




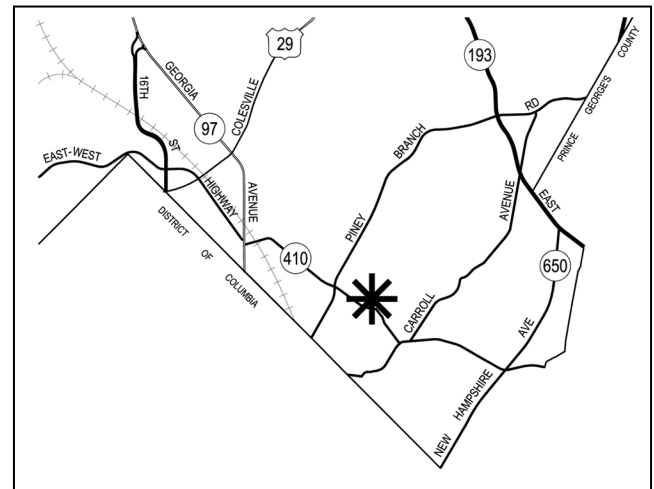
## Takoma Park Public Library – Mandatory Referral No. 2021018

-  Marco Fuster, Planner Coordinator, DownCounty Planning, [marco.fuster@montgomeryplanning.org](mailto:marco.fuster@montgomeryplanning.org), 301.495.4521
-  Stephanie Dickel, Supervisor, DownCounty Planning, [stephanie.dickel@montgomeryplanning.org](mailto:stephanie.dickel@montgomeryplanning.org), 301.495.4527
-  Elza Hisel-McCoy, Chief, DownCounty Planning, [Elza.Hisel-McCoy@montgomeryplanning.org](mailto:Elza.Hisel-McCoy@montgomeryplanning.org), 301.495.2115

### Description

Completed: 10/20/2021

- Mandatory Referral for the reconstruction of the Takoma Park Library within the Takoma Park Municipal Center
- Location: 101 Philadelphia Avenue, at the north side of the intersection with Maple Ave
- Zone: R-60
- Master Plan: 2000 *Takoma Park Master Plan*
- Property size: 3.73 acres
- Applicant: The City of Takoma Park
- Acceptance Date: May 18, 2021
- Review Basis: Maryland Land Use Article, Title 20, Subtitle 3, Mandatory Referral and 2001 Uniform Standards for Mandatory Referral Review, as amended and Chapter 22A



### Summary

- Staff recommends **Approval of the Mandatory Referral** with recommendations, conditions, and transmittal of comments to the City of Takoma Park.
- The Project will provide a reconstruction of the Takoma Park Library within the Takoma Park Municipal Center. The Application also associated with Forest Conservation Exemption No. 42021109E to remove and impact specimen trees.
- The attached buildings in the Municipal Center including the police station are to remain.
- An onsite 100-year floodplain is present due to existing development which impedes the water flow (this atypical floodplain is not the result of stream overflows associated with FEMA mapping). Based on floodplain modeling analysis, the proposed redevelopment activity will not impact the elevation of the floodplain and the proposed building will be designed such that the floor elevation will be at least one foot above the floodplain level.
- No community correspondence has been received as of the posting of the Staff Report.

## SECTION 1: RECOMMENDATION

### Mandatory Referral No. 2021018

Staff recommends approval of the Mandatory Referral No. 2021018 to reconstruct the existing library building with a maximum density of 17,000 square feet, on 3.73 acres of land, zoned R-60. The City of Takoma Park (hereinafter called the Applicant) must comply with the conditions of approval for the Tree Save Plan (enumerated further below) and should also comply with the following recommendations for the overall Mandatory Referral.

### Recommendations

Staff recommends approval of Mandatory Referral No. 2021018 and transmittal of the following recommendations to the City of Takoma Park:

#### General

1. Obtain Montgomery County Department of Permitting Services (MCDPS) approval of the September 2021 floodplain analysis report, prior to finalizing the site layout, building design and associated plans.

#### Design

2. Enhance/emphasize the main entryway by providing a tower element or other noticeably vertical feature that can be seen from the streets and neighborhood and help mark the public entry. Suggested elements include a simple clock tower, sculptural flag tower and pole, or a vertical piece of public art. (Ideally the suggested vertical feature would be incorporated as part of the initial design but could be phased in as needed). Appropriate signage should also be provided to formally identify the facility and location of the entryway.
3. Enhance the SWM facility (which is prominently located near the intersection of Philadelphia and Maple Avenues) by incorporating recreation space, artistic conveyance of rainwater, and/or educational elements.
4. Continue to explore design changes or other opportunities to provide new street trees along the site frontages, particularly along Philadelphia Avenue.

#### Transportation

##### 5. Pedestrian Circulation

- a. Sidewalks along the Philadelphia Avenue frontage of the addition shall be a minimum of 6-feet wide.
- b. Sidewalks internal to the Site should be ADA accessible. A width of 6-feet is preferred.
- c. Provide attractive features such as flower beds, benches, decorative lights and seasonal banners (per the Maple Avenue Recommendations of the Master Plan page 95).

##### 6. Bicycle Facilities

- a. Master-planned facilities: The Applicant should install the master-planned sidepath along Philadelphia Ave. Per the 2018 *Bicycle Master Plan*, the minimum width of the facility should be 10-feet in width.
- b. Bikeshare Facilities: Unless reconstructed in place, the Applicant should identify an appropriate location for the existing Bike Share station currently located at the southwest vehicular entrance of the Site, prior to use and occupancy permit.

7. Address the comments from MCDOT in their letter dated May 26, 2021.

**Environment**

8. Obtain approval of the Tree Save Plan associated with the Forest Conservation Exemption and coordinate with the M-NCCPC inspector as required prior to any clearing, grading or demolition.
9. Explore the use of supplemental techniques such as permeable paving, soil amendments and conditioning, or other landscaping techniques that further increase infiltration or enhance natural hydrology.

**Landscape**

10. Revise the planting plans to maximize the use of standard native species.

## SECTION 2: SITE DESCRIPTION

### Site Vicinity and Analysis

#### *Subject Property*

The subject site (Subject Property, Property or Site) consists of existing Takoma Park Library and other attached buildings within the municipal center which feature associated surface parking lot and open space. The project is located at 101 Philadelphia Avenue, at the north side of the intersection with Maple Ave with the City of Takoma Park. 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 and adjoining residential property to the north/northwest. The Site is 3.73-acres or 162,270 square feet and is zoned R-60 (Residential). The proposed public library will replace an existing library, which is a permitted use. The Property also contains other City facilities, including 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 Property is within the area encompassed by the 2000 *Takoma Park Master Plan* (Master Plan) and is located within a ½ mile of the Takoma Metro Station.



Figure 1: Vicinity Map





*Figure 2: Existing Library Building to be Demolished*

#### *Site Analysis*

The Property is zoned R-60 and is currently improved with an existing single-story Takoma Park Library and other attached buildings within the Takoma Park Municipal Center. The existing library building has served the community well for decades, but it no longer adequately meets the collections and programming needs, and also requires ADA accessibility improvements along with mechanical repairs and other ongoing maintenance concerns. The purpose of the construction of a new library building is to comprehensively address these expanding needs. The existing library building is approximately 7,800 square-feet in size, while the proposed new building will increase the square footage to 17,000 square-feet. The new construction will also include related facility upgrades (such as providing a lounge) and includes a Parks and Recreation office, which will bring the total area of new construction to approximately 18,925 SF.

The proposed building lies within the currently approved mapping of a local floodplain. However, an updated floodplain study has been prepared to determine potential impacts of the proposed re-development as subject to approval of the floodplain analysis by the Department of Permitting Services (DPS). The proposed finish floor elevation of the new library is to be set at one foot above the newly determined 100-year localized floodplain.

The Site currently consists of platted Parcel A, as recorded by MSA Clerk Plat#: 10827, MNCPPC Number 517-98, recorded on July 7, 1974. There are no known rare, threatened, or endangered species on site, and there are no known historic properties on Site.

Soils on the Site consist of Gaila silt loam and soils classified as urban land; these soils are not considered highly erodible or otherwise sensitive per the Montgomery County Environmental Guidelines. There are also areas of steep slopes, 25% or greater, occurring along the west of the site, between the property boundary and the existing parking lot. This sloped area also contains numerous trees, including significant and specimen trees. Additionally, a specimen sized Willow Oak is situated in front of the existing library

building along Philadelphia Avenue. There are no champion trees or trees sized within 75% of a champion tree onsite.

The Subject Property is within the Sligo Creek watershed which is a Use I watershed<sup>1</sup> and is located approximately ½ mile south of Sligo Creek. While there are no stream buffers or wetlands onsite, there is a localized 100-year floodplain. The floodplain is not associated with a stream/river or tidal influence, but rather is due to the depressional setting of the site which is lower in elevation than parts of the surrounding landscape. The Applicant has submitted a Flood Plain Study along with this Application; the analysis finds that there will be significant flooding between Maple Avenue and Cedar Avenue for the 100-year storm due to the low areas and lack of an overland flow relief until the water reaches an elevation of 209.5 feet. At this elevation, the water will be conveyed downstream along Maple Avenue towards Sligo Creek. The analysis further states that there will be no change in the 100-year floodplain with the proposed development. However, the floodplain analysis must be confirmed and approved by DPS prior to finalization the site layout, building design and associated plans.



<sup>1</sup> WATER CONTACT RECREATION, PROTECTION OF AQUATIC LIFE. Waters that are suitable for: water contact sports: play and leisure time activities where the human body may come in direct contact with the surface water; fishing; the growth and propagation of fish (other than trout); other aquatic life, and wildlife; agricultural water supply; and industrial water supply.





*Figure 4: Southeast facing view of lower parking lot (floodwalls and open floodgate in center of image)*

#### *Surrounding Uses*

The Property is surrounded by a mix of residential and non-residential uses of varying heights and densities. Takoma Park Elementary School is adjacent to the northwest and the Piney Branch Elementary School is located across Grant Avenue to the northeast. The Edinburgh Apartments are located to the east across the intersection of Grant and Maple Avenue. Single family residential homes are located to the north; however, the adjacent residences are buffered by a large grove of trees within an embankment area that separates and screens the differing uses.



*Figure 5: North facing view of Piney Branch Elementary School on opposite side of Grant Ave*

### SECTION 3: PROJECT DESCRIPTION

#### **Proposal**

The Applicant proposes to demolish the existing library building which is currently 7,800 square-feet in size. The proposed new building will increase the square footage to 17,000 square-feet. The new construction will also include related facility upgrades (such as providing a lounge) and the Parks and Recreation office, which will bring the total area of new construction to approximately 18,925 SF.

The existing parking lot wraps the site between Philadelphia Avenue and Grant Street along the north and west sides of the current buildings and currently provides 120 spaces (11 accessible). A total of 7 spaces will be removed as part of the overall project. The remaining spaces will consist of 8 accessible spaces and 105 standard spaces. There is no indication for Library in the Zoning Ordinance for the amount of parking spaces required, therefore, the design provides as many spaces as feasible and still meets the need for ADA accessible parking spaces, Electric Vehicle Charging stations, long/short term bicycle parking, and maintaining appropriate levels of tree cover and open space. Minor site modifications will be made to pedestrian circulation patterns/infrastructure and the storm drain network in the vicinity of the proposed library addition. Notably, the parking lot elevation in the vicinity of the library entrance will be raised to accommodate the higher finish floor elevation of the new library. 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.). 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 the improvement area. New bio-retention areas will be installed south of the building along Philadelphia Avenue.

#### Building and Site Design

The building exterior massing and materials are intended to respond to the surrounding context, and the proposed design fits with the scale of the area and surrounding residential neighborhoods, preserving the existing character as recommended in the 2000 Master Plan. The proposed building is modest in height and responds to the adjacent buildings and existing conditions. The building is on a single level and will be partially located over an existing open garage structure. 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. The large existing mosaic tile mural located on the south east building facade will be preserved and reincorporated into the setting (as shown in Figure 11). Outside of the new library building, stormwater management facilities are provided within flower beds to help enhance the look of the site. Given the prominent location of these bioretention facilities near the proposed library frontage, Staff also recommends enhancements such as incorporating educational/artistic elements into the proposed stormwater facility.

Due to site constraints associated with the 100-year floodplain, the entrance to the new library is not readily visible from Philadelphia Avenue and the surrounding streetscapes. Since a different location is not likely or possible, Staff has recommended a tower element or something noticeably vertical that can be seen from the streets and neighborhood, which can help to mark the public entry. It could be a simple clock tower, a sculptural flag tower and pole, or perhaps a vertical piece of public art. However, emphasis on the public library entrance to the greater community is needed. Currently, there is no noticeable public entry to the proposed building other than what might be seen from a parking car. Additional signage would also be helpful but should not be a substitute for the vertical element(s) as recommended.

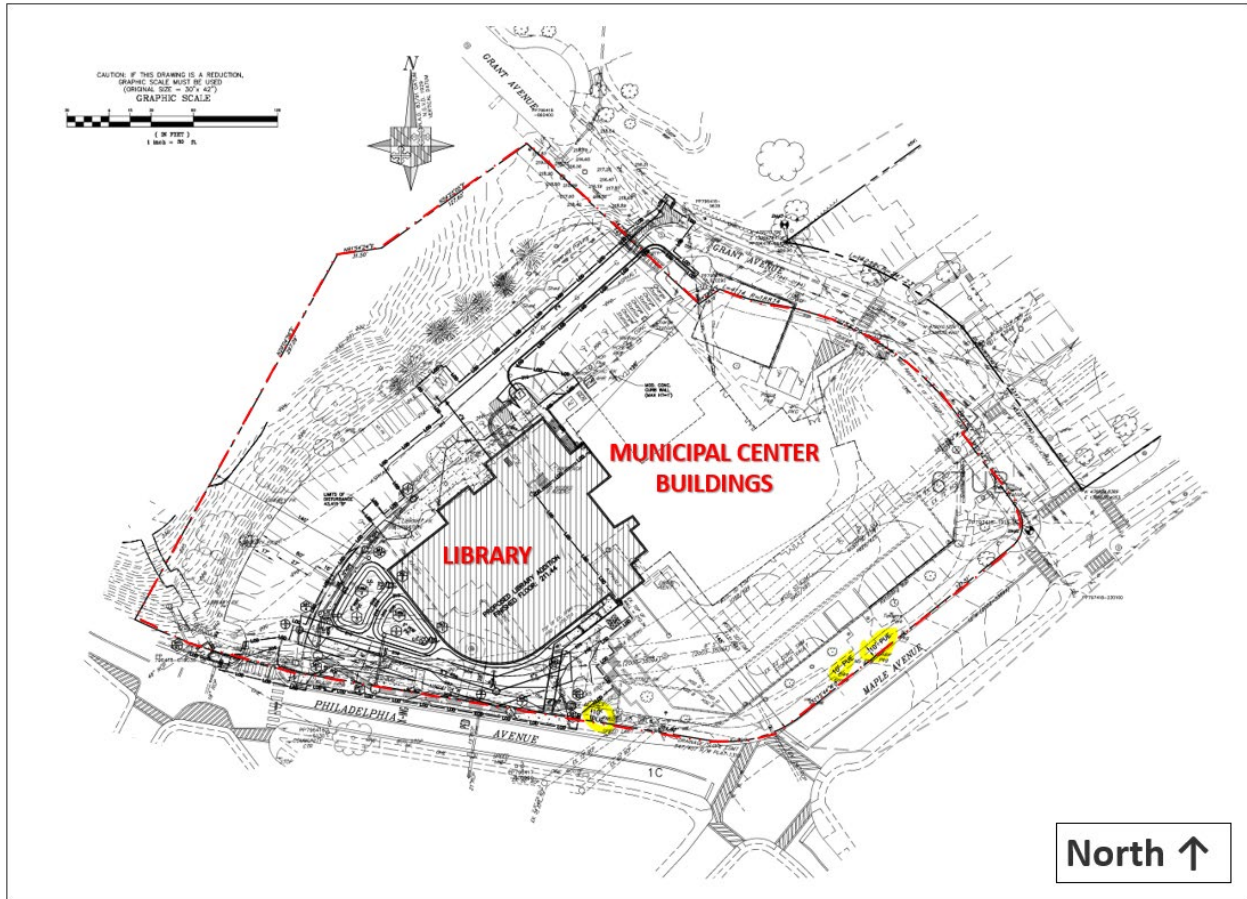


Figure 6: Mandatory Referral Plan

### Sustainable Design/Energy Efficiency

This project is currently being submitted to the USGBC and intends to meet Leadership in Energy and Environmental Design (LEED) Gold requirements.

A few notable design features that will provide energy, water, and waste savings include:

- Planned solar panels on the roof to offset energy consumed by the building.
- Maintaining open space on the site.
- Indoor water use reduction – The building is predicted to use 40% less water than a similar facility
- Building is predicted to attain 14 out of the 18 available energy efficiency points (even before solar is added to the calculation).
- Contract requires recycling a minimum of 75% of the waste generated by construction activities.
- Highly efficient building envelope including additional insulation in the walls and roof as well as triple pane glazing.





*Figure 7: Proposed library, west facing view from parking lot entrance*



*Figure 8: View of proposed main entrance from parking lot*





*Figure 9: Proposed building, view from sidewalk near parking lot*



*Figure 10: Proposed library, north facing view from Philadelphia Avenue*



*Figure 11: View from Philadelphia Avenue of mural on proposed library*

### Open Space

A significant portion of the 3.73-acre Property will remain as open space, which provide various landscape areas, seating, public gathering areas and pathways. Throughout the open space there are paved paths that connect to the internal and surrounding public streets, parking lots, recreational features and also include a stairway and a separate sloped path leading to the adjacent Takoma Park Elementary School.

### Site Access Circulation, Loading, and Parking

The Takoma Park Public Library is located within the Takoma Park Municipal Center. The portion of the building that the Library occupies, fronts on Philadelphia Avenue. Parking and access for the Library is shared with the other functionalities of the Municipal Center.

The Site currently provides 120 total spaces (11 accessible) and with the proposed addition, a total of 7 spaces will be removed. The remaining spaces will consist of 8 accessible spaces and 105 standard spaces.

The Site is currently served by three vehicular access points: one on Philadelphia Avenue and two on Grant Avenue, all of which are proposed to remain. The full-movement driveway on Philadelphia Avenue leads to the rear surface parking lot, which provides the most direct access to the existing Library and future addition. The northernmost driveway on Grant Avenue is egress-only, for the rear surface lot. The southernmost driveway on Grant Avenue is a full-movement driveway providing access to the sub-grade open-air parking facility. No changes to the on-site circulation are proposed with the Library addition.

The Site is served by the existing sidewalk network along Philadelphia, Maple, and Grant Avenues. The existing sidewalks are ADA accessible and separated from vehicular traffic by a grass buffer. All interior sidewalks proposed to be improved or reconstructed will be a minimum of 6-feet wide, and ADA accessible.

The Site is conveniently accessible by bus transit via a shelter located on the Philadelphia Avenue frontage served by RideOn Route 17 and WMATA route F4. RideOn Route 17 provides service between the Silver



Spring Downtown Transit Center and Langley Park. The WMATA F4 Route provides service between the Silver Spring Transit Center and the New Carrollton Station in Prince George's County.

A 15-bay bikeshare station is located adjacent to the bus transit shelter on Philadelphia Avenue. Due to required relocation of existing on-site storm drain and sanitary sewer, the existing station may have to be relocated. The Applicant is encouraged to identify an appropriate location that is highly visible and accessible to the community if it is unable to be reconstructed in place.

A sidepath (a shared facility for bicyclists and pedestrians along a roadway) is master planned along the Philadelphia Avenue frontage, per the 2018 *Bicycle Master Plan*. The Applicant is strongly encouraged to participate in the implementation of the 10-foot bicycle/pedestrian facility.

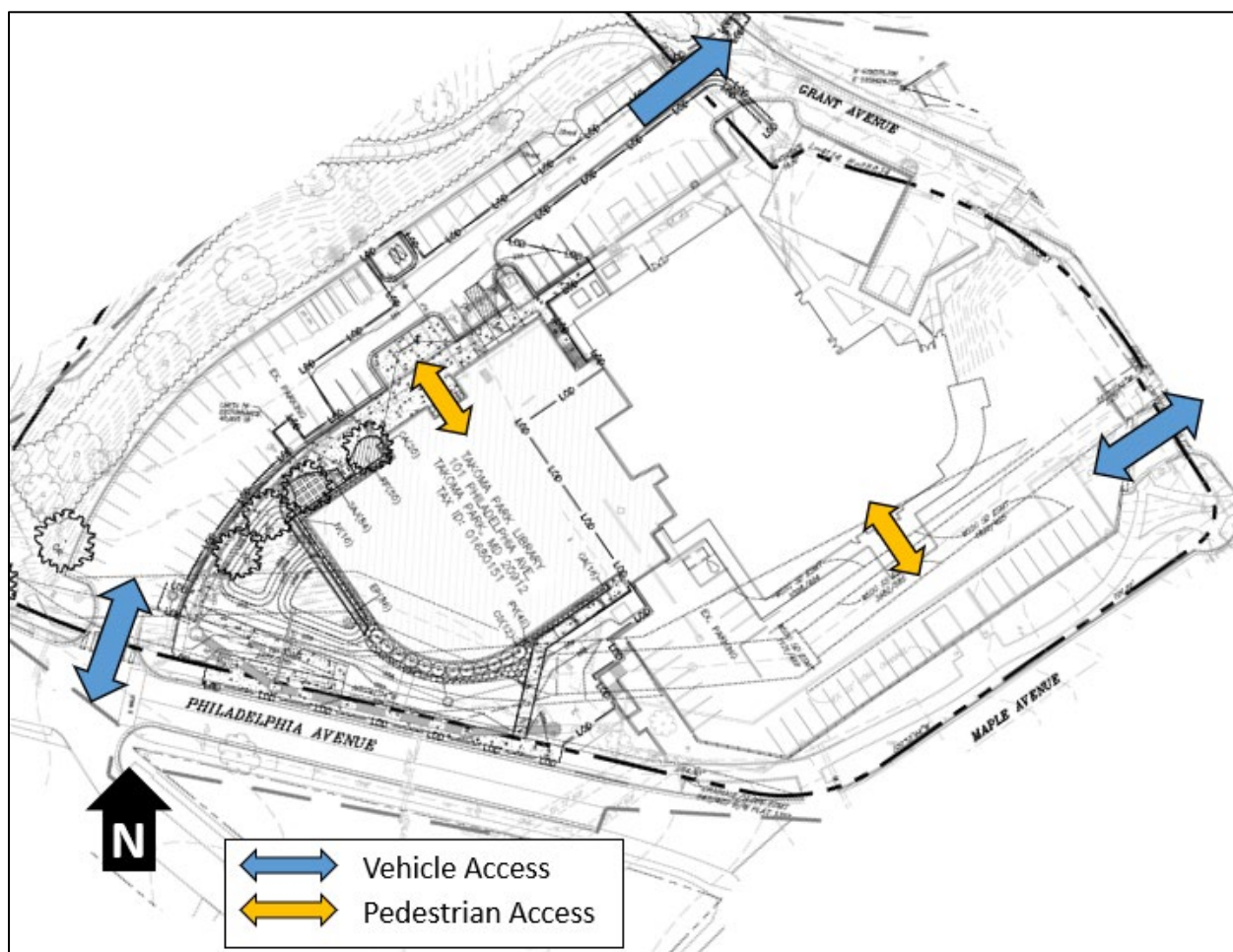


Figure 12: Access and Site-Circulation

### Environment

The Subject Property is located within the Sligo Creek Watershed, a Use I watershed. The Property, located at the north side of the intersection of Philadelphia and with Maple Avenues, lies within the suburban area of Takoma Park. The Site currently consists of a surface parking lot bordered by a sloped landscape area to the west and the existing library building to the east. The landscape area to the west contains a number of mature specimen and significant trees as well as areas of steep slopes (25% or greater). Soils are classified generally as 400-Urban Land and Gaila silt loam, neither of which are classified as erodible or otherwise sensitive. There are no known rare, threatened, or endangered species or historic/cultural

facilities onsite. While the Site contains no streams or stream buffers, an existing 100-year floodplain coincides with the Site. According to the submitted Flood Plain Analysis, the natural flow regime has been altered in this area due to the construction of the street and buildings, which has resulted in a sump environment for the Subject Property. Because of this, the analysis determines that there will be significant flooding between Maple Avenue and Cedar Avenue for the 100-year storm. No change in the 100-year flood plain elevation is expected with the construction of the proposed library building.

#### *Forest Conservation*

In lieu of a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD), a simplified NRI in support of a Forest Conservation Exemption was submitted by the Applicant. This Exemption Request, No. 42021109E, was approved for the Subject Property on February 18, 2021. As such, this Application is subject to Chapter 22A Forest Conservation Law but is exempt from the requirement to submit a Forest Conservation Plan under Section 22A-5(t). The Project meets the particular requirements of the exemption because the proposal consists of a modification to an existing non-residential developed property, no more than 5,000 square feet of forest will be cleared a one time or cumulatively, the modification does not result in the cutting clearing or grading of any forest in a stream buffer or located on property in a special protection area which must submit a water quality plan, the modification does not require the approval of a preliminary plan of subdivision, and the modification does not increase the developed area by more than 50% and the existing development is maintained.

Because the Mandatory Referral proposes to remove specimen trees, a Tree Save Plan has been submitted and reviewed with the Mandatory Referral Application as required by the approved exemption. The Tree Save Plan shows the removal of specimen trees including a 39.5" Willow Oak located in front of the existing library building along Philadelphia Avenue. Additionally, a 35" DBH Red Oak will be removed from the grove of trees along the western slope because of declining health likely associated with bacterial leaf scorch. It is anticipated that due to the extent of stormwater management improvements, building improvements, and utility relocations, no existing trees near the building construction will remain. Along with the proposed tree removals, the Applicant has proposed mitigation plantings of canopy trees which Staff recommends be placed near the areas where these tree removals are proposed. However, due to site constraints, it may be necessary to place most of the plantings along the northwest portion of the site which would supplement and enhance the existing grove of trees.

#### *Stormwater Management (SWM)*

The SWM concept letter was approved by the Department of Public Works for City of Takoma Park on November 24, 2020 subject to the conditions of approval requiring approval (by the City) of a tree protection plan and approval of a Sediment and Erosion Control Plans by (MCDPS).

The SWM practices for quality control for the limit of disturbance will be two micro-bioretention facilities. These facilities will promote infiltration into the ground within the open space of the library site. Given the prominent location of these bioretention facilities near the proposed library frontage, Staff also recommends enhancements such as incorporating educational/artistic elements into the proposed stormwater facility. 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.

## Agency Approvals

Although generally not required at the time of Mandatory Referral, the Application was reviewed by public agencies for conformance with the County Code and best practices for site design. A summary of that review is provided below, and agency approval letters are included in Attachment A for the record.

- The Montgomery County Department of Transportation (“MCDOT”) recommended approval by its letter dated October 7, 2021.
- The Montgomery County Department of Permitting Services (“MCDPS”), Fire Department Access and Water Supply Section recommended approval in its letter dated July 20, 2021.
- The Department of Public Works for City of Takoma Park approved the SWM concept in its letter dated November 24, 2020.

## SECTION 4: MANDATORY REFERRAL ANALYSIS AND FINDINGS

Mandatory Referral review is guided by the 2001 Montgomery County Department of Park and Planning Uniform Standards for Mandatory Review, as amended, and through the authority granted through the Maryland Land Use Article, Section 20-301. As set forth in Section 20-301, all federal, state, and local governments and public and private utilities are required to submit proposed projects for a Mandatory Referral review and approval by the Commission. The law is briefly stated but has a very broad application, requiring that the Planning Board review and approve the proposed location, character, grade and extent of any road, park, public way or ground, public (including federal) building or structure, or public utility (whether publicly or privately owned) prior to the project being located, constructed or authorized. The Planning Board must also review the widening, extension, relocation, narrowing, vacation, abandonment or change of use of any road, park or public way or ground, and the acquisition or sale of any land by any public board, body or official.

The Planning Board must conduct its review within 60 days of the submission of a complete application unless a longer period is granted by the applicant. The Board’s failure to act within 60 days is deemed an approval, unless the applicant agrees to extend the review period. Planning staff received an extension of this timeline from the Applicant, extending the review period through the end of October 2021. In case of disapproval, the law requires the Planning Board to communicate its reasons to the applicant agency. In practice, the Planning Board communicates its approval, approval with conditions, and disapproval, with the reasons for its actions to the applicant agency. Mandatory Referral review and comments by the Planning Board are advisory in that the statute allows the applicant to overrule the Planning Board’s disapproval, or any conditions attached to approval, and proceed.

During the Mandatory Referral hearing at the Planning Board’s regularly scheduled meeting, the Board will review the proposal and may seek clarifications from the Staff, the Applicant, or the community, if necessary. The Planning Board will consider all relevant land use and planning aspects of the proposal including, but not limited to, the following:

1. *whether the proposal is consistent with the County’s General Plan, functional plans such as the master plan of highways, environmental guidelines, the approved and adopted area master plan or sector plan, and other public plans or programs for the area;*

The *Takoma Park Master Plan* Approved and Adopted in December 2000 (the “Master Plan”), includes general and site-specific recommendations which apply to this project. The Master Plan identifies Takoma Park as being within part of the County’s “Urban Ring” (which is almost completely built-out with an established character and density of development and little vacant land) and generally, reaffirms the existing land use pattern throughout the area and the existing

zoning. The intent of the Master Plan is to preserve the existing residential character and to reinforce the many desirable features of Takoma Park neighborhoods and includes the following four major themes:

- **Community Preservation, Stability, and Character:** Preserve existing residential character, encourage neighborhood reinvestment, and enhance the quality of life throughout Takoma Park.
- **Commercial and Institutional Centers:** Improve commercial centers to better serve the needs of local and area residents and people passing through the area.
- **Community Facilities, Parks, and Environmental Resources:** Support the facilities and parks and protect the environmental resources that contribute to community identity and provide valuable services and programs.
- **Neighborhood Friendly Circulation:** Accommodate local and regional traffic, while providing safe, pleasant, and convenient pedestrian access to places people want to go.

Page 38 provides the following recommendations for (Commercial and) Institutional centers such as the library site and the associated municipal center:

**Safe:** designed for visibility, good lighting, and a general feeling of security.

**Successful:** economically viable, clear market orientation, and good land use mix.

**Community-Serving:** meets retail and service needs of area residents; often provides an outdoor space for public use and gatherings.

**Attractive:** well maintained, nice-looking buildings and facades, nice landscaping, and undergrounding of utilities.

**Convenient:** good pedestrian, transit, and auto access; adequate parking.

Furthermore, on page 3 of the Master Plan, it recommends facilities to serve the community and states the Takoma Park Library serves civic needs in the community and contributes to a strong sense of community identity. However, Page 45 recognizes that some of the public buildings along Maple Avenue may be reaching the end of their useful life. Whereas page 8 & 13 recommend revitalizing/maintaining older urban areas under Smart Growth Program, renovating existing facilities and providing new facilities and recreational programs for a wide range of ages, backgrounds, and interests.

Notably, on page 68 notes the Takoma Park Library as being small, but very well used, while page 47 indicates "Support provision of new or redesigned Municipal Center buildings and public spaces, including a library, school, and possibly a community center."

The proposed new library design fits with the scale of the area and surrounding residential neighborhoods, preserving the existing character as recommended in the 2000 Master Plan. The proposed design supports the overlapping recommendations of the Master Plan regarding *Community Preservation, Stability, and Character (preserving existing residential character, encourage neighborhood reinvestment, and enhance the quality of life throughout Takoma Park)* by revitalizing and providing new public/municipal facilities/buildings at the Municipal Center to better serve the needs of local and area residents. This area is envisioned as the civic and recreational center to Takoma Park and the new building represents that civic vision.

The project also addresses the above referenced *Commercial and Institutional Center* recommendations outlined in the Takoma Park Master Plan:



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. 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.

New site lighting will replace existing site lights and there will be building mounted lights to provide a safe environment in the evening hours. 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 Master Plan includes numerous recommendations regarding streetscaping which are addressed by the Staff recommendations in the front of this report.

#### Page 95 (Maple Avenue Recommendation)

- Improve Maple Avenue between MD 410/Philadelphia Avenue and Sligo Creek Parkway. This street serves the Takoma Park Municipal Center, numerous apartment residents, Sligo Creek Parkway, and the Washington Adventist Hospital. Provide attractive features such as flower beds, benches, decorative lights, seasonal banners.
- Improve pedestrian access to shopping areas, transit, and community facilities by providing wide, tree-lined sidewalks and good street crossings throughout the area. Improve crossings with pedestrian signals and limitations on right turns, where appropriate.

#### Page 9

- Enhance pedestrian and bicycle access to shops, transit, schools, and other community facilities by improving pedestrian safety and providing wide, tree-lined sidewalks throughout the area. Provide connections from neighborhoods to parks and trails.

The *Takoma Park Master Plan* also has numerous environmental recommendations, such as page 3 which includes enhancements to environmental features and notes that extensive areas of trees in neighborhoods make environmental protection an important part of the Master Plan.

The Master Plan has extensive recommendations on urban forestry practices which are designed to create pockets of native trees and understory vegetation within the urban ring to better support the remaining natural ecosystem and create a healthy urban ecosystem. The recommendations include: *Maintaining healthy tree stock, using native plant species for landscape projects, planting a mixture of overstory trees and understory trees and shrubs, and controlling existing alien invasive species and reduce their further use.*

The environmental recommendations of the Master Plan are generally addressed by the Mandatory Referral Application, the associated Tree Save Plan (to be approved by Staff prior to any clearing, grading or demolition) and the Staff recommendations.

Overall, the Project satisfies many of the major themes of the Master Plan and the Mandatory Referral application is in substantial conformance with the 2000 *Takoma Park Master Plan*.

2. *whether the proposal is consistent with the intent and the requirements of the zone in which it is located;*

*Development Standards*

The intent of the R-60 Zone is to provide designated areas of the County for moderate density residential uses. The predominant use is residential in a detached house. A limited number of other building types may be allowed. As a through lot the overall building has three frontages, Philadelphia Avenue, Maple Avenue and Grant Avenue. However, the Grant Avenue and Maple Avenue portions of the building are not impacted by this Project. The following Data Table shows the Application’s conformance of the new building construction to the development standards of the R-60 zone.

**Table 1: Conformance with R-60 Zone Development Standards (new building only)**

	<b>Permitted/Required</b>	<b>Proposed</b>
<b>Lot Area (min)</b>	6,000 SF	162,270 SF
<b>Front Setback Philadelphia Ave (min)</b>	25 feet	28 feet
<b>Side setback (min)</b>	Must meet minimum	Must meet minimum
<b>Lot Coverage (max)</b>	35%	23.6%
<b>Principle Building Height (max)</b>	35 feet	22 feet

*i. Division 6.1. Site Access*

Pedestrian access to the Site will be from the established sidewalk network and will be enhanced by streetscape improvements along the Philadelphia Avenue frontage. The Applicant is encouraged to participate in the master-planned sidepath along its Philadelphia Avenue frontage, as conditioned above.

The existing 15-bay Capital Bikeshare station may have to be relocated. If this is the case, the Applicant is encouraged to identify an appropriate alternative location that is highly visible and accessible to the community.

Vehicular access to the Site will occur via the existing driveways on Philadelphia and Grant Avenues.

Bus transit access is provided by the sheltered stop on Philadelphia Avenue, served by both RideOn route 17 and WMATA route F4.

Local Area Transportation Review (LATR)

The Application was received after January 1, 2021 and is therefore subject to the recently adopted 2020-2024 Growth and Infrastructure Policy (2020 – 2024 GIP). The Project was estimated to generate 12 net new person trips in the morning peak hour and 91 net new person trips in the evening peak hour.

Table 2: Trip Generation During the Peak Travel Periods		
Land Use/Density	AM Peak-hour Person Trips	PM Peak-hour Person Trips
Proposed: 9,200 SF Library	12	91

As the Site is located within the Silver Spring/Takoma Park Transportation Policy Area (No. 33), an Orange Policy Area, the transportation impact study must address system modal adequacy for motor vehicle, pedestrian, bicycle, and bus transit modes. A Vision Zero Statement is also required.

Based on estimated net new person trips generated in the peak hour by the Application, the Applicant was required to conduct a Tier 1 Transportation Impact Study. The scope of each required modal system test is included in Table 3 below.

Table 3: Transportation Impact Study Scope		
Peak Hour Trips Generated	System Adequacy Test	Scope of Study for an Orange Policy Area
<250	Motor Vehicle	1 -tier of intersections
<100	Pedestrian	400' walkshed for PLOC and Streetlamps 200' walkshed for ADA compliance
	Bicycle	400' Bikeshed
	Bus Transit	2 bus stops within 500'
	Vision Zero	2 speed studies within 400' of the Site

A summary of the findings for each of the modal adequacy tests is included below. As the Subject Application is a Mandatory Referral, no mitigation is required on behalf of the Applicant.

*Motor Vehicle Adequacy Test*

The Project is estimated to generate 12 net new peak hour person trips in the morning and 91 peak-hour person trips in the evening. Of those person trips, it is estimated that eight (8) of the morning peak hour trips and 58 of the evening trips will be made by motor vehicles. See Table 4 below for the mode splits:

Table 4: Trip Generation Summary						
Peak Hour Trip Generation						
Land Use	Vehicle Rates		Adjusted Vehicle Rates		Person Trips	
	AM	PM	AM	PM	AM	PM
9,2000 SF Library	9	69	8	58	12	91
Peak Hour Trip Generation by Mode						
	Auto-driver	Transit	Pedestrian <sup>1</sup>	Bicycle	Person Trips	
AM	8	2	3	2	12	
PM	58	13	23	11	91	

Source: The Traffic Group Transportation Impact Study, September 27, 2021

<sup>1</sup>Pedestrian trips are the sum of all pedestrian trips and bicycle trips generated by this project.

The number of vehicle trips estimated to be generated by the project in the peak hour is fewer than 250 and therefore the Applicant was required to study a single tier of significant intersections

within the vicinity of the Site. In coordination with MCDOT, SHA and planning staff, the Applicant evaluated a total of 5 intersections, including the Site driveway on Philadelphia Avenue. A map of the intersections studied are shown in Figure 13 below.

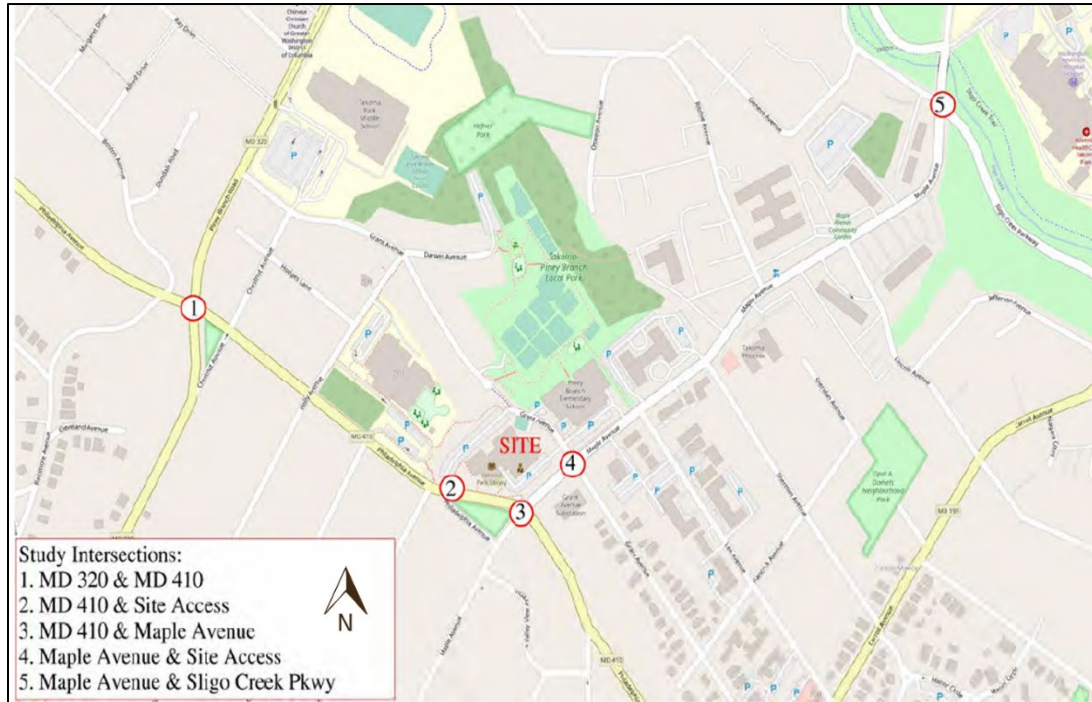


Figure 13: Study Intersections

As stated previously, the Site is in the Silver Spring/Takoma Park Policy Area, which is designated as an Orange Policy Area by the 2020-2024 Growth and Infrastructure Policy. Traffic congestion in Orange Policy Areas is measured using Highway Capacity Manual (HCM) delay-based level of service standards, which applies to all signalized study intersections. The HCM average vehicle delay standard for the Silver Spring/Takoma Park Policy Area is 80 seconds.

After applying the trip generation estimates to the network, it was determined that none of the intersections will exceed the HCM Delay Standard. A summary of the results is included in Table 5 below.

Table 5: Motor Vehicle Adequacy Test						
Intersection	Control	HCM Delay Standard	Existing		Total Future	
			AM	PM	AM	PM
MD 320 & MD 410	Signal	80	19.3	21.9	19.3	22
MD 410 & Site Access	Stop	80	0.8	0.9	0.8	1.3
MD 410 & Maple Avenue	Signal	80	31.7	38.8	31.7	39.4
Maple Avenue & Grant Avenue	Stop	80	3.4	3.5	3.4	3.9
Maple Avenue & Sligo Creek Parkway	Stop	80	8.9	10.3	8.9	10.4

Source: The Traffic Group Transportation Impact Study, September 27, 2021

**Pedestrian Modal Adequacy Test**

There are three components of the Pedestrian Modal Adequacy test: Pedestrian Level of Comfort (PLOC), Streetlamps assessment, and the ADA compliance. A Tier 1 Transportation impact study

must evaluate a walkshed of 400 feet from the site frontage, and the maximum required length of sidewalk and street lighting improvements beyond the frontage is four (4) times the walkshed. The impact study must evaluate a walkshed of 200 feet from the site frontage and the maximum span of ADA compliance improvements beyond the frontage is 800 feet.

Pedestrian system adequacy is defined as providing a “somewhat comfortable” or “very comfortable” PLOC score on streets and intersections for roadways classified as Primary Residential or higher within the scoped walkshed from the Site frontage. The Applicant analyzed the sidewalks and intersections within 400’ of the site frontage and identified two (2) deficient sidewalks segments and one crossing with a rating of “Uncomfortable”. The noted deficiencies are listed in Table 6 below.

Table 6: PLOC Mitigation Strategies		
Location	Mitigation Strategy	Linear Feet
Old Philadelphia Avenue (South)	No sidewalk is available on the south side. Pedestrians could use the north side where sidewalk is somewhat comfortable. The addition of a sidewalk in this location would likely not be feasible because of limited right-of-way	292
Philadelphia Avenue (West)	Sidewalk is available; however, it is adjacent to a retaining wall, and there are some utility pole incursions. Improvements are not likely feasible.	493
Grant Avenue (East)	Participate in widening the sidewalk on the west side of the street to provide a 5’ landscape buffer.	457
<b>Total</b>		<b>1,242</b>

The Applicant submitted an inventory of streetlamps within a 400’ walkshed from the Site frontage and identified no malfunctioning lamps (shown in Figure 14).

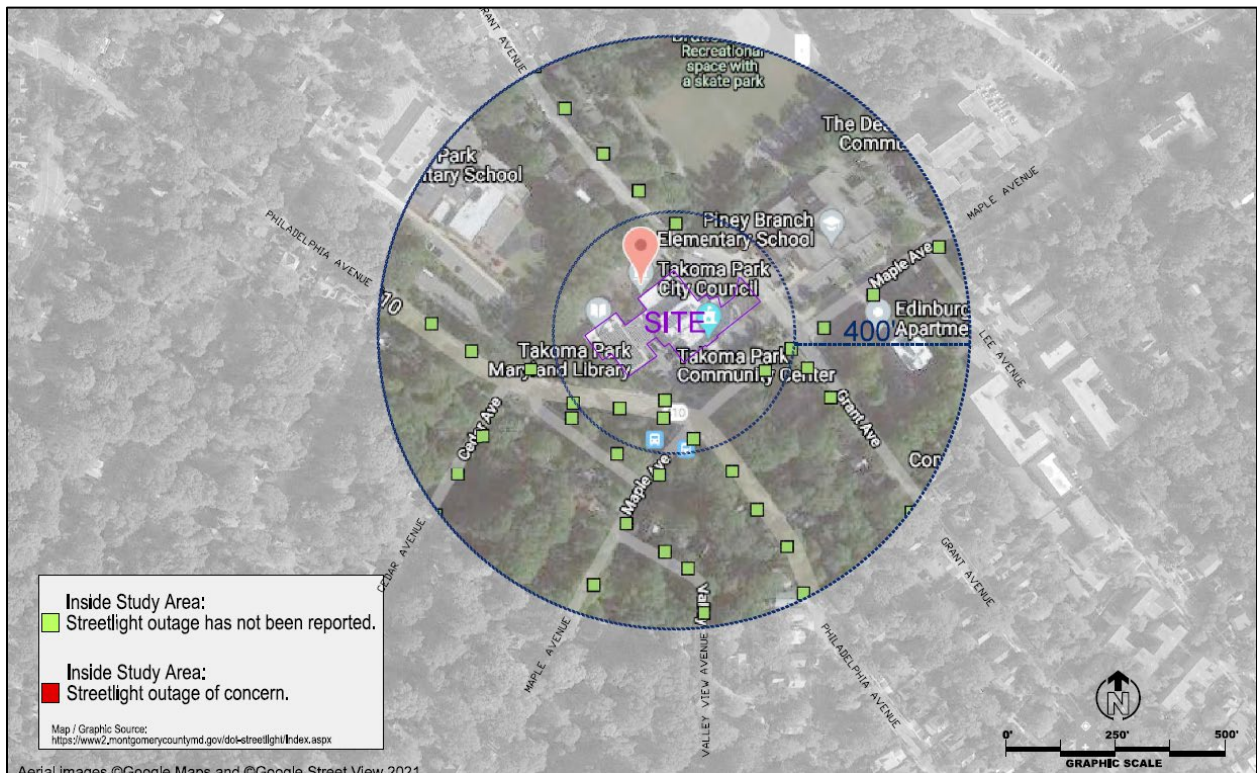


Figure 14: Streetlight Inventory

The Applicant evaluated a walkshed of 200’ from the Site frontage for ADA compliance. The Applicant provided MCDOT a detailed table and photographs of the deficiencies, recorded on pages 26-29 of the submitted Transportation Impact Study.

***Bicycle System Adequacy***

Bicycle system adequacy is defined as providing a low Level of Traffic Stress (LTS-2) for bicyclists. The Applicant evaluated a 400-foot bikeshed from the Site frontage and identified two segments that have an LTS score higher than 2. The 2018 Bicycle Master Plan includes recommendations for one (1) of these segments: a sidepath along the north (Site) side of Philadelphia Avenue between Holly Avenue and Maple Avenue.

***Bus Transit System Adequacy***

For any site generating at least 50 peak-hour person trips in Red, Orange, and Yellow policy areas, the Applicant must conduct an analysis of existing and programmed conditions to ensure that there are bus shelters outfitted with real-time travel information displays and other standard amenities, along with a safe, efficient, and accessible path between the site and a bus stop, at a certain number of bus stops within a certain distance of the Site frontage, as determined by the scoped Tier of the Transportation Impact Study. A total of six (6) bus stops are located within 400 feet of the Site. Two (2) have shelters and the remaining four (4) have varying levels of amenities such as bench and trash cans. Those stops without shelters are located at Maple Avenue and Old Philadelphia Avenue, Maple Avenue and Philadelphia Avenue, Maple Avenue and Grant Avenue (southeast corner), and Philadelphia Avenue and Cedar Avenue (south side of Philadelphia Avenue).



### *Vision Zero Statement*

The purpose of the Vision Zero Statement is to assess and propose solutions to high injury network and safety issues, review traffic speeds, and describe in detail how safe site access will be provided. The Applicant was required to analyze existing traffic safety conditions within 400 feet of the Site frontage which includes a review of the High Injury Network, review of historical crash data within the last five (5) years, and analysis of traffic speeds along four (4) segments within the scoped TIS boundary.

There are no High Injury Network roadway segments within 400' of the Site frontage.

The Applicant reviewed crash history within 400 feet of the Site frontage and determined that 21 crashes were recorded between 2015 and 2021. Of the 21 crashes, none involved bicycles or involved pedestrians. There were 13 crashes resulting in injuries, but none were fatal.

In coordination with Planning staff the Applicant identified two (2) locations for speed studies within the TIS scope boundary:

1. Philadelphia Avenue between Cedar Avenue and Maple Avenue
2. Maple Avenue between Philadelphia Avenue and Grant Avenue

The posted speed limit on Philadelphia Avenue within the study area is 30 MPH, while Maple Avenue has a posted speed limit within the study area of 25 MPH. The 85th percentile speeds for each segment were calculated based on the recorded observations. All 85th percentile speeds were at or under the posted speed limit. Therefore, speed management improvements are not recommended along the study roadways.

ii. *Division 6.2. Parking, Queuing, and Loading*

The existing parking facilities accessed from Philadelphia Avenue and Grant Avenue are to remain. Construction of the Subject Application will result in a net loss of three accessible parking spaces and four standard parking spaces. The Zoning Ordinance does not set a minimum parking requirement for Libraries.

3. *whether the nature of the proposed site and development, including its size, shape, scale, height, arrangement and design of structure, is compatible with the surrounding neighborhood and properties;*

The proposed structure will be generally rebuilt within the existing footprint of the existing library (while including a relatively modest increase the overall footprint) and reincorporate the large existing mosaic tile mural. The building height is well within the limitation of the zone (particularly for an institutional building) and the overall design is compatible with the scale of the area and surrounding residential neighborhoods, preserving the existing character as recommended in the Master Plan.

4. *whether the locations of buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;*

The location of the building, landscaping, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient. All sidewalks along the Site frontage and internal to the Site will be ADA accessible, 6-foot minimum preferred. Vehicular and bus transit access are not proposed to change.

The significant open space onsite provides various landscape areas, seating, public gathering areas and pathways. Throughout the open space there are paved paths that connect to the internal and surrounding public streets, parking lots, recreational features and also include a stairway and a separate sloped path leading to the adjacent Takoma Park Elementary School.

Landscaping and lighting, as well as other site amenities, will be provided/maintained to ensure that these facilities will be safe, adequate, and efficient for year-round use and enjoyment by employees and visitors.

Per the floodplain analysis (subject to DPS approval there will be no change in the 100-year floodplain with the proposed development and the proposed finish floor elevation of the new library (which will be higher in elevation than the existing floor) will be set at one foot above the newly determined 100-year localized floodplain. The floodplain analysis must be confirmed and approved by DPS prior to finalizing the site layout, building design and associated plans.

5. *whether the proposal has an approved NRI/FSD and a preliminary SWM concept plan, and meets the requirements of the Forest Conservation law (Chapter 22A of the County Code). Forest Conservation Plan, if applicable, must be approved by the Planning Board, either before or at the time of the Board's mandatory referral review and action on the project. Unlike the mandatory referral review by the Board, the conditions of the Tree Save Plans are binding on all county projects.*

#### Forest Conservation

A Forest Conservation Plan Exemption was confirmed on February 18, 2021 under plan number 42021109E (see Attachment B). The project meets the requirements of the Montgomery County Code, Chapter 22A (Forest Conservation Law), Section 22A-5(t) because the site is a modification to an existing non-residential developed property and: (A) no more than 5,000 square feet of forest will ever be cleared at one time, or cumulatively after the exemption is issued; (B) the modification does not result in the cutting, clearing, or grading of any forest in a stream buffer or forest located on property in a special protection area which must submit a water quality plan, (C) the modification does not require approval of a preliminary plan of subdivision; (D) the modification does not increase the developed area by more than 50 percent, and the existing development is maintained. However, because the plan proposed to remove specimen trees, a Tree Save Plan must be submitted and reviewed with the Mandatory Referral Application.

#### Tree Save Plan

As shown on the submitted plans, the Applicant proposes the removal of two specimen trees, Tree-2 which is a 39.5" diameter-at-breast-height (DBH) Willow Oak and Tree-7 which is a 35" DBH Red Oak. The removal of Tree-2 is primarily due to its location in close proximity to the existing library building. Tree-7 exhibits signs of decline likely associated with bacterial leaf scorch. Additionally, several other trees are proposed for removal including a 29" Willow Oak; the other trees proposed for removal generally range in size from 10-20" DBH.

As mitigation for the loss of the size and character of the on-site specimen trees being removed, the submitted Tree Save Plan proposes replacement tree plantings in the form of ten native canopy trees sized at 3" in caliper. Mitigation trees are proposed to be located in proximity to the location of trees proposed for removal where possible. However, due to site constraints, some mitigation plantings have been located within the sloped area along the north west of the property. Providing plantings in this location enhances and protects this area of canopy and steep

slopes. Final planting locations will be determined on-site in coordination with the City of Takoma Park and the M-NCPPC Forest Conservation Inspector.

As shown on the tree save plan, the Applicant will also implement tree protection measures such as tree protection fencing to the critical root zones of the trees proposed to remain. Further tree protection measures may be implemented at the request of the forest conservation inspector at the time of the required pre-construction meeting.

#### Stormwater Management

The SWM concept letter was approved by the Department of Public Works for City of Takoma Park on November 24, 2020 subject to the conditions of approval requiring approval (by the City) of a tree protection plan and approval of a Sediment and Erosion Control Plans by (MCDPS).

The SWM 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. Given the prominent location of these bioretention facilities near the proposed library frontage, Staff also recommends enhancements such as incorporating educational/artistic elements into the proposed stormwater facility.

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.

6. *whether a Preliminary or a Final Water Quality Plan has been reviewed by the Planning Board if the project is located in a Special Protection Area. In addition, for a Water Quality Plan for a project on public property, the Board must determine if the plan meets the standards of Article V. WATER QUALITY REVIEW IN SPECIAL PROTECTION AREAS, of the County Code (pursuant to Section 19-65(d)(4));*

Not applicable.

7. *whether or not the site would be needed for park use if the proposal is for disposition of a surplus school.*

The Subject Application is not for disposition of a surplus school and is not recommended as a future park location by any master plan.

8. *whether alternatives or mitigation measures have been considered for the project if the proposal is inconsistent with the General Plan or other plans and policies for the area, or has negative impacts on the surrounding properties or neighborhood, the transportation network, the environment or other resources.*

Three design options were explored which included the following:

1. Raise floor and renovate (by rearranging floor plan but not changing shape of the library)
2. Modify parking lot and renovate (by expanding toward the southeast)
3. Demolish and construct new (with expanded footprint)

The Subject Application is not inconsistent with either the General Plan or other plans and policies for the area.

Per the floodplain analysis (subject to DPS approval there will be no change in the existing 100-year floodplain with the proposed development and the proposed finish floor elevation of the new library (which will be higher in elevation than the existing floor) will be set at one foot above the newly determined 100-year localized floodplain. The floodplain analysis must be confirmed and approved by DPS prior to finalizing the site layout, building design and associated plans.

**SECTION 5: COMMUNITY OUTREACH/CONCLUSION**

**COMMUNITY OUTREACH**

The Applicant held 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

As of the date of this Staff Report, Staff has not received any community correspondence.

**CONCLUSION**

With the recommendations cited above, the Mandatory Referral application for reconstruction of the Takoma Park Library, designated Mandatory Referral No. 2021018, is consistent with the uses allowed by the Zone and the general and specific recommendations of the 2000 *Takoma Park Master Plan*. Staff recommends approval of the Mandatory Referral with the recommendations at the beginning of the staff report.

**ATTACHMENTS**

- A. Agency Letters
- B. Forest Conservation Exemption



DEPARTMENT OF TRANSPORTATION

Marc Elrich  
*County Executive*

Christopher R Conklin  
*Director*

October 7, 2021

Ms. Katherine Mencarini, Planner Coordinator  
Downcounty Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
2425 Reddie Drive, 13th floor,  
Wheaton, MD 20902

RE: Mandatory Referral Plan No. MR2021018  
Takoma Park Maryland Library Addition  
Traffic Impact Study Letter  
**Revised Letter**

Dear Ms. Mencarini:

This letter supersedes the previous letter dated October 6, 2021. We have completed our review of the Local Area Transportation Review and Transportation Policy Area Review (TIS) report dated September 27, 2021 and prepared by The Traffic Group. The Total development evaluated by the analysis includes:

- A 9,200-square foot addition is proposed for the library, which results in a net increase of 91 total person trips during the PM peak

**Adequacy Determination:**

1. Per the 2020-2024 Growth and Infrastructure Policy adopted on November 16, 2020 (Council Resolution # 19-655) and the LATR Guidelines dated July 2021, the following adequacy tests are required for the subject site:
  - a. The subject site is in the Orange Policy Area; therefore, the motor vehicle adequacy test **is required.**
  - b. Since the proposed site is within the Orange Policy Area and will generate between 50-99 peak hour person trips, the pedestrian, bicycle, and transit adequacy tests **are required.**

**Office of the Director**

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101 Monroe Street 10<sup>th</sup> Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)

*Located one block west of the Rockville Metro Station*

- c. Since the LATR mitigation and/or payments are **not required** for public facility project mandatory referrals, for which the Planning Board's comments are advisory, we recommend the applicant address the following comments below.

**General Comment:**

1. We defer to the Maryland State Highway Administration (MDSHA) and City of Takoma Park for comments regarding intersections maintained by MDSHA and City of Takoma Park jurisdictions. Sligo Creek Parkway is maintained by Montgomery Parks, and we defer to them for any comments regarding that study intersection.

**Motor Vehicle System Adequacy**

1. The subject development is required to conduct the study for the motor vehicle system adequacy per the Local Area Transportation Review (LATR). The LATR test for the Silver Spring/Takoma Park policy area requires an analysis of the average delay using Highway Capacity Manual (HCM).

The consultant studied three (3) intersections and two (2) site access during the school's peak period hours (6:30 to 9:30 p.m. and 4:00 to 7:00 p.m.). The consultant concluded that the total future conditions for these intersections will not exceed the congestion standard for the Silver Spring/Takoma Park policy area.

**Pedestrian System Adequacy**

1. We have the following comments for the applicant's Americans with Disability Act (ADA) Compliance study:
  - a. We strongly recommend the applicant correct the ADA deficiencies identified as #5 and #6 as it is along their property frontage.
  - b. We concur with the consultant's findings in the report.

**Bicycle & Transit System Adequacy and Vision Zero Impact Statement:**

1. We concur with the consultant's findings in the report.



**Summary**

1. We strongly recommend the applicant correct the ADA deficiencies identified as #5 and #6 as it is along their property frontage.
2. We concur with the consultant's findings for the Motor Vehicle, Pedestrian, Transit, Bicycle Adequacy, and the Vision Zero Statements of the traffic study.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Deepak Somarajan, our Development Review Team Engineer for this project at [deepak.somarajan@montgomerycountymd.gov](mailto:deepak.somarajan@montgomerycountymd.gov) or (240) 777-2194.

Sincerely,

*Deepak Somarajan*

Deepak Somarajan, Engineer III  
Development Review  
Office of Transportation Policy

SharePoint\teams\DOT\Director's Office\Development Review\Deepak\TIS\Takoma Park Maryland Library Addition\Letter\Takoma Park Maryland Library Addition-TIS Revised letter

cc: Sharepoint Correspondence Folder FY' 22

cc-e: Carl R Wilson	The Traffic Group
Marco Fuster	MNCPPC
Kwesi Woodroffe	MDSHA District 3
Atiq Panjshiri	MCDPS RWPR
Sam Farhadi	MCDPS RWPR
Mark Terry	MCDOT DTEO
Kamal Hamud	MCDOT DTEO
Rebecca Torma	MCDOT OTP



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**Department of Permitting Services  
Fire Department Access and Water Supply Comments**

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**DATE:** 20-Jul-21  
**TO:** Jason Fritz - jfritz@adtekengineers.com  
ADTEK Engineers  
**FROM:** Marie LaBaw  
**RE:** Takoma Park Library  
101 Philadelphia Ave,

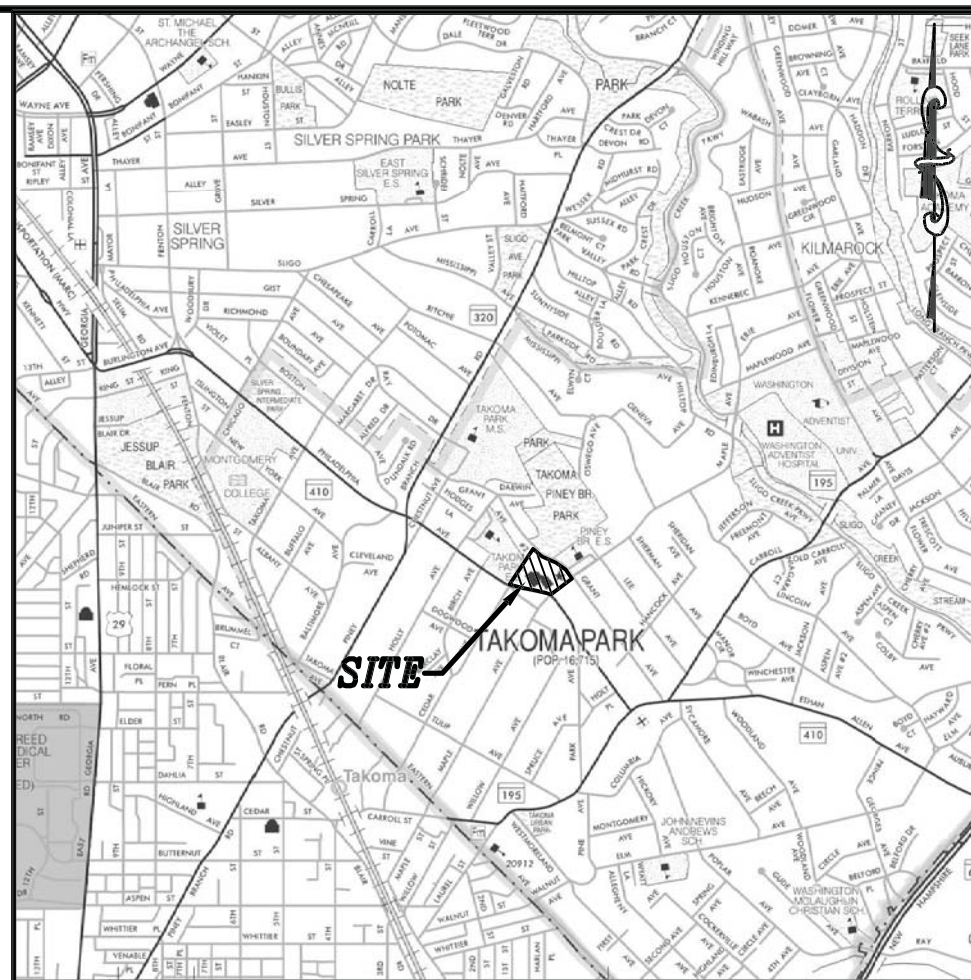
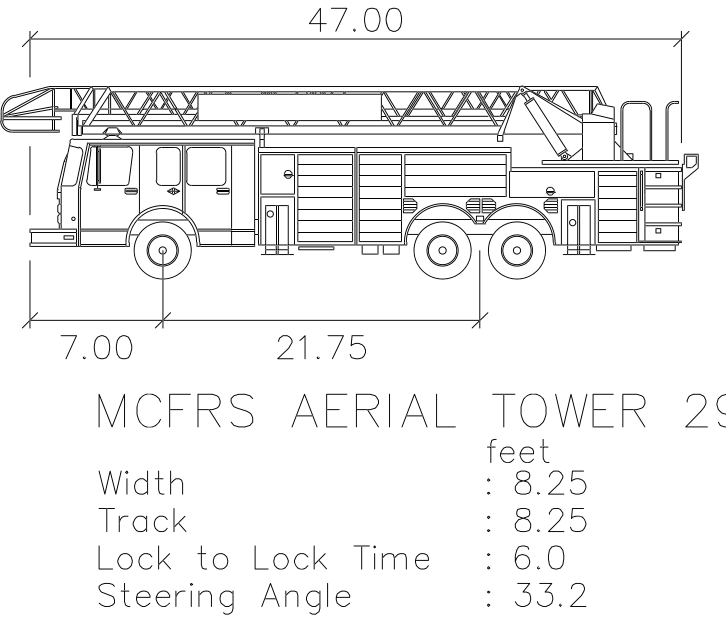
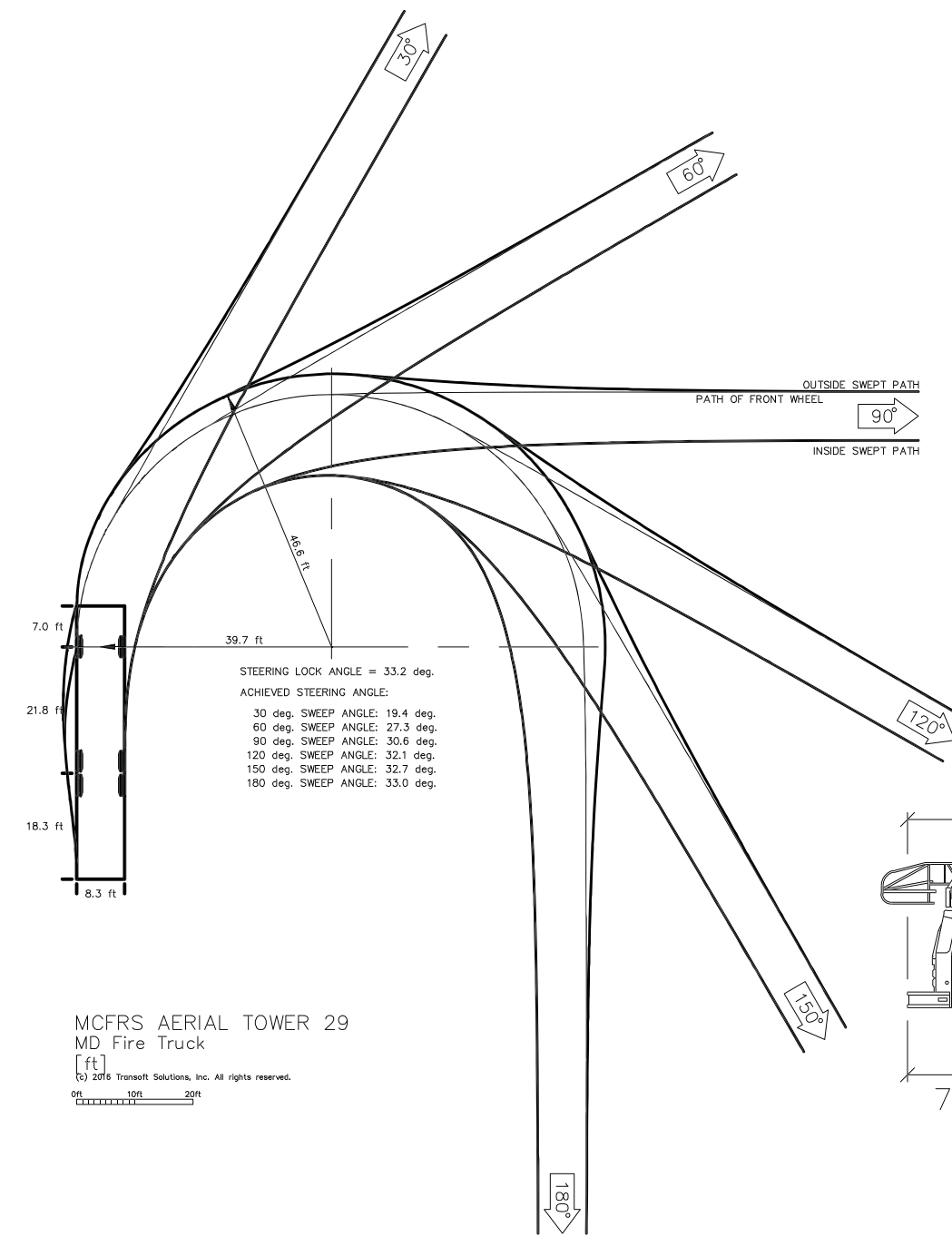
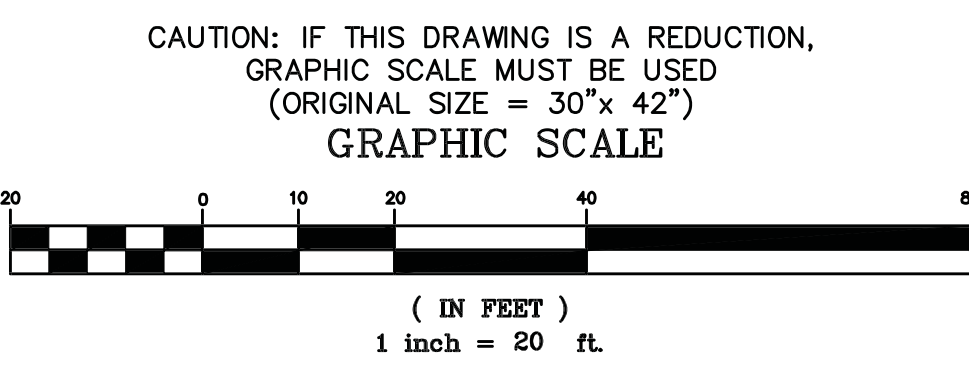
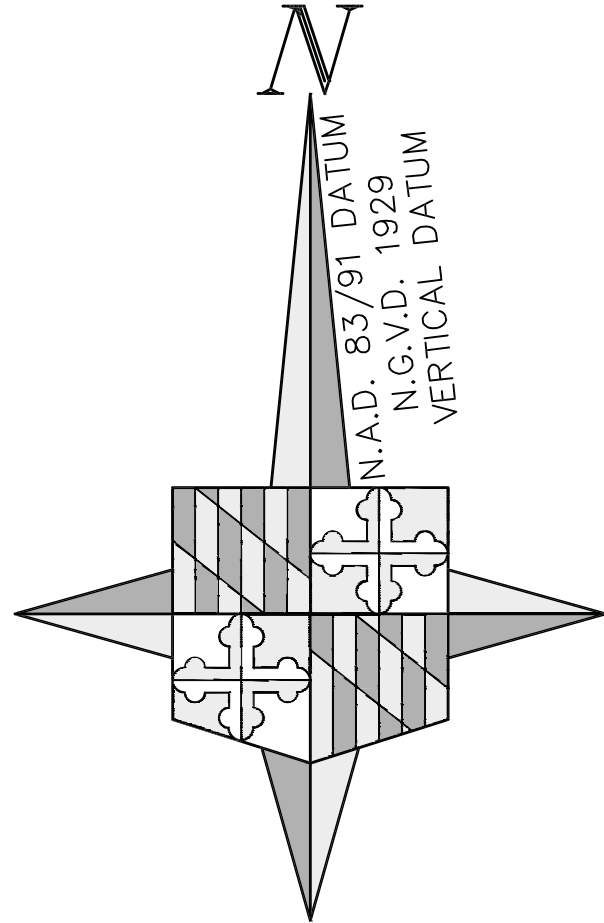
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**PLAN APPROVED**

1. Review based only upon information contained on the plan submitted **20-Jul-21** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

**\*\*\* Library addition on existing site \*\*\***





VICINITY MAP  
SCALE: 1" = 2,000'±  
(WSSC GRID: 209 NW 01)  
MONTGOMERY COUNTY  
ADC MAP PAGE: 5408  
GRIDS: H & J - 3  
(2008/39TH EDITION)

LEGEND

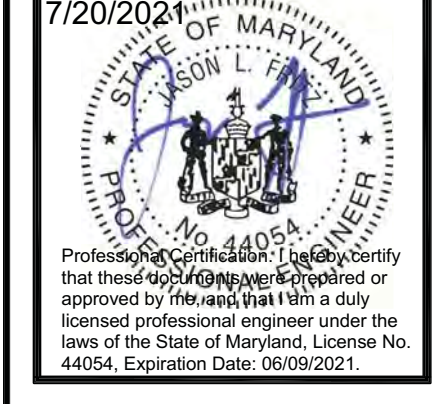
- FIRE LANE
- SWM FACILITY

MARK	DATE	DESCRIPTION
BY		
REVISIONS		

**ADTEK**  
100 South East Street, Frederick, Maryland 21701  
301-663-4458 Fax: 301-663-7464  
www.adtekengineers.com

DATE	PROJECT	DESIGNED	DRAWN	CHECKED

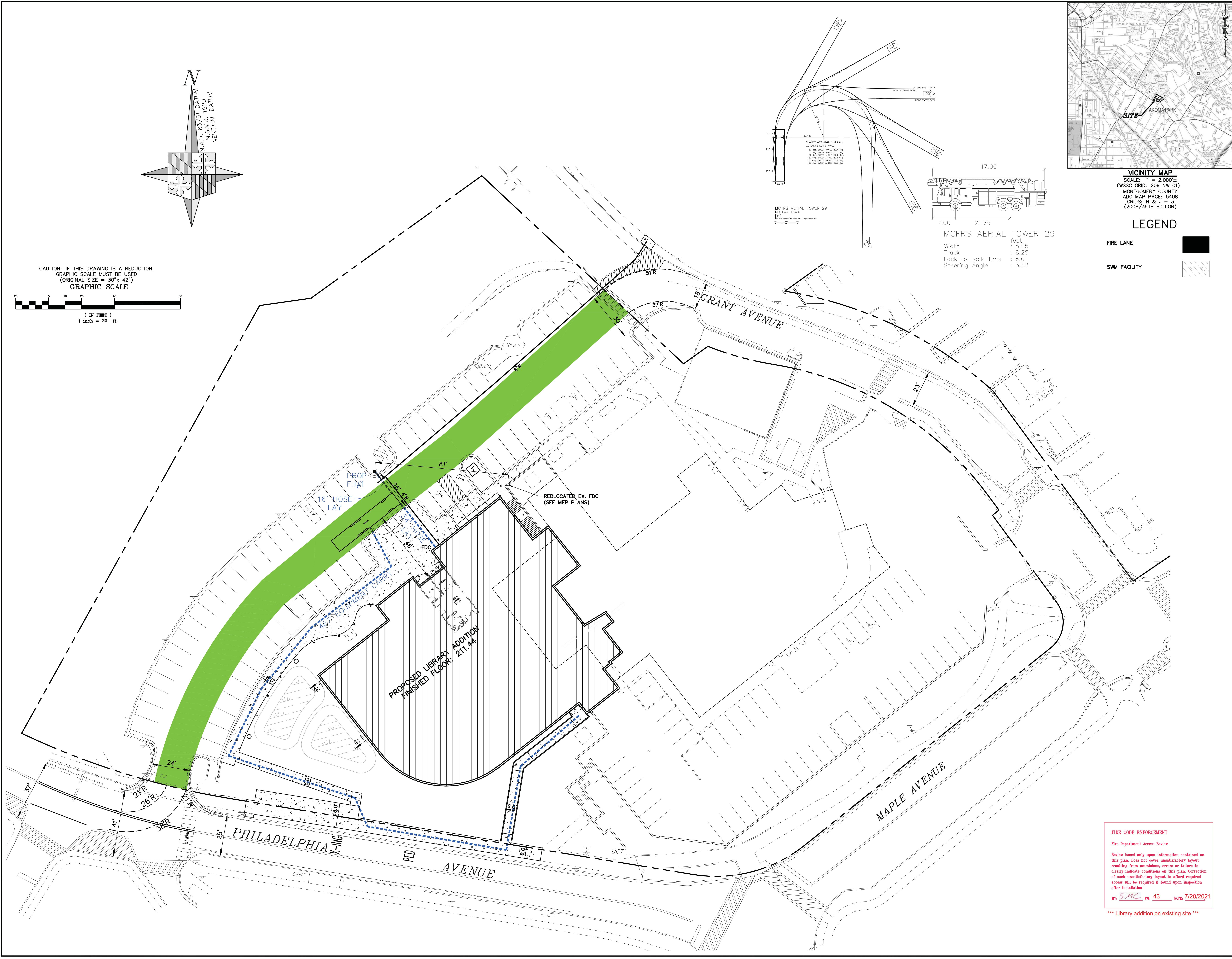
**RRMM**  
ARCHITECTS, P.C.  
2900 South Quincy Street, Suite 710  
Arlington, Virginia 22206  
(703)998-0101



PROJECT Takoma Park City Library  
**TAKOMA PARK MARYLAND LIBRARY**  
101 Philadelphia Ave., Takoma Park, MD 20912  
TAKOMA PARK, MD  
DRAWING **FIRE ACCESS PLAN**

SHEET  
**C-7A**

**FIRE CODE ENFORCEMENT**  
Fire Department Access Review  
Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.  
BY: *S.M.C.* PK: 43 DATE: 7/20/2021  
\*\*\* Library addition on existing site \*\*\*





# City of Takoma Park

**DEPARTMENT OF PUBLIC WORKS**

Telephone: 301-891-7620

FAX: 301-585-2405

Email: [alik@takomaparkmd.gov](mailto:alik@takomaparkmd.gov)



31 Oswego Avenue  
Silver Spring, MD 20910

November 24, 2020

AdTech Engineers, Inc.  
150 South East Street, Suite 201  
Frederick, MD 21701

Attention: Mr. Jason Fritz, P.E.

Subject: Stormwater Management Concept Approval  
Application No. SWC-11-15  
Takoma Park Public Library  
101 Philadelphia Avenue  
Takoma Park, MD 20912

Dear Mr. Fritz:

The referenced Stormwater Management Concept No. SWC111-15-20 submitted on October 6, 2020, was reviewed and approved. This approval and subsequent permit are contingent upon the following items:

1. Approval of the tree protection plan within the LOD by City of Takoma Park Urban Forest Manager prior to finalization of the project plan.
2. Approved Sediment and Erosion Control Plans from DPS Montgomery County.

Should you have any questions, please contact the undersigned at 301-891-7620 or email [alik@takomaparkmd.gov](mailto:alik@takomaparkmd.gov)

Sincerely yours,

Ali Khalilwan, P.E.  
City Engineer

cc: File



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 18, 2021

Michael Norton  
Norton Land Design LLC  
5146 Dorsey Hall Drive, 2nd Floor  
Ellicott City, MD 21042

Re: Forest Conservation Exemption 42021109E; Takoma Park Library

Michael Norton:

Based on the review by staff of the Montgomery County Planning Department, the forest conservation plan exemption request submitted on December 3, 2020 for the plan identified above, is confirmed. The project is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation Law), Section 22A-5(t) because the site is a modification to an existing non-residential developed property, and: (1) no more than 5,000 square feet of forest will ever be cleared at one time or cumulatively after the exemption is issued, (2) the modification does not result in the cutting, clearing, or grading of any forest in a stream buffer or located on property in a special protection area which must submit a water quality plan, (3) the modification does not require approval of a preliminary plan of subdivision, and (4) the modification does not increase the developed area by more than 50% and the existing development is maintained. Please note that because this plan proposes to remove a specimen tree, a Tree Save Plan must be submitted and reviewed with the Mandatory Referral application.

A pre-construction meeting is required after the limits of disturbance have been staked prior to clearing and grading to verify the limits of disturbance and to determine what tree protections are required. The project manager should contact inspector David Wigglesworth at [david.wigglesworth@montgomeryplanning.org](mailto:david.wigglesworth@montgomeryplanning.org) or at 301-495-4581 before construction to schedule this pre-construction meeting. The site supervisor, construction superintendent, forest conservation inspector, a private Maryland licensed tree expert, and the Montgomery County Department of Permitting Services sediment control inspector shall attend this pre-construction meeting.

You may contact me at [kristin.taddei@montgomeryplanning.org](mailto:kristin.taddei@montgomeryplanning.org) or at 301-495-4597.

Sincerely,

A handwritten signature in black ink that reads "Kristin Taddei".

Kristin Taddei  
Forest Conservation Planner Coordinator  
Intake & Regulatory Coordination Division