

REDEVELOPMENT OF:

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

Project Background

Anne Arundel County (the “Applicant”) own two properties on West Street. The properties are described particularly as Tax Map 51B, Parcels 1814 and 1892 (collectively, the “Property”). The Property is zoned within R2 and R3-NC Residential Zoning Districts. Current uses existing across the Property include the existing Annapolis Library and a vacant lot.

The Applicant proposes to reconfigure the existing parcels as part of a comprehensive redevelopment of the Property into a project to be known as the Annapolis Public Library (or “Project”). The existing library structure will be removed and replaced with a new enhanced library structure.

The redevelopment will significantly improve current site conditions from an environmental perspective. At present, there are no stormwater management facilities on the Property. As part of the redevelopment process, a comprehensive stormwater management approach will be put in place, utilizing environmental site design to the maximum extent practicable (ESD to the MEP). Multiple micro-practices will be incorporated into the integrated stormwater management system, including rain gardens, and micro-bioretenion facilities.

The tree canopy currently on the Property is fractured. To improve upon existing conditions, the project calls for saving trees in healthy condition, for planting new native trees, shrubs, grasses, and perennials, and for selecting species that enhance urban biodiversity and contribute to stormwater quality through the capture of harmful contaminants. If the redevelopment project and associated landscape plan goes forward as proposed, the tree canopy on the Property is projected to be improved over the existing facility.

The project will increase the library to a 32,500 sf one-story structure.

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-bioretenion 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-bioretenions 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.

The redevelopment project will be a benefit to Annapolis. The Project will reinvigorate the area by expanding the square-footage of the library, and provide a state of the art facility to serve the existing community. In addition, the project will improve current stormwater and water quality conditions, and will not add any additional residential density to the neighborhood.