

PHED/HHS COMMITTEE #1
February 27, 2014
Worksession

MEMORANDUM

February 25, 2014

TO: Planning, Housing, and Economic Development Committee
Health and Human Services Committee

FROM: Vivian Yao, Legislative Analyst *VY*

SUBJECT: **Worksession – Wheaton Library and Community Recreation Center**

The Planning, Housing and Economic Development (PHED) and Health and Human Services (HHS) Committees are scheduled to review the County Executive's recommendation for the Wheaton Library and Community Recreation Center in the FY15-20 Capital Improvements Program (CIP). The recommended project description form (PDF) is attached to the packet at ©1-2.

Representatives from the Departments of Public Libraries, Recreation, and General Services, and the Office of Management and Budget will be available to discuss this project.

BACKGROUND

Wheaton Library

The library was opened in 1960 and was renovated in 1985. Problems with building conditions has continued for a number of years, and a project providing for the complete renovation of the Wheaton Library was approved initially as part of the FY05-10 CIP. However, the Council deleted the project from the FY09-14 CIP because of uncertainty regarding the scope of the project and the possibility of relocation to a site in the Central Business District. The current Wheaton Library site is located on County property.

Wheaton Community Center

The Wheaton Community Center was opened in 1963 by the Maryland-National Capital Park and Planning Commission (M-NCPPC) and is located on park land. The Recreation Department programs the facility. The Recreation Strategic Facility Plan 1997-2010 called for replacing the existing facility with a larger full service center to serve the Wheaton/Kemp Mill communities. The Wheaton Community Center-Rafferty project was proposed in the FY09-14 CIP to renovate and expand a portion of the former Good Counsel High School, which was

designated for a public purpose as a part of a site development rezoning decision. The Rafferty Center, along with a renovated Wheaton Recreation Center, was intended to provide the equivalent of a full service community recreation center. Space limitations and other challenges with the site made the project undesirable, and it was eliminated from the CIP when this project was adopted.

WHEATON LIBRARY AND COMMUNITY RECREATION CENTER

In \$000	Total	Total 6 years	FY15	FY16	FY17	FY18	FY19	FY20
Recommend	58,355	55,831	3,953	26,933	23,711	1,234	0	0

Recommended funding source: \$57.872 million in GO Bonds, \$183,000 in PAYGO, and \$300,000 in current revenue

Requested FY15 appropriation: \$52.034 million

There is no estimated appropriation for FY16.

FY13-18 approved total: \$35.983 million

Project Description: The project provides for the development of a combined facility to include a new library, community recreation center, and the Charles W. Gilchrist Center for Cultural Diversity. The cost of the project has increased by \$22.372 million from the FY13-18 approved CIP. The PDF explains that the cost increases are due to an increased scope to include the Gilchrist Center and structured parking to address stormwater management needs and updated cost estimates based on a defined POR. The Gilchrist Center is currently operating in the lower level of the library, and Gilchrist Center offices currently included in the Mid County Regional Services Center need to be relocated due to the planned demolition of that building as a part of Wheaton Re-development.

The Council has received testimony from the Montgomery County Library Board (©6) in support of the project.

Project Schedule: The facility concept study was completed in 2013; however, a program of requirements has not been completed. Executive staff report that design on the building has been put on hold pending the decision to historically designate the Wheaton Youth Center currently before Council (see below). Consequently, Executive staff anticipates design to restart in Spring 2014 with construction to start late winter 2016 and last for two years. **Council staff notes that the schedule reported in the PDF needs to be updated.**

Outstanding Issues:

The PDF identified two issues that could have cost implications for the project:

- **Designation of the Wheaton Youth Center:** The Planning Board has submitted to the Council its recommended amendments to the Master Plan for Historic Preservation. One recommendation is to designate the Wheaton Youth Center to the plan. The Planning Board Draft Amendment attached at ©7-9 explains that the center has historic

significance for representing the youth culture of the post-war era; is an example of modern design by principal architect Arthur Keyes; and possesses high artistic values.

The historic designation recommendation recognizes the possibility that the center property and adjacent library property may be redeveloped for a combined Wheaton Library and Community Recreation and Gilchrist Center, and that there "shall be leniency in the review of alterations to the Wheaton Youth Center that are necessary for achieving the overall programmatic requirements of the proposed new library-recreation center facility." The Planning Board has also stated that the retention and renovation of the existing recreation center "is not intended to delay or compromise the provision of the new recreation center."

The Committees should understand how a historic designation of the Youth Center would impact the feasibility of the current plans for the combined library and recreation center and the costs, schedule, program of requirements, and layout of the project; and the options for providing library and recreation services if the recreation center building is retained. Council staff understands that DGS has developed cost estimates for renovating the existing community center and will be able to explain how preliminary concept drawings of the project (see ©10-23) would be affected by retaining the existing recreation building. Planning staff notes that any demolition costs factored into the existing PDF could be used to offset the costs to maintain the existing facility in plans for the library/recreation center/Gilchrist Center project.

The Council is scheduled to hold a public hearing on the recommended amendment on February 25 after the publication of this packet. Council staff will summarize testimony that is provided for this project at the PHED/HHS Committee meeting. The Council has received correspondence both for and against the historic designation of the facility.

- ***Transfer of the Wheaton Recreation Center property from M-NCPPC to the County.*** The Wheaton Community Center is located on park land. **The Committee may be interested in hearing a status update on this process.**

Housing and Child Care Assessments: Pursuant to Bills 37-12 and 38-13, the Executive has transmitted Child Care and Affordable Housing Assessments for the Wheaton Library and Community Recreation Center (©24-26). The housing assessment notes that the project is compatible with affordable housing, is feasible, but it is not advisable given the complexity of the project with multiple functions already contained in it.

The child care assessment notes that the project is compatible with child care, but would add complexity to the project with multiple functions vying for ground floor space and the requirement of underground or structured parking.¹ The assessment notes that there is a large supply of child care in the zip code for this project including two other child care in public space programs at local elementary schools. Inclusion of child care in the Wheaton Re-development

¹ It appears that structured parking is already being incorporated into plans due to the inclusion of the Gilchrist Center

Project, which appears likely, would also impact the need for a child care center as a part of this project. The Executive reports that initial capital costs for a 60 child facility are estimated at a minimum of \$4.4 million. **Although the assessment notes the large supply of child care in the zip code, it does not make any conclusion whether the supply is meeting the demand for services. The Committees may want to understand the child care assessment better if it is interested in including a space for child care in the project. How is a determination made about whether a child care facility is needed or not needed in a community? Is there a tipping point in determining that a facility is needed, i.e., the two school-based projects and the Wheaton Re-development project, or is not needed? What factors or criteria were considered as part of the assessment? How did Executive staff develop the \$4.4 million cost estimate? What cost assumptions are included in the estimate?**

Council staff recommendation:

- Approve the project with updated schedule information understanding that if the Council approves the historic designation of the Wheaton Youth Center, the Committees will need to revisit the project and recommended PDF.

Wheaton Library and Community Recreation Center (P361202)

Category
Sub Category
Administering Agency
Planning Area.

Culture and Recreation
Libraries
General Services (AAGE29)
Kensington-Wheaton

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

1/6/14
No
None
Preliminary Design Stage

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
EXPENDITURE SCHEDULE (\$000s)											
Planning, Design and Supervision	8,872	265	2,259	6,348	2,453	1,687	1,527	681	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	4,636	0	0	4,636	1,500	2,539	597	0	0	0	0
Construction	41,239	0	0	41,239	0	22,530	18,685	24	0	0	0
Other	3,608	0	0	3,608	0	177	2,902	529	0	0	0
Total	58,355	265	2,259	55,831	3,953	26,933	23,711	1,234	0	0	0

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
FUNDING SCHEDULE (\$000s)											
Current Revenue: General	300	0	0	300	0	0	300	0	0	0	0
G.O. Bonds	57,872	82	2,259	55,531	3,953	26,933	23,411	1,234	0	0	0
PAYGO	183	183	0	0	0	0	0	0	0	0	0
Total	58,355	265	2,259	55,831	3,953	26,933	23,711	1,234	0	0	0

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
OPERATING BUDGET IMPACT (\$000s)											
Energy				1,137	0	0	0	379	379	379	
Maintenance				1,557	0	0	0	519	519	519	
Offset Revenue				-134	0	0	0	-34	-50	-50	
Program-Staff				66	0	0	0	22	22	22	
Program-Other				73	0	0	0	51	11	11	
Net Impact				2,699	0	0	0	937	881	881	
Full Time Equivalent (FTE)					0.0	0.0	0.0	0.9	0.9	0.9	

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	52,034
Appropriation Request Est.	FY 16	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		5,621
Expenditure / Encumbrances		3,457
Unencumbered Balance		2,164

Date First Appropriation	FY 12	
First Cost Estimate		
Current Scope	FY 15	58,355
Last FY's Cost Estimate		35,983

Description

This project will provide for the development of a combined facility to include a new Wheaton Library, Wheaton Community Recreation Center, and the Charles W. Gilchrist Center for Cultural Diversity. Included in the scope is the development of a Program of Requirements (POR) and conceptual design followed by full design services and construction of the facility. The Library and the Recreation Center will be comparable to libraries and recreation centers of similar service needs with efficiencies of area and program made due to the shared use of some spaces such as lobbies, meeting rooms, restrooms, and parking which could reduce the overall space requirements and the operational costs. Other issues to be studied include the transfer of the Wheaton Community Recreation Center property from M-NCPPC to the County, providing road access to the residences by relocating existing roads and access, determining how storm water management can be provided, and preparing concept layouts for the building and parking on the new combined site.

Location

Located at the corner of Georgia and Arcola Avenues, Wheaton, MD

Estimated Schedule

The facility concept study was completed in 2013. Design started in 2013 and will last approximately two years followed by permitting and bidding. Construction is expected to start in Summer 2015 and be completed in Fall 2017.

Cost Change

The cost of the project has increased due to increased scope (the addition of the Gilchrist Center and structured parking) and updated cost estimates based on a defined Program of Requirements.

Justification

Wheaton Library and Community Recreation Center (P361202)

The Wheaton Library is one of the busiest libraries in Montgomery County, with over 490,000 items circulated and more than 381,000 visits by the public in FY13. The used book sale, operated by the Friends of the Library, and a satellite office of the Gilchrist Center are located on the lower level. There are serious moisture problems and the building does not meet current mechanical, safety and building codes. The mechanical, elevator and HVAC systems are outdated and worn, and they are not energy efficient. The facility was opened in 1960 and was renovated in 1985. It is in need of space reconfiguration to meet current library information needs.

The Department of Recreation has operated the existing Wheaton Recreation Center, owned by the M-NCPPC, for many years. As early as 1997, this facility was designated for replacement with a larger full service facility, originally included in Facility Planning and Site Evaluation projects as the Kemp Mill (later Wheaton/Kemp Mill) Community Recreation Center. In the 2005 update to the Recreation Department's facility plan and in the FY07-12 CIP, a "Wheaton Area Recreation Facilities" study was included in the MCG Facility Planning Project #508768 for this purpose. That study included site and structure, stabilization and design development for future renovation, remodeling, and expansion of the Wheaton Community Recreation Center - Rafferty to provide an additional recreation facility to complement the existing facility. After review of the Rafferty component, space limitations, utility and plumbing challenges did not make it feasible to complete the project on its current site. A decision was made to pursue an alternative combined facility.

The justification for the addition of the Gilchrist Center was to: 1. cost-effectively replace program and office space at the Mid-County Regional Services Center while maintaining proximity for existing patrons; and 2. leverage synergy among the programs.

Fiscal Note

The site for the current Wheaton Library is presently owned by the County. The site of the present Wheaton Community Recreation Center is owned by M-NCPPC. The transfer of the property will be identified during the planning phase. Two issues which could have cost implications for the project are: 1. the possible historical designation of the Wheaton Community Recreation Center; and 2. a pending land transfer between Montgomery County Government (the owner of the Wheaton Library) and M-NCPPC (the owner of the present Wheaton Community Recreation Center).

Other cost includes \$300,000 for the library collection.

Disclosures

A pedestrian impact analysis has been completed for this project.

The Executive asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

Coordination

Department of General Services, Department of Libraries, Department of Recreation, Office of Community Partnerships for the Gilchrist Center, Department of Transportation, M-NCPPC, State Highways, Mid-County Regional Services Center, WSSC, Pepco

Silver Spring Library

- 1) Please provide a status update for the project including the most recent production schedule.

Construction started in January 2013. The majority of the structure, caissons, foundation, concrete shear walls and steel superstructure, are complete. Exterior wall is beginning, with CMU and stone walls going first, to be followed by curtainwall. Substantial completion is scheduled for fall 2014, followed by up to eight weeks for furnishing and move-in tasks.

- 2) The FY15-20 PDF shows increased operating budget impact of 4.4 work years and \$391,000 compared to the FY13-18 PDF. What accounts for these increases?

The difference between the FY15-20 PDF and the FY13-18 PDF is the net result of a **decrease** (not increase) in Energy, Maintenance, Program Staff, and Program other. The primary difference is in Program Staff and is based on MCPL's assessment that fewer Program Staff would be needed for the Silver Spring Library than was proposed in the FY13-18 PDF.

	FY13-18 PDF	FY15-20 PDF	Difference
Energy	305	313	8
Maintenance	332	371	39
Program Staff	1469	1032	-437
Program Other	3	2	-1
Net Impact	2109	1718	-\$391
Work Years	24.8	20.4	- 4.4

Wheaton Library and CRC

- 1) Please provide a status update for the project including the most recent production schedule.

County Council is expected to make a decision by mid March 2014 regarding the historical designation for the Wheaton Youth Center. At this time, the Division of Building Design and Construction (DBDC) will continue with the design.

The new schedule is as follows: Design phase scheduled to restart Mid March 2014, and project to be submitted for permit by Mid April, 2015. The project should be advertised for bid by early July, 2015. Construction contract is scheduled to be signed by Mid December, 2015. Construction is scheduled to start about February 2016 and last for 2 years.

- 2) Please describe the scope changes in the recommended PDF, the reasons for them, and any cost implications resulting from them. The PDF references additional space has been programmed for the Gilchrist Center. What space designated for use by the Gilchrist Center in the County? When the space in the Library/Recreation Center is completed, will Gilchrist staff leave other space? Which space?

One scope change was that structured parking needed to be added in order to address Storm Water Management needs.

The Gilchrist Center (GC) was added to the project for two reasons: 1) The GC is operating in offices in the lower level of the current Wheaton Library. The two functions

work well with each other. This is part of the reason that the GC is now part of the Gaithersburg Library. 2. As part of the Wheaton Re-development project, the Mid County Services Center building is planned to be demolished and MCSC is planned to be incorporated into the proposed MCPPC/DGS facility. GC offices are now located in the MCSC and will need to be relocated somewhere in the Wheaton Community.

The space designated in the proposed WLCRCGC facility includes office and classroom space that is designated for use by just the GC (4,345 GSF). The GC will also be using what is designated as "shared space" (12,327 GSF shared by DPL, REC, GC and community use) for classes and other services provided by GC.

When the space in the Library/Recreation Center is completed, the GC will leave the spaces in the existing Wheaton Library and the MCSC.

- 3) Have the feasibility study and program of requirements been completed on the project? If so, please provide a copy of the POR.

The feasibility study has been completed. The Program of Requirements has not been completed. Outstanding issues regarding the project include the determination by Council whether the Wheaton Youth Center will be designated as historic and a land swap with Parks that has not yet been completed for property that the current Wheaton Neighborhood Recreation Center sits on.

- 4) To what extent did MCPL's Library Strategic Facilities and Technology Plan impact the program of requirements for the new facility?

The Facilities Plan FY13-16 outlines five evaluation criteria for updating branch library buildings. One of those criteria is "Realize synergies: collaborate with partners and create co-location strategies to deliver library services". By nature of the incorporation of three user agencies in the building project, the colocation recommendation of the Facilities Plan has been met. The revised Program of Requirements for the new Wheaton Library/Community Recreation Center/Gilchrist Center considers not only the placement of the three agencies in the building in order to optimize crossover usage by the public visiting the building, but consolidates common elements like the meeting rooms, restrooms, and computer lab, so that they are accessible and jointly usable by the agencies, and not duplicated within the assigned space for each agency.

- 5) During the Council's consideration of the FY13-18 CIP, Executive staff reported that the feasibility study, informed by a draft POR, was underway and expected to be completed in late Spring or early Summer 2012 and that design could start there after. Thus, the Council expedited funding to allow design to begin in FY13 and construction in FY15? What accounts for difference in timing anticipated in the FY13-18 and the current production schedule?

DBDC prepared the first draft of the POR and the feasibility study in 2012, and contracted with the A/E for this project in April 2013. The project was paused due to the HPC's request that the Wheaton Neighborhood Center, also known as the Wheaton Youth Center (WYC), be reviewed for historical significance. This process has culminated in the Planning Board's recommendation that the WYC be designated historic and preserved. The County Council will hold a hearing on this on 25 Feb 2014 and is expected to provide a decision regarding the preservation of WYC, and which of the Department of the Interior's preservation techniques should be applied.

- 6) Please report on any progress in addressing the following issues in the planning process to date:

- Realization of efficiencies by co-locating the library and recreation facilities: DPL, REC, GC and DGS have worked closely to determine which functions need to have their own space and which can be open for use by others. This collaboration led to the reduction in the overall building size by approximately 17,000 GSF.
- The transfer of the Wheaton Recreation Center property from M-NCPPC to the County: DGS is still in negotiation with MNCPPC on this issue. Further negotiation depends upon the preservation requirements of the WYC.
- Relocating existing roads and access: Discussed and studied during Concept Design Phase. Integral with the design and will move forward with the design. Relocation has been discussed with DOT, and DOT issued their recommendations for requirements to accompany any road changes proposed.
- Addressing storm water management issues: Included in both feasibility study and Concept Design.
- Preparing concept layouts for the building and parking on the combined site. Completed during the concept design phase.

7) The PDF suggests that there are "serious moisture problems" and outdated building systems associated with the Wheaton Library. How are these issues being managed during the time that the existing library remains open?

Some corrections have been made in the last 10 years. When there have been moisture problems over the past few years, fans have been brought in to address the problem. This has not always resolved the problem. The library is a candidate for replacement because, due to the age of the building, the corrections cannot be made permanent.

Noyes Children's Library

1) The FY15-20 CIP shows the Noyes Children's Library as a candidate in the Facility Planning:MCG project. Please provide an update on efforts to renovate the library using private raised funding through the Noyes Children's Library Foundation. How much has been allotted for facility planning of the facility? How much of this work will be supported with private funding? What has been raised by the foundation to date for renovation? What are the goals of the foundation in the next two years?

To date the County is working with the Noyes Children's Library Foundation to reach an agreement as to which entity will be responsible for any work required to rehabilitate this library. The Foundation has provided an acceptable design and is working with the different historic agencies to make their required changes to the design.

A private donation to the Noyes Children's Library (bequest) of \$85,477.84 will be used for facility planning and studies as needed. To date, \$10,104.31 has been paid from this donation for a topographic survey and soil engineering surveys to determine the site's capability to support the expansion of the library per the proposed design. DGS has also agreed to provide funding that was slated for ADA corrections of the facility.

If additional facility planning is needed, the County will use funding from the Facility Planning CIP.

The department does not have information on how much funding the Foundation has raised to date for the renovation nor does it have access to the goals the Foundation has for fund raising over the next two years.

Statement of Jill Lewis
Chair, Montgomery County Library Board
Montgomery County Council Hearing on FY 2012 Budget
February 5, 2014

President Rice and Members of the Council,

I'm Jill Lewis, chair of the Montgomery County Library Board. Thank you for the opportunity to spend a couple of minutes with you tonight. I am here to ask you to support the County Executive's Recommended FY15-20 Capital Improvements Program (CIP) for Montgomery County Public Libraries.

You are familiar with our libraries. You have been to our programs, read stories to our youngsters, and taken tours of the branches. You have seen children enchanted by story times, you have seen heavily-used study areas, meeting rooms, and computers. You know our libraries are important community centers beloved by our residents. But you have also seen worn flooring, paint, and furniture and may have been at a branch when the Wi-Fi or other technology failed because of unstable, dated technology infrastructure. You have seen space suited to a former generation of library user – space that no longer meets the needs of our diverse and growing community of 21st century users, many of whom have no other place to go to find the free resources our libraries offer.

The proposed CIP budget allows us to address failing facilities and technologies through an innovative “refreshing” of branches. This new approach calls for the refurbishment of 2 libraries in the first year followed by approximately 3 per year. Refreshing is less costly and less painful for users who would face the loss of a library while it is torn down and a new one built. Seventeen libraries can be “refreshed” within the six-year CIP period. Refreshing will create 21st century libraries with reorganized flexible, interior spaces, learning labs, emergent literacy areas, smart rooms, and open areas with few permanent walls. Refreshing includes technology updates to insure stable Wi-Fi and to install new electrical wiring and outlets, self-service technologies, furniture that supports customer's use of their own devices, and technology used by staff to provide services.

There are library projects that require major changes such as the proposed combination Library/Recreation Center at Wheaton Library, the new downtown Silver Spring Library, and a branch library for the Clarksburg community. The CIP budget includes funding for these critical projects.

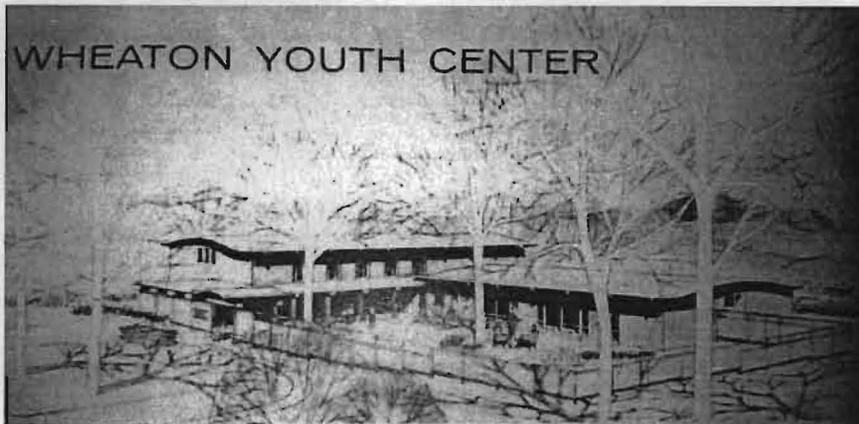
When I look at our branches I see exquisite newly built branches with user space and technologies to meet the community's needs. I also see vibrant new technologies at select branches such as the Digital Media Lab at Long Branch Library, an interactive lab for teens to create digital content. Wouldn't it be exciting for all our branches to be modernized and enhanced 21st century branches? This CIP budget brings us closer to providing for equality in services in all our branches, for all our residents. Please help us to refresh our libraries. Thank You.



Wheaton Youth Center (1963), 11711 Georgia Avenue, Silver Spring, #31/48

Combining sophistication and rusticity, the Wheaton Youth Center is an excellent example of modern design executed for a simple and relatively inexpensive community building. Designed by Keyes, Lethbridge & Condon, the Wheaton Youth Center won an award from the American Institute of Architect's Potomac Valley Chapter and was featured in the first edition of the AIA's *Guide to the Architecture of Washington D.C.* (1965). The signature design feature is the double-curved form of the vaulted roof of the main auditorium block, which becomes a motif for the complex, echoed in the roofs of activity wing and entrance pavilion, as well as interior stage wall. Simplicity and warmth emanate from the elements of texture, wood and natural light that bring an organic quality to the design. The structure of the complex is concrete block with steel posts, with massive exposed beams of laminate wood, clear spandrel glass between the rafter tails, and textured brick facing. The property is still well-wooded, and features mature trees of species original to the site, including locust, oak, and maple.

The resource represents the work of Keyes, Lethbridge & Condon, an architectural firm recognized for setting high standards for modern architecture in the Washington, D.C. region. The principal architect was Arthur Keyes, known for his ability to create innovative yet economic designs to suit his clients' needs. The Wheaton Youth Center reflects Keyes' interest in Asian architecture. Japanese architectural traditions are evident in the double-curved roof motif that is characteristic of the Shinto shrine, as well as the Torii-like entrance pavilion, and covered loggia entrance. The Wheaton Youth Center has increased significance since other custom projects designed by Arthur Keyes in Montgomery County have recently been lost, including the award-winning Harold Hirschberg House (1951) in Bethesda and Arthur Keyes House (1960), a cantilevered retreat built along the Potomac.



*Keyes, Lethbridge & Condon Rendering
(M-NCPPC Annual Report 1962-63)*



Auditorium

The Wheaton Youth Center has historic significance for representing the youth culture of the post-war era. In 1956, the Commission embarked on a new initiative to build a series of youth centers to meet the needs of teenagers. From 1965 to 1970, the facility was a major local music venue, offering concerts ranging from indigenous teen bands to national recording artists, reaching a regional audience in the days before the large-scale concert venue. Musicians who played at the Wheaton Youth Center included Rod Stewart, Iggy Pop, Bob Seger, and Led Zeppelin.

The resource, including auditorium block and activity wing, retains a high level of integrity inside and out. While the window glass has been replaced with insulated glass, the frames and sash remain intact. A renovation of the courtyard removed the original concrete pavers and historic board fence, and installed poured concrete patio and storm drains. A small airlock foyer addition was constructed at the front entrance, underneath the historic porch. Metal window grills were installed for security. These alterations do not significantly detract from the resource's integrity.

The Wheaton Youth Center meets the following criteria of the Preservation Ordinance:

- 1(a) has character, interest, or value as part of the development, heritage, or cultural characteristics of the County, State, or Nation
- 2(a) embodies the distinctive characteristics of a type, period, or method of construction
- 2(b) represents the work of a master
- 2(c) possesses high artistic values.

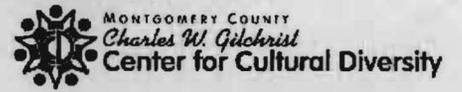
The recommended environmental setting is approximately 1.19 acres (52,000 sq ft), as shown on the map, excluding the master planned right of way for Georgia Avenue. This designation recognizes the possibility that the Wheaton Youth Center property and the adjacent library property may be redeveloped for a combined Wheaton Library/Community Recreation & Gilchrist Center facility. There shall be leniency in the review of alterations to the Wheaton Youth Center that are necessary for achieving the overall programmatic requirements of the proposed new library-recreation center facility.



Wheaton Youth Center, Auditorium and Activity Wing, View from Georgia Avenue

WHEATON LIBRARY, COMMUNITY RECREATION AND GILCHRIST CENTER

Preliminary Concept Diagrams August 29, 2013



Aug 29th Meeting:



PROS:

- Stronger Urban Edge
- Good Size Green Area
- Mid-block entry on front and back

CONS:

- No daylight to underground parking

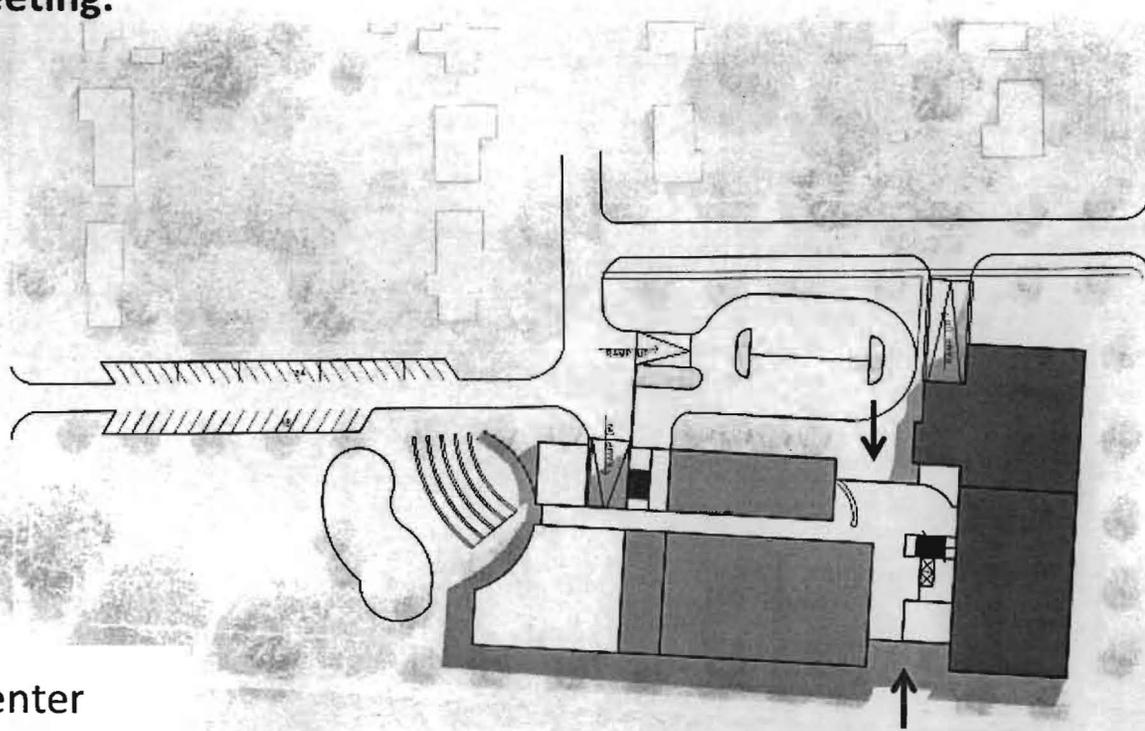


WHEATON LIBRARY, COMMUNITY RECREATION AND GILCHRIST CENTER

August 29, 2013

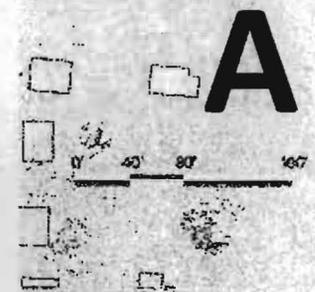
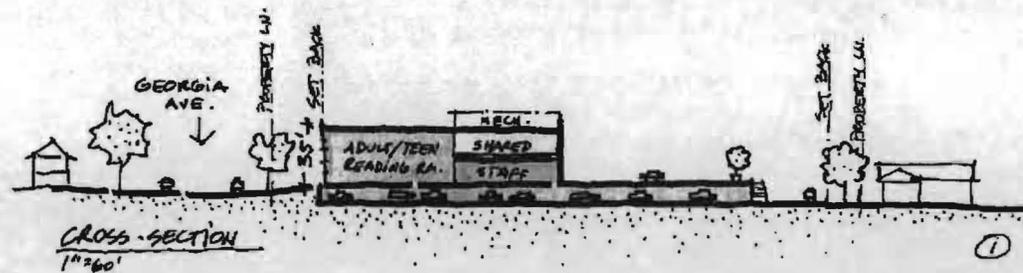


Aug 29th Meeting:



- Rec Center
- Library
- Gilchrist Center
- Shared

0' 40' 80' 160'

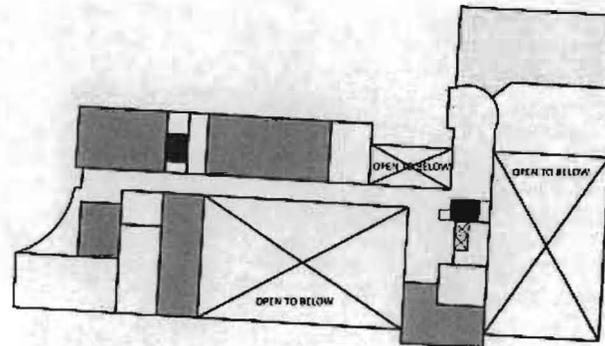


WHEATON LIBRARY, COMMUNITY RECREATION AND GILCHRIST CENTER

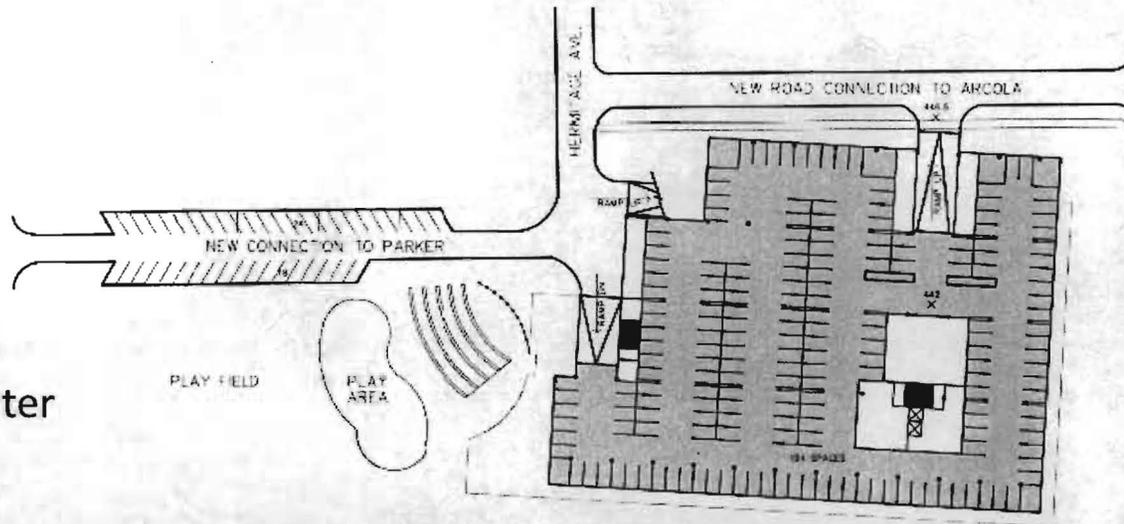
August 29, 2013

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Aug 29th Meeting:



Second Floor Plan



Garage Floor Plan

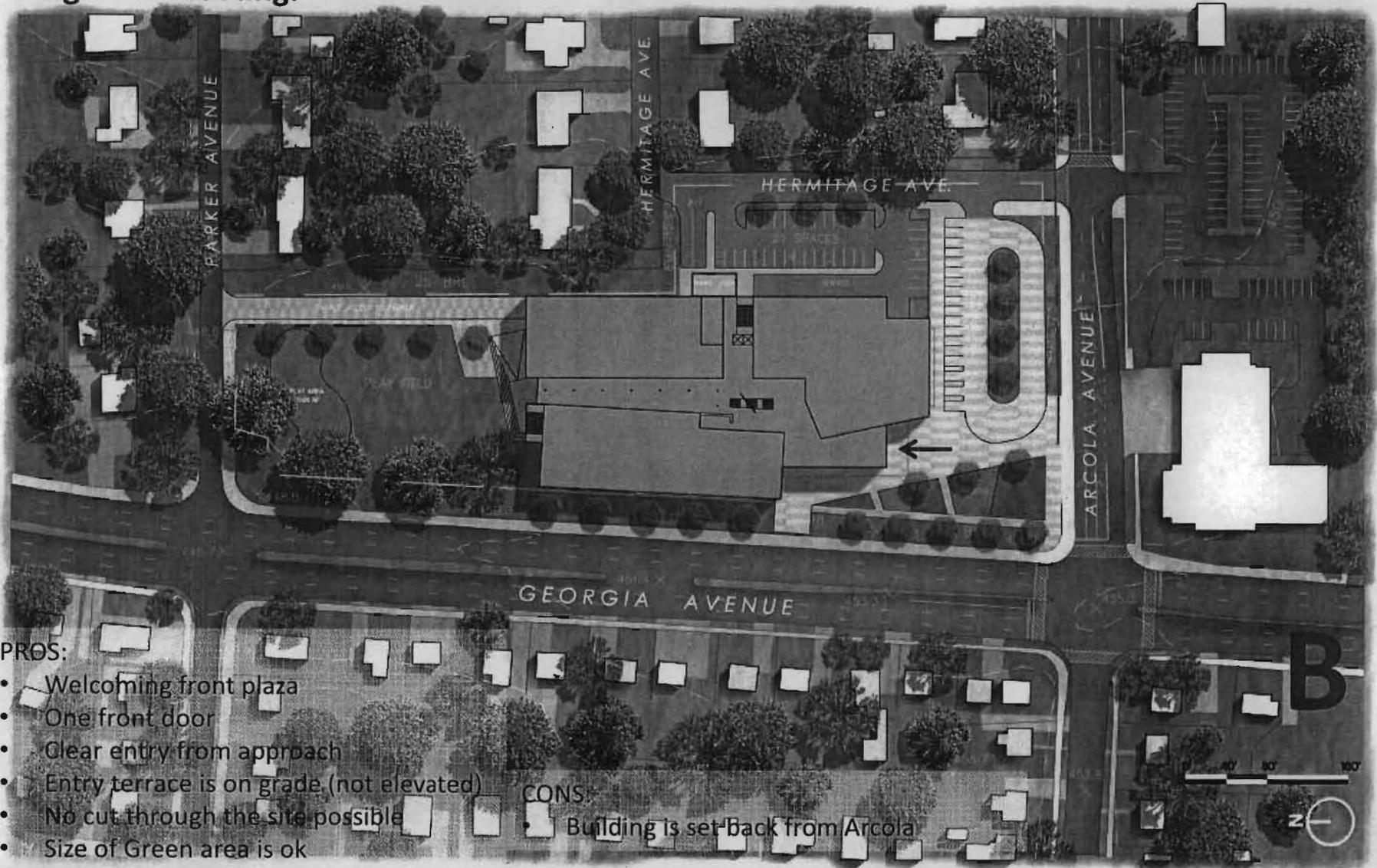
- Rec Center
- Library
- Gilchrist Center
- Shared



WHEATON LIBRARY, COMMUNITY RECREATION AND GILCHRIST CENTER

August 29, 2013

Aug 29th Meeting:



PROS:

- Welcoming front plaza
- One front door
- Clear entry from approach
- Entry terrace is on grade (not elevated)
- No cut through the site possible
- Size of Green area is ok

CONS:

- Building is set back from Arcola



WHEATON LIBRARY, COMMUNITY RECREATION AND GILCHRIST CENTER

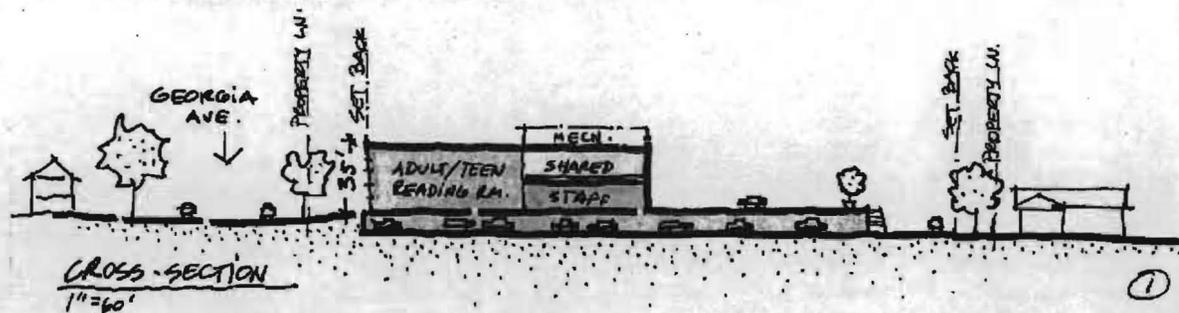
August 29, 2013

11

Aug 29th Meeting:

- Rec Center
- Library
- Gilchrist Center
- Shared

0' 40' 80' 160'



B

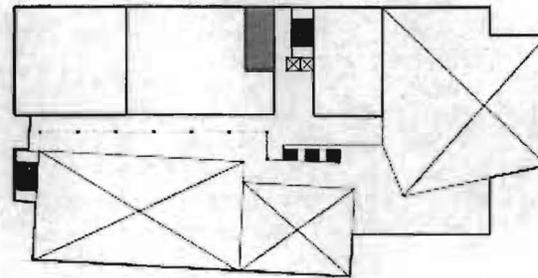
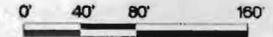


WHEATON LIBRARY, COMMUNITY RECREATION AND GILCHRIST CENTER

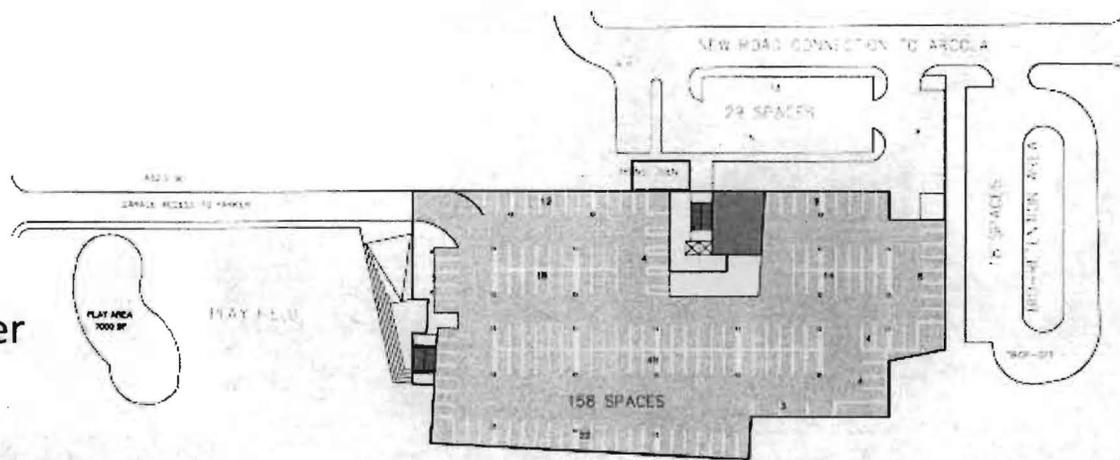
August 29, 2013

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Aug 29th Meeting:



Second Floor Plan



B

Garage Floor Plan

- Rec Center
- Library
- Gilchrist Center
- Shared

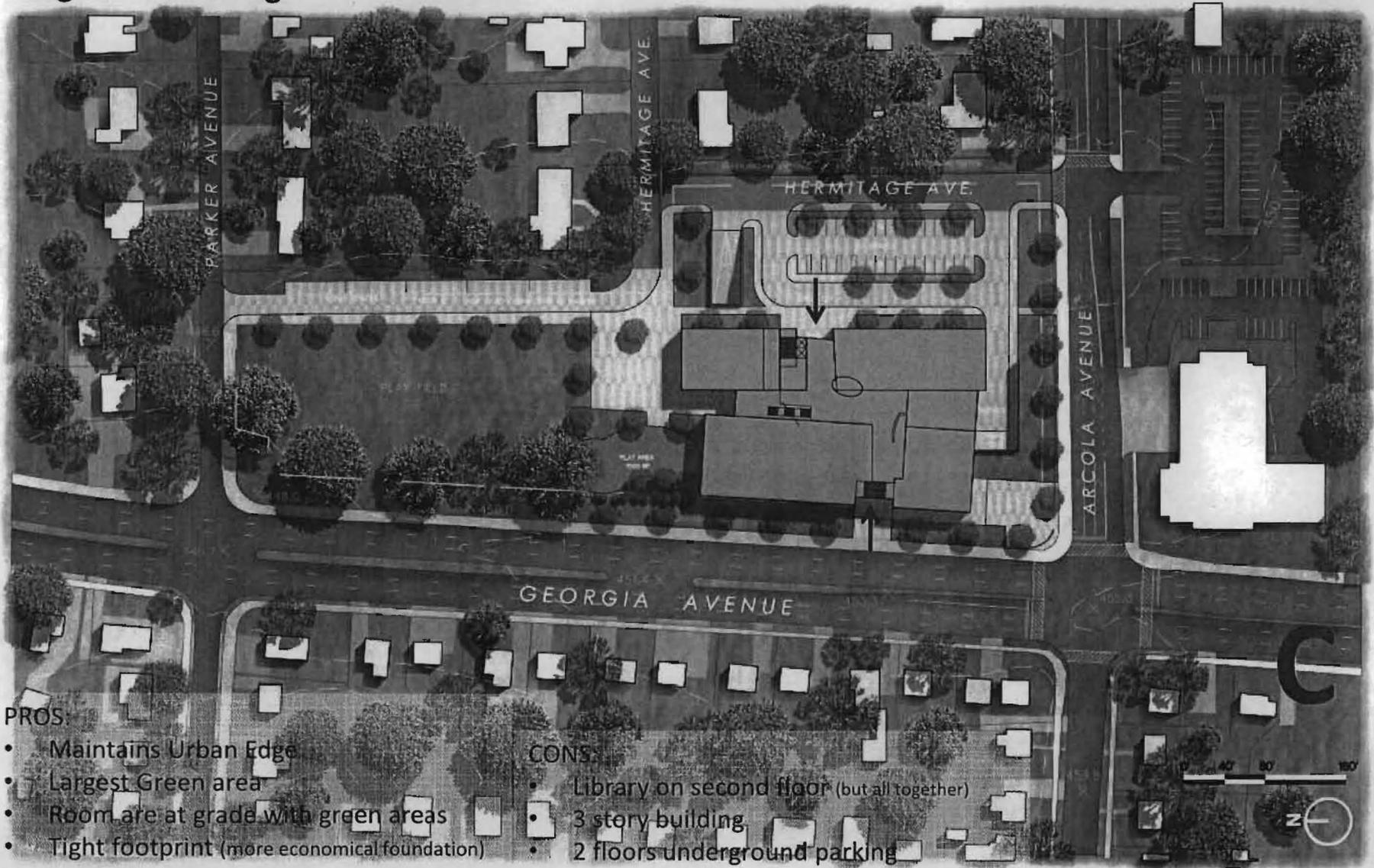


WHEATON LIBRARY, COMMUNITY RECREATION AND GILCHRIST CENTER

August 29, 2013

(16)

Aug 29th Meeting:



PROS:

- Maintains Urban Edge
- Largest Green area
- Rooms are at grade with green areas
- Tight footprint (more economical foundation)

CONS:

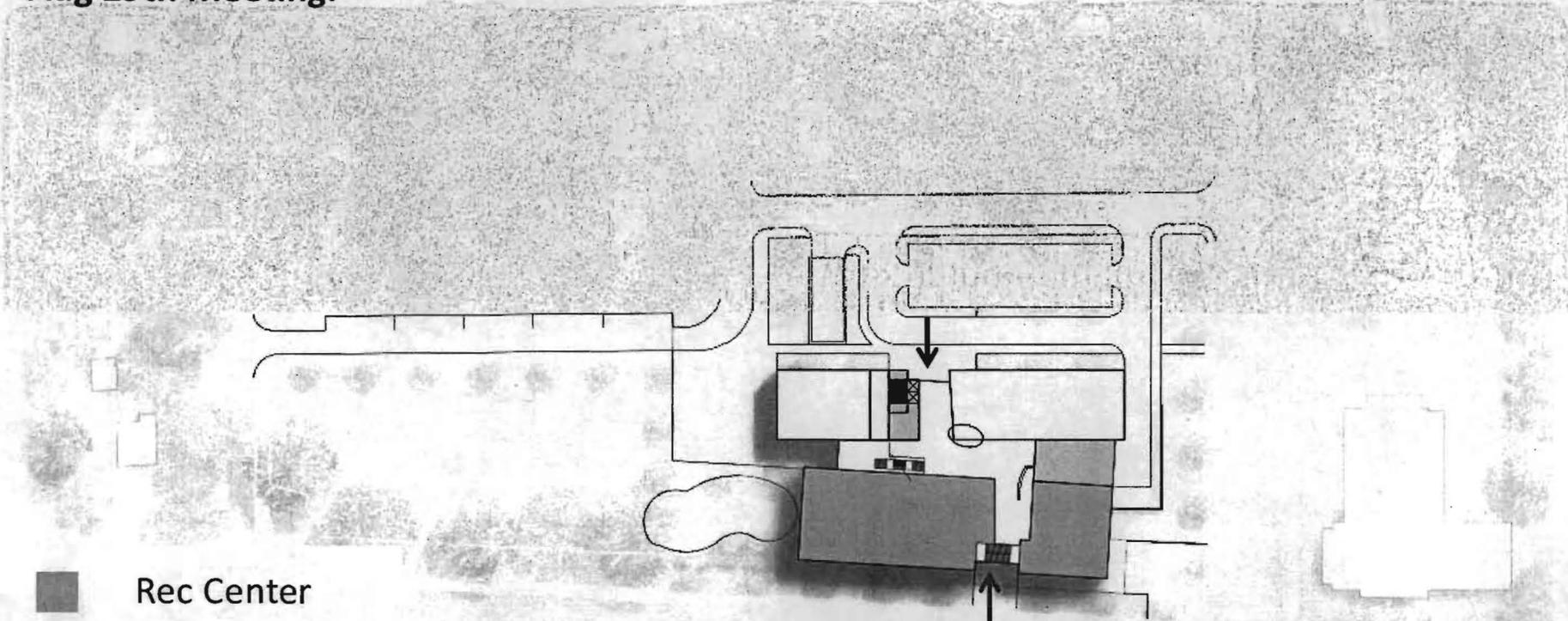
- Library on second floor (but all together)
- 3 story building
- 2 floors underground parking



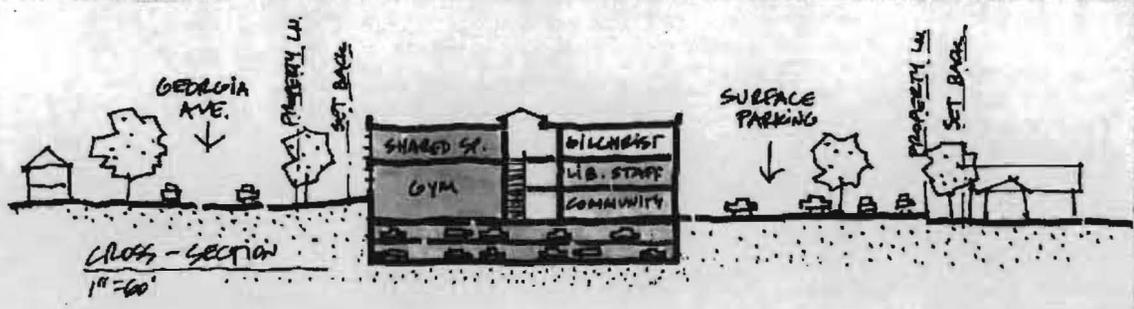
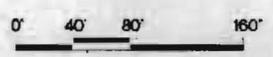
WHEATON LIBRARY, COMMUNITY RECREATION AND GILCHRIST CENTER

August 29, 2013

Aug 29th Meeting:



- Rec Center
- Library
- Gilchrist Center
- Shared



C

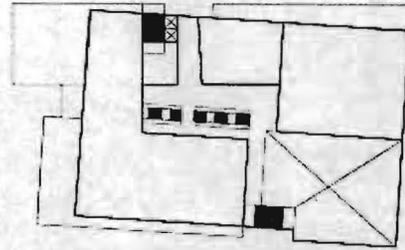


WHEATON LIBRARY, COMMUNITY RECREATION AND GILCHRIST CENTER

August 29, 2013

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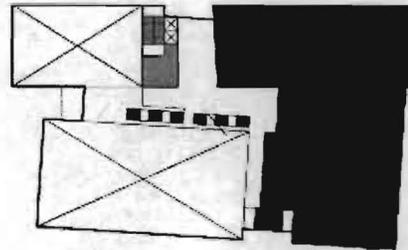
Aug 29th
Meeting:



0' 40' 80' 160'

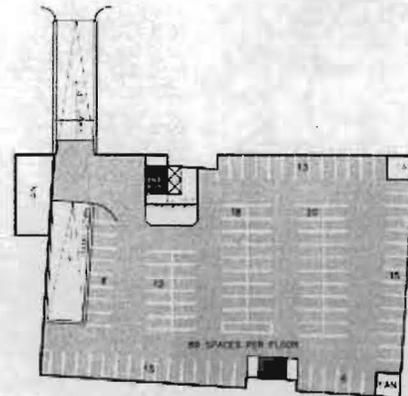


Third Floor Plan



Second Floor Plan

-  Rec Center
-  Library
-  Gilchrist Center
-  Shared



Garage Floor Plan
P1 and P2

C



WHEATON LIBRARY, COMMUNITY RECREATION AND GILCHRIST CENTER

August 29, 2013

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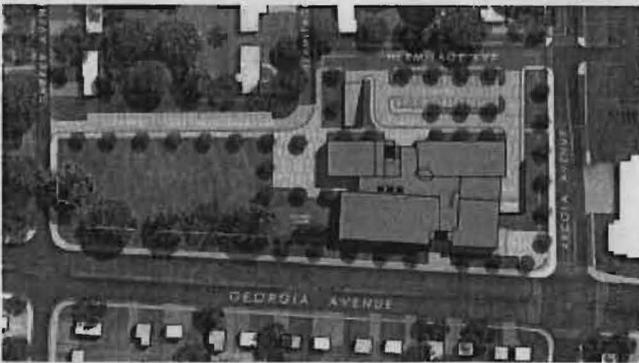
Aug 29th Meeting:



A



B



C



WHEATON LIBRARY, COMMUNITY RECREATION AND GILCHRIST CENTER

August 29, 2013

20

Aug 29th Meeting:



A



B



C



WHEATON LIBRARY, COMMUNITY RECREATION AND GILCHRIST CENTER

August 29, 2013

Aug 29th Meeting:



A



B



C



WHEATON LIBRARY, COMMUNITY RECREATION AND GILCHRIST CENTER

August 29, 2013

922

Aug 29th Meeting:



A



B



C



WHEATON LIBRARY, COMMUNITY RECREATION AND GILCHRIST CENTER

August 29, 2013

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Affordable Housing and Child Care Assessments for Facility Planning Projects	
Owning Department	Owning Department Contact Email
General Services	Greg.Ossont@montgomerycountymd.gov
Project Name	Project Number
Wheaton Library and Community Recreation Center (CRC)	P361202
Location	
Corner of Georgia and Arcole Avenue, Wheaton, MD	
Description	
<p>This project will provide for the development of a combined facility to include a new Wheaton Library and Wheaton Community Recreation Center. In addition, a new location for the Gilchrist Center is also provided. Included in the scope is the development of a Program of Requirements (POR) and conceptual design followed by full design services and construction of the facility. The Library and the Recreation Center will be comparable to libraries and recreation centers of similar service needs. These building sizes will be analyzed in greater detail to see what efficiencies of area and program can be made due to the shared use of some spaces. These could include lobbies, meeting rooms, restrooms, and parking which could reduce the overall space requirements and the operational costs. Other issues to be studied include the transfer of the Wheaton Recreation Community Center property from Maryland-National Capital Park and Planning Commission (M-NCPPC) to the County, providing road access to the residences by relocating existing roads and access, determining how storm water management can be provided, and preparing concept layouts for the building and parking on the new combined site. Of special note is the impacts that may be suffered if the Wheaton Community Center is declared historic and creates an impact on the size and function of the site and its potential layout.</p>	
Affordable Housing Assessment	
Is the underlying project compatible with affordable housing?	
Yes	
Housing Exclusion Explanation	
N/A	
The proximity to other community services	
The housing would be located at a library and CRC that will have exterior play areas. The housing will add complexity to the project, as multiple functions want to be located on the ground floor area and parking is required to be underground/structured to facilitate the overall construction.	
The effect of the project on the supply of affordable housing in the immediate area	
It will increase the supply of affordable housing.	
Needed Capital/Operating Modifications	
The County recently paid \$170,000 per unit for construction of 21 personal living quarters in a commercial type construction, which is similar to the construction which will be used for the Library and CRC. As there is not a specific POR for the type and size of the individual housing units for this project at this time, a determination of the cost is not possible. In addition, the cost for underground/structured parking can not be included given the unknown number of units.	
The feasibility of including a significant amount of affordable housing within the project	

It is unknown at this time.
The proximity to public transit, and availability of other transportation options
Project is located 5/8 of a mile from the Metro and is located on five bus routes for either Metro or RideOn.
Describe the conformity of affordable housing to zoning/land uses
The County is not subject to zoning under Chapter 59. However, the proposed facility is located at the edge of the business development (north end of the central business district) and is surrounded on three sides by low rise single family homes. The project is working to remain in the scale and height of the surrounding area so as not to tower and shade the neighbors. The addition of housing will cause this to be more challenging.
The physical feasibility of including a significant amount of affordable housing within the project
Feasible but not advisable given the complexity of the project with the multiple functions already contained in the project.
The following contributed to and concurred with this analysis
Don Scheurman, Department of General Services Jalal Greene, Department of Housing and Community Affairs
Child Care Assessment
Is the underlying project compatible with child care?
Yes
Child Care Exclusion Explanation
N/A
Describe local availability/demand for childcare
The 20902 zip code contains 79 licensed child care programs: 14 licensed child care centers and 65 licensed family child care homes, as well as one public Head Start Program and 3 public Pre-K programs serving low-income four year olds. Two of the licensed child care programs are Child Care in Public Space Programs in local elementary schools and have the combined capacity for serving 197 children. The adjacent zip code 20853 contains: an additional 54 licensed child care programs: 14 licensed child care centers and 54 licensed family child care homes, as well as 3 public pre-K programs. A child care in public space program is planned in the Wheaton Woods Elementary School.
Describe the physical feasibility including childcare facilities within the project
The child care center would be located at a library and CRC that will have exterior play areas. The childcare will add complexity to the project, as multiple functions want to be located on the ground floor area and parking is required to be underground/structured to facilitate.
Needed Capital/Operating Modifications
Initial capital costs are estimated at a minimum of \$4.4 million for a 60 child facility, excluding impacts on parking requirements for the facility for commercial grade construction compatible with the Library and CRC. How the facility would be operated could impact whether or not the facility would be eligible for GO Bonds or would have to be paid for using PayGo.
Describe the conformity of child care facility to zoning/land use
The County is not subject to zoning under Chapter 59. However, the proposed facility is located at the edge of the business development (north end of the CBD) and is surrounded on three sides by low rise single family homes.

Discuss any other Child Care impacts or comments

There is a large supply of child care in the zip code for this building project which includes two other child care in public space child care programs at local elementary schools. The outcome of this assessment is also dependent on the outcome of the Wheaton Re-development Project in the same zip code and a decision to include child care in that project. These projects/buildings are blocks apart.

The following contributed to and concurred with this analysis

Barbara J. Andrews, Department of Health and Human Services
Kate Garvey, Department of Health and Human Services
Jennifer Arnaiz, Department of Health and Human Services
Don Scheuerman, Department of General Services