively seeking volunteers for this exciting PV-AIA opportunity!**

About the Greener Greenbelt Initiative

The initiative is a working partnership between the Potomac Valley Chapter of the American Institute of Architects (AIA-PV and Greenbelt Homes Inc. (GHI), the housing cooperative that owns and operates Greenbelt's original New Deal-era homes. The initiative's geographic focus is old Greenbelt, referring to the community built in 1937 (homes, businesses and community buildings) and the nearby homes built later. The purpose of the initiative is to help ensure that the housing co-op and the central area of old Greenbelt (including the multi-purpose Roosevelt Center) will continue to serve as a national model for livable communities by the time Greenbelt reaches its 100th anniversary in 2037.

As old Greenbelt celebrates its 70th birthday, it faces a number of challenges, such as:

- Maintaining its appeal to families;
- Enabling older residents to remain in their homes as they age;
- Making GHI homes energy efficient;
- Preserving the community's character;
- Ensuring the economic and social viability of Roosevelt Center; and
- Protecting old Greenbelt's lake, forests, and open spaces

A series of events are occurring in 2007 to examine these and other challenges facing old Greenbelt, and to tap into the creative opportunities available to this vibrant community. By fostering dialogue among residents, business owners, civic leaders and design professionals, the initiative is intended to generate the very best solutions. The key event will be a visioning and brainstorming event, called a "charrette," that will be held at the Greenbelt Elementary School on September 28 to 30.

This initiative is being led by one of our most dynamic and influential leaders - Carl Ellefante,

(Continued on page 2)

CALENDAR

09.12.07

**Firm Owner's
Breakfast**

8:00-10:00am
Eggspectation
Silver Spring

09.28-30.07

GGI Charrette

Greenbelt Elementary
Greenbelt, MD

10.01.07

Design Awards Due

2:00pm
Chapter House

10.21.07

**AIAPV Awards
Celebration**

6:30-9:30pm
Our Lady of Good
Counsel High School
Olney, Maryland

11.13.07

**AIAPV Annual
Meeting**

6:30-8:30pm
Montgomery College
Rockville Campus
Faculty Lounge

Potomac Valley Architect

is Published by:

AIA Potomac Valley Chapter
 Anacostia Building/UMCP Campus
 3907 Metzert Road
 College Park, MD 20740-2078
 (301) 935-5544
 FAX: (240) 465-0253
 email: lloyd@aia-pvc.org
 Website: <http://www.aia-pvc.org>
 Foundation Website:
<http://www.pvaf.net>

Editor:

Lloyd N. Unsell, Jr., Executive Director

2007 BOARD OF DIRECTORS**President:**

Melanie Hennigan, AIA

President-Elect:

Chris Morrison, AIA

Secretary:

Peter Noonan, AIA

Treasurer:

Scott Willets, AIA

Vice Presidents:

John F. Corkill, AIA
 Yvonne Johnson, AIA
 Randy A. Steiner, AIA
 Beyhan Trock, AIA

Immediate Past President:

Michael Pones, AIA

Directors:

Daniel Ashtary-Yazdi, AIA
 Carl Elefante, AIA
 Jonathan S. Hill, AIA
 Michael Gehr, AIA
 Tom Pe Nyein, AIA
 Joseph P. Ward, AIA
 Bruce Werfel, AIA

Janeen Skelly, Assoc. AIA (Assoc. Dir.)

Larry Swift (PA Dir.)

Brian Kelly, AIA (Educ. Dir.)

Executive Director:

Lloyd N. Unsell, Jr., Hon. AIA

MSAIA Delegates:

John Corkill, Jr., AIA
 John Maudlin-Jeronimo, FAIA
 Larry Frank, AIA
 Michael Pones, AIA (Alternate)
 Allen E. Neyman, AIA (Past President)

(Continued from page 1)

Director of the PV-AIA Board, and Principal at Quinn Evans Architects. Carl's energy, enthusiasm, dedication, and thoughtful direction has given form to this historic opportunity. Join Carl and your fellow PV-AIA colleagues as we engage the community of Greenbelt and create a sustainable vision for the future of Greenbelt.

FYI- you can volunteer for three days, two days, one day, or even just a part of one day - there are multiple opportunities to give back to your community by joining this precedent setting charrette. HSW Learning units will be available to those who participate!

About the September 2007 Charrette . . .

A charrette is a highly interactive event in which residents, business and civic leaders, and design professionals come together to consider viable options for the future of the community and - through data, discussion and drawings - develop a long-range plan that reflects a shared vision.

At the September 28-30 charrette, architects from AIA-PV, faculty and students from the Univ. of Maryland's School of Architecture, Planning and Preservation, and other experts will be on hand to help Greenbelt residents, business owners, and city officials to visualize and fine-tune their ideas to address old Greenbelt's community needs. From this event, the design professionals will help GHI prepare a long-term strategic plan - including specific recommendations for its capital and operational budget - to enhance the affordability, livability, sustainability, and design quality in this extraordinary place.

Background Information

Greenbelt was one of the first "Planned Communities" in the United States, and, as part of the New Deal of the Franklin Roosevelt administration, was dedicated by Eleanor Roosevelt in 1937.

Greenbelt Homes Inc. (GHI), is a community of 1,600 co-op housing units in old Greenbelt with very active and involved community members who are very concerned about the community's ability to remain a sustainable, livable and affordable community for future generations. GHI appointed an 11-person Green Ribbon Task Force to partner with the AIA-PV on the visioning, goal setting and strategic planning effort.

The Potomac Valley Chapter of AIA, championed by a Board member, Carl Elefante, AIA, chose the historic town of Greenbelt, Maryland. GHI and AIA-PV named the initiative the "Greener Greenbelt Initiative;" AIA-PV assembled a grant request, and subsequently received the maximum grant under the program in November of 2006.

In celebration of its sesquicentennial (150th) anniversary celebration, the American Institute of Architects decided to encourage its 320+ components around the country to energize their membership to work with local communities to help develop more livable communities, and provided grants for that purpose. They titled this effort the "Blueprint for America Initiatives."

Other partners in this effort include AIA-PV our sister organizations, The American Planning Association, The American Society of Landscape Architects, The University of Maryland's School of Architecture, Planning and Preservation, and others.

Please visit: www.greengreenbelt.org and check out all of the various info (way too much to list here) and especially check out the links to GHI's website - where you will find terrific info on Greenbelt's history as well as unit floor plans for the homes and all kinds of cool stuff.

TO VOLUNTEER: If you or your emerging professionals need IDP credit - or - if you are interested in a Pro-Bono opportunity that will give you real, hands on experience with

(Continued on page 3)

(Continued from page 2)

some very GREEN and FRIENDLY and FUN clients- then please go to the website and check it out...

<http://www.greenergreenbelt.org> THEN click on CONTACT US and then VOLUNTEER FORM. Please join me and your fellow PV-AIA colleagues during this historic and exciting event in our chapter!

Last week, the AIA Potomac Valley Chapter charrette planning group met to plan the next steps in preparing for the charrette. Teams were organized to dive deeply into the development of the main charrette topics. Four teams were created, each focused on a different "scale" for the planning of Greenbelt's sustainable future.

The attached Charrette Plan is a summary of current thinking on the charrette structure, focus topics, baseline information requirements, and charrette schedule. It also lists the initial leaders of the charrette focus session teams

Here is a rough draft of the charrette structure we expect to follow:

Greener Greenbelt Initiative Charrette Plan DRAFT – 8.3.07

CHARRETTE STRUCTURE

The following outlines the structure for the Greener Greenbelt Initiative Community Visioning Charrette planned for September 28-30th 2007. At the charrette, discussions will be conducted within organized working teams comprised of both design professionals (from the AIA•PV and its affiliates) and community stakeholders (from GHI and other Greenbelt community stakeholders). The free flow of ideas will be encouraged and facilitated throughout the charrette. This structure has been created as a planning tool to assist in identifying those resources most likely to be needed to facilitate the exploration of alternatives during the charrette.

The charrette will be conducted in both "plenary" sessions, with all participants working together, and "focus" sessions, where smaller groups will work intensively on issues in greater detail. All focus sessions will be reported out in plenary sessions. (See Charrette Schedule below.) Therefore, it is critical to create a clear structure for the focus sessions so that participants can know when topics of interest are being discussed. The proposed charrette team structure is an attempt to organize topic areas into workable subdivisions.

Charrette Themes

Throughout the charrette, four "themes" will help shape discussions: livability, affordability, preservation, and sustainability. Created during Roosevelt's New Deal, Greenbelt was planned to achieve livability and affordability. Reinforcing these characteristics is of great importance to Greenbelt's stakeholders. Insofar as the New Deal-era town of Greenbelt has existed for seventy years, now its physical and cultural preservation also guide future actions. Lastly, the charrette will initiate the transformation of Greenbelt into a truly sustainable community.

However, the charrette themes do not work well to structure focus sessions. The charrette themes inform all levels of discussion and planning, from the most global to the most detailed, and therefore, reveal more when integrated than isolated.

Focus Session "Scales"

The focus sessions will explore topics at four "scales", like changing the lens on a camera from wide-angle to telephoto. Each scale looks at issues in differing size and scope. The scales for the Greener Greenbelt charrette have been formulated within the specific planning and community development context of Greenbelt. These scales help assure that issues from specific to broad-ranging are considered. The focus session scales are:

- Dwelling Units, Residential Buildings & Grounds
- Greenbelt Town Center
- Historic Greenbelt
- Greater Greenbelt & Region

FOCUS SESSION TEAM LEADERS

Following the structure established for the charrette focus sessions, AIA•PV created four teams. The following people have volunteered to coordinate and lead the focus session teams. Additional volunteers are welcome. Please contact the team coordinator.

Dwelling Units, Residential Buildings & Grounds

- Mike Poness, coordinator, (301) 459-9500, mponess@wmcparchitects.com
- Dave Whaples, (301) 270-2910
- Peter Noonan, (301) 229-3705, pnoonan@mcinturffarchitects.com

(Continued on page 4)

(Continued from page 3)

Greenbelt Town Center

- Brain Kelly, coordinator, (301) 405-4592, bkelly@umd.edu
- Peter Noonan, (301) 229-3705, pnoonan@mcinturffarchitects.com
- Chris Morrison, (202) 337-0090, cmorrison@cunninghamquill.com

Historic Greenbelt

- Chris Morrison, coordinator, (202) 337-0090, cmorrison@cunninghamquill.com
- Scott Scarfone, (410) 732-1910, sscarfone@oasisdesigngroup.com
- B.D. Wortham, (301) 405-6307, bwortham@umd.edu
- Mary Konsoulis, (703) 519-6468, mkonsoul@umd.edu

Greater Greenbelt & Region

- Yvonne Johnson, coordinator, (301) 699-2579, Yvonne.Johnson@pgparks.com
- Jim Cohen, (301) 405-6795, jimcohen@umd.edu
- Terri Hruby, (301) 345-5417, thruby@greenbeltmd.gov

Greener Greenbelt Initiative Coordinators

- Lloyd Unsell, coordinator, all volunteers, (301) 935-5544, lloyd@aiapv.org
- Tom Nyein, coordinator, focus team assignments, (301) 627-5581, tnyein@msn.com
- Katie Slattery, coordinator, Emerging Green Builders, (202)298-6700, kslattery@quinnevans.com
- Melanie Hennigan, AIA•PV president, (301) 523-0007, mhennigan@gparch.com
- Carl Elefante, AIA•PV champion, Greener Greenbelt Initiative, (202) 298-6700, celefante@quinnevans.com
- Jim Cohen, Greenbelt Homes Inc., chair, Green Ribbon Task Force, (301) 405-6795, jimcohen@umd.edu
- Eldon Ralph, Greenbelt Homes Inc., Director of Facilities, (301) 474-4161 ext. 128, eralph@greenbelthomes.net
- Terri Hruby, Assistant Planning Director, City of Greenbelt, (301) 345-5417, thruby@greenbeltmd.gov

CHARRETTE FOCUS TOPICS

The following outlines focus topics for the Greener Greenbelt Initiative Community Visioning Charrette. These topics are derived from meetings of the Charrette Planning Working Group, GGI Steering Committee, and other discussions. While this outline is as complete as possible, it is not intended to limit the scope of the charrette. Rather, it is an effort to help AIA•PV in preparing for the charrette.

Dwelling Units, Residential Buildings & Grounds

Preservation of existing housing – maintenance and upgrades to improve energy and envelope performance including: roofs (slate, composite shingle and flat built-up roofing), walls (brick, block, wood siding), windows (original steel casements and vinyl replacement windows installed in the 1980's), doors, and other elements.

Dwelling unit modification and expansion – upgrading existing dwelling units, particularly kitchens and bathrooms, and establishing design models and guidelines for expanding dwelling units.

System upgrades – improvement and/or replacement of heating, air conditioning, lighting and controls, appliances and other energy-consuming systems, fire detection and suppression systems, and plumbing systems.

Incorporating renewable energy – renewable energy systems concepts on a building or dwelling unit scale.

Incorporating rainwater & graywater harvesting – rainwater collection and graywater systems concepts on a building or dwelling unit scale.

“Courts” upgrades – establishing standards and guidelines for landscape and hardscape development in the courts to accommodate a balance of private yards, pedestrian pathways, play areas and other landscaped commons, and the application of “low-impact-development” (LID) techniques at the courts and “super-blocks”.

Parking bay upgrades – options for meeting expanded service needs including parking, parking structures, trash & recycling facilities, mechanical units, and other service needs.

Greenbelt Town Center

Roosevelt Center redevelopment – concepts for improving the town center of Historic Greenbelt including retail services, public safety, pedestrian & vehicular movement, parking, developing housing and commercial uses, and redeveloping open-space.

Historic Greenbelt

Historic town designation – adopting preservation guidelines and districts, establishing tax-credit programs, and defining

(Continued on page 5)

(Continued from page 4)

redevelopment zones.

Greenbelt Lake improvements – concepts for improving water-quality, re-establishing recreational uses, and utilizing water resources of the Lake.

Traffic & transportation improvements – concepts for improving the roadway and transit network on the Historic Greenbelt scale (especially improving links between Historic Greenbelt and the greater Greenbelt area), pedestrian pathways, and bike lanes.

Infrastructure improvements – concepts for improving the utility infrastructure including potable water, stormwater management, and wastewater treatment and integrating renewable energy on a town scale.

Greater Greenbelt & Region

Traffic & transportation improvements – concepts for improving the roadway and transit network throughout greater Greenbelt (especially improving access to the center city and other employment), decreasing dependence on private vehicles, and eliminating environmental degradation from transportation.

Modifications to the Comprehensive Plan & Zoning Ordinance – recommendations for aligning City of Greenbelt and Prince Georges County land-use regulations and infrastructure programs with Historic Greenbelt’s sustainable community initiative.

Environmental, social and economic indicators – summary of current conditions, active programs, and proposals affecting the health of the environment, society, and economy in Greenbelt.

CHARRETTE BASELINE INFORMATION

The Charrette Planning Working Group of the Greener Greenbelt Initiative developed the following outline of required baseline information for conducting the charrette. Since May, the Benchmark & Baseline Working Group of GHI has been assembling these materials.

With the formation of the charrette focus group teams, the gathering of information moves into a new phase. First, each focus session team must now conduct a review the baseline information request to identify the content of the baseline information relevant to their focus topics, and, what additional information is needed, if any. The list developed by each team needs to be coordinated with the other teams so that duplication is avoided and to assure that everything important is covered. Second, the “raw” baseline information that has been gathered-to-date needs to be re-formatted by each team to meet their needs during the charrette. For example, maps showing dwelling unit distribution throughout Old Greenbelt can be redrawn with color coding to be more readable.

It is important that each focus session team identify a realistic and achievable approach to this reformatting effort.

Land Use

- Zoning map & relevant portions of the zoning ordinance
- Comprehensive plan
- Any relevant City of Greenbelt planning documents
- Environmental impact assessments from Spring Hill and similar recent development proposals in Greenbelt vicinity
- Environmental resources summaries (what are challenges to the quality of air, water, land resources, and energy in the Greenbelt region?)

Infrastructure

- Transportation
 - o Roadway map & traffic volumes, level of service ratings, etc. as available from City, County and recent development proposals
 - o Public transit maps with bus routes and Metro access
 - o Alternative transit map with pedestrian pathways, bikeways and trails
 - o Parking map with private and public parking inventory
- Utilities
 - o Old Greenbelt utility maps
 - o Regional utility summary (where does Greenbelt get its power? water? sewer capacity? telecommunications? etc.)

Building Stock

- GHI Ownership map
- Old Greenbelt building stock map showing building types (brick, block, frame)
- Old Greenbelt dwelling unit maps showing unit types (1 BR, 2 BR, etc.) and layouts (1 BR type A, etc.)
- Town center resources map showing commercial and institutional uses

(Continued on page 6)

- Statistical summary of building stock (number of dwelling units, area of commercial by building, etc.)
- Old Greenbelt building condition assessment map (original design, windows replaced, siding added, recently restored, etc.)

Demographics

- UMD Demographic Study (see Jim Cohen)
- Community resources map and summary (churches, museum, social support agencies, etc.)
- Surveys to be developed for Greener Greenbelt Initiative
 - o Survey of GHI to “disaggregate” census tract data (household data, income data, etc.)
 - o Preference and opinion survey to solicit input from GHI and other charrette stakeholders

Economics

- Commercial Goods & Services available in Old Greenbelt and Greater Greenbelt
- Home sales and pricing in Old Greenbelt and Greater Greenbelt in recent years
- Economic and market data prepared for Spring Hill Lake and other recent development proposals
- GHI’s economic and financial structure (value of units, coop fees, utility costs, capital budget, operating budget, financing capabilities and procedures, etc.)

Open Space

- Old Greenbelt topographic map
- Old Greenbelt and Greater Greenbelt recreational resources map
- Old Greenbelt landscape map (private yards, community open space, characteristics, etc.)
- Old Greenbelt “hardscape” map (roadways, parking, paved plazas, sidewalks, etc.)
- Old Greenbelt stormwater management and erosion control map
- Greater Greenbelt open space map
- Greater Greenbelt water resources and water quality map
- Greater Greenbelt environmental resources map (wildlife corridors, flora & fauna, woodlands, etc.)

History

- Old Greenbelt development history in maps, rendering & photos
- Historic designation of Old Greenbelt
- Preservation guidelines developed for Old Greenbelt (in 1980’s?)

CHARRETTE SCHEDULE

The following is a draft schedule for the Greener Greenbelt Initiative Community Visioning Charrette. Each focus session team needs to develop an approach to their focus topics within the overall schedule structure. Proposals to combine teams and session to address topics that span between teams are welcome; however, let’s avoid the temptation to try to have everyone cover every topic. Team leaders should coordinate efforts for joint sessions.

Friday, September 28th

2:00 PM - 5:00 PM AIA•PV orientation session
 AIA•PV charrette leaders, participants & affiliates
 tour of Greenbelt, overview of Greenbelt planning issues
 review of charrette schedule & procedures

5:00 PM - 7:00 PM dinner for orientation session participants

7:00 PM - 9:30 PM opening plenary
 welcome & introductions
 overview of charrette process & schedule
 introduction of charrette themes
 introduction of focus session scales & topics
 panel discussion: what makes communities sustainable

(Continued from page 6)

Saturday, September 29th

8:00 AM - 8:30 AM talk & coffee

8:30 AM - 11:00 AM focus topic roundtable discussions
Dwelling Units, Residential Buildings & Grounds
Greenbelt Town Center
Historic Greenbelt
Greater Greenbelt & Region

11:00 AM - 12:30 PM plenary session
reporting out of focus session discussions

12:30 PM - 2:00 PM lunch & plenary session with keynote speaker

2:00 PM - 6:00 PM focus topic scenario planning sessions
Dwelling Units, Residential Buildings & Grounds
Greenbelt Town Center
Historic Greenbelt
Greater Greenbelt & Region

6:00 PM - 7:30 PM dinner break

7:30 PM - 9:30 PM plenary session
reporting out of focus topic scenarios

Sunday, September 30th

8:00 AM - 8:30 AM talk & coffee

8:30 AM - 9:00 AM organizing of synthesis workshop topics & teams

9:00 AM - 12:30 PM synthesis workshops

12:30 PM - 1:00 PM lunch break

1:00 PM - 2:30 PM closing plenary
reporting out of synthesis sessions
summary of charrette discussions & recommendations
overview of charrette follow-up

2:30 PM adjournment of charrette

END: CHARRETTE PLAN

Friends: Mark your calendars now- set aside time to share your expertise and your enthusiasm for your profession by joining your colleagues in this history making charrette in Greenbelt.

Thank You.

Melanie Hennigan AIA LEED AP
President, AIA Potomac Valley



AIA150 Blueprint Initiative Champion, Carl Elefante, AIA, discusses options for the Greenbelt community at the “mini charrette” held at the Old Greenbelt Roosevelt Town Center in April 2007.

UPCOMING EVENTS

Wednesday, September 12th

Third quarterly Firm Owner's and Principal's Breakfast
8:00-10:00 AM

Eggspectation

923 Ellsworth Drive, Silver Spring, MD
Registration: http://www.aiapvc.org/FOB_rsvp.htm

Thursday, September 27th

AIA Maryland Annual Meeting and Awards Banquet
4:30pm—details: <http://www.aiamd.org>

Samuel Riggs IV Alumni Center

University of Maryland, College Park, Maryland

Saturday, September 29th

A.R.E. Graphics Seminars, 8:30 AM - 6:00 PM
UMD/School of Architecture
Details/Registration: <http://www.aiava.org>

Friday, September 28th-Sunday, September 30th

Greener Greenbelt Initiative Charrette
Greenbelt Elementary School
Greenbelt, Maryland
Complete Details: Read this newsletter and visit the
Website: <http://www.greenergreenbelt.org>

Monday, October 1st

AIAPV Design Awards Entries due at Chapter House,
2:00 PM, Details: <http://www.aiapvc.org/dapcall.htm>

Sunday, October 21st

AIA Potomac Valley Annual Awards Celebration
6:30 PM - 9:30 PM
Our Lady of Good Counsel High School
Olney, Maryland

Wednesday, November 7th

Final quarterly Firm Owner's and Principal's Breakfast
8:00-10:00 AM

Eggspectation

923 Ellsworth Drive, Silver Spring, MD
Registration: http://www.aiapvc.org/FOB_rsvp.htm

Tuesday, November 13th

AIA Potomac Valley Annual Membership Meeting,
Elections and budget approval
6:30 - 8:30 PM
Montgomery College Rockville Campus
Rockville, Maryland