

**MANDATORY REFERRAL SUBMISSION
MONTGOMERY COUNTY DEPARTMENT OF PLANNING
Maryland –National Capital Park and Planning Commission**

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1.0 Narrative

Takoma Park Public Library is located at 101 Philadelphia Avenue, Takoma Park, MD 20912. The property is bounded by Grant Avenue to the north/northeast, Maple Avenue to the southeast, Philadelphia Avenue to the south, and Takoma Park Elementary School with adjoining residential property to the north/northwest. All properties surrounding and including the 3.73-acre Municipal Center / Library property are zoned R60 (Residential). The proposed public library will replace an existing library, which is a permitted use according to Montgomery County Code. The property also contains other City facilities, including the Takoma Park Municipal Center, a community center, and a police station, which exist in the remainder of the attached building on the northeast edge of the proposed library facility.

The existing library building has served the community well for decades, but it is no longer adequately meets the collections and programming needs and is in need of accessibility improvements. The purpose of the construction of a new library building is to meet these expanding needs. The existing library building is 7,800 square-feet. The proposed new building will increase the square footage to 17,000 square-feet. The new construction will also include a Lounge, Seniors, Mac Lab and the single Parks and Recreation office which will bring the total area of new construction to be approximately 18,925 SF.

The construction timeline is from October 2021 to February 2023.

The proposed building lies within a currently approved local floodplain and is the subject of a more recent floodplain study to determine potential impacts of the proposed re-development. The proposed finish floor elevation of the new library is set at one foot above the newly determined 100-year localized floodplain.

Stormwater management practices for quality control for the limit of disturbance will be of two micro-bioretenion facilities. Stormwater management practices for quantity control for the limits of disturbance will be the large existing underground stormwater storage facility that was constructed on the southeast side of the property beneath the parking lot during the previous site renovation. This storage facility will remain in place, unaltered other than some immediate upstream storm drain relocation resulting from expansion of the existing library footprint.

Minor site modifications will be made to pedestrian circulation patterns /infrastructure and the storm drain network in the vicinity of the proposed library addition. However, no additional substantial changes will be made to the remainder of the existing site infrastructure (including existing parking, traffic circulation, drainage patterns/infrastructure, existing SWM facilities, etc.), aside from raising the parking lot elevation in the vicinity of the library entrance to accommodate the higher finish floor elevation.

Due to the required relocation of some existing on-site storm drain and sanitary sewer, the existing sidewalk and bus stop / bike share along Philadelphia Avenue will also be reconstructed in place. ADA compliant sidewalks will be provided throughout improvement area.

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It is anticipated that due to the extent of stormwater management improvements, building improvements, and utility relocations, no existing trees within the area bound by Philadelphia Avenue, the existing library building, and the existing parking lots and stairwell on the northwest and southeast side of the property will be feasible to remain.

Site lighting will replace existing site lights and there will be building mounted lights to provide a safe environment in the evening hours. A photometric plan is provided with this submission. The exterior lighting will be designed to shield adjacent residences from intrusive glare while maintaining light levels for safety and security purposes, with limited night sky light pollution.

The following is a verbatim reproduction of suggested exhibits appropriate to support a request for a site development plan review by the Montgomery County Department of Planning Staff. Beneath each requirement is a response prepared by the owner and applicant agency.

a) Hours of operation:

<i>Sunday</i>	<i>12:00 PM – 5:00 PM</i>
<i>Monday</i>	<i>12:00 PM – 9:00 PM</i>
<i>Tuesday</i>	<i>10:00 PM – 9:00 PM</i>
<i>Wednesday</i>	<i>12:00 PM – 9:00 PM</i>
<i>Thursday</i>	<i>10:00 PM – 9:00 PM</i>
<i>Friday</i>	<i>12:00 PM – 6:00 PM</i>
<i>Saturday</i>	<i>10:00 PM – 5:00 PM</i>

b) Conformance with the County's General Plan:

The project is in conformance with county plans.

c) Pedestrian and Bicycle Safety Impact Statement:

Sidewalks will be replaced around the building renovation to mimic the existing condition and provide safe pedestrian access to and around the building. There is currently a bike share facility located at the southeast vehicular entrance to the site. As there are several utility relocations that will impact this, it will be relocated as directed by the City of Takoma Park.

d) Roadway Section:

Not applicable for this project

e) Designated Historic Properties:

Not applicable to this project.

f) Phasing schedule or Plan:

Not applicable to this project.

g) Land common or quasi- public use:

The facility will be available for public use as required by the City of Takoma Park.

h) Funding Source:

The funding of this project is solely provided by the City of Takoma Park.

i) Impact to public parkland or land owned by M-NCPPC:

There will be not impacts to public parkland or land owned by M-NCPPC.

- j) Leadership in Energy and Environmental Design:
This project is currently being submitted to the USGBC and intends to meet LEED Gold requirements.
- k) Community Outreach:
Several public meetings were held for the community on the following dates:

<i>October 8, 2014</i>	<i>First Public meeting with the architect</i>
<i>December 9, 2014</i>	<i>Second Public meeting with the architect</i>
<i>February 9, 2015</i>	<i>Architect presentation to Takoma Park City Council</i>
<i>October 29, 2015</i>	<i>Architect presents modified concept to Takoma Park City Council</i>
<i>December 16, 2015</i>	<i>First Public meeting with new concept design</i>
<i>January 7, 2016</i>	<i>Second Public meeting with new concept design</i>
<i>July 24, 2019</i>	<i>Architect presents concept design to City Council</i>
<i>July 8, 2020</i>	<i>Public survey and Council hearing for library exterior option</i>
<i>December 2, 2020</i>	<i>Architect presentation to Council of updated building plans and construction cost</i>

2.0 General Location Map

Refer to Drawing 02-LOCAL-MR2021018-001

3.0 Site Plan

Refer to Drawing 03-MRPLAN-MR2021018-001

4.0 Utilities and Right-of-Way Map

Refer to Drawing 04-UTIL-MR2021018-001

5.0 Pedestrian and Vehicular Circulation Plan

Refer to Drawing 05-CIRC-MR2021018-001

6.0 Natural Resource Inventory/Forest Stand Delineation Plan (NRI/FSD)

Refer to Drawing 06-NRI-42021109E-001 to 002

7.0 Special Protection Area Map, Water Quality Plan, or Letter from DPS

Not applicable to this project.

8.0 Preliminary Forest Conservation Plan

Refer to Drawing Sheet 08-FCP-MR2021018-001 to 002

9.0 Preliminary Stormwater Management Concept

Refer to the Stormwater Management Concept Drawing 09-SWM-MR2021018-001 to 002.

10.0 Landscaping and Lighting Plan

Refer to Drawing Sheets 10-LL-MR2021018-001 to 003

11.0 Statement of Compliance - Montgomery County Noise Ordinance

Takoma Park Public Library and the City of Takoma Park will comply with Montgomery County's noise ordinance.

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12.0 Architectural Schematics

Refer to Drawing Sheets 12-ARCH-MR2021018-001

13.0 Traffic Impact Study

The proposed improvements are to renovate the existing library. The existing use and proposed use are the same and expects no increase in patronage as a result. Therefore, no traffic increase is assumed due to the proposed development.

14.0 Water Quality Exemption Letter

Not applicable to this project

15.0 Overall Concept Plan

Not applicable to this project

16.0 Community Outreach and Other Specification

*Refer to documents 16-MEETING-MR2021018-001 to 006
&16-LightingSpec-MR2021018-001*