

**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 December 2021 to April 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 two micro-bioretenion facilities. These facilities will promote infiltration into the ground within the open space of the library site. 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. There is no indication for Library in the Zoning Ordinance for the amount of parking spaces required, therefore, the design provides as many as feasible and still meets the need for ADA accessible parking spaces, Electric Vehicle Charging stations, long/short term bicycle parking, etc.

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

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reconstructed in place. ADA compliant sidewalks will be provided throughout improvement area.

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.

Regarding the recommendations of the Takoma Park Master Plan (Dec 2000) see the list below:

- This project is consistent with the Master Plan. The City of Takoma Park is building the library with minor renovations to the Municipal Building. The rebuilding of the Municipal Building, a Community Park, and Improvements to Maple Avenue as recommend by the Master Plan (page 71 & 95) are outside the scope of this project. Funds are limited to the library expansion only. Replacement / renovation of the Municipal Center and Community Center would need to be addressed with a separate future project. The Maple Avenue streetscaping will not be completed as part of this project either.
- In line with the Master Plan recommendation for the environmental feature, we provide bike racks and friendly ADA pedestrian access on the site. The urban forestry concept is applied in the development of this site. The large tree grove along the northwest side of the property is outside of the work area for this project and will be maintained. No other work is proposed within this area of the site associated with this project. Due to the utility easements building easement, and stormwater management required along Philadelphia Avenue, proposed trees are limited to along the sidewalk at the west side of the building.

In accordance with the Master Plan (Page 79) Only native trees and shrubs will be provided for landscaping the exterior of the new library. Shrubs will be planted as space is available. The City of Takoma Park is aware of the invasive species within the larger tree area; however, this is not included in the scope of this project.

- While the main entrance to the library is facing the existing parking lot, dimensional letter signage will be provided on the south façade of the building facing Philadelphia Avenue. Unfortunately, the entrance to the library is fixed due to the floodplain elevation. The project budget does not support the addition of vertical architectural elements. However, the design has incorporated an enlarged plaza with benches and a flagpole area near the library building entrance. A canopy is proposed to help define the main entrance as well.
- The Master Plan (pages 24/39 & A-4) identify Takoma Park as being within part of the County's "Urban Ring" and identifies the library site as a Cultural and Institutional Center; and notes (page 68) the Takoma Park City Library is small but, very well used. The library is being expanded to meet the need of current patrons.

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- The library will continue to serve the existing civic needs in the community and contributes to a strong sense of community identity, while revitalizing the existing library to meet the civic need of the community. As recognized in the Master Plan (page 45), this existing public facility has met the end of its useful life and is why it is being replaced.
- Commercial and Institutional Center recommendations (page 38) for Safety, Success, Community-Service, Attractiveness, and Convenience are all part of the goal of the new Library. This project is a commercial building only, therefore land use mix is not applicable. Visibility, good lighting, and security are all incorporated into the design. Photovoltaic panels will continue to be used on the roof of the new building for energy efficiency. To incorporate community-serving purpose, the design provides an outdoor space for public use and gatherings. Outdoor spaces are enhanced with benches, bicycle racks, and public gathering space. The new façade will be glazed and provide a much-needed improvement to the architecture of the existing building. Outside of the new library building, the Stormwater Management facilities are provided with flower beds to help enhance the look of the site. The majority of the landscaping and streetscaping on Philadelphia Avenue and Maple Avenue will remain the same, except where the new building is located. The roadway systems and sidewalks serving the library will remain, but accessible sidewalk to the main entrance of the library will be provided from Philadelphia Avenue. A Rectangular Rapid Flashing Beacon will be installed at MD-410 at the entrance to Takoma Park Library by MCDOT in the future, separately from this project.

This project will provide two bioretention facilities to increase infiltration and enhance the natural hydrology within required open or green space. These stormwater management features will also provide an opportunity for interactive and educational purposes as part of the library. However, there will be no additional streetscaping provided as it is not included in the scope of this project.

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 currently and proposed:

<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:
Refer to the narrative above for specifics related to the conformance with the County's General Plan.
- c) Pedestrian and Bicycle Safety Impact Statement:
Refer to File 13-TIS-MR2021018-001.

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

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 Tree Save Plan

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

9.0 Approved Stormwater Management Concept

Refer to the Stormwater Management Concept Drawing 09-SWM-MR2021018-001 to 003.

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.

12.0 Architectural Schematics

Refer to Drawing Sheets 12-ARCH-MR2021018-001

13.0 Traffic Impact Study

14.0 Refer to File 13-TIS-MR2021018-001.

15.0 Water Quality Exemption Letter

Not applicable to this project

16.0 Overall Concept Plan

Not applicable to this project

17.0 Community Outreach and Other Specification

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