



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.pgplannng.org/Planning_Home.htm

Mandatory Referral

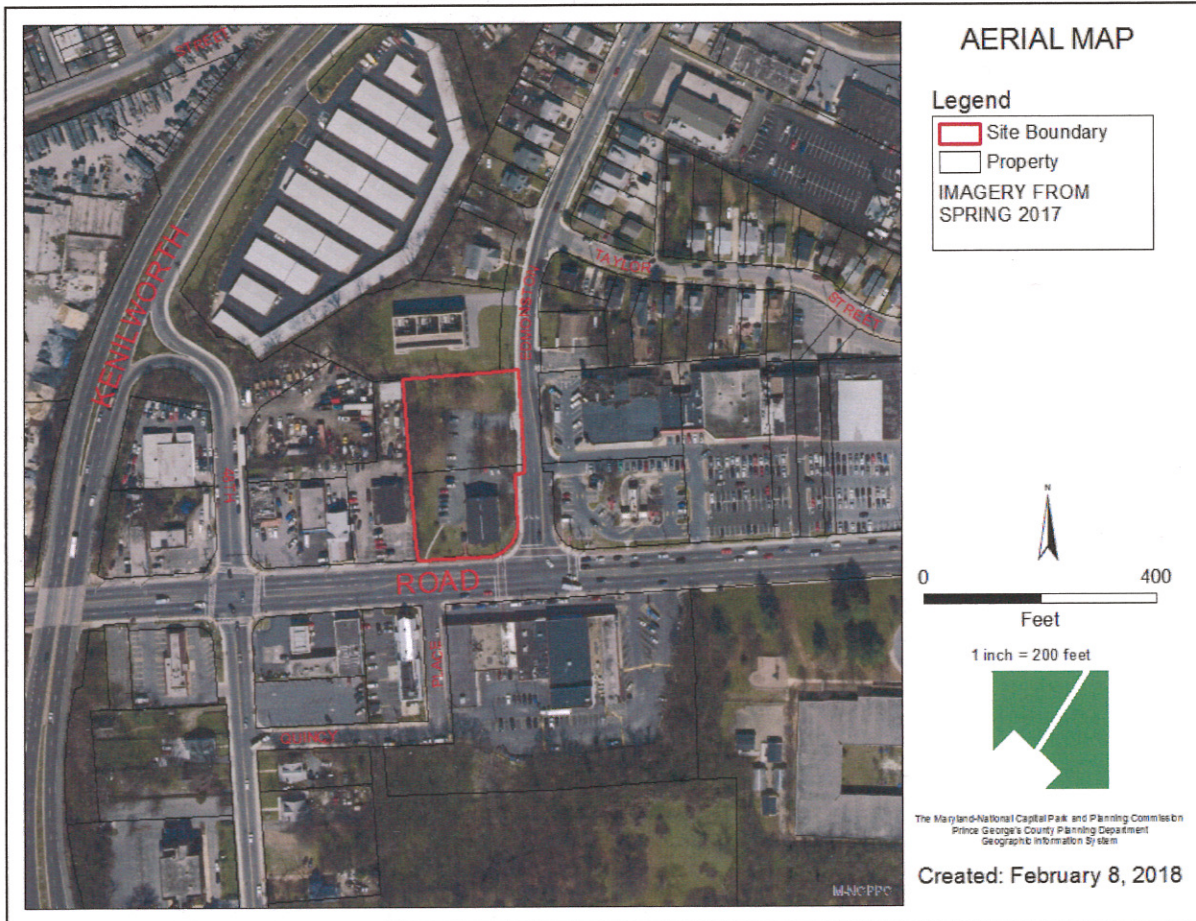
MR-1729F

| Application | General Data | |
|--|-------------------------------------|-----------------------|
| Project Name: Bladensburg Library Project Location: 4820 Annapolis Road Bladensburg, MD 20710 Applicant/Address: Prince George's County Office of Central Services 1400 McCormick Drive, Suite 336 Largo, MD 20774 | Planning Board Hearing Date: | 3/8/18 |
| | Date Accepted: | 1/18/18 |
| | Mandatory Action Timeframe: | 60-Day Review |
| | Acreage: | 1.25 |
| | Zone: | M-X-T |
| | Planning Area: | 69 |
| | General Plan Designation: | Established/Community |
| | Council District: | District 5 |
| | Adjacent Municipality: | Bladensburg |

| Purpose of Application | Notice Date |
|--|---|
| The applicant is proposing to demolish the existing 7,300 square foot library and replace it with a modern, two-story 22,835 square foot library on the same site. | Acceptance Mailing: January 18, 2018 |

| Staff Recommendation | Staff Reviewer: |
|--|---|
| Transmit Staff Report to: Michael Gannon Chief Operating Officer for Support Services Prince George's County Memorial Library System 9201 Capital Lane 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-1729F Staff Report – Bladensburg 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 Bladensburg Library Replacement 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, 4820 Annapolis Road in Bladensburg, at the corner of Annapolis and Edmonston Roads on Part of Lot 47 and 48 totaling 1.25 acres. The existing 7,300 square foot library will be demolished as part of the project scope and the services will be moved off-site during construction. The site is immediately surrounded by commercial properties to the south, east, and west. To the north is a PEPCO substation.

This new building will be a two-story building with a total floor area of 22,835 square feet. The two-story facility has generous floor to ceiling heights that provide a scale of stature equivalent to a typical 3-story building. The site is zoned M-X-T and represents an important component for the comprehensive vision for the Bladensburg Town Center Character Area. The building design features a continuous masonry band that grounds the structure, differentiating the entry level from the upper floor which is composed of a pattern of zinc panels. In accordance with energy codes glazing has been maximized to the greatest extent possible along Annapolis Road to invite pedestrians in and offer occupants direct views of the streetscape.

The County requires that all new County facilities address sustainability by using the United States Green Building Code as a reference. The County hopes to achieve a LEED Silver Certification for the library. Solar panels will be installed on flat roof areas to generate renewable energy, low-flow plumbing fixtures will be utilized, and indigenous landscaping will be planted to eliminate the need for irrigation.

STAFF RECOMMENDATIONS

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

- Due to the nature of the proposed use staff believes the site should not be overly screened and would recommend that the proposed fence along the western boundary of the site be reduced in height from eight feet to six feet.
- Urban Design staff is concerned that the shade trees proposed for the parking lot, *Quercus phellos*, are not well suited for limited space and its acorns could become a nuisance. Consider replacing the proposed shade trees in the parking lot with either *Zelkova serrata* or *Ulmus parifolia*.

PROJECT LOCATION AND EXISTING CONDITIONS

The proposed Bladensburg Library project is located at 4820 Annapolis Road in Council District 5 and encompasses 1.25 acres. The site will be accessible by Edmonston Road. The property is currently the site of the existing Bladensburg Library that was constructed in 1925.

Rights-of-Way

There are no rights-of-way issues involved with this project. The project will be accessed off Edmonston Road.

Existing and Proposed Utilities

Sanitary Sewer/Storm Drain: The existing sanitary sewer service will be used for the proposed project. The proposed parking lot and sidewalks are designed with permeable pavers to reduce stormwater run-off from the site.

REVIEW AND PERMITTING AGENCIES

It should be noted that the Mandatory Referral process does not exempt any project from the need to meet the requirements of any other entitlement process. The proposed Bladensburg Library 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

A Natural Resources Inventory Equivalency Letter was issued for the site and a standard letter of exemption was issued for forest conservation requirements.

2. TRANSPORTATION ASSESSMENT

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

3. HISTORIC PRESERVATION/ARCHEOLOGY

The proposed Bladensburg Library 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 M-X-T Zone.

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 2009 *Approved Port Towns Sector Plan and Sectional Map Amendment*.

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 Bladensburg Fire Station Fire/EMS Company 809 located at 4213 Edmonston Road in Bladensburg. 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.