



**City of Annapolis**  
 Department of Planning & Zoning  
 145 Gorman Street, 3<sup>rd</sup> Fl  
 Annapolis, MD 21401-2535

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### Site Design Plan Review Application

**Property Information**

Site address 1410 and 1420 West Street, Annapolis, MD 21401  
 Total site area 4.79 Limit of disturbance 4.79 Zoning district R2 and R3-NC  
 Critical Area designation N/A BEA  Yes  No  
 Number of lots 1 Number of units 1 (Library)

**Owner Information**

Owner of property Anne Arundel County Department of Public Works  
 Mail address 2662 Riva Road, 3rd Floor  
 City Annapolis ST MD Zip 21401  
 Phone(s) \_\_\_\_\_ Email address \_\_\_\_\_  
 Agent (if not owner) Joe Holoubek Tax ID number 600007847300 &  
 Phone(s) 410-222-7549 Email address JHoloubek@aacounty.org 600090013602

**Project Description**

Project type: Site Design Plan Review (SDP)  
 Sub-type (mark one)  
 Major - Commercial  Minor - Buffer Management Plan  
 Minor - Commercial  Minor - Neighborhood Conservation  
 Preliminary

Description of proposed project:

A 32,500 sf library to be constructed on the site of the existing Annapolis Regional Library.

On a separate sheet of paper, please address the applicable criteria from City Code Chapter 21.22 Site Design Plan Review, Chapter 21.62 Site Design Standards, and Chapter 21.40 Residential Districts. Buffer Management Plans for properties that are in the Buffer Exemption Area must address additional standards, available upon request.

Applications involving demolition in the R2-NC, R3-NC, R3-NC2, R3-R, R4-R, MX and Office & Commercial Design overlay districts are subject to the review criteria of Section 21.14.040. Demolitions in R2-NC must also address the criteria of Section 21.40.060(C)(3)(b).

**Submittal Requirements Checklist (Mark each box as completed)**

Ten (10) copies are required for submittals for preliminary and major commercial site design. Five (5) copies are required for all minor site design applications. All submittal items should be folded and assembled as individual packages.

- Completed Application Form, including written responses to all applicable review criteria
- Application fee (see Fee Schedule)
- List of persons and their addresses having a financial interest/ownership in the property
- Vicinity map showing location of subject property
- Architectural plans, as applicable:
  - Exterior building elevations/facades showing existing and proposed improvements
  - Interior floor plans of existing and proposed structures, as applicable
- Site Plan (which may include the following information, as applicable):
  - Layout of existing and proposed improvements
  - Metes and bounds (surveyed boundaries and dimensions) of the property
  - Landscaping
  - Tree preservation/conservation areas
  - Critical area mitigation/lot coverage tabulations/BEA policy standards, as applicable
  - Lighting and utilities (sewer, water and power)
  - Utility plan (sewer, water, power)
  - Grading/sediment control plan
  - Land use information (use, zoning and owners of adjoining properties)

Additional information, such as traffic impact studies, tree inventories, landscape maintenance agreements and moderately priced dwelling unit agreements, may be required in conjunction with a specific application.

A dated picture of the Public Notice Sign posted in front of the property is also a required part of the application. Sign will be available from Planning and Zoning when the application is determined to be otherwise complete. The sign must be posted for 15 days.

✓ Signature of property owner  (Project manager) Date 8/4/2016

For more information on the application process, please visit [www.annapolis.gov](http://www.annapolis.gov) and refer to the City Code, Chapter 21.22 Site Design Plan Review.

You can also track the progress of your application under "Project Search" at the City's on-line permitting site: <http://etrakit.annapolis.gov/>.

## **SITE DESIGN PLAN REVIEW**

**ANNAPOLIS PUBLIC LIBRARY  
1410 AND 1420 WEST STREET IN ANNAPOLIS  
TAX MAP 51B, PARCELS 1814 AND 1892**

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### **Statement in Support of Site Design Plan Review**

\*For general information and identification references, please see the “Project Background” statement associated with this application.

#### **Code, Chapter 21.22**

##### **21.22.080 Review Criteria and Findings**

###### **A. District Standards (including Chapter 21.62 / see below)**

###### **Use Regulations**

The property is zoned R2-Single Family Residential District and R3-NC General Residence Neighborhood Conservation. Public Libraries fall under the “Government and government related structures, facilities and uses” use category and are permitted as a Special Exception approval process through the City of Annapolis as set forth in the Table of Uses at Code, 21.48.010: Residential Zoning Districts.

###### **Bulk Standards & Density Standards**

The existing library, which is proposed to be demolished, will be replaced with a new library, which is allowable under Code, 21.50.040, Table Note 5 and 21.50.070, Table Note 13. The library has been designed to meet certain requirements of the R2 and R3-NC in accordance with Code, 21.40.050 and 21.40.080. All elements of the redevelopment project meet the applicable R2 and R3-NC bulk regulations at Code, 21.50.040 and 21.50.070.

###### **B. Design**

The proposed design — including location, relationship of uses, and architectural character and scale — has been carefully crafted to be in harmony with the surrounding neighborhood and with the goals and intentions of the R2 and R3-NC districts. The original library, a contemporary structure from the 1960’s, will be replaced with a larger structure that continues the same tradition of integrating a modern vision into an established residential neighborhood.

The design of the building began with site evaluation, and through a series of careful explorations, a site concept developed which provides for many rich interactions

between the building and the bucolic site in which it sits. Recognizing the importance of the existing specimen trees on the southwest corner of the site (part of the recently acquired parcel), the building is sited to the north and east of this natural amenity. With a shape that “wraps” the existing grove, the building siting provides multiple opportunities to visually embrace this feature. The resulting building form rises towards the center of the site, and projects out towards West Street to engage this busy public way.

This projecting frontispiece is an exciting invitation to City residents to come and experience the library. A large amount of glazing is present in this element, which acts in essence as an oversized bay window providing views of the activities within. The aforementioned building “jog” around the existing trees creates another exciting opportunity on the opposite (north east) side of the building. Through its orientation, a large open courtyard area is created in the center of the site, and has evolved into the main entry for the building. This area has excellent connection to the project parking, which is primarily located on the north side of the site, screened from the street by the building itself. An interesting juxtaposition is created between the impression of the building as seen while driving on West Street and the quieter space in the core of the site which allows for a generously scale library entrance plaza and garden. One can imagine that this space will be heavily utilized and programmed by the library as an “outdoor room” during large portions of the year.

In concert with the site development, the building design grew up from the required interior functional relationships. The project is organized along a large open and airy “spine”, which will house the majority of the collections material. In addition, this central area will contain many different spaces for seating and gathering. This element has a north-south orientation, and is flanked on the east and west by two lower support wings which house the staff areas, meeting rooms, and the main entry space. The dichotomy between the high central space and the lower support wings provides a dual benefit of allowing natural light into the deep and wide central space through the use of continuous high clerestory glazing on the east and west sides of the bar, and also allows the building to “step down” to the east and west in recognition of the residential development on both sides.

While the building design is contemporary, familiar and accepted materials, such as brick, cast stone, glass, and metal have been used to create the new composition for the Annapolis library. The predominant material is brick, and careful detailing ties the building in with the Annapolis vernacular even while the soaring design identifies the project as an important civic project firmly seated in the 21<sup>st</sup> century.

### **C. Compatibility**

The existing site already serves as the existing library function for Annapolis and as such is known and welcomed by the nearby residential neighbors and the Community at large. Adjacent developments include residential uses. The proposed library design reinforces compatibility with these existing uses by combining a familiar material

palette of brick, cast stone and glass with sloped roof shapes, cornice line datum, and an overall massing composition which is respectful neighboring structures.

**D. Minimize Adverse Impacts**

The design places the library on the site in a manner that respects the character of the neighboring residential area. The building's location and height complies with the Code's requirements and does not exceed the heights allowable under the zoning regulations – consequently, it does not create uncharacteristic views for the neighborhood. Deciduous canopy trees buffer the site between all neighboring properties and the streets. Site lighting will be “dark-sky friendly” and designed to safely illuminate the necessary pedestrian and vehicular areas while avoiding light pollution for neighboring sites.

**E. Building Locations**

The building location, its massing, enlarged pedestrian open spaces, and landscape elements significantly improve and enhance pedestrian and vehicular circulation on the site. The building location also discourages “cut-through” traffic (a current problem for the library site), and maximizes relationships between the building and the existing natural amenities. The building is advanced closer to the West Street corridor than the current siting, improving and reinforcing this important streetscape.

**F. Natural Features**

The Property is comprised of Parcels 1814 and 1892, totals 208,986 square feet (4.79 acres) and is not located within the Chesapeake Bay Critical Area. The site currently contains an existing library, surface parking and mowed lawn with several large trees. Because the site is highly urbanized, few natural features exist on the property.

The site is identified as being located in the Flood Hazard Zone “X”, areas determined to be outside the 0.2% annual chance floodplain as shown on the FEMA Flood Insurance Map #24003C0232F.

Based on a field evaluation of the study area, a review of existing environmental maps, and coordination with the Maryland Department of Natural Resources, the Property does not contain threatened or endangered species, or tidal and nontidal wetlands.

The Property does not currently contain any forest. Scattered throughout the site are individual trees and some mowed lawn areas around the existing library. Many of the existing trees are in fair to poor condition. The property does contain several desirable trees greater than 30 inches in diameter on site or just offsite.

**G. Slopes and Soils**

The U.S. Department of Agriculture - Natural Resources Conservation Service (NRCS)'s soil survey maps two (2) soil types on the property: Annapolis-Urban land complex, 0-5% slopes (AuB) and Donlonton Urban Land Complex, 0-5% slopes (DuB). The field evaluation revealed that the mapping unit appears to be accurate, as evidenced by the fact that the site is primarily comprised of either mowed lawn or impervious cover. The AuB soil type is not classified as a hydric soil, however the DuB soil type has a hydric rating of 5.

The site's topography is generally flat with no steep slopes.

**H. Critical Area**

As discussed above, the entire Property is not located within the Critical Area.

**Code, Chapter 21.62**

**21.62.020. General Design Standards.**

**A. Relation of Buildings and Structures to the Surrounding Environment**

The proposed structure has been carefully located to logically and aesthetically integrate with the existing West Street corridor, the surrounding residential neighborhood and to respond to the library patron arriving by foot, bike, public transport or automobile.

**B. Relation of Structures to Adjacent Development (Height, Width and Façade, Proportion, Mass, Relationship to Street, Roof Forms, Composition, Rhythm, Proportion of Openings, Façade Materials, Color, Corner and Through Lots, Site signage)**

The proposed building reflects and is compatible with adjacent existing structures in terms of height, width, façade, proportion, mass, relationship to street, roof forms, composition, rhythm, proportion of openings, façade materials, and color.

The height of the proposed building relative to those adjacent is consistently appropriate to the architectural character of the community. The building is composed of parts terminating at different elevations, creating diversity across the façades and breaking down the overall scale of the structure.

The width of the proposed building façades, relative to the public street from which they are viewed, reflects the characteristic residential context. The main central "bar" is the element which is predominant on West Street, and its 50' width is not out of character with surrounding development.

The proposed new building is composed of elements with proportions and shapes recognizable as characteristic of the neighboring community. While the overall building is much larger than its surrounding residential neighbors, the massing of the building has been broken into a series of discrete elements which complement the predominant features of the existing street context.

As an important public institution and civic building, the building does not present as a large residential structure. However, the composition, rhythm, proportion of openings, and façade materials have been carefully selected and designed to harmonize with the surrounding residential neighborhood and the larger context of the West Street corridor and Annapolis as a whole. Familiar and accepted materials, such as brick, cast stone, glass, and metal, have been arranged in a composition sympathetic to the larger context. Punched openings play an important role in the design, as do consistent horizontal datum such as a strong brick cornice line. Areas of importance (the projecting “bay window” towards West Street, the main entry) break from this language with larger vertical expanses of glass, but the introduction of these elements is not capricious or overplayed.

A masonry monument sign on West Street will be designed to complement the building and provide important project identification.

## **21.62.030 Design of Open Areas**

### **A. Existing features**

The common desire to preserve the grove of large existing London Planetrees situated within the West Street corridor has greatly influenced the site design. An Arborist has reviewed the existing trees and the details of the species, size and condition of the existing trees can be found in the Simplified Forest Stand Delineation Plan, dated April 8, 2016. Many of the existing trees were found to be non-native and/or invasive, dying or diseased. Healthy native tree species will be planted to improve the health of the tree stand on site. Tree planting will exceed the required mitigation tree planting count required to offset the trees to be removed per the requirements of the City of Annapolis code 17.09.070. Existing planting soil will be maintained onsite and amended as needed to provide optimal growing conditions for the trees. Grade changes on the site will be minimal, and will be similar to other development along West Street.

### **B & C. Buffer areas and Bufferyards**

A buffer with native trees and shrubs will be planted on west, north and east boundaries of the site which the back the surrounding homes. These perimeter buffers will not be used for structures or stormwater management systems. The building will be situated on a generously planted property with a significant tree canopy. The

buffer plantings along the edge of the property will provide not only environmental benefits but also provide a green backdrop for all neighboring properties.

#### **D. Open Space**

##### **Design Approach**

Creating usable outdoor spaces programmed and designed for public use will maximize site potential. The proposed library's park-like setting will extend the library's mission to the outdoors. All site boundaries will be addressed with the condition-specific landscape design responses. Trees, both existing and planted along West Street will provide shade and open green space for the community to enjoy. The residential boundaries on the north, east and west sides will have buffer plantings. Stormwater engineering will be integrated with the site amenity design which, along with native plantings, will support the educational mission of the library.

##### **West Street Precinct**

The building will have an enhanced presence on West Street since the placement of the proposed library will be closer to West Street than the existing library building. Thus, the building will become a greater presence in the West Street streetscape view corridor for vehicles traveling both directions on West Street. Lawn and tree plantings will retain the parklike character. Additional groundplane shrub and herbaceous perennial plantings are proposed to enhance the building's presence on the street.

##### **Vehicular Entry Sequence West Street**

The divided entrance will consist of a planted island and one site ingress lane and two egress lanes. This vehicular configuration will read clearly since the sight-lines are open and will be retained for both directions of travel on West Street. This approach consolidates the two widely spaced curb cuts (centerlines currently about seventy feet apart in the existing condition) and shifts the entry point farther from the grove of trees on the southwest corner of the site, thereby enhancing visibility and contributing to the protection of the large Sycamore trees in the grove.

##### **Vehicular Entry Sequence Poplar Avenue**

The property configuration requires that the entrance off of Poplar Avenue remain in the existing location. A sidewalk will be added to the east side leading pedestrians to the library entrance. A small library sign will be placed on the west side of this entrance.

##### **The Grove**

Undeniably the six mature London Planetrees in the grove located in the southwest corner of the site should be preserved. The critical root zones have been mapped as part of the Forest Stand Delineation which was considered complete and correct per a letter dated April 8, 2016. The proposed design both protects and celebrates this grove of trees since the views from within the building will be directed towards this verdant stand of trees.



**Building Entry Plaza and Garden**

The site plan has been designed to guide pedestrians from both sidewalk and parking zones to the building entrance. A generous area has been reserved in the site plan to allow for both tree planting and a building entrance plaza and with integrated seating. This area will be further developed as the design process progresses.

**Children's Outdoor Area**

The children's outdoor area will be a combination of an open area for reading and activities as well as some planting to provide visual interest for the space. This is not proposed as an active playground and thus the materials will be selected to encourage quiet activities for the children appropriate to a library setting. This area will be further developed as the design process progresses.

**21.62.040 Planting**

The planting will recreate the park like character that exists in front of the existing library. West Street will be addressed, the perimeter buffers will be integrated with the plan and the stormwater management areas will be planted as site amenity areas. Plant material will primarily be native unless there is a specific growth characteristic that suggests using nonnative plant material.

**21.62.050 Street Trees**

Street trees will be planted along West Street to enhance the streetscape and provide shade for pedestrians passing by. Since the Grove of existing London Planetrees essentially act as street trees new planning of street trees will be limited to open areas along West Street as appropriate.

**21.62.060 Scenic, Historic, Archaeological and, Landmark Sites and Views**

There are no scenic, historic, archaeological, or landmark sites on or adjacent to the Property.

**21.62.070 Transitional Provisions for Development Adjoining Residential Districts**

The proposed structure has been carefully located to logically and aesthetically integrate with the existing West Street corridor, the surrounding residential neighborhood and to respond to the library patron arriving by foot, bike, public transport or automobile. A buffer with native trees and shrubs will be planted on all edges bordering the backs of the surrounding homes. These perimeter buffers will not be used for structures or stormwater management systems.

**21.62.075 School capacity**

School capacity will not be impacted by this project.

**21.62.080 Surface Water Drainage**

Surface runoff will be directed to the multiple proposed micro-stormwater management practices for the site via a sheet flow condition, where it will be stored. During large storm events a safe conveyance to existing storm drain networks will be provided for stormwater that cannot be contained within the proposed devices. For further information on stormwater control of this site, see Section 21.62.120 (B. Types of facilities).

**21.62.090 Traffic Impacts**

The site has been developed for decades as a library. The Applicant's redevelopment proposal includes increases to the scale of the current use. With the enhanced library building, the Project is anticipated to increase the traffic flow over what has historically been associated with it. The surrounding road network and intersections should operate at essentially the same levels of service as those that currently exist. Accordingly, it is expected that the existing road infrastructure is mostly adequate to support the project. However, left turns from the access to eastbound West Street will experience delay problems during heavy traffic periods with a wider access point provided to add a dedicated turn lane exiting onto West Street East. If directed by the Department of Planning and Zoning, the Applicant will facilitate DPZ's commissioning of a traffic impact study of the proposed uses and their traffic impacts on the surrounding streets.

**21.62.100 Driveway Connections to Public Streets and Rights-of-Way**

The site will be accessed from two locations, the main entrance will be on West Street, with a secondary access point from Poplar Avenue.

**21.62.110 Vehicular Circulation**

There will be minimal interaction between vehicles and pedestrian/bicycle circulation. Any areas where a pedestrian may need to cross a vehicular path will be clearly designated with signs and paving indications.

## **21.62.120 Parking and Loading**

### **A. General Design Considerations**

The site will be designed to meet City of Annapolis parking standards. All parking requirements will be met for the library. All setbacks will be provided in accordance with the Code. The site has an existing impervious coverage of 44.2% and the new impervious coverage will be increased to approximately 48.9%. Stormwater management will be designed to the maximum extent practicable using approved Maryland Department of the Environment (MDE) micro-practices throughout the site.

### **B. Types of facilities**

Stormwater management for the site was designed to meet the redevelopment criteria for Chapter 5 of the MDE Stormwater Management Design Manual. Since the site has an existing impervious coverage greater than 40%, the site qualifies for the redevelopment criteria. Two (2) different micro-practices are proposed for the site with a total of 6 individual facilities. The proposed facilities include rain gardens, and micro-bioretenment areas. Three of the rain gardens are located along the edge of the parking lot on the northern end of the site. The fourth rain garden is located between the south end of the building and West Street. Micro-bioretenments will be centrally located within the grass median separating parking spaces just north of the building. The required storage volume for the site is 5,180 cubic feet and 6,552 cubic feet of storage will be provided. Since the site currently is highly impervious (greater than 40%) and has no stormwater management, the addition of stormwater devices will meet and exceed the City and State requirements and greatly improve the overall water quality from the site.

### **C. Provisions for the physically handicapped**

The site will meet the requirements for handicapped accessibility. Sidewalks and handicap accessible parking space with City of Annapolis-approved handicap rampage will be provided throughout the site to provide appropriate handicap accessibility for the site.

### **D. Access**

Access to the library will be provided from West Street and Poplar Avenue.

### **E. Surface material**

The site will meet City of Annapolis criteria for surface materials. The proposed parking areas and drive aisles will consist of an asphalt paving section. Each

pavement section will meet City and State requirements for all work with MD450 right-of-way.

**F. Parking space and aisle dimensions**

The site meets the minimum parking requirements for the proposed library. The proposed parking includes 123 parking spaces with the minimum parking space width of 8.5 feet. The drive aisles for the internal parking will be a minimum of 24 feet and in some areas will be wider.

**G. Buffers and planting**

Please see Code, 21.62.030 B. and C., and 21.62.040, above.

**H. Design of Loading Facilities**

The site will be designed to meet all applicable City of Annapolis loading standards.

**21.62.130 Pedestrian and Bicycle Circulation**

A pedestrian path will connect the library to the existing sidewalk on both West Street and Poplar Avenue.

Following completion of the redevelopment, once a pedestrian or cyclist has arrived into the parking area she/he will be able to move throughout the site by use of walking paths. There will be minimal interaction between vehicles and pedestrian/bicycle circulation. Any areas where a pedestrian may need to cross a vehicular path will be clearly designated with signs and paving indications.

Bicycle racks will be placed nearest the entrance to the library to provide safe access. The racks will meet City standards in supporting the bicycle and allowing it to be locked properly.

The existing bus shelter will be relocated along MD 450.

**21.62.140 Lighting**

Lighting in the parking areas will shine light onto the parking surfaces and not be directed at neighboring residences and street fronts. The deciduous canopy tree border between parking and adjacent sites will also serve as a visual barrier to light pollution of neighboring sites. Parking lot lighting will not exceed three foot-candles at the lot line.

**21.62.150 Utility Services**

The site will be serviced with public water and sewer. The sewer will be extended from West Street for the proposed library. Water for the site will also come from West Street. The water service for the library will be connected to one (1) water meter and then private water connections will run through the site. Fire hydrants are also proposed as part of the water extension to meet City of Annapolis requirements. All water and sewer extensions will be designed in accordance with the City of Annapolis criteria.

**21.62.160 Waste Disposal**

All dumpsters and trash collection areas will be screened by an enclosure and extensive landscaping that will be provided in connection with the redevelopment project. All parking lots, loading, and trash corral areas serving the Property will be Anne Arundel County owned and maintained, with all refuse picked up by a vendor licensed with Anne Arundel County.

**21.62.170 Noise**

The proposed use is comparable to the use that has existed for years on the site, and they are consistent with the development patterns in the surrounding neighborhood. The uses do not typically generate any significant impact to noise levels and the project is anticipated to be compatible.

**21.62.180 Storage, Loading, and Service Areas**

The site will be designed to comply with all applicable City of Annapolis loading standards.