

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Countywide Planning Division
301-952-3650



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm

Mandatory Referral

MR-1408F

Application	General Data	
Project Name: New Carrollton Library Renovation Location: 7414 Riverdale Road New Carrollton, MD 20784 Applicant/Address: 6532 Adelphi Road Hyattsville, MD 20782 Property Owner: Prince George's County Government	Planning Board Hearing Date:	10/30/14
	Date Accepted:	07/23/14
	Mandatory Action Timeframe:	60-Day Review Waived by Applicant
	Acreage:	4.74 acres
	Zone:	R-55 Zone
	Planning Area:	69
	Plan Prince George's 2035	Established Communities
	Council District:	District 3
	Adjacent Municipality:	New Carrollton

Purpose of Application	Notice Date
Planning Board review of the proposed external and internal renovations at the existing New Carrollton Branch Library, located at 7414 Riverdale Road, MD, 20784	Acceptance Mailing: August 25, 2014

Staff Recommendation	Staff Reviewer:
Transmit Staff Report to: Mr. Michael B. Gannon, Associate Director Prince George's County Memorial Library System 6532 Adelphi Road Riverdale, MD 20782	Christine A. Osei, Project Manager
	Phone Number: 301-952-3313
	Email: Christine.Osei@ppd.mncppc.org

Map 1 - Project Site



MR-1408F Staff Report – New Carrollton Library Proposed Renovations

PROJECT BACKGROUND

The Land Use Article §20-301 through 305 of the Maryland Annotated Code requires the Planning Board to review public construction projects for all federal, state, county and municipal governments, and publicly and privately owned utilities through the Mandatory Referral (MR) review process. The proposed New Carrollton Branch Library renovation project is being reviewed as part of the MR review process pursuant to Maryland Annotated Code, and Section 27-294 of the Prince George's County Zoning Ordinance. The existing New Carrollton Library site is owned by Prince George's County government and managed by the Prince George's County Memorial Library System (PGCMLS).

PROJECT SUMMARY

The existing library is nestled within a sloping site in the middle of an existing residential community, and is adjacent to the Margaret Brent Elementary School. The proposed building design was in part influenced by information collected from historical documents of the existing library's rich cultural significance in the New Carrollton community. Several volumes of articles, photos, and personal letters scribed by patrons of the New Carrollton Library discuss its role as a center for learning and for community collaboration.

The proposed renovation will modernize the existing facility to accommodate the demands of the twenty-first century. Reflecting this dynamic shift within the existing architecture, the two-dimensional triangular floor plan transforms into a three-dimensional prism that breaks through the exterior at the north apex, framing the new entrance and providing a visually inviting presence to the public. Merging existing architecture with the modern entry intervention, a semi-transparent screen ascends from the former entry along Lamont Drive to the apex of the north prism, guiding patrons onto the site and to the entry destination.

The proposed renovation work will include both the exterior and interior changes to the existing branch library building without any expansion of the building footprint. Although much of the work will be interior renovation, the external appearance of the building and the existing parking lot, and landscaping will change. The main entrance is being moved. These site changes may affect the neighborhood, visually and from the standpoint of traffic circulation.

STAFF RECOMMENDATIONS

The subject property is zoned R-55. Because the existing library is adjacent to single family homes on three sides, the following recommendations are offered:

1. Applicant should create an outdoor community space on the green area on the south side of the existing entrance drive.
2. Additional landscaping should also be provided on the other side of the driveway, adjacent to the single-family lot.
3. Additional landscaping is encouraged in the planting islands in the parking lot where there are currently gaps. Shade trees of native species are highly recommended.
4. Bike racks should be provided in proximity to the building entrance.
5. The new library signage should stand out from the screen to provide some articulation.

PROJECT EVALUATION AND ANALYSIS:

SITE LOCATION

The existing New Carrollton Branch Library, built in 1968, sits on 4.74 acres near the intersection of Lamont Drive and Riverdale Road. This site holds the existing library facility, separate employee and visitor parking area, service area, loading dock, and associated infrastructure. The major point of vehicular and pedestrian access is along Lamont Drive on Powhatan Street. Overall, the parking lots appear to be in reasonably good shape considering they are over 40 years old; however, existing curbs show signs of wear throughout the site. It is important to note there is a considerable amount of grade change from the northeast to southwest side of this site. There is an average 36-foot vertical drop over approximately 600-feet.

Currently, the building and site drain to a concrete channel on the western edge of the site via an existing concrete pipe storm drain system. The library is served by an 8-inch water connection from Lamont Drive and a sanitary main on the western edge of the property, respectively. The water and sanitary systems are assumed to be adequately sized to serve this site. Primary pedestrian access comes from the intersection of Lamont Drive and Powhatan Street, which involves several pedestrian/vehicle conflicts. On the southwest corner of the building there is a lower level plaza that is in fair condition, but appears to be under-utilized. A major area of concern is the existing handicap parking. Currently the slope of the handicap parking area appears to exceed the maximum Americans with Disabilities Act Accessible Guideline (ADAAG) requirement, both within the spaces and along the route to the building's current entrance. Furthermore, there is no handicap accessible route between the building entrance and public sidewalk.

PROPOSED MODIFICATIONS

The proposed changes on the site include the relocation of the library's main entrance to the northeast corner of the building and improvements to the driveway, fencing, sidewalks, parking and landscaping. The new entrance will include a plaza space for easier access from the parking lots to accommodate a new book drop. The existing driveway will be widened to 24-feet to eliminate existing pinch-points. The existing concrete curb along this driveway will be replaced. Relocating the sidewalk to the other side of the driveway will eliminate the pedestrian/vehicle conflict on this portion of the site. As a result of these site changes, six parking spaces will be eliminated. A new handicap parking area is proposed closer to the building entrance that will meet current Americans with Disabilities Act (ADA) requirements for accessibility. The existing handicap parking will be restriped, adding an additional 11 parking spaces, which will create an overall net increase of five parking spaces.

The current employee parking lot on the west side of the building will be re-fenced and serve as a fleet vehicle lot for 19 vehicles. Directly outside of this fenced-in lot, a new ramp for the loading dock should be constructed. Landscaping infill will be used to provide selective views of the building from Lamont Drive and Riverdale Road in order to increase shade in the existing parking lot. Ornamental planting at key locations will aid in pedestrian and vehicular wayfinding in support of the new building entrance.

Loading Dock Expansion/Modification

The existing loading area will be expanded by 275 square feet with a new concrete slab, a concrete foundation wall, and a deep foundation. The expansion will be to the rear of the building to accommodate ADA access into the facility work area. A new freestanding screen wall to be located between the entrance driveway and the building will be added to screen the existing building. The screen height will vary from 15-feet to 26-feet. A freestanding structural steel frame consisting of vertical steel columns at 15-feet to 20-feet on centers, and horizontal steel girts with tiebacks to the existing roof structure will also be constructed.

Existing Building Foundation

Based on the existing drawings, the building on the northeast side is supported on spread footing, and the remaining building is supported on a pressure injected concrete pier foundation. Based on the available information, it is assumed that a new foundation at the proposed new entrance, entrance screen wall and loading dock area will require a deep foundation.

Environmental Considerations

There are no vegetated non-tidal wetlands on the site and no forested areas located within the project limits.

Stormwater Management Approach

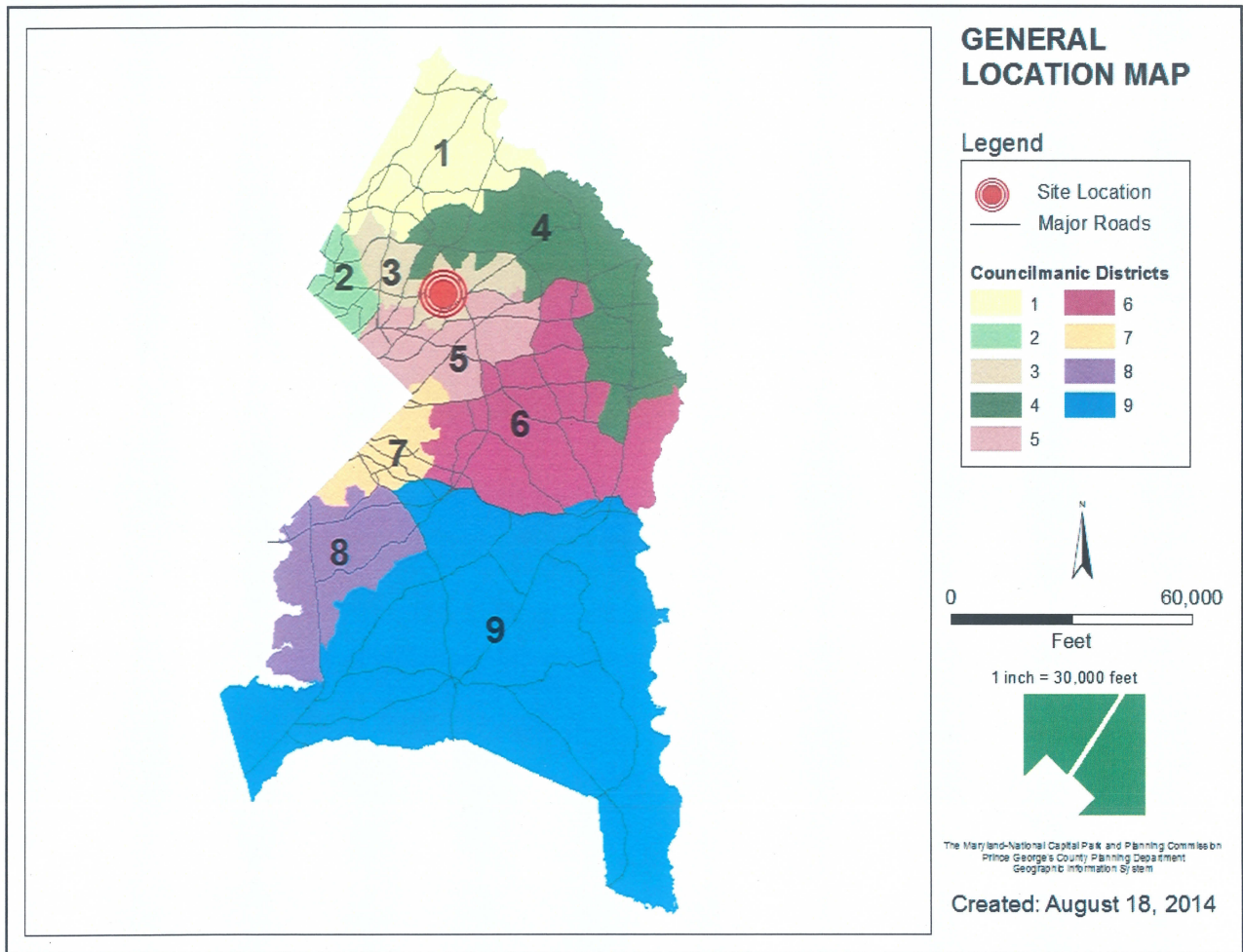
The existing site contains 50 percent impervious coverage and will be considered a redevelopment site, which requires less stormwater management than new development. In the case of redevelopment, 50 percent of the runoff from all existing impervious surfaces for a one-inch event plus 100 percent of the runoff from the proposed additional impervious surfaces will need to be treated. For this site, a combination of porous pavement and micro-bioretenion planting systems are being considered.

In the proposed handicap parking lots, porous pavements may be an option depending on soil conditions. Another option is to partially divert stormwater runoff to new micro-bioretenion areas clustered at the south end of the site, near the existing lower plaza. The addition of planted amenities would further increase the aesthetic appeal of this space.

Erosion/Sediment Control

Erosion and sediment control methods and practices will be designed using the Maryland Erosion and Sediment Control Guidelines for Federal and State Projects, revised January 2004, and the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control. This project will be affected by the new 2011 standards and specifications.

Map 2 – Proposed New Carrollton Library Renovation Project General Location Map



SCHEDULE AND FUNDING

The project is funded by County bonds in the amount of eight million dollars. Construction is scheduled to begin on June 1, 2015 (depending on permit approval). Proposed renovations will be completed within 14 months and the facility will be closed during this time. During construction, library services will be available at nearby branches (Hyattsville, Bladensburg, Glenarden and Greenbelt).

PRINCE GEORGE'S COUNTY MEMORIAL LIBRARY SYSTEM

Mission Statement

Prince George's County Memorial Library System provides materials and information for study and personal enrichment; offers strategies for lifelong learning through access to varied media and professional guidance by staff and focuses resources on the needs of library customers.

Vision Statement

Enrich your life...

Engage your community...

Illuminate your world...

...Visit Your Prince George's County Library

Existing Libraries

There are nineteen (19) branch library locations and one outreach library in the County Correctional Center. The branch libraries are divided into five areas:

1. **North Area Branches:** Bowie, Beltsville, Greenbelt and Laurel.
2. **East Area Branches:** South Bowie, Largo-Kettering and Upper Marlboro.
3. **South Area Branches:** Oxon Hill, Surratts-Clinton, Accokeek and Baden.
4. **West Area Branches:** Hyattsville, New Carrollton, Bladensburg and Mount Rainier
5. **Central Area Branches:** Spauldings, Fairmount Heights, Glenarden and Hillcrest Heights

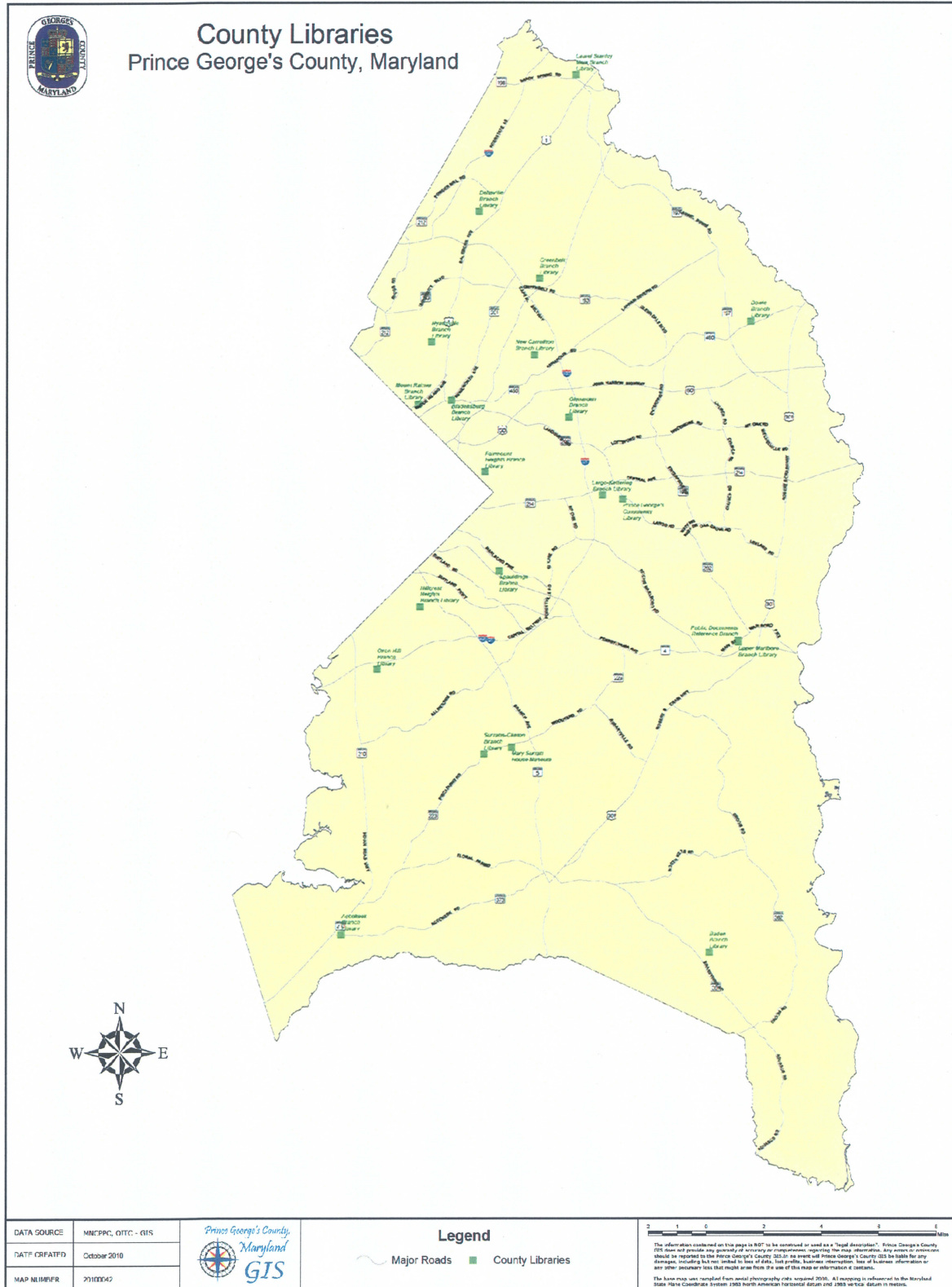
The Prince George's County Memorial Library System has an annual budget of \$26,460,600, with a total of six funded projects in this fiscal year. These include three new libraries and three replacements. The three new proposed libraries include:

1. Unnamed facility in Council District 7
2. Langley Park Branch
3. Glenn Dale Branch

The three proposed replacements include:

1. Hyattsville – PGCMLS held community briefing meetings this past summer.
2. Laurel
3. Bladensburg

EXISTING BRANCH LIBRARIES IN PRINCE GEORGE'S COUNTY



**The following pages contain
The Maryland-National Capital Park and Planning Commission
Staff Comments on the above project description.**

August 12, 2014

MEMORANDUM

TO: Christine Osei, Planner Coordinator
Special Projects Section, Countywide Planning

VIA: Ruth Grover, Planner Coordinator, Urban Design Section

FROM: Cynthia Fenton, Planner Coordinator, Urban Design Section

SUBJECT: Mandatory Referral MR-1408F
PGMLS- New Carrollton Library Renovation

The Urban Design Section has reviewed materials provided in support of MR-1408F, New Carrollton Library Renovation, which includes the relocation of the library's main entrance and improvements to the facade, driveway, fencing, sidewalks, parking and landscaping. The subject project is on a 4.74-acre site located on the north side of Riverdale Road and the west side of Lamont Street at its intersection with Powhatan Street. Directly north of the site is the Margaret Brent Elementary School in the R-55 Zone, east of the site. Across Lamont Street are single-family detached homes in the R-55 Zone, south across Riverdale Road and to the west are single-family detached homes in the R-R Zone. The subject property is zoned R-55. The library renovation project is being reviewed as part of the Mandatory Referral review process, pursuant to Maryland Annotated Code, Land Use Article, Section 20:301 through 305, Section 7-112 of the Regional District Act, and Section 27-294 of the Prince George's County Zoning Ordinance.

Urban Design Section offers the following recommendations for the proposed project:

- 1) The green area on the south side of the existing entrance drive provides an opportunity for the creation of an outdoor community space. The applicant should consider providing an outdoor gathering/seating area for the benefit of library patrons and nearby residents with durable seating and enhanced landscaping. Additional landscaping should also be provided on the other side of the driveway, adjacent to the single-family lot.
- 2) Additional landscaping is encouraged in the planting islands in the parking lot where there are currently gaps. Shade trees of native species should be provided.
- 3) Bike racks should be provided in proximity to the building entrance.
- 4) The new library signage should stand out from the screen to provide some articulation.

Prince George's County Planning Department
Community Planning Division

301-952-3972

August 14, 2014

MEMORANDUM

TO: Christine A. Osei, Planner Coordinator, Special Project Section, Countywide Planning Division

VIA: Teri Bond, Planning Supervisor, Community Planning Division

FROM: Samuel L. White, Jr., Senior Planner, Community Planning Division
Jose C. Ayala, Senior Planner, Community Planning Division

SUBJECT: **MR-1408F** New Carrollton Library Renovation

DETERMINATIONS

This application is consistent with the 2014 *Plan Prince George's 2035* policies for established communities.

The application conforms to the 1994 *Approved Master Plan and Sectional Map Amendment for Bladensburg-New Carrollton and Vicinity* (Planning Area 69) land use recommendations for public or quasi-public uses.

BACKGROUND

Location: The site is located adjacent to the intersection of Riverdale Road and Lamont Drive in the City of New Carrollton.

Size: 4.74 acres

Existing Uses: Library

Proposal: The request is to renovate the interior and exterior of the existing library and make site improvements.

GENERAL PLAN, MASTER PLAN AND SMA

2014 Plan Prince George's 2035 Approved General Plan: This site is located within the established community's policy area. The plan recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries and schools), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met.

Master Plan: 1994 *Approved Master Plan and Sectional Map Amendment for Bladensburg-New Carrollton and Vicinity* (Planning Area 69)

Planning Area/ Community:	Planning Area 69
Land Use:	Public or quasi-public
Environmental:	See the Environmental Planning Section referral for comments for the 2005 <i>Countywide Green Infrastructure Plan</i> and the Environmental Envelope Chapter of the Master Plan concerning development of this site.
Historic Resources:	None identified
Transportation:	Riverdale Road is an existing collector road.
Public Facilities:	Site is adjacent to Margaret Brent Elementary School.
Aviation:	The subject property is not within any county Aviation Policy Areas; however, the property is within the Joint Base Andrews (JBA) Interim Land Use Control (ILUC) area. The property is within Imaginary Surface C, establishing a height limit of 500-feet above the runway surface. This property is outside of the 65 dBA noise contours, so noise attenuation is not required. The property is not in any Accident Potential Zone, so no controls on use or density are required.
Parks & Trails:	The 2009 <i>Approved Countywide Master Plan of Transportation</i> recommends planned on-road bike facilities on Riverdale Road from Annapolis Road (MD 450) to East West Highway (MD 410).
SMA/Zoning:	The 1994 <i>Approved Sectional Map Amendment for Bladensburg-New Carrollton and Vicinity</i> (Planning Area 69) retained the R-55 Zone.

PLANNING COMMENTS

The proposed renovation of the New Carrollton library represents a significant investment by the County to serve the needs of this established older community. *Plan Prince George's 2035 Adopted General Plan* recognized the importance of maintaining and enhancing existing facilities to ensure the needs of existing and future residents of the county are met.

The proposed New Carrollton library renovation will greatly enhance the existing library, changing it from a closed atmosphere to a more open and inviting environment. The new modern façade improvements, such as new curtain walls, new windows, the stained treatment of the existing brick and perforated metal screen will create a more visually appealing vista particularly for neighbors surrounding the library.

A major design element of this project is to relocate the main library entrance to the northeast corner of the building to create a new focal point for the library. The area outside of the new entrance will include a café/seating area adjacent to the lobby and an outdoor plaza space in addition to five handicap parking spaces. The existing driveway will be widened to 24 feet, and a sidewalk will be added along it to take pedestrians to the new entrance. The library's current entrance, existing retaining wall and small garden will be removed. Only a small concrete pad at the entrance will remain – although some of the open

cc: Ivy A. Lewis, Division Chief, Community Planning Division

space area at the south edge of the site will be utilized for stormwater management. The micro-bioretenention planting system at this location will comprise of major deciduous trees, perennials and ground cover to treat the runoff with the expansion of existing parking lot.

This project represents an opportunity to enhance and modernize the existing library structure by making it more functional and attractive. Although attention has been paid to creating a new attractive entrance, less attention has been paid to the open space in front of the building or to connecting this site to the city's Veteran Memorial Park which is adjacent to the library on Riverdale Road.

These public areas can provide for civic spaces that can promote community gatherings, increase social interactions, and provide an opportunity to greatly expand the use of both the library and the park. The existing green spaces located at the front of the library at the Riverdale Road and Lamont Drive intersection and the city park, if designed properly, can become a place for community sponsored activities with the beautiful architectural backdrop of the new library. Users of this facility such as children, elderly, and residents would greatly benefit from a newly invigorated civic urban green space surrounding a modern, attractive library.

The proposed site design improvements implement a number of the policies and strategies within the County's new General Plan, particularly the following policies and strategies from the plan's public facilities element:

- Policy 1 - Ensure public facilities provide efficient and equitable service to existing and future county residents and business.
- PF1.1 - Encourage colocation of compatible and complementary public facilities, such as libraries and community health centers, and services where colocation improves service delivery and optimizes intergenerational and intercultural use.
- Policy 2 - Use investment in public facilities to catalyze economic development and revitalization, stimulate employment growth, and strengthen neighborhoods.
- PF2.1 - Utilize public facilities, such as urban parks and libraries, as development anchors.
- Policy 5 - Require the use of sustainable development practices in the construction, renovation, and expansion of public facilities to reduce operational and maintenance costs, environmental impacts and enhance occupant health and productivity.
- PF5.1 - Require public building to be constructed to LEED® Gold or equivalent standards.
- Policy 6 - Support the county's Formula 2040 *Master Plan for Parks, Recreation, and Open Spaces* to connect county residents to recreation facilities and programs, improve the health of county residents, and contribute to the County's economy.
- PF6.4 - Implement a new model for parks and recreation in urban communities.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Countywide Planning Division

(301) 952-3650
www.mnceppc.org

July 23, 2014

MEMORANDUM

TO: Christine Osei, Planner Coordinator, Special Projects Section, Countywide Planning Division

VIA: Maria Martin, Planning Supervisor, Special Projects Section, Countywide Planning Division

FROM: Jay Mangalvedhe, Senior Planner, Special Projects Section, Countywide Planning Division

SUBJECT: **MR-1408F: New Carrollton Library Renovation**

Project Description

The proposed project is to renovate an existing two-story building that currently houses the New Carrollton Library Branch. The upper level will receive a full interior renovation in addition to a modern entrance. Much of the existing lower level will be preserved and will receive new finishes.

The project is located in Councilmanic District 3 and is inside the growth boundary as classified in the 2014 *Approved Plan Prince George's 2035*. The property is situated near the intersection of Lamont Drive and Riverdale Road.

Evaluation of Existing Public Facilities

Police Facilities

The primary police service is provided by Prince George's County Police Department, District 1 Station, housed in the Hyattsville Justice Center. District 1 comprises the Hyattsville community and the surrounding areas located between the Capital Beltway and District of Columbia, on the north side of the county.

Fire and Emergency Medical Services Facilities

The proposed project is served by West Lanham Hills/EMS Co. 28, a first due response station (a maximum of seven minutes travel time), and is located at 7609 Annapolis Road. The station is equipped with two engines, and one aerial truck.

Water and Sewer

The 2008 *Approved Water and Sewer Plan* places this property in Water and Sewer Category 3, Community System.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**Prince George's County Planning Department
Countywide Planning Division, Transportation Planning Section**

**(301) 952-3680
www.mncppc.org**

MEMORANDUM

August 25, 2014

TO: Christine A. Osei, Planner Coordinator/Mandatory Referral Review Project Manager

VIA: Tom Masog, Transportation Planning Section, Countywide Planning Division

FROM: Dan Janousek, Transportation Planning Section, Countywide Planning Division

SUBJECT: New Carrollton Library Renovations (MR-1408F)

We do not have any significant comments about the library renovation. The applicant is addressing the pedestrian and bicycle access with their improvement plan, which is mostly architectural in nature. There is a network of sidewalks on site that already exists, and this network appears to be adequate for the proposed use.

There is no proposed increase in the square footage of the building, and thus there is no anticipated increase in traffic to the site. Therefore, a traffic impact study will not be requested for this application.

The parking that is proposed is a minor re-striping of the parking lot that will contain some improved ADA parking spaces. These plans appear to be adequate and are subject to approval by DPIE.

ANALYSIS OF PROJECT IMPACT AREAS

The Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department staff has reviewed the proposed renovations at the existing New Carrollton Branch Library and provide the following comments:

1. ENVIRONMENTAL ASSESSMENT

After evaluating information submitted by the applicant, the Environmental Planning Section has determined that this site is not subject to the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, because the site contains less than 10,000 square feet of woodland and has no previous Tree Conservation Plan (TCP). Based on the 2011 aerial photos on PGAtlas.com, it appears that a concrete channel with an unregulated section of a tributary located in the Brier Ditch sub-watershed of the Anacostia Watershed flows along the western boundary of this site. This area is considered to be located within a stronghold watershed. A proposed 12-inch wide storm drain outfall and a 4-inch wide storm drain outfall are shown on the plan outside of the proposed level of development (LOD). These impacts should be shown within the LOD, because disturbance will be required to construct these outfalls.

2. TRANSPORTATION ASSESSMENT

Transportation Section staff does not have any significant comments on the proposed renovation. There is a network of sidewalks on site that already exist. Because there is no proposed increase in the square footage of the building, there is no anticipated increase in traffic to the site. Also proposed parking changes are minor and are intended to meet Americans with Disabilities Act (ADA) parking requirements.

3. HISTORIC PRESERVATION/ARCHEOLOGY

The proposed external changes will not impact any historic sites or resources.

4. ECONOMIC ASSESSMENT

Based on limited information provided by the applicant, staff cannot comment specifically on economic impacts of the proposed project in the immediate neighborhood and the County as a whole.

5. CONSISTENCY WITH DEVELOPMENT/REGULATORY STANDARDS

The Urban Design Section has reviewed materials provided in support of MR-1408F, New Carrollton Library Renovation, which includes the relocation of the library's main entrance and improvements to the façade, driveway, fencing, sidewalks, parking and landscaping. The subject project is on a 4.74-acre site, located on the north side of Riverdale Road and the west side of Lamont Street at its intersection with Powhatan Street. The proposed renovation project is not inconsistent with previously approved site plans for the site.

6. CONSISTENCY WITH APPROVED PLANS

The proposed renovations at the existing branch library are consistent with the *Plan Prince George's 2035* policies for Established Communities - Town of New Carrollton and vicinity. The proposed project also conforms to the 1994 *Approved Master Plan and Sectional Map Amendment for Bladensburg-New Carrollton and Vicinity* (Planning Area 69) land use recommendations for public or quasi-public uses. The proposed renovation of the existing library represents a significant investment by the County to serve the needs of this established older community. The 2014 *Plan Prince George's 2035 Adopted General Plan* recognized the importance of maintaining and enhancing existing facilities to ensure the needs of existing and future residents of the county are met. The renovations will greatly enhance the existing library, changing it from a closed atmosphere to a more open and inviting environment. The new modern façade improvements, such as new curtain walls, new windows, the stained treatment of the existing brick and perforated metal screen will create a more visually appealing vista, particularly for neighbors surrounding the library.

A major design element of this project is to relocate the main library entrance to the northeast corner of the building to create a new focal point for the library. The area outside of the new entrance will include a café/seating area adjacent to the lobby and an outdoor plaza space in addition to five handicap parking spaces. The existing driveway will be widened to 24-feet, and a sidewalk will be added along it to take pedestrians to the new entrance. The library's current entrance, existing retaining wall and small garden will be removed. Only a small concrete pad at the entrance will remain – although some of the open space area at the south edge of the site will be utilized for stormwater management. The micro-bioretenention planting system at this location will consist of major deciduous trees, perennials and ground cover to treat the runoff with the expansion of the existing parking lot.

This project represents an opportunity to enhance and modernize the existing library structure by making it more functional and attractive. Although attention has been paid to creating a new attractive entrance, less attention has been paid to the open space in front of the building or to connecting this site to the city's Veteran Memorial Park, which is adjacent to the library on Riverdale Road.

These public areas can provide for civic spaces that can promote community gatherings, increase social interactions, and provide an opportunity to greatly expand the use of both the library and the park. The existing green spaces located at the front of the library at the Riverdale Road and Lamont Drive intersection and the city park, if designed properly, can become a place for community sponsored activities with the beautiful architectural backdrop of the new library. Users of this facility such as children, elderly, and residents would greatly benefit from a newly invigorated civic urban green space surrounding a modern, attractive library.

7. EXISTING PUBLIC FACILITIES

The primary police service is provided by Prince George's County Police Department, District 1 Station housed in the Hyattsville Justice Center. District 1 comprises the Hyattsville Community and the surrounding areas, located between the Capital Beltway and the District of Columbia, on the north side of the county. The existing Branch Library is served by West Lanham Hills/EMS Company 28, a first due response station (a maximum of seven minutes travel time), and is located at 7609 Annapolis Road. The station is equipped with two engines, and one aerial truck.

8. COMMUNITY OUTREACH

Notification letters were mailed to adjoining property owners and civic associations informing them of the project and Planning Board hearing date. Staff did not receive any inquiries from any adjacent property owners inquiring about impacts on their properties.

9. STAFF RECOMMENDATIONS

The subject property is zoned R-55. Because the existing library is adjacent to single family homes on three sides, the following recommendations are offered:

1. Applicant should create an outdoor community space on the green area on the south side of the existing entrance drive.
2. Additional landscaping should also be provided on the other side of the driveway, adjacent to the single-family lot.
3. Additional landscaping is encouraged in the planting islands in the parking lot where there are currently gaps. Shade trees of native species are highly recommended.
4. Bike racks should be provided in proximity to the building entrance.
5. The new library signage should stand out from the screen to provide some articulation.