



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.pgplannq.org/Planning_Home.htm

Mandatory Referral

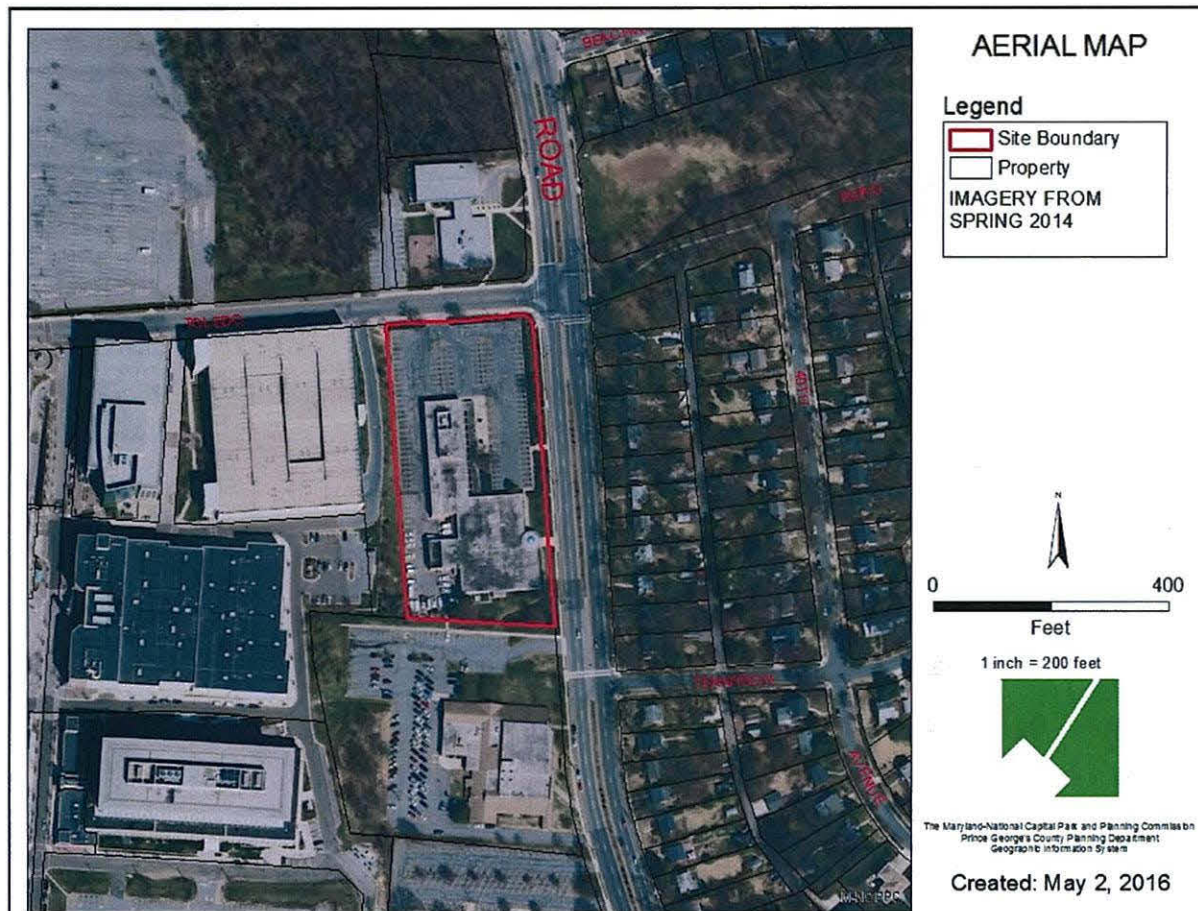
MR-1608F

Application	General Data	
Project Name: Hyattsville Library Modernization Project Location: 6530 Adelphi Road Hyattsville, MD 20782 Applicant/Address: Prince George's County Office of Central Services 1400 McCormick Drive, Suite 336 Largo, MD 20774	Planning Board Hearing Date:	6/9/16
	Date Accepted:	4/27/16
	Mandatory Action Timeframe:	60-Day Review
	Acreage:	3.0
	Zone:	R-55
	Planning Area:	68
	General Plan Designation:	Established/Community
	Council District:	District 2
	Adjacent Municipality:	Hyattsville

Purpose of Application	Notice Date
The applicant is proposing to demolish the existing library and replace it with a modern 40,000 square foot library with an underground parking garage within the original building footprint.	Acceptance Mailing: May 2, 2016

Staff Recommendation	Staff Reviewer:
Transmit Staff Report to: Mr. John W. Sloan, Associate Director Prince George's County Office of Central Services 1400 McCormick Drive, Suite 336 Largo, MD 20774	Theodore W. Kowaluk, Project Manager
	Phone Number: 301-952-3209
	Email: Ted.Kowaluk@ppd.mnccppc.org

Map 1 – Aerial View of Project Area



MR-1608F Staff Report – Hyattsville Library Modernization Project

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 Hyattsville Library Modernization project is being reviewed as part of the MR review process pursuant to the Maryland Annotated Code, and Section 27-294 of the Prince George's County Zoning Ordinance.

PROJECT SUMMARY

The project site is located on the existing library site, 6530 Adelphi Road in Hyattsville, at the corner of Adelphi and Toledo Road on a single three-acre parcel lot. The existing library will be demolished as part of the project scope and the services will be moved offsite during construction. The site is immediately surrounded by single family residential houses along Adelphia Road, a community center at the corner of Toledo Road, a church south of the library and a parking garage structure to the west of the site.

This new building will be a two-story building with the main floor as the library at 40,000 square feet, and with the lower level as a parking garage within the same building footprint. The new building design will incorporate the existing library's iconic architectural feature - "flying saucer" canopy. The building design has a compact building footprint to leave more site available for community green spaces and bio-retention gardens. The massing of the library consists of a double-height circulation spine, approximately 29 feet in height at Adelphi Road along the north-south axis, and the site will be flanked on the east and west sides by lower building heights. The site slopes downward from a high point along the north-south axis of the site, parallel with Adelphi Road, which provides the opportunity of having two different at-grade approaches to the site.

The existing entrance from Toledo will be utilized for access into the parking garage. In addition, a right-in only/right-out only entrance with a surface parking lot is proposed on the south end of the site on Adelphia Road. The new vehicular entrance is designed for the approach from Adelphi Road to accommodate pedestrians and drop-off patrons. All of the main functions of the library will be located at this elevation including public meeting rooms; staff areas; and the adult, teen and children's collections. This allows visitors and staff to enter the building directly from the south side of the site as well as through stairs and the elevator from the garage level.

STAFF RECOMMENDATIONS

Staff review of the proposed Hyattsville Library modernization project includes the following recommendations:

- If the trash enclosure gate is metal with wooden slats, staff recommends another opaque material for the gate that is more attractive and durable than wooden slats. Using a material and color complementary to the architecture of the new building would be ideal.
- The Urban Design Section acknowledges the careful thought that went into the design of the site, the building and its landscaping and the attention to inclusion of green building techniques. Staff suggests exploring the possibility of signage or an exhibit interior to the building explaining the green building techniques used and the native species utilized.
- The proposed site lighting will have a combination of energy efficient pole mounted LED parking lot fixtures, LED bollards, in-ground LED uplighting, guidepath LED lighting, tree uplights, and exterior stair lights. Because the building is located at an intersection across from residences, it is recommended that downward facing full cut off lights be used in the project area to the fullest extent practicable and that the use of up-lighting is minimized.

PROJECT LOCATION AND EXISTING CONDITIONS

The proposed Hyattsville Library modernization project is located at 6530 Adelphi Road in Council District 2 and encompasses 3.0 acres. The site will be accessible by both Adelphi and Toledo Roads. The property is currently the site of the existing Hyattsville Library that was constructed in 1964.

Rights-of-Way

There are no rights-of-way issues involved with this project. The project will be accessed off of Adelphi and Toledo Roads.

Existing and Proposed Utilities

Sanitary Sewer/Storm Drain: The existing sanitary sewer service will be used for the proposed project. Currently, untreated stormwater from the existing building and site drain north to Toledo Road and east to Adelphi Road. Two stormwater management facilities are proposed to intercept and pre-treat water within the proposed parking lot along the southern portion of the site. Water is proposed to be conveyed via a series of pipes before connecting to the existing stormwater network along Toledo Road. No permanent adverse effects on water resources would be expected from the proposed development.

REVIEW AND PERMITTING AGENCIES

The proposed Hyattsville Library Modernization project will require demolition, grading, building, utility, and electrical permits.

Prince George's County Permits

The County will need to obtain demolition, grading, building, utility, and electrical permits from the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) before beginning work on this project.

ANALYSIS OF PROJECT IMPACT AREAS

The Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department staff has reviewed the proposed project and provided the following comments:

1. ENVIRONMENTAL ASSESSMENT

On April 5, 2016 a Natural Resources Inventory Equivalency Letter (NRI-092-2016) was issued for the site and is valid until April 5, 2021. No clearing of woodlands will occur, as none exist onsite. A standard letter of exemption (S-066-16) was issued for this project on April 5, 2016, as the site contains less than 10,000 square feet of woodland and has no previous TCP approvals. This letter of exemption expires on April 5, 2018.

Currently, untreated stormwater from the existing building and site drain north to Toledo Road and east to Adelphi Road. Two stormwater management facilities are proposed to intercept and pre-treat water within the proposed parking lot along the southern portion of the site. Water is proposed to be conveyed via a series of pipes before connecting to the existing stormwater network along Toledo Road. No permanent adverse effects on water resources would be expected from the proposed development. All construction is required to be conducted in accordance with erosion control and stormwater runoff laws and regulations to prevent any adverse effects on water quality. NPDES Permits for stormwater associated with construction activities would be obtained as well as the approval from MDE of a stormwater management plan prior to any construction activity.

The proposed site lighting will have a combination of pole mounted LED parking lot fixtures, LED bollards, in-ground LED uplighting, guidepath LED lighting, tree uplights, and exterior stair lights. Because the building is located at an intersection across from residences, it is recommended that downward facing full cut off optics be used in the project area to the fullest extent practicable, and that the use of up-lighting be minimized.

2. TRANSPORTATION ASSESSMENT

The proposal does not conflict with the 2009 *Approved Countywide Master Plan of Transportation* recommendations.

3. HISTORIC PRESERVATION/ARCHEOLOGY

The proposed Hyattsville Library modernization project will not impact any Prince George's County Historic Sites, Historic Resources, or Archeological Resources.

4. CONSISTENCY WITH DEVELOPMENT/REGULATORY STANDARDS

The proposed use is permitted in the R-55 Zone.

Screening. It appears that the trash enclosure gate is metal with wooden slats. Staff would recommend another opaque material for the gate that is more attractive and durable than wooden slats and suggests using a material and color complementary to the architecture of the new building.

Green Building Techniques. The Urban Design Section notes and appreciates that the project is being constructed utilizing sustainable design features and applauds the inclusion of a green roof and solar panels if the latter are able to be provided. The inclusion of these items in an institutional setting can be viewed as providing an educational function for students, and visitors, to the library. The Urban Design Section suggests that the inclusion of either signage or an exhibit interior to the building that explains the green features that were utilized in the design of the site and the building would be educational to the public. The Urban Design Section appreciates the applicant is providing landscaping that is 100 percent native species.

5. CONSISTENCY WITH APPROVED PLANS

The proposal is consistent with 2014 *Plan Prince George's 2035 Approved General Plan* policies for the established communities and the 2004 *Approved Sector Plan and Sectional Map Amendment for the Gateway Arts District*.

6. EXISTING PUBLIC FACILITIES

The proposed project is located in Police District I, which is headquartered at 5000 Rhode Island Avenue in Hyattsville, and is served by Hyattsville Fire Station Fire/EMS Company 801 located at 6200 Belcrest Road in Hyattsville. The 2008 *Adopted Water and Sewer Plan* places these properties in Water and Sewer Category 3, Community System.

7. COMMUNITY OUTREACH

Notification letters were mailed to adjoining property owners and civic associations informing them of the proposed project and Planning Board hearing date. Staff from the Prince George's County Memorial Library System held a number of community meetings to solicit community input into the design of the new building. At the time of writing the staff report no inquiries were received from any adjoining property owner or civic association.

STAFF COMMENTS

Countywide Planning Division
Environmental Planning Section

May 19, 2016

TO: Ted Kowaluk, Senior Planner, Economic Assessment Section
VIA: Katina Shoulars, Supervisor, Environmental Planning Section
FROM: Marc Juba, Senior Planner, Environmental Planning Section
SUBJECT: MR-1608F Hyattsville Library Modernization

The Environmental Planning Section has reviewed the application for a Mandatory Referral Review for the Hyattsville Library Modernization project. A site visit was not conducted. The following comments, based on a review of the submitted application and other available information, are provided for your consideration.

Background

The Environmental Planning Section has not reviewed any previous development applications for the subject site.

Proposed Activity or Action

The demolition and replacement of the Hyattsville Branch Library is being proposed with a parking garage within the interior of the new building. Additional site improvements are also proposed onsite including fencing, sidewalks, parking and circulation, landscaping, and stormwater management improvements.

Site Description

The Hyattsville Library Modernization project is located on the southwestern corner of the intersection of Adelphi Road and Toledo Road on Parcel 76. A review of the available information indicates that the site is fully developed with an existing library, parking lot, and a landscaped open space. The predominant soils found to occur onsite according to the USDA NRCS Web Soil Survey are Urban land-Russett-Christiana Complex (UrrB), 0-5 percent slopes; and Issue-Urban land complex (Iu). According to PGAtlas.com, Prince George's County GIS Database, Marlboro clay does not occur on or in the vicinity of this site; however, Christiana complexes are present onsite. According to the Sensitive Species Project Review Area (SSPRA) map received from the Maryland Department of Natural Resources, Natural Heritage Program, there are no areas of rare, threatened, or endangered species located on-site. This site is not located within a Stronghold Watershed. According to PGAtlas.com, this project area contains no designated network areas of the Approved Countywide Green Infrastructure Plan. Toledo Road is designated as a master planned primary road, which is not regulated for road noise; however, Adelphi Road is an arterial road, which is regulated for traffic-generated noise when residential uses are proposed.

Neither of these roads is designated as a historic or scenic roadway. The property is located in Environmental Strategy Area 1 as designated by *Plan Prince George's 2035 Approved General Plan*.

Environmental Review

Existing Conditions/Natural Resources Inventory

No existing woodlands or regulated environmental features exist onsite. On April 5, 2016, a Natural Resources Inventory Equivalency Letter (NRI-092-2016) was issued for this site as the site was found eligible for a standard letter of exemption. This letter is valid until April 5, 2021.

No additional information with regard to existing conditions is required at this time.

Forest Conservation

No clearing of woodlands will occur, as none exist onsite. A standard letter of exemption (S-066-16) was issued for this project on April 5, 2016, as the site contains less than 10,000 square feet of woodland and has no previous TCP approvals. This letter of exemption expires on April 5, 2018.

No additional information with regard to Forest Conservation is required at this time.

Preservation and/or Restoration of Regulated Environmental Features

The site does not appear to contain regulated environmental features that are required to be preserved and/or restored to the fullest extent possible.

No additional information with regard to impacts to regulated environmental features is required at this time.

Soils

According to the U.S. Department of Agriculture (USDA) Web Soil Survey, the site is composed of two soils. These soils include: Urban land-Russett-Christiana Complex (UrrB), 0-5 percent slopes; and Issue-Urban land complex (Iu). No Marlboro soils are present onsite; however, Christiana complexes are present onsite. Potential construction impacts will include demolition and excavation, resulting in short-term redirecting of runoff and small drainage patterns; soil erosion and instability; drilling and removal of the existing foundation; dust hazards and vibrations from the excavation process.

No additional information with regard to soils is required at this time.

Noise

The existing library is situated at the intersection of Toledo Road and Adelphi Road. Toledo Road is designated as a master planned primary road while Adelphi Road is a master planned arterial road. The proposed use is non-residential and is not regulated for road noise. Noise impacts from the site onto the rears of residential lots located across Adelphi Road may occur at the time of demolition and construction with the use of heavy equipment, but these potential noise impacts are considered temporary. It is recommended that consideration of residents who occupy these units be well-thought-out when

scheduling construction activities for this site. The daily operations of the proposed library are not considered to be a significant impact on surrounding properties.

No additional information regarding noise is required.

Stormwater Management

Currently, untreated stormwater from the existing building and site drain north to Toledo Road and east to Adelphi Road. Two stormwater management facilities are proposed to intercept and pre-treat water within the proposed parking lot along the southern portion of the site. Water is proposed to be conveyed via a series of pipes before connecting to the existing stormwater network along Toledo Road. No permanent adverse effects on water resources would be expected from the proposed development. All construction is required to be conducted in accordance with erosion control and stormwater runoff laws and regulations to prevent any adverse effects on water quality. NPDES Permits for stormwater associated with construction activities would be obtained as well as the approval from MDE of a Stormwater Management Plan prior to any construction activity.

No additional information with regard to stormwater management is required at this time.

Lighting

A lighting plan regarding proposed lighting was provided with this application. The proposed site lighting will have a combination of pole mounted LED parking lot fixtures, LED bollards, in-ground LED uplighting, guidepath LED lighting, tree uplights, and exterior stair lights.

Because the building is located at an intersection across from residences, it is recommended that downward facing full cut off optics be used in the project area to the fullest extent practicable and that the use of up-lighting minimized.

No additional information with regard to lighting is required at this time.

Conclusion

Thank you for the opportunity to comment on the Hyattsville Library Modernization project. If you have questions regarding these comments, please contact the Environmental Planning Section at 301-952-3650.

Chaconas, Sheila

From: Janousek, Daniel
Sent: Monday, May 09, 2016 11:00 AM
To: Kowaluk, Ted
Subject: RE: MR-1608F Hyattsville Library Modernization

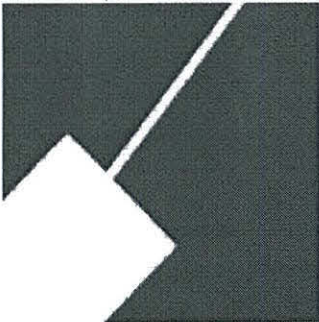
Ted,

No roadway construction is proposed, and the entrance will be modified slightly, including repaved. Because the site is an existing library, and because the development is limited to on-site activities with no new facilities planned, we do not have any substantive comments for this Mandatory Referral. The proposed circulation plan shows replacement of any existing sidewalk circulation paths. We have no urban design comments on the internal parking layouts and facilities.

V/R Very Respectfully,

Dan

Daniel R Janousek
Transportation Coordinator
Countywide Planning Division
The Maryland-National Capital Park and Planning Commission



County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772
(301)-780-8116

From: Kowaluk, Ted
Sent: Friday, April 29, 2016 1:06 PM
To: Barnett-Woods, Bryan; Mokhtari, Faramarz; Fenton, Cynthia; Janousek, Daniel; Juba, Marc; Gathers, Kerry; Krause, Robert; Rodriguez, Zunilda
Subject: MR-1608F Hyattsville Library Modernization

Hello All,

I have received the requested information for the above referenced, it can be found here J:\MR Staff Comments\Hyattsville Library\Hyattsville Library Mandatory Referral Submission (final).pdf . A copy of the mandatory referral cover memo is attached. Please provide any and all comments on this mandatory referral by **May 20, 2016**.

If have have comments please place your memorandum in the J: drive folder: J:\MR Staff Comments\Bowie Solar Array\Staff comments **and send me a signed memorandum** for the public file. If you have no comments, please send me an email verifying that you have no substantive comments. Thanks

Chaconas, Sheila

From: Krause, Robert
Sent: Friday, April 29, 2016 2:59 PM
To: Kowaluk, Ted
Cc: Berger, Howard
Subject: RE: MR-1608F Hyattsville Library Modernization

Hi Ted,

The proposed Mandatory Referral, MR-1608F, Hyattsville Library Modernization, will have no impact on any known Prince George's County historic sites, historic resources, or archeological resources. Historic Preservation Section staff previously documented the existing library for an historic site evaluation submitted in 2014; however, that evaluation was later retracted and the building was not evaluated for historic site designation by the Historic Preservation Commission.

Thank you,

Robert



Robert Krause, Ph.D
Planner Coordinator-Historic Preservation Section
M-NCPPC
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772
Office: 301-952-5395
Robert.Krause@ppd.mncppc.org

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If have have comments please place your memorandum in the J: drive folder: [J:\MR Staff Comments\Bowie Solar Array\Staff comments](#) **and send me a signed memorandum** for the public file. If you have no comments, please send me an email verifying that you have no substantive comments. Thanks

Prince George's County Planning Department
Community Planning Division

301-952-3972

May 25, 2016

MEMORANDUM

TO: Ted Kowaluk, Special Projects Section, Countywide Planning Division
VIA: Frederick Stachura, Acting Planning Supervisor, Community Planning Division
FROM: Zunilda Rodriguez, AICP, Planner Coordinator, Community Planning Division
SUBJECT: MR-1608F Prince George's County Hyattsville Library Modernization

DETERMINATIONS

The Community Planning Division North Section staff has reviewed the subject proposal for the Prince George's County Hyattsville Library Modernization project located at the corner of Adelphi and Toledo Road in the City of Hyattsville.

BACKGROUND

Location: The property is located at 6530 Adelphi Road at the intersection of Adelphi and Toledo Road in Hyattsville.
Size: 3 acres
Existing Uses: Hyattsville Library
Proposal: Build a new replacement Hyattsville Branch Library that is 40,000 square feet with a parking garage.

GENERAL PLAN, MASTER PLAN, AND SMA

This application requires conformance with the applicable General or Master Plan. YES

General Plan:

This proposed project is located in the Existing Communities policy area of the Prince George's County Growth Policy Map in the *Plan Prince George's 2035 Approved General Plan*. As described in *Plan Prince George's 2035 Approved General Plan*, Established Communities should have context-sensitive infill and low-to medium-density development.

Master/Sector Plan:

2004 *Approved Sector Plan and Sectional Map Amendment for the Gateway Arts District*.

Planning Area/ Community: Planning Area 68/Hyattsville

<u>Land Use:</u>	Residential
<u>Environmental:</u>	See the Environmental Planning Section referral for comments from the environmental element of the sector plan and the 2005 <i>Countywide Green Infrastructure Plan</i> .
<u>Historic Resources:</u>	This property does not contain a County designated historic site or historic resource, pursuant to Subtitle 29 of the Prince George's County Code. See Historic Preservation Section referral for additional comments on historic preservation.
<u>Transportation:</u>	The property, located on Adelphi Road which is a County road. See the Transportation Section referral for comments related to transportation.
<u>Public Facilities:</u>	No public facilities beyond a library is recommended for this property or abuts this site.
<u>Parks & Trails:</u>	There are no public trails approved for this property. See the Department of Parks and Recreation referral for comments relating to possible park or trail connections.
<u>Aviation/MIOZ:</u>	The property is not located within an Aviation Policy Area or a MIOZ area.
SMA/Zoning:	The property is retained in the R-55 zone in the 2004 <i>Approved Sector Plan and Sectional Map Amendment for the Gateway Arts District</i> .

PLANNING ISSUES:

Staff supports the modernization of the existing Hyattsville Library into a public facility that will connect users with the needs of a high-quality library facility and has no comments on this case as the applicant had satisfied signage, dumpster and fencing detail requirements requested.

May 16, 2016

MEMORANDUM

TO: Ted Kowaluk, Planner
Special Projects Section, Countywide Planning Division

VIA: Susan Lareuse, Master Planner
Urban Design Section, Development Review Division

FROM: Cynthia Fenton, Planner Coordinator,
Urban Design Section, Development Review Division

SUBJECT: **MR 1608F Prince George's County Hyattsville Library**

The Urban Design Section has reviewed the materials provided in support of Mandatory Referral MR-1608F, Prince George's County Library. The applicant proposes to replace the existing one-story library at the intersection of Adelphi Road and Toledo Road in Hyattsville with a new, two-story, state of the art building. The site is immediately surrounded to the north by Toledo Road and beyond by the Prince George's Plaza Community Center owned by M-NCPPC, to the south by a church; to the east by Adelphi Road and beyond by single family homes; and, to the west by a parking garage utilized by the Centers for Disease Control and other tenants. The property consists of three acres zoned R-55, and is within the Gateway Arts District Sector Plan within the Development District Overlay Zone. The subject project is being reviewed pursuant to the Land Use Article §20-301 through 305 of the Maryland Annotated Code and Section 27-294 of the Prince George's County Zoning Ordinance that 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 review process.

PROPOSAL

The proposed project consists of demolishing the existing single-story, 66,000 square-foot building and replacing it with a modern, two-story structure. The main floor is proposed for a 40,000 square foot library, with the lower level utilized as a parking garage within the same compact building footprint. The library will consist of public meeting rooms; staff areas; and children's, teen, and adult collections. The compact building configuration will provide an on-site area for community green spaces and bio-retention gardens. Amenities and notable elements include bike parking, paths constructed of concrete pavers with bollard lighting, a table, umbrellas for shade and chairs, planters, benches, and trees with up-lighting. The existing entrance from Toledo Road will be used as access to the proposed parking garage. A right-in, right-out access with a small surface parking lot is proposed at the south end of the site on Adelphi Road.

ARCHITECTURE

The architectural design of the proposed building incorporates a varied roofline and range of building materials including terra cotta panels, metal panels, masonry block, and glazed aluminum curtain wall and will retain the existing library's distinctive and iconic "flying saucer" canopy.

The Urban Design Section offers the following comments:

Screening. It appears that the trash enclosure gate is metal with wooden slats. Staff would recommend another opaque material for the gate that is more attractive and durable than wooden slats and suggests using a material and color complementary to the architecture of the new building.

Green Building Techniques. The Urban Design Section notes and appreciates that the project is being constructed utilizing sustainable design features and applauds the inclusion of a green roof and solar panels if the latter are able to be provided. The inclusion of these items in an institutional setting can be viewed as providing an educational function for students, and visitors to the library. The Urban Design Section suggests that the inclusion of either signage or an exhibit interior to the building that explains the green features that were utilized in the design of the site and the building would be educational to the public. The Urban Design Section appreciates the applicant is providing landscaping that is 100 percent native species.

CONCLUSION

The Urban Design Section acknowledges the careful thought that went into the design of the site, the building and its landscaping and the attention to inclusion of green building techniques. Staff suggests the inclusion of signage or an exhibit interior to the building explaining the green building techniques and native species utilized as described above. Staff further recommends that the proposed trash enclosure gate with wooden slats be replaced with an opaque material using a material and color complementary to the architecture of the new building.

Office of the Chairman
Prince George's County Planning Board

(301) 952-3561

Mr. John W. Sloan
Associate Director
Prince George's County Office of Central Services
1400 McCormick Drive, Suite 336
Largo, MD 20782

**RE: Hyattsville Library Modernization
Project (MR-1608F)**

Dear Mr. Sloan:

The Prince George's County Planning Board had the opportunity to review the proposed Hyattsville Library modernization project during its regular meeting on June 9, 2016. A copy of the staff report is enclosed for your records. The staff recommendations are as follows:

- If the trash enclosure gate is metal with wooden slats, staff recommends another opaque material for the gate that is more attractive and durable than wooden slats. Using a material and color complementary to the architecture of the new building would be ideal.
- The staff acknowledges the careful thought that went into the design of the site, the building and its landscaping and the attention to inclusion of green building techniques. Staff suggests exploring the possibility of signage or an exhibit interior to the building explaining the green building techniques used and the native species utilized.
- The proposed site lighting will have a combination of energy efficient pole mounted LED parking lot fixtures, LED bollards, in-ground LED uplighting, guidepath LED lighting, tree uplights, and exterior stair lights. Because the building is located at an intersection across from residences, it is recommended that downward facing full cut off lights be used in the project area to the fullest extent practicable, and that the use of up-lighting be minimized.

Mr. John W. Sloan

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Should you have questions or require additional information regarding the enclosed staff report, please do not hesitate to contact Theodore W. Kowaluk, Senior Planner, at 301-952-3209 or via email at Ted.Kowaluk@ppd.mncppc.org.

Sincerely,

Elizabeth M. Hewlett
Chairman

Enclosure

c: Roland L. Jones, Director, Office of Central Services
Michael Gannon, Chief Operating Officer for Support Services, Prince George's County Memorial Library System
Redis C. Floyd, Clerk of the Council, Prince George's County Council
Fern Piret, Planning Director, Prince George's County Planning Department
Derick Berlage, Chief, Countywide Planning Division
Maria Ann Martin, Planning Supervisor, Special Projects Section, Countywide Planning Division
Theodore W. Kowaluk, Senior Planner, Special Projects Section, Countywide Planning Division

MANDATORY REFERRAL REVIEW

**PROPOSED HYATTSVILLE LIBRARY
MODERNIZATION PROJECT
OFFICE OF CENTRAL SERVICES
(6530 ADELPHI ROAD)**

**for
review by**

PRINCE GEORGE'S COUNTY PLANNING BOARD



June 9, 2016

**AGENDA ITEM: #5.
APPLICATION No: MR-1608F**










GENERAL PROJECT LOCATION

GENERAL LOCATION MAP

Legend

-  Site Location
-  Major Roads

Councilmanic Districts

- | | | | | | | | | |
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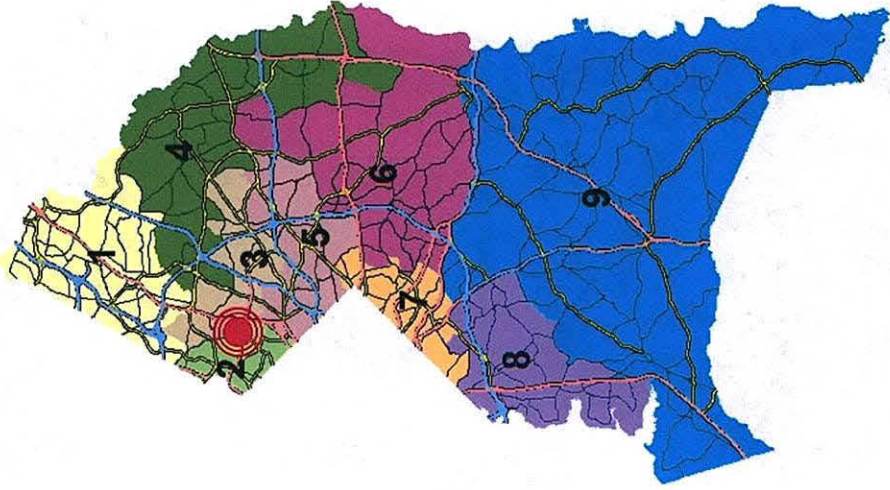
Feet

1 inch = 30,000 feet

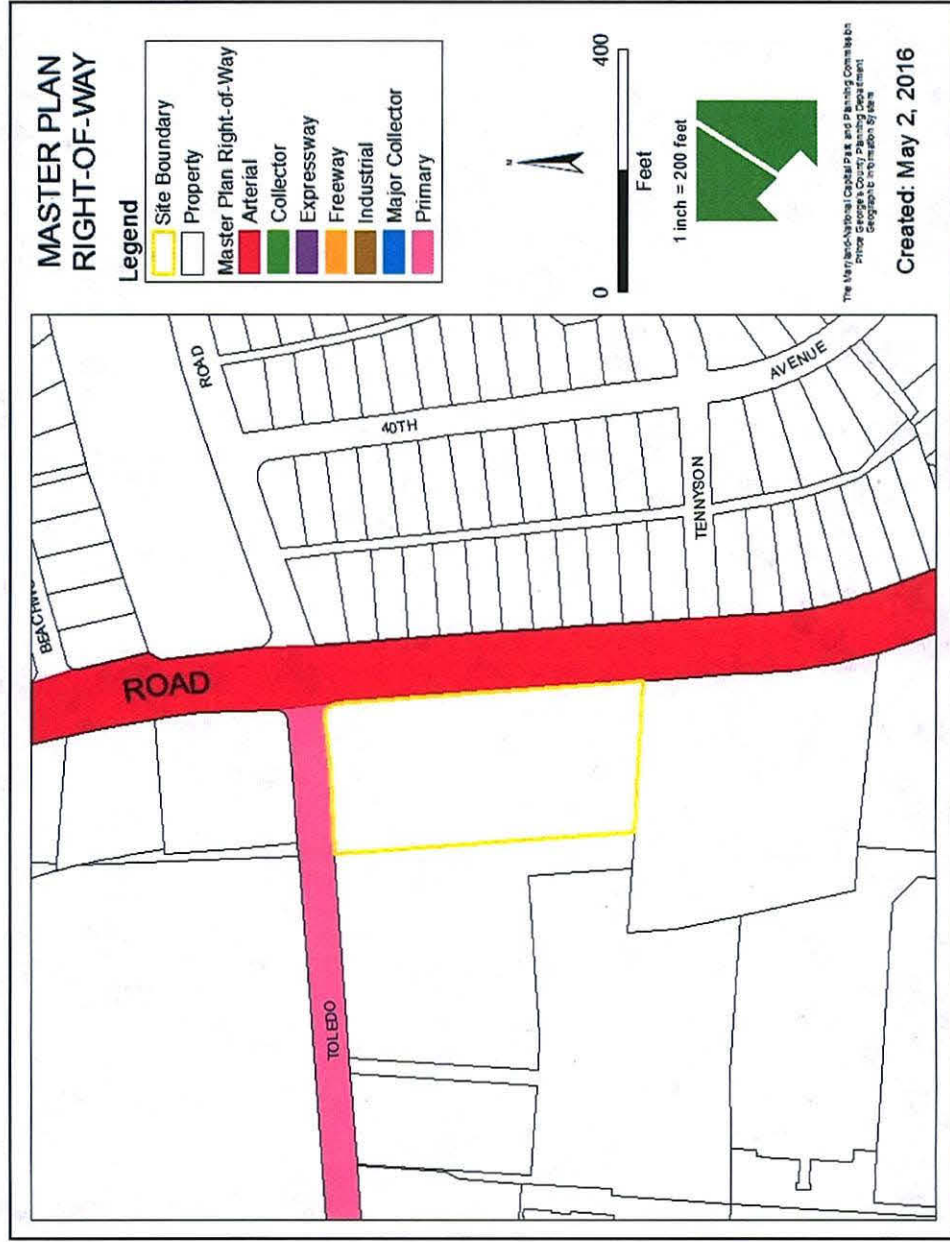


The Maryland-National Capital Park and Planning Commission
Prince Georges County Planning Department
Geographic Information Systems

Created: May 2, 2016



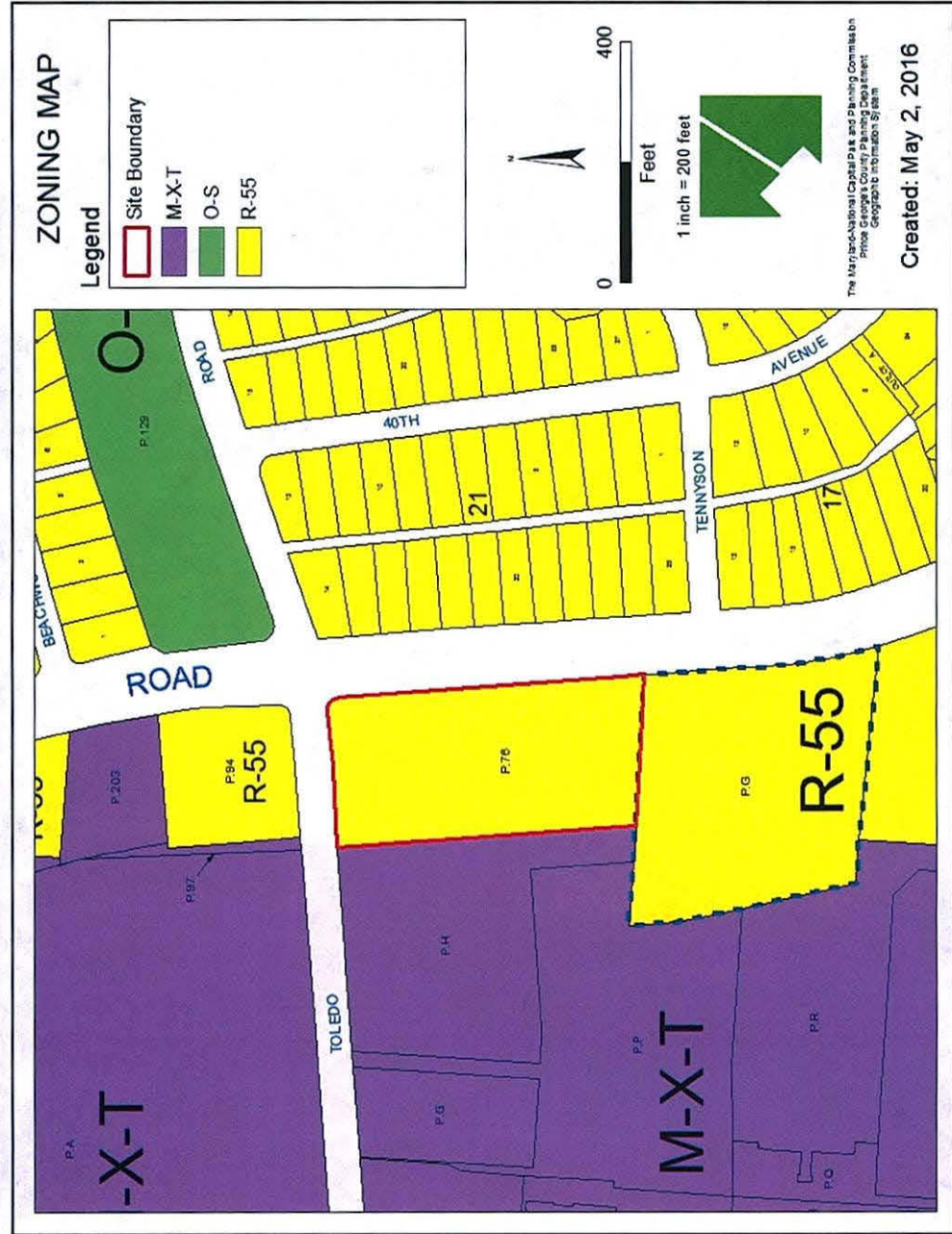
EXISTING TRANSPORTATION NETWORK



AERIAL VIEW OF PROJECT AREA



EXISTING ZONING



HYATTSVILLE LIBRARY MODERNIZATION PROJECT

Background:

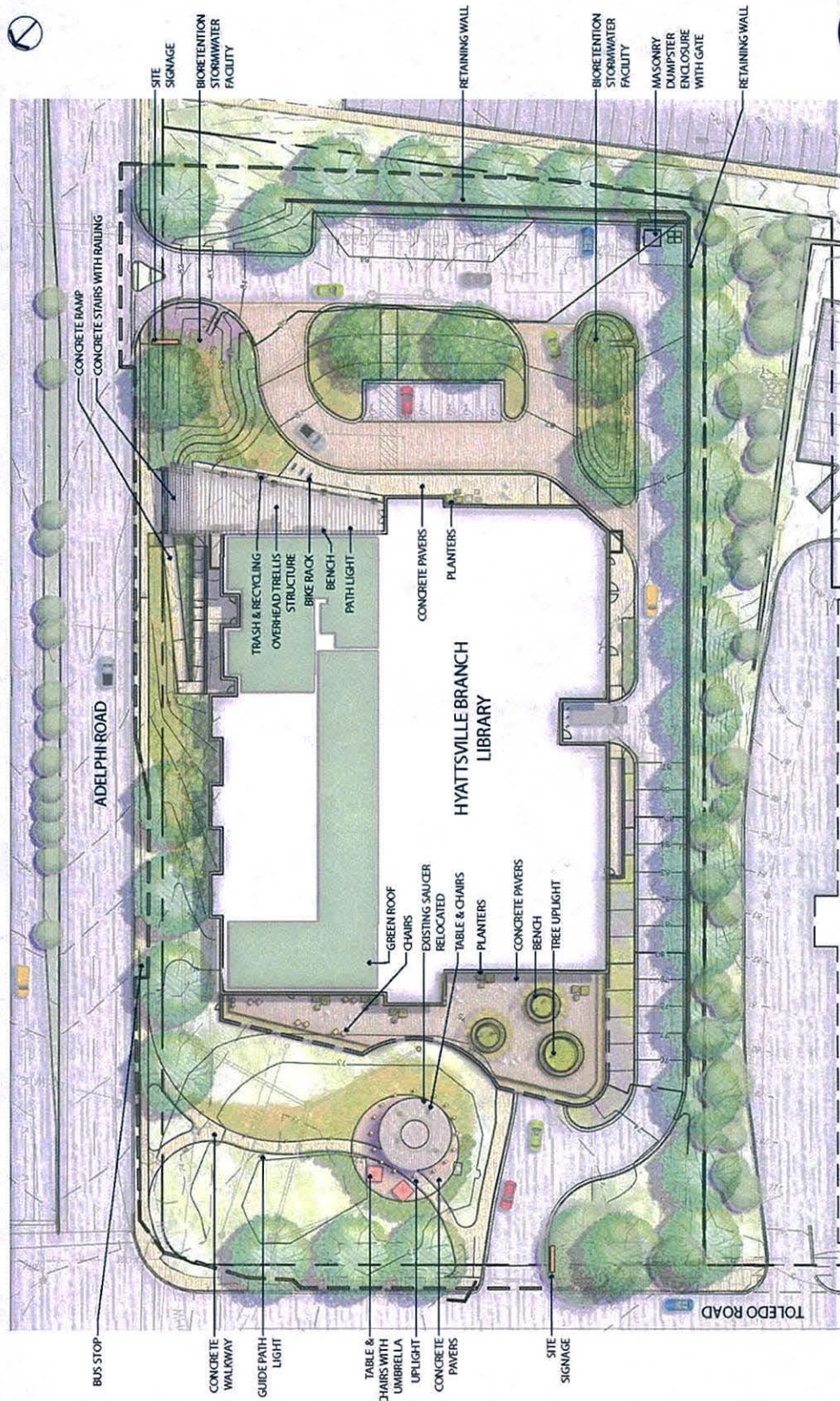
- ❖ The original library building, built in 1964, needs multiple upgrades as it has aged; including a new HVAC system, more electrical power and outlets, better access, compliance to ADA standards, and additional parking. After protracted delays in implementing the development phase of the project, the County opted for reconstruction as a better alternative.

HYATTSVILLE LIBRARY MODERNIZATION PROJECT

PROJECT OBJECTIVES:

- ❖ Provide a new state-of-the-art library for the community of Hyattsville.
- ❖ Meet the community's desire for sustainable design by incorporating a green roof, solar panels, LED lighting, and electric car charging stations.

PROPOSED SITE LAYOUT



HYATTSVILLE BRANCH LIBRARY
HYATTSVILLE, MD

DATE: 04.22.2016
SCALE: 1" = 40'-0"

BRADLEY SITE DESIGN, INC.
121W MADISON STREET SUITE 204 | BALTIMORE, MD 21201 | P: 443.650.1385 | BRADLEYSTDESIGN.COM



PROJECT SUMMARY

- ❖ The existing Hyattsville Library will be demolished and replaced with a new state-of-the-art library for the community of Hyattsville. It is a two story building with the main floor as the library at 40,000 SF and the lower level as a parking garage within the same building footprint. The proposed Hyattsville Modernization project is located at 6530 Adelphi Road at the southwest corner of Adelphi and Toledo Roads. The site consists of 3.0 acres and is zoned R-55.
- ❖ The building design has a compact building footprint to leave more site available for community green spaces and bio-retention gardens.
- ❖ The project will also incorporate sustainable design features including a green roof, solar panels, LED lighting, and electric car charging stations.

REVIEW/PERMITTING AGENCIES

- ❖ The applicant has obtained a Natural Resources Inventory Equivalency Letter (NRI-092-2016) and a standard letter of exemption (S-066-16) for forest conservation requirements.
- ❖ The applicant will need to obtain grading, building, utility, and electrical permits from the Prince George's County Department of Permitting, Inspections and Enforcement before beginning work.

STAFF RECOMMENDATIONS

- ❖ If the trash enclosure gate is metal with wooden slats, staff recommends another opaque material for the gate that is more attractive and durable than wooden slats. Using a material and color complementary to the architecture of the new building would be ideal.
- ❖ The Urban Design Section acknowledges the careful thought that went into the design of the site, the building and its landscaping and the attention to inclusion of green building techniques. Staff suggests exploring the possibility of signage or an exhibit interior to the building explaining the green building techniques used and the native species utilized.
- ❖ The proposed site lighting will have a combination of energy efficient pole mounted LED parking lot fixtures, LED bollards, in-ground LED uplighting, guidepath LED lighting, tree uplights, and exterior stair lights. Because the building is located at an intersection across from residences, it is recommended that downward facing full cut off lights be used in the project area to the fullest extent practicable, and that the use of up-lighting is minimized.

MANDATORY REFERRAL REVIEW

PROPOSED HYATTSVILLE LIBRARY MODERNIZATION PROJECT

THIS CONCLUDES STAFF PRESENTATION QUESTIONS/CLARIFICATIONS?

**AGENDA ITEM: #5.
APPLICATION No: MR-1608F**