



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

OFFICE OF THE CHAIR

RECEIVED

October 20, 2015

OCT 26 2015

DGS

Mr. David Dise, Director  
Montgomery County Department of General Services  
101 Monroe Street, 9<sup>th</sup> Floor  
Rockville, Maryland 20850

Subject: Wheaton Library, Community Recreation Center and Neighborhood Park  
Mandatory Referral No. 2016004

Dear Mr. Dise:

At its regular meeting on October 15, 2015, the Montgomery County Planning Board reviewed a Mandatory Referral request by the Montgomery County Department of General Services (DGS) and M-NCPPC Department of Parks to replace the existing Wheaton Regional Library at 11701 Georgia Avenue and the existing Wheaton Community Center at 11711 Georgia Avenue with a new combined facility with underground parking, a neighborhood park, and surface parking lot.

The Planning Board heard a presentation on the project from Area 2 Division staff and DGS staff. The application was approved with comments listed on the staff report with a minor modification to comment #1:

1. The approval is limited to a multi-use facility of approximately ~~84,000~~ 94,000 square feet comprising a library, recreation center, and neighborhood park.

This project is a great addition to the existing public facilities in the Wheaton-Glenmont corridor and surrounding neighborhoods.

The Planning Department appreciates the opportunity to review this project and looks forward to working with DGS on future projects.

Sincerely,

Casey Anderson  
Chair

CA:mb  
Enclosure



**Wheaton Library, Community Recreation Center and Neighborhood Park, Mandatory Referral, MR2016004**

**MB** Michael Brown, Planner Coordinator, Area 2 Division, [Michael.Brown@montgomeryplanning.org](mailto:Michael.Brown@montgomeryplanning.org), 301.495.4566

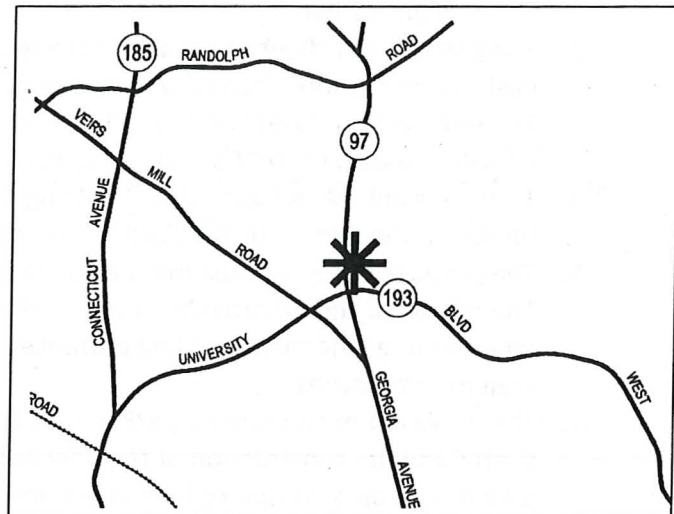
**[KA]** Khalid Afzal, Planner Supervisor, Area 2 Division, [Khalid.Afzal@montgomeryplanning.org](mailto:Khalid.Afzal@montgomeryplanning.org), 301.495.4650

**[HK]** Glenn Kreger, Chief, Area 2 Division, [Glenn.Kreger@montgomeryplanning.org](mailto:Glenn.Kreger@montgomeryplanning.org), 301.495.4653

Completed: 10/2/2015

**Description**

- Mandatory Referral for a combined library, recreation center, and neighborhood park;
- Current uses: library, community center, and surface parking lots;
- Located at the northeast corner of the intersection of Georgia and Arcola Avenues;
- 5.7-acre site zoned R-90 in the *Master Plan for the Communities of Kensington-Wheaton area*;
- Applicants: Montgomery County Department of General Services and M-NCPPC Parks;
- Acceptance Date: August 7, 2015.



**Summary**

- Staff recommends approval to transmit comments to the Montgomery County Department of General Services and the Department of Parks.
- The project is a co-location of facilities by the Montgomery County Public Libraries, Montgomery County Department of Recreation and M-NCPPC Parks. It includes an 84,000 SF two-story building, below-grade and surface parking, and a 103,673 SF neighborhood park.

## SECTION 1: RECOMMENDATION

1. The approval is limited to a multi-use facility of approximately 84,000 square feet comprising a library, recreation center, and neighborhood park.
2. The Applicants must coordinate with Project Manager in the Functional Planning and Policy Division of the Montgomery County Planning Department and the Montgomery County Department of Transportation (MCDOT)'s Rapid Transit System Development Manager regarding the following:
  - a. Provide sufficient right-of-way to accommodate a future transit station and left turn lane at the intersection of Georgia and Arcola Avenues.
  - b. Minimize disruption by the future bus rapid transit (BRT) construction to the proposed improvements, especially trees within the BRT right-of-way.
  - c. Relocate stormwater management facilities #7 and #8 outside of the future BRT right-of-way.
3. The pedestrian refuge island and crossing on Arcola Avenue should be moved to the east side of the intersection with the new roadway connection to Hermitage Avenue. The intersection should be properly marked and signed for pedestrian crossing. Coordinate with MCDOT's Traffic Engineering Studies Section at 240-777-2190.
4. The Applicant should upgrade all existing 4-foot wide sidewalks along the public right-of-way to the minimum standard 5-foot width per the Road Code.
5. The proposed project must meet all applicable accessibility requirements.
6. The Applicant should provide bicycle parking spaces with inverted-U bike racks (or equivalent) at the main building entrances and bike lockers or a secured bike storage area for employees.
7. The Applicant must secure a park permit for the demolition of the existing recreation center and the construction of the new park. The Applicant should explore alternative park design options that reduce impervious paving (surface parking), consolidate stormwater management facilities, and preserve more specimen trees- specifically #10 35" Pin Oak and #11-28" Red Oak.
8. Because of its proximity to Georgia Avenue, permanent goal posts should not be installed on the playfield.
9. Install wayfinding signage for nearby facilities including Wheaton Regional Park.
10. Establish a Memorandum of Understanding (MOU) between the various agencies to ensure coordinated maintenance of the entire property including park, stormwater facilities, and all landscape elements.
11. Continue to work with Parks Department staff on the design layout and construction details for the park and the playground.

## SECTION 2: SITE DESCRIPTION

### Site Vicinity

The Site is located at the northeast corner of the intersection of Georgia and Arcola Avenues in Wheaton just north of the Wheaton Central Business District. It fronts along Georgia Avenue (MD 97), a major north-south, commercial corridor. Parker Avenue bounds the Site to the north and Hermitage Avenue currently bisects the Site to intersect with Georgia Avenue. The Site is within the *Master Plan for the Communities of Kensington-Wheaton*.

The Site is surrounded on all sides by one-story, single-family residential houses. The newly constructed Wheaton Volunteer Rescue Squad is across Arcola Avenue to the south. The Site shares a property line with single-family residential houses to the east. Wheaton Regional Park is nearby to the east with pedestrian access from Parker and Hermitage Avenues.



Vicinity Map

### Existing Conditions

The existing Wheaton Regional Library is located on 3.3 acres at the northeast corner of the intersection of Georgia and Arcola Avenues. This site comprises two parcels owned by Montgomery County. Originally constructed in 1960, the building underwent a major renovation and expansion in 1985. A renovation completed in 2002 added group study spaces

and a language lab to meet the needs of the diverse community. An assessment by Montgomery County Department of General Services (DGS) indicated a number of deficiencies regarding physical structure, ADA issues, and programmatic issues. DGS recommended a replacement facility to better serve the community.

The Wheaton Community Center is currently located on 2.3 acres to the north of the Wheaton Library at the northeast corner of the intersection of Georgia and Parker Avenues. This site comprises two parcels owned by M-NCPPC. Originally constructed as the Wheaton Youth Center in 1963, the building houses a multi-purpose recreational facility with a variety of spaces including a gymnasium, a social hall, and art, computer, and exercise rooms. DGS recently assessed this facility and recommended a new, full service Community Recreation Center to serve the greater Kensington-Wheaton communities.

The combined acreage of both properties and the proposed closure of part of Hermitage Avenue is approximately 5.68 acres. The Site slopes approximately six to eight feet from the southwest corner to the property line abutting the single-family houses to the east.



*Site Aerial*

Staff approved the Natural Resource Inventory/Forest Stand Delineation Plan (NRI/FSD), #420140110, on October 11, 2013. There are no known rare, threatened, or endangered species on site; there are no forests, 100-year floodplains, stream buffers, wetlands, or other environmentally sensitive features on site. The Site is within the Lower Rock Creek watershed and has 29 trees of 24" or greater Diameter at Breast Height (DBH).

In the fall of 2013, the Planning Board considered an amendment to the Master Plan for Historic Preservation to designate the Wheaton Community Center as a historic structure, and recommended the structure be designated historic. The County Council did not accept the Board's recommendation and voted to demolish the structure to accommodate a combined library and recreation center. There are no known historic properties or features onsite.

#### Master-Planned Roadway, Bikeway, and Transitway

In accordance with the 1989 *Master Plan for the Communities of Kensington-Wheaton (K/W Master Plan)*, 2013 *Countywide Transit Corridors Functional Master Plan (BRT)*, and 2005 *Countywide Bikeways Functional Master Plan*, the Master-Planned roadways and bikeways are listed below.

1. The K/W Master Plan designates Georgia Avenue as a six-lane divided major highway, M-8, with a recommended minimum 120-foot wide right-of-way and no bikeway. BRT recommends a minimum 120-foot right-of-way along the Georgia Avenue North Corridor (between Mason Street and 400 feet north of Blueridge Avenue in the south). And it recommends a BRT station at the intersection of Georgia Avenue and Arcola Avenue with an increased right-of-way of 147 feet for the BRT Station area and a turn lane on Georgia Avenue (BRT Appendix F). The Georgia Avenue North Corridor portion of the BRT is not funded for planning at this time.

The existing Georgia Avenue right-of-way is only 100 feet at this location. Since the publication of the *Countywide Transit Corridors Functional Master Plan, Preliminary Plan No. 120140250, AVA Wheaton*, located to the south of the Site at the corner of Georgia and Blueridge Avenues was required to dedicate 64.5 feet from Georgia Avenue's centerline.

2. Arcola Avenue is designated as an arterial, A-54, with the recommended 80-foot wide right-of-way and an existing shared use path. The existing right-of-way is only 70 to 74 feet wide.

The following streets are not listed as master planned streets:

3. Parker Avenue with a 20-foot wide roadway is a functional tertiary residential street with a substandard 50-foot wide right-of-way that dead-ends.
4. Hermitage Avenue with a 27-foot wide roadway is a functional tertiary residential street with a substandard 50-foot wide right-of-way.

#### Public Transit Service

The Site is located approximately six blocks north (0.85 miles) of the Wheaton Metrorail Station. The following bus routes currently operate along the Site's adjacent roadways:

1. Two transit routes operate along Georgia Avenue:
  - a. Ride On route 33 operates on Georgia Avenue with 30-minute headways between the Glenmont Metrorail Station and the Medical Center Metrorail Station on weekdays only.

- b. WMATA Metrobus route Y7 & Y8 operate with 30-minute headways between the Medstar Montgomery Medical Center in Olney and the Silver Spring Metrorail Station on weekdays and weekends.

The nearest bus stops are located at the Georgia Avenue intersections of Parker, Hermitage and Arcola Avenues.

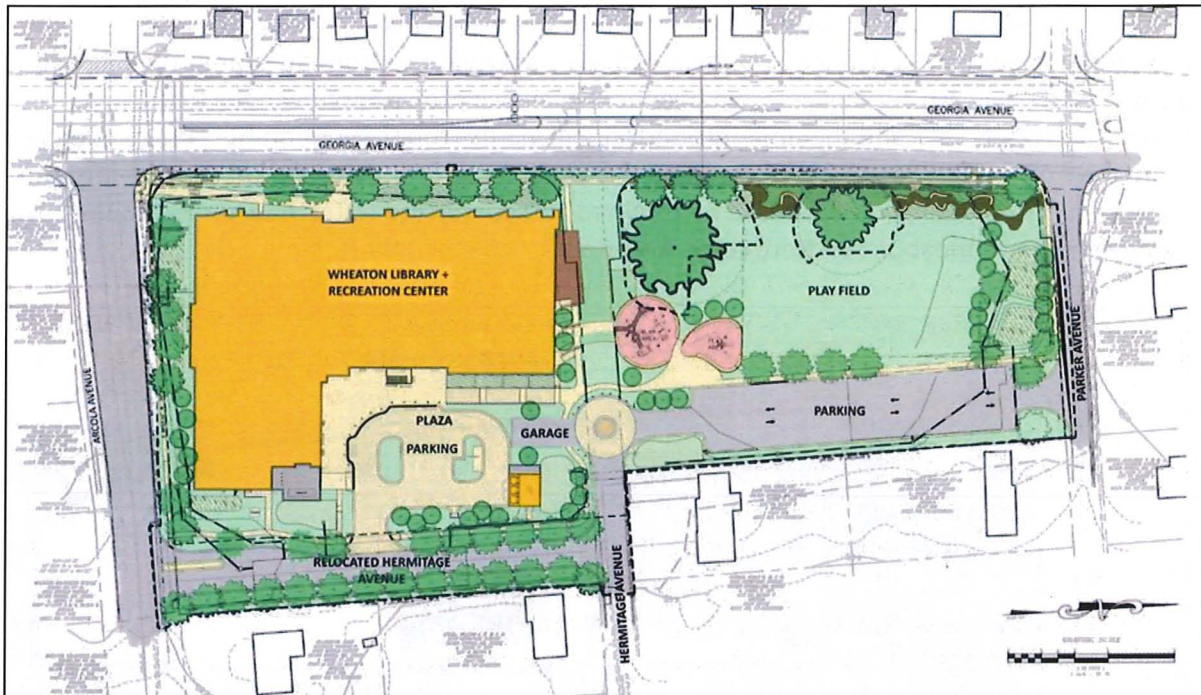
- 2. Two transit routes operate along Arcola and Amherst Avenues one block to the east of the Site:

- a. Ride On route 9 operates with 30-minute headways between Wheaton Metrorail Station and the Shady Grove Metrorail Station on weekdays and Saturdays.
- b. Ride On route 31 operates with 30-minute headways between the Glenmont Metrorail Station and the Wheaton Metrorail Station on weekdays only.

The nearest bus stop is located at the intersection of Arcola and Amherst Avenues.

## Proposal

The Applicants propose to demolish the current buildings and construct a multi-use facility and park offering services for all age groups in one building at the corner of Georgia and Arcola Avenues with main frontage along Georgia Avenue. The new Community Recreation Center's primary hours of operation will be from 9:00 am to 10:00 pm Monday through Thursday, 10:00 am to 6 pm on Friday and 9:00 am until 1:00 am on weekends when public bookings are scheduled in the Recreation Center portion of the facility. The Library will normally operate from 9:00 am to 9:00 pm Monday through Thursday, 10:00 am to 6:00 pm on Friday and Saturday and 10:00 am to 5:00 pm on Sunday.



*Proposed Site Layout*

### Site Design

Hermitage Avenue will be closed between Georgia Avenue and a new roundabout installed at its terminus approximately 210 feet east of Georgia Avenue. The roundabout will provide vehicular access to the underground parking facility to the south and the existing surface parking lot to the north that will be retained and will continue to provide a connection between Parker and Hermitage Avenues.

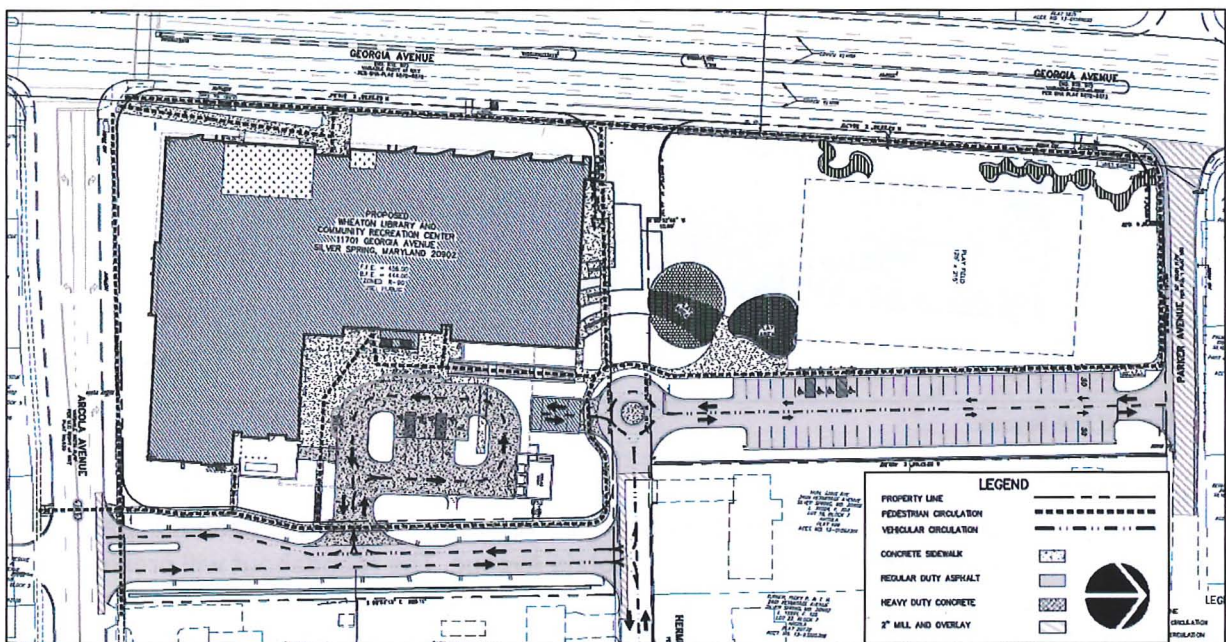
The closed portion of Hermitage Avenue will be closed to vehicular traffic but not abandoned; it will continue to be a paper street owned by the County. It will be landscaped and provide pedestrian access to Georgia Avenue and the neighborhood park to the north.

A new roadway east of the proposed building will run parallel to Georgia Avenue connecting Arcola Avenue to the new roundabout at the proposed terminus of Hermitage Avenue. This

new roadway will be built to the standards of a modified secondary residential street with no designated parking as defined by the County Road Code. It will include a green panel, street trees, bio-swailes and a sidewalk. It will also provide access to the plaza that includes parking and an entrance into the proposed facility.

The proposed park design will accommodate the recreational programs intended for the new facility, including play areas with equipment, seating areas, and an open playfield. The final design details of the park layout will likely differ from the proposed illustration as the Department of Parks Staff will continue to work with the design team to preserve additional specimen trees.

Vehicular circulation will be substantially similar to the existing conditions except that Hermitage Avenue will no longer intersect with Georgia Avenue. From the south, the Site will be accessed by a curb cut along Arcola Avenue, which will provide connections to a parking/drop-off plaza and the underground garage via the roundabout on Hermitage Avenue. From the north, the Site will be accessed by the existing curb cut along Parker Avenue into the existing surface parking lot which will be retained and connected to the new underground garage via the roundabout on Hermitage Avenue.



*Proposed Vehicular and Pedestrian Circulation*

The new facility will have a total of 249 onsite parking spaces including 179 spaces in the below-grade garage, 10 spaces in the plaza/drop-off area along the eastern building entrance, and 60 spaces in the existing surface parking lot to be retained between Hermitage and Parker Avenues. Additionally, up to 76 overflow parking spaces are available at the Wheaton Volunteer Rescue Squad surface parking lot directly across Arcola Avenue. This brings the overall total of available parking spaces to 325.

Reconstructed sidewalks will be provided along Georgia, Arcola, and Parker Avenues. Sidewalks are also proposed along the new roadway between Arcola and Hermitage Avenues which provides connections to the plaza and east building entrance. The sidewalk continues around the roundabout and connects to Parker Avenue via the route along the surface parking lot.

#### Building Design

The proposed building totals 84,000 square feet. It has a compact building footprint to leave as much area as feasible for green space, including a multipurpose play field, a playground, trees, and stormwater management facilities. The L-shaped, two-story structure has two entrances, one on the west along Georgia Avenue and one on the east from the plaza. The double-height lobby divides the building into two areas: the library on the south side along Arcola Avenue and the gym, game room and library's used bookstore on the north side. The social hall and recreation spaces such as the exercise room, activity classroom, art and pottery rooms, and computer lab occupy the second floor of the building.

The building's exterior skin will consist of glass curtain wall, masonry, and brightly-colored phenolic resin panels. The south facing wall will be mostly glass to provide day lighting to the interior spaces. The building's massing accentuates the major interior spaces of the library, central corridor, and gym.



### Sustainable Design

The proposed environmentally-sensitive design and construction features include, but are not limited to: managing stormwater for quality and quantity control; utilizing energy-conserving technologies for the building envelope, lighting and HVAC systems; utilizing regionally-manufactured construction materials; and reducing heat-island effect using reflective surfacing materials and vegetative roof. The project is expected to achieve a silver or higher rating in conformance with Leadership in Energy and Environmental Design (LEED) certification through the United States Green Building Council.

### Transportation Review

The table below shows the number of peak-hour trips generated by the proposed facilities: a library (decreased from 45,738 to 39,812 sq. ft.), a community recreation center (increased from 15,724 to 54,188 sq. ft.), and an improved park. The new library will continue its existing programs. The recreation center will be generally closed during the weekday morning peak period (6:30 to 9:30 am), but the basketball courts and a social hall will generate new peak-hour trips during the weekday evening peak period (4:00 to 7:00 pm).

Replaced Public Facility	Square Footage		New Weekday Peak Hour	
	Existing	Proposed	Morning	Evening
Library	45,738	39,812	None	None
Community Recreation Center	15,724	54,188	0 (Closed)	56
Neighborhood/Urban Park	(Only an Open Play Field)		0	0
Both Public Facilities	61,462	84,000	0	56

A traffic study was submitted because the proposed land uses generate 30 or more peak-hour trips within the weekday evening peak period. The Critical Lane Volume (CLV) values were calculated at the 14 analyzed intersections for the following traffic conditions:

1. Existing: Existing traffic conditions, as they exist now.
2. Background: The existing condition plus the trips generated from approved but un-built nearby developments.
3. Total: The background condition plus the site-generated trips.

The new CLV values for all intersections are within the applicable congestion standards. The estimated CLV values of the studied intersections in the K/W Policy Area are less than the area's congestion standard of 1,600. At the Georgia and Blueridge Avenues intersection, which is within the Wheaton CBD Policy Area, the CLV values are less than the applicable standard of 1,800. Therefore, no intersection improvements are required.

### Phasing

There are two major phases of construction. The first phase includes demolition of the existing buildings and the closed portion of Hermitage Avenue, and construction of underground utilities and the relocated Hermitage Avenue. The second phase includes building construction, site improvements and connecting utilities.

### **Community Outreach**

The Applicant has met all signage, noticing, and pre-submission meeting requirements. The Applicant held community meetings at the existing Wheaton Library on June 5, 2013 and June 24, 2013 and in Wheaton Volunteer Rescue Squad's Ballroom on April 13, 2015. The Applicant worked with the community to refine the proposal based on their comments and observations. A community meeting was recently held on August 26, 2015 to specifically discuss traffic issues raised. The Applicant plans to have another meeting in September. Staff has not received any correspondence on this application.

## SECTION 3: ANALYSIS

### Master Plan Conformance

The Site is located within the boundaries of the 1989 *Master Plan for the Communities of Kensington-Wheaton*. The Master Plan's primary focus is to maintain and protect the predominantly low- to medium-density residential character of the area while encouraging revitalization in limited areas (page 1). The Master Plan does not contain specific recommendations for this property or the neighborhood.

The Master Plan established the Green Corridor Policy for major highways including Georgia Avenue. The policy is to preserve the identity and integrity of residential areas along major corridors, soften the impact of new construction and the increased traffic on adjacent homes, and strengthen the distinction between commercial and residential areas (page 72). The implementation guidelines for this policy focus on special exceptions and public roadway improvements. As previously discussed, Georgia Avenue is recommended for a BRT line.

The majority of the implementation guidelines established under the Green Corridor Policy will be addressed in the planning work for the BRT implementation. For the Site's frontage, the proposed streetscape improvements include green panel, street trees and sidewalk that enhance the appearance of the Georgia Avenue corridor. Staff recommends the Applicant work with Planning Staff and MCDOT to design the proposed improvements such that there is minimum disruption to those improvements, especially trees, when the BRT is implemented.

The Master Plan highlights the rich variety of parks and recreational facilities in the Master Plan area, including the stream valley parks and the Wheaton Regional Park. The Plan's objective is to acquire and maintain a system of natural areas, open spaces, and recreation facilities (page 117). Policies recommended to meet the objective include promotion of park maintenance and rehabilitation and the replacement of deteriorated facilities (page 118). The Application proposes the replacement of the deteriorating community center with the proposed multi-use facility. The redesigned park will be an addition to the list of neighborhood parks in the Master Plan area. Staff recommends the three agencies (Department of Parks, Libraries, and Recreation) coordinate to create a comprehensive maintenance program for the site's park, stormwater facilities, and landscape elements.

The Master Plan states the objective of providing adequate public safety, library, and postal facilities (page 146). The replacement of the existing deteriorating library with the proposed multi-use facility will provide an adequate facility to serve the communities of Kensington-Wheaton.

The *Countywide Transit Corridors Functional Master Plan* for the Bus Rapid Transit (BRT) recommends a 120-foot right-of-way along the Georgia Avenue North Corridor (between Mason Street to the north and 400 feet north of Blueridge Avenue to the south). Although this segment of BRT is not funded for planning, the working assumption in Appendix F is "Reversible Median One Way Busway – Intersection Right of Way with Station(s)" with a recommended

(constrained) right-of-way of 147 feet. This yields a recommended dedication from centerline of 74 feet – 24 feet more than the 50 feet currently shown. The proposed location of the building will not encroach into the additional right-of-way. However, the proposed stormwater facilities will encroach into the expanded BRT right-of-way and will need to be removed and replaced once the BRT is implemented.

### Zoning Requirements

The intent of the R-90 Zone is to provide moderate density residential uses and certain other uses such as public facilities. The proposed project is consistent with the intent of the zone and meets the requirements of the R-90 Zone demonstrated in the table below.

Development Standard Section 4.4.8 Residential – 90 Zone (R-90)	Permitted/ Required	Proposed
<b>B.1. Lot and Density</b>		
Min. lot area (sf)	9,000	245,242
Min. lot width at front bldg. line (ft)	75	747
Min. lot width at front lot line (ft)	25	797
Max. density (units/ac)	4.84	0
Max. lot coverage (%)	30	24
<b>B.2. Building Setback</b>		
Min. front (ft) (Georgia Ave)	30	32.6
Min. side-one street(ft) (Hermitage Ave)	15	2
Min. sum of both sides (ft) (Hermitage + Arcola Avenues)	25	20.8
Min. rear (ft)	25	295
<b>B.3. Building Height</b>		
Max. height of principal bldg. (ft)	35	30

Side street setbacks are defined as the distance measured from the side street right-of-way to the structure. The technical definition of right-of-way is land dedicated to the passage of people, vehicles, or utilities as shown on a record plat as separate and distinct from the abutting lots or parcels. Hermitage Avenue will be closed and not abandoned. The existing lot lines and utilities will remain. Therefore, side street building setback is measured to the Hermitage Avenue lot line although no physical street will exist. The proposed building is setback two feet from the Hermitage Avenue right-of-way. Staff finds the proposed condition acceptable as long as Hermitage Avenue remains closed.

Parking Requirement 6.2.4		Metric	Unit	Permitted/ Required	Proposed
<b>First Floor</b>					
Library	1.25 per 1,000 SF <sup>1</sup>	16,073	20		
Entry Lounge	0.25 per Guest Space <sup>2</sup>	20	5		
Gameroom		35	9		
Office	1.00 per employee <sup>3</sup>	6	6		
Booksale	5.0 Per 1,000 SF Leasable Area <sup>4</sup>	2,655	13		
Gymnasium	2.00 per Court <sup>5</sup>	3	6		
<b>Second Floor</b>					
Exercise Room	0.25 per Guest Space <sup>6</sup>	38	10		
Pottery Room		12	3		
Arts/Craft Room		24	6		
Classroom/Digital Lab		62	16		
Dance/Yoga Studio		30	8		
Community Lounge		74	19		
Indoor Track		40	10		
Social Hall		160	40		
<b>TOTAL</b>			<b>171</b>		<b>249</b>

<sup>1</sup> Cultural Institution

<sup>2</sup> Recreation and Entertainment Facility

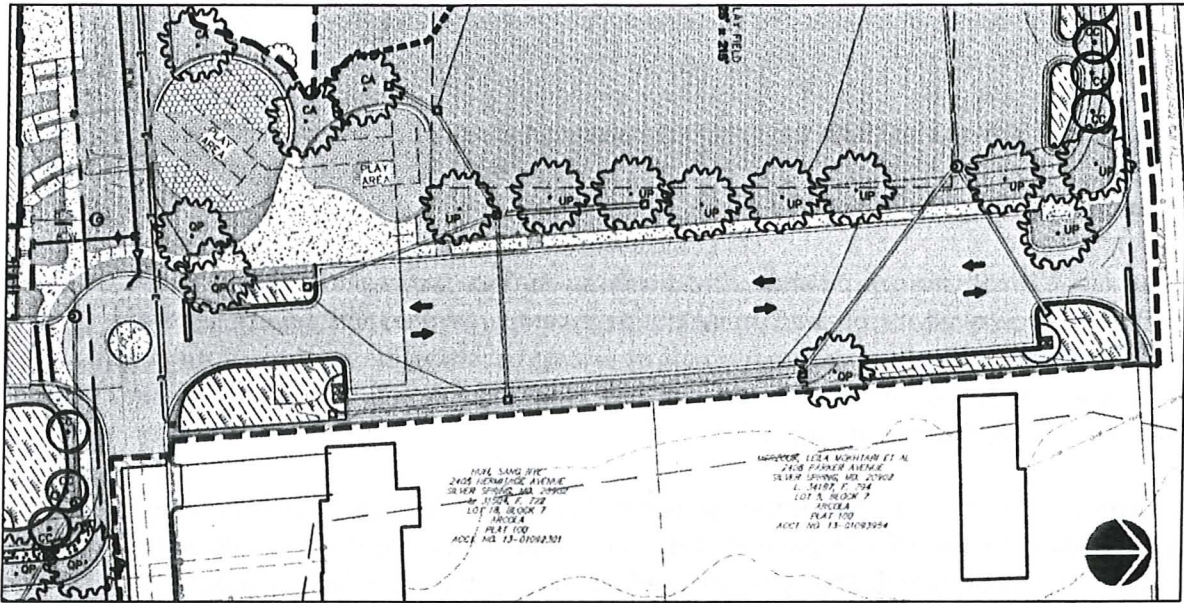
<sup>3</sup> Charitable, Philanthropic Institution

<sup>4</sup> Retail Establishment

<sup>5</sup> Recreation and Entertainment Facility

<sup>6</sup> Recreation and Entertainment Facility

The proposed site layout will accommodate 249 parking spaces onsite. The table above breaks out parking requirements per the individual uses within the multi-use building following the established practices with mixed-use buildings and the requirements of the Zoning Ordinance. The Applicant used a general rate of 2.5 parking spaces for 1,000 SF of the total useable area in determining the parking needs of the new facilities, which yields 230 parking spaces. The proposed project will have 249 spaces onsite, and with the availability of the 76 additional spaces in the surface parking lot of the Wheaton Volunteer Rescue Squad for overflow parking. The proposed facility will have a total of 325 spaces available.



Existing surface parking lot to be retained and expanded with new landscaping along the redesigned neighborhood park

#### Section 6.2.9.C. Parking Lot Requirements for 10 or more spaces

##### 1. Landscaped Area

- a. A surface parking lot must have landscaped islands that are a minimum of 100 contiguous square feet each comprising a minimum of 5% of the total area of the surface parking lot. Where possible, any existing tree must be protected and incorporated into the design of the parking lot.
- b. A maximum of 20 parking spaces may be located between islands.
- c. A landscaped area may be used for a stormwater management ESD facility.

##### 2. Tree Canopy

Each parking lot must maintain a minimum tree canopy of 25% coverage at 20 years of growth, as defined by the Planning Board's Trees Technical Manual, as amended.

##### 3. Perimeter Planting

- a. The perimeter planting area for a property that abuts an Agricultural, Rural Residential, or Residential Detached zoned property that is vacant or improved with an agricultural or residential use must:
  - i. be a minimum of 10 feet wide;
  - ii. contain a hedge, fence, or wall a minimum of 6 feet high;
  - iii. have a canopy tree planted every 30 feet on center; and
  - iv. have a minimum of 2 understory trees planted for every canopy tree.

As currently proposed, the surface parking lot does not conform to this section of the Zoning Ordinance. The design does not provide any landscaped islands or protects and incorporates existing trees into the design of the parking lot. The location of the proposed elm trees along

the parking lot does not provide the minimum tree canopy of 25%. The surface lot is setback a minimum of 10 feet from the shared property line with residential uses to the east, and the existing fence along the property line will remain meeting the Zoning Ordinance requirement. The proposal does not include the specified canopy tree every 30 feet on center or understory trees along the shared property line; the area is proposed as a combination of grass sod and stormwater management facility.

As described in the paragraph above, the proposed surface parking lot does not meet some of the zoning requirements for landscaping and tree canopy. While landscaped islands are required by the ordinance, preservation of trees is also a strong desire and priority for this site. Staff recommends that the Applicant explore the feasibility of providing additional perimeter planting abutting residential properties.

As currently proposed, the application provides 78 onsite parking spaces than required by the Zoning Ordinance. Another 76 parking spaces are available for overflow parking across Arcola Avenue. Staff recommends the Applicants reduce the amount of surface parking area, which will allow more land area to accommodate other facilities and goals including playing field, landscaped islands, stormwater management facilities, tree canopy coverage and preservation of existing mature trees to meet the requirements and intent of the zoning section.

### **Neighborhood Compatibility**

While the building's proposed 30-foot height is taller than the existing structure, compatibility with the existing neighborhood is achieved through the site and building design. The building height is a result of the proposed compact footprint, designed to leave as much land area as feasible for open, green space. The tallest elements of the building are nearest the intersection of Georgia and Arcola Avenues. The building will establish an attractive street wall as a landmark between the Wheaton Urban core and the residential neighborhoods to the north. The proposed building will provide a similar height to the newly constructed, 35-foot height Wheaton Volunteer Rescue Squad at the southeast corner of the Georgia Avenue/Arcola Avenue intersection.

The proposed streetscape and plantings throughout the site will enhance the institutional character of the site. On-site landscaping improvements will provide additional canopy cover and shrubs. Staff recommends the Applicant pursue saving additional specimen trees. The proposed lighting is designed to shield adjacent residences from intrusive glare while maintaining adequate light levels for safety and security purposes. These improvements create an attractive setting for the new building within the residential neighborhood.

### **Adequacy, Safety, and Efficiency**

The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.

The proposed building is located near the intersection of Georgia and Arcola Avenues with an entrance along Georgia Avenue. The location of the building provides a visually significant civic structure along Georgia Avenue and places vehicular circulation and parking in the rear. The proposed building's location maximizes the opportunity for open spaces and outdoor recreation facilities including play areas with equipment, seating areas and an open playfield.

The proposed landscaping and lighting for the Site will ensure the Site will be safe, adequate, and efficient for year-round use and enjoyment by visitors. A mix of shrubs, shade trees, ornamental trees and foundation plantings are proposed throughout the site.

Vehicular circulation will be adequate, safe and efficient. Although the proposal includes the closure of a portion of Hermitage Avenue, the realigned Hermitage Avenue parallel to Georgia Avenue will provide adequate vehicular circulation for Hermitage Avenue traffic approaching Georgia Avenue. Sidewalks are proposed along the perimeter of the site and along the proposed roadway and surface parking lot. However, to improve the adequacy, safety, and efficiency of the pedestrian circulation, Staff recommends the sidewalk along Arcola Avenue be expanded to the standard five-foot width with a green panel and street trees at the perimeter of the site per the current Road Code standard. Staff also recommends the signed and marked crossing of Arcola Avenue be moved east of the intersection with the proposed roadway.

## **Environment**

### Forest Conservation Law

The Site is subject to Chapter 22A Montgomery County Forest Conservation Law. Staff recommendations on the Preliminary Forest Conservation Plan are provided in a separate report to the Planning Board, which will be reviewed jointly during the hearing for this Mandatory Referral application.

### Stormwater Management

The Montgomery County Department of Permitting Services conditionally accepted a stormwater management (SWM) concept plan for the proposal on September 30, 2015. It provides on-site control and treatment of stormwater runoff utilizing vegetated roof on portions of the new building and other Environmental Site Design (ESD) measures.

## **Conclusion**

Based on the analysis of this report, Staff recommends approval to transmit comments listed at the front of this report to Montgomery County Department of General Services and Department of Parks.

### **Attachment:**

1. DPS letter approving the stormwater management concept plan dated September 30, 2015.

# ATTACHMENT 1



## DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Diane R. Schwartz Jones  
Director

September 30, 2015

Mr. Jason Fritz, P.E.  
ADTEK Engineers  
97 Monacacy Blvd., Unit H  
Frederick, Maryland 21701

Re: Stormwater Management **CONCEPT** Request  
for Wheaton Library and Community Center  
Preliminary Plan #: N/A  
SM File #: 275855  
Tract Size/Zone: 5.77 Ac. / R-90  
Total Concept Area: 5.77 Ac.  
Lots/Block: N/A  
Parcel(s): P18, P1, 19 and P2  
Watershed: Rock Creek and Sligo Creek

Dear Mr. Fritz:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **conditionally acceptable**. The stormwater management concept proposes to meet required stormwater management goals via providing ESD practices (18 micro-bioretention facilities, 2 rain gardens and ~ 31,000 sq.ft. of green roof area) to the maximum extent practicable (MEP). The remaining required ESD volume to be treated onsite will be provided in 5 structural filtering facilities (4 Filterra and 1 underground sand filter. The downstream storm drain system on Arcola Avenue was determined to be inadequate in the concept report and it is proposed that improvements will be made to increase the capacity as needed.

The following **items and conditions** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. Capacity improvements to the downstream storm drain system on Arcola Avenue must be completed prior to issuance of the sediment control permit for development of this site.
4. MSHA approval for the capacity of the storm drain system on Georgia Avenue must also be received prior to issuance of the sediment control permit.
5. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

Mr. Jason Fritz, P.E.  
September 30, 2015  
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6. Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are for illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section.

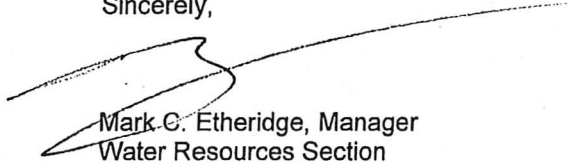
This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Mike Geier at 240-777-6342.

Sincerely,



Mark C. Etheridge, Manager  
Water Resources Section  
Division of Land Development Services

MCE: me CN275855 Wheaton Library.mjg

cc: C. Conlon  
SM File # 275855

ESD Acres:	4.7
STRUCTURAL Acres:	1
WAIVED Acres:	N/A