Park Heights Branch Library
Site Selection Analysis

ENOCH PRATT
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Pre-Community Engagement
Draft 6-20-2018

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Site Selection

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Objective

The Baltimore City Department of General Services commissioned Gant Brunnett, Architects to collaborate with the City Department of Planning and the Enoch Pratt Free Library System in an effort to identify potential locations for a new Branch Library that will serve the Park Heights Community.

Based upon their knowledge of ongoing community development and revitalization programs within the Park Heights area, the Planning Department recommended that this investigation focus on five key areas along Park Heights Avenue. These five study areas cover the Park Heights corridor from Keyworth Avenue north to Belvedere Avenue (see page following this section for map of the study areas).

This site selection process involved the following steps to identify and prioritize potential sites within the study areas:

Step 1: Develop a preliminary Facility Program

Before the planning team could begin searching for the optimal location for the new library, the minimum required size of the property needed to be determined.

The process utilized in calculating the minimum lot size included the following tasks:

a. Develop a preliminary library facility program and create a generic building footprint based on that program.
b. Calculate the parking requirements to estimate the amount of land needed
c. Estimate the land area required to address storm water management facilities
d. Incorporate estimates of setback and buffer requirements mandated by zoning regulations

Step 2: Establish Site Selection Criteria

This step identified the key factors that were used to define the characteristics and amenities needed to develop a library that would best serve the community's need for learning services.

Step 3: Reconnaissance

The planning team conducted field visits to survey the Park Heights Avenue corridor for the purpose of mapping out the features and characteristics found in the existing neighborhoods that present opportunities for a new library location. With the selection criteria in hand, the team scouted for potential parcels that presented an acceptable size and geometry to accommodate the buildable area mandated by the library program.

The reconnaissance step also entailed the gathering of data related to the selection criteria such as the availability of utilities for each potential site, proximity of each site to public amenities, etc.

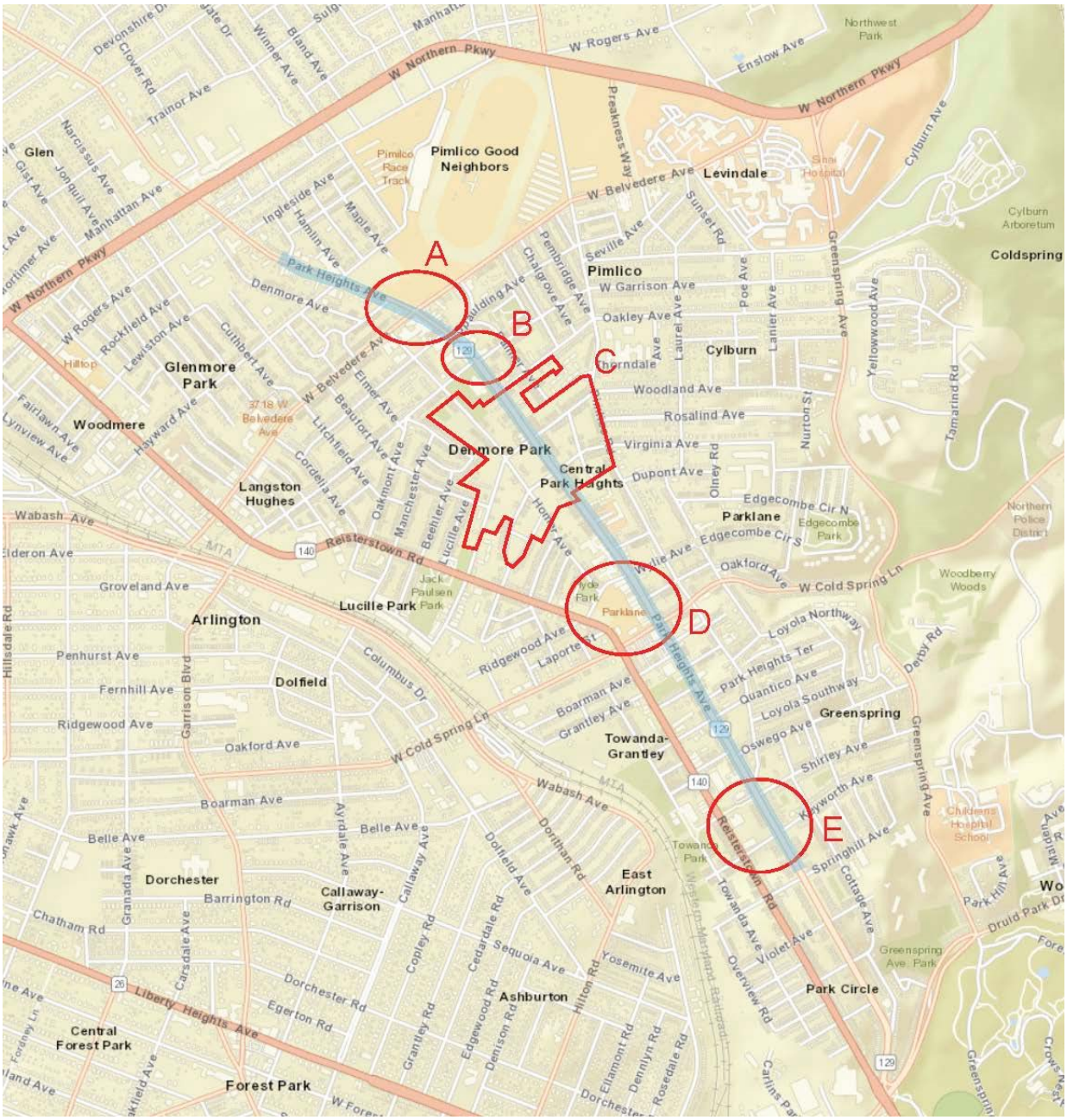
Step 4: Study Area Analysis

Public records were utilized to determine the amenities and deficiencies of each property that was identified as a potential site in the initial survey of the Park Heights Avenue corridor.

Step 5: Summary Comparison and Recommendations

Each of the potential sites were prioritized according to the extent that the proposed location addressed the selection criteria. Recommendations are made based upon the site that provides the best opportunity to provide the highest quality of service to the community.

Map of the Five Study Areas



1 Library Program

The development of the preliminary library program was needed to establish the size of the building that will house the proposed Park Heights Branch Library collection and support services. This required collaboration with library staff in work-session discussions to gather their input related to the Enoch Pratt Free Library's system-wide strategic planning. The Enoch Pratt Free Library (EPFL) needed to determine where the Park Heights Branch Library's range of services fit into the overall network of EPFL's library facilities.

Once the goals for the delivery of library services specific to the Park Heights community were established, the planning team translated those functional requirements into an architectural program of spaces.

Community input will be gathered at public meetings organized by the Enoch Pratt Library and the City Planning Department where communications and consensus building related to the Library program will be orchestrated with the community stakeholders.

The Collection

First and foremost, the size of the proposed building will be driven by the composition of the library collection. To determine the collection size, the planning team met with the EPFL leadership and discussed the nature of the collection associated with the proposed Park Heights Branch Library in the context of the overall library system. The planning team conducted a tour of the Orleans Street Library and the Waverly Branch Library to quantify the collections at both existing libraries for the purpose of creating a baseline of collection characteristics. The team found that these two libraries offer significantly different collection inventory and programs.

Orleans Street Library:

Gross Building Area: 15,000 gross square feet
Total Print Volumes in Collection: 18,438

The overall character of the services offered by this branch includes a strong emphasis on programs directed at learning opportunities such as computer literacy, children's programs, and adult continuing education.

Waverly Branch Library:

Gross Building Area: 17,000 gross square feet
Total of All Volumes in Collection: 47,000

In contrast to the Orleans Street Branch, the overall character of the services offered by the Waverly Branch involves a strong emphasis on the depth and breadth of the book collection.

Park Heights Branch Program:

The Collection Composition

One of the critical decisions in the creation of a program for a new library facility is the determination of the learning services that will be offered. The composition of these services should be in concert with the library system's long range strategic planning. Using the Orleans Street and the Waverly libraries as models representing the broad range of learning services; the EPFL determined that the proposed Park Heights Branch should be developed to provide the spectrum of learning services similar in nature to the Orleans Street Branch where there is a balance between traditional shelved material and the programmatic offerings. A key factor in this decision is the requirement to design a new facility that incorporates the ability to be easily adapted to the ever-changing demand for a variety of learning services that is driven by the evolving needs of the community.

Preliminary Collection Inventory:

Category	Projected Volumes on Shelf	Volumes / Linear Foot	Total LF of Shelving Required Allowing 25% over Projected Volumes	Number of 3' module	Number of 3-shelf units	Number of 4-shelf units	Number of 5-shelf units
Adult Browsing							
New Books	**36**	8	5.63	1.9		1	
New Books (Face-Out)	**18**	1	22.50	7.5		2	
Current Magazines (Face-Out)	**23**	1	28.75	9.6		3	
Current Newspapers	**5**	1	6.25	2.1		1	
Adult Media							
DVDs / Films	**700**	30	29.17	9.7		3	
Audio Books on CD	**500**						

Category	Projected Volumes on Shelf	Volumes / Linear Foot	Total LF of Shelving Required Allowing 25% over Projected Volumes	Number of 3' module	Number of 3-shelf units	Number of 4-shelf units	Number of 5-shelf units
Adult Print							
Fiction Hardcover	**1,500**	8	234.38	78.1		20	
Fiction Paperback	**1,000**	10	125.00	41.7		10	
Large Print	**100**	8	15.63	5.2		1	
Non-Fiction	**5,000**	8	781.25	260.4		65	
Reference	**400**	6	83.33	27.8		7	
Young Adult							
YA Current Magazines	**6**	1	7.50	2.5		1	
YA Media	**40**						
Fiction Hardcover	**600**	12	62.50	20.8		6	
Fiction Paperback	**400**	10	50.00	16.7		4	
YA Graphic	**800**						
Non-Fiction	**1,000**						
Children / Juvenile							
Children's Current Magazines	**8**	1	10.00	3.3	1		
Children's DVDs	**150**	30	6.25	2.1	1		
Juvenile Audio Books	**50**						
Juvenile Audio (Face-Out)	**20**	7	3.57	1.2	1		
Juvenile Fiction Hardback	**1,300**	13	125.00	41.7	14		
Juvenile Fiction Paperback	**500**	16	39.06	13.0	4		
Juvenile Graphic	**200**						
Juvenile Non-Fiction	**2,600**	13	250.00	83.3	28		
Children's Picture Books	**2,200**	20	137.50	45.8	16		
Children's Folktales	**180**						
Children's Board Books	**120**						
Children's Reference	**50**	8	7.81	2.6	1		
Total Number of Shelf Units					**66**	**124**	**0**

Total Print Volumes in Adult & YA Collections (not including magazines, newspapers or displays)	**10,800**
Total Print Volumes in Childrens & Juvenile (not including magazines or displays)	**7,150**
Total Print Volumes	**17,950**

Context

The concept for the new Library is a design solution that projects a strong, visual presence from the street, and displays a civic character that evokes an immediate recognition of the building as being a public library. The appearance of the library also needs to communicate that it is a welcoming place of discovery; where learning and social interaction awaits the patron. The architecture should speak to a blend of education, exploration, and entertainment.

Functionality

During the library design process it will be important to view the allocation of space with an eye on efficiency and flexibility. The most effective space utilization over the long term is obtained when the basis of design incorporates multi-purpose functionality. Spaces that can be easily re-purposed will be an important consideration. Likewise, utilities and infrastructure must be readily adaptable to new arrangements. This approach applies to every system from lighting to plumbing, but is especially important for data, communications, power and audio-visual components.

The contemporary library is one where the mobility of staff is the key to facilitating the connection between the staff and patrons. That means taking a new approach that is different from the traditional information desk. A design solution that has proved to be successful is to create satellite work stations for a roving 'patron assistance' staff member in lieu of a fixed information desk. The delivery of services can be further enhanced by taking advantage of wireless technology to aid the librarian in bringing the help desk to the patron, wherever they are.

Beyond the basic mission of delivering educational and learning services, the public library is also utilized as a center of community events and programs; from sewing circles to voting stations. Once again, this variety of uses dictates that the library facility must be designed

with a high degree of flexibility incorporating multi-purpose space allocations that accommodate the ease of adapting to new functions in the future.

Early Learning & Children's Literacy Services

Elements of successful children's programs include the following characteristics that will be incorporated into the new Park Heights Branch Library:

1. Incorporate bold, playful, visual stimulation that attracts the attention of children. Typically, the children's area design is based upon a theme that children can relate to. It provides a means for capturing their attention and making the connection that '*reading is fun*'.

2. Utilize a variety of learning pedagogy such as interactive activities, early literacy stations, and seating where care-givers can work with children.

3. Everything has to be kid size: furniture, shelving, and child size computer stations have to be selected for little ones. The main service desk should have a station that is built to a child approachable height.

4. Safety for the children: the designated area needs to be within constant sight of staff, and located in a protected area, separate from the high traffic pathways in the Library. It will include a separate child program/reading room.

PIZZA
I TOOK A WALK

Technology

Books resting on shelves are still the soul of a public library, but digital technology has become the gateway to global information. The planning team envisions the Park Heights Library being developed with exciting, engaging and visually stimulating spaces that offer a variety of means for connectivity such as WiFi counters, power stations and download stations. The positioning of message boards, self-checks, patron kiosks and multi-function printers will be an integral component of the services offered.

One design element that must be recognized is that technology is advancing so rapidly that the equipment selected during the design phase could be out-of-date by the time the new library opens. To accommodate the rapid evolution of technology, the supporting infrastructure must be designed for constant modifications and alterations. The shelving and furniture should be modular to make it easy to re-arrange. Lighting also needs to be designed to allow re-arrangement of the floor plan without a major overhaul of the light fixtures.

Collaboration Spaces

The public library has long been the place where young adults go to finish their school homework, and the demands of 21st century academic programs has spurred most library systems to offer spaces that facilitate group study and supplementary educational activities.

The location, configuration and infrastructure related to these spaces will be developed to ensure that adequate control of the Young Adult area can be maintained by staff, including clear sight lines of group spaces from the service desk area; while at the same time providing the young adult patrons with a sense of autonomy.

One of the more exciting trends in library services is the introduction of collaboration labs where patrons are given the opportunity to engage in S.T.E.M. related projects in a group setting. It will be important for public spaces such as these to be designed with flexible, multi-purpose arrangements that allow divergent programs to utilize the space as the demand for programs evolves and changes. Ideally the spaces are designed to function as a lab for a group science project one week, and an English-As-A-Second Language class the next week.

Space Allocations

The space requirements were developed based on input from the EPFL leadership. The size of multi-purpose areas were determined by creating prototypical layouts with furniture, shelving and equipment.

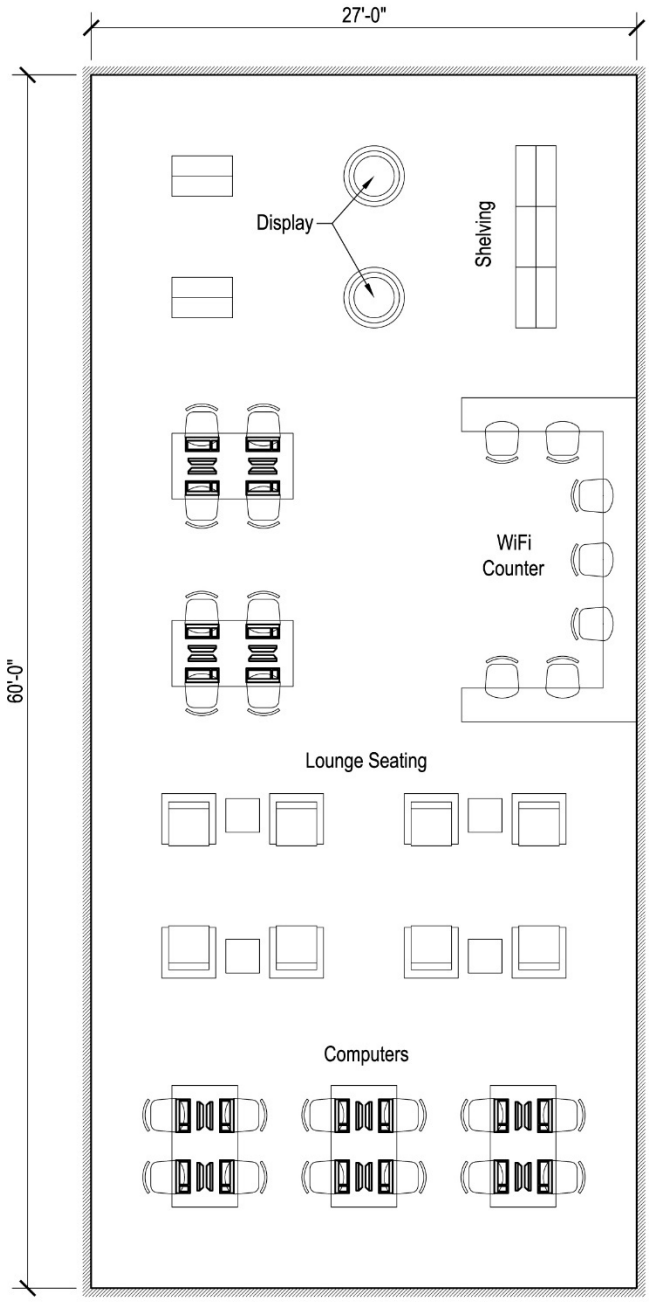
Item #	Space	Net Sq. Ft.
1	Library Entrance	
1.1	Public Rest Rooms	
1.2	Security checkpoint	80
1.3	Stroller parking	84
1.4	Bookdrop	64
1.5	Public Information Display	30
1.6	Foyer and lobby space	140
2	Adult and YA Collection	
2.1	Audio Books, DVD's, and New Book displays	432
2.2	(8) PAC's plus (8) person WiFi counter and charging station	432
2.3	Integral reading area with lounge seating ---(8) chairs and side tables	432
2.4	Cluster of (12) PAC's	325
2.5	Fiction Collection & Seating	700
2.6	Non-Fiction Collection with integral (12) PAC's, (2) study tables, (4) lounge chairs, and (6)- person WiFi counter	2,200
2.7	Magazine & Newspaper Display & Seating	300
2.8	Young Adult Collection with (4) PAC's, (2) lounge chairs, (1) 4-person study table, and a 6-person WiFi counter	600
2.9	Reference Collection	80
	Total of (36) PAC's in Adult and YA	
3	Children's Library	
3.1	Children's Story Time-Multipurpose room for 30	600

3.2	Children's Program Storage	80
3.3	Children's Collection with board books, picture books, (4) PAC's, mini WiFi counter, (2) small 4-person tables, (2) large worktables and random seating	1,320
3.4	Juvenile Collection fiction and non-fiction, (8) PAC's, (8) lounge seats, (4) work tables	960
3.5	Mother -Infant room	48
3.6	Family Rest Room	80
4	Circulation Desk and Services	
4.1	Customer Service Desk-(3) station plus handicap station	360
4.2	Self-Check Out Counter	60
4.3	Self-Service Reserved Book Shelving	50
4.4	Digital kiosk	50
4.5	Quick catalog stand-up PAC station	40
4.6	Copy Center	80
5	Staff Operations	
5.1	Staff workroom- 6 workstations +book truck queue area + sorting work surface	700
5.2	Branch Manager's office	175
5.3	Operations storage room	240
5.4	Staff Lounge and Kitchenette	480
5.5	Staff restrooms	
6	Public Spaces	
6.1	Public Meeting Room-Multipurpose Room for 60 people	900
6.2	Kitchenette serving Public Meeting Room	200
6.3	Study room for (4)	120
6.4	Study room for (4)	120
6.5	Study room for (8)	200
6.6	Computer Lab/Training Room	768
7	General Building Services	
7.1	Maintenance and Housekeeping Storage	200
7.2	Janitor closet	
7.3	Loading Dock staging area	50
7.4	Mechanical Equipment Room	
7.5	Electrical Room	

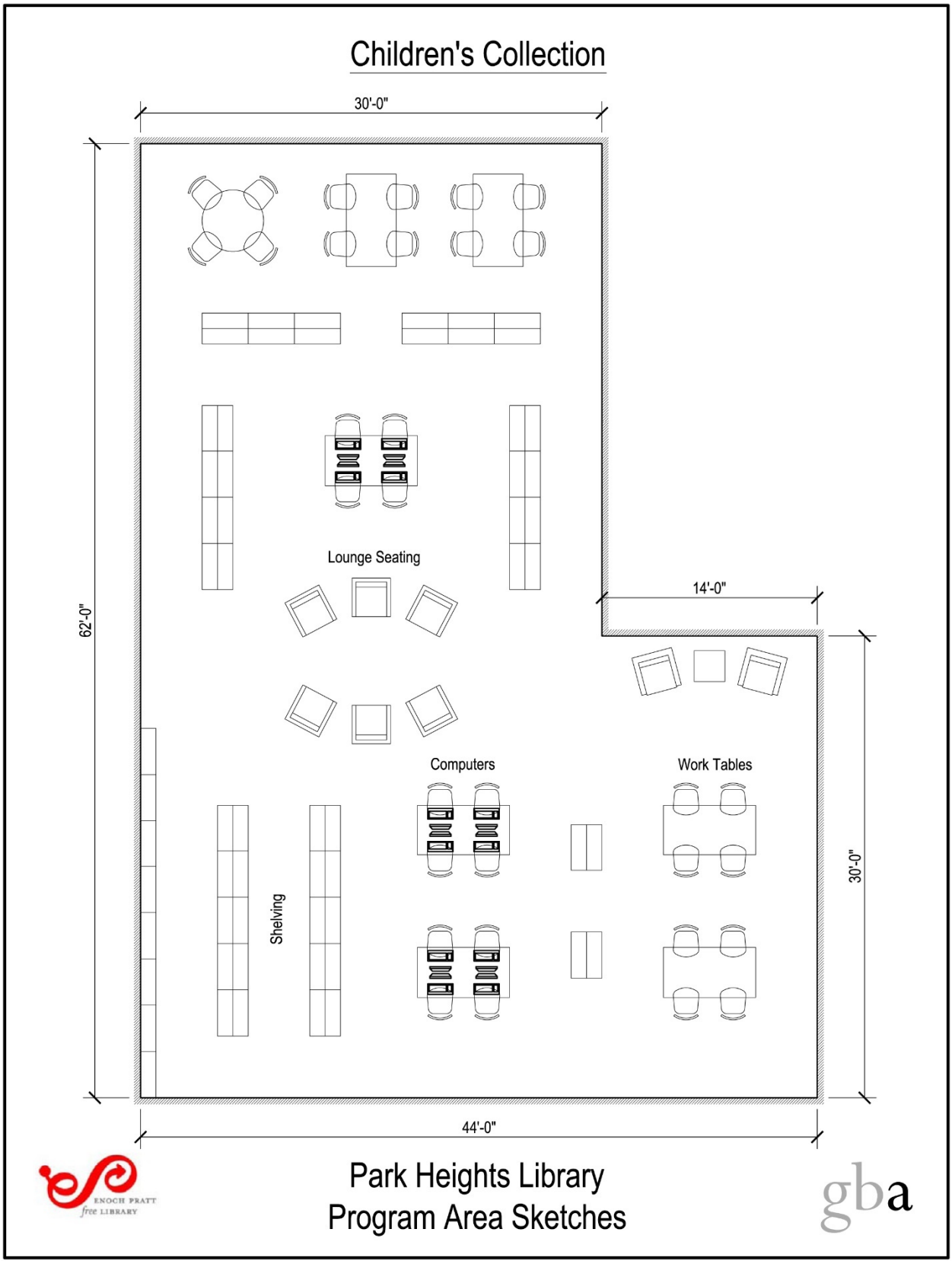
7.6	Sprinkler closet	
7.7	IT closet	80
	Net Assignable Square Footage	13,860
	Non-Assignable Square Footage (@35% of gross)	4,851
	Gross Square Footage	18,711

The prototypical space diagrams that follow were developed to calculate reasonable space allocations for special areas of the library that house multiple functions. These diagrams also illustrate the intent to incorporate lounge seating, work tables, and public access computers throughout the patron areas.

Audio Books/ PAC Stations



Park Heights Library
Program Area Sketches


Children's Collection
30'-0"
62'-0"
Lounge Seating
14'-0"
30'-0"
Computers
Work Tables
Shelving
44'-0"
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Program Area Sketches
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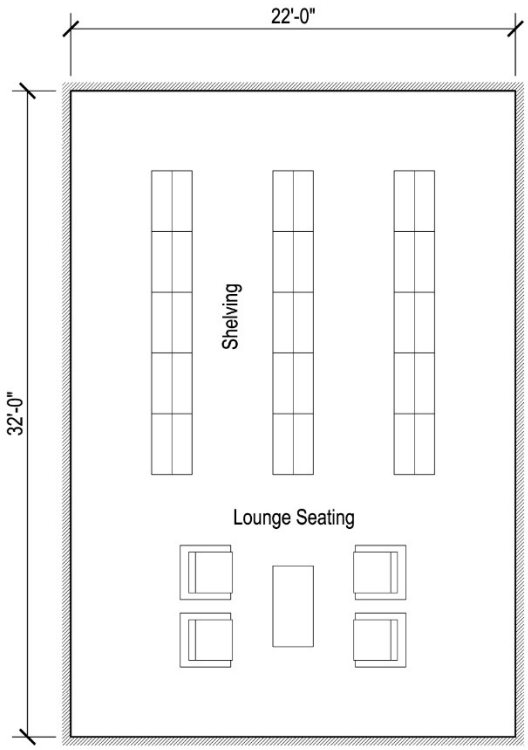
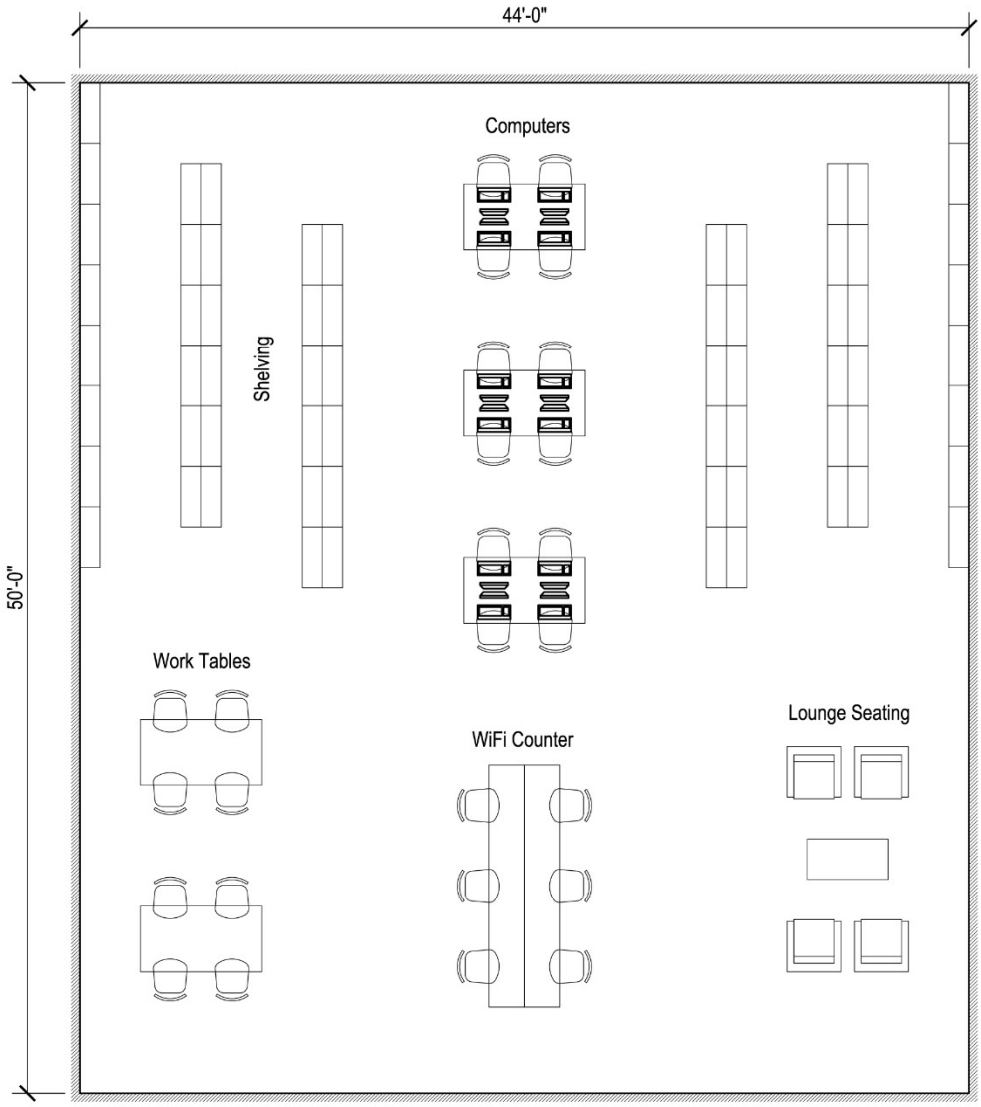
Fiction



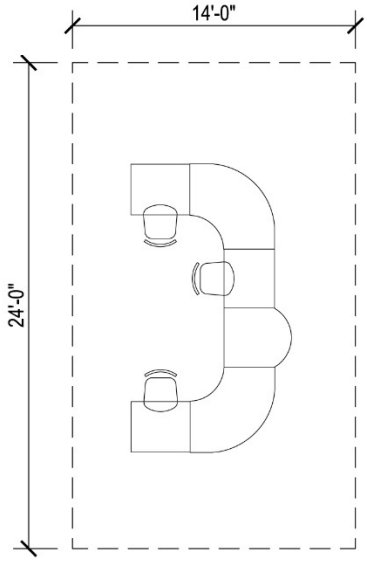
Park Heights Library
Program Area Sketches

Non-Fiction



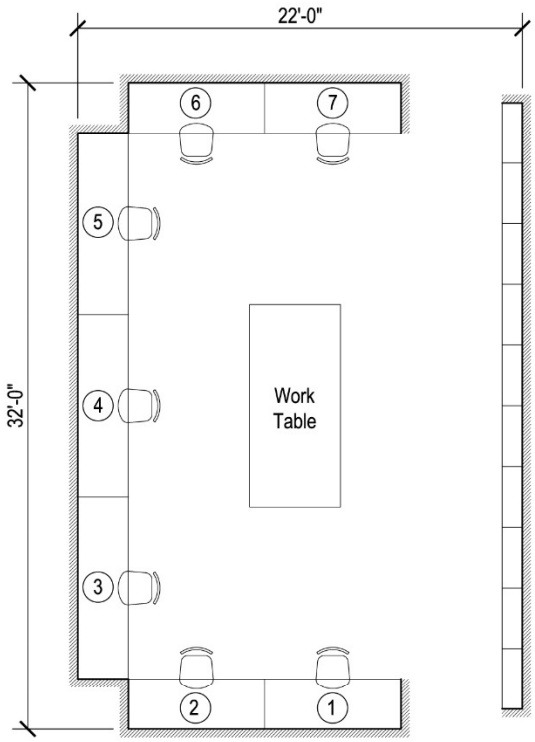
Park Heights Library
Program Area Sketches

Service Desk



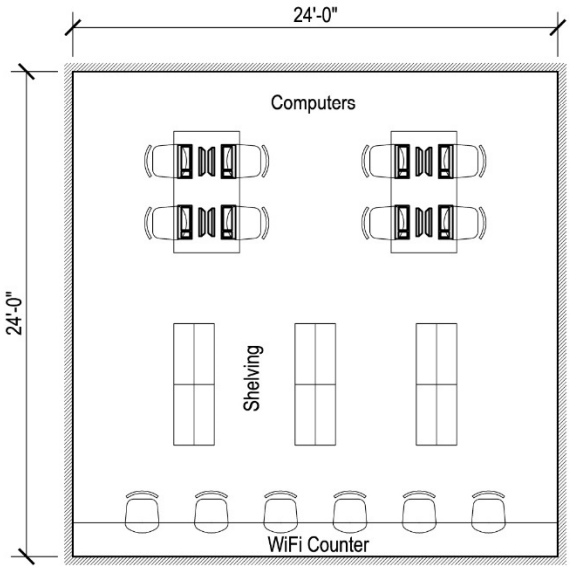
Park Heights Library
Program Area Sketches

Staff Work Room



Park Heights Library
Program Area Sketches

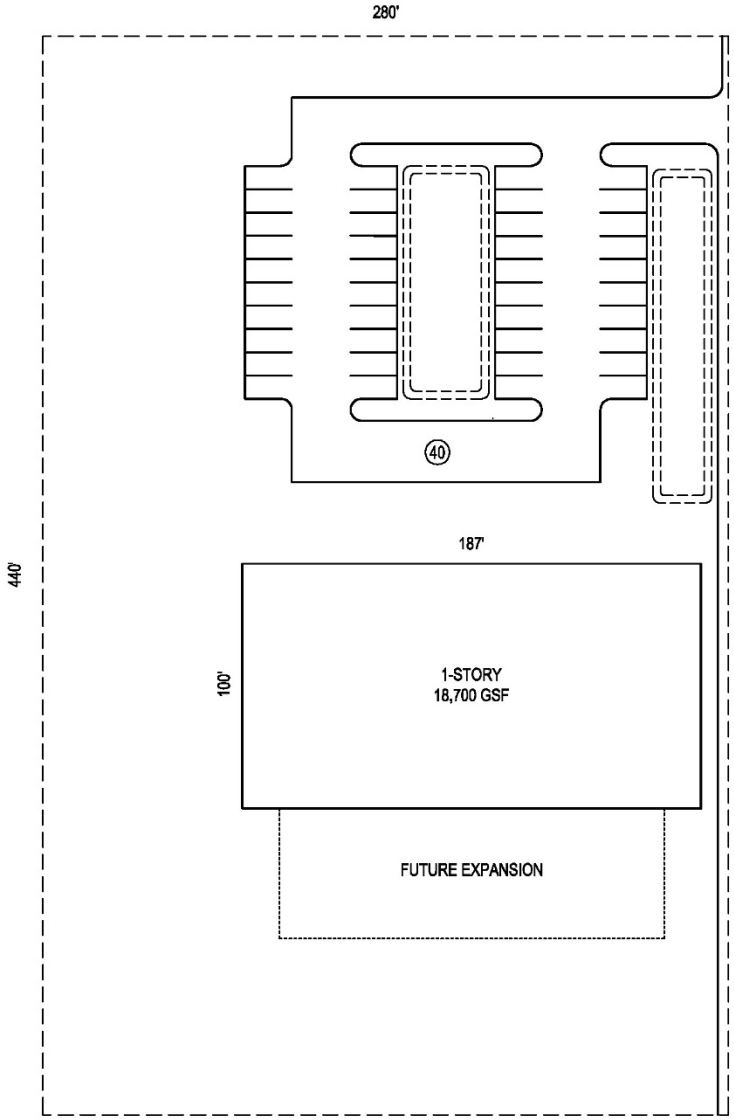
Young Adult



Park Heights Library
Program Area Sketches

Generic Site Plan

The site plan illustrated below is a test plot for the purpose of determining the minimum size of property that is required to accommodate the building, parking for (40) spaces, and space for storm water management facilities. The land area required is estimated to be 2.8 acres; which includes an allowance for setbacks and buffer space around the perimeter. The site area calculation also incorporates space for future expansion of the building and parking.



2 Selection Criteria

The following characteristics represent the priorities utilized in determining the optimal location for the site of the proposed Park Heights Branch Library:

A. Lot Size: 2.8 acres of buildable area, based on the program described in Section 1; which entails an 18,700 gross square foot, single story building, with (40) parking spaces, sufficient area to create storm water management facilities, and an adequate amount of lot area to accommodate future expansion of the facility.

B. A presence fronting directly on Park Heights Avenue is preferred.

C. Transit Oriented Development
Strong consideration should be given to locations that are in close proximity to public, mass-transportation stops. Location near a bus stop, bike lane, good sidewalks

D. Immediate access to public water and sewer service is an important factor.

E. Access to the City cable network is essential.

F. Desirable adjacencies:
   1) Public facilities such as the CC Jackson Recreation Center, and the Pimlico Elementary-Middle School complex.
   2) Neighborhood commercial development (for visibility and convenience)
   3) Schools that serve kindergarten through 12th grade.
   4) Recreation Centers

G. Anchors and beautifies the proposed location and enhances the space (i.e. potential plaza)

3 Reconnaissance

A. General Description

The study area encompasses the Park Heights Avenue corridor from Keyworth Avenue to Belvedere Avenue. Five specific focus areas were identified as primary areas of study for this site selection process.

Park Heights Avenue is an arterial route that forms one of the numerous radial streets traversing from the City center to the outlining regions. Within the Park Heights Central community the roadway presents a broad, 6-lane, divided boulevard.

Development along the corridor is a mix of townhouse density residences interspersed with commercial, retail and institutional parcels. Structures are low rise, the majority being one or two stories in height.

Institutional and public land uses include:

- One of the most notable landmarks in the study area is the Pimlico Race Course, home of *The Preakness*, located along the south side of Northern Parkway, east of Park Heights Avenue. The Course is owned and operated by the Jockey Club of Maryland.
- CC Jackson Recreation Center at Park Heights and Garrison Avenue.
- Park Heights Multi-Purpose Center on Reisterstown Road at Shirley Avenue.
- The Zeta Center for Health and Active Aging at 4501 Reisterstown Road.
- St. Vincent DePaul Headstart Center at Park Heights and Garrison Avenue.
- Sinai Hospital; located not far outside of the study area, east along Northern Parkway.

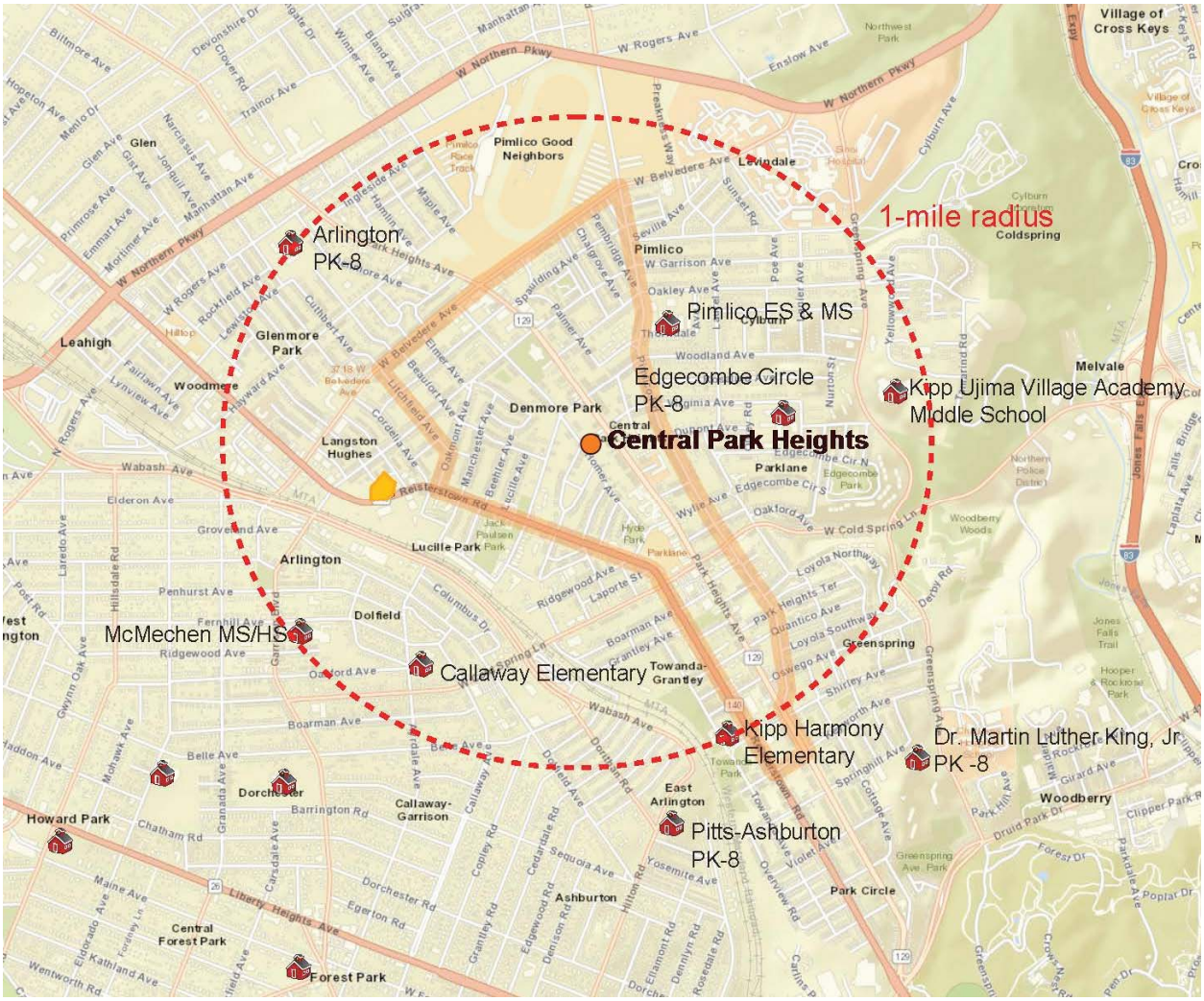
Public Schools (see map on following pages):

- Pimlico Elementary and Middle School
- Edgecombe Circle Pre-K through 8th grade
- Arlington Pre-K through 8th grade
- Kipp Harmony Elementary

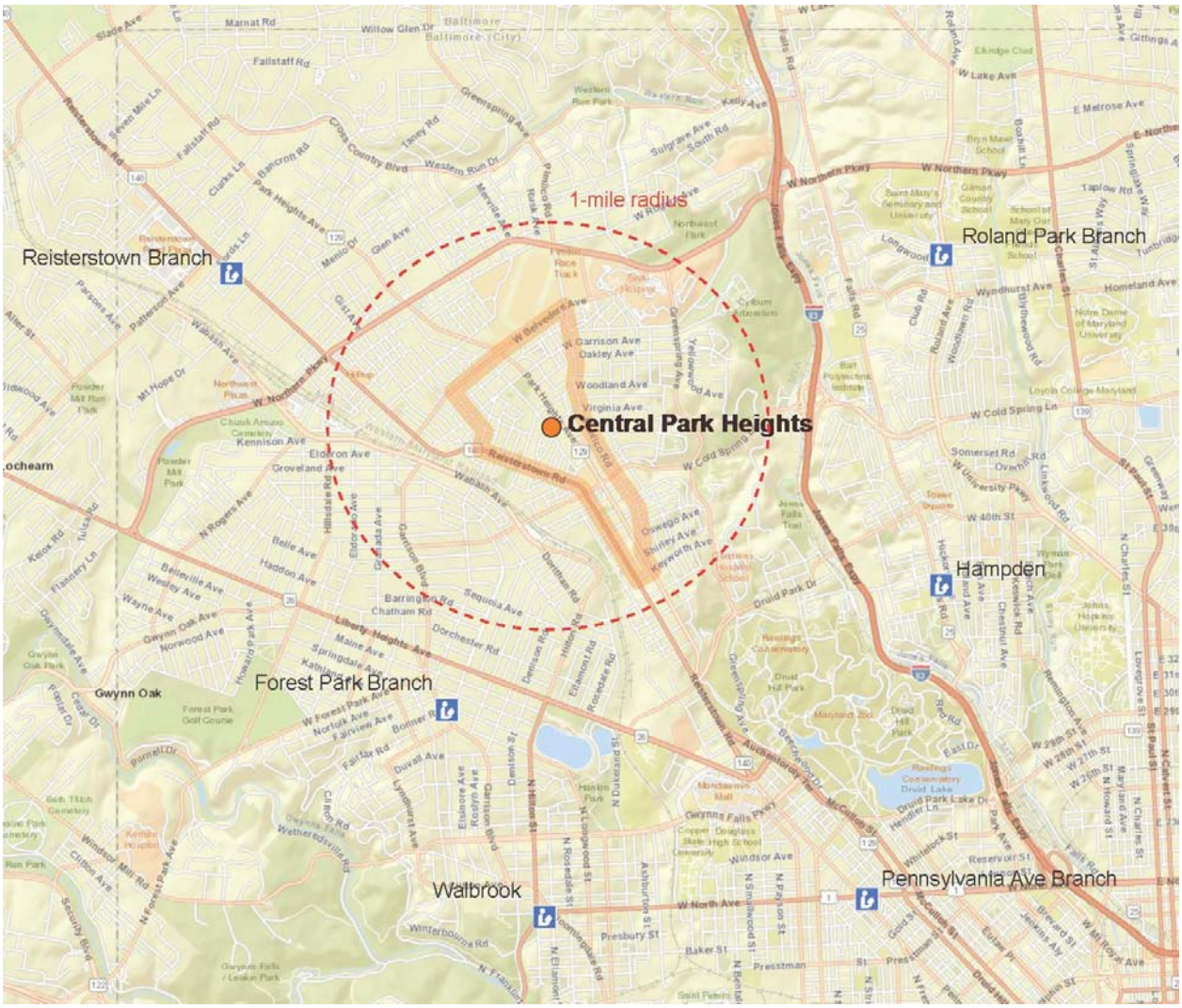
Libraries Nearby: (see map on following pages):

- Reisterstown Branch
- Forest Park Branch

Map of Area Schools



Map of Area Libraries



B. Fundamental Statistics

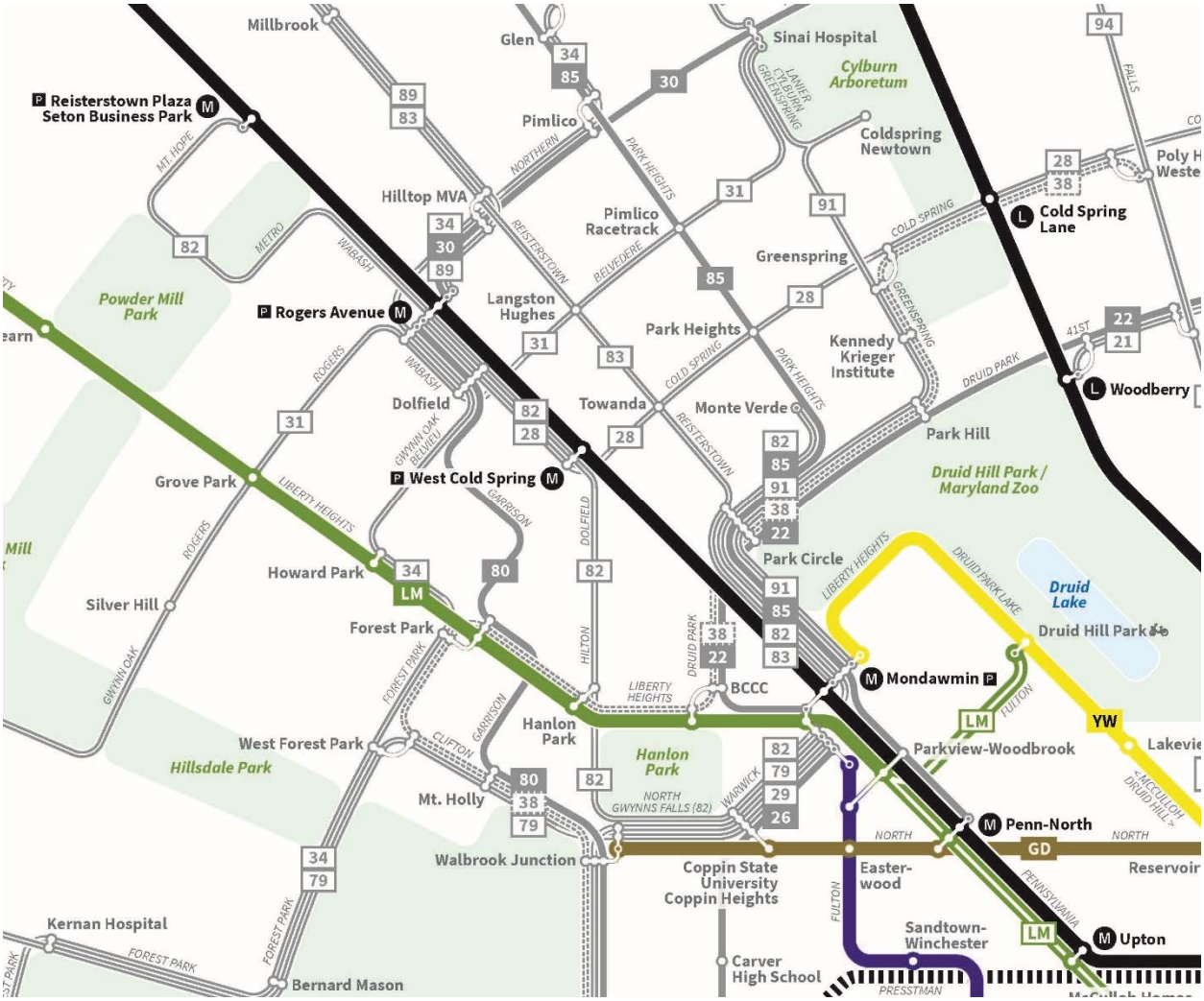
- City Council District: 6th, and a small portion of the 5th north of Belvedere Ave.
- Planning District: Northwest
- City Historic Districts:
  Park Circle historic district is located at the southern edge of the study area encompassing a portion of Park Heights Avenue from Shirley Avenue south.
- Neighborhood Plans: "The Park Heights Neighborhood Plan"
- Urban Renewal Plans: all of Park Heights Central is within an Urban Renew Area
- Enterprise Zones: (2) zones within the study area;
  1. Park Heights from Belvedere to Garrison
  2. Park Heights from Wylie to Grantley

C. Physical features

The geography of the study area is dominated by the transportation corridor formed by Park Heights Avenue and the parallel running Reisterstown Road; which are generally oriented in a northwest travel direction. Topography immediately along Park Heights Avenue is relatively flat and conducive to development. East of the corridor the terrain rises gently toward the summit line along the Jones Falls River valley. To the west of Park Heights Avenue, the terrain varies, with areas of steep slope between Park Heights Avenue and Reisterstown Road in the southern portion of the study area where the elevation drops more than 20' within one block.

D. Transportation:

The Park Heights Avenue corridor is well served by several mass transit bus routes that run both east-west and north-south through the community. In addition, there are Metro stops along the west side of Reisterstown Road that are within walking distance for adults and young adults; the West Cold Spring station being the closer.



E. Utilities:

Public based water and sanitary sewer utilities are available throughout the study area.

Electrical power service is available throughout the study area.

F. Special Planning Areas

The Pimlico Elementary/Middle School was recently modernized through the 21st Center School Program funded by City and State monies. That investment in the school was leveraged through the INSPIRE Program (Investing in Neighborhoods and Schools to Promote Improvement, Revitalization, and Excellence) to enhance the connection between the school and the surrounding neighborhood.

"INSPIRE Plans provide a roadmap for achieving longer-term goals around housing, environmental sustainability, safety, sanitation, transportation, and health."- Thomas J. Stosur, Director of Planning, City of Baltimore.

One of the key components of the Park Heights Master Plan is the transformation of the Major Redevelopment Area in Central Park Heights. The 60 acres centered on Park Heights and Woodland Avenues were comprised of nearly 600 properties, of which approximately 400 were vacant buildings and lots, and represented the most blighted and distressed area within the entire 1,500 acre Master Plan footprint. Before significant new development can occur, the City must acquire all of the properties in the Major Redevelopment Area, relocate existing residents, and demolish the existing structures.

The new Park Heights Branch Library will fulfill a key role toward the renewal and stabilization of the neighborhood.

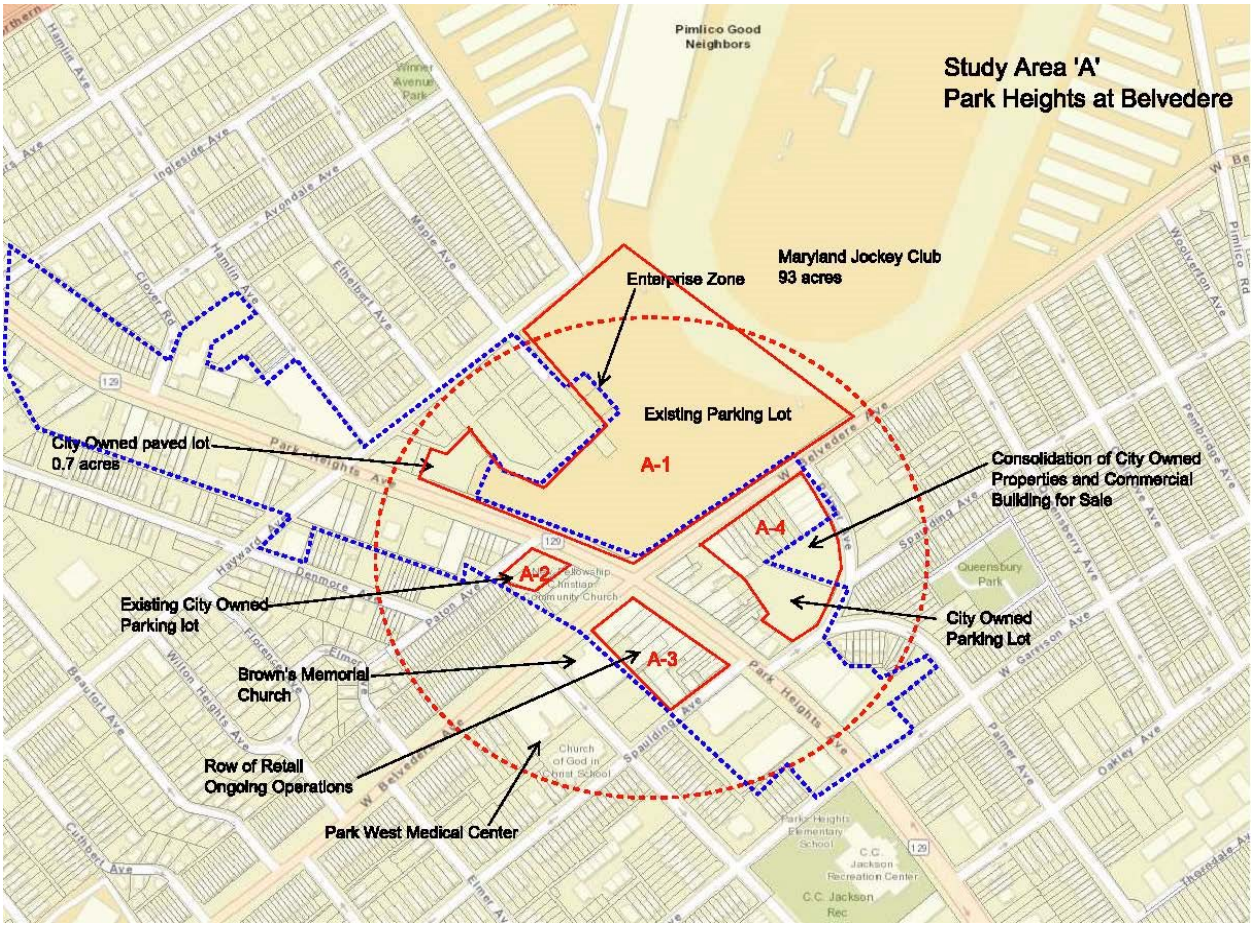
4 Study Area Analysis

Area A: Park Heights at West Belvedere Avenue

Overview:

This location is the northern most study area. It includes four potential sites that are grouped around the intersection of Park Heights Avenue and West Belvedere Avenue. The location is dominated by the Pimlico Race Track found in the northwest quadrant. An Enterprise Zone encompasses the properties that front on Park Heights Avenue.

The Maryland Stadium Authority is currently conducting a study of how the race track property could be updated and redeveloped with a mix of uses including retail, commercial, and public amenities. This location option should be considered in tandem with the ongoing MSA study.



Site A-1			
Address	Tax account	Size (acres)	Estimated acquisition cost
A-1a: 5201 Park Heights Ave	27-19-4556-001	110.6800	unknown
A-1b: 5263 Park Heights Ave	27-19-4554-001	0.7000	City Owned

Description:
The City owns a small parcel of vacant land that is directly adjacent to the western edge of the Pimlico Race Course property. The portion of the Race Course property abutting this parcel currently serves as a very large paved parking area.

Depending upon shared parking arrangements that would likely be part of the Race Track redevelopment plan, the City would need to acquire a portion of land measuring approximately 2.8 acres for the proposed library.

+ Advantages	-- Disadvantages
+ Ready to build site + Opportunity to be integrated within the master plan for the Pimlico Track redevelopment plans + Potential to be located within mixed, public uses	– Feasibility and timing are entirely dependent upon the Maryland Stadium Authority development of the site.

Site A-2			
Address	Tax account	Size (acres)	Estimated acquisition cost
A-2a: 5212 Park Heights Ave	27-21-4552-116	9,271 SF	City owned
A-2b: 5214 Park Heights Ave	27-21-4552-115	3,780 SF	City owned
Description: Existing small, paved, public parking lot owned by the City. Additional 1.5 acres required for the proposed library			

+ Advantages	-- Disadvantages
+ Ready to build site + City owned lot	– Too small – Eliminates public parking – Development as a Library would eliminate some opportunity for Enterprise Zone benefits

Site A-3			
Address	Tax account	Size (acres)	Estimated acquisition cost
A-3a: 5136 Park Heights Ave	27-21-4582-012	5,985 SF	148,600
A-3b: 5122 Park Heights Ave	27-21-4582-010	4,173 SF	130,800

Description:
An entire block of ongoing, operational commercial retail establishments; privately owned

+ Advantages	-- Disadvantages
+ None	– Too small – Disruption of existing, ongoing retail stores – Development as a Library would eliminate some opportunity for Enterprise Zone benefits

Site A-4			
Address	Tax account	Size (acres)	Estimated acquisition cost
A-4a: 3101 W. Belvedere Ave Currently For Sale	27-19-4584-016	15,000 SF	200,500
A-4b: 5100 Palmer Ave	27-19-4584-018	26,832 SF	19,400
A-4c: 3109 W. Belvedere Ave	27-19-4584-015	3,750 SF	City owned
A-4d: 3117 W. Belvedere Ave	27-19-4584-011	2,100 SF	City owned
A-4e: 3119 W. Belvedere Ave	27-19-4584-010		15,000
A-4f: 3121 W. Belvedere Ave	27-19-4584-009	3,517 SF	City owned
A-4g: 3113 W. Belvedere Ave	27-19-4584-013		15,000
A-4h: 3123 W Belvedere Ave	27-19-4584-008	2,006 SF	68,200
A-4i: 3125 W. Belvedere Ave	27-19-4584-007	7,187 SF	171,100
A-4j: 3100 Spaulding Ave	27-19-4584-021	29,929 SF	City owned

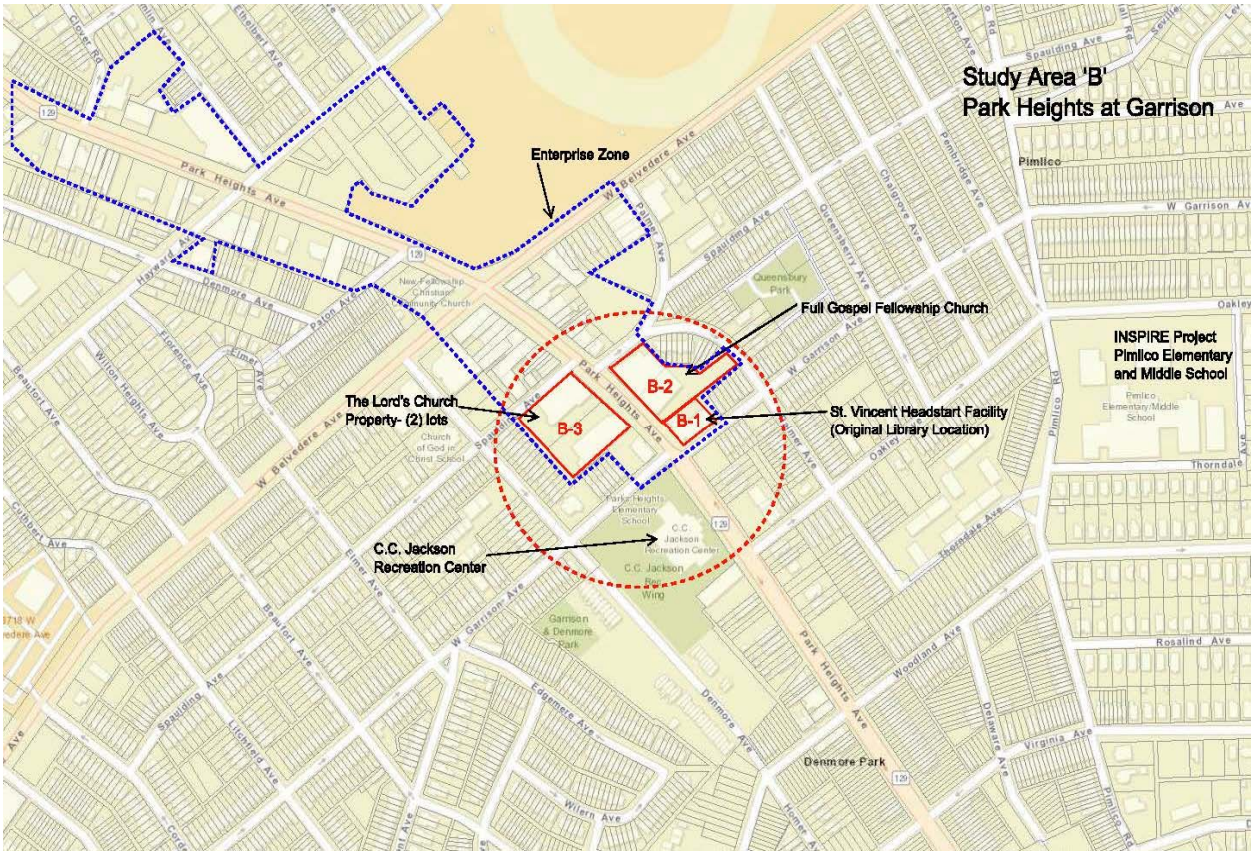
Description:
There is an existing commercial property that has a "For Sale" sign. Adjacent to this property are lots that are owned by the City, and a vacant lot owned by a neighboring church. This location would require assemblage of multiple properties.

+ Advantages	-- Disadvantages
+ Good visibility along West Belvedere + Adjacent to commercial area that would generate pedestrian traffic	– Requires consolidation of privately owned lots – 3100 Spaulding Ave is a public parking lot that is a significant amenity for the adjacent retail strip

Area B: Park Heights at Garrison Avenue

Overview:

Garrison Avenue is a well-traveled secondary road that connects the Sinai Hospital area to Park Heights and neighborhoods to the west. The predominant landmark at the intersection is the CC Jackson Recreation Center. Opposite the Recreation Center is the St. Vincent DePaul Headstart Center. This location provides immediate access to the Recreation Center, and a short walk to the Pimlico Elementary & Middle School. The three potential properties examined all lie within an Enterprise Zone. There are no viable sites found in this study area.



Site B-1			
Address	Tax account	Size (acres)	Estimated acquisition cost
B-1: 5001 Park Heights Ave	27-19-4585-009	14,209 SF	City owned
Description: Existing building houses the St. Vincent DePaul Headstart Center. Site is not adequate size and would require an additional 1.5 acres of land.			

+ Advantages	-- Disadvantages
+ Ideally located across from CC Jackson Rec Center and close to Pimlico ES & MS.	– Lot is too small – Displacement of Headstart Center – Development as a Library would eliminate some opportunity for Enterprise Zone benefits

Site B-2			
Address	Tax account	Size (acres)	Estimated acquisition cost
B-2: 5005 Park Heights Ave	27-19-4585-014	1.2 acres	793,100
Description: Existing commercial building that has been converted to a church use.			
+ Advantages	-- Disadvantages		
+ Ideally located across from CC Jackson Rec Center and close to Pimlico ES & MS.	– Small lot size requires a reduction in the programmed library – No future expansion capability – Requires purchase from private party – Development as a Library would eliminate some opportunity for Enterprise Zone benefits		

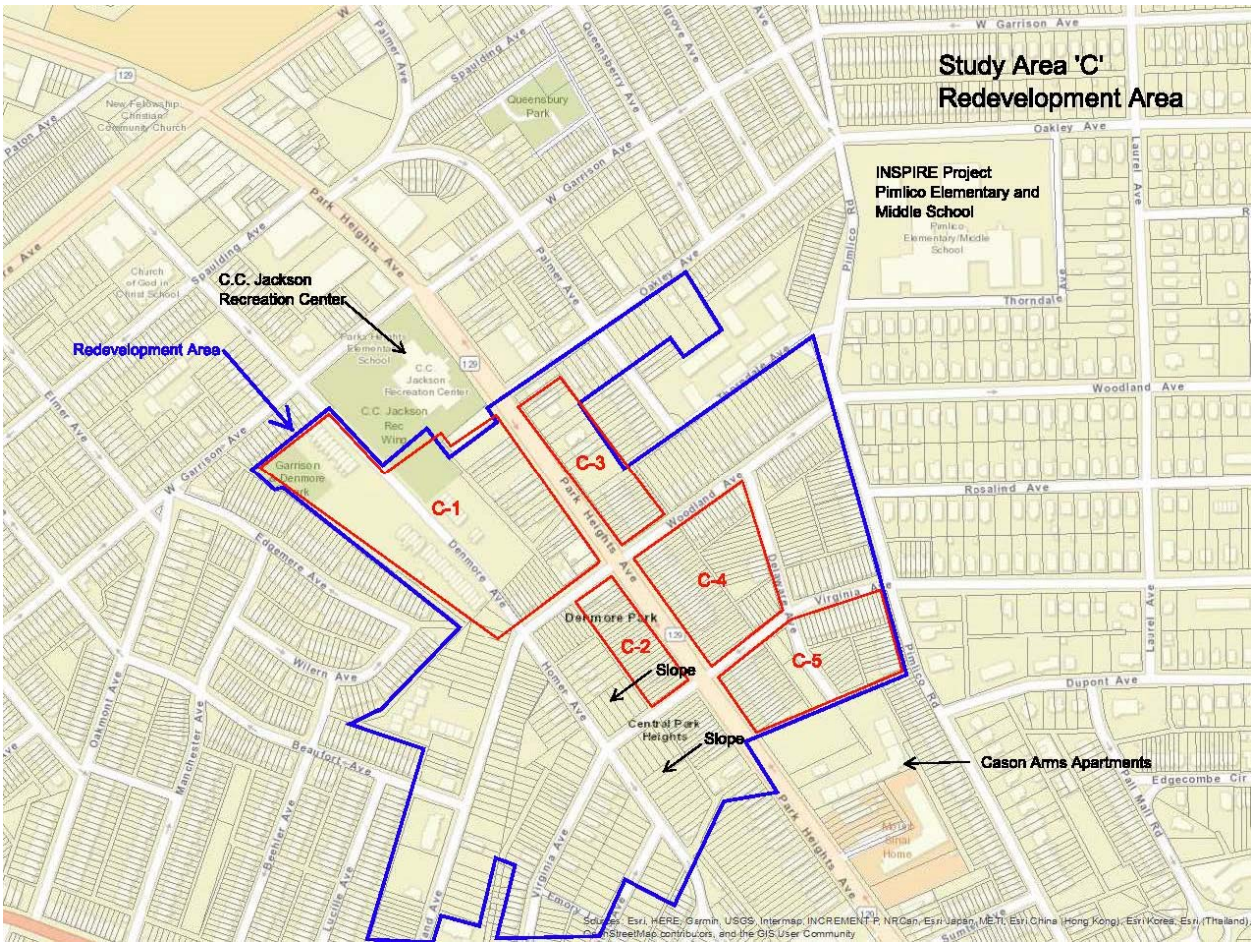
Site B-3			
Address	Tax account	Size (acres)	Estimated acquisition cost
B-3a: 5020 Park Heights Ave	27-20-4583-004	35,893 SF	457,300
B-3b: 5010 Park Heights Ave	27-20-4583-003	33,802 SF	721,800
Description: Two adjacent lots under single ownership; currently occupied by The Lord's Church.			

+ Advantages	-- Disadvantages
+ Close to CC Jackson Rec Center and not far from Pimlico ES & MS	– Lot size is adequate for proposed program, but not for any future expansion – Purchase from a private party – Development as a Library would eliminate some opportunity for Enterprise Zone benefits

Area C: The Major Re-Development Area

Overview:

Adjunct to the INSPIRE Plan; one of the key components of the Park Heights Master Plan is the transformation of the Major Redevelopment Area in Central Park Heights. The Redevelopment area extends nearly to Reisterstown Road on the west side of Park Heights, and to Pimlico Road on the east side. The vast majority of existing property ownership within the Area has been acquired by the City. Existing vacant structures are in the process of being demolished. The formation of a Master Plan of Development is very fluid at the time of this writing, and numerous opportunities for the proposed Park Heights Branch Library exist with frontage directly on Park Heights Avenue. The close proximity of the Major Redevelopment Area to the Pimlico ES &MS as well as the CC Jackson Recreation Center is a distinct advantage. Acquisition of privately owned property is not an obstacle for any site in this area.



Site C-1			
Address	Tax account	Size (acres)	Estimated acquisition cost
C-1: 4800 Park Heights Ave	na	To be determined	City owned

Description:
The 4800 block of Park Heights Avenue—west side.
Part of the Major Re-Development Area that abuts the CC Jackson Center.

+ Advantages	-- Disadvantages
+ Adjacent to CC Jackson Rec Center + Opportunity to be integrated within the masterplan improvements of the CC Jackson Rec Ctr + Integral part of the INSPIRE Plan + Lot size can be determined by need + Traffic light/cross walk at Woodland + Site has been cleared	– None

Site C-2			
Address	Tax account	Size (acres)	Estimated acquisition cost
C-2: 4700 Park Heights Ave	na	To be determined	City owned
Description: The entire 4700 block of Park Heights Avenue-west side. Part of the Major Re-Development Area.			
+ Advantages		-- Disadvantages	
+ Integral part of the INSPIRE Plan + Lot size can be determined by need + Close to CC Jackson Rec Center		– Children walking from Pimlico ES & MS must cross Park Heights Ave – Some sloping terrain toward the west	

Site C-3			
Address	Tax account	Size (acres)	Estimated acquisition cost
C-3: 4801 Park Heights Ave	na	To be determined	City owned
Description: The 4800 block of Park Heights Avenue—east side Part of the Major Re-Development Area.			
+ Advantages		-- Disadvantages	
+ Integral part of the INSPIRE Plan + Lot size can be determined by need + Close to CC Jackson Rec Center + Very close to Pimlico ES & MS; without crossing Park Heights Ave.		– Adjacent property on the east side (outside of Re-Development area) creates an obstacle to the geometry of the proposed library site	

Site C-4			
Address	Tax account	Size (acres)	Estimated acquisition cost
C-4: 4701 Park Heights Ave	na	To be determined	City owned
Description: The 4700 block of Park Heights Avenue—east side Part of the Major Re-Development Area.			

+ Advantages	-- Disadvantages
+ Integral part of the INSPIRE Plan + Lot size can be determined by need + Close to CC Jackson Rec Center + Very close to Pimlico ES & MS; without crossing Park Heights Ave. + Integral part of the INSPIRE Plan + Large parcel + Existing traffic signal with cross walk	– This lot is perhaps the one opportunity within the Re-Development area to establish a food store due to the lot size, road access, and traffic signalization

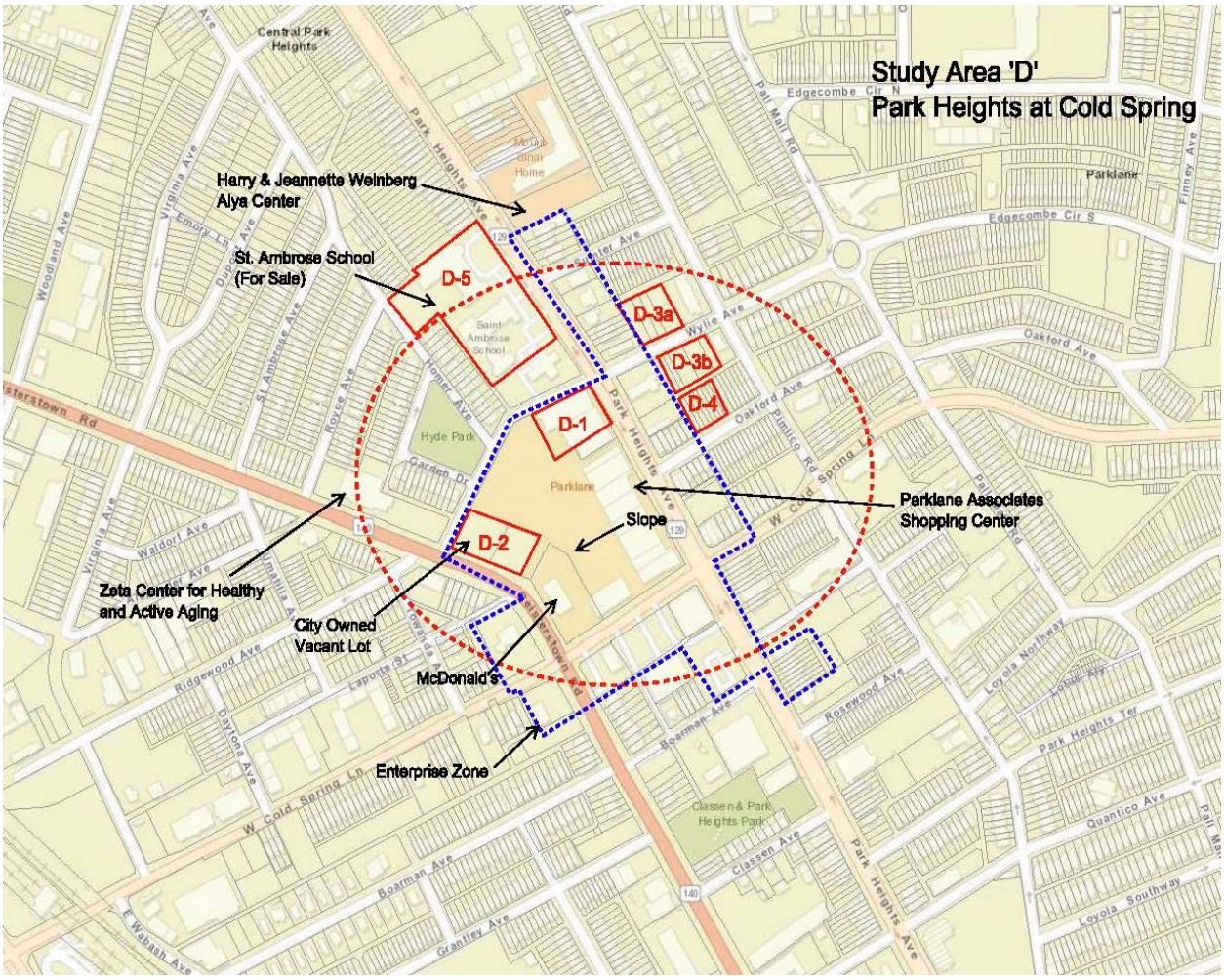
Site C-5			
Address	Tax account	Size (acres)	Estimated acquisition cost
C-5a: 4655 Park Heights Ave	na	To be determined	City owned
C-5b: 4651 Park Heights Ave	27-18-4626A-028	37,374 SF	93,400
Description: The 4600 block of Park Heights Avenue—east side Part of the Major Re-Development Area.			

+ Advantages	-- Disadvantages
+ Integral part of the INSPIRE Plan + Lot size can be determined by need + Close to CC Jackson Rec Center + Very close to Pimlico ES & MS; without crossing Park Heights Ave. + Integral part of the INSPIRE Plan + Good access from residential + Close to Weinberg-Alfa Center	- none

Area D: Park Heights at Cold Spring Lane

Overview:

Cold Spring Lane is a major east-west thoroughfare connecting the Park Heights neighborhood to employment centers to the east, and residential areas to the west. An important factor is the Enterprise Zone that encompasses the study area. There is also a Metro stop on the west side of Wabash Avenue and Cold Spring Lane. The Park Lane Associates' strip shopping center located along the west side of the 4400 block Park Heights Avenue is a moderate level generator of pedestrian traffic and represents the most significant landmark at this intersection. This study area does not present any viable locations for the proposed library site unless the shopping center ownership were in a position to sell. The sloping terrain of the shopping center property also presents challenges to redevelopment. It was noted that the St. Ambrose Catholic School property has a "For Sale" sign posted and could be considered a potential site.



Site D-1			
Address	Tax account	Size (acres)	Estimated acquisition cost
D-1: 4446 Park Heights Ave	27-20-3302-005	27,249 SF	994,500
Description: Existing building on a portion of a strip shopping center on ½ acre lot. Sloped terrain toward the west.			
+ Advantages		-- Disadvantages	
+ None		– Too small – Development as a Library would eliminate some opportunity for Enterprise Zone benefits	

Site D-2			
Address	Tax account	Size (acres)	Estimated acquisition cost
D-2a: 4431 Reisterstown Rd	27-20-3302-003	15,125 SF	-0-
D-2b: 4419 Reisterstown Rd	27-20-3302-002A	12,100 SF	-0-

Description:
Vacant lot fronting Reisterstown Road, immediately adjacent to a large, paved parking lot that is part of the Park Lane Associates strip shopping center fronting on Park Heights Ave.

+ Advantages	-- Disadvantages
+ City owned lots	– Too small – Development as a Library would eliminate some opportunity for Enterprise Zone benefits

Site D-3			
Address	Tax account	Size (acres)	Estimated acquisition cost
D-3a: 3101 Wylie Ave	27-18-4629-031	4,275 SF	107,600
D-3b: 3102 Wylie Ave -			

Description:
Small assemblage of lots east of Park Heights Avenue within a row of townhouses.

+ Advantages	-- Disadvantages
+ None	- Too small - Poor access - Pigeon hole locations in the middle of a residential block

Site D-4			
Address	Tax account	Size (acres)	Estimated acquisition cost
D-4a: 3118 Oakford Avenue	27-18-4629-010	1,610 SF	1,000
D-4b: 3120 Oakford Avenue	27-18-4329-011	1,610 SF	1,000
D-4c: 3122 Oakford Avenue	27-18-4629-012	1,610 SF	1,000
D-4d: 3124 Oakford Avenue	27-18-4629-013	1,610 SF	1,000
D-4e: 3126 Oakford Avenue	27-18-4629-014	1,610 SF	1,000
D-4f: 3128 Oakford Avenue	27-18-4629-015	1,610 SF	1,000
Description: Small assemblage of 6 to 7 lots east of Park Heights Avenue within a row of townhouses.			
+ Advantages	-- Disadvantages		
+ None	– Too small – Poor access – Pigeon hole locations in the middle of a residential block		

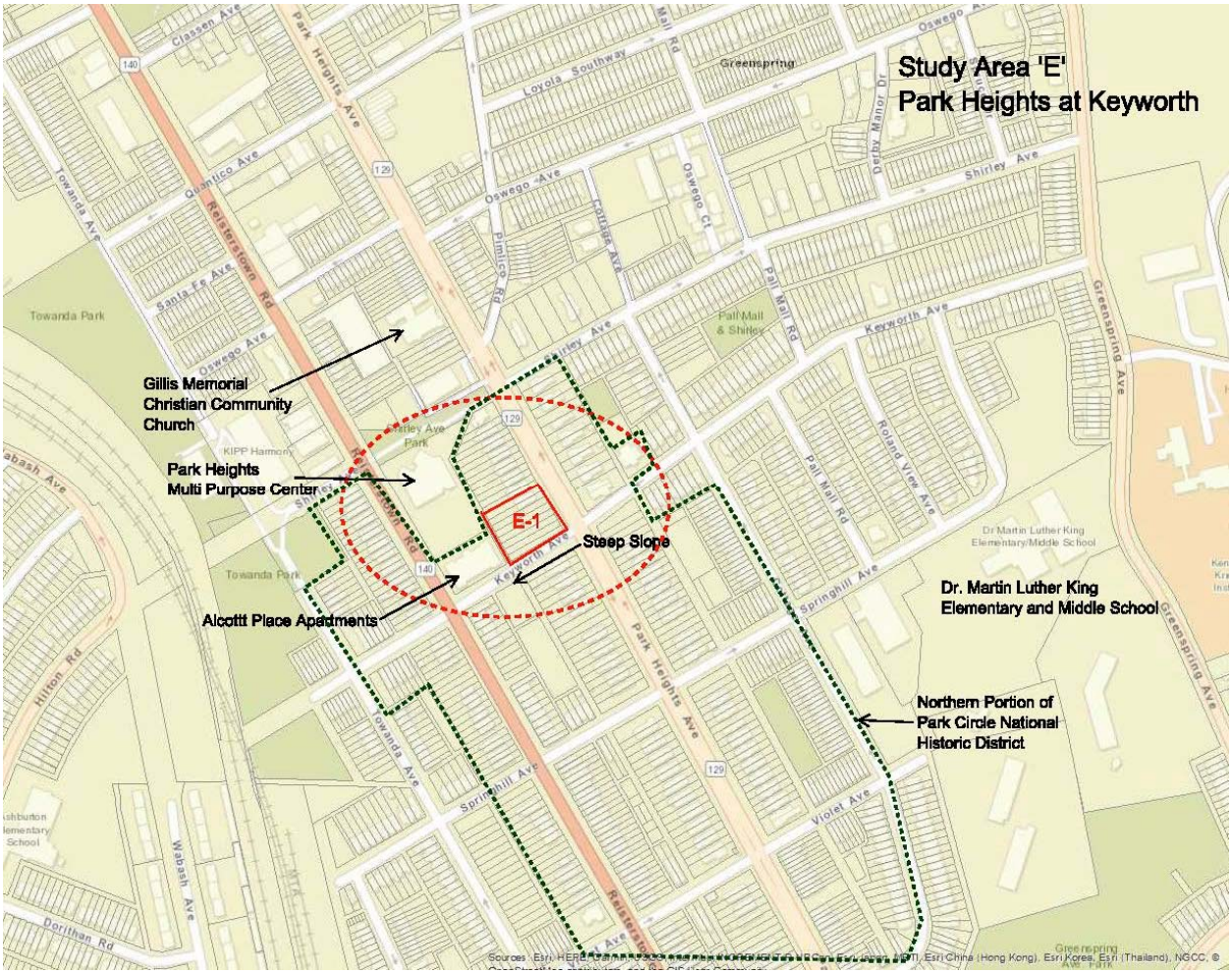
Site D-5			
Address	Tax account	Size (acres)	Estimated acquisition cost
D-5: 4502 Park Heights Avenue Saint Ambrose School-For Sale	27-20-3301	3.12	3,500,000
Description: Existing school building owned by the Catholic Archdiocese of Baltimore with a "For Sale" sign posted.			

+ Advantages	-- Disadvantages
+ Retain and Re-Develop an existing structure that is an historic feature of the neighborhood and the Park Heights Avenue landscape	– The library program will be constrained by the existing structure – Acquisition cost is relatively high

Area E: Park Heights at Keyworth Avenue

Overview:

Keyworth Avenue is a minor street that terminates within a few blocks east and west of Park Heights Avenue. The northern portion of the Park Circle National Historic District encompasses the neighborhood. The Park Heights Multi-Purpose Center is located in the block between Reisterstown Road and Park Heights Avenue. Within the same block is the Alcott Place Apartment Complex. Adjacent to the Alcott Place property and located along the 3900 block of Park Heights Avenue, is a group of (8) residential rowhouse properties the City has acquired. Development of a library at this location would require acquisition of the remaining homes on the block, up to Shirley Avenue. There were no other viable locations found in this study area.



Site E-1			
Address	Tax account	Size (acres)	Estimated acquisition cost
E-1a: 3900 Park Heights Ave	15-33-3321-001	2,576 SF	City owned
E-1b: 3902 Park Heights Ave	15-33-3321-002	3,680 SF	City owned
E-1c: 3904 Park Heights Ave	15-33-3321-003		City owned
E-1d: 3906 Park Heights Ave	15-33-3321-004		City owned
E-1e: 3908 Park Heights Ave	15-33-3321-005	3,640 SF	City owned
E-1f: 3910 Park Heights Ave	15-33-3321-006	3,640 SF	City owned
E-1g: 3912 Park Heights Ave	15-33-3321-007		City owned
E-1h: 3914 Park Heights Ave	15-33-3321-008		City owned
E-1i: 3928 Park Heights Ave	15-33-3321-015		City owned
E-1j: 3930 Park Heights Ave	15-33-3321-016		City owned
Description: Vacant lot plus several abandoned buildings in a contiguous row, owned by the City. Potential for acquisition of remaining buildings on the block.			
+ Advantages	-- Disadvantages		
+ Adjacent to Multi-Purpose Center and Senior housing	– Steep slope toward the west – Too small		

5 Recommendations

Site C-1 is recommended as the best location of the proposed Park Heights Branch Library. The Baltimore City Department of Recreation & Parks (BCRP) is planning major improvements to the CC Jackson Recreation Center; which presents the opportunity to create a marriage of public facilities that would both compliment and enhance the services offered by the proposed Library. It is also located centrally within the Park Heights community, and within walking distance of the Pimlico Elementary/Middle School complex.

Site A-1 is considered a very good alternative location pending the outcome of the Maryland Stadium Authority's ongoing feasibility study.

Summary Comparison of Properties

(Ordered by best opportunity to least)

Site ID	Size (acres)	Acquisition Cost[2]	Proximity to Transit Stop (miles)	Walkable from Pimlico ES & MS	Water and Sewer	City Cable	Other Factors
C-1	TBD[1]	-0-		Yes	Yes		Masterplan improvements planned for CC Jackson Center and Park
A-1	TBD[1]	-0-		Yes	Yes		Redevelopment plans for Race Track under Md Stadium Authority
C-5a C-5b	TBD[1]	-0-		Yes	Yes		
C-4	TBD[1]	-0-		Yes	Yes		
C-2	TBD[1]	-0-		Yes	Yes		
C-3	TBD[1]	-0-		Yes	Yes		
A-4	2.64	500,000		Yes	Yes		
E-1	1.6	250,000		No	Yes		
B-2	1.2	800,000		Yes	Yes		
D-5	3.12	3,500,000		No	Yes		

Footnotes:

1. TBD= Size to be determined as part of the Major Re-Development Area master planning.
2. Cost figure is based on current tax assessment

First Recommendation

Location: Site C-1; the 4800 Block of Park Heights on the parcel shared by the CC Jackson Recreation Center

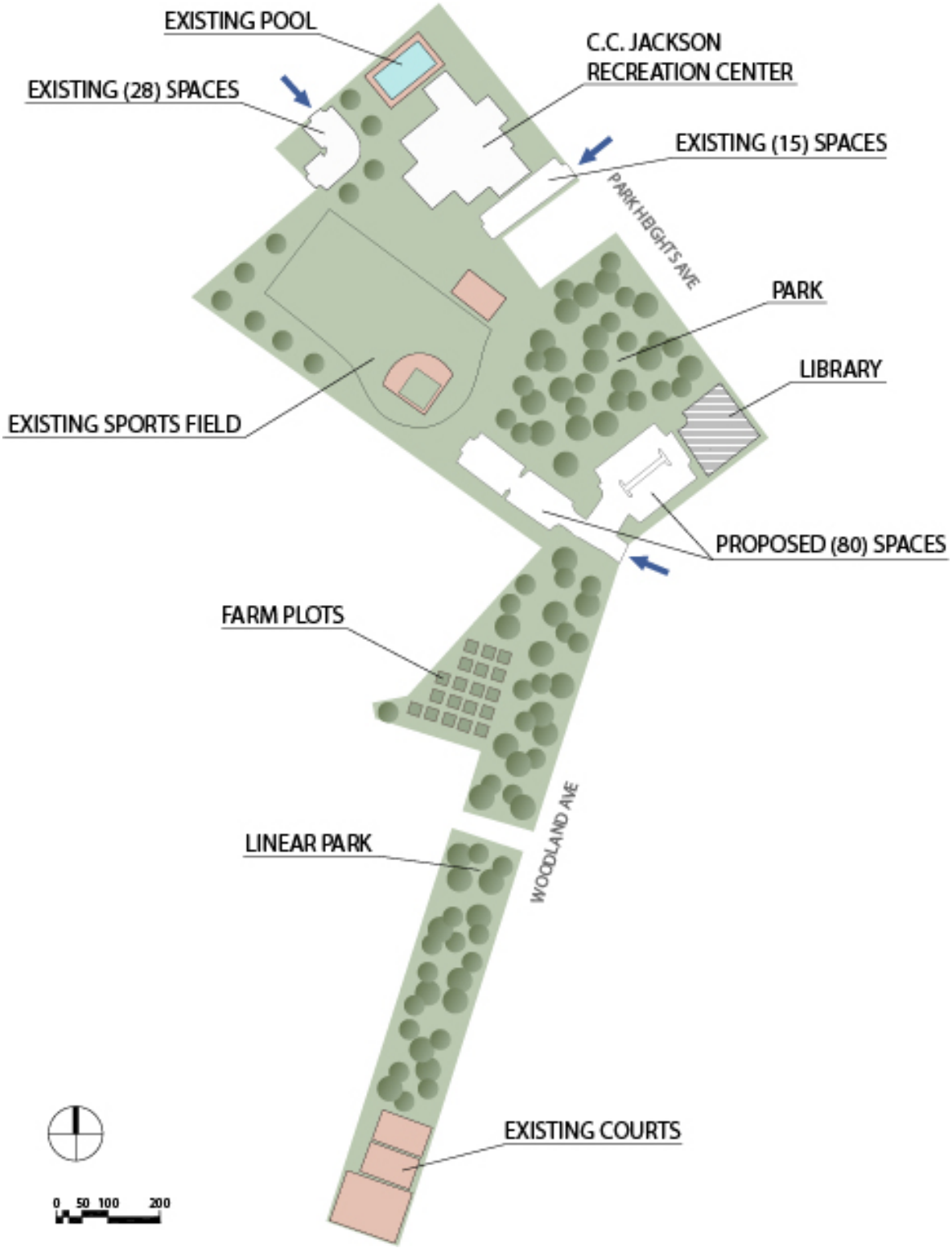
- Zoning: Open Space (OS)
- A public library is a *cultural facility* that is 'Conditional by Board' in the Open Space Zone
- Setbacks:
    - Front: 20 feet; however, Planning is recommending a reduction to create a strong urban edge and visual impact on the streetscape
    - Interior Side: 25 feet
    - Corner: 20 feet
    - Rear: 25
- Maximum Height: 50 feet
- Parking Requirements: parking is 'Conditional by Ordinance' --- it requires approval by both the Planning Department and the City Council.

Three concepts are offered for consideration that illustrate different parking arrangements in conjunction with the proposed library building located at the corner intersection of Park Heights Avenue and Woodland Avenue.

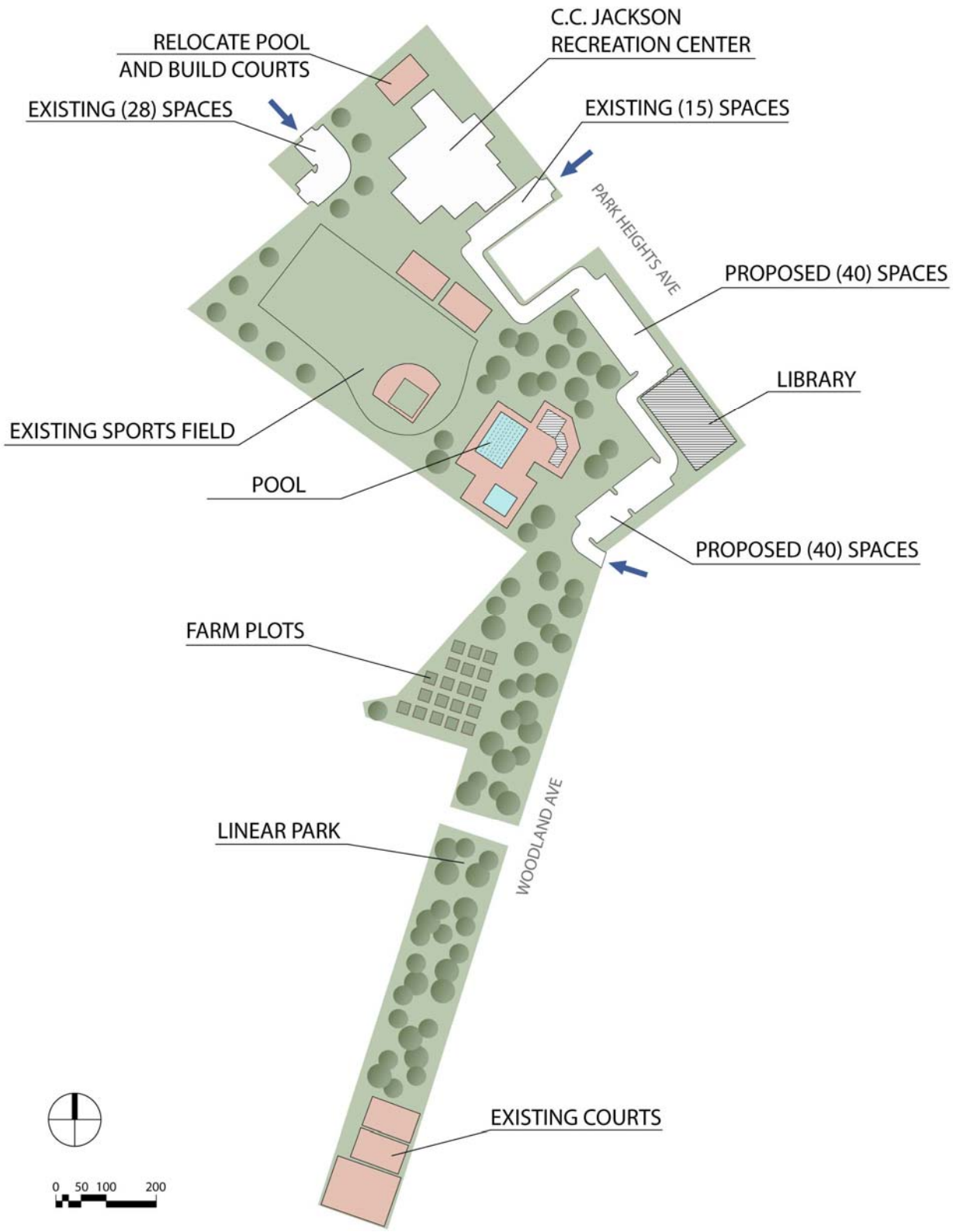
At this early stage of the planning process, these conceptual site improvement illustrations are intended to test the feasibility of fitting the proposed new library within the limits of the property. Further master planning of the entire park is required to determine the most effective layout of buildings, parking, and recreational amenities. Baltimore City Recreation and Parks will determine the final design of the park as part of a community-based park master planning process.

Conceptual Site Plan C-1 'Option-A'
(80) new parking spaces

Conceptual Site Plan C-1 'Option-B'
(80) new parking spaces



Conceptual Site Plan C-1 'Option-C'
Incorporating New Community Pool and (80) new parking spaces



Alternative Site:

Location: Site A-1; Park Heights Avenue at Belvedere Avenue (the Pimlico Race Track property).

- Zoning: OR-2; Office Residential
- Public Library is a 'Permitted' use as a *Cultural Facility*
- Setbacks:
    - Front: none
    - Interior Side: none
    - Corner: 10 feet
    - Rear: 10 feet
- Maximum Height: 100 feet
- Parking Requirements: 40 to 50 cars

* * * * * *

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