



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

July 24, 2002

**MEMORANDUM**

**TO:** Montgomery County Planning Board  
**VIA:** John A. Carter, Chief, Community-Based Planning Division  
**FROM:** Sue Edwards, I-270 Corridor Team Leader (301-495-4518)  
Community-Based Planning Division

**REVIEW TYPE:** Mandatory Referral  
**PROJECT NAME:** Germantown Library

**APPLICANT:** Montgomery County Department of Public Works and Transportation  
Division of Facilities & Services

**CASE NUMBER:** 02304-F&S-1  
**REVIEW BASIS:** Article 28, Chapter 7-112 of the Regional District Act

**LOCATION:** Century Boulevard  
**MASTER PLAN:** Germantown Master Plan  
**ZONE:** TS-Town Sector  
**FILING DATE:** June 19, 2002

---

**STAFF RECOMMENDATION:** Approval with comments.

The proposed Germantown Library is NOT consistent with the adopted and approved Germantown Master Plan (1989) and does NOT implement the guidance contained in the Germantown Town Center Design Study (1992). The following recommendations will improve the library design in the context of \$200 million of private sector investment in place in the Germantown Town Center:

Circulation

1. Eliminate the access drive and drop-off between Century Boulevard and the parking lot in the rear and terminate the parking lot with a vehicular turnaround/drop-off. Align the southern edge of the turnaround with the face of the BlackRock Center for the Arts building to the west.
2. Provide additional on-street parking on the north side of Century Boulevard as a result of eliminating the access drive.

## General Site Design

1. Confine parking to area defined by access points at Celebration Way and Pinnacle Drive.
2. Use shared parking arrangement consistent with all other Town Center property owners.
3. Provide islands with shade trees in the parking lot every 16 spaces maximum in order to fulfill the minimum internal landscaping requirement for parking facilities as mandated by the Zoning Ordinance.
4. Reconfigure the proposed "U" turn layout of the parking lot where it accesses Celebration Way to an orthogonal layout.
5. Redesign the area created by the elimination of the access drive at Century Boulevard as an extension of the Town Center Commons.
6. Redesign the curved stair located on the west end of the building to a more rational and functional stair.
7. Submit a revised photometric analysis for all site lighting for review by the M-NCPPC and DPS staff. Provide lighting design criteria and descriptions of the light fixtures proposed.
8. Coordinate and insure that the proposed lighting design does not adversely affect the outdoor performances proposed by the BlackRock Center for the Arts
9. Submit details for all walls, paving, site furnishings, signs, and planting for review by the M-NCPPC. Indicate materials and color selection.

## Future Park

1. Redesign a stronger, more direct pedestrian connection to the future park from the library, Century Boulevard, and Town Center Commons. These connections could include a change in paving materials within the parking lot with the removal of a few parking spaces, especially at the bottom of the outdoor stairs which will be most heavily used.
2. Submit for coordination all proposed materials and finishes for the paving, retaining walls, railings, and lighting to the M-NCPPC park staff for review.
3. Remove from the drawings, all proposed plant material within the park area, to be specified by the M-NCPPC during park design.

4. Relocate all proposed utility lines to serve the library or Euro MotorCar site, to the edges of the property so that they do not limit the future park design.
5. The storm water management structure should be designed to be unobtrusive in appearance. Coordinate the design of the structure with the M-NCPPC park staff to accommodate future park development.

### Community Consultation

1. Appoint a Master Plan representative from the community and a representative from the M-NCPPC to the design team for all future libraries and similar community facilities.

## **PROJECT DESCRIPTION**

### **Town Center Vicinity**

The Montgomery County Department of Libraries proposes to build a 44,000 square foot regional library on a portion of a 9.34-acre site purchased by Montgomery County in 1999. A portion of the site is designated as a local park by the Germantown Master Plan, adopted and approved in 1989. The trapezoidal site is defined by Century Boulevard to the south, Pinnacle Drive to the east, the future Locbury Drive to the north, and the boundary with the Germantown Town Commons, BlackRock Center for the Arts and the Village at Town Center townhouse community to the west.

The library/park site is the last uncommitted parcel in the Germantown Town Center core as illustrated in the Town Center Vicinity Map. The Germantown Town Center is the symbolic, and now physical, center of the Germantown Planning Area. Beginning in 2000-2001, construction began for 555 multi-family and townhouse housing units and a 108,000 square foot commercial center anchored by a new grocery store in a unified, neo-traditional town form (see Local Vicinity Map).

Since that time, the Town Center transit center/park and ride lot has opened along with new restaurants and a multi-screen movie theater. BlackRock Center for the Arts is now holding outdoor activities and will be fully operational in fall 2002. The remaining vacant parcel of land in the Town Center, formerly owned by Manny Miller, has begun the zoning approval process for an office-over-retail building and luxury automobile dealership. New restaurants and a future hotel/office complex are anticipated as the Town Center moves toward completion.

### **Library Mission Statement**

The library's Program of Requirements contains the following mission statement for the Germantown Library: "to fulfill the lifelong learning needs of people of all ages and backgrounds in the Germantown area.

The Germantown Library is responsible for providing a full range of public library services to the entire Germantown community. This requires a large reference collection; information services and professional guidance in accessing material for children and adults; a broad based circulating collection on a wide variety of subjects; a sizable selection of popular print and non-print materials; sources to supplement the school curriculum from early childhood education through the high school level; linkage to the library system as a whole through the SIRS I integrated library system (ILS); referrals to other sources of information; and programming activities to supplement and enrich other services.” (Page 6 of Library Program of Requirements.)

## **Building Program**

The library, as designed, will occupy a two-story footprint totaling 44,000 square feet with building entry from the parking area off Pinnacle Drive and a ceremonial entry from the drive access next to the Town Commons. Three vehicular access points to the site are proposed: the drive access from Century Boulevard, Pinnacle Drive and Celebration Way as shown by the Library Site Plan (see map).

The building design “consists of two long wings, adult and children’s, laid crosswise to each other separated by grade but linked in the middle by a soaring cylindrical rotunda tying them together in mass and function. Because this building will be viewed from all sides as well as from several higher elevations (from BlackRock and the four-story apartment buildings across Pinnacle Drive) it is very important for the sculptural mass of building to be complete in three dimensions.” The building architects describe the building’s architectural antecedent as the Shingle Style which makes liberal use of wood shingles and stone. The Shingle Style is an original American style evolving out of the English Arts and Crafts style leading toward the Prairie Style, a heavy influence on Frank Lloyd Wright’s early work (page 10 of Germantown Library Mandatory Referral submission). See Figure 4: Building Elevations.

The library building program reflects the demographics of the Germantown community with a focus on children’s programs and facilities. Approximately 35 percent of the building area is devoted to children and young adult services and collection. The young adult services are housed in a mezzanine level.

Other building elements, shown in the Floor Plan, include:

- Entry Vestibule
- Book Drop
- Two Elevators
- Meeting Room
- Conference Room
- Individual Countertop Stations for Adult Services, Volunteers, Circulation
- Library Staff Offices
- Computer Training Area
- Literacy Training Rooms

- Quiet Study Areas
- Group Study Areas
- Lounge/Kitchenette
- Storage and Work Areas
- Mechanical Space

## **Site Design**

The library site design responds to existing conditions where the property is situated 8-12 feet lower than adjacent properties. This condition results from development approvals for adjoining properties which, at long last, catalyzed development of the Germantown Town Center as envisioned in the Germantown Master Plan. A second critical feature of the library/park site is the presence of a .32-acre wetland and requirements for protecting the palustrine emergent wetland of the inflow channel and pond fringes, wetland buffer, and spring head. These conditions will be discussed further in the Environmental Section.

Three access points are shown on the Library Site Plan (Figure 3): (1) a one-way drive aisle from Century Boulevard; (2) from Pinnacle Drive; and (3) from Celebration Way. Entry point #1 cuts between the Town Commons and the outdoor seating area for the BlackRock Center for the Arts. This drive aisle provides direct entry into the library before gently descending to a serpentine length of double-loaded parking aisles. The library's Program of Requirements stipulates 180 parking spaces.

Entry point #2, from Pinnacle Drive, provides access to the service portions of the building as well as parking adjacent to the future park. The location of this drive avoids the wetland spring head as well as most of the wetland buffer. The finish grade of Pinnacle Drive necessitates a retaining wall over 60 feet long and varying from 5-11 feet in height which separates the library parking area from the future park.

Entry point #3, continues Celebration Way into the library/park property. The finish grade of Celebration Way and the BlackRock site requires several retaining walls totaling 240 feet in length and up to 8 feet high.

## **SITE DESCRIPTION**

The site boundary is defined by future Century Boulevard to the south, Pinnacle Drive to the east, the Germantown Town Commons and BlackRock Center for the Arts to the west, with a spike of property extending beyond future Locbury Drive to the north.

The library/park site emanates from property previously owned by Manny Miller. As the Town Center development moved forward, Mr. Miller did not participate in development proposals on either side of his property resulting in site design and grading irrespective of future use of this property. The 14.7-acre parcel owned by Mr. Miller has since been sold to Montgomery County (9.34 acres) and Euro Motorcars Germantown LLC (5.34 acres).

This parcel contains an old farm pond approximately 0.32 acres in size just uphill and adjacent to the future Locbury Drive right-of-way. Natural resource specialists have determined that the wetland has evolved over the years into a wetland of very good quality.

## **ANALYSIS**

### **Master Plan**

The Germantown Master Plan, approved and adopted in 1989, recommends the area known as TC-1 for a mixed-use center encompassing a diversity of uses of a scale intended to activate the heart of Germantown. Highly desirable uses stated in the Master Plan include: a cultural arts center, multi-level offices, comparison and convenience retail uses, restaurants, a hotel, entertainment facilities, indoor recreation (such as health clubs), multi-family residences, and public open space.

The Master Plan directs the development of a *“public urban park” in the stream valley to create a connection to the open space in the adjoining residential area; the “urban park is intended to provide a natural setting”* (page 40) and *...“provide a location for community festivals and events”* (page 40).

The Master Plan also recommends creation of *“a system of pedestrian paths and bike trails that encourage use of the open space network, facilitate access to the adjacent uses, and provide on-site circulation”* (page 40).

### **Town Center Design Study**

In April 1992, staff of the M-NCPPC published the Germantown Town Center Design Study to guide future development in the Town Center. The Design Study was the third and final component of the Germantown Master Plan special studies as required by the Montgomery County Council Resolution 11-1498 approving the comprehensive amendment to the Germantown Master Plan.

Within the overall framework of a village center with grid streets and a hierarchy of pedestrian spaces, the Design Study focuses on definition of the street environment (streetscape). In particular, the design study provides for: (1) development of a traditional “Main Street” along which various public and private mixed uses are arranged; and (2) a town commons or village green which focuses activity at a symbolic center of town.

Among other things, the guidelines specify:

- An urban character
- Buildings facing on streets
- Parking lots behind buildings (in courtyards, not between the buildings and the street)

- Parallel parking on secondary streets
- A pedestrian-oriented Main Street of consistent character from Middlebrook Road to Crystal Rock Drive
- Sidewalks and street trees on both sides of all streets
- A major public park in TC-1 (incorporating the existing wetlands on the north side of the analysis area); this park is recommended to accommodate an outdoor assembly area (amphitheater) and related recreational facilities
- Town Center Commons centrally located in the Town Center core (TC-1) on the north-south entrance boulevard and the east-west Main Street
- Location of the Cultural Arts Center on the Town Center Commons within TC-1 (this facility to occupy a focal point and is recommended to be freestanding)

### **Coordination with Park Facility Planning**

The M-NCPPC recently initiated facility planning for the Germantown Town Center Local Park. The goal for this facility plan is to generate innovative, attractive, and environmentally sensitive options for the design of the park and stormwater management facilities.

Park staff is concerned that the library site plan utilizes nearly all of the developable portions of the site, leaving the property remaining for the park primarily wetlands and wetland buffers. A reduced footprint of developed area of the library and associated parking would be necessary to provide a park.

In regard to the issue of usable area within the park, a preliminary examination of stormwater management options for the entire Town Center area was conducted by consultants under contract to the M-NCPPC in late 2000, and brought to the Planning Board for consideration on April 12, 2001. The main purpose of this study was to examine options for design/redesign of existing and potential future stormwater management facilities that would maximize usable open space for the park, considering cost, engineering, and environmental feasibility. The Board directed further examination during the park facility planning process of the alternative (Scenario #2) that would maximize usable open space through SWM consolidation in the current wetland pond location. This recommendation was made despite strong conceptual objections from wetland permitting agencies, since this scenario involved the total loss of the existing wetland pond.

The site is an open lawn area that slopes towards the pond at the north end of the parcel. The high point of the parcel is located at the southwest corner of the site at elevation 490. The low point of the parcel is the pond at elevation 456. The southern portion of the parcel, where the library is located, slopes gently at approximately 5-6 percent. The site is steeper at the northwest end, sloping at approximately 12-13 percent. On the east side of the property, there is a steep drop of approximately six feet from Pinnacle Drive to the property. The slope is graded at approximately 2:1 in this area.

Staff of the M-NCPPC conclude that the proposed SWM concept effectively precludes further pursuit of that option by increasing the costs associated with major changes to three SWM facilities, and further polarizing the wetland agencies' opposition to more extensive changes necessary to implement Scenario #2. Park staff is concerned that the library site plan utilizes nearly all of the developable portions of the site, leaving the property remaining for the park (approximately 2 acres) primarily wetlands and wetland buffers. A reduced footprint of developed area of the library and associated parking would be necessary to provide a park with usable area.

The Town Center Design Guidelines strongly support direct pedestrian connection from Century Boulevard and the Town Commons to the park. The library site plan establishes unsuitable pedestrian connections in two ways: (1) the Town Commons and Century Boulevard are separated from the library by a vehicular zone; and (2) entry into the park from any location on the library portion of the site necessitates crossing parking and circulation aisles, in addition to grade changes.

The grading proposed by the library site plan makes excessive use of retaining walls and establish an unacceptable transition to the park. These walls separate BlackRock from the library/park site and from the parking area accessed from Pinnacle Drive and the park. The site plan contains these quantities of retaining wall:

- Less than 3' height: 95 feet long
- 3-5' height: 60 feet long
- 5-7 feet height: 215 feet long
- 7-9 feet height: 30 feet long
- 9-11 feet height 100 feet long

Pedestrian entrances into the park should be unimpeded by surface and subsurface constructed elements that would restrict options for developing these entrances. These features include retaining walls, light fixtures, underground utilities, or other structures that would prevent re-grading and construction of entrance stairs, ramps, or supporting walls. In earlier stormwater concept drawings, a gravel groundwater recharge area was located in the park across from the library entrance. It is unclear from this submission whether this is still proposed. Recharge areas should not occur in the vicinity of pedestrian access points to the park. If they are located in the park, there should be adequate soil depth (minimum 12 inches) on top for planting.

The proposed materials for walkways, light fixtures, and retaining walls are not indicated in the submission. The materials of the tall retaining walls below the parking lot should be stone face or simulated masonry to match the materials of the building and integrate the building with the park. As further details are developed for the layout and materials of site elements at the edge of the park (such as walls, railings, lighting, and walkways), the design of these elements should be coordinated with the M-NCPPC park staff in order to integrate the layout and design with park development requirements.



Proposed planting areas adjacent to the parking lot should be removed from the plans. The M-NCPPC prefers to design plantings within the park to ensure that proposed planting accommodates park needs as well as library needs. The planting design would be coordinated with the library.

Any utilities that need to go through or bypass the park should be located as close as possible to the edges of the property and deep as possible so that they do not limit opportunities to develop the park and pond amenity.

The overflow structure in the pond should be designed to be unobtrusive in appearance. Staff requests that the outfall pipe through the Locbury Drive dam be sized to accommodate additional flow from the residential stormwater management pond to the east of the site, as it is our intention to reduce the size of this residential pond as part of the park development.

### **Town Center Implementation**

The Montgomery County Planning Board has been integrally involved in implementing the vision for the Germantown Town Center. Recent actions by the Planning Board include:

- |                  |                                                                                                                                                                                                                                                                                                                      |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| October 8, 1998  | Approval of Site Plan #8-98042 Germantown Town Center, Phase I for 108,533 gsf of commercial space (retail and bank).                                                                                                                                                                                                |
| February 8, 1999 | Letter from Chairman Hussmann to County Executive Douglas Duncan supporting acquisition of a portion of the Manny Miller property for a regional library, second phase of the Cultural Arts Center, stormwater management facility, and park/open space.                                                             |
| April 8, 1999    | Approval of Site Plan #8-99021, Germantown Town Center, Phase II for 400 multi-family dwellings and 17,000 gsf retail.                                                                                                                                                                                               |
| May 18, 2000     | Approval of Site Plan #8-00027 BlackRock Center for the Arts for 30,878 sf of cultural art space.                                                                                                                                                                                                                    |
| July 6, 2000     | Approval of Site Plan #8-00026, Germantown Town Center Commons (.49 acres).                                                                                                                                                                                                                                          |
| July 6, 2000     | Approval of Site Plan #8-00030, Germantown Town Center Townhouses for 149 dwelling units. This site plan requires the applicant to cooperate with the M-NCPPC in seeking stormwater management consolidation options, including a Joint-Use facility that might convert land to permanent open space for public use. |

- April 19, 2001                    The Planning Board approved facility planning to examine stormwater management consolidation options for the Town Center.
- October 23, 2001                Supplemental Appropriation FY 03 for Germantown Town Center Urban Park facility plan.
- June 6, 2002                    Approval of Project Plan #9-02002, Fairfield Communities for 610 garden apartments and 250,000 gsf office/retail. This project plan includes a contribution of \$300,000 for use in the Germantown Town Center Park on the former Manny Miller property to cover the costs of park facilities and/or library-related site improvements.

### **Development Standards for the Zone**

The library/park site consists of 9.34 acres and is zoned TS-Town Sector. The purpose of this zone is to permit development or additions to existing urban developments. As stated in the Montgomery County Zoning Ordinance, "such towns shall contain, insofar as possible, all the residential, commercial, community, and industrial facilities needed to make possible a town that is reasonably self-sufficient for all purposes, except for major employment and central business district shopping."

The Town Sector zone does not contain specific development standards; rather the zone relies upon physical planning to assure that the various land uses are placed in an efficient and orderly relationship.

### **ALTERNATIVE CONCEPT FOR THE LIBRARY/PARK SITE**

#### **Building Concept**

Staff developed a one-story building concept that responds to the imperatives of the Town Center Design Study. Staff of the M-NCPPC have attempted to convey these guidelines to the library design team on multiple occasions dating back as far as mid-1998, before the County purchased the site (see the Schematic Floor Plan).

First, the single story concept provides the opportunity to save on several construction cost elements (elevators, building skin, efficiency of single story) while allowing the building to be lined up all along the full frontage of the Century Boulevard right-of-way, in accordance with all other Town Center development. The concept does not preclude the ability to build a two-story building at the street front should the library wish to do so.

Second, the single story allows entry from three sides on the same level and simplifies circulation inside. Third, the staff concept avoids the problem of the proposed design that it is one story below the sidewalk for about half its frontage on Century Boulevard; passersby on Century Boulevard would be able to see into all the rooms of the staff concept for the full frontage. Fourth, staff's rectangular plan allows for the Park amphitheater to be located much nearer to the BlackRock Center for the Arts building and Century Boulevard than the proposed plan would. Fifth, the staff concept is compatible with all the other existing development along Century Boulevard. Therefore, the staff concept fulfills the main Design Study guideline of contributing to the urban character in place elsewhere in the Town Center.

### **Site Concept**

Staff raised safety and design concerns regarding the access drive and drop-off proposed by the library at Century Boulevard. The staff concept relocates the drop-off to the rear of the building and incorporates it as part of the parking configuration. Relocating the library's access point expands the Town Center Commons into a more significant public space and eliminates a potentially unsafe vehicular and pedestrian conflict on Century Boulevard. See Illustrative Site Plan.

The grading for the site was modified to create a better relationship to the streets. The street grades for Century Boulevard and Pinnacle Drive were established with the future development of the library site (formerly the Manny Miller site). During the planning of the Town Center, the earthwork concept included filling the depression and balancing the earthwork between the east and west sides controlled by the master developer. The staff concept assumes that a significant amount of structural fill material will be needed with considerably less walls (in length and height) than the library's proposal. Raising the grade also allows the building to address the street in a way that was envisioned by the Town Center Design Study and in keeping with the "Main Street" concept currently implemented by multiple Town Center developers.

The staff concept simplifies the parking lot layout on one level with two access points to public streets. Accessible parking spaces are located convenient to the two building entrances. The parking requirements for the library could be fulfilled through a shared parking scenario currently in place for the Town Center. Additional parking for the library could be located on-street (per the approved DPWT approved non-standard street modifications) or in the future Euro MotorCar parking garage during the off-peak office demand. The Illustrative Site Plan also demonstrates how an amphitheater could be sited with visual and direct pedestrian cues to the Town Commons and BlackRock outdoor performance stage. This amenity has been contemplated in the contribution established by Fairfield Communities in Project Plan #9-02002.

The staff concept also incorporates the streetscape design intent currently implemented on Century Boulevard and Pinnacle Drive.

## **Environmental Resources**

The major environmental resources on the site include the existing farm pond/wetland and its two feeder streams, all of which are controlled under state and federal wetland permitting statutes. These resources are just north of the library and parking areas, and are only affected by the SWM facility concept (see Stormwater Concept Map). This approach (preserving most of the existing pond, and creating a new dam in the Locbury Drive ROW) effectively precludes further pursuit of other SWM options for increasing usable park area, as discussed in the park facility planning section and at the April 12, 2001 Planning Board meeting.

Staff recommends that full width grading for Locbury Drive be conducted as part of this project, to provide for the ultimate configuration and a one-time-only impact to the stream. The wetland permitting application must document the impact of this full width grading of regulated resources, and provide mitigation as appropriate.

The project is exempt from the requirements of the forest conservation legislation, as part of the PUD exemption for the Churchill Town Sector area.

## **Transportation**

The site plan includes three access points, one each from existing Pinnacle Drive, Celebration Way, and the future Century Boulevard to be constructed by CIP project PDF #507310 in FY 03.

Staff finds that the proposed entrance road from Century Boulevard is not safe and efficient since it will be offset from the existing service road to the rear side of the Germantown Town Center. Staff finds that the resulting offset intersection would adversely affect vehicular and pedestrian operation and safety by creating a pedestrian crossing zone approximately 60 feet long.

Furthermore, staff finds that two access points (i.e. one from Pinnacle Drive and the other from Celebration Way) are adequate to provide access to the library. Staff therefore recommends the entrance road from Century Boulevard be removed so that there will be safe and efficient traffic/pedestrian circulation by having a single pedestrian crosswalk on Century Boulevard close to the existing service road intersection.

Staff recommends that the uncompleted portion of Locbury Drive that crosses the northern tip of the property be constructed concurrent to the library construction. Completion of Locbury Drive in connection with development of the library site is a responsibility of the Miller property and necessary to complete the vehicular/pedestrian circulation system in the Germantown Town Center area. The other internal vehicular/pedestrian circulation system elements as shown on the site plan are adequate.

### Local Area Transportation Review

The proposed new library would generate 56 morning and 270 evening peak hour trips, respectively using the Institute of Transportation Engineer's trip generation rates for the public library. As a requirement of the mandatory referral review and the Local Area Transportation Review Guidelines, the applicant submitted a traffic impact study. The following is a summary of the traffic analysis.

The congestion standard for the Germantown Town Center Policy Area is a critical lane volume (CLV) of 1,500. Based on the submitted traffic analysis, each of the intersections studied have a CLV of below 1,500 during the morning and evening peak hours of the weekday peak period for existing, background, and total future traffic condition.

### **Results of Critical Lane Volume (CLV) Analysis**

| Location                                 | Existing Condition |       | Background Condition |       | Total Future Condition |       |
|------------------------------------------|--------------------|-------|----------------------|-------|------------------------|-------|
|                                          | AM                 | PM    | AM                   | PM    | AM                     | PM    |
| MD 118/Middlebrook Road                  | 935                | 1,207 | 1,245                | 1,418 | 1,245                  | 1,454 |
| MD 118/Crystal Rock Drive                | 1,035              | 1,212 | 1,214                | 1,406 | 1,216                  | 1,423 |
| Crystal Rock Drive/<br>Century Boulevard | 280                | 330   | 315                  | 431   | 322                    | 461   |
| Middlebrook Road/<br>Loebury Drive       | 586                | 498   | 610                  | 502   | 617                    | 524   |

### Policy Area Transportation Review

The site is located in the Germantown Town Center Policy Area, which has a remaining capacity of 4,381 jobs as of June 31, 2002, under the FY 02 Annual Growth Policy.

### **COMMUNITY CONCERNS**

Beginning in 2000, the Upcounty Regional Services Center hosted periodic project review sessions with the Town Center property owners. Participants included: BlackRock Center for the Arts, Artery Development, the library design team, the M-NCPPC, the Department of Permitting Services, and Euro Motorcars. These meetings were held in February 2001 (preliminary schematic design for the library), April 2001 (the M-NCPPC concept for consolidating stormwater management in the Town Center), and October 2001 (final schematic design for the library).

The library design team held public meetings in February 2001 and October 2001 to display the schematic design. At other times, the library design team met with community groups such as the Germantown Alliance and Germantown Citizens Association. Numerous citizens wrote letters and testified in support of moving the library funding ahead in the County's Capital Improvements Program.

To date, three letters have been received concerning the library Mandatory Referral. Black Rock Center for the Arts supports use of the site for a public library and park but requests that the building be elevated to meet street grade in the same manner that the cultural arts center was required. BlackRock expressed preference that the library drive aisle from Century Boulevard be removed, or closed during outdoor performances.

The Germantown Alliance wrote on behalf of Germantown residents for the next 20, 30-, 40, and 50 years in requesting re-design of the building and site in accordance with the Town Center Design Guidelines. The Germantown Alliance also commented on the responsiveness of the library design team in modifying the library design to meet community and master plan concerns.

Brian Long, a trustee of the Germantown Alliance and also founding chairman of the BlackRock Center for the Arts requests that the library project return to the design table in order to address site planning issues including building on grade with Century Boulevard, shifting the building location toward the intersection of Century Boulevard and Pinnacle Drive, and eliminating the access road through the Town Commons.

## **CONCLUSION**

The building design and site plan proposed for the new Germantown Library does not conform with the Germantown Master Plan and the implementing Germantown Town Center Design Guidelines. Residential and commercial development by the private sector greater than \$200 million in value has adhered to the Town Center form. The private sector enthusiastically endorses the pedestrian orientation of the Town Center.

Attempts to influence the library design so that the resulting building fits comfortably within the Town Center context have not been successful.

In lieu of complete redesign, staff recommends nearly 30 modifications to the library design as depicted in the last illustration, Staff Recommended Modifications. These modifications restore the essence of the "sum of the whole" concept characterizing the Germantown Town Center.



CENTER FOR THE ARTS

July 18, 2002

Derick Berlage, Chairman  
Montgomery County Planning Board  
Montgomery County Department of Park and Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910

Re: Germantown Library Mandatory Referral #02304 F & S-1

Dear Chairman Berlage:

BlackRock Center for the Arts is located in Germantown Town Center directly next to the proposed New Germantown Library. BlackRock has been and continues to be very supportive of the new library. With the synergy between BlackRock Center for the Arts, the New Germantown Library, and the Urban Park, Germantown Town Center will soon become the heart of a great community.

The Board of Trustees and staff of BlackRock have been briefed on the library project through the planning stages. We understand the physical constraints of the site, including the topography, the wetlands, and the springhead. We commend the Montgomery County Department of Facilities and Services and their architect for overcoming these obstacles to create a remarkable building. We look forward to watching the building take shape and completing the Town Center.

The purpose of this letter is to voice our concern about the elevation of the library and Century Boulevard. We feel that the Town Center, BlackRock Center for the Arts, Century Boulevard, and the library itself, would be better served if the elevation of the library and Century Boulevard were raised to meet the elevation of the surrounding properties. If the library were elevated, the park atmosphere of the Town Commons could be expanded towards the library, creating a continuous green space in Germantown Town Center.

We understand bringing the library to grade involves some additional expense. We know this well since the BlackRock site was also required by the Planning Board to be raised at considerable expense, as were the surrounding commercial buildings. But I think you will agree the result has been worth the added cost. We urge the County to take advantage of the very generous offer of the nearby developer to provide free fill dirt and we also would support the use of the available developer amenity funds to raise the elevation of this property.

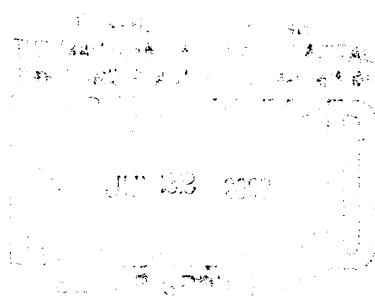
On a similar note, our only other comment concerns the planned access road located between the library and the Town Commons. BlackRock Center for the Arts has a special use permit with the Parks Department to use the Town Commons for seating during our outdoor events. The proposed access road will be right next to our seating area. We feel this is a safety hazard, given the number of small children attending the concerts. Having a road next to the stage and seating area may also detract from the quality of the concerts. We have expressed these concerns to the library project team and they have agreed with our concerns. Our preference is that a road not be built between the Town Commons and the library, however Representatives from the Department of Libraries have agreed to close the road during outdoor concert events at BlackRock. While not optimal, we feel that this is an acceptable solution and thank the Department of Libraries for their willingness to close the road.

Thank you for the opportunity to provide comments on this project. We are looking forward to having the New Germantown Library as our neighbor.

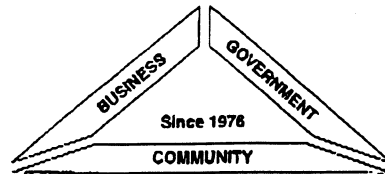
Sincerely,



Tom Hoffmann, Chairman  
Board of Trustees





**GERMANTOWN ALLIANCE**

P.O. Box 702 Germantown, Maryland 20875

Mr. Derick P. Berlage  
 Chairman  
 Montgomery County Planning Board  
 8787 Georgia Avenue  
 Silver Spring, MD 20910

July 23, 2002

Project: Germantown Library  
 Application. No.: 02304-F&S-1

Dear Mr. Berlage.

The Germantown Alliance has been a strong supporter of the new Germantown Library for years—and has lobbied for both its funding and its movement forward on the CIP priority list. However, we feel that the current design, as presented, does not meet with the overall design objectives for Town Center as a whole. We have repeatedly asked the library staff and Hamid Omidvar for the same design items and have repeatedly been ignored. Specifically, we have made the following requests:

1. *The library should be brought up to road level in keeping with the rest of Town Center. If EuroMotors, Black Rock and other owners have been required to bring their sites up to road level, the library should be also. The developer of Town Center East has already offered the fill for free. To require all other non-governmental owners to meet grade level—and then not require a county facility to do the same is ethically unsound. For continuity's sake, the library should be at road level (Note: As per the current design, Germantown residents would be looking at the roof of the library when looking from street level).*
2. *The library should have an entrance on Main Street. If Borders can have multiple entrances, so can the library.*
3. *The library height at Main Street should be at least two stories. In keeping with the other tenants (Black Rock—two stories, EuroMotors—two stories, apartments—three stories), the library should have a similar sight line.*
4. *The library façade should be consistent with the other tenants (basically a red brick format).*
5. *The library should be sited closer to Pinnacle Drive and Main Street. This serves several objectives. One, it creates a larger commons area for concerts. Two, it creates potential space for the expansion of Black Rock. Three, it creates a better pathway to the park. Four, it creates a better layout for parking. And five, it utilizes the property more effectively and efficiently.*
6. *The library should not create a "driveway" on the side next to Black Rock and the Town Commons. From a pedestrian safety viewpoint, it's just not wise to put a*

"driveway" between these four contiguous projects (Black Rock, the Town Center Commons, the Park and the Library). And, aesthetically, a driveway disrupts the sense of a "college commons" area—as well as hinders the seating space available for outdoor concerts at Black Rock.

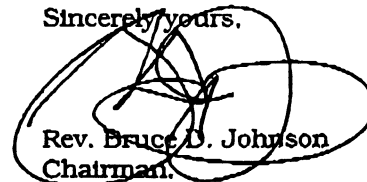
7. *The library should be sited as close to Main Street as possible.* This allows the library to be consistent with the other tenants—as well as creating a better parking layout in back.

All of these requests have been brought up before Mr. Omidvar and the library staff in several meetings—and none of them have been incorporated into the plan before you. However, your planning staff have listened and, on their own, created a site plan far more consistent with the above requests from the Alliance. Now, their site plan isn't perfect—but it wasn't designed to be. It was created to demonstrate that there are multiple solutions to this challenging site.

So while the library staff may believe they're too far down the design process to make any changes—they are not. If they had listened earlier, we would be writing a letter of full support for their design—but they didn't. What you approve will still be standing 20, 30, 40, 50 years from now. And those of us who still plan to be living in Germantown then, don't want the wrong building built because a small group of people wouldn't listen.

Our request, then, is that you'd send this project back to the design team so that they can get this project designed right before going any further.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Bruce D. Johnson", is written over a circular stamp or seal. The signature is somewhat scribbled and overlaps the text below it.

Rev. Bruce D. Johnson  
Chairman  
The Germantown Alliance

P.S. As to the interior design and the inner workings of the library collections, we were basically pleased by this part of the design.

July 25, 2002

by fax 301.495.1320

Mr. Derick Berlage, Chairman  
Montgomery County Planning Board  
87878 Georgia Avenue  
Silver Spring, MD

Ref: Germantown Library Mandatory Referral

Dear Chairman Berlage and Members of the Board

I am writing in continued support of the library project and continued **opposition** to the current site development concept as contained in this proposal. I write based on my relevant involvement and perspective as a long-term trustee with the Germantown Alliance, incorporator and founding chairman of the Germantown Cultural Arts Center, Inc. (dba "BlackRock Center for the Arts"), and chairman of the County Council's Town Center Development Advisory Group (1990-1996).

Although the Germantown Master Plan did not specifically envision a new regional library within the town center, it is a logical and welcome addition which, with it's location adjacent to the BlackRock Center for the Arts, the Commons and the Town Center park, creates a powerful civic anchor in the midst of still growing residential and commercial activity. As a land use matter, it's a very good thing!

Unfortunately, the development proposal before you is at odds with several town center planning principles and disrupts the flow of the main street development pattern central to the town center concept.

In short: in the current proposal, the building:

- ⊗ Is not on grade with Main Street (Century Blvd)
- ⊗ Has no active entrance on Main Street.
- ⊗ Has excessive setbacks from both Main Street and Pinnacle Drive.
- ⊗ Has a driveway which bifurcates the Town Commons and passes by the BlackRock outdoor performance stage.

The result is that the building maintains a primarily vehicle-oriented "suburban" interface with the community and wastes precious area needed for parking, expansion of the Town Commons and development of the master-planned Town Center Park.

In simplest terms, the current proposal plan needs the following changes in order to be more appropriately integrated into the "existing conditions" of the town center setting:

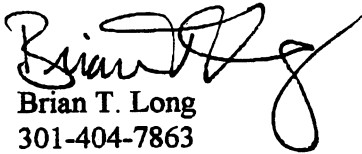
1. Built on-grade with Main Street (Century Blvd) with an active entrance.
2. Building location shifted toward the intersection of Main Street and Pinnacle Drive.
3. Elimination of the access road through the commons and adjacent to BlackRock.

Other important site opportunities are possible once these fundamental steps have been taken. Your staff has already generated and shared viable layouts. And I understand that resources (both soil and money) to facilitate on-grade construction of the project have already been procured.

As such, I request that this project return to the design table in order to address these important site planning issues in the most timely fashion.

Thank you for your consideration.

Sincerely,

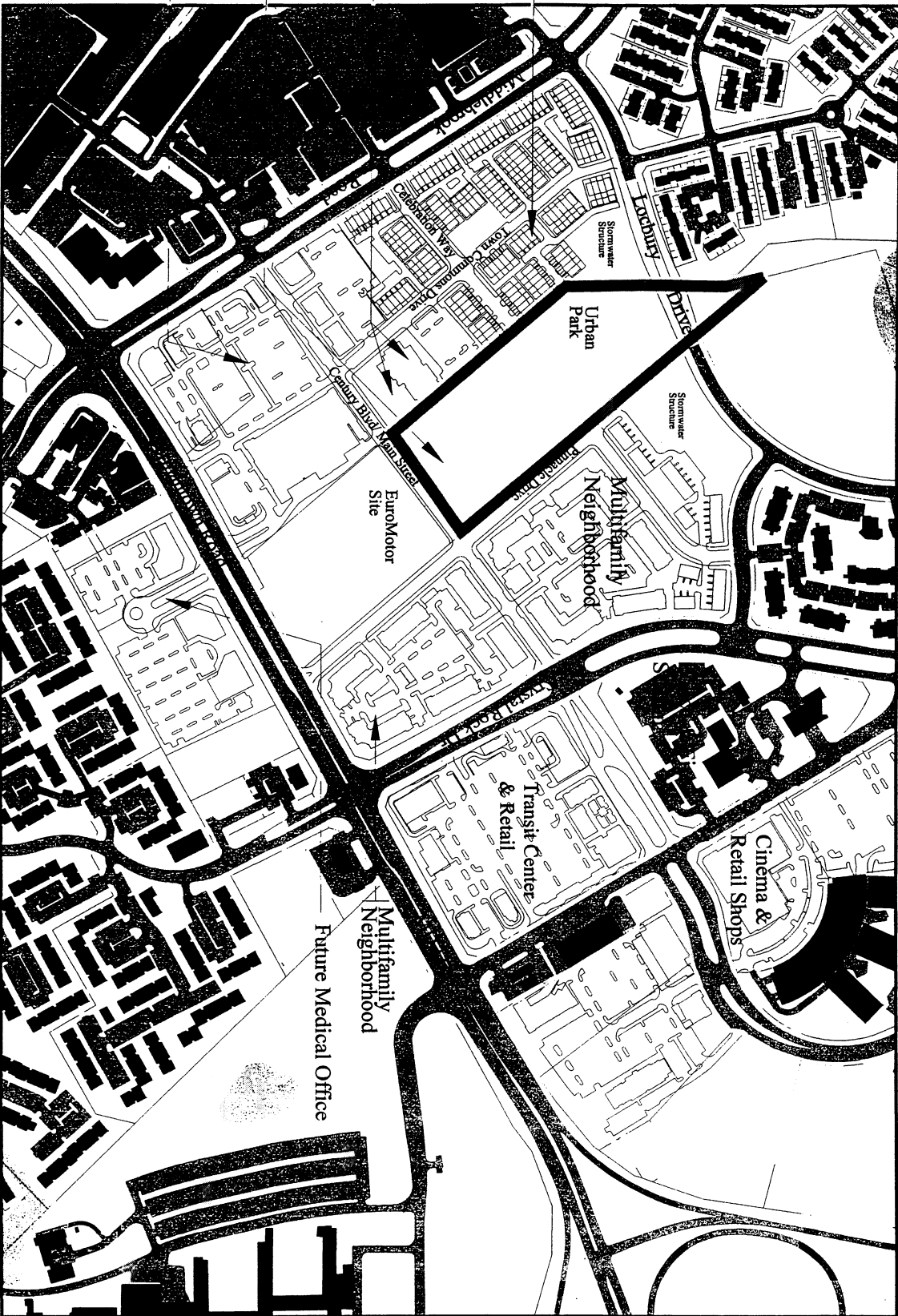


Brian T. Long  
301-404-7863  
[BTLmail@aol.com](mailto:BTLmail@aol.com)  
PO Box 2072  
Germantown MD 20875

CC: Doug Duncan, County Executive  
Bruce Romer, CAO  
Steve Silverman, County Council

Figure 1

# Vicinity Map Germantown Town Center

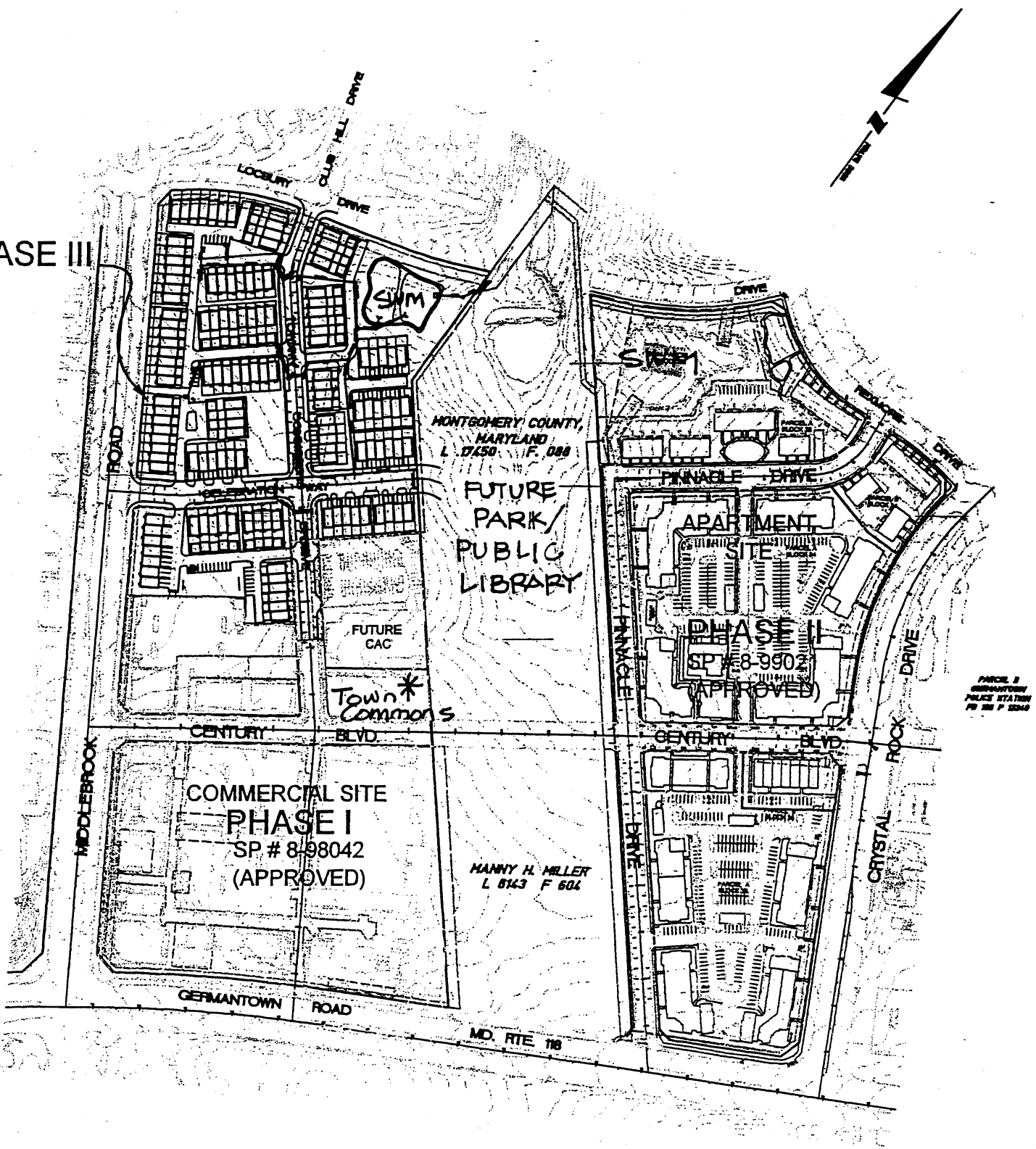


Montgomery County Department of Park and Planning  
Heritage National Capital Park and Planning Commission  
1000 Spring Branch Road, Suite 200  
Spring Branch, Texas 76082





PHASE III



# LOCAL VICINITY

Scale: 1" = 300'



1390 Piccard Drive  
Rockville, Maryland 20850  
(301) 948-2750

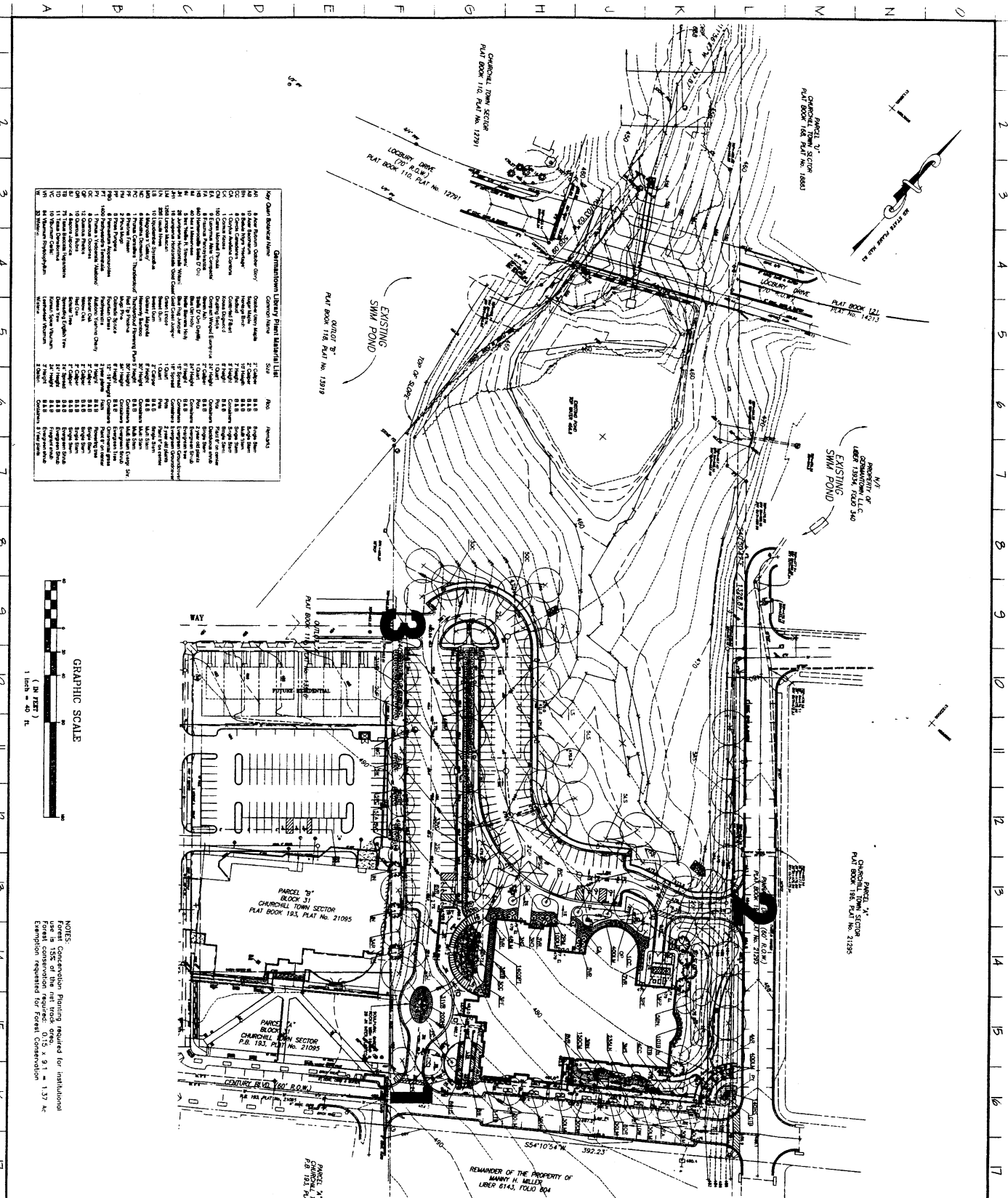
LOIEDERMAN ASSOCIATES, INC.  
4407 Forbes Boulevard  
Lanham, Maryland 20706  
(301) 794-7555

7 North Market Street  
Frederick, Maryland 21701  
(301) 696-1240

8E Industrial Park Drive  
Waldorf, Maryland 20602  
(301) 870-2166

L.A.I. No. 604-00-03

Figure 3



| Plant Material Name   | Common Name | Size         | Qty. (Approx.) |
|-----------------------|-------------|--------------|----------------|
| 1. 4' x 4' x 4' Tree  | Red Maple   | 4' x 4' x 4' | 10             |
| 2. 4' x 4' x 4' Tree  | White Birch | 4' x 4' x 4' | 10             |
| 3. 4' x 4' x 4' Tree  | Black Birch | 4' x 4' x 4' | 10             |
| 4. 4' x 4' x 4' Tree  | Red Maple   | 4' x 4' x 4' | 10             |
| 5. 4' x 4' x 4' Tree  | White Birch | 4' x 4' x 4' | 10             |
| 6. 4' x 4' x 4' Tree  | Black Birch | 4' x 4' x 4' | 10             |
| 7. 4' x 4' x 4' Tree  | Red Maple   | 4' x 4' x 4' | 10             |
| 8. 4' x 4' x 4' Tree  | White Birch | 4' x 4' x 4' | 10             |
| 9. 4' x 4' x 4' Tree  | Black Birch | 4' x 4' x 4' | 10             |
| 10. 4' x 4' x 4' Tree | Red Maple   | 4' x 4' x 4' | 10             |
| 11. 4' x 4' x 4' Tree | White Birch | 4' x 4' x 4' | 10             |
| 12. 4' x 4' x 4' Tree | Black Birch | 4' x 4' x 4' | 10             |
| 13. 4' x 4' x 4' Tree | Red Maple   | 4' x 4' x 4' | 10             |
| 14. 4' x 4' x 4' Tree | White Birch | 4' x 4' x 4' | 10             |
| 15. 4' x 4' x 4' Tree | Black Birch | 4' x 4' x 4' | 10             |
| 16. 4' x 4' x 4' Tree | Red Maple   | 4' x 4' x 4' | 10             |
| 17. 4' x 4' x 4' Tree | White Birch | 4' x 4' x 4' | 10             |
| 18. 4' x 4' x 4' Tree | Black Birch | 4' x 4' x 4' | 10             |
| 19. 4' x 4' x 4' Tree | Red Maple   | 4' x 4' x 4' | 10             |
| 20. 4' x 4' x 4' Tree | White Birch | 4' x 4' x 4' | 10             |
| 21. 4' x 4' x 4' Tree | Black Birch | 4' x 4' x 4' | 10             |
| 22. 4' x 4' x 4' Tree | Red Maple   | 4' x 4' x 4' | 10             |
| 23. 4' x 4' x 4' Tree | White Birch | 4' x 4' x 4' | 10             |
| 24. 4' x 4' x 4' Tree | Black Birch | 4' x 4' x 4' | 10             |
| 25. 4' x 4' x 4' Tree | Red Maple   | 4' x 4' x 4' | 10             |
| 26. 4' x 4' x 4' Tree | White Birch | 4' x 4' x 4' | 10             |
| 27. 4' x 4' x 4' Tree | Black Birch | 4' x 4' x 4' | 10             |
| 28. 4' x 4' x 4' Tree | Red Maple   | 4' x 4' x 4' | 10             |
| 29. 4' x 4' x 4' Tree | White Birch | 4' x 4' x 4' | 10             |
| 30. 4' x 4' x 4' Tree | Black Birch | 4' x 4' x 4' | 10             |



NOTES: Construction Permitting required for installation. Forest conservation required: 0.15 x 9.1 = 1.37 Ac. Exemplification requested for Forest Conservation.

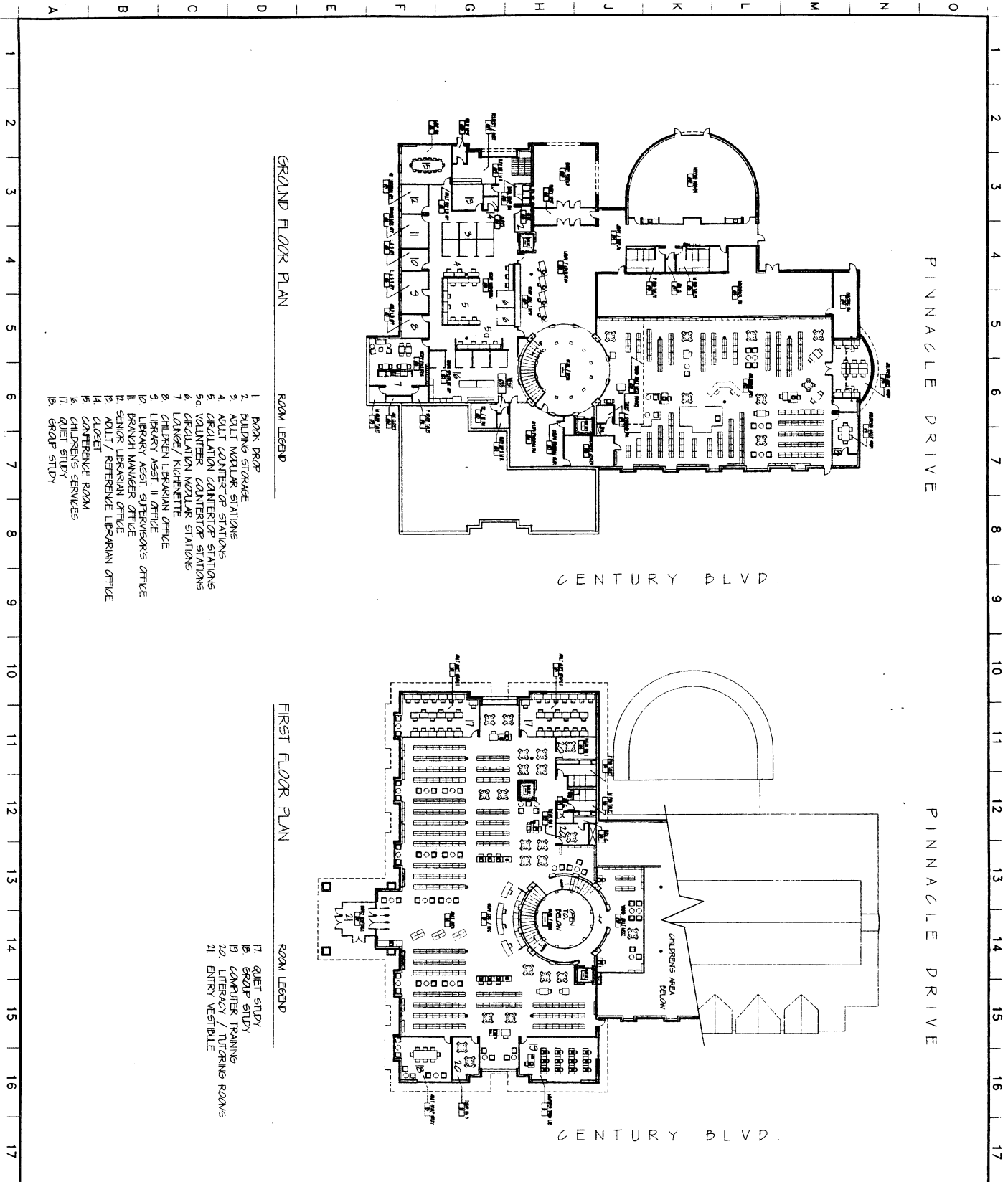
|                                                                                                                                |             |             |     |     |                                                                                                                                                                                         |                                                                                                                         |                                                                                                                    |                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|-----|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| <p>Legend</p> <table border="1"> <tr> <td>Symbol</td> <td>Description</td> </tr> <tr> <td>...</td> <td>...</td> </tr> </table> | Symbol      | Description | ... | ... | <p>KEY PLAN</p> <p>The location of this site is shown in the Key Plan. The Key Plan is not to scale. It is provided for reference only. It is not to be used for any other purpose.</p> | <p>Project Title:<br/><b>Germantown Library</b><br/>Germantown, Maryland</p> <p>Owner:<br/><b>Montgomery County</b></p> | <p>ARCHITECTURE &amp; PLANNING</p> <p>2700 Lake County Street<br/>Arlington, Virginia 22206<br/>(703) 946-4411</p> | <p>LANDSCAPE PLAN</p> <p>DATE: 05/14/2003<br/>DRAWN BY: [Name]<br/>CHECKED BY: [Name]</p> |
| Symbol                                                                                                                         | Description |             |     |     |                                                                                                                                                                                         |                                                                                                                         |                                                                                                                    |                                                                                           |
| ...                                                                                                                            | ...         |             |     |     |                                                                                                                                                                                         |                                                                                                                         |                                                                                                                    |                                                                                           |





Figure 5

Copy of 1212101\_plan192.dwg 53102 78655



GRAND FLOOR PLAN

- ROOM LEGEND
- 1. BOOK PROP
  - 2. BUILDING STORAGE
  - 3. ADULT MODULAR STATIONS
  - 4. ADULT COUNTERTOP STATIONS
  - 5. CIRCULATION COUNTERTOP STATIONS
  - 50. VOLUNTEER COUNTERTOP STATIONS
  - 6. CIRCULATION MODULAR STATIONS
  - 7. LUNGE / KITCHENETTE
  - 8. CHILDREN LIBRARIAN OFFICE
  - 9. LIBRARY ASST. II OFFICE
  - 10. LIBRARY ASST. SUPERVISOR'S OFFICE
  - 11. BRANCH MANAGER OFFICE
  - 12. SENIOR LIBRARIAN OFFICE
  - 13. ADULT / REFERENCE LIBRARIAN OFFICE
  - 14. CLOSET
  - 15. CONFERENCE ROOM
  - 16. CHILDRENS SERVICES
  - 17. QUIET STUDY
  - 18. GRAP STUDY

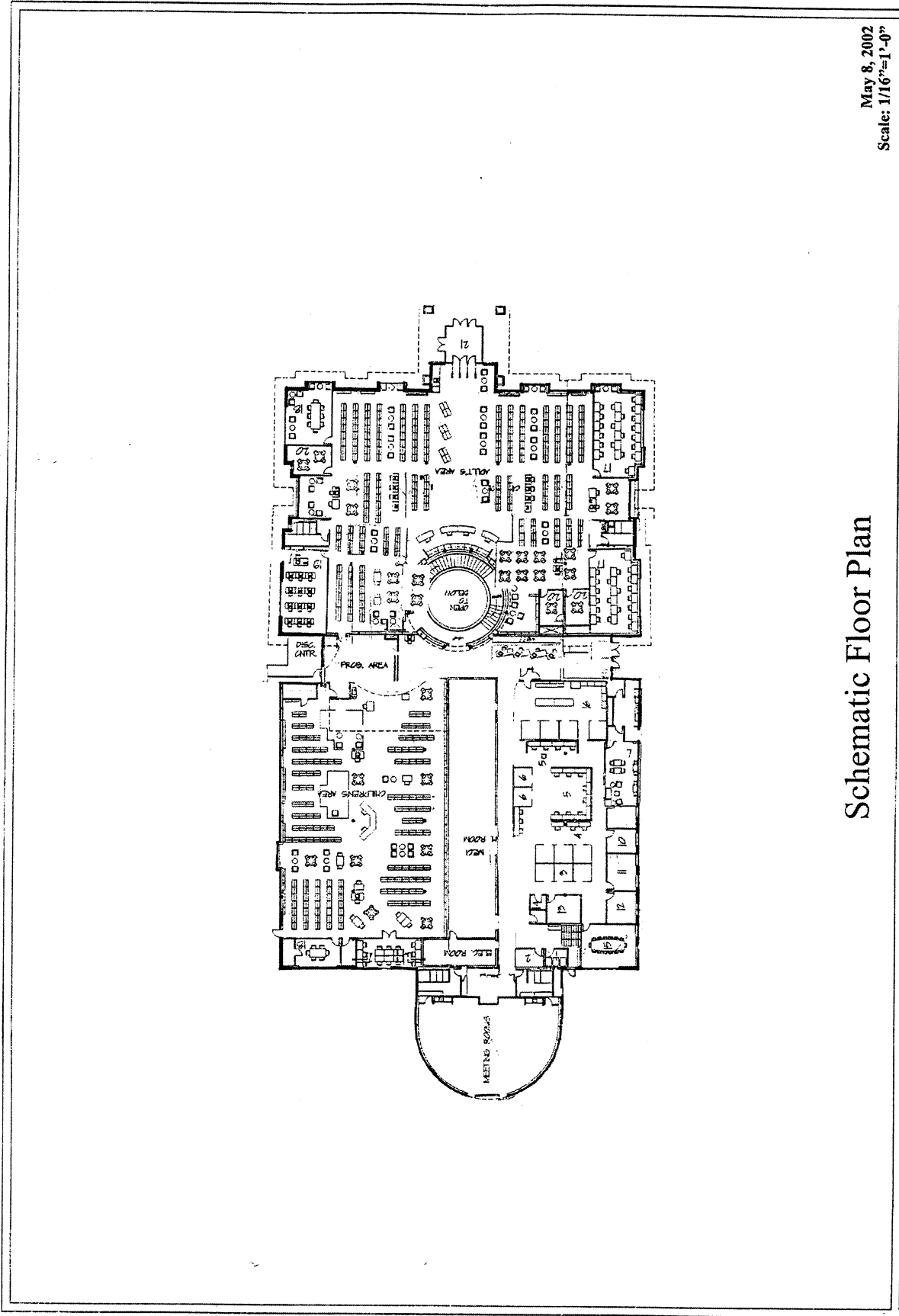
FIRST FLOOR PLAN

- ROOM LEGEND
- 17. QUIET STUDY
  - 18. GRAP STUDY
  - 19. COMPUTER TRAINING
  - 20. LITERACY / TUTORING ROOMS
  - 21. ENTRY VESTIBULE

|                                                                                     |                                                                                        |                                                                                                                                                                                 |                 |                                                                                     |                                     |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------|-------------------------------------|
| <p>DATE: 11/20/00<br/>         DRAWN BY: [Name]<br/>         CHECKED BY: [Name]</p> | <p>PROJECT TITLE:<br/> <b>Germantown Library</b><br/>         Germantown, Maryland</p> | <p>ARCHITECTURE &amp; PLANNING<br/> <b>THE KIMBLE PARTNERSHIP INC.</b><br/>         516 100 Green Spring<br/>         Annapolis, Maryland 21403<br/>         (410) 994-6111</p> | <p>KEY PLAN</p> | <p>DATE: 11/20/00<br/>         DRAWN BY: [Name]<br/>         CHECKED BY: [Name]</p> | <p>FLOOR PLANS<br/> <b>A-01</b></p> |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------|-------------------------------------|

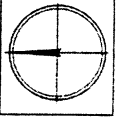


Figure 7- Schematic Floor Plan



Schematic Floor Plan

May 8, 2002  
Scale: 1/16"=1'-0"



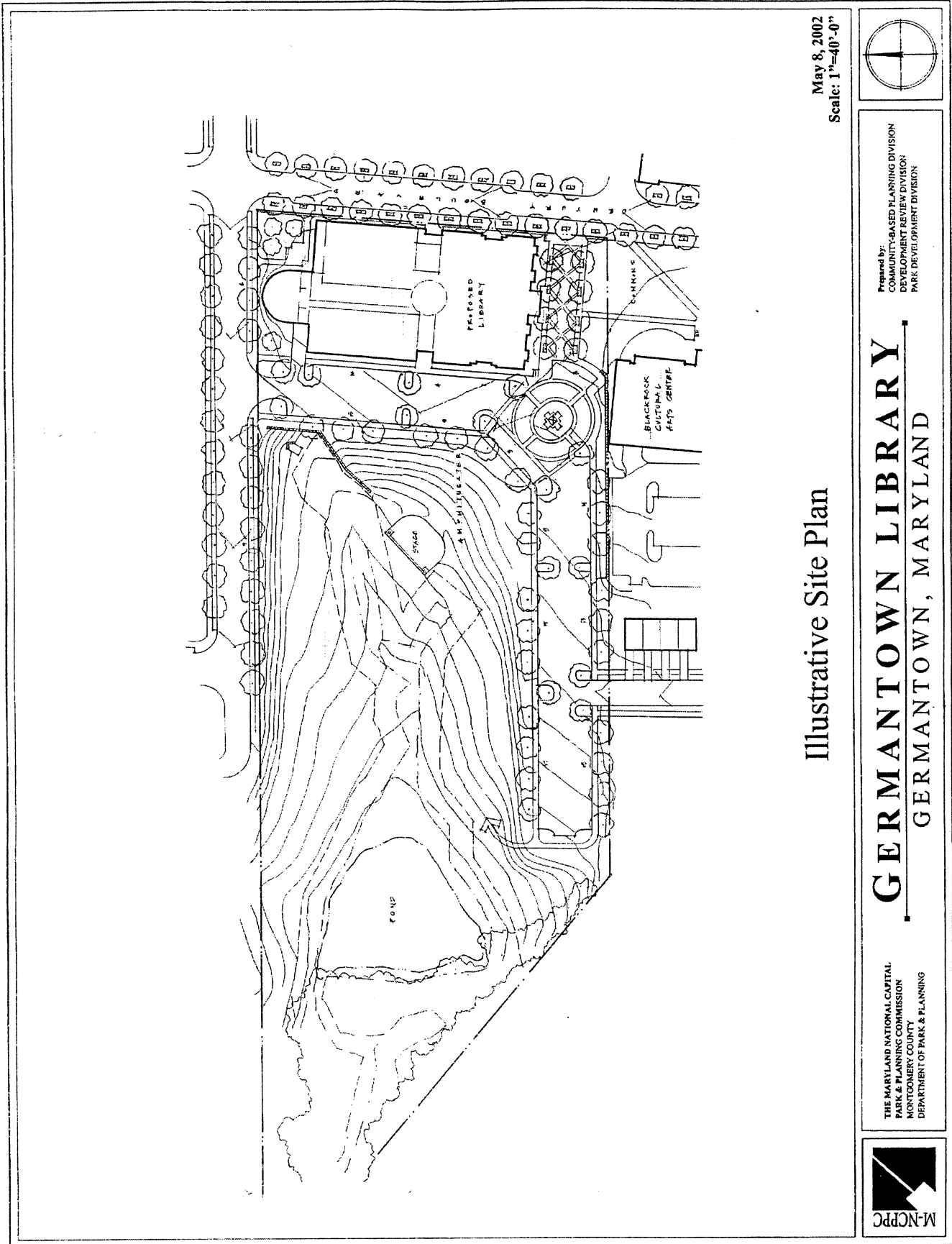
Prepared by:  
COMMUNITY-BASED PLANNING DIVISION  
DEVELOPMENT REVIEW DIVISION  
PARK DEVELOPMENT DIVISION

**GERMANTOWN LIBRARY**  
GERMANTOWN, MARYLAND

THE MARYLAND NATIONAL CAPITAL  
PARK & PLANNING COMMISSION  
MONTGOMERY COUNTY  
DEPARTMENT OF PARK & PLANNING

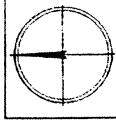


Figure 8- Site Concept



### Illustrative Site Plan

May 8, 2002  
Scale: 1"=40'-0"



Prepared by:  
COMMUNITY-BASED PLANNING DIVISION  
DEVELOPMENT REVIEW DIVISION  
PARK DEVELOPMENT DIVISION

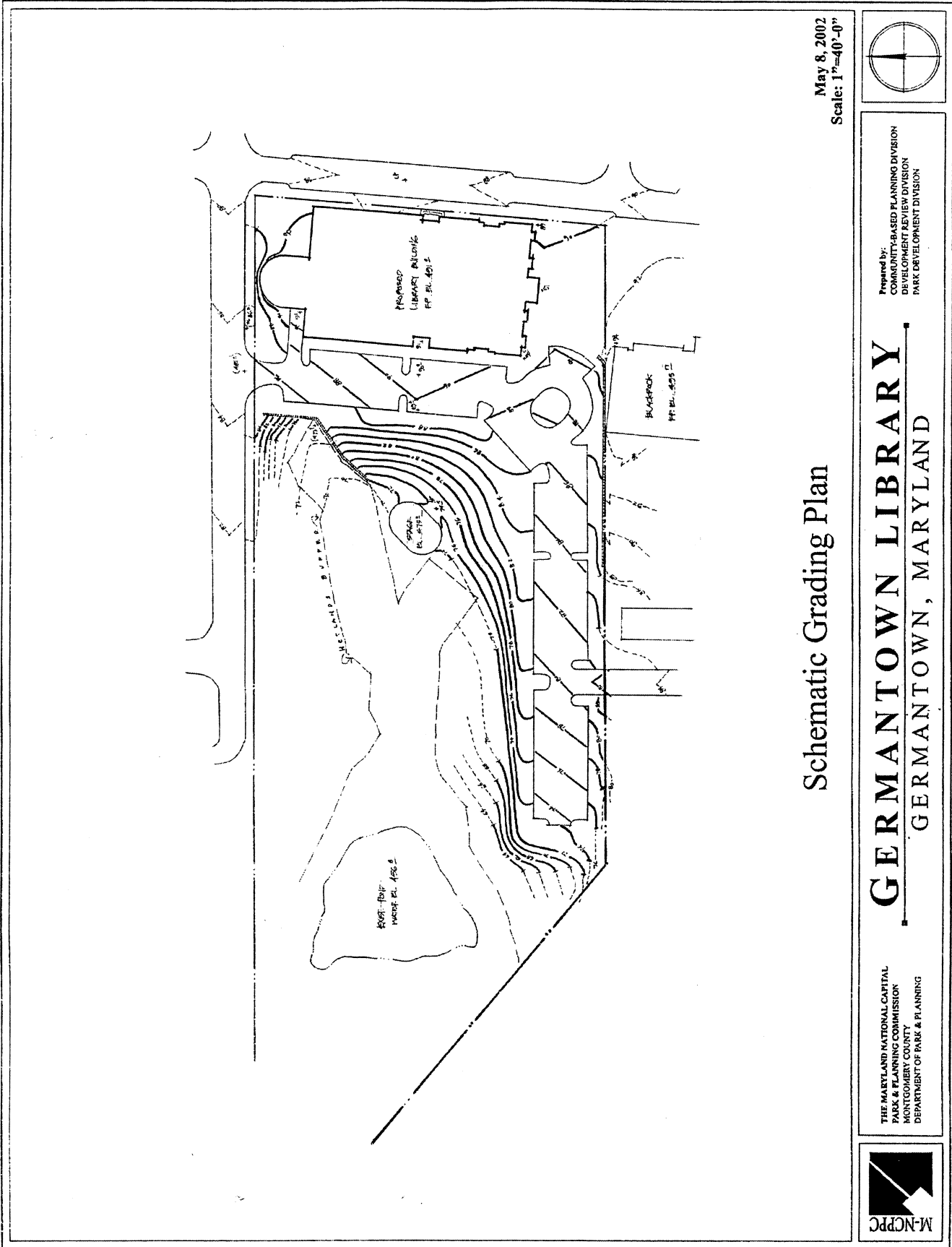
# GERMANTOWN LIBRARY

GERMANTOWN, MARYLAND

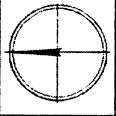
THE MARYLAND NATIONAL CAPITAL  
PARK & PLANNING COMMISSION  
MONTGOMERY COUNTY  
DEPARTMENT OF PARK & PLANNING



Figure 9- Grading Plan



# Schematic Grading Plan



Prepared by:  
COMMUNITY-BASED PLANNING DIVISION  
DEVELOPMENT REVIEW DIVISION  
PARK DEVELOPMENT DIVISION

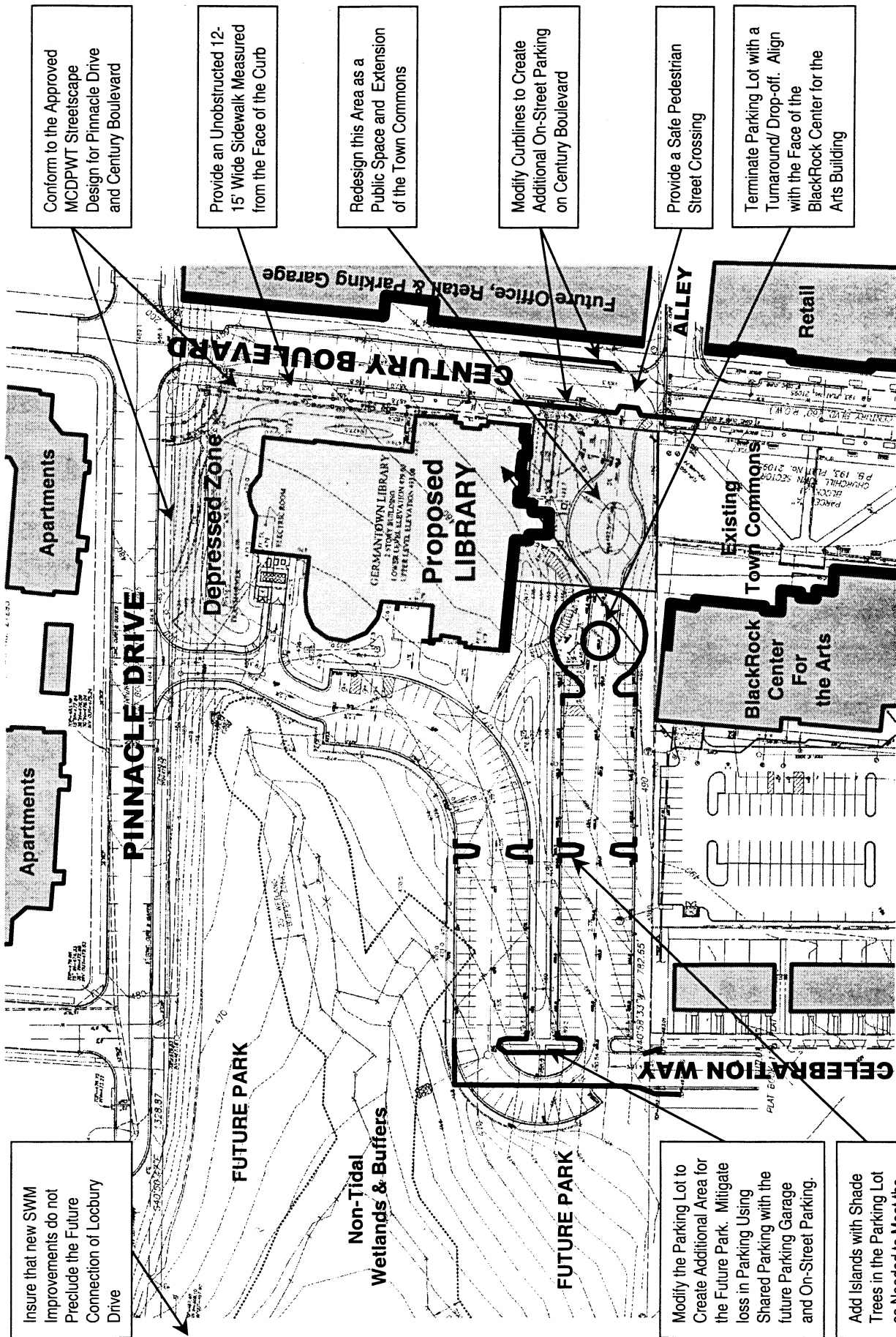
# GERMANTOWN LIBRARY

GERMANTOWN, MARYLAND

THE MARYLAND NATIONAL CAPITAL  
PARK & PLANNING COMMISSION  
MONTGOMERY COUNTY  
DEPARTMENT OF PARK & PLANNING



Figure 10- Staff Recommended Modifications



# Staff Recommended Modifications

Germantown Library (Mandatory Referral No. 02304-F&S-1)

Conform to the Approved MCDPWT Streetscape Design for Pinnacle Drive and Century Boulevard

Provide an Unobstructed 12-15' Wide Sidewalk Measured from the Face of the Curb

Redesign this Area as a Public Space and Extension of the Town Commons

Modify Curblines to Create Additional On-Street Parking on Century Boulevard

Provide a Safe Pedestrian Street Crossing

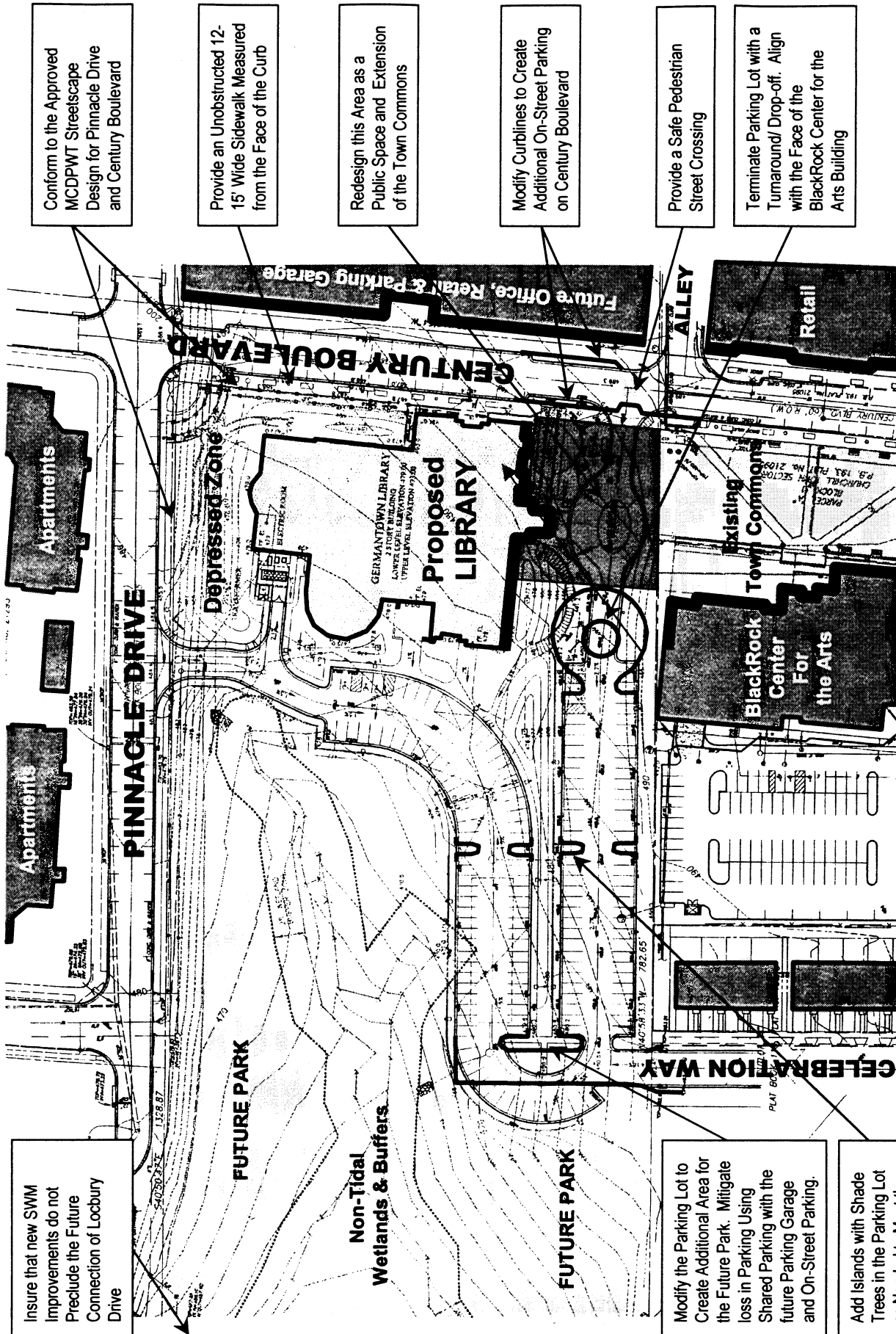
Terminate Parking Lot with a Turnaround/ Drop-off. Align with the Face of the BlackRock Center for the Arts Building

Insure that new SWM Improvements do not Preclude the Future Connection of Lobery Drive

Modify the Parking Lot to Create Additional Area for the Future Park. Mitigate loss in Parking Using Shared Parking with the future Parking Garage and On-Street Parking.

Add Islands with Shade Trees in the Parking Lot as Needed to Meet the Requirements for Internal Landscaping in the Zoning Ordinance

Figure 10- Staff Recommended Modifications



Conform to the Approved MCDPWT Streetscape Design for Pinnacle Drive and Century Boulevard

Provide an Unobstructed 12-15' Wide Sidewalk Measured from the Face of the Curb

Redesign this Area as a Public Space and Extension of the Town Commons

Modify Curblines to Create Additional On-Street Parking on Century Boulevard

Provide a Safe Pedestrian Street Crossing

Terminate Parking Lot with a Turnaround/ Drop-off. Align with the Face of the BlackRock Center for the Arts Building

Insure that new SWM Improvements do not Preclude the Future Connection of Locbury Drive

Modify the Parking Lot to Create Additional Area for the Future Park. Mitigate loss in Parking Using Shared Parking with the future Parking Garage and On-Street Parking.

Add Islands with Shade Trees in the Parking Lot as Needed to Meet the Requirements for Internal Landscaping in the Zoning Ordinance

# Staff Recommended Modifications

Germantown Library (Mandatory Referral No. 02304-F&S-1)