

**District of Columbia
Board of Zoning Adjustment
441 4th Street NW
Washington, DC 20001**

2011 JAN 31 PM 3:14
BOARD OF ZONING ADJUSTMENT

Appeal of	)	
	)	
	)	
ANC Commissioner	)	
Chris Otten SMD 1C02 (2009-2010)	)	Appeal No. 18152
Community Organizer	)	
Ward One Library Coalition	)	
	)	
Evelyn Brewster, Park Marconi Apartments	)	
	)	
Yasmin Romero, 3149 Mount Pleasant	)	
Street Tenants' Association	)	
	)	
	)	
	)	
	)	

APPELLANT PRE-HEARING STATEMENT

An appellant, Chris Otten, ANC Commissioner SMD-1C02 (2009-2010) and Community Organizer with the Ward One Library Coalition, respectfully submits an amended appeal for BZA Appeal #18152. First, ANC-1D has enjoined the appeal allowing a waiver of the BZA fee. Second, we are amending this appeal to include other appellants who joined after the meeting of ANC-1C on January 5 and the meeting of ANC-1D on January 18 which brought to light zoning regulations that were not referenced in the original appeal. This amended appeal document replaces the one delivered by email and fax on January 28, 2010.

Exercising all options before seeking remedy from the Board of Zoning Adjustment

Concerned ANC commissioners and library patrons of the Mt. Pleasant Library assiduously represented their best interests by attending and speaking out at meetings convened by DCPL; calling for and attending additional meetings with DCPL and other agency officials including the DC Fire Chief as well as the Ward One Council Member; articulating their concerns in writing to agency, appointed and elected officials; signing petitions; even carrying out demonstrations. Commissioners have lobbied for and passed multiple resolutions, all of which carry great weight by law, but have received no answers or only cursory ones with which they continue to disagree and in some cases believe to be unlawful. ANC-1C went so far as to commission a study of accessibility issues and shared their findings with the appropriate officials and the public.

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DCPL met with citizens and commissioners when they had planned to or were directed to do so. DCPL never proactively sought to work with concerned individuals to seek solutions. DCPL might well have been able to resolve issues with Commissioners, neighbors, and library patrons had it sought to approach them in a genuinely collaborative manner.

Citizens and ANC Commissioners are all volunteers. It is not easy or quick to request or obtain documents from government agencies even when they are legally mandated to be kept available. In practice, it is far from clear and simple what actions need to be taken and deadlines adhered to. Concerned citizens, library advocates, and their Advisory Neighborhood Commissioners went to extraordinary lengths to demonstrate their concerns to authorities and to the public and even to propose solutions, which were ignored.

Hence, we find ourselves before the BZA.

FACTURAL BACKGROUND

The Mount Pleasant Library in Washington, DC, was built in 1925 and sits on lot 830 in Square 2595 and is zoned R-5-D.

The library was built on land donated by Mary Foote Henderson, with funds provided by library philanthropist Andrew Carnegie, under the accomplished eye of architect Edward L. Tilton of New York.

The library building was configured to sit on a unique pentagonal-shaped lot that “fronts” on both 16th and Lamont Streets. There is a grand staircase that serves as the historic entrance to the library greeting visitors at the apex of the two streets (See Maps -- page~~23~~**24**).

Lot 830 and the library exist as a gateway leading from 16th Street to an historic business and residential corridor which sits behind the library lining up along Mt. Pleasant and 16th Streets. It is currently the only library serving all of Ward One (See Maps -- page~~23~~**23**).

The residential and business corridor behind and adjacent to the library has been threatened by two major fires in the past thirty-six months and one on Christmas Day 2010. One building burned to the ground, one has been condemned, two people have died, a family was badly burned, millions of dollars in property has been destroyed and many neighbors have been displaced (See Affidavits -- page~~11~~**11** ; Fire Docs -- page~~86~~**86**).

In June, 2008, DCPL held a second community design meeting, presenting the first opportunity for patrons to view actual proposed design drawings. Attendees were surprised to see an expansion when the plans were unveiled as the public had never advocated for or anticipated an expansion plan (See DCPL Docs -- page~~35~~**35**).

In July 2008, the Mount Pleasant ANC was officially notified by DCPL of their plans to expand the library from approximately 17,000 square feet to more than 20,000 square feet (See ANC Docs -- page~~16~~**16**).

On March 26, 2009, DCRA Zoning Administrator Matt LeGrant sent a letter of determination to DCPL's legal counsel allowing DCPL's architects to expand the library into the original rear yard, all the way to the property line (See DCRA Docs -- page **74**).

The ZA's letter of determination was not shared with the public at the time, including ANC-1D, and hence there was no opportunity for the public to review, and if necessary, object to this determination (Testimony of M. LeGrant on 1/11/11 at BZA hearing).

In May 2009, ANC Commissioner Chris Otten, ANC-1C02 (2009-2010), sent a FOIA request seeking emails about the expansion project. The response was interesting in that he was sent back the emails he sent requesting the FOIA in the first place (See ANC Docs -- page **159**).

On June 3, 2009, DCPL hosted their last public design meeting showing their "final" design (See DCPL Docs -- page **42**).

In June 2009, ANC-1D passed a resolution proclaiming the primacy of fire safety with regard to the library designs (See ANC Docs -- page **122**).

In August 2009, the DC Fire Department declares the historic area around the Mount Pleasant Library as a "trouble spot" due to its lack of access to adequate hydrant service and the difficulty in navigation for emergency personnel (See Fire Docs -- page **71**).

In May 2010, ANC-1C contracted and received an independent expert review of the proposed library plans that examined compliance with DC Building Code. This report highlighted serious problems with the plans, affirming community concerns about the proposed expansion and accessibility ramp with regard to fire safety for surrounding neighbors. (See Expert Review Docs -- page **167**).

Several plausible alternative designs were offered to DCPL to encourage the opportunity to increase emergency access to the residential corridor behind the library but they were dismissed without any meaningful response (See Alt Design Docs -- page **187**).

In August 2010, DCPL was awarded a building permit by DCRA. ANC-1C's independent expert reviewed the building plans just before issuance of the permit and again found the plans to be deficient with regards to fire safety and ADA compliance. (See DCRA Docs -- page **178**).

DCPL begins interior demolition sometime in September 2010 continuing through the fall and into the winter (See DCPL Docs -- page **54**).

DCPL began exterior soil excavation after mid-January 2011.

* See Full Timeline Exhibit (See ~~Timeline~~ ^{WEBSITE} page).
<http://www.districtdynamos.org/mount-pleasant/timeline>

THE AMENDED APPEAL

Testimony of Affected Neighbors Evelyn Brewster, Yasmin-Romero, and Rosa Rivas.

These three women live nearby or overlooking the Mt. Pleasant Library rear yard. If BZA Board members have only time to read a few letters from concerned neighbors, we recommend these strong women who are worried about their property and their neighbors. Their affidavits are great examples of the variety and extent of concerns and problems from a citizen's point of view. (See Legal Affidavits -- page **11**).

DC Municipal Regulation 11-404. REAR YARDS (R).

The determination to eliminate the rear yard of the library has precipitated a situation which heightens the concerns of surrounding residents.

By mostly removing any dangerous fire safety context from their planning, DCPL and DCRA have ignored a chance to expand this historic library responsibly. Instead of increasing access to the area behind the library, the proposed plans eliminate the original rear yard, replacing it with a structure that expands out from the back of the original library building all the way to the property line (See Maps -- page **25**).

According to the statement by DCRA's counsel to the Board of Zoning filed on January 7, 2010, DCRA is claiming that the library lot is a corner lot. Assuming this is indeed a corner lot, it means the property owner can determine the front boundary line of the lot. DCPL through DCRA has chosen Lamont Street as the street frontage to the lot (See DCRA Docs -- page **74**).

One may imagine that a shift in the lot frontage could shift where the rear yard may be located, but common sense should prevail in this matter, in that regardless of whether the street frontage is on Lamont Street or 16th Street, the rear yard will remain the same -- it is the area that sits directly behind the original building (See Measurement Docs -- page **28**).

The way the library building sits on the lot, gives the orientation and sense of a baseball field. Home base is the center of the original rear yard. Whether you look down the first base line or third base line, you are seeing the home base, or rear yard.

The Zoning Administrator's determination letter arbitrarily eliminates the original rear yard.

The original library property, Lot 830, on which sits the original library building, has two side yards, one on the north-west side of the building and one on the north-east side of the building and a rear yard on the south side of the building.

The proposed library design plans eliminate the side yard on the north-west side of the library, filling it with the proposed 100+ foot long, 7 foot high, accessibility ramp, and eliminates the rear yard by filling it with the proposed addition (See Maps -- page **30**).

Pursuant to DCMR 11-404, since the Mount Pleasant Library does not abut or adjoin any lot lines along a public open space, recreation area, or reservation, the rear yard requirements may only be reduced down to minimum requirements, but certainly cannot be omitted.

R-5-D -- Minimum Depth of Rear YARD -- 4 inches per foot of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but not less than 15 feet.

The height of the library building is 45' 6", hence the minimum rear yard setback should be 15' 2" (See DCRA Docs -- page **34**).

The natural and original rear yard has at maximum a 48' setback, and at minimum a 20' setback thus an average of a 34' rear yard setback (See Measurement Docs -- page **32**).

Going from a 34' original and natural rear yard setback down to the proposed 15' set back in the proposed new rear yard on the south-east side of the building is more than a 50% reduction.

However, the ZA's authority shall not exceed a 10% linear reduction. In this case, his authority does not hold weight because the resulting reduction in the rear yard setback is greater than 10%.

The DCRA Zoning Administrator (ZA) has the limited authority to reduce the linear requirements of the rear yard setback (See DCMR Ch.11, 11-407.1).

In March 2009, the ZA erred in drafting a letter of determination which allowed the applicant to switch the rear yard location resulting in a major change to the lot orientation and ultimately eliminate the original and natural rear yard (See DCRA Docs -- page **74**).

Further, the ZA's letter has various statements which seem inconsistent with the results of the determination.

In the letter of March 26, 2009 from Zoning Administrator Matthew LeGrant to attorney Kinley Bray (representing DCPL), regarding rear yard determination, the Zoning Administrator states:

- "3. The designation of Lamont as the "front" does not constitute a change in the location of the entrance, merely a minor change in designation."

Why is a minor change in designation able to be used as justification for radically changing the location of the rear yard? Changing the rear yard is not "merely a minor change in designation."

The Zoning Administrator also states:

- "6. The proposed rear lot line is opposite the Lamont Street frontage."

Appellants have contacted the ZA on several occasions to understand how he came to this conclusion. He has not responded to these inquiries as of yet.

Looking at DCPL's architectural documents, you can see a line drawn directly down the center of the library building. This line starts at apex of the intersection of 16th and Lamont Streets and projects through the grand front staircase and continues through the rear line of the building working all the way to the rear lot property line (See Measurement Docs -- page~~27~~²⁹).

By drawing symmetrical lines from both the Lamont Street and 16th Street sides of the lot, one can see that no matter which street is determined to abut the front lot line, the rear yard naturally remains the same area behind the library building (See Measurement Docs -- page~~27~~²⁹).

Further, DCPL architects acknowledge the natural rear yard of the library by declaring it on their conceptual architectural documents (See Maps -- page~~27~~²⁷).

The Zoning Administrator also states:

- “8. The proposed rear yard will ensure that adequate light and air are provided to the adjacent apartment house at 3150 16th Street (Lot 822 & 829, Square 2595), which has windows facing the proposed rear yard.”

First, of the lots the ZA mentions here, only Lot 829 has windows facing the rear yard and will be affected by the project.

More importantly is the fact that the ZA fails to state that four lots will be adversely affected by his determination of the front lot line and hence proposed rear yard.

Lots 829, 200, 802, and 634 all within Square 2595 will all be blockaded by the rear wall of the proposed addition, which is 45 feet high and runs almost the length of the entire natural rear lot line. Lots 200 and 634 will have windows facing this wall which will sit less than twenty feet from their buildings.

The huge wall adversely affects air and light and reduces safety protection for all the Lots (829, 822, 200, 802, 634) that abut the library property and sadly eliminates an important emergency access point from Lamont Street (See Maps -- page~~22~~²²).

The Zoning Administrator also states:

- “9. Consistent with Section 101.3 of the Zoning Regulations, the proposed rear yard will result in larger yard and a greater percentage of unoccupied land area than any other alternative.”

Appellants have also inquired with the ZA on a couple of occasions to understand the calculations used to make this statement.

The original rear yard is between 3,100 to 3,500 square feet in area. This original side yard, or proposed new rear yard, on the north-east side, with a measurement from the front of the library building to the rear lot line, is about 1,900 square feet in area.

This would mean the Zoning Administrator gave arbitrarily discretion to move the original rear yard to the northeast side of the building capriciously reducing the original rear yard by about 45% in size despite the concerns about emergency access to the rear of library and surrounding properties (See Measurement Docs -- page³¹).

There are other plausible alternatives which will achieve an expansion without risking people's property and lives (See Alt Designs -- page¹⁸⁷).

Fire Safety Concerns Raised by Reduction of the Rear Yard

One of the meetings requested by citizens and convened by the Ward One Councilmember featured DC Fire Chief Dennis Rubin. The Chief explained multiple times that more distance between buildings is desirable to prevent fires "jumping" or "lapping" across spaces between proximate buildings. Inhabitants of the buildings around the planned new library addition, which will extend to the full lot line on one side wonder how further reducing the distance between the library addition and their buildings helps protect them. Further, they wonder how a reduction in access space for emergency equipment could be seen as anything other than a reduction in the safety of their lives and property (See Fire Docs -- page⁷⁸).

DC Municipal Regulation 11-406. COURTS (R).

R-5-D All other structures -- Minimum Width of Open Court -- 3 in. per foot of height of court, but not less than 10 ft.

There is a brand new open court being developed as a result of DC Public Library's decision to run a long and tall accessibility ramp on the north-west side of the library building.

The height of the library building is 45' 6", hence the minimum open court width should be 11' 4" (See Measurement Docs -- page³⁴).

According to DCPL architectural plans, parts of the court along the north-west side of the building is 6' 7", far less than the required court width of 11' 4".

DC Municipal Regulation 11-3202. BUILDING PERMITS

Pursuant to 3202.2(a)(3) each application for a building permit shall be accompanied by parking and loading plans and the basis for computation of those plans.

Appellants visited DCRA offices to review the application file for Permit #B1001861 on Friday, January 28, 2011 at approximately 11:30pm (See DCRA Docs -- page⁷⁰).

Review took place with Deputy Director of Permitting, Rabbiah Sabbakhan where it was discovered there were no plans for either parking or loading in the application file.

Pursuant to DCMR Ch.11, 3202.1, a building permit shall not be issued for the proposed construction of any structure unless that structure complies with the provisions of this title.

This is especially important as the loading area has shifted in these designs. There was a clear and wide loading area for library materials on the northwest side of the building. This is being replaced with the highly controversial accessibility ramp.

A loading ramp for library materials is being proposed to be placed on the northeast side of the building approximately 10 feet from the adjacent apartment building.

This decision further stifles emergency access behind the library as it blocks any chance for emergency equipment to get to the shared corridor as it would be too tight for turns around the backs of the buildings.

The loading ramp also will be a nuisance for the many residents whose windows face it, which extends for almost the entire length of the side of the library building.

The proposed plans now expose surrounding neighbors to patron and employee traffic on both sides of the library. The accessibility ramp, as close as a foot to lot 837, the Mount Pleasant Condo building. And the loading ramp, which is proposed to be close as 10 feet to lot 829, the Park Marconi building.

Conclusion

The applicant, DCPL, has the right to expand library services in Ward One. Many residents appreciate this desire to better serve our community.

The applicant may even have the right decide to invest all potential Ward One library capital funds into expanding the only library serving the entire Ward, the Mount Pleasant Library, instead of choosing to conduct a comprehensive library service analysis of the entire Ward and dividing the investment between renovating the Mount Pleasant Library and building out another library in an underserved part of the Ward.

But, the applicant does NOT have the right to design a library plan which will result in a substantial detriment to the public good or impairs the intent, purpose, and integrity of the zone plan as embodied in the aforementioned Zoning Regulations pursuant to DCMR Chapter 11, Section 3103.2.

By the testimony and appeal exhibits, the Board can see that throughout the course of the proposed library design process many members of the public humbly and respectfully petitioned the library to change their plans. Signed petitions, emails, letters, phone calls, expert review, affidavits, testimony, and plain common sense all show that the size of the rear expansion and side ramp would adversely affect air and light for surrounding neighbors, further stifles an overcrowded area behind and adjacent to the library, and results in less access for emergency personnel into this known "trouble spot."

Further, if the appellants received a copy of the Zoning Administrator's letter of determination in a timely manner, the appellants would have had an opportunity to oppose this decision -- the decision which ultimately gave DCPL the cover to eliminate the rear yard and fill it with their proposed expansion.

Although the library is a commendable public service use, flexible judgment would still not allow the library's unvarying "building program" to endanger people's property and lives. Appellants would expect that even if the applicant requested a variance in this case they could not show an institutional necessity for the design. *Draude v. DC Board of Zoning Adjustment*, 527 A.2d 1242. 1256 (DC 1987).

There have been too many inconsistencies with the choice to expand this library without more comprehensive planning, especially in the context of the surrounding neighbors.

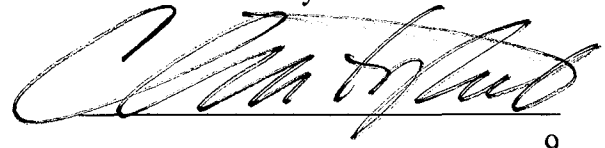
For example, DCPL did not force a 20,000 square foot building program onto two other Carnegie libraries which have also been renovated since Ginnie Cooper came on board as Chief Librarian. In recent times, the historic Takoma Branch library and the historic Southeast Branch library both were renovated within their original walls -- like how the plan had been for Mount Pleasant library up until the second design meeting in June 2008, when the expansion plan was revealed for the first time.

The appellants believe the applicant, while at heart is attempting to help our community, has designed plans which will put our neighbors at risk of serious danger. We believe the ZA stepped beyond his authority and in fact erred in his determination allowing the applicant to build an expansion all the way to the original rear property line. The result is a proposed library plan which reduces air and light to surrounding neighbors, will affect land values, overcrowds the land behind the library, and diminishes the protection of property and lives of library neighbors who have witnessed a steady nightmare of fires which cannot be easily dealt with by emergency personnel due to already limited emergency access.

The appellants ask the Board to revoke building permits until the applicant actively engages with the community and City Council to develop a compromise plan that seeks more safety for library users and library neighbors. There are already plenty of plausible design alternatives that have been offered, so a delay need not be long.

Respectfully submitted,

CHRIS OTTEN
ANC Commissioner (2009-2010)
Community Organizer,
Ward One Library Coalition



January 31, 2010

CERTIFICATE OF SERVICE

I hereby certify that a copy of the forgoing Pre-hearing statement was served by electronic transmittal on this 31th day of January 2011 to the following:

Jay A. Surrabian, Counsel DCRA
jay.surabian@dc.gov

Ginnie Cooper, Director DCPL
ginnie.cooper@dc.gov

LEGAL AFFIDAVITS

**Lot 829 - Park Marconi Apartments,
1650 16th Street
[p16-p20]**

**Lot 836 - 3145 Mt Pleasant Street Tenants' Association
(former Deauville Apartments)
[p12-p15]**

**Lot 634 - Adelante Cooperative,
3149 Mt. Pleasant St.
[testimony]**

**Affidavit of Yasmin Romero-Castillo, President of the 3145
Mount Pleasant Street Tenants' Association**

My name is Yasmin Romero-Castillo. I am of legal age, and currently reside at

3354 MOUNT PLEASANT STREET #9 WPC 20010

Affidavit Deed.

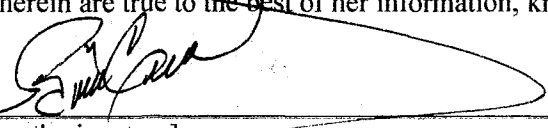
- DC Public Library have proposed plans to renovate and expand the Mount Pleasant Library, located at 3160 Lamont Street, NW, Washington, DC.
- The proposed plans call for a three-story expansion off the back of the original library building, extending out all the way to the rear property lot line.
- The proposed expansion will block emergency access from Lamont Street to the rear of the library and adjacent Mount Pleasant apartment buildings and businesses.
- The proposed expansion will also block light and air and will reduce the quality of life for surrounding residents living in the apartments.
- There has been no meaningful analysis of how the proposed library expansion will affect the ability of emergency personnel in any emergency situation to rescue people and property of those in the surrounding area.
- Mount Pleasant Street burned to the ground in a five-alarm fire just three years ago. DCFD could not access the rear of our building very easily and in time. The fire spread from the back of our building and also destroyed the historic Meridian Hill Baptist Church, which sat just behind 3145 Mount Pleasant Street.
- Most recently there have been two additional fires (Fall and Winter 2010) that included loss of life and badly injuring several people, including children and destroying more property.
- This corridor is know to the DC Fire Department as a "trouble spot" in terms of the inability of emergency personnel to navigate easily and the lack of adequate hydrant service.
- Residents of the future 3145 Mount Pleasant Street believe the proposed library expansion plans heighten the problem of emergency access and fear for their property and lives and believe the plans risk the work of our association in establishing future affordable rental units where the Deauville Apartments once stood.

See attached exhibit for narrative of the concerns.

Washington, DC:

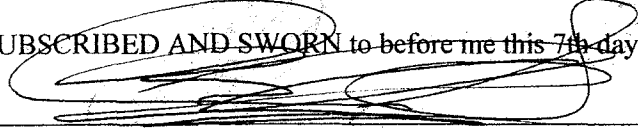
Yasmin Romero-Castillo, being first duly sworn on oath according to law, deposes and says that she has read the foregoing AFFIDAVIT OF the 3145 Mount Pleasant Street Tenants' Association, by her subscribed, that the matters stated herein are true to the best of her information, knowledge and belief.

★


[deponent's signature]

YASMIN ROMERO - CASTILLO
[deponent's name]

SUBSCRIBED AND SWORN to before me this 7th day of January, 2011.


[signature of the person authorized to take affidavits]

Notary Public
[title of the person authorized to take affidavits]

My commission expires 12.01.2012

The 3145 Mount Pleasant Street Tenants' Association
Former Deauville Apartments
Future Monsignor Romero Apartments

The apartment building at 3145 Mount Pleasant Street was an original historic building before it burned to the ground in March of 2008.

Standing adjacent to other original apartments along Mount Pleasant Street and adjacent to the historic Meridian Hill Baptist Church and less than two hundred feet from the original Carnegie library, our building boasted almost 100 units and was home to a diverse group of families, friends, and neighbors.

My name is Yasmin Romero-Castillo and I have been President of the 3145 Mount Pleasant Street Tenants' Association for eight years.

This affidavit serves as notice of concern to be conveyed to DC commissions, boards, panels, and courts that the safety of future 3145 Mount Pleasant Street Apartments (Monsignor Romero) shall not be put at risk again by overcrowded development along this troubled residential and business corridor.

This affidavit also serves as notice that Chris Otten, local organizer with the Ward One Library Coalition, has been a helpful to the residents of the 3145 Mount Pleasant Street in working with us to demonstrate alerts to DC leadership about the concerns regarding this project. We appreciate his help as our civic partner.

The 3145 Mount Pleasant Street Tenants' Association must alert City leadership and the public to the fact that DC Public Library officials have proposed library expansion plans for the Mount Pleasant Library which will hinder emergency response time and access to the rear of our building and to those around us. This does not bode well for our future given what has happened in our past.

The Deauville Apartment building was totally destroyed in a five alarm fire in the late evening of March 12, 2008, displacing more than 200 people. Three years later only the burned shell remains – supported by an iron framing structure. Tragically, the multiple explosions and super-hot and rigorous fire jumped from our building to also destroy the historic Meridian Hill Baptist Church. The cost of this devastation is in the many millions of dollars and the smoke from this tragic fire closed the Mount Pleasant Library for cleaning.

The Deauville Apartment building was totally destroyed in a five alarm fire in the late evening of March 13, 2008, displacing more than 200 people. Three years later only the burned shell remains – supported by an iron framing structure. Tragically, the multiple explosions and super-hot and rigorous fire jumped from our building to also destroy the historic Meridian Hill Baptist Church. The cost of this devastation is in the many millions of dollars and the smoke from this tragic fire closed the Mount Pleasant Library for cleaning.

I won't soon forget that horrid evening. I was coming home from a local meeting and saw all of the lights and heard sirens. After realizing the building was on fire, my main focus was to help my tenants' escape and find a warm place to stay. We took the elderly and young to Haydee's restaurant. Other businesses opened up their doors to our frightened tenants -- Don Juan's, the Mount Pleasant auto repair shop, and others. The Mayor and Councilmember helped our tenants find shelter at local hotels.

Since that dreadful March night in 2008, my role has been to keep the 3145 Mount Pleasant Street family somewhat connected and housed locally in anticipation of returning to our new building. After experiencing a fire of such rage, our tenants would like to see a library construction plan which expands services while simultaneously promoting emergency access to the rear of our building and of those around us.

We desire the chance to help our DC Fire Department readily get to people and buildings in distress with emergency equipment, including vehicles, more quickly and in a safer manner than what our brave emergency personnel will have to face if the library is built per the proposed plans.

The library stands at the apex, or gateway, to a residential and business corridor with tall buildings, many of them four-stories and taller. The sides and back of the library opens up into an area known by DCFD as a "trouble spot" for its difficulty in navigation, accessibility, and poor hydrant service.

For example, in November of 2010, a neighbor fell to his death, one other person died from serious burns, an entire family seriously burned with life-threatening injuries, and numerous residents injured in a fire in the building just behind ours named the Sarbin Towers, located at 3132 16th Street.

We have also been informed that on Christmas Day 2010, a fire occurred on the top floor of the Park Marconi, which is located just next to the library and less than 100 feet from our building. According to witnesses, DCFD had trouble finding adequate hydrant service increasing emergency response time.

Library expansion is needed and welcomed, and we commend the District of Columbia Library Board for its vision. However, we strongly believe and have continuously urged that the renovation and expansion be done responsibly.

The proposed construction plans call for adding an rear expansion that extends all the way to the rear lot line, plus constructing a massive and very long accessibility ramp on the Lamont Street side of the library. Both of these project components needlessly block a critical emergency access point to behind the library and adjacent apartments.

Library expansion is needed and welcomed, and we appreciate the District of Columbia's Library Board for its desire to grow Ward One Library services. However, we strongly regret the lack of collaboration with the community on this very important project. We have continuously urged that the renovation and expansion be done responsibly.

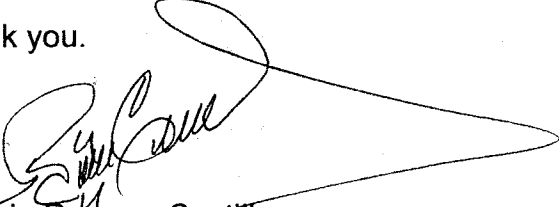
The fact of the matter is the proposed library construction plans endanger the lives of almost one-thousand residents who live along this troubled corridor and most unfortunately directly risks the work between our association and the prominent National Housing Trust to bring back affordable housing to where the Deauville once stood.

Opening access up along this central Mount Pleasant residential and business corridor to emergency personnel must be made the priority over out-of-context internal library planning decisions.

We are seeking help to rectify these plans as we want to prevent any additional senseless deaths, injuries, loss of homes and property from occurring because of the failure to act responsibly and now.

The 3145 Mount Pleasant Street Tenants Association asks that City leadership seeks this project be stopped until a more reasonable plan can be deemed safe for our apartment, our neighbors, and Mount Pleasant.

Thank you.



Yasmin Romero-Castillo
President, The 3145 Mount Pleasant Street Tenants' Association
Mount Pleasant ANC Commissioner 1D-01 (2011-2012)
President, CCM de SEEM (Salvadoreños en el Mundo)

Affidavit of Evelyn Brewster, President of the 3150 – 16th Street Residents' Association, Park Marconi

My name is Evelyn Brewster. I am of legal age, and currently reside at

3150-16th St. NW, WDC 20010 - Park Marconi

Affidavit Deed

- DC Public Library have proposed plans to renovate and expand the Mount Pleasant Library, located at 3160 Lamont Street, NW, Washington, DC.
- The proposed plans call for a three-story expansion off the back of the original library building, extending out all the way to the rear property lot line.
- The proposed expansion will block emergency access from Lamont Street to the rear of the library and adjacent Mount Pleasant apartment buildings and businesses.
- The proposed expansion will also block light and air and will reduce the quality of life for surrounding residents living in the apartments.
- There has been no meaningful analysis of how the proposed library expansion will affect the ability of emergency personnel in any emergency situation to rescue people and property of those in the surrounding area.
- There have been at least two major fires in the past two years along this residential corridor destroying two buildings and damaging a third, plus there was loss of life.
- This corridor is know to the DC Fire Department as a "trouble spot" in terms of the inability of emergency personnel to navigate easily and the lack of adequate hydrant service.
- Residents of the Park Marconi believe the proposed library expansion plans heighten the problem of emergency access and fear for their property and lives.

See attached exhibit for narrative of the concerns.

Washington, DC:

Evelyn Brewster, being first duly sworn on oath according to law, deposes and says that she has read the foregoing AFFIDAVIT OF The 3150 – 16th Street Residents' Association, Park Marconi, by her subscribed, that the matters stated herein are true to the best of her information, knowledge and belief.

Evelyn Brewster
[deponent's signature]

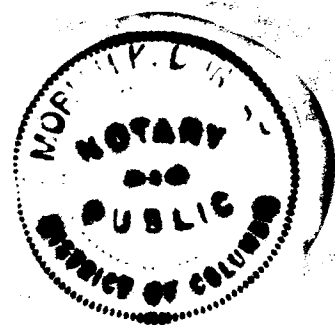
Evelyn Brewster
[deponent's name]

SUBSCRIBED AND SWORN to before me this 7th day of January, 2011.

[Signature]
[signature of the person authorized to take affidavits]

Customer Service Rep/Notary
[title of the person authorized to take affidavits]

My commission expires 1/14/15



THE 3150 - 16TH STREET RESIDENTS' ASSOCIATION PARK MARCONI

The Park Marconi has stood in the heart of Mount Pleasant for 75 years and was designed by none other than the architect, Robert O. Scholz, who was known for his Art Deco buildings. Located at 3150 16th Street in Northwest Washington, DC the Park Marconi boasts a residency that has lived in the building for as long as 48 years to more recent residents, and neighbors who are multicultural, intergenerational and multi-lingual.

Standing between what was once the historic Meridian Hill Baptist Church and the Carnegie-designed Mount Pleasant Library, this apartment building is home to me and my neighbors.

This affidavit serves as notice of concern to be conveyed to DC commissions, boards, panels, and courts that the Park Marconi is being placed in unnecessary jeopardy. Conveyance of this concern is evidenced by the many letters we, the residents, have sent over the past two years and the number of meetings we attended.

This affidavit also serves as notice that Chris Otten, an ANC Commissioner and local organizer with the Ward One Library Coalition, has been a partner with the residents of the Park Marconi in expressing these concerns to DC leadership and we appreciate his help as our civic partner.

We are deeply concerned because we live within five feet on the South of the now burned out and condemned Meridian Hill Baptist Church and within 10 feet on the West of the burned-out Deauville apartment building on Mount Pleasant Street. The Deauville was totally destroyed in a five alarm fire in March 2008, displacing more than 80 families. Leaping flames from this tragic fire also destroyed the Church. Only the burned shell remains – supported by an iron framing structure.

In November of 2010, a neighbor fell to his death, a mother died from serious burns, an entire family seriously burned with life-threatening injuries, and numerous residents injured in a fire in Sarbin Towers...just three doors away from our homes.

On Christmas Day 2010, a fire occurred on the top floor (5th) in our building, the Park Marconi. To our dismay, horror and deep concern, as we have forecast, the ladder truck was unable to make the turn to enter the curved access road in front of the building. Only the smaller truck was able to gain entrance. Adding to the Fire fighters dilemma and our fear was the

fact that none of the fire hydrants near the building or library were operational. Fire fighters were forced to close 16h Street between Park Road and Irving Street and run a hose from the smaller truck in front of our building across the national park and across 16th Street to a hydrant near the Department of Parks and Recreation building some 175 feet away.

We are thankful that no loss of life or property occurred at the Park Marconi. But, understandably with the number of fires, deaths, injuries, loss of homes and property along this fragile residential corridor, we continually express our concerns that that our area, aptly named by the DC Fire Department a "trouble spot" is a tragedy in-waiting. It is extremely difficult to navigate by emergency personnel. This is quite disconcerting to not only the residents of Park Marconi, but also to our more than 1,000 nearby neighbors.

We believe that these concerns are totally justifiable and meritorious. These life-threatening events make it necessary for us to continue to resist the plans to renovate and expand the Mount Pleasant Library under its current design. Library expansion is needed and welcomed, and we commend the District of Columbia Library Board for its vision. However, we strongly believe and have continuously urged that the renovation and expansion be done responsibly. Unfortunately, our presence at meetings, letters and pleadings have fallen on deaf ears. The plans, in fact, further endanger those of us living near the library and along this dangerous corridor.

The plans call for an addition to the original library that will expand the building all the way to the rear property lot line. This will put the library less than 20 feet from residents living in two adjacent apartment buildings. The expansion further raises the building to a total of three stories, not including rooftop HVAC units. This will block light and air and ruin our quality of life.

Further, a long and high accessibility ramp on the Northwest side of the building will prevent emergency personal and equipment from being able to access the rear of the library and adjacent buildings. Reducing emergency access for this corridor simply is not prudent given the history of disaster on this corridor and endangers the lives of those living at the Park Marconi and surrounding apartments.

Residents in the Park Marconi and the two adjacent buildings on Mount Pleasant, as well as concerned neighbors have asked Fire Chief, Dennis Rubin, to help the community evaluate how best DCFD will navigate emergencies given the library plans. We heard from him twice. First in Spring 2009 when the plans were still in development stage and he said in a

public and recorded meeting, "the greater the distance between the buildings the safer things are for his fire personnel and to limit fires jumping across the building gaps." Chief Rubin was referring to the library's anticipation of bringing the addition less than 20 feet from surrounding buildings.

Then in Summer 2010 and with no changes to the size of the expansion, Chief Rubin said he gave an "eyeball" evaluation of the property and approved the proposed library plans. We felt betrayed and insulted that he provided no meaningful report with calculated data or figures as to what project components were actually evaluated and no analysis of how under the proposed plans, he and his staff would respond to fire and EM emergencies of the more than 1,000 affected residents. We believe the proposed plans will reduce emergency response time to this troubled area.

The proposed addition includes a massive wall attached to the rear of the current structure that will expand to less than 20 feet from our buildings and the buildings behind the library on Mount Pleasant Street. Not only does it encroach upon us, this proposed structure will block precious light and air and limit the quality of our lives. It further heightens any already frightening fire and emergency situation.

In summary, the proposed addition will indeed block an emergency access point from Lamont Street and forever forestall a chance to make this "trouble spot" a safer place to live. Given the last two years and three buildings that have witnessed devastating fires with loss of life and property we fear that the Park Marconi may be next to face these serious consequences.

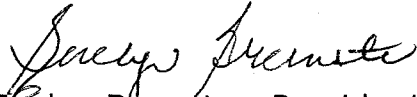
We are seeking help to rectify these plans, bring the plans into compliance with safety protocol, and prevent any additional senseless deaths, injuries, loss of homes and property from occurring because of the failure to act responsibly and now.

Plausible alternative plans have been offered to DCPL and their project managers have met with community leaders to discuss these alternative plans. But, again, DCPL moved ahead with its original plan - ignoring the residents, Fire Chief and EM Chief. Our Councilmember, Jim Graham held meetings to discuss alternatives solutions. But now insists that we move on from this issue. With all due respect to Mr. Graham, he does not live in this corridor and has not had to clothe, feed, and house neighbors who have been displaced. Nor, has he had to attend the funerals and visit the injured. Nor does he have the "founded" fears that we have when we hear the wail of a nearby fire truck or ambulance. And so, this issue of safety still and

continues to be an important matter to us because it directly affects our lives and homes.

The Park Marconi asks that City leadership seek a more reasonable expansion of the Mount Pleasant Library -- one which puts the safety of we, the residents as a priority.

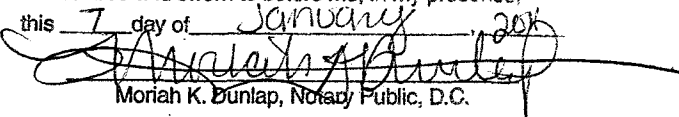
Thank you.


Evelyn Brewster, President
The 3150 16th Street Residents' Association

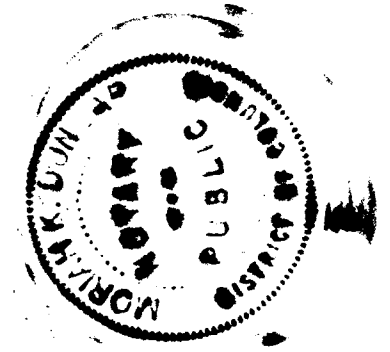
District of Columbia: SS

Subscribed and sworn to before me, in my presence,

this 7 day of January, 2014


Moriah K. Dunlap, Notary Public, D.C.

My commission expires January 14, 2015.



MAPS

**Zoning Map, Square 2595,
7 lots affected by the library project
[p. 22]**

**Google Map (a), Birdseye: Adjacent Streets &
Library Orientation
[p. 23]**

**Google Map (b), Birdseye: Closeup of Library
[p. 24]**

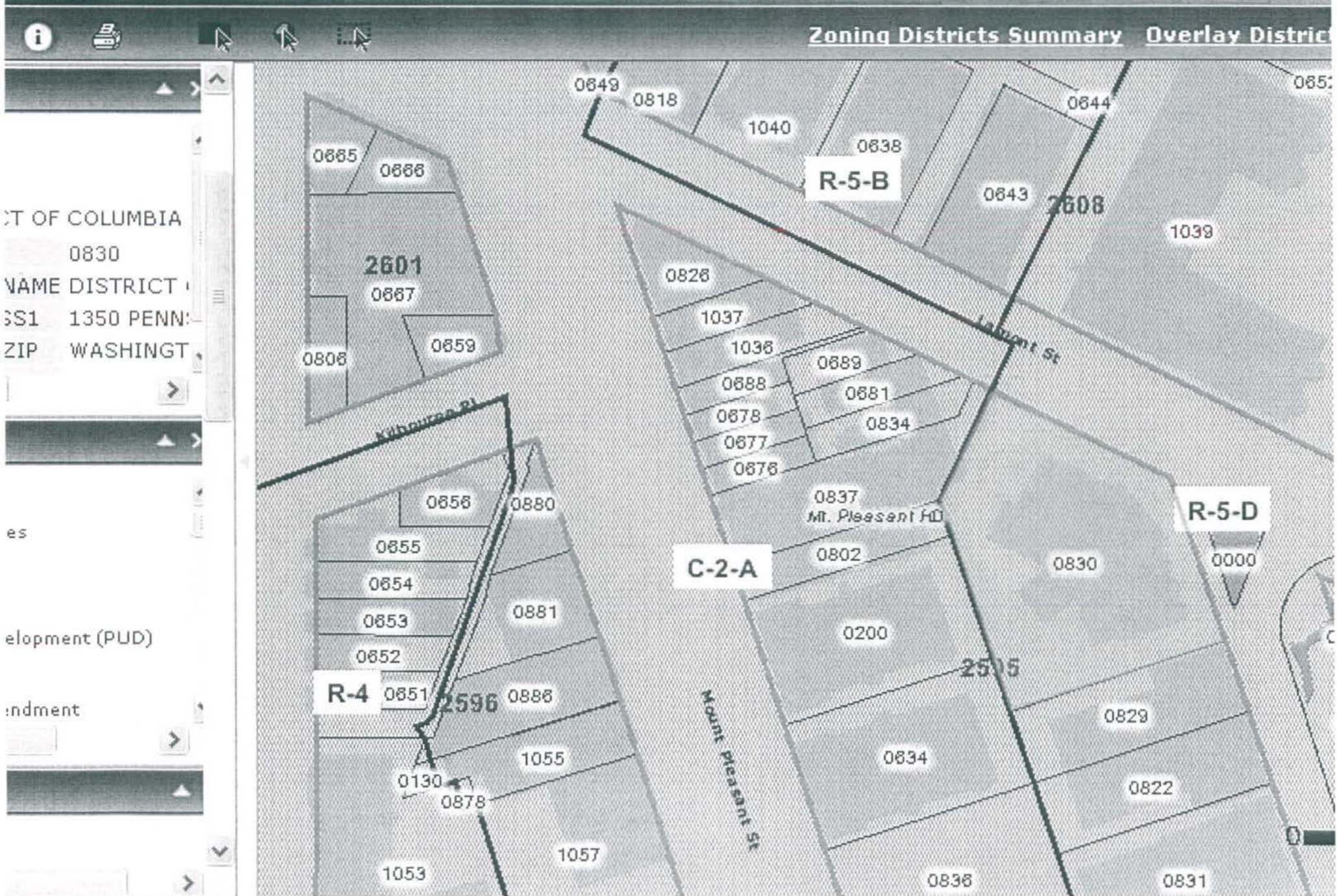
**DCPL Map, Birdseye: Library Scheme F,
taken from DCPL website 4/20/2009
[p. 25]**

**Photo of library's rear yard taken from adjacent
apartment Lot 829; Shows rear property line in
context with surrounding buildings.
[p. 26]**

**DCPL Map, Birdseye, Existing library, 6/10/08
Demarcation: "Rear Yard", "Iconic entry", "Front
garden"
[p. 27]**

City of Columbia Zoning Map

22



CITY OF COLUMBIA
0830
NAME DISTRICT
SS1 1350 PENN
ZIP WASHINGT

es
elopment (PUD)
ndment

Zoning Districts Summary Overlay District



The Mount Pleasant Library, serving as the gateway to the historic Mount Pleasant neighborhood for visitors coming from the ever busy, ever famous, five-lane 16th Street NW, located south-east from the library.





Image taken from DCPL website on April 20, 2009.
Image depicts center line of library building.
Planned three floor expansion in rear yard.



Photo taken from Lot 830, 5th floor of Park Marconi Building
The chain link fence draws along the rear library property line.
The proposed library addition will fill this space all the way to the fence line.
The result will be a 45 foot masonry wall standing less than twenty feet from surrounding apartments.



existing site

05.10.08

MEASUREMENT DOCS

**Existing Rear Yard (highlighted);
Approx. 3,300 square feet in area
[p. 29]**

**Proposed Addition at Rear of Library Building
(highlighted)
[p. 30]**

**Proposed Rear Yard (highlighted); Replaces Original
Side Yard; Approx. 1,800 square feet in area
[p. 31]**

**Calculations from points along rear wall of library
measured to the rear property line in feet; Avg. = 34'
[p. 32]**

**DC Office of the Surveyor Plat of Lot 830
with rear lot line demarcated drawn from both
Lamont Street and 16th Streets
[p. 33]**

**DC Office of the Surveyor Plat of Lot 830 showing
proposed library addition and ramp; Measurements
include that of the courts and renamed "rear yard."
[p. 34]**

Mt. Pleasant Library

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Washington, DC 20010



301 G Street, NW
Washington, DC 20001

Author



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GENERAL NOTES

- 1. See L101 For Landscaping
- 2. See Structural Drawings
- 3. See MEP Drawings
- 4. Floor Material in Public Space is Concrete
- 5. Each of House Floor Material is Sealed Concrete
- 6. All Furniture shown on Drawings are NTC
- 7. All Building Partitions to be DEMO. See DEMO Drawings.
- 8. Existing walls (External / Internal)

**PROPOSED
LIBRARY
ADDITION**

FIRST FLOOR

A1.02

Project No. 2002-10

Drawn by: J. J. J.

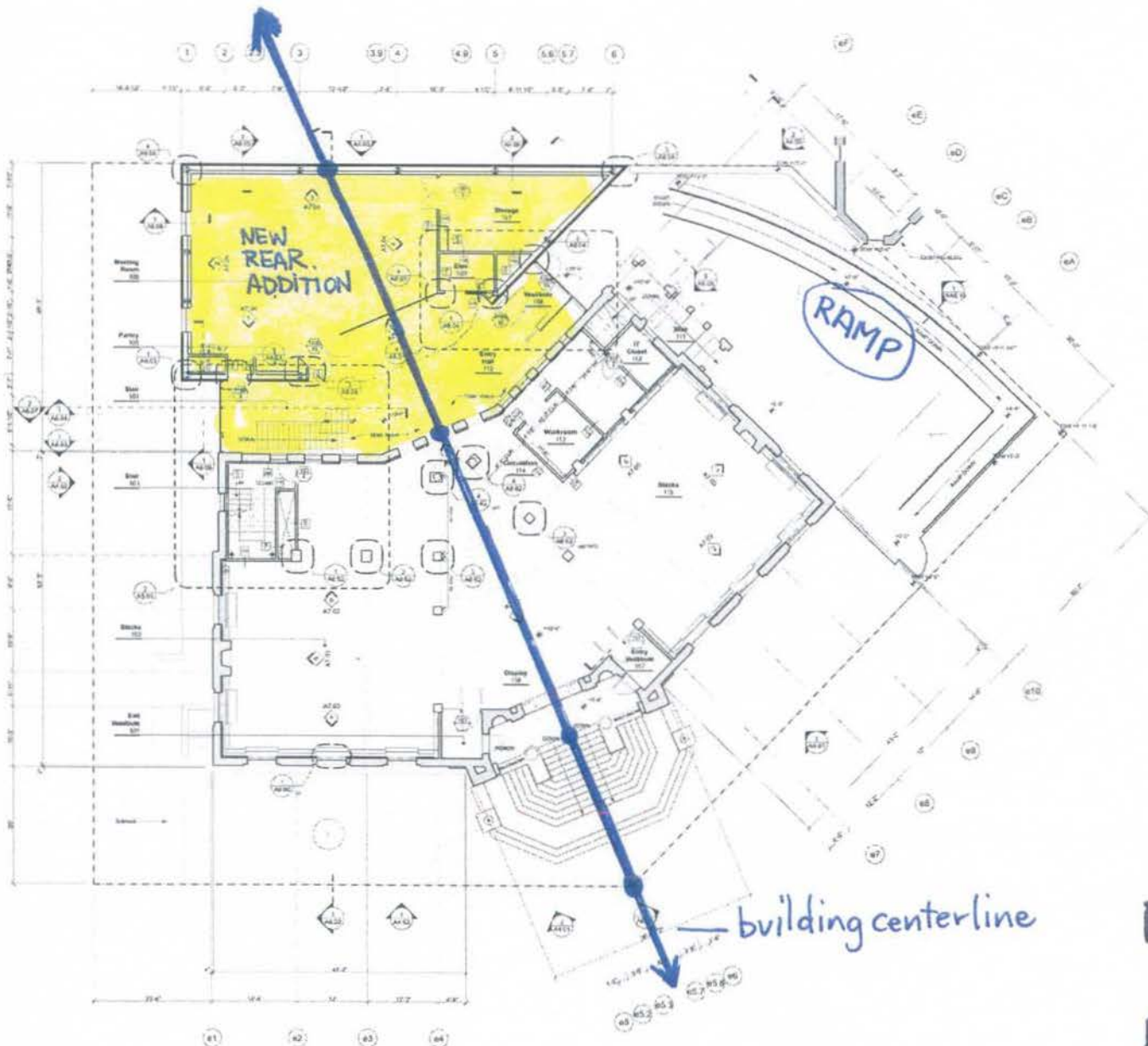
Scale: 1/8" = 1'-0"

Date: 10/10/02

Sheet No. 2002-10

Project No. 2002-10

Sheet No. 2002-10



1. FIRST FLOOR
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1. FIRST FLOOR
Scale: 1/8" = 1'-0"

EXISTING
LIBRARY
BUILDING



REV DT	STATUS
05-06-06	APPROVED FOR
07-07-06	DESIGN DEVELOPE
12-08-06	DESIGN FOR PRO
01-12-06	DESIGN FOR PRO

Published 15/12/12
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TAKEN FROM
DCPL WEBSITE
1/25/11

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., December 15, 2010

Plat for Building Permit of: SQUARE 2595 LOT 830

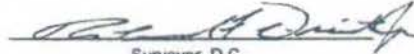
Scale: 1 inch = 20 feet

Recorded on Microfilm

Receipt No. 11-01233

Furnished to: ROBIN DIENER

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

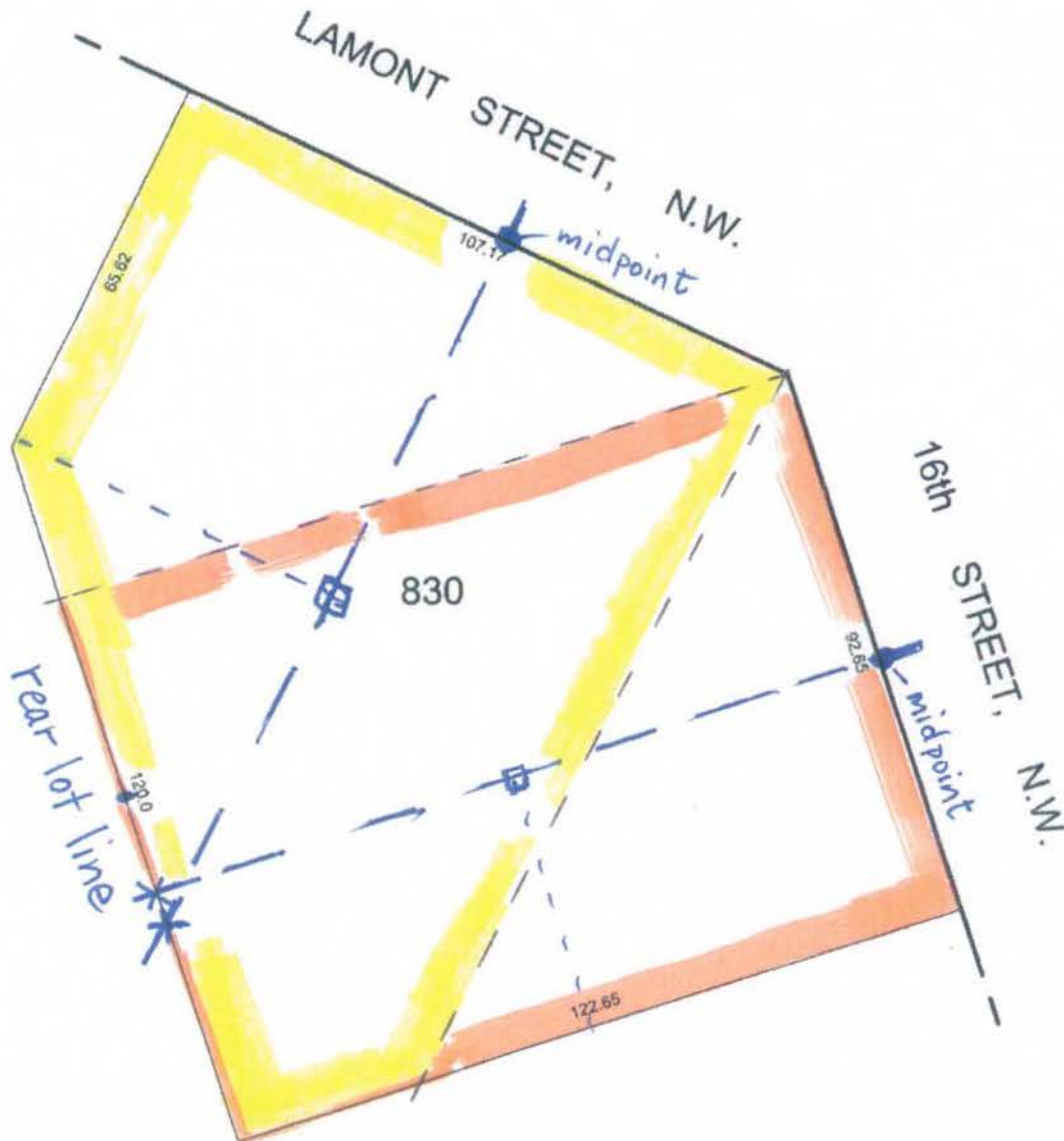

Surveyor, D.C.

Date: _____

By: A.S.

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



**DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR**

Washington, D.C., December 8, 2009

Plat for Building Permit of: **SQUARE 2595 LOT 830**

Scale: 1 inch = 20 feet

Recorded on Microfilm

Receipt No. 05911

Furnished to: **JAMES J. GLENN**

[Signature]
702 Surveyor, D.C.

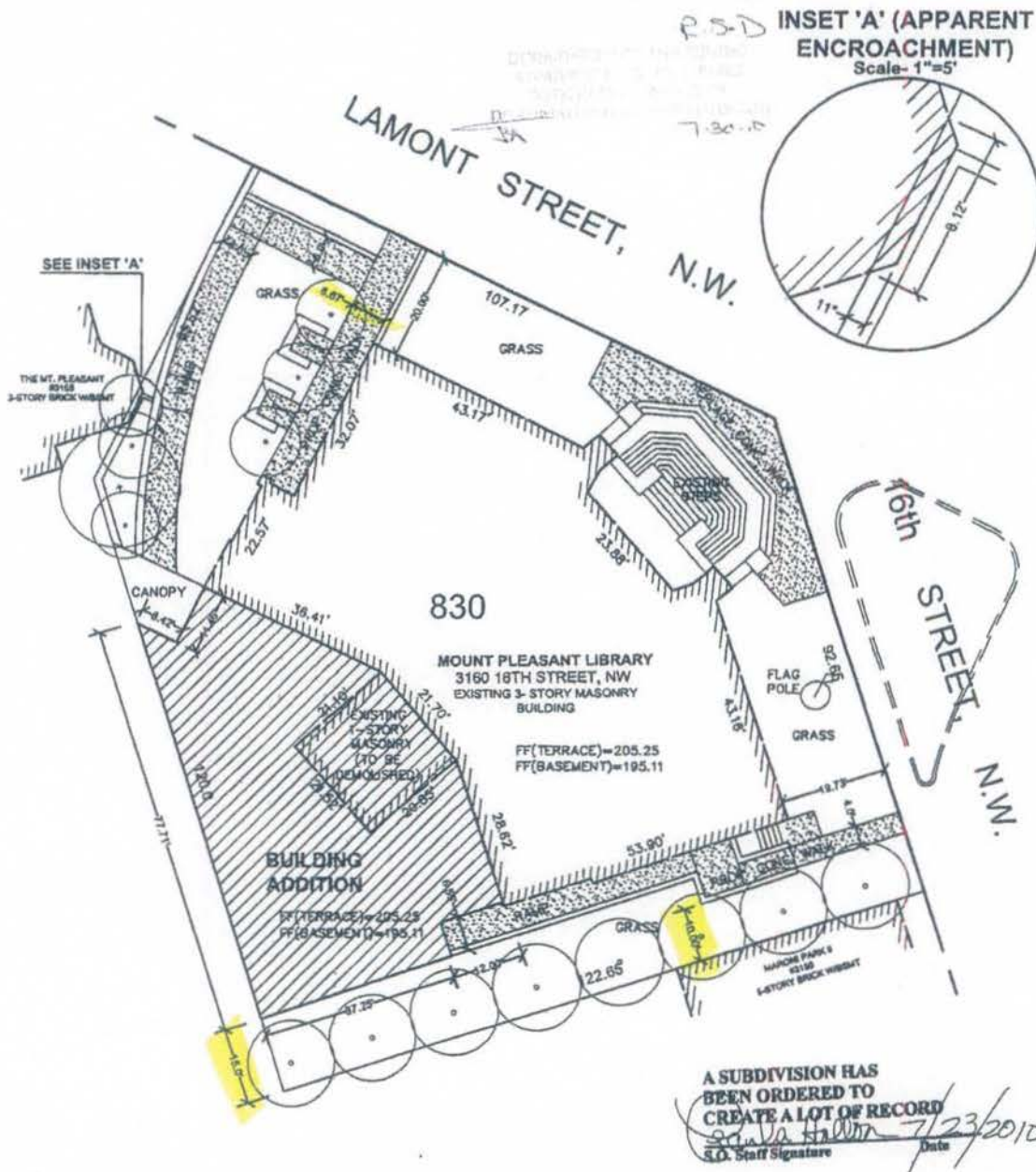
By: A.S. *[Signature]*

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: December 11, 2009

[Signature]
(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



SO-05911(2009)

DCPL DOCS

DCPL Website: Background on Renovation; Dated narrative

[p.36]

DCPL Website: Library Building Program; No public input

[p.37]

October 2008: Conceptual Image of Side Addition as Glass Cube

[p.38]

May 2008: Conceptual Image of Rear Addition

[p.39]

June 2008: Architectural Images of Rear Addition; Last public design mtg.

[p40-p45]

January 2006: DCPL Capital Construction Report; Shows investment of \$5.5 million to renovate-only

[p46-p47]

May 2007: DCPL Capital Project Schedule; Investment for renovation-only up to \$7.750 million

[p.48]

April 2008: DCPL Capital Construction & Project Report; Shows DCPL attempting to increase Mt. Pleasant Library budget to \$12.2 million

[p49-p53]

October 2010: DCPL Capital Project Schedule; Demolition Underway

[p54-p55]

DCPL Meeting Notes: March 11, 2008; June 10, 2008; October 22, 2008

[p56-p65]

DCPL Meeting Notes: March 26, 2009; June 3, 2009

[p66-p68]



"The library is a place where everyone can find a favorite book, CD, DVD or just surf the Internet. Check us out."



My Account
Get e-Updates
Get a Library Card
Search the Site
Find a Library

Background on the Mt. Pleasant Library Renovation

The Mt. Pleasant Neighborhood Library is undergoing a substantial renovation. This historic Italian Renaissance-style building stands in the Mt. Pleasant National Register Historic District, which was designated in 1987. The renovation will retain many of the historic architectural features of the building's interior.

The first phase of the renovation has been completed. It involved exterior improvements to windows, doors, security lighting, masonry restoration and signage. New furniture closely replicating what was original to the building has been installed.

The library is now undertaking a major interior renovation, and has hired the architecture firm of CORE Group, in partnership with HMA2 Architects, to complete the design work.

Prior to embarking on this project, the library developed a new comprehensive Library Building Program that will best meet the needs of the Mt. Pleasant community now and in the future. This program outlines the various elements, including collection size and range, seating capacity, technology and other aspects of providing library services to a community. This program serves as the guide for the architects in designing the renovation. With an eye toward delivering that program, the library instructed the architects to address several goals in the Mt. Pleasant Neighborhood Library renovation, including:

- Update the infrastructure and code compliance
- Improve vertical circulation
- Improve efficiency and flexibility of space
- Improve the lower level
- Enhance the children's room and services
- Address specific community needs
- Create a common, accessible entrance for all residents

Initially, the architects studied the building and identified a number of physical challenges, including:

- Current entry stairs
- Site restrictions
- Location of an elevator and internal stairs
- Compatibility of exterior changes
- Relocation of mechanical equipment
- Confines of structure and ceiling height

The architects then studied the capacity of the current building footprint to accommodate the new library program. Because the library program calls for approximately 20,000 gross square feet, the architects began looking at ways to add to the building's footprint. The architects designed a multistory addition to the right side of the building (on Lamont Street) and an expansion in the rear of the building.

A major goal of the renovation is to create a common, accessible entrance for all. The architects examined several ways to achieve this goal, and have settled on retaining the current center entry stairs, and adding a switchback ramp on the right side of the stairs. This approach respects the historic integrity of the building while allowing easy access for wheelchairs and strollers.

[Search Our Catalog](#)



[Library Locations](#)

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Library Building Program/Fact Sheet

Building:

- A destination, an anchor, a place for learning and meeting that is welcoming and comfortable for the whole community
- 20,000 – 22,000 gross square feet
- Flexible space to accommodate future change
- Sustainable Building with LEED Certification
- ADA Accessible – Exterior & Interior
 - Ramps and Elevators
- Public Entrance
 - Single, highly visible at street level
 - Accessible for everyone – including wheelchairs and strollers.
- Exterior
 - Architecturally pleasing, modern and iconic or an historical renovation
 - Bicycle Racks
 - Parking
 - Signage for easy recognition and good visibility
 - Lighting for security and visibility
 - Landscape to enhance the appearance of the building; easy to maintain

Public Service Areas:

- Browsing, New Books, Sight & Sound Collections
- Adult
- Magazines
- Teens
- Children's
 - With three separate reading areas: Age 0 to 2, Age 2 to 5, Elementary Age
 - Children's Program Room for story time and other activities
- Check out/Book returns inside and outside.
 - Express Check-out, Express Pick-Up of Holds
 - Information points for children and adults
- Vending
 - Potential to purchase drinks and snacks
 - Space may be used for a café cart or other food service
- Community and Library Bulletin Boards and Giveaway Area
- Space to display art

Collection:

- 80,000 books and other library materials on Opening Day for Adults, Teens and Children
 - Books (Fiction, Non-Fiction, Biography, Large-Type and Reference), Magazines, CDs (Books & Music), DVDs (Informational and Feature Films)
 - Early Literacy Workstation for Young Children

Seating:

- 200 + Reader Seats, plus the Conference and Meeting Rooms

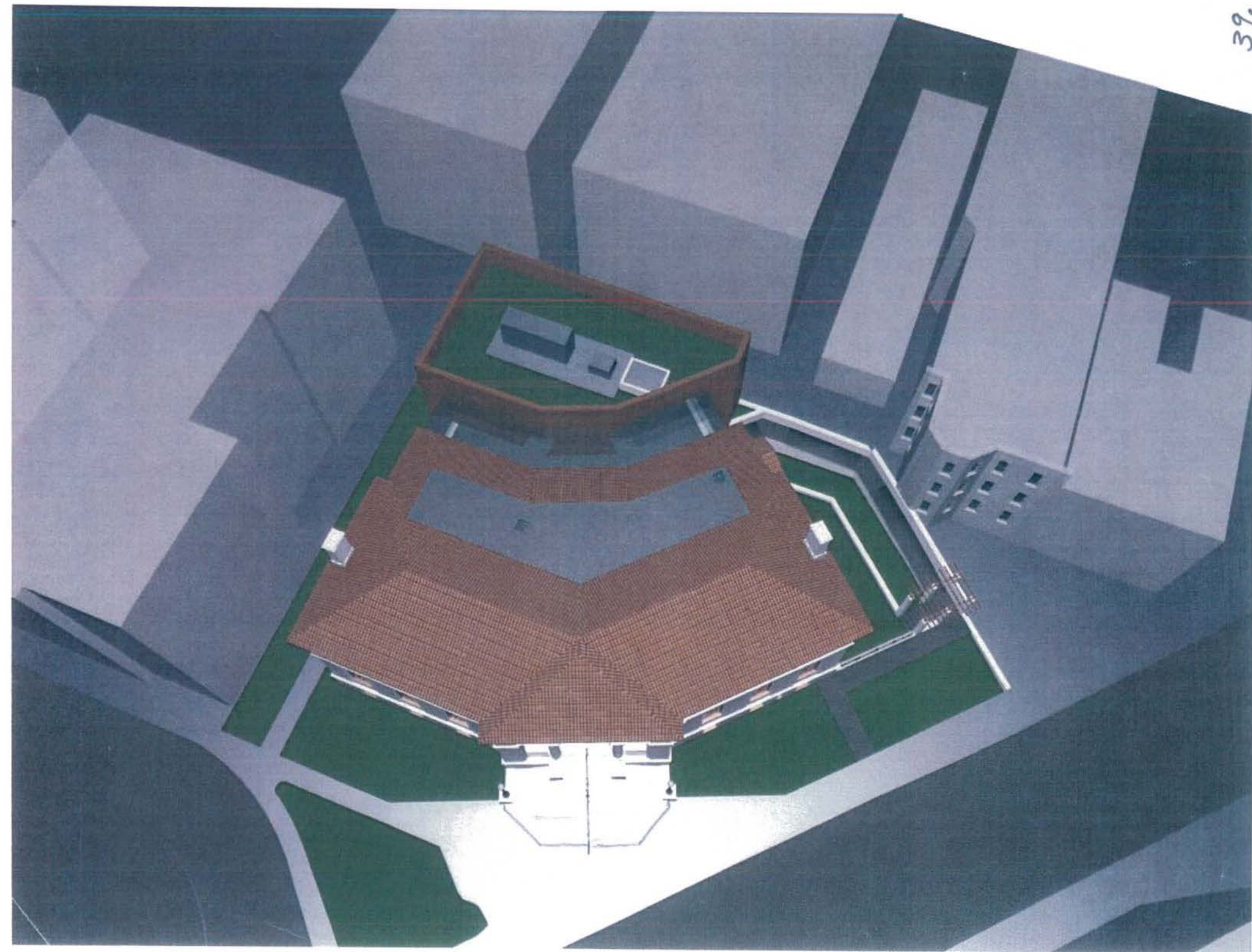
Technology:

- Public Access Computers
 - 24 for Adults (minimum); 8 for Children (minimum)
- Laptop Computers for training and individual use
- Electronic Resources and Databases
- Wi-Fi Access

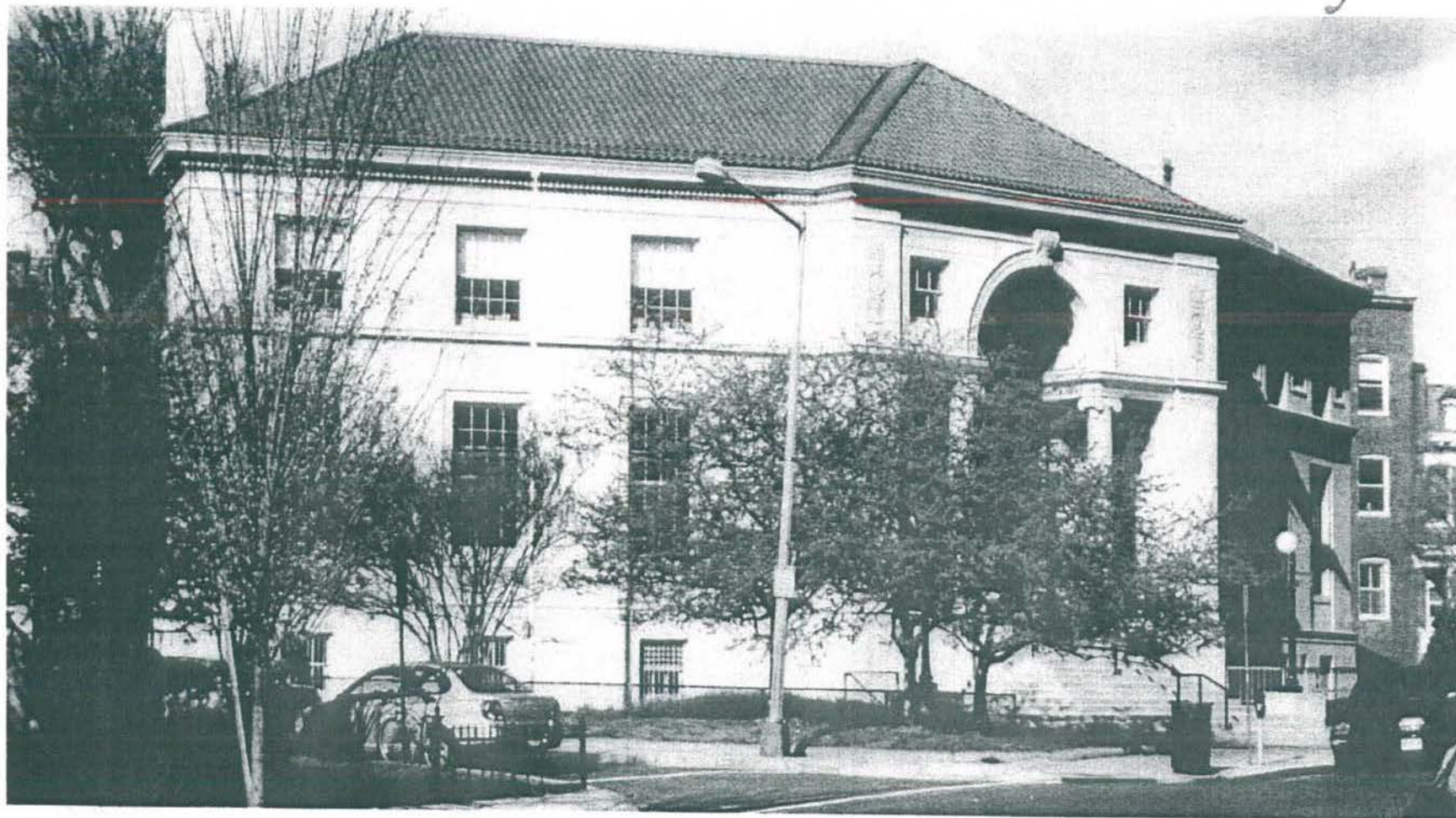
Community Meeting Spaces:

- Meeting Room (minimum of 100 people) with Wi-Fi, Audio/Visual equipment, Assisted Listening System; to the public after hours, with adjacent Pre-Function space
- Conference/Quiet Study Rooms (2, each for 12 to 16) with Wi-Fi
- Study Rooms (6, each for 1 or 2 people) with Wi-Fi





Mount Pleasant Branch Library



update and celebrate

notice the photo is from
16th Street perspective
iconic grand entry

06.03.09



1010 Wisconsin Avenue, NW T 202.466.8116
 Suite 405 F 202.466.6235
 Washington, DC 20007 E GEN@COREdc.com



Mt. Pleasant Library
 3160 16th St. NW
 Washington, DC 20009
Bird's Eye View

036

DT 9/3/09
 PN 08002.00



architecture design

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washington, dc 20007

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E GEN@COREdc.com



Mt. Pleasant Library
3160 16th St. NW
Washington, DC 20009
Bird's Eye View

037

DT 9/3/09
PN 08002.00



CORE

architects + design

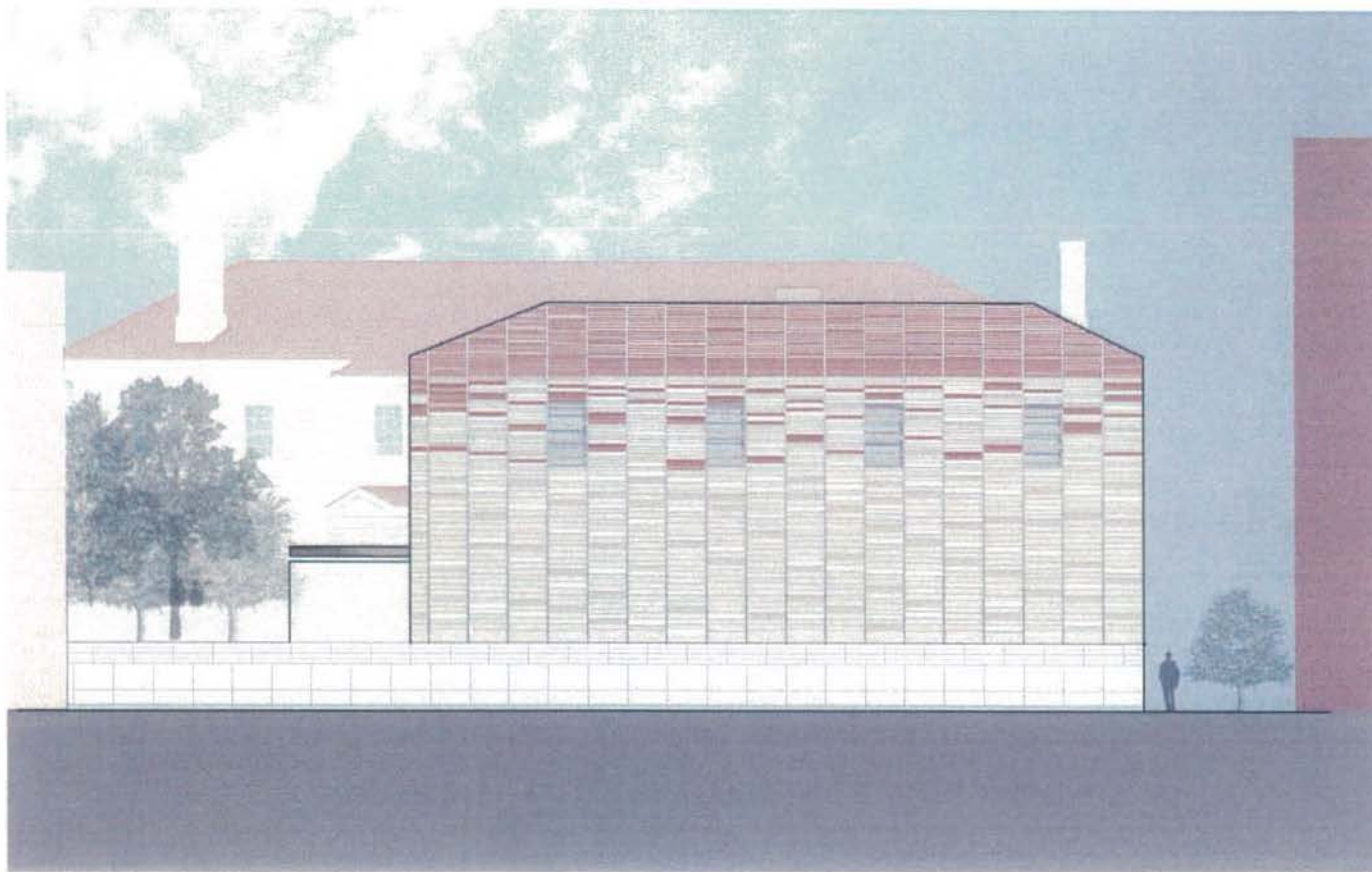
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Mt. Pleasant Library
 3160 16th St. NW
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Bird's Eye View

038

DT 9/3/09
 PN 08002.00



architecture + design

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Mt. Pleasant Library
3160 16th St. NW
Washington, DC 20009
Rear Elevation (Proposed)

034

DT 9/3/09
PN 08002.00

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The Washington Post - Washington, D.C.

Author:	Spencer S. Hsu
Date:	Jun 10, 2004
Start Page:	T.06
Section:	WEEKLY - DISTRICT
Text Word Count:	697

The D.C. Council has approved a \$1.8 million increase for the D.C. public library system in 2005, which will restore operating hours that were cut from the 27-branch system in 2002, council officials and library advocates said.

The 6 percent spending hike, to \$31 million, means libraries will open six days a week instead of five and slightly expand their daily hours. The average weekly hours of service will increase from 40 to 52.

In addition, the council approved capital funding to open three new branches and to repair and renovate others east of the Anacostia River, said Eric Rogers, chief of staff to Council member Kevin P. Chavous (D-Ward 7), chairman of the committee on education, libraries and recreation. Council member Jim Graham (D-Ward 1) earmarked \$750,000 for capital renovations at the Mount Pleasant branch.

If city revenue grows as much as forecasters predict, libraries could receive an additional \$260,000, enough to give \$10,000 to each branch outside of the Martin Luther King Jr. Memorial Library downtown to develop local programs, said Martha Saccocio, co-director of the D.C. Library Renaissance Project, a private advocacy group.

Saccocio, whose renaissance project was organized by Ralph Nader two years ago, called the increase a "huge success," though only a step toward the group's goal of more than doubling library spending, from .45 percent of the city's budget to 1 percent. "There was no discussion of cutting the library budget. It was how much are we going to increase it," Saccocio said.

The increase comes after library supporters organized to combat years of neglect in a city where studies have found that about a third of D.C. adults are functionally illiterate. Many branches are physically deteriorated, short on multi-media and computer technology and filled with out-of-date books.

A computer worm and other problems disrupted all 440 city library computers for most of March. At some branches, librarians still keep track of books with paper and pen, while patrons are scarce.

The system reports 2 million visitors a year, including more than 120,000 children, who checked out 1.2 million books and other items.

According to figures compiled by the renaissance project, the nation's capital spends less than half as much on its libraries per capita as do Boston, Columbus and Denver, and less than one-fourth as much as Cleveland.

Three-fourths of the District's library budget goes to payroll and benefits. That means it spends less for library materials per capita than its suburban neighbors, despite the boom in new media, such as electronic databases, video, books-on-tape and business sources, according to the project.

Spending on maintenance is also half the national average.

"We've had more promises and less action than I'd care to recall," said George Ziener, a city resident and past head of the Federation of Friends of the D.C. Public Library.

The federation's current president, Miles S. Steele III, said activists made the difference. "It was the advocacy of the various groups coming together in a show of force. People stood up saying what needed to be done," Steele said.

In response this year, Mayor Anthony A. Williams (D) introduced a budget proposing a 4 percent library spending increase. The increase was part of a six-year plan to boost the number of users and raise the volume of books and other circulated materials and to cut down the time taken to fill job vacancies and respond to requests for help from users.

The council added more, transferring \$500,000 from public works agencies to increase library operating hours, and \$174,000 from public safety and justice departments to pay for books and supplies, Chavous aides said.

Last year, after the mayor proposed cutting nearly \$1 million from the library system's operating budget, the D.C. Council restored that money and then added more. Cuts would have forced the closure of two branches, library officials said.

The mayor is expected to sign the measure after unrelated technical issues are ironed out within the next week.

The D.C. library system is operating under an interim director, Richard Jackson. Library director Molly Raphael left the system earlier this year, saying the mayor had not adequately supported libraries. A permanent successor has not been named.

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46.

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Branch Library	Contacts		Scope of Work	Progress to Date	Cost		Complete
Mount Pleasant 3160 16 th Street NW 	Ward	I – Jim Graham	Phase I - Exterior Improvements to windows, doors, security lighting and signage Phase II – Develop RRP for total renovation of Branch Boiler Replacement for upcoming heating season	Plans submitted to Historic Preservation Review Board (Phase I)	Total Project	\$6,250,000	
	Architect			Boiler installation currently underway (See Facility Report for Update)			80%
				Scope of work for Phase II being developed.	Design:	\$750,000	
				Exterior renovation bid documents ready December 20, 2005	Construction:	\$5,500,000	
				Cost estimates for exterior work received.	CO's to Date		
	COTR				Payments To Date		\$29,000
	Project Manager	Jeff Bonvechio			Estimate Exterior Construction	\$565,000	
		202-442-6070					
	Contractor		DELIVERY METHOD TBD				

Branch Library	Contacts		Scope of Work	Progress to Date	Cost		Complete
Northeast 330 7 th Street NE 	Ward	6 – Sharon Ambrose	Phase I: Visual Inspection, evaluation and recommendation report of existing 80+ year old slate roof. Phase II: Design Documents and Specs based on report	Phase I 3/29/05	Total Project	TBD	
	Architect	Darrel Rippeteau		Construction Documents Ready last week of August 2005			
		Rippeteau Architects		Awaiting NTP on roof work from OCP	Design:	\$10,200	95%
		202-387-7123			Construction:	\$116,000	0%
					CO's to Date		
	COTR	Angela Purnell			Payments To Date	\$8,600	
		202-727-4919					
	Project Manager	Jeff Bonvechio					
		202-442-6070					
	Contractor		DESIGN BID BUILD				

Branch Library Capital Project Schedule – Newest Revision 05-15-07

Group 1 – Fully Funded

New Construction

Anacostia (Ward 7) - \$14,741,000

Benning (Ward 7) - \$15,707,000

Tenley Friendship (Ward 3) - \$16,135,000

Watha T. Daniel/Shaw (Ward 2) - \$15,005,000

March - June 2007

A/E Selection (90-days)

July 2007

Programming Phase (30-days)

August - October 2007

Community Meetings (90-days)

October 2007 – April 2008

Design (215-days)

May 2008 – June 2008

Bidding and Permitting (60-days)

July 2008 – December 2009

Construction (515-days)

January 2010 – February 2010

Move-in and testing (60-days)

March 2010

Open to Public

Substantial Renovation

Mount Pleasant (Ward 1) - \$7,750,000

June – July

A/E Selection (60-days)

July 2007

Programming Phase (30-days)

August 2007 – October 2007

Community Meetings (90-days)

October 2007 – December 2008

Design (245-days)

January 2009 – February 2009

Bidding and Permitting (60-days)

March 2009 – July 2010

Construction (515-days)

August 2010 – September 2010

Move-in and testing (60-days)

October 2010

Open to Public

Restoration and Renovation

Georgetown (Ward 2) - \$ 6,065.500*

June – July

A/E Selection (60-days)

July 2007

Programming Phase (30-days)

August 2007 – October 2007

Community Meetings (90-days)

October 2007 – December 2008

Design (245-days)

January 2009 – February 2009

Bidding and Permitting (60-days)

March 2009 – July 2010

Construction (515-days)

August 2010 – September 2010

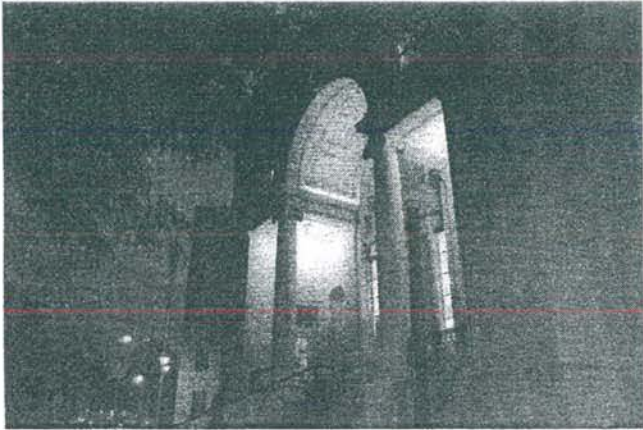
Move-in and testing (60-days)

October 2010

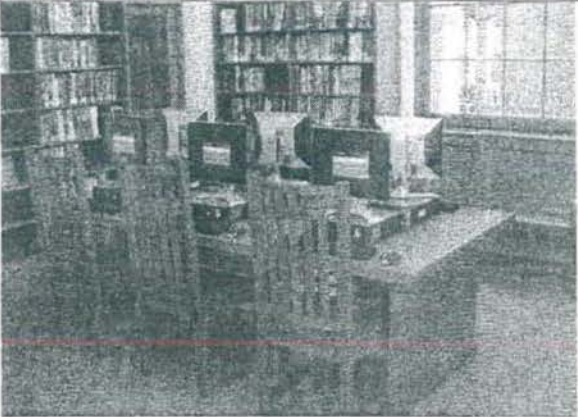
Open to Public

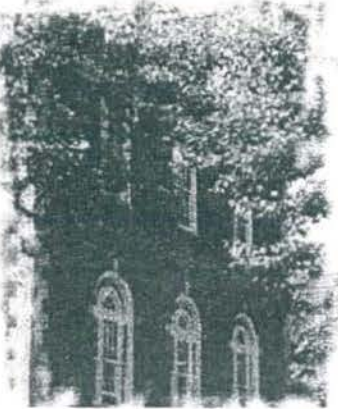
* Budget amount is per the FY 07, does not include dollars set aside by Mayor's office for the fire restoration efforts.

The District of Columbia Public Library
Facilities Committee Meeting
Clarifying Multi-Year Multi-
Source Funds for Neighborhood
Capital Projects
Thursday, April 10, 2008

Mount Pleasant Library – Exterior Improvements	Contacts	Progress	Cost
 Project consists of Exterior Improvements to windows, doors, security lighting, masonry restoration and signage.	Councilmember	Complete	
	Ward 1		Project Cost: \$878,750
			Change Orders \$69,787.33
	Architect		Total Cost \$948,537.33
			Payments \$944,809.18
			Balance \$3,728.15
	Project Manager		
	Contractor		

Mount Pleasant Library – Building Renovation Design	Contacts	Progress	Cost
 Design of the new Mount Pleasant Library will include community input on planning and programming phase. Design phase is fully funded.	Councilmember	A/E Contract Awarded 1 st Community Meeting March 11, 2008	
	Ward 1		Project Cost: \$1,408,000
			Change Orders \$0
	Architect		Total Cost \$
			Payments \$0
			Balance \$
	Project Manager		
	Contractor		
	DCPL PM Firm	Smoot Construction	

Mount Pleasant Library – New Furniture	Contacts	Progress	Cost
 New furniture is a replication of what was original to the building. These replicated pieces will be fitted with data and power management systems.	Councilmember	Complete	
	Ward 1		Project Cost: \$98,000
			Change Orders \$0
	Architect		Total Cost \$98,000
			Payments \$98,000
			Balance \$0
	Project Manager		
	Contractor		

Northeast Library – Exterior Restoration (Design Phase)	Contacts	Progress	Cost
 Project consists of Exterior Improvements to windows, doors, security lighting, masonry restoration, landscaping and signage.	Councilmember	Design Underway	
	Ward 6		Project Cost: \$165,000
			Change Orders \$0
	Architect		Total Cost \$165,000
			Payments \$
			Balance \$165,000
	Project Manager		
	Contractor		

The District of Columbia Public Library
Facilities Committee Meeting
Clarifying Multi-Year Multi-
Source Funds for Neighborhood
Capital Projects
Thursday, April 10, 2008

Neighborhood Libraries Capital Project Report

	Budget Authority through 2013	FY 2008 Budget Available (includes previous fiscal years)	Expenditures (includes previous fiscal years)	Encumbrances (including payroll)	Budget Authority BALANCE (through FY 2013)
Anacostia	\$ 14,741,204	\$ 11,534,204	\$ 1,369,173	\$ 1,201,155	\$ 12,170,876
Benning	\$ 15,707,441	\$ 12,500,441	\$ 1,930,376	\$ 1,102,282	\$ 12,674,783
Tenley-Friendship	\$ 16,134,605	\$ 12,927,605	\$ 1,951,376	\$ 1,326,978	\$ 12,856,251
Watha T. Daniel/Shaw	\$ 15,005,203	\$ 11,798,203	\$ 1,898,067	\$ 1,266,156	\$ 11,840,981

Schedule

March - June 2007	A/E Selection (90-days)
July 2007	Programming Phase (30-days)
August 2007 – June 2008	Design (215-days)
May 2008 – June 2008	Bidding and Permitting (60-days)
July 2008 – December 2009	Construction (515-days)
January 2010 – February 2010	Move-in and testing (60-days)
March 2010	Open to Public

Anacostia, Benning, Tenley-Friendship and Watha T. Daniel/Shaw are fully funded no additional funding has been requested from the District.

	Budget Authority through 2013	FY 2008 Budget Available (includes previous fiscal years)	Expenditures (includes previous fiscal years)	Encumbrances (including payroll)	Budget Authority BALANCE (through FY 2013)
Georgetown	\$ 8,315,500	\$ 7,503,500	\$ 1,257,624	\$ 2,799,817	\$ 4,258,059
Mount Pleasant	\$ 7,750,000	\$ 6,250,000	\$ 998,601	\$ 1,524,368	\$ 5,227,031

Schedule

September 2007	A/E Selection (60-days)
September 2007	Programming Phase (30-days)
March 2008 – December 2008	Design (245-days) – <i>Design Start pushed back</i>
November 2008 – December 2008	Bidding and Permitting (60-days)
January 2009 – June 2010	Construction (515-days)
July 2010 – August 2010	Move-in and testing (60-days)
September 2010	Open to Public

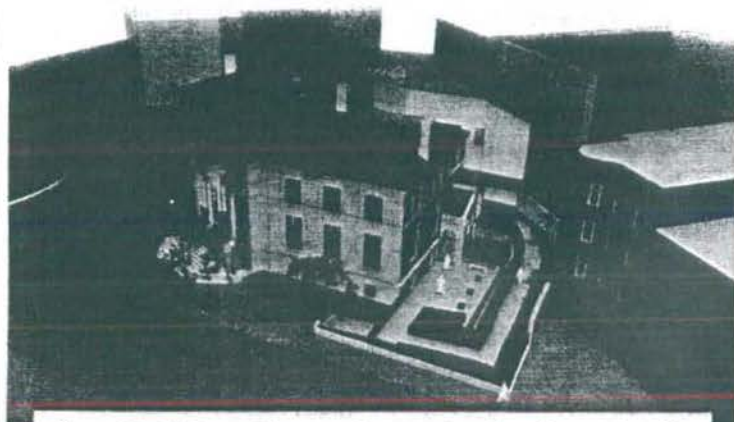
Mount Pleasant: The Mayor's capital budget submission to Council includes an additional \$7,000,000 through 2011, if approved by Council the Mount Pleasant Library budget will be \$12,227,031

Georgetown: An additional \$14,428,125 is in the process of being transferred to DCPL from the Office of Property Management as part of the Historic Preservation Pool funds established after the fires of Georgetown Library and Eastern Market. Approximately \$1,500,000 will be used to fund the Georgetown Interim Library. Total budget authority balance for Georgetown is \$18,686,184

The District of Columbia Public Library Capital Construction Report October 20, 2010

Document #2
Facilities Committee Meeting
October 20, 2010

Mount Pleasant – Interior Restoration (Design Phase)



Phase II of Mount Pleasant Renovation. Interior work will consist of total upgrade and modernization of all mechanical equipment as well as provide additional and functional library program space.

Contacts

Councilmember	Jim Graham
---------------	------------

Ward 1	202.724.8181
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Architect	Core Architects
-----------	-----------------

Dale Stewart

202.466.6116

Project	Chin-wan
---------	----------

Chris Wright

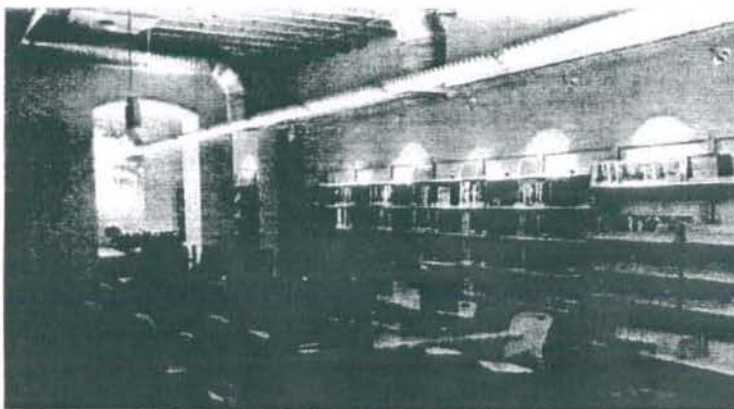
Contractor	T.B.D
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DCPL Project
ManagementSmoot
Construction

Progress

Selective demolition and construction work is underway.

Mount Pleasant – Interim Library



Project consists of building a 3,600 square foot interim library to serve the community during construction; the interim will have 30 computers, books on CD as well as traditional collection material for all age sets

Contacts

Councilmember	Jim Graham
---------------	------------

Ward 1	202.724.8181
--------	--------------

Architect	Core Architects
-----------	-----------------

Dale Stewart

202.466.6116

Project	Real-time
---------	-----------

Deane Boyd

Contractor	MCN Build
------------	-----------

Bassem Boustany

202.333.3424

Progress

Opened to the public April 26, 2010
Re-opened to the public May 15, 2010



HOPES AND DREAMS COMMUNITY LISTENING MEETING MEETING SUMMARY AND COMPILATION OF PUBLIC COMMENTS

- Meeting Date:** Tuesday, March 11, 2008
6:00-8:00 PM
- Location:** Mt. Pleasant Neighborhood Library
3160 16th Street, NW
Washington, DC 20010
- Meeting Purpose:** Community listening meeting and discussion of hopes and dreams for the renovation of the Mt. Pleasant Neighborhood Library
- Meeting Format:** Presentation and interactive workshop format.
- Display boards were used to showcase notable design and programming ideas from other libraries across the country.
 - Another set of boards displayed 18 library service response categories. Using color-coded adhesive dots meeting participants were able to identify their service priorities. Participants also provided written comments, which are presented in this summary.
 - The presentation included an overview of project implementation and a discussion of service priorities.
 - A facilitated discussion allowed participants to provide comments and ask questions of District Library staff.
- Attendees:** Fourteen community members added their names to the sign-in sheets. DCPL staff participants included Ginnie Cooper, Archie Williams, Jeff Bonvechio, Barbara Norland, Chris Wright, and Martha Saccocio. Guitele Nicoleau represented the DC Library Board of Trustees. The following members of the CirclePoint consulting team attended the meeting: W. Steve Lee and Tosin Durotoye.

Following introductions, Ginnie Cooper, Chief Librarian for the District of Columbia Public Library (DCPL), introduced the project, purpose of the meeting, discussed the constraints



and opportunities facing the project, and provided context for the 18 library service responses and how they were developed. The public was then given the opportunity to discuss and identify their top service priorities using the 18 existing service responses as a guide. The following 8 service areas were identified as the top priorities (1 is the most important):

- Create Young Readers: Early Literacy (1)
- Know Your Community: Community Resources and Services (1)
- Satisfy Curiosity: Lifelong Learning (1)
- Visit a Comfortable Place: Physical and Virtual Places (1)

- Learn to Read and Write: Adult, Teen, and Family Literacy (2)

- Celebrate Diversity: Cultural Awareness (3)
- Stimulate Imagination: Reading, Viewing, and Listening for Pleasure (3)

The remaining service responses are listed in order of importance as were indicated by the participants:

- Succeed in School: Homework Help (4)
- Welcome to the United States: Services for New Immigrants (4)
- Build Successful Enterprise: Business and Non-Profit Support (5)
- Express Creativity: Create and Share Content (5)

- Be an Informed Citizen: Local, National, and World Affairs (6)
- Connect to the Online World: Public Internet Access (6)
- Make Career Choices: Job and Career Development (6)
- Make Informed Decisions: Health, Wealth, and Other Life Choices (6)

- Get Facts Fast: Ready Reference (7)
- Understand How to Find, Evaluate, and Use Information: Information Fluency (7)

The following service response was not identified as a priority by meeting participants:

- Discover Your Roots: Genealogy and Local History (0)

Compilation of Additional Community Comments & Questions



- Progress has been made, but our library still has a way to go before it is as inviting as it needs to be.
- Library needs to support neighborhood organizations by providing more meeting room space.
- I would like to see an abundant and current print collection.
- Need up-to-date and consistently maintained public computers.
- Would like to see a fun staff working at the library.
- The library should serve as a community resource for services.
- Need more resources for students.
- I would like the library to offer programs on job and career development.
- Need regular custodial services, fun professional staffing, and renovation to many of the library's interior spaces (especially the basement).
- Library should offer bilingual computer classes.
- Need more outreach to the community through churches and local schools.
- Meetings regarding the library should be held at schools, churches, etc.
- I would like to see more children's and after school programming offered at the library.
- Seek to get more neighborhood input via churches and schools.
- Consult patrons of the library in order to broaden and make more inclusive the library service responses.
- When will the library renovation be completed?
- If I want to find out more information on the rebuilding and renovation of other District libraries, where do I go?
- I would like to ask the community to consider other renovation alternatives outside of those being presented by the DC Public Library.
- Need a scientific survey process involving library patrons and the community in order to compile a more inclusive library service response list.
- Consult local grassroots organizations during outreach process.
- I love the historic fabric of the library but understand that it may present a challenge as renovations are considered.
- I am concerned that the exterior of the library appears pretentious and uninviting to passersby.
- I Would like to see more flexible space within the library.
- The nature of the arts and crafts space is one of the best parts of the library.
- I love the idea of creating a more accessible entrance for patrons.
- Need more functional space within the library.
- I Would like to see more extensive outreach to the wider community.
- I am aware that there is not enough money in the budget to preserve historic elements of the library while developing interior aspects such as flexible space.

The next public design meeting will occur in early May 2008.



COMMUNITY DESIGN MEETING SUMMARY & COMPILATION OF PUBLIC COMMENTS

- Meeting Date:** Tuesday, June 10, 2008
6:00-8:00 PM
- Location:** Mt. Pleasant Neighborhood Library
3160 16th Street, NW
Washington, DC 20010
- Meeting Purpose:** Public meeting to provide the community with an opportunity to view and provide comments on the schematic design for the renovation of the Mt. Pleasant Neighborhood Library.
- Meeting Format:** Presentation and interactive workshop format
- The presentation included an overview of project implementation and a discussion of design options.
 - A facilitated discussion allowed participants to provide comments and ask questions of District Library staff and the project team.
- Attendees:** Nineteen community members added their names to the sign-in sheets. Ginnie Cooper, Archie Williams, Jeff Bonvechio, Chris Wright, Barbara Norland, Elissa Miller, Martha Saccocio, and the Mt. Pleasant Neighborhood Library staff represented the DC Public Library and Richard Levy represented the DC Library Board of Trustees. Henry Myerberg represented CORE and HMA2 Architects. Representing the CirclePoint consulting team was Tosin Durotoye.

SUMMARY OF COMMUNITY MEETING COMMENTS

Library Use Issues

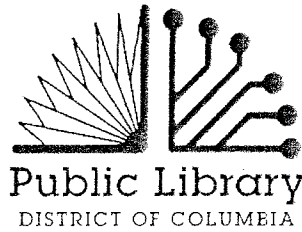
- The proposed design needs to allow for expansion flexibility.
- Computers should be kept away from stacks.

Library User Issues

- Proposed green terrace should be accessible to the public.

Community Design Meeting – June 10, 2008
Mt. Pleasant Neighborhood Library
Summary of Public Comments

Page 1



- Would like to request that accommodations be made within the new library to promote urban literacy.
- The Mt. Pleasant Library does not provide necessary services for its patrons and the community in general.
- The growing and changing population needs to be considered within the proposed renovation.
- Increase the available reading space for young patrons and readers.

Library Design Scheme Issues

- Design scheme B has a center entry and the center stairs are removed. This results in a low ceiling in the lobby.
- Design scheme C has a side entry and the center stairs are kept intact. This results in a high ceiling in the lobby.
- Scheme C looks good aesthetically.
- Both design schemes B and C will include a side and rear extension but design scheme B will result in slightly more useable space.
- Design scheme B is more attractive and appears to be more thought out.
- Consider adding historic elements elsewhere. For example, perhaps a part of the front stairs, if removed, can be displayed artistically elsewhere in the library.
- I love the respectfulness both design schemes show to the history of the library.
- Consider a mix and match approach combining design schemes B and C.
- The budget is comparable between design schemes B and C.

Library Design Issues (Interior)

- The main level of the present library hogs space and looks like a prison.
- Presently, the lower level looks dingy and dark.
- Would prefer a design with an accessible meeting space in the lower level.
- The upper level of the library needs acoustics treatment and room dividers so as to make the space more useable.
- Clarify location of security desk and cameras in the new library.
- Computer lab should be located in the lower level so as to avoid disrupting other patrons.

Other

- The Friends of the Mt. Pleasant Library would like to serve as the advisory committee for the renovation efforts.
- Would like it if the Library would provide the community with the design proposal prior to public meetings. This way, the community has an opportunity to review and come up with useful suggestions.
- The approval of the local ANC needs to be sought before the renovation proposal is implemented.
- Please post this evening's PowerPoint presentation online.
- The library will be out of service for 15-18 months during renovations.
- DCPL should consider acquiring the building next to the library (on 16th Street, NW). This will provide the opportunity to expand the buildable lot.



- DCPL needs to review all design options with community civic associations.
- Effective community engagement is necessary to involve all.
- DCPL hopes to locate an interim library site not far from the Mt. Pleasant Library. Please contact the DCPL with possible suggestions.

Summary of Comment Card Comments

Library Design Issues (Interior)

- Fixtures in the new library should be high quality and durable.
- Would like to see high quality maintenance and repairs.
- Need more attractive lighting.
- Don't worship history, but support it. Pay more attention to what we need in the present day.
- Computer lab should be built in the lower level to reduce the noise level around patrons not using the computers.
- Replace the new chairs as they are totally unusable and are a torture device.
- Need more meeting space for community groups.

Library Design Issues (Exterior)

- Please do not remove the central stairs. This will lead to an unnecessary and expensive preservation fight that will promote ill will.
- Please continue to maintain the surrounding landscape.
- Would like to see better signage.
- Lighting needs to be as unobtrusive as possible and we need security cameras.
- Would like to see an outdoor seating and play area for patrons.
- This is an original Carnegie Library. As such, this building is historic and should not be changed except maybe to restore certain features.
- The latest remodeling was not a good job in my opinion. I do not like how, when it is raining, I can get wet while waiting for the basement door to open.
- Much can be done to the west side and the rear of the library that will not destroy the original façade.
- Landscaping is needed but we do not need a chain link fence.
- Expansion of the side entrance seems like it would be the best option.
- Keep the central stairs but work to make those stairs serve the community.
- Think about ways to link the library with the park across the street.
- Really like the proposed signage.
- Would like to see an outdoor gathering space for patrons.

Other

- Happy with the opportunity for input and the diligence of the DCPL in promoting and advertising the public meetings.
- This evening's meeting was excellent.
- I prefer design scheme B.
- Pay more attention to the needs of disabled patrons.



- My comfort level at this evening's meeting was very low due to past experiences of the DCPL disregarding the community's suggestions and requests. According to District law, the ANC must be listened to with "great weight".
- This evening's meeting gave me great insight on the design process.

The next public meeting date is TBD.

For more information, log on to www.dclibrary.org or contact Archie Williams, DC Public Library at archie.williams@dc.gov or (202) 727-1437.



COMMUNITY MEETING SUMMARY & COMPILATION OF PUBLIC COMMENTS

MEETING DATE: Wednesday, October 22, 2008
6:30-8:30 PM

LOCATION: Mt. Pleasant Neighborhood Library
3160 16th Street, NW
Washington, DC 20010

PURPOSE: Public meeting to provide the community the opportunity to view the designs for the renovation of the Mt. Pleasant Library as they progress and to offer comments.

ATTENDEES: Twenty-five people added their names to the sign in sheet. Ginnie Cooper, Archie Williams, Jeff Bonvechio, Chris Wright, Barbara Norland, George Williams, Martha Saccocio and the Mt. Pleasant Library staff represented the DC Public Library and Myrna Peralta represented the DC Library Board of Trustees. Henry Myerberg represented HMA2 Architects and Dale Stewart represented CORE Architects.

Impact of Addition on Nearby Residents

Several residents expressed concern about the Library's plan to build an addition up to the property line on the north side of the building. These residents live in the building adjacent to the library and expressed several concerns about the impact of the addition including:

- Impact on air and light;
- Impact on property values;
- Access to fire escape route; and
- Location of the trash dumpster.

Residents questioned the need for the addition and asked why the decision was made to locate the addition on the side of the building. The residents stated that, currently, their building's fire escape route has an egress across the Library's property. The proposed addition will block this route.

Residents stated that they had not been informed of earlier meetings regarding the Mt. Pleasant renovation.

Library Response: The proposed addition will touch the neighboring building, but it will not directly block any windows. In order to meet the requirements of the Library Building Program (large collections of books, DVDs and other materials; separate

reading areas; open space for story time; and large and small meeting rooms) develop for the Mt. Pleasant Library, the architects have determined that an addition is necessary. The existing 17,000 sq. ft. is not sufficient.

The architects have looked into the issue of the fire escape and the proposed addition is in full compliance with DC Building Code, which states that a legal path of egress CANNOT cross over a property line:

Section 1023.1 – Exit Discharge - Exits shall discharge directly to the exterior of the building. The exit shall be at grade or shall provide direct access to grade. The exit shall not reenter a building.

Section 1023.6 Access to a public way – The exit discharge shall provide a direct and unobstructed access to a public way.

Section 1002 – Definitions – Public Way – A street, alley or other parcel of land open to the outside air leading to a street, that has been deeded, dedicated or otherwise permanently appropriated to the public for public use and which has a clear width and height of not less than 10 feet.

The proposed design also will move the trash removal (dumpster) to the opposite side of the building, and will be accessed via the alley on that side. Similarly, deliveries will be possible on the alley side and in front of the building.

Though we have researched this issue, DCPL and the architects will continue to look at options to see if there are alternative ways to achieve the additional space needed. DCPL Capital Construction staff is available to meet with residents to discuss their concerns further.

Though we have made efforts to promote the previous two meetings in the community through advertisements at the library, via postcards to nearby residents and through listservs and community groups, we will make every effort to do outreach to even more members of the community through e-mails, postings on our web site (dclibrary.org), and information at the Mt. Pleasant Library and meetings in the community.

Programs & Services

Be sure programs and services target not just residents of Mt. Pleasant, but also reach residents of Adams Morgan and Columbia Heights, which also use this library.

Library Response: The Library Building Program for Mt. Pleasant calls for a broad collection of books and materials, including materials in Spanish. Similarly, programs will serve a broad range of audiences from young children to seniors.

How will computer access compare to the current level of service? Will there be WiFi? Will there be a computer lab?

Library Response: The renovated library will have more public access computers than it presently can accommodate. There will be a minimum of 24 computers for adults and 8 for children. There will be free WiFi Internet access throughout the building. A mobile laptop cart will be available for computer classes in the meeting room or for other purposes throughout the library.

Design Issues

Will the open space plan for the children's room allow multiple or competing programs to occur simultaneously?

Library Response: The goal in the children's area is to create spaces for multiple age groups. The "room-within-a-room" approach creates a warm, inviting space that will draw children in. The children's room has a programming area; the flexible design of the large meeting room will make it possible to use for children's programming as well.

Has the Library considered putting a meeting room above the sunroom?

Library Response:

The square footage is not large enough to add a meeting room above the sunroom.

What is the current square footage of the library? What will be the square footage of the expanded building?

Library Response: The current building is approximately 17,000 square feet. The Library Building Program developed for Mt. Pleasant calls for at least 20,000 square feet. After renovation, it will be close to 22,000 square feet.

Process Issues

When will the images be posted on the website?

Some in the community would have preferred a design process that entertained more options. Some are dissatisfied with the nature of the process and the lack of dialogue between DCPL and residents. The ANC is considering initiating a community involvement process of its own. The Library should consider setting up a Community Advisory Group.

Library Response: The design images will be posted within a week of the community meeting. Selected images also will be posted on a display in the library. Comments may be submitted via email to MTPCommunityFeedback@dc.gov or on comments cards that will be available at the library.

DC Public Library has worked throughout the process to gain community input. In addition to the series of community meetings, the Library included community representatives on the Architect Selection Panel. The Library currently is working with a community consultant to seek community feedback on programs and services from a broader audience. The goal is to reach at least 150 individuals through this outreach.

Mount Pleasant Library
Summary of Community Meeting
March 26, 2009

The meeting was opened by Chief Librarian Ginnie Cooper who gave a welcome. Jeff Bonvechio, Director of Capital Construction for DC Public Library gave an update on the design process.

The meeting was attended by approximately 80 people including DC Councilmember Jim Graham who helped facilitate.

Architect Henry Myerberg presented the updated design, with two schemes for the addition: one with the addition on the side of the building and one with the addition on the rear.

Community Comments

- One suggestion was to open the design process and create a community working group to design the building with the architecture team.
- The Library should conduct a needs assessment for Ward 1.
- Some residents felt the Library should open a second library in Ward 1, rather than expand the current location.
- Most participants at the meeting preferred to move the addition to the rear of the building.
- Some neighbors, especially those immediately adjacent to the library, expressed concern about loss of views and concern about fire access behind the building. They noted the fire that occurred on Mt. Pleasant Street last year as an example of why the addition presented a fire hazard.
- The Councilmember Graham assured those in attendance that Fire Chief Rubin would be brought into the discussion to address any fire safety concerns and that he would attend an upcoming community meeting.

Several members of the audience used and appreciated the Spanish translation service that the Library made available.

At the end of the meeting, the Library agreed to host another community meeting in May.

dc public

check it out!

Summary of Mount Pleasant Library Community Meeting Wednesday, June 3, 2009

The summation of the June 3, 2009 community meeting held at the Mount Pleasant Library is as follows:

The meeting was opened with a welcome by Chief Librarian Ginnie Cooper who then introduced Helen Hiltz, Branch Manager.

Ms. Hiltz informed the attendees that she recently transferred to the Mount Pleasant Library from the Takoma Park Library and remarked that they are both Carnegie libraries and historic buildings. Her presentation included the following:

- A brief history of the Mount Pleasant Library;
- Library programs and services at the Mount Pleasant library;
- Challenges and constraints presented to the staff due to the limited size and physical layout of the Mount Pleasant library; and
- Introduction of the Mount Pleasant library staff.

Jeff Bonvechio, Director of DCPL 21st Century Capital Projects, then gave a presentation on the development and evolution of the current design for the renovation and the expansion of the Mount Pleasant Library. He brought the attendees up-to-date regarding the meetings (held since the last community meeting) with Councilman Jim Graham and an ad hoc group of ANC representatives and residents to continue the engagement about the proposed building addition, fire safety and other issues.

DC Councilmember Jim Graham addressed the meeting and recounted the meetings held on May 13th and May 28th at his office. Councilmember Graham stated that the Library had listened to the groups and taken a concept back to the architectural team for consideration called "Scheme G". This concept was

determined to be unworkable in addressing the library's programmatic needs. Therefore, the Library is now moving ahead with the design called "Scheme F".

The architects presented a slide show of the latest design for the renovation and expansion of the Mt. Pleasant Library.

Summary of Questions and Comments

Some residents stated they preferred this final version, which has the addition on the rear of the building. They stated they appreciated that the library had listened to their concerns about the previously proposed side addition, which they felt was less respectful of the building's historic nature.

Some residents stated they liked the refinements to the design and expressed hope that the project would now move forward without further delay.

Some residents expressed concern that the addition on the rear would eliminate the sun room and questioned whether the sun room can be incorporated somehow into the design of the addition.

Some residents questioned the need for an addition on the library and suggested an alternate solution would be to open another library elsewhere in Ward 1.

Some residents preferred not to move the addition to the rear citing fire safety and egress issues for the apartment buildings immediately behind the library.

Near the conclusion of the meeting, Councilmember Graham asked for an informal show of hands of who supported the renovation with the rear addition. The majority of meeting participants indicated they would support the renovation with the rear addition.

DCRA DOCS

DCRA Building Permit #B1001861 for DCPL

[p. 70]

DCRA Zoning Data Summary;

Building Height 45'-6"; Rear Yard Setback 15'-0"

[p. 71]

DCRA Zoning Correction List #2 (5/24/2010);

Zoning Hold by Matt LeGrant

[p. 72]

DCRA Environmental Intake Form; Interior-only renovation

[p. 73]

Determination Letter by DCRA Zoning

Administrator; Application file missing attachments

[p74-p76]

DCPL's Geotechnical Report about Soil around the library; Report not valid because plans changed

[p.77-p.82]

Stop Work Order requested to DCRA by library neighbors concerned about the plans (1/26/2011)

[p83-85]

Department of Consumer and Regulatory Affairs

Permit Operations Division

1100 4th Street SW

Washington DC 20024

Tel. (202) 442 - 4589

Fax (202) 442 - 4862

B**BUILDING PERMIT**THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS OF
WORK UNTIL WORK IS COMPLETED AND APPROVED

Issue Date: 08/13/2010

PERMIT NO. B1001861

Expiration Date: 08/13/2011

Address of Project: 3160 16TH ST NW		Zone: R-5-D	Ward: 1	Square: 2595	Suffix:	Lot: 0830
Description Of Work: INTERIOR RENOVATION OF AN EXISTING DC PUBLIC LIBRARY W/A #9000 SQ FT ADDITION TO THE EXISTING STRUCTURE. SCOPE OF WORK INCLUDES, LANDSCAPE STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL.						
Permission Is Hereby Granted To: District Of Columbia		Owner Address: SUITE 307 1350 PENNSYLVANIA AVE NW			PERMIT FEE: \$104,242.25	
Permit Type: Alteration and Repair	Existing Use: Library - A-3		Proposed Use: Library - A-3		Plans:	
Agent Name: Kimee Brown	Agent Address: 2703 12TH ST N.W WASHINGTON, DC	Existing Dwell Units: 0	Proposed Dwell Units: 0	No. of Stories: 3	Floor(s) Involved:	
Conditions/ Restrictions: This Permit Expires if no Construction is Started Within 1 Year or if the Inspection is Over 1 Year. All Construction Done According To The Current Building Codes And Zoning Regulations; As a condition precedent to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all work authorized by this permit and to require any change in construction which may be necessary to ensure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under this Permit must start within one(1) year of the date appearing on this permit or the permit is automatically void. If work is started, any application for partial refund must be made within six months of the date appearing on this permit.						
Director: Linda K. Argo		Permit Clerk: Stacie Williams				
TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1639 FOR CONSTRUCTION INSPECTION INQUIRIES CALL (202) 442-9557 TO SCHEDULE INSPECTIONS PLEASE CALL (202) 442-9557.						



Zoning Data Summary

General Instructions: Pursuant to 12 DCMR, § 106.1.11.6, submit this completed form with Building Permit and Certificate of Occupancy applications for:

- proposed new construction of buildings
- additions to existing buildings
- changes in use or occupant load.

Print clearly in ink. Do not write in gray areas. Write N/A (non-applicable) for items that do not apply. If you erase, cross out, white out, or otherwise change any information on this application, the application will be void.

For more information, call the Office of Zoning Administrator at 202-442-4576. If you need more forms, you can download them at dcra.dc.gov (go to Zoning Requirements) or pick them up at the Permit Center, 841 North Capitol St NE.

A. Site Address

Give complete and legal District address. If you need to apply for a new address, complete a New Address Application, before you complete this form. Do not abbreviate street names. Write the correct quadrant (NW, NE, SW, SE), suite or office number. Enter the correct Square, Suffix, and Lot number (SSL) or parcel ID.

Street Number 3160	Street Name 16TH STREET	Quadrant NW	Unit / Suite	Application Date
Square 2595	Suffix	Lot 830	Proposed use PUBLIC LIBRARY	File Job # B1001861

B. Owner & Contact Information

Agent must be an individual – not a company.

Owner of Building or Property DC PUBLIC LIBRARY	Complete mailing address (include zip) 901 G STREET NW WASHINGTON DC 20001	Phone Number(s) 202-727-4913	Email
Agent for owner, if applicable CHRIS WRIGHT	Complete mailing address (include zip) 901 G STREET NW WASHINGTON DC 20001	Phone Number(s) 202-727-4913	Email chris.wright@dc.gov

C. Zoning District & Special Development Restrictions

Give the correct zoning and overlay zoning district(s). Check with Zoning staff if you are unsure. If your proposed construction was subject to Board of Zoning Adjustments (BZA) or Zoning Commission review, write the order number. Attach copies of BZA order and Office of Zoning stamped plan exhibits (site plan, elevations, floor plans).

District R-5-D	Overlay(s), if any
--------------------------	--------------------

Number of Board of Zoning Adjustment (BZA) or Zoning Commission (ZC) Order, if applicable.

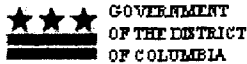
SEE ATTACHED LETTER FROM ZONING ADMINISTRATOR.

D. Zoning Data

For items with asterisks (*) refer to the Definitions Section of the Zoning Regulations, 11 DCMR, § 199.1, available online at dczr.dc.gov/info/reg.shtm.

Data	Existing	Proposed	Official Use Only (code requirement)
Fill in both columns: numbers must match those on attached applications, plats, and plans.			
Units & Parking Spaces			
Number of dwelling units	0 Units	0 Units	
Number of parking spaces (9' x 19')	0 Units	0 Units	
Setbacks & Building Heights			
Side Yard* Setback (left when you face property)	0' Linear feet	0' Linear feet	
Side Yard* Setback (right when you face property)	0' Linear feet	0' Linear feet	
Rear Yard* Setback	20'0" Linear feet	15'0" Linear feet	
Building Height*	3 Stories	3 Stories	
	45'-6" Feet	45'-6" Feet	
Areas			
Lot Area	16,576 Square feet	16,576 Square feet	
Gross Floor Area* (GFA) of entire building (sum of all floors)	18,012 Square feet	24,985 Square feet	
Floor Area Ratio*	1.09 GFA / Lot Area	1.51 GFA / Lot Area	
Building Area* (sum of footprints of all buildings)	6,184 Square feet	8,833 Square feet	
Lot Occupancy* (Bldg Area / Lot Area)	37 %	54 %	
Residential Recreation Space (For multi-family buildings in C-prefixed zoning districts)	0 Square feet	0 Square feet	

GOVERNMENT OF THE DISTRICT OF COLUMBIA



Jeannette Anderson | Zoning Plan Specialist

DCRA/OFFICE OF THE ZONING ADMINISTRATOR

941 North Capitol Street, NE, 2nd Floor | Washington, D.C. 20002

ZONING CORRECTION LIST#2

<i>Job No.</i>	<i>Property Address</i>	<i>Reviewer</i>	<i>Review Date</i>
B1001861	3160 16 th Street NW	JeannetteB.Anderson@dc.gov (202) 442-4576	05.24.2010
Zone: R-5-D	Mt. Pleasant Library (Interior + Addition)		

Comments Not Addressed:

1. Provide four (4) hard copies of a current DC Surveyor's Plat showing existing and proposed structure(s), fully dimensioned and labeled to clearly identify the work proposed to include minimum setbacks.
2. Complete the Zoning Data Summary Form (attached for your use).

New Comment:

3. A Zoning Hold was placed on this property by Matt LeGrant, Administrator on 5/13/2010.
Please inquire with Matt LeGrant at 202-4424652 or the Enforcement Officer, Justin Bellow at 442-4648 for further information.
4. Resubmit your application/drawings back to Tay Garnett, DAP Representative; more corrections may apply.

Office Use Only		
Wall Test Required	Computation Sheet	D.C. Surveyor's Plat Scanned
No	Required	Required

ADDITIONAL COMMENTS MAY FOLLOW AFTER THE DATA PROVIDED FOR THESE COMMENTS HAS BEEN ASSESSED. PLEASE NOTE THAT ALL PREVIOUS COMMENTS SHALL REMAIN FULLY VALID AND NO ZONING REVIEW OR APPROVAL IS OFFICIAL UNTIL THE APPLICANT HAS COMPLIED WITH ALL PROVISIONS OF TITLE-11.

DCRA

DEPARTMENT OF CONSUMER & REGULATORY AFFAIRS

Environmental Intake Form

Owner & Contact Information

Complete address of proposed work

Square 2595	Suffix (if any)	Lot 830	Application date (4 numbers for year) 12102009
Number 3160	Ext.	Official street name 16th	Quadrant NW
Unit/Suite			

Project name Mt Pleasant Library	Filed Job Application number (if applicable)	Project Description Interior Renovation	
6. Owner DC Public Library	7. Complete mailing address (include zip) 901 G St NW	8. Phone 202-7913	9. Email, if you prefer e-notice
10. Agent for owner, if applicable Kimmie Brown	11. Complete mailing address (include zip) 2703 12th St NE	12. Phone 528-8357	13. Email, if you prefer e-notice

Project Scope

Scope (Check all that this project involves)	No	Yes	If You Answer "Yes"
1. Is this project a residential structure within R-1 through R-5-A zoning districts?	☒	☐	Skip to the signature line.
2. Is this project a single-family structure not built in conjunction with 2 or more units?	☒	☐	
3. Is this project an accessory structure, such as a garage, patio, pool, or fence?	☒	☐	
4. Is this project only an interior renovation with no building use or capacity change?	☒	☐	
5. Is this project in an Economic Development Zone, as defined in DC Official Code § 6-1501 et seq (DC Law 7-177)?	☐	☐	
6. Is this project in the Central Employment Area, defined in DC Zoning Regulations?	☒	☐	
7. Does the project involve only operation, repair, maintenance, or minor alteration of public structures, facilities, mechanical equipment, or topographical features, with negligible or no expansion of use beyond its current use?	☒	☐	Attach a site plan. If there is no plan, attach a written explanation.
8. Does the owner of this site own adjacent or abutting property?	☒	☐	
9. Do you plan to develop adjacent/abutting property in next 3 years?	☒	☐	
10. Do you plan more development that requires permit(s) on any site in this square in next 3 years?	☒	☐	See EIS Coordinator.
11. Is this project a solid waste facility?	☒	☐	Attach the EIS or equivalent.
12. Have you prepared an Environmental Impact Statement (EIS) or a functional equivalent, as required by the National Environmental Policy Act of 1969 (NEPA)?	☒	☐	Attach an explanation; cite relevant section of regulations.
13. Are you claiming an exemption, other than those listed in this form, from the requirement to submit an Environmental Screening Form, under Title 20 § 7202.	☒	☐	If you're not claiming an exemption, attach an EISF.
14. Is the total project cost more than \$1.51 million, including site preparation and construction?	☒	☐	
15. For projects with a total cost of \$1.51 million or less, check all that apply: ☐ Contains threatened or endangered plant or animal species. ☐ Is within 100 feet of a pond, stream, lake, spring, or wetland. ☐ Project will produce emission of odorous or other air pollutants (from any source, including VOCs). ☐ Project produce, use, or dispose of hazardous substances, as defined in 20 DCMR 7299. ☐ Will be built on land where the water table depth is less than 3 feet. ☐ Will require blasting. ☐ Will generate medical, infectious, radioactive, or hazardous waste.	☒	☐	If you check any item, attach EISF or equivalent.

I certify that all statements on this application are true and complete to the best of my knowledge and belief. I agree to comply with all applicable DC laws and regulations. The making of false statements on this application is punishable by criminal penalties. (DC Code Sec. 22-2514)

Signature of Owner/Authorized Agent

Date 12/10/09

OFFICIAL USE ONLY

Environmental Impact Screening Form Required

☐ Yes. Referred to EIS Coordinator☒ No

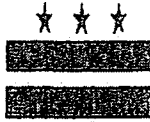
DCRA Reviewer

Date

NOTE: Building permit approval is not the same as approval of an action or entire project under the Environmental Policy Act of 1989. If you build on the same, adjacent, or abutting property, or expand on work covered by this Environmental Intake Form within 3 years, you may be required to file an EISF for the whole project, including the part covered by this application and permit approval. If the action violates any federal or DC environmental laws, an EISF can be required.

To report waste, fraud, or abuse by any DC government office or official, call the Inspector General: 1-800-521-1639

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR



March 26, 2009

Kinley R. Bray
Arent Fox LLP
1050 Connecticut Avenue, NW
Washington DC 20036

Re: Mt. Pleasant Library Rear Yard Determination- 3200 16th Street NW

Dear Ms. Bray:

As a follow-up to our meeting on Thursday, March 12, 2009, and in addition to the bullet points below, which constitute a synopsis of our discussion and the information you have provided to me regarding the applicable rear yard setback for the Mt. Pleasant Library at 3200 16th Street N.W. (the "Property"), I am confirming the conclusions reached on the rear yard setback.

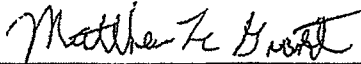
You have previously sent me a copy of the 1925 Plot Plan showing the development of the library relative to 16th and Lamont Streets, and a survey indicating the existing conditions on the property as well as the area of proposed addition. With this information, I agree that the front of the lot is along Lamont Street, N.W., and therefore the rear yard is along the shared property boundary between the library (Lot 830) and Lots 822 and 829, as depicted in the attached Grading Plan marked "Option A." This understanding is based on the following:

1. The Property is improved by the Mt. Pleasant Library, which was constructed in 1925 and donated by Andrew Carnegie. The Library is a contributing building in the Mt. Pleasant Historic District.
2. The Property is a corner lot. 11 DCMR § 199.1 defines a corner lot as "a lot fronting on two (2) or more streets at their junction, with the streets forming with each other an angle of forty-five degrees up to and including one hundred thirty-five degrees."

941 North Capitol Street, N.E., Suite 2000, Washington, D.C. 20002
Phone: (202) 442-4576 Fax: (202) 442-4871

3. Because the Property fronts on two streets, for purposes of the Zoning Regulations, an applicant for a building permit may choose which side of the building is the "front." While the building has used a 16th Street address, the entrance is equally on both 16th and Lamont Streets, so the designation of Lamont as the "front" does not constitute a change in the location of the entrance, merely a minor change in designation.
4. The Property is irregularly shaped and has frontage on both Lamont and 16th Streets, N.W., with the longest frontage on Lamont. The Lamont Street frontage is 107.7 feet compared to 92.42 feet along the 16th Street frontage. Moreover, although the Property abuts the right of way for 16th Street, there is a large area of public space and service roadways between the Property and the paved main section of 16th Street, N.W. separating the building from 16th Street.
5. There are two entrances to the existing building along the Lamont Street frontage: (1) the main entrance, which is situated at the apex of the intersection between the Lamont and 16th Street frontages, and (2) the special stairway which was designed to provide children with their own direct entrance to the second floor Children's Room, and which is located on the side of the building which fronts on Lamont. The stairway to the Children's Room will be enclosed but will remain functional and visible after the new addition is constructed. A new entrance will be created as part of the work, and this new entrance will also be located along the Lamont Street frontage.
6. The proposed rear lot line is opposite the Lamont Street frontage.
7. The Zoning Regulations define "yard, rear" as "a yard between the rear line of a building or other structure and the rear lot line, except as provided elsewhere in this title. The rear yard shall be for the full width of the lot and shall be unoccupied, except as specifically authorized in this title." 11 DCMR. § 199.1. The proposed rear yard will extend the full width of the lot, consistent with the Zoning Regulations.
8. The proposed rear yard will ensure that adequate light and air are provided to the adjacent apartment house at 3150 16th Street (Lot 822 & 829, Square 2595), which has windows facing the proposed rear yard.

9. Consistent with Section 101.3 of the Zoning Regulations, the proposed rear yard will result in a larger yard and a greater percentage of unoccupied land area on the lot than any other alternative

Sincerely, 
Matthew Le Grant
Zoning Administrator

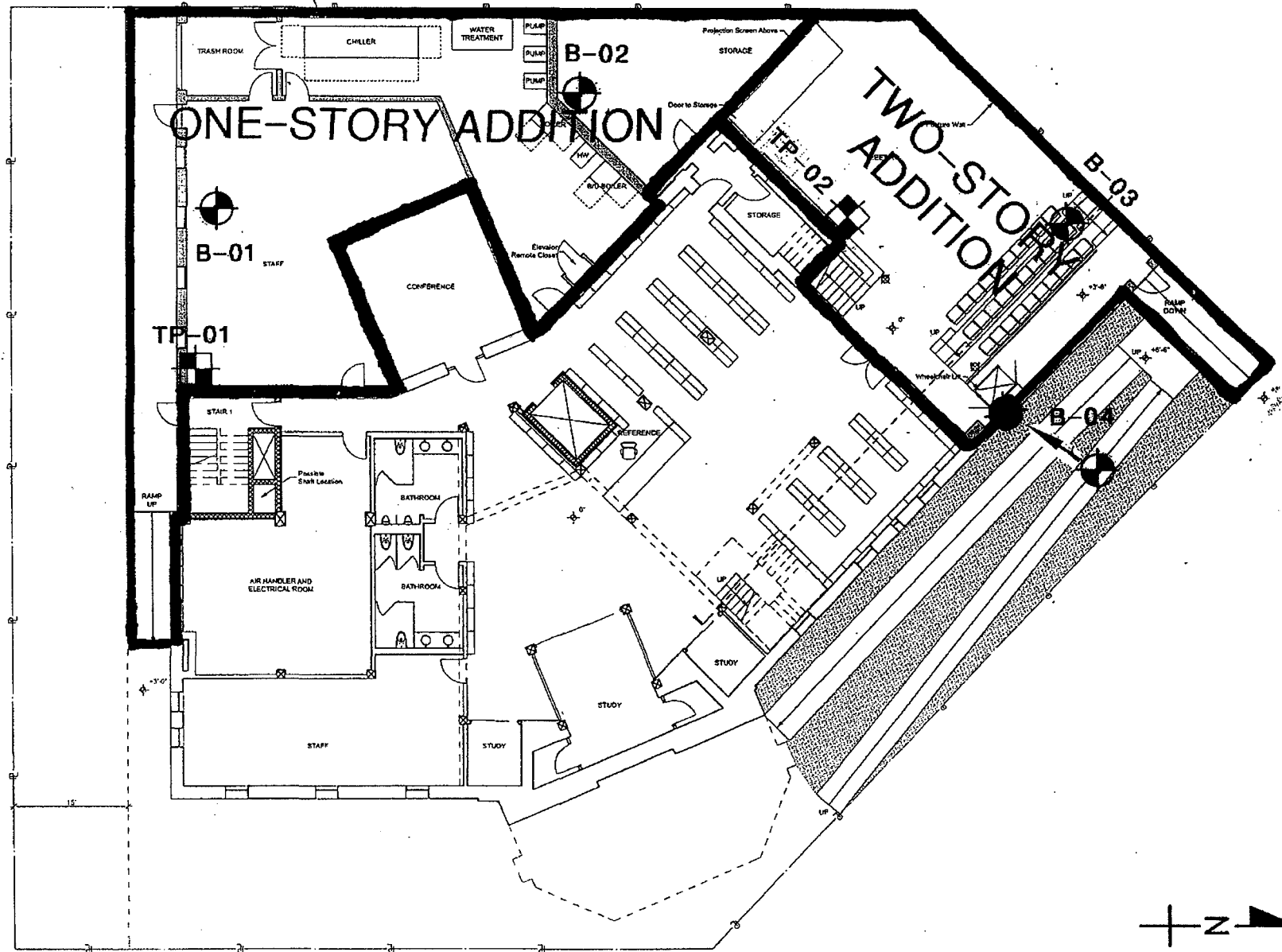
Attachment – Grading Plan – Option A

**Geotechnical Engineering Report
Mt. Pleasant Public Library Additions
3200 16th Street NW
Washington, DC**

Project No. 08120169

December 16, 2008





Mt. Pleasant Public Library Additions
3200 16th Street, NW
Washington, DC

DRAWN BY:
KKH

DATE:
12-16-2008

PROPOSED ADDITIONS AND
BORING LOCATION PLAN

CHECKED BY:
KKH

SCALE:
NOT TO SCALE

PROJECT 08120169
FIGURE 3

8.2 Geopier or Compacted Stone Column Placement

All Geopier and Vibro Pier installations should be observed by a qualified Geotechnical Engineer or engineering technician to verify adequate density. Geopier and Vibro Pier installation should be performed as indicated by the design.

Compaction testing should be performed on the tops of selected Geopiers. Also, a plate load test should be performed on at least three Geopiers to verify the design capacity.

Stone aggregate should be stockpiled, moved and loaded during column construction without contaminating the material. Crushed stone varying in size from 13 mm to 76 mm (½ to 3 in) should be used.

We recommend installation of Geopiers and Vibro Piers be performed by contractors with sufficient experience with installations on similar projects. A plan should be prepared with locations of Geopiers and Vibro Piers and proposed spacing between columns for use in preparing bids. We can review the plans prior to issuing bid packages, upon request.

8.3 Floor Slab Subgrades

Floor slab subgrades should be observed by the Geotechnical Engineer prior to placement of the underfloor granular blanket. Where subgrades have been disturbed due to construction activity or any other causes, the disturbed material should be replaced with AASHTO No. 57 crushed stone or with suitable compacted fill.

8.4 Observations During Construction

There is the possibility that variations in soil conditions will be encountered during construction. In order to permit correlation between the subsurface investigation data and the actual soil conditions encountered during construction, it is recommended that the Geotechnical Engineer be retained to perform professional observations of subgrades for footings and floor slabs and testing of compacted fill and backfill during construction. We can provide these services upon request.

★ 9.0 GENERAL AND LIMITATIONS

Recommendations contained in this report are based on data obtained from the relatively limited number of test borings drilled at the locations presented herein. This report does not reflect variations that may occur between these test borings. The nature and extent of

variations between test borings may not become evident until during the construction period. It is essential for successful completion of this project that on-site observations of subgrade conditions be performed during construction to determine if any re-evaluation or additional design recommendations are necessary.

- * This report has been prepared to aid in the evaluation of the site and to assist the design professionals in the design of this project. It is intended for use with regard to the specific project as described herein, and substantial changes in proposed construction, building loads, lower floor levels, etc. should be brought to our attention so that we may determine any effect on the recommendations given herein.

An allowance should be established to account for possible additional costs that may be required for the construction as recommended in this report. Additional costs may be incurred for various reasons including unsuitable bearing material at design subgrades, unanticipated groundwater, subsurface obstructions, etc.

This report should be made available to bidders prior to submitting their proposals and to the successful contractor and subcontractors for their information only, and to supply them with facts relative to the subsurface investigation, soil laboratory tests, etc. The opinions and conclusions expressed in this report are based upon the subsurface conditions revealed by our investigation and the results of analyses and studies, which we have performed for this project.

It is possible that the explorations and tests made for design and reported herein are not adequate in number, depth or completeness to provide all the information needed by the contractor for the selection of particular methods of construction. Should the contractor need additional borings, tests or analyses, these should be conducted prior to bidding or an allowance should be included in the bid for obtaining the additional information.

We recommend that the project specifications contain the following statement:

"A geotechnical engineering report has been prepared for this project by Schnabel Engineering, LLC. This report is for informational purposes only and should not be considered part of the contract documents. The opinions expressed in this report are those of the Geotechnical Engineer and represent his interpretations of the subsoil conditions, tests, and the results of analyses, which they performed. Should the data contained in this report not be adequate for the contractor's purposes, the contractor may

make his own investigations, tests and analyses prior to bidding."

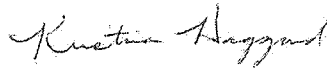
We have endeavored to prepare this report for use by the design professionals for design purposes in accordance with generally accepted geotechnical engineering practices. No warranty, either express or implied, is made as to the professional advice included in this report. Soil samples for this study will be held until March 1, 2009 and then discarded unless other disposition is requested.

CORE Architecture/Design, PC
Mt. Pleasant Public Library Additions

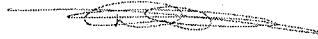
We appreciate the opportunity to be of service to you on this project. Please contact our office if you have any question concerning this report.

Sincerely,

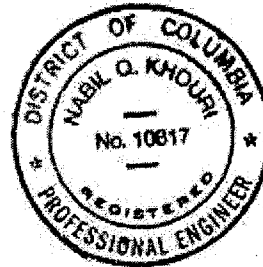
SCHNABEL ENGINEERING, LLC



Kristina Haggard
Project Engineer



Bill Khouri, P.E.
Principal



KH/BK/kkh/nv

G:\2008\08120169\WP\FINAL\Mt. Pleasant Library Additions - Geotech Report.doc

Attachments:

- Figure 1: Site Vicinity Map
- Figure 2: Existing Features & Boring Location Plan
- Figure 3: Proposed Additions & Boring Location Plan
- Figure 4: Geopier Figure
- Figure 5: Vibro Pier Figure
- Figure 6: Lateral Earth Pressure Diagram – Gelow Grade Walls
- Figure 7: Lateral Earth Pressure Diagram – Retaining Walls
- Figure 8: Subdrainage Details

Appendix A: Subsurface Investigation

Appendix B: Soil Laboratory Testing

Return

Date: Wed, 26 Jan 2011 9:06 AM
From: "Evelyn Brewster" <jbbrew14@gmail.com>
To: nicholas.majett@dc.gov
Cc: "Biles, Blake" <Blake.Biles@aporter.com>
Subject: Stop Work Request - Mount Pleasant Library

DCRA Stop Work Order Request

To: Nicholas A. Majett, Director DCRA (nicholas.majett@dc.gov)

Don Masoero, DCRA (don.masoero@dc.gov)

From: Evelyn Brewster, Resident and President of the 3150 -- 16th Street Residents' Association Park Marconi.

Date: Tuesday, January 25, 2011

=====
==

STOP WORK ORDER REQUEST

The residents of the Park Marconi are requesting a stop work order by DCRA to be issued to DC Public Library and their demolition crew until all affected property owners, including apartments and their tenants' associations, condos, homes, and businesses are informed by writing using certified mail, including a copy of the proposed work plan.

DCRA must prevent work from continuing until all surrounding properties are protected, including the foundations and walls of the Park Marconi building which are being threatened by a simple mistake of those operating huge machinery less than a foot away from our building.

And, work shall not commence until DCPL and their demolition team pledges to work within DCRA's time allowance, which starts at 8 A.M., not 6 A.M. or 7 A.M.

=====

1) Required Protection of Surrounding Properties Not Being Met
Massive excavation machines are as close as one foot away from the Park Marconi building during an excavation process that our building was not noticed by. There is no protection of the foundation and building walls on the north side of our building where these machines are driving and digging. If the operator were to make a mistake during this process, our building is exposed to serious damage as there are no protection devices along our walls.

DC Public Library and it's demolition crew are not following DC Building

Code in this regard. Pursuant to DCMR CHAPTER 33A SAFEGUARDS DURING CONSTRUCTION, SECTION 3307A PROTECTION OF ADJOINING PROPERTY 3307.1

Protection required. Adjoining public and private property shall be protected from damage during construction, remodeling or demolition work. Protection must be provided for footings, foundations, party walls, chimneys, skylights, and roofs.

2) Required Notice Not Given

The Park Marconi, and to our knowledge, the surrounding apartment buildings, condos, and homes have not been sent any notice in writing, via USPS mail, to alert us about this very dangerous excavation happening in very tight quarters behind the library and adjacent to our buildings.

Pursuant to DCMR CHAPTER 33A SAFEGUARDS DURING CONSTRUCTION, SECTION

3307A PROTECTION OF ADJOINING PROPERTY, 3307.2 Notification required.

The person causing construction, excavation, remodeling or demolition work to be made that will affect adjoining property, including a lot, building or structure, shall at all times, and at his or her own expense, preserve and protect the adjoining lot, building or structure from damage or injury... The person causing the work shall provide written notice, and a copy of the proposed work plan, to the owner of the adjoining property advising said owner of the intended work and the need for protection for the adjoining property. Upon receipt of notification, it shall be the duty of the owner of the adjoining property to make safe said owner's property, unless the owner provides the person causing the work with written permission (conditional or unconditional) to enter the owner's adjoining property. 1. If the work is non-structural, notification shall be delivered to the adjoining property owner, not less than ten (10) business days prior to the scheduled starting date of the work. 2. If the work involves excavation requiring underpinning or other structural support of the adjoining building or structure, the person causing the work shall notify the adjoining property owner by personal delivery, courier or express mail service, with a copy to the code official, not less than thirty (30) days prior to the proposed starting date. This notification shall include a copy of all documents filed for necessary permits which are relevant to the adjoining property. The adjoining property owner shall have thirty (30) days from the date that the notification was delivered to respond in writing.

3) Work Beginning Illegally Before 7am

Park Marconi residents have been awakened on several mornings long before 7am to loud noises and demolition work. DCPL's demolition crew was also working the morning of the MLK day national holiday, Monday, January 17.

According to DCRA's website >>

<http://dcra.dc.gov/DC/DCRA/Inspections/Construction+Inspections/Appeal+a+Stop+Work+Order>

There is a \$2000 fine (per infraction) for:

- * Work without a permit
- * Work outside the scope of a permit
- * Work before 7 am or after 7 pm Monday through Saturday or any time on Sunday

=====

Residents of 3150 -- 16th Street, NW, WDC 20010, are seeking remedy of the above infractions with a stop work request, until all of the required protection and notice is met.

Please confirm receipt.

Regards,
Evelyn Brewster
301-404-3526

--

Evelyn J. B. Brewster

"May the BEST of your 2010 be the worst of your 2011."

FIRE DOCS

* News Articles

March 2008: Deauville Apartment Fire; Destruction of Meridian Hill Baptist Church; Hundreds displaced

[p87-p90]

Summer 2009: DCFD names Mount Pleasant a "trouble spot"

[p91-p92]

Fall 2009: Hydrant concerns and repair

[p93]

Fall 2010: Sarbin Towers Fire, Lot 831, Square 2595; 2 dead; property damage

[p94-p96]

November 2010: 16th Street rowhouse fire; 1 dead; Hydrants in question

[p97]

* Other

Transcript from Community Meeting with Fire Chief Rubin, hosted by Councilmember Jim Graham

[p98-p110]

Chapter 1 of NFPA 914: Fire Protection of Historic Structures

[p111-]

Chapter 2 of the NFPA 909: Protection of Cultural Resources

[p112-p114]

The Washington Post



I'M WENDY HUTCHINSON

Regulatory Affairs Manager
Arch Coal's Thunder Basin Coal Company

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D.C. Blaze Displaces Nearly 200

Northwest Apartment Building Had History of Code Violations

By Petula Dvorak and Allison Klein
Washington Post Staff Writers
Friday, March 14, 2008

The fire that ripped through a four-story apartment building in Mount Pleasant yesterday, leaving almost 200 people homeless, came after years of complaints about living conditions from tenants and the D.C. government.

GALLERY



Fire Destroyed Mount Pleasant Apartment Building

A major fire a year ago today ravaged a Mount Pleasant apartment building, displacing nearly 200 people. The five-alarm blaze was the worst D.C. had seen in about 30 years, firefighters said.

In recent months, the owners of the property had made repairs and were on the verge of settling a lawsuit brought by the tenants association. The building, where more than 7,000 housing code violations were recorded in recent years, is a shambles, and residents do not know when they might return.

Officials have not determined the cause of the fire at the Deauville building at 3145 Mount Pleasant St. NW. The fire apparently began shortly before midnight Wednesday and continued into the morning. Firefighters said they were amazed that no resident was seriously hurt during the fire or the harrowing evacuation. Some residents had to climb out of windows and descend on ladders put up by firefighters. Others stumbled through smoke-filled stairwells. One firefighter suffered smoke inhalation.

Flames shot through the top half of the building in the first five-alarm blaze in the District in nearly 30 years. By contrast, the large fires last spring at Eastern Market and the Georgetown public library were three-alarm blazes.

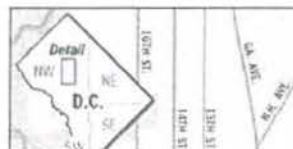
In addition to the 85 apartment units at the Deauville, the building housed the Ethiopian Community Service Center, an outreach program that provides computer and

Broken Codes

The Mount Pleasant apartment building that caught fire yesterday has an extensive history of building code violations. Since Jan. 1, 2004, inspectors have logged more than 7,100 violations. They include:

- 52 Leaking pipes
- 64 Fire safety violations, including defective smoke alarms and fire extinguishers
- 91 Broken refrigerators
- 154 Cases of broken heating
- 316 Holes in walls and ceilings

Nearly 500 Broken electrical outlets



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language classes, counseling and youth programs. The fire also heavily damaged the Meridian Hill Baptist Church next door, where the roof collapsed and stained-glass windows shattered. A temporary homeless women's shelter in the church's basement was also damaged.

Five neighboring buildings were evacuated and a local library branch was closed because of heavy smoke. The Columbia Heights Community Center suspended recreation programs so that it could serve as a temporary shelter. The local chapter of the Red Cross is working with the D.C. Emergency Management Agency to temporarily house people in hotels and help them find other accommodations.

The displaced tenants, most still in pajamas late yesterday, hugged and cried outside the building. They were a diverse mix of immigrant families, single professionals, artists and musicians.

Edilma Alvarez, 33, nine months pregnant, sat on a folding chair and said she had just set up a crib for her baby. Alvarez's due date is today. "I had everything all ready in the apartment, and now it's destroyed," said Alvarez, a native of Guatemala who has lived in the building for three years.

Maria Irma Villatoro was still wearing a gray top and blue pajama bottoms yesterday afternoon as she waited to find out if anything in her apartment was salvageable. She clutched a bag that contained her green card and a few other important papers that she grabbed before rushing out after hearing a smoke alarm.

"All I have is what I'm wearing," Villatoro said, her eyes filling with tears. "I don't even have a dollar."

Villatoro was among the tenants who years ago pressured the D.C. Department of Consumer and Regulatory Affairs to take action against Deauville Partners, the owners of the building. Aided by a nonprofit advocacy group, the residents had applied pressure for repairs. The tenants association had considered buying the building, but plans fell through and a court battle ensued.

Advertisement

At a news conference yesterday, DCRA Director Linda Argo said the building had "a lot of issues" for many years. "I would call it a troubled building," Argo said, however, that authorities have no reason to suspect that code violations contributed to the fire.

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Smoke From Apartment Fire Prompts Mt. Pleasant Library to Close

March 13, 2008

Library is expected to reopen March 14, 2008

Due to extensive smoke caused by the **fire** located at 3145 **Mount Pleasant** Street, NW, the Mt. **Pleasant** Neighborhood **Library** of the **DC** Public **Library**, located at 3160 16th Street, NW is closed effective 1 pm, March 13, 2008.

Media contact: George Williams, (202) 727-1184

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The Washington Post

Damage to Apartments, Church Put at \$20 Million

Advertisement

By Petula Dvorak
Washington Post Staff Writer
Tuesday, March 18, 2008

The fire that decimated a Mount Pleasant apartment building and neighboring church last week did at least \$20 million in damage, officials said yesterday.

The shell of the apartment building at 3145 Mount Pleasant St. NW has been shored up by scaffolding and support beams, and investigators have been at work in the building, Assistant Fire Chief Lawrence Schultz said.

But they have yet to determine what caused the fire late Wednesday, which left about 200 people homeless.

A dog trained to detect accelerant used in a potential arson found nothing, Schultz said. That doesn't rule out arson, but it makes it less likely, officials said.

Through examination of the scene and at least 70 interviews, officials have determined that the fire began in the northeast corner of the basement of the 93-unit building, beneath apartments 107 and 109, officials said.

It tore through the building, causing about \$5 million in damage. Meridian Hill Baptist Church, which lost its roof and was also ravaged by smoke and flames, sustained about \$15 million in damage, officials said yesterday.

Many of the families left homeless were moved to a Best Western hotel and are awaiting permanent housing from the city. Mayor Adrian M. Fenty (D) said in a news conference yesterday that the city might have to provide a subsidy to bridge the gap between the rents residents had paid for their Mount Pleasant apartments and rents elsewhere in the D.C. area.

The Columbia Heights/Shaw Family Support Collaborative is also helping create an emergency housing fund to provide rental and other assistance to those families.

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District fire list names 34 trouble spots

August 13, 2009 - 11:14am

WASHINGTON - Across the District there are nearly three dozen locations where firefighters anticipate problems with every fire they fight.

The list of locations where firefighters need to do extra planning includes 34 spots and "changes from day-to-day." The list of potential problems firefighters may encounter also is constantly changing.

Those locations range from college campuses to construction sites to the National Zoo.

Mayor Adrian Fenty mentioned the list in a preliminary report on the Chain Bridge Road fire that gutted the home of prominent Washingtonian Peggy Cooper Cafritz.

"These locations are a concern to us for a variety of reasons, not necessarily for the water supply," D.C. Fire and EMS spokesman Pete Piringer says.

The potential problems include small water mains, hydrant configuration, topography, permanent or temporary structures that block access and hydrants on private property, he says.

Piringer says the fire department has plans to make sure there's enough water to fight fires in the areas on the list.

"These are areas where we have solutions in place, ready to respond. We're very confident of these plans, should there be an emergency at any of these locations."

The list, first obtained by Channel 9, names the following locations:

- Mayfair Parkside, NE
- Poplar Point Pumping Station, SE
- Fort Station Reservoirs, SE
- Williamsburg Lane, NW
- Adams Morgan North of Columbia Rd, NW
- Taylor Street, NE
- Randle Circle, SE
- Queens Chapel/ South Dakota, NE
- International Drive, NW
- East Portion of Saint Elizabeth Campus, SE
- Howard University Law School, NW
- FEMS Training Facility, SE
- Mount Pleasant Area (North)
- Mount Pleasant Area (South)
- East and West Potomac Park
- National Zoo
- Metrobus Bladensburg Division
- Georgetown University
- George Washington University, Mount Vernon Campus
- Gallaudet University
- Edmund Burke School
- Hillwood Museum
- Levine School of Music
- Washington International School
- Maret School
- Catholic Unive sity
- Trinity College
- 1300 Block of Upshur Street, NW
- Wyoming Ave & 23rd St, NW
- 39th & T St, NW
- 29th & P St, NW
- Massachusetts Ave, Between Dupont Circle and Sheridan Circle, NW
- 2600 Block of Myrtle Ave, NE

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THE DUPONT CURRENT

Firefighters identify problem spots

■ **Safety:** Sites on list require special attention, agency says

By IAN THOMAS
Current Staff Writer

As required by a 2007 plan, fire department officials are continually evaluating areas of the city and developing solutions to overcome obstacles, according to agency spokesperson Pete Piringer. The 2007 plan was forged as a result of two high-profile fires in which firefighters struggled to find adequate water supplies: at the Georgetown Neighborhood Library and an Adams Morgan condominium.

D.C. Fire and Emergency Medical Services has formulated special plans for 34 areas in the city that present particular difficulties for firefighting, including small water mains, undulating topography and limited access.

"The list is very dynamic. It changes from day to day," said Piringer.

The list of locations, first obtained by WUSA's Dave Stalter, See **Fire**/Page 34

includes many Northwest neighborhoods and institutions, including Georgetown University, the National Zoo, Maret School, Washington International School and Edmund Burke School.

Chain Bridge Road was not identified prior to the Cafritz fire, but city officials say it likely would have qualified, with its aging 8-inch water main and steep topography. When firefighters arrived on the scene of the July 29 blaze, they could not immediately find an adequate water supply; they discovered a hydrant connected to a larger main more than an hour after arriving.

Piringer declined to outline the specific problems of each location on the list, saying he "did not want to be alarmist."

Schools are likely on the list, he said, due to their dense populations, limited access, geography, and, in the case of university campuses, private hydrants. The fire department does check private hydrants, but because they are not maintained by the D.C. Water and Sewer Authority, the department cannot be certain they will function properly, Piringer said.

The District has adopted what Piringer calls "the most aggressive fire hydrant testing program in the country," as another result of the 2007 plan.

Piringer stressed that residents should not worry if they live in or near a problem area on the list. "Being on the list is a good thing," he said. "It means we have plans and resources in place to respond to an event in those areas."

Plans include immediately dispatching extra engines and water supply trucks, which have large hoses that allow firefighters essentially to create aboveground mains from an abundant water source to the scene of a fire. The fire department also will dispatch water task forces that are trained to locate hydrants connected to large mains.

The strategies are not limited to finding water, however; many of the trouble spots have been identified due to accessibility problems, said Piringer. In those cases, the fire department has laid out plans of attack and in some instances asked institutions, such as Georgetown University, to make changes to their site to allow for better entry points.

Ward 3 D.C. Council member Mary Cheh, who represents many areas on the problem list, said she is pleased the fire department has developed some solutions but said she hopes officials are actively looking for additional trouble spots.

Cheh said it could benefit residents to know they are living in a problem area, because they can take actions — such as installing a sprinkler system — to protect themselves and their properties.

But she acknowledged that this fundamental discussion must put

Below are Northwest locations the fire department has identified as problem areas:

- Adams Morgan, north of Columbia Road
- Edmund Burke School
- George Washington University Mount Vernon Campus
- Georgetown University
- Hillwood Museum
- Howard University School of Law
- International Drive
- Levine School of Music
- Maret School
- Massachusetts Avenue between Dupont Circle and Sheridan Circle
- Mount Pleasant
- National Zoo
- 29th and P streets
- 39th and T streets
- Upshur Street, 1300 block
- Washington International School
- Williamsburg Lane

percent of the time that when firefighters show up they will be able to put water on the fire," Cheh said.

At-large Council member Phil Mendelson, who chairs the committee that oversees the fire department, said he has concerns about the way fire officials handled the Chain Bridge Road fire. He also said he does not understand why water supply has become a problem in the past two years.

"The issue of water supply is not new and it's not unique. ... It's striking that for years and years there were fires in the District and water supply was never an issue," he said. "Presumably firefighters are trained to pull up to a fire and find water, and why they would search around for over an hour raises questions."

He also said he does not understand how an 8-inch main could so hamper the fire department's response. "Eight-inch mains have presumably been adequate for the last number of decades," he said.

Mendelson plans to schedule an oversight hearing on the Chain Bridge Road fire in the fall.

Since that incident, fire officials have decided to request that the D.C. Water and Sewer Authority revise its standard for determining proper water flow for an area.

Currently, the water authority says the fire department must be able to access 1,000 gallons per minute of water within 1,000 feet of a structure. The fire department would like that to change to 1,500 gallons per minute within 500 feet of driving distance for low-hazard locations, and 2,500 gallons per minute for high-hazard locations, according to Piringer.

Michelle Quander-Collins, spokesperson for the water authority, said her agency has not yet received that request, but she said officials would discuss it at their next monthly meeting — another requirement of the 2007 plan.

Ward 1 Council member Jim Graham, who chairs the council's Committee on Public Works and the

METRO

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Doubts Remain About D.C. Hydrants

Firefighters Can't Be Sure of Water Flow While Thousands Wait to Be Tested

By THEOCLA LABRE-DEBOST
and ALISON KLEIN
Washington Post Staff Writers

As many as 6,500 of the District's 9,000 public fire hydrants have not been tested for water flow, leaving firefighters unsure of how much water they will find when they arrive at an emergency and hook up their hoses.

Serious blazes in Georgetown and Adams Morgan in 2007 prompted officials to promise that they would make speedy fixes to the water system and set up a hy-

drant upgrade and repair program. But because of limited funding, officials said, only 25 percent of the city's hydrants have been tested. In addition, officials acknowledge that confusion remains about the size and quality of the pipes under the hydrants and their ability to provide enough water to put out a major fire.

In July, water-flow problems on Chain Bridge Road NW hampered efforts to fight the fire that destroyed the home of former school board president Peggy Cooper Cafritz, renewing questions about

the level of uncertainty firefighters face during a major blaze. Fire officials say they often find hydrants fed by eight-inch mains that can't deliver enough flow. That forces them to look for larger mains.

"Why was this yet another fire where initially the report was that there wasn't enough water?" said D.C. Council member Phil Mendelson (D-At Large), who was scheduled to chair a hearing Friday about hydrants and water supply for fighting fires.

"The most important thing is that there are working hydrants.

The second important thing is that [the fire department] have access to information about the water system," Mendelson said.

Officials with the D.C. Water and Sewer and Authority said the pace at which they are testing and replacing hydrants — 2,400 in just two years — is impressive. Fire officials said the situation is much better than it was in 2007, when broken hydrants were scattered throughout the city and no one was keeping track.

"We would like information on all the hydrants. Just having water,

"We would like information on all the hydrants. Just having water. we're happy with that."

Pete Piring, fire department spokesman

we're happy with that," said Pete Piring, a spokesman for the Fire and Emergency Medical Services Department.

Under an agreement reached in

See HYDRANTS, Page B8

Agencies Collaborate to Check, Repair Hydrants

HYDRANTS, From Page B1

2007, the fire department and WASA, a quasi-independent utility, have worked to improve hydrant maintenance.

Fire officials inspect hydrants twice a year and tag the broken ones. WASA replaces or upgrades a tagged hydrant, does a flow test and puts a red, yellow, orange or blue band on the hydrant to inform firefighters of the level of flow. Both agencies receive hourly updates on inspections and flow tests through an electronic database.

WASA has spent nearly \$32 million on the program and increased the number of hydrant repair crews from two to six. But WASA's interim general manager, Avis Marie Russell, told a council committee last week that it would take several years to replace the rest of the city's

hydrants and that the work was "dependent on District funding."

The unfinished flow testing was a factor in the fire department's difficulties in putting out the fire at Cafritz's home. Council member Jim Graham (D-Ward1), who chaired a hearing last week, asked why firefighters had to wait 40 minutes for someone from WASA to arrive and direct them to larger water mains.

Fire Chief Dennis L. Rubin replied: "By not having the hydrants completely marked yet — and I know we're working hard to get that done — that would have been the reason why we weren't able to connect to hydrants or to immediately know where fire hydrant flow availability was in the area."

Graham later remarked, "People assume that all hydrants will be flow-tested and all hydrants will be

banded."

To ease the uncertainty, WASA recently gave the fire department maps showing all the city's large-diameter water mains. "We're talking [with the fire department] about how to share the information about high-flow hydrants," said Charles Kiely, WASA assistant general manager for consumer services.

In addition, fire officials have identified 40 areas deemed potentially problematic or potentially sensitive, and they asked WASA to show them where the high-flow hydrants are in those areas. During that process, the fire department and WASA found 12 areas of the city that had water problems. Some of those have been corrected; others are scheduled to be addressed; and the rest are under review.

Porter Street and Williamsburg

Lane NW, near the National Zoo, is on that list. WASA is scheduled to put in a new water main and hydrants there. Chain Bridge Road was added to the list this month. In six other areas on the list, the fire department suspects that there might be problems and has asked WASA to check the mains. Those areas include P and 29th streets NW and Massachusetts Avenue between Dupont Circle and Sheridan Circle NW.

The fire department and WASA said the list is far from comprehensive.

"Everything is a band-aid," said a fire official, who asked not to be identified because he was not authorized to talk to the media. "We have to slow the bleeding. The core of the problem is infrastructure."

Another issue is the roughly 1,300 private hydrants in the city,

which are not maintained by WASA.

On Oregon Knolls Drive NW — a steep, narrow road that loops around 20 large single-family houses near Rock Creek Park — there are three fire hydrants: Two are nearly hidden in shrubbery at the top of the hill and bear "out of service" tags; one is at the bottom and has a tag that says "maintenance scheduled."

Hank Boldrick, who has lived there for 10 years, said he was shocked last year when the fire department tagged the hydrants as problematic. Since then, he and his neighbors have been anxious about whether the development is safe.

"We're not at ease at all," Boldrick said. "I'm frustrated, confused, concerned and worried."

The fire department has requested that WASA put in a new hydrant

at the edge of the development on Oregon Avenue. But the homeowners wonder whether a working hydrant would solve the problem. Boldrick said the residents would have been willing to hire a contractor and spend \$30,000 to fix the three hydrants even though they are not sure who owns them. But that was before the Cafritz fire brought to light the water pressure issue.

"If we repair the hydrants and the mains don't work, what good is it?" Boldrick asked. "Is there a pressure problem in this area? Does anyone know? What's the city's plan to find out?"

ON WASHINGTONPOST.COM
To learn more about efforts to ensure that D.C. firefighters have sufficient water flow from hydrants, go to washingtontimes.com/dc.

The Washington Post

Man leaps to his death in NW DC apartment fire

Advertisement

By Matt Zaptosky and Nathan Rott
Washington Post Staff Writers
Wednesday, September 29, 2010; 10:26 PM

A man was killed after jumping from a burning apartment building in Northwest Washington early Wednesday and four others, including a 2-year-old girl, were critically injured in a blaze the D.C. fire chief said might have been set.

Fire investigators had not determined a definitive cause of the blaze Wednesday night, though they had largely finished collecting evidence from the scene, said D.C. Fire Chief Dennis L. Rubin. He said that investigators were aware of a domestic dispute in the building about the same time but that they were unsure whether it was relevant.

"Most likely," Rubin said, "this fire will not be accidental."

Authorities did not release the names of any victims but confirmed the death of a 38-year-old man who tried to leap to safety from the fifth floor of the Sarbin Towers. Four people, including the 2-year-old, remained hospitalized with critical injuries, Rubin said. The 2-year-old was airlifted to Shriners Hospital for Children in Boston, fire officials said.

Pete Piringer, the spokesman for D.C. Fire and Emergency Medical Services, said eight people were taken to the hospital initially with serious smoke inhalation and burns, and at least three others who were in good condition were taken from a makeshift emergency shelter for treatment of smoke inhalation. He said the man who died was among the eight initially hospitalized.

Firefighters were called to the blaze, in the 3100 block of 16th Street, at 3:45 a.m., Piringer said. They escorted dozens of people out of the eight-story building, carrying some through smoke-filled hallways or down ladders.

About 125 residents of the building were being sheltered at a nearby community center, Rubin said. He said all except those who live on the fifth floor were expected to be able to return to their residences Wednesday night. Those on the fifth floor, which sustained the most serious damage, would stay in hotels, he said.

Charles Jackson Jr., 37, said he was asleep early Wednesday in his seventh-floor apartment when he was awakened by the smell of smoke. He soon heard firefighters urging everyone to get out.

"The hallway was black," he said. "They were banging on the doors."

Jackson said one thought ran through his head: "Get to the bottom floor, fast as possible." He said he escaped with his father, 60-year-old Charles Sr.

The blaze caused a traffic nightmare as rush hour approached. Police closed 16th Street between Park and Columbia roads and Lamont Street between 16th and 17th streets, the D.C. Department of Transportation said.

Rene Bolanos, 24, who lives on the first floor, said a commotion woke him and his wife about 3:30 a.m. He said his wife looked out the window and saw what she thought was a fight. By the time Bolanos went to the window, flames were visible on the fifth and sixth floors, he said. He and his family rushed outside.

The apartment building was most likely built in the mid-20th century, Rubin said. Like most buildings of that era, it is not equipped with a sprinkler system.

The 63-unit building suffered hundreds of thousands of dollars in damage, Piringer said.

"The fifth floor has some pretty heavy fire and smoke damage, a little water damage, and smoke and heat damage above that," he said. "We believe we'll be able to reoccupy the first and second floors and maybe higher floors. Certainly the fifth floor, they'll be out longer term."

An investigation is ongoing. The American Red Cross, the D.C. Health Department and other agencies are providing aid.

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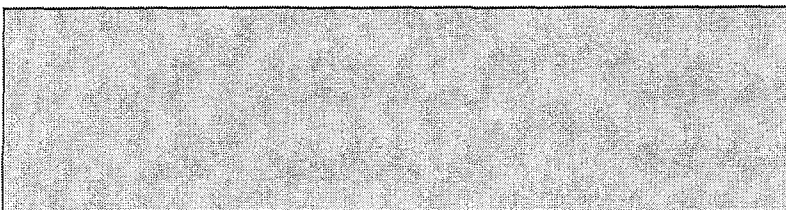
Staff writers Spencer S. Hsu and Debbi Wilgoren contributed to this report.

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By *Emily Babay*

Created *Oct 28 2010 - 10:00pm*

2nd victim dies from 16th Street fire

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A second person has died from injuries suffered during a major fire at a Columbia Heights apartment building.

Katherine Alvarez, 21, died at a hospital Friday night, D.C. fire and emergency services spokesman Pete Piringer said. She was injured in a [Sept. 29 fire](#) at the Sarbin Towers apartment building, located at 3132 16th St. NW.

One man died the morning of the blaze. He jumped from a fifth-floor window to escape the flames.

[Capital Land](#) [fire](#) [Sarbin Towers](#)

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What's going down

Body found in rowhouse fire in Northwest D.C.

November 22, 2010 - 03:57 PM By ABC7 News

UPDATE, Nov. 23, 7:23 p.m.: Neighbors question whether a faulty fire hydrant could have contributed to the death of a man whose body was found after a fire in his Northwest D.C. rowhouse.

Police were called to the home in the 3600 block of 16th Street Monday afternoon.

"It is just inconceivable that we still have to have somebody dead for them to actually pay some attention to this," said Luis Fuller. "They should do more about it. "

Faulty fire hydrants have plagued the District for years. The city took action in 2006 after a series of devastating high-profile fires in which failed hydrants hampered efforts to douse the flames. D.C. Fire and EMS launched a more than \$50 million initiative to repair and replace hydrants. But some in this neighborhood wonder why the hydrants here continue to fail.

"Obviously that is something the city needs to look into and it needs to be addressed," said Brian Galvin.

A representative of the fire department says he wishes the hydrant had worked, but maintains firefighters got access to water swiftly and doubts the failure contributed to Shilony's death. He stresses D.C. has one of the most aggressive hydrant inspection programs in the country.

UPDATE 4:33 p.m.: DDOT reports 16th Street is closed between Newton Street and Arkansas avenue because of the investigation related to the body found in a fire in the 3600 block of 16th Street.

Drivers are advised to use alternate routes, including 14th Street and Georgia Avenue.

ORIGINAL STORY: Firefighters found a body after putting out a fire in Mount Pleasant Monday afternoon.

2009 05 04 Meeting on MP Library - CM Graham, Fire Chief Rubin

2009 05 04. Fire Safety Issues | 45 minute discussion | Held in the Children's Library, Upstairs MP Library

Those who spoke

JG = Councilmember Jim Graham

DR = Fire Chief Dennis Rubin

BF = Fire Marshal Bruce Faust

GE = ANC Cmsr Gregg Edwards, 1D.

JM = ANC Cmsr Jack McKay, 1D.

PL = ANC Cmsr Phil Lepanto, 1D.

CO = ANC Cmsr Chris Otten, 1C.

SM = Steve Mudd, President, AMP.

BS = Beatrice Stewart, Park Marconi BA

EB = Secretary, Park Marconi BA

FA = President, Historic Mt Pleasant

AK = Historic MP, former ANC Cmsr.

Present (incomplete)

CM Graham Chief of Staff, Ted Loza.

DCPL Library Project Manager, Chris Wright.

Intowner reporter Tony Harvey.

Gwen Johnson, Acting Officer Majestic Building Association, All-Ways Mount Pleasant, Washington Interface Network.

[man] Historic Mount Pleasant, selected for the concept committee.

2 members of MPNA.

Several members / Park Marconi management, Carmel Partners. (5 or 6)

MP Library Manager, Roman Castillan

2 people from Mount Pleasant Condominium (3155 MP Street) Paul Revesz, (another young man)

Archie Williams, DCPL.

Blake Biles, Arnold & Porter.

Female member of the Concept committee.

About 10 young people.

2 men sitting at tables.

Photographer, female.

Videographer, male.

[At 15:00] Gregg Edwards challenged DCPL team on the general direction of the design process. Why

don't you engage people? Why are you ignoring the advice of the ANC?

[At 21:00] Jim Graham calls on Chief Rubin and Battalion Chief Faust.

DR [[Offers praise for JG being one of the most hard working and engaging Council Members.]

He's constantly engaging all of us in public debate. I saw the changes a few minutes ago.

It's going to take a ruling of DCRA on whether it can be done by permits.

Secondly, what we'll do, is to take a close look and ensure that the Fire Protection features are considered and included.

Whether it is access as you've said for fire trucks.

We also worry about ambulances.

If we are doing measurements, the widest fire truck can be 10 foot wide, with a 1 foot mirror on either side.

So 12.5 feet would be really really really tight.

Although we'll continue to take a look at that.

We're not at a point tonight.

Again with such great debate and discussion, it would only make sense for us to look at the plans a little closer.

That we saw for the first time.

Our fire marshal is with us, he's been very close to this. I've asked Bruce to come along to weigh in.

To also hopefully bring a level of comfort to you.

That we're not going to let anybody make any changes that go absolutely contrary against public fire protection and safety.

Do you want to add a couple more thoughts?

BF[I'd just like to thank you all for having us here, and Chief Rubin is right on board with the process for this. And it goes to very preliminary drawings.

I looked at some drawings over 3 months ago, and they have changed significantly since that point. But I don't feel comfortable until I really review them again, and make some determinations on them.

I think they are moving in the right direction. I see some improvements already.

I see some greater widths.

I think the other thing you really have to understand is this block, as old as it is in the city, has never had a public access rear alley.

So there is not a public alley in the rear, other than the south end which actually private driveways I believe.

So, yes, we would love to have a 20 foot alley behind every building in the city.

But that just isn't possible in an old city.

So we adapt and we overcome every day when we extinguish fires.

It is important for us to be able to walk between all these buildings.

To carry our ladders, to extend our hose lines.

But we will ensure that we will review these plans with DCRA, and provide some input and make sure that Fire Safety Concerns are addressed.

DR[Let me just address one thought from Mr Graham.

I know how valuable everybody's time is.

Please, for the folks who live in this neighborhood, or any neighborhood in the district, don't forget your smoke detectors.

That's your first line of defense to get you up and get you out, and we will install them for free.

The other thing we are looking at, and hopefully Mr. Graham will help us, over a period of time, where it is not too ridiculously expensive or burdensome, we want to begin looking at a 10 or 15 year plan when we can sprinkler the buildings, not only get you up and out, but then the sprinkler, that's the true technological solution, it really is. So I hope you consider that as well. That's out there waiting, and I think your leader is incredible

JG[1650 Harvard. We've had some very challenging fires.

Let me just flesh out a factual situation.

We had a year ago, we had the great fire at 3145 Mount Pleasant.

Impacted by that great fire, was Meridian Hill Baptist.

And Meridian Hill Baptist, a church I've been in many times, and I have only been behind there once.

You had a fire that leapt, that moved, anyway from 3145 to Meridian Hill Baptist.

Here's the question.

How did you fight the fire in the back of the church?

And also how did you fight the fire in the back of 3145, because you had no alley in either case.

DR[We stretched the hose lines down the walkways, the hose lines are very flexible, and reasonably maneuverable.

The reason why the fire was able to extend to the church, I don't know if anyone lived in that building or not. But we made over 50 rescues that night.

If you look at it from my perspective, it starts out from life safety.

Until we can rescue all the occupants, that's our number 1 focus goal.

We kept calling for more help, but the more help we called for, the more apartments [] the more people were outside, the more folks had to come down by ladders.

The fire fighters courage that night was amazing.

We set up a defense, not at the church, I hope the [] understands, but we had another fully occupied building, immediately to the west, and that building, had some very very superficial damage. We were very proud to say the fire never leapt into that building. Never extended into that building.

Because there were humans.

The next level of priority was to take on a building that didn't have occupants.

Unfortunately it was [] for this church. And I did that.

But we had 5 alarms of fire-fighters here.

We had almost every single fire fighter we have in your city here fighting out those fires.

JG[Let me just ask my last question.

I am asking this question, because of the relevance to the issue tonight.

If you would have had, not a broad sweeping alley behind these two, but if you would have a more narrow passageway, perhaps 13-14 feet, would it have made a material difference in your ability to fight the fire between the church and the Deauville?

EB[With all due respect, you did a marvelous job that night.

The way that fire was actually fought at Meridian Hill Baptist Church, was that the firemen went through the hallways, through the apartments of residents, and out of their windows.

I am not an expert, but that is no way, I'm just a person who lives there.

But to see firemen standing in the window fighting a devastating fire, to me, indicates that this plan for expansion where you get closer and closer to the buildings.

If you take the Meridian Hill Baptist Church and the Deauville, that space was about 4 feet.

But if you are looking at 12 feet from one structure, and you are bringing all these places so close together, that it's impossible to not have a repeat situation, if there is a fire.

That's how that fire was fought.

DR[But remember the reason why is that was the primary building on fire. In other words, if we would have started from the 16th Street side, pretending like no fire trucks were there, we would have burned down several more buildings. So fire fighters had hose lines in position in your building that they were able to use to extinguish that. So that

is how well we've expected that. I can get you diagrams and drawings.

The other thing is, purely from a technological standpoint, please be thinking about the sprinklers. That's the final real answer.

SM[I was there the night of the fire. For a couple of hours we were trying to get the firemen to come over to 16th Street.

And knock down the gate between Park Marconi and the Church.

The water from Mount Pleasant Street was not reaching the sides and back of the building, and a fireball grew bigger and bigger.

Finally they did knock down the gates.

We were told that it require a strategic decision made amongst the firemen in order to deploy resources there.

[30:00]

DR[I hope the strategic decision maker Chief Baker, Fire Chief, was in charge of that sector.

I was on the west side of the building.

We had an assistant Chief back at the command post.

I say that, when you have on duty at any one time, on the order of about 400 firefighters, and it just wasn't enough.

SM[There were about 15 trucks on MP Street in front of the building, and nothing coming in from the back.

DR[And the focus was, and if you didn't live there, it probably didn't matter to you, but to knock on ever single door, search every single room. In the building where the fire and the smoke.

I have pictures of a lady, thank God, I don't know how she survived. But she is coming out of a window, and for the first five or six feet, you can't tell it is a human being, because the fire fighters carried her down, so I promise you, I have been

doing this for a long time. Our focus was the life safety of humans, and the second focus, and I personally managed that, was the building immediately to the west, and the third priority, and I apologize here, but our third priority was the unoccupied building, known as the church.

It is no more difficult, and no more complicated than that. And again, it was an 8 alarm fire.

I have been with your fire department since 1973, [] no one can remember a fire of the scope that we had that night.

And I pray that it doesn't come for another 50 years.

EB[You describe how the fire was fought.

But everyone who lived at the Park Marconi, can you just stand up for a moment?

Because we were there for that fire.

From our position, [] we will always have the history and the lesson of the Deauville.

DR[Please don't consider this trite, but if that is really the question, the answer is still sprinklers.

The density is so high, a sprinkler that activates in a 135 degree temperature, it is a fire fighter every 100 square foot, 24 hours a day, 7 days a week, to maintain the system. That's the only technological component that would save, that would do exactly what you would want.

And the other interesting thing is a sprinklered building in America, with the exception of 1 that involved murder, there haven't been any human losses in sprinklered buildings.

JG[Commissioner Edwards, then Lepanto.

BS[At the night of the fire, the fire fighters could not get through. I live in the back of the Park Marconi, and when I looked out the window, I could see it spread to the Meridian Hill Baptist Church. They had no way to get through.

JG[It's an access issue.
Commissioner?

GE[A lot of my friends and neighbors live along here. There are several thousand people in this area. These are older buildings, they need tearing down and reconstruction for a lot of reasons. And perhaps we can do that soon. When the economy recovers. I suggest, there are several thousand people with opinions on this, and fears, left over from being subject to what might be a collective fire ball. And many of them are critical of what happened that night. I suggest we not pay attention to that at this point. Maybe some time in the future. This is a neighborhood that needs some healing with these questions. But not tonight.

Instead let's try and take the lessons. There is currently the possibility of a kind of easement, behind and through these buildings. CM Graham is the expert as a lawyer and a long time Councilmember on how this might be implemented. But many people feel that there are both immediate safety interest as well as future development interests in maintaining a minimum of 20 feet through this.

There is one building that is 20 feet. That perhaps can be addressed later.

But people say we need 30 feet if we are going to be really safe.

With a 20 foot piece, supposedly, and fences that could be knocked down, you could drive a truck through that space so you would have very rapid access.

That is the basis of all this discussion, thousands of people being really upset, for an ANC resolution, that I hope you will consider and give great weight to, when you can start to consider these things.

It is not the minimum required by law, but your fiduciary duty, given the present circumstances to protect and serve these people.

Can you do this?

DR[Absolutely, we will not cut any corners when it comes to Fire Code. When it goes beyond the scope of code, I don't think – if it is going to be a political decision or its going to be a legal decision, I simply

have the authority to make sure that the code is enforced. And I apologize – I hear exactly what you are saying, and I understand.

JG[Chief, you were involved, we just have sketches of this. [] Commissioner Edwards.

[36:30]

What is desirable, not exactly what is the minimum requirement, but since we are at this [], what should we as a community be looking for as a desirable objective. If we were sitting here with a pad or paper and a pencil, some guidance from you on that issue.

DR[Probably honestly, a 100 foot setbacks, 100 foot separating each large structure. Simply put, 10 or 12 or even 20 feet, we are not going to be able to

JG[But is 20 feet better than 15 feet?

DR[Any distance is better.

JG[Is 25 feet better than 20?

DR[Yes sir.

JG[Is 30 better than 25?

GE[Would you be able to get your trucks through here? That's the thing that many people want.

They want to feel assured, that we do not now put another obstacle to this possibility, that people see as saving their lives, and their property, and their children, by allowing you to drive the truck through.

DR[We've got two different questions.

If it is a Fire Protection question, how far away should one building be from another, to prevent fires, the more distance the better.

GE[But that wasn't my question.

DR[I think the fire truck, if it is going to be 12 foot, the width of a standard lane is 10 feet.

The way we get away with having ladder trucks is the mirrors are above the top of your car as you will.

Once in a while we go past a tractor trailer, and knock off the mirrors. But if you calculate 12 feet. But I promise you, that is small as having setbacks for fire not to [lap] from one building to another. So fire truck access is important, but it is not the final answer.

The best answer would be whether it is paved or not paved, simply put, that radiant heat window, that radiant heat component, is pretty substantial, and I think that is what took care of the church that night, and I had had another 400 fire-fighters, maybe we could have stopped it. But our focus was getting the human life out of the building.

GE[There is a specific question. I am sorry, I am so [] I can't formulate it right.

My neighbors are saying, and their friends, and supposedly people that they've talked with, and a few people that I've been able to talk with, is that if you have, under the emergency circumstances, you don't have time, and in the dark, and with all these other circumstances, 1 or 2 feet clearance is not really enough to get quickly get down. We need an easement of 20 feet, minimum 20 feet. 30 is desirable and what architects design for now, in high density areas. But 20 might do. And the question is, is this kind of collective wisdom and collective data gathering, right? Is 20 the minimum we should accept in order to have a reasonable feasibility of getting a truck down.

DR[It would probably take that to move the truck.

GE[So you agree with what we've heard from experts. Thank you.

JG[Also, the other issue of radiant heat, the greater the distance, the greater the advantage on that question.

GE[Even in Reston, where they are going for city centers and higher density design, they are designed for 30 feet.

DR[When you look at communities like Reston, when you look at communities that are now being built, rather than those built in the 1800's. They are sprinklered. And really and truly, if a sprinkler system is properly maintained and utilized, and supported.

GE[We agree with that, and that is another issue where many of us believe these buildings are unsustainable in their current form, so we've got to do it, and one of the big reasons is that they are death traps.

[several voices at once]

PL[The new building is going to have sprinklered. Does anybody if the condo association that was renovated 3 year ago, does that has sprinklered.

DR[A building that gets burned will have to be sprinklered, by virtue...

PL[The condo building in back [3155 MP]
How many buildings on this general block on the MP side do not have sprinklers?

JG[Probably most of them.

PL[How many other blocks in the city are like this?
No rear access?

[several voices at once.]

JG[But not a majority.

DR[Not a majority.

JG[These are helpful answers.

PL[I know this is the context of the discussion. If we go out the back right now, there is no access. This brings up this collective shared back yard.

How does that allow for right now suitable access. Can you have a truck on Lamont Street, and go in through the back of the building, or from 16th?

My question is, what happened last year, have there been any discussions with the owners of the buildings and the Library on looking at a collective shared back yard.

[43:00]

DR[The fences, again would be in your purview PCHR, what truly causes 10 times more problems than the fences for DCRA are the vehicles, the cars. Every time we send out a group of fire trucks out to a fire, we typically send out.... and all day long you can hear that they are carrying in hose lines, [] because of parked cars. That is a never ending battle. It is an enforcement issue. MPD has a huge responsibility. They do an incredible job, they really do. But again, we prioritize, for safer streets, vs someone parked in an alley, it gets to be a balancing act for Chief Lanier as well.

[]
We will certainly vocalize it. What I would like to see is that nobody use it for parking, even if it is pretending to unload Christmas gifts or whatever it may be. We have the worst trouble with automobiles parked in the rear alleys.

GE[This would not be a rear alley, so there would not be cars there.

And the argument behind the ANC resolution is that you can have fences and they can be quickly run over in case of a fire. But maintaining at a

minimum of 20 feet, best 30 feet, becomes then a triple trade-off. A beautiful library, or risking thousands of peoples' lives. And I think that is one reason why our ANC resolution was unanimous, and why so many people are so upset about this. Because beauty vs endangering thousands of peoples' lives is a no-brainer, usually, but somehow or another, in these meetings, it becomes something that people actually actively consider and the Library ignores it.

[45:10]

[hard to hear, may be Chris Otten, may be Bruce Faust. Talking about upper stories.]

PL[At what point does a renovation trigger an undoing of the grandfather clause?
When these buildings start to renovate.

DR[At one time, it was 51%, but it has recently changed, and we are not exactly sure.

It was 51%.

I'm thinking of one building that burned that had to be rebuilt sprinklered.

GE[It's now over 100.

BF[[discussion about that. Between DCRA and how that building will have to be reconstructed. And what percentage of it being reconstructed would require sprinkler, and new types of things. We got the new codes in the city in December. International Code Council, International Building Code and Fire Code. That is what is in effect now. So when the plan is finalized, we can go to DCRA, they'll apply those fire codes and building codes to the new building. That's what's [] for.

JG[Are there people who haven't spoken, have a question?

Man[I live in the Mount Pleasant Condominium, adjacent to the Library. We had expressed our concerns about fire safety for a while. []

We still have concerns about fire egress. Our fire escapes is on the side of the building that abuts the proposed, not the garden area or the access ramp, but the exterior room.

Man[The access ramp would now be adjacent to that.

[48:00]

Adjacent to our driveway. Because the driveway [] fire escape allows us to escape.

If there is a wall there, how will we be able to get out?

According to the drawings, that wall []

Man[I've seen it. I don't know the answer to your question.

[50:00]

JG[Any more questions.

Man[A building catches on fire, and dragging hoses through a building, I guess my question is, is that normal?

DR[The fire was really unique. I appreciate your not characterizing it that way. That was an 8 alarm fire.

We can't remember in our history of the District of having to deal with such a fire.

When we arrived, the fire seemed to be concentrated on one side of the building. So we did more than 50 rescues of human beings. Now when the fire fighters have their hoses there, they could have pulled them out, gone around the block and back, but it was just the appropriate thing, to move them from that position, closer. Again, that was a

very unusual situation. Normally we withdraw hose lines from a different direction.

But again, since we wanted to get water on that fire as quick as possible. Those hose lines were in place to protect the people. The people were now outside safe. They moved the hose lines in to fight the fire.

Man[

Let me rephrase the question slightly. Could you have fought the fire, without going through another building.

DR[Absolutely.

[51:40]

[hard to hear]

[paraphrase 51:30 – 59:15 because less audible]

DR[We would probably not have to go to an 8 alarm fire.

Question about firefighters between buildings.
Stone wall, that could collapse.

JG[That's another factor.

DR[Very unusual to have a building on fire of that size?

FA[In other situations, would you have cut through those fences?

DR[You can cut through them, or drive through them with some damage to the fire truck, but it would be minimal.

We were out of fire fighters and fire trucks, we really were.

[another question for Chief Rubin]

It was 5 alarm at apartment house, 3 at the church.
It was an 8 alarm fire.

JG[It's hard to discuss this substantially.

I think it impacts everybody's feelings.

That's why the discussion with you is so very important.

Has everyone had an opportunity to speak.

JM[I am struck by this contrast on the one hand, you do want an alley blocked even for a few seconds, because that could cause a terrible hazard. On the other hand, you've got a situation where you don't have access to a building right now, and yet that's ok.

I don't understand how those 2 assertions.

DR[Maybe I said it wrong. The biggest problem we have with alleys are cars that are simply left in the alleys. And that is a statement of fact. And we work around those cars.

JM[But you are not answering the question. The point is that you are telling me that access to the rear of the buildings – let me finish – let me finish – you are telling me that access to the rear of buildings is really important. That we can't have alleys blocked for even minutes. And I went through quite a scene down at DCRA when I [] that I might block an alley for maybe 10 minutes, and they said you can't do that. Because there might be a fire. [] And now we are in a situation where existing access is poor. And yet that seems to be not a problem. And I don't understand why poor access is now not a problem.

BF[I think one of the thing that you might consider, and I said this when I first came, is that there is no public alley.

What the Chief is talking about is a public alley blocked by somebody's personal vehicle.

What we are talking about here is private property that abuts each other.

A private owner of an apartment building wants to build something there, wants to put a well down to the basement for stair access, or any of those things that a private owner wants to do.

And we know that private owners on this block like to put up fences.

So we can't tell an owner to not put up a fence.

The Fire Department cannot tell an owner he can't put up a fence.

He can't block the egress out of the building, so you can block the public way.

But you can't tell him he can't put up a fence.

Does that help out a little bit?

JM[What we are talking about, in order to [] property damage and human life, you say you need your access to get to property and life, and yet you have a situation, because there is no alley, there is [], and you just sort of wave that off.

BF[I don't think we want to wave it off.

Like I said, we would love to have a public alley to the rear of all these buildings. It would be great.

Give us 20 feet.

Most of the old alleys downtown are 10 feet, 12 feet. We can get around. We may break a mirror, but we get them in there.

If you could give us that, that would be fantastic.

That would require the building owners on these [] properties probably, [] a public alley.

I don't see that happening.

But we can't tell a private owner that they can't put up a fence. That they can't do these different things. [] existing grandfathering of the building. We would love to, believe me.

EB[We're in a situation where proposed structures are moving the buildings closer together.

We may be now 25 feet away. Did I hear you say that 25 feet was better than 20?

If DCPL is proposing going 12 feet closer.

I think what Jack and Gregg are saying, it's like a no-brainer.

We keep acting like there is something here to be discussed, we're talking about human lives.

It's a no-brainer. We're getting closer and closer to the properties.

JG[I think in fairness to our fire experts.

I heard loud and clear, the bigger space, the more desirable it is.

That's a definite take-away from this conversation.

And the narrower the space, the less they like it.

Which is to say that they can't work with it, but they prefer the larger amount of space.

I think that is very clear.

I saw a hand here.

JG[Rebuilding the Deauville is the next step [laughing] and it will be highly appropriate one – Blake Biles is here, the residents of the Deauville.

I will be glad to give you a bit of an upgrade on the Deauville.

I would like to first resolve the fire issues.

Anyone else who hasn't spoken on the fire issues, who would like to say something?

No? No?

No one else.

Fair warning.

PL[Let me just throw a softball at the Chief there. You'll fight any fire that is in this city

DR[Yes.

PL[You're a firefighter. You get to it. Save lives first, property second.

DR[We're sworn to do that.

JG[Lives first.

Gregg, and Chris, you'll have the last comment.

[59:15]

GE[I'll try to keep it short. We don't have an alley here. But my neighbors say that it is common sense to preserve and improve the possibility of having the access and not narrowing it further. And they cite what is going on in other places as a kind of rule of thumb. My guess is if somebody wanted to dig a well, they would have to go through the BZA, because of the density, and almost these buildings are zoned, they are below their legal density. If they came to the ANC, I hope the ANC would say no. You cannot threaten the lives of people by removing a comparable asset. So similarly, my neighbors tell me how anguished they are at the possibility that the Library is going to come in and now [reduce] this access, and any future possibilities of increasing the safety. And so it really gets down to this one meeting and this one issue. Will we say No, or perhaps even Hell No, to them endangering the lives of people by putting a large further barrier. Is their beauty, or their board's resolution about a whole system, is that really worth endangering the lives of thousands of people. We are really talking about something else than you are, about the desirability of an alley. We have a space that could be improved, and I think with the help of the Council Member, I think we could probably have some kind of reasonable solution that is not going to cost a lot of money, for the time being, until we can decide, with the help of people, like Blake Biles, and others, how to develop this area.

JG[That's a very eloquent comment.
[indecipherable]

CO[[hard to hear]
Need for a continuing dialog
DCRA
to resolve the access issues.

JG[Let's thank the Fire Chief and Battalion Chief Faust.

DR[I feel like I disappointed some people here. I didn't want to do that. We are here for you. Somebody said it really well, we are going to fight a fire no matter what the conditions are. If you can give us more space, I'm [begging? betting?] you for, but the ultimate answer is probably going to rely on what can be done legally by the private owners. Can we control whether they have fences or not? The library did, in terms of the permit or not. This is my first snapshot of this. And there looks like there have been improvements made already, and hopefully with the diligence of this body, with the direction Mr. Graham, we are a good point, where you can live with it, if it makes sense, and the Library takes in [] making an investment in the buildings.

CO[Right now the access is poor, what we are hoping is that we can open this up.

AK[Is there any feasibility for the Library to have a fire hydrant at that corner.

[remarks: good ideas.]

DR[I suspect the answer to that is yes. I think we can manage that. It is going to be critical in the Library, and we are going to insist upon this being a sprinklered building. They are not going to add to the fire load, obviously. I think to work with them to have a fire exit in the back, that ought to be something we can manage.

[several voices]

GE[Aside: It means a 15 or 20 minute difference in getting equipment there.

[Applause, end of the Fire Safety portion of the meeting.] Next: CM Jim Graham and Chief of Staff Ted Loza report on Deauville negotiations.
[66:00]

2009 0514 Points - Fire Safety Meeting hosted by Jim Graham

Fire Chief Rubin, Fire Marshal Faust. Many W1 ANC Commissioners. Large civic and resident turnout.

Denis Rubin on DCRA, permits. We worry about access for ambulances too.

It's going to take a ruling of DCRA on whether it can be done by permits.

We'll take a close look and ensure that the Fire Protection features are considered and included.

Whether it is accessible as you've said for fire trucks. We also worry about ambulances.

If we are doing measurements, the widest fire truck can be 10 foot wide, with a 1 foot mirror on either side.

So 12.5 feet would be really really really tight.

Denis Rubin on code and code enforcement.

We're not going to let anybody make any changes that go absolutely contrary against public fire protection and safety. We will not cut any corners when it comes to Fire Code. When it goes beyond the scope of code, I don't think – if it is going to be a political decision or its going to be a legal decision, I simply have the authority to make sure that the code is enforced.

Bruce Faust remarks that the plans are getting better because of greater widths. He emphasizes the need to move between buildings with equipment.

I see some improvements already in the plans. I see some greater widths. We would love to have a 20 foot alley behind every building in the city. But that just isn't possible in an old city. So we adapt and we overcome every day when we extinguish fires.

It is important for us to be able to walk between all these buildings. To carry our ladders, to extend our hose lines.

But we will ensure that we will review these plans with DCRA, and provide some input and make sure that Fire Safety Concerns are addressed.

Jim Graham asks what is desirable; Rubin said ultimately 100 foot setbacks.

What is desirable, not exactly what is the minimum requirement, but since we are at this [], what should we as a community be looking for as a desirable objective. If we were sitting here with a pad or paper and a pencil, some guidance from you on that issue.

DR[Probably honestly, a 100 foot setbacks, 100 foot separating each large structure. Simply put, 10 or 12 or even 20 feet, we are not going to be able to

Rubin says, in compared to what questions, 20 [feet] is better than 15, 25 better than 20, 30 better than 25.

JG[But is 20 feet better than 15 feet?

DR[Any distance is better.

JG[Is 25 feet better than 20?

DR[Yes sir.

JG[Is 30 better than 25?

Dennis Rubin on widths of ladder trucks; access, setbacks, fire spread, and radiant heat.

The width of a standard [traffic] lane is 10 feet. The way we get away with having ladder trucks is the mirrors are above the top of your car as you will.

Once in a while we go past a tractor trailer, and knock off the mirrors. But if you calculate 12 feet.

But I promise you, that is small as having setbacks for fire not to [lap] from one building to another.

So fire truck access is important, but it is not the final answer. The best answer would be whether it is paved or not paved, simply put, that radiant heat window, that radiant heat component, is pretty substantial, and I think that is what took care of the church that night

Chief Rubin agrees that a 20 foot width is an acceptable minimum for a ladder truck.

My neighbors are saying, and their friends, and supposedly people that they've talked with, and a few people that I've been able to talk with, is that if you have, under the emergency circumstances, you don't have time, and in the dark, and with all these other circumstances, 1 or 2 feet clearance is not really enough to get quickly get down. We need an easement of 20 feet, minimum 20 feet. 30 is desirable and what architects design for now, in high density areas. But 20 might do. And the question is, is this kind of collective wisdom and collective data gathering, right? Is 20 the minimum we should accept in order to have a reasonable feasibility of getting a truck down.

DR[It would probably take that to move the truck.

GE[So you agree with what we've heard from experts. Thank you.

Question on whether neighboring buildings are sprinklered; JG says probably most do not have sprinklers.

PL[The condo building in back [3155 MP]

How many buildings on this general block on the MP side do not have sprinklers?

JG[Probably most of them.

Inaudible section, but sounds like Rubin says many blocks don't have rear access, but not a majority.

PL[How many other blocks in the city are like this?

No rear access?

[several voices at once.]

JG[But not a majority.

Rubin says parked cars in alley spaces cause 10 times more problem than fences. Often, ladder trucks don't make it in, they have to carry in hose lines.

what truly causes 10 times more problems than the fences for DCRA are the vehicles, the cars. Every time we send out a group of fire trucks out to a fire,

we typically send out.... and all day long you can hear that they are carrying in hose lines, [] because of parked cars.

Faust on code and DCRA: Which standards they use.

Between DCRA and how that building will have to be reconstructed. And what percentage of it being reconstructed would require sprinkler, and new types of things. We got the new codes in the city in December. International Code Council, International Building Code and Fire Code. That is what is in effect now. So when the plan is finalized, we can go to DCRA, they'll apply those fire codes and building codes to the new building.

Fay Armstrong asks if fences can be overcome

FA[In other situations, would you have cut through those fences?

DR[You can cut through them, or drive through them with some damage to the fire truck, but it would be minimal.

Faust says they'd love better access, "give us 20 feet". But he doesn't think building owners would come together to create a public alley.

We would love to have a public alley to the rear of all these buildings. It would be great. Give us 20 feet.

Most of the old alleys downtown are 10 feet, 12 feet.

We can get around. We may break a mirror, but we get them in there.

If you could give us that, that would be fantastic.

That would require the building owners on these [] properties probably, [] a public alley.

I don't see that happening.

But we can't tell a private owner that they can't put up a fence. That they can't do these different things. [] existing grandfathering of the building. We would love to, believe me.

JG on "take-away" information from this talk; more space is desirable. The narrower it is, less fire folks like it.

I heard loud and clear, the bigger space, the more desirable it is. That's a definite take-away from this conversation.

And the narrower the space, the less they like it. Which is to say that they can't work with it, but they prefer the larger amount of space.

I think that is very clear.

Rubin closes by saying he may have disappointed people; it's true FD would like more space, but it's ultimately up to the property owners.

I feel like I disappointed some people here. I didn't want to do that. We are here for you. Somebody said it really well, we are going to fight a fire no matter what the conditions are. If you can give us more space, I'm [begging? betting?] you for, but the ultimate answer is probably going to rely on what can be done legally by the private owners. Can we control whether they have fences or not?

The library did, in terms of the permit or not. This is my first snapshot of this. And there looks like there have been improvements made already, and hopefully with the diligence of this body, with the direction Mr. Graham, we are a good point, where you can live with it, if it makes sense, and the Library takes in [] making an investment in the buildings.

Alice Kelly asks about a fire hydrant on Library grounds. Rubin agrees, adds Library needs a rear fire exit.

AK[Is there any feasibility for the Library to have a fire hydrant at that corner. [the talk had been corner between Library and 3155 MP St]

[remarks: good idea1.]

DR[I suspect the answer to that is yes. I think we can manage that. It is going to be critical in the Library, and we are going to insist upon this being a sprinklered building. They are not going to add to the fire load, obviously. I think to work with them

to have a fire exit in the back, that ought to be something we can manage.

Aside: Inconsistencies in Rubin's statements.

Rubin says fences aren't a problem, but then sums it up by saying they can't control property owners from putting up fences.

Rubin says public alleys can't be blocked for even a second in case of a fire because of need for access, but lack of access here can be overcome.

We are going to fight a fire no matter what the conditions are.

NFPA 914

Code for

Fire Protection of Historic Structures

2001 Edition

NOTICE: An asterisk (*) following the number or letter designating a paragraph indicates that explanatory material on the paragraph can be found in Appendix A.

A reference in parentheses () following a section or paragraph indicates material that has been extracted from another NFPA document. The complete title and edition of the document the material is extracted from is found in Appendix K. Editorial changes to extracted material consist of rewording or renumbering of the document number in this document or the original document. Information on referenced publications can be found in Chapter 2 and Appendix K.

Chapter 1 Administration

1.1 Scope.

1.1.1 This document describes fire safety requirements for the protection of historic structures and for those who operate, use, or visit them. It covers ongoing operations, renovation, and restoration and acknowledges the need to preserve historic character.

1.1.2 The code addresses those construction, protection, operational, and occupancy features that are necessary to minimize danger to life, structures, and contents from the effects of fire, including smoke, heat, and fumes.

1.1.3 The code identifies the minimum fire safety criteria to permit prompt escape of the building occupants to a safe area and to minimize the impact of fire and fire protection on the structure, contents, or features associated with the historic character.

1.1.4 This document does not cover library and museum collections. Such collections shall be evaluated and protected in accordance with NFPA 909, *Code for the Protection of Cultural Resources*.

1.2* Purpose. The purpose of this document is to provide fire protection and life safety systems in historic buildings while protecting the elements, spaces, and features that make these structures historically or architecturally significant.

1.3 Goals. The goals of this code shall be to provide for fire protection to all historic structures and their occupants while protecting those elements, spaces, and features that make them historically or architecturally significant. The two goals shall be as follows:

- (1) Provide protection and life safety from the effects of fire
 - (2) Maintain the historic fabric and integrity of the building
- The goals of this code shall be accomplished by operational approaches, system approaches, or the consideration of other factors.

1.3.1 Life Safety. The life safety goal of this code shall be to provide an environment that is reasonably safe from death or injury in fire and similar emergency as follows:

- (1) Protection of occupants not intimate with the initial fire development
- (2) Improvement of the survivability of occupants intimate with the initial fire development

1.3.2* Historic Preservation. The historic preservation goal of this code shall be to provide a reasonable level of protection against damage to and loss of historic structures, their unique characteristics, and their contents as follows:

- (1) Minimize damage to historic structures or materials from fire and fire suppression
- (2) Maintain and preserve original space configurations of historic buildings
- (3) Minimize alteration, destruction, or loss of historic fabric or design

1.4* Objectives.

1.4.1 Life Safety.

1.4.1.1 An egress system shall be designed, implemented, and maintained to protect the occupants not intimate with the initial fire development for the time needed to evacuate, relocate, or defend in place.

1.4.1.2 Structural integrity during a fire shall be maintained for the time needed to evacuate, relocate, or defend in place the occupants not intimate with the initial fire development.

1.4.1.3 Systems, building characteristics, or occupant characteristics utilized to achieve the goals shall be effective, maintained, and operational.

1.4.2 Historic Preservation.

1.4.2.1* Fire safety and fire protection features shall be designed, approved, implemented, and maintained so as to preserve the original qualities or character of a building, structure, site, or environment.

1.4.2.2 Removal or alteration of any historic material or distinctive architectural feature shall be minimized.

1.4.2.3 Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.

1.4.2.4* A compatible use for a property that requires minimal alteration of the building, structure, or site and its environment shall be encouraged.

1.4.2.5 New additions or alterations shall be designed and constructed in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be, to the greatest degree possible, unimpaired.

1.5 Equivalency.

1.5.1 Nothing in this code shall be intended to prevent the use of systems, methods, or devices of equivalent or superior quality, strength, fire resistance, or effectiveness, provided that the following conditions are met:

- (1) Technical documentation is submitted to the authority having jurisdiction to demonstrate equivalency.
- (2) The system, method, or device is acceptable to the authority having jurisdiction.

1.5.2 Historic structures or portions of such structures that do not strictly comply with this code shall be considered to be in

compliance if it can be shown that equivalent protection has been provided or that no specific hazard will be created or continued through noncompliance.

1.5.3 It is intended that a designer capable of applying more complete and rigorous analysis to special or unusual problems shall have latitude in the development of the applicable design. In such cases, the designer shall be responsible for demonstrating the validity of the approach. This code shall not do away with the need for competent engineering judgment and shall not be intended to be used as a design handbook.

1.6 Compliance Options.

1.6.1 General. Life safety and property conservation meeting the goals and objectives of Sections 1.5 and 1.4 shall be provided in accordance with either of the following:

- (1) Prescriptive-based provisions of 1.6.2
- (2) Performance-based provisions of 1.6.3

1.6.2 Prescriptive-Based Option. A prescriptive-based design shall be in accordance with Chapters 1 through 5 and Chapters 7 through 11 of this code.

1.6.3 Performance-Based Option. A performance-based design shall be in accordance with Chapters 1 through 4 and Chapters 6 and 7 of this code.

1.7 Management and Operational Systems. Conditions for use of facility management and operational aspects shall be in accordance with Chapter 11 of this code.

1.8* Code Adoption Requirements. This code shall be administered and enforced by the authority having jurisdiction designated by the governing authority.

Chapter 2 Referenced Publications

2.1 The following documents or portions thereof are referenced within this code as mandatory requirements and shall be considered part of the requirements of this code. The edition indicated for each referenced mandatory document is the current edition as of the date of the NFPA issuance of this code. Some of these mandatory documents might also be referenced in this code for specific informational purposes and, therefore, are also listed in Appendix K.

2.1.1 NFPA Publications. National Fire Protection Association, 1 Batterymarch Park, P.O. Box 9101, Quincy, MA 02269-9101.

NFPA 10, *Standard for Portable Fire Extinguishers*, 1998 edition.

NFPA 12, *Standard on Carbon Dioxide Extinguishing Systems*, 2000 edition.

NFPA 12A, *Standard on Halon 1301 Fire Extinguishing Systems*, 1997 edition.

NFPA 13, *Standard for the Installation of Sprinkler Systems*, 1999 edition.

NFPA 13D, *Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes*, 1999 edition.

NFPA 13R, *Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height*, 1998 edition.

NFPA 14, *Standard for the Installation of Standpipes, Private Hydrants, and Hose Systems*, 2000 edition.

NFPA 17, *Standard for Dry Chemical Extinguishing Systems*, 1998 edition.

NFPA 17A, *Standard for Wet Chemical Extinguishing Systems*, 1998 edition.

NFPA 25, *Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems*, 1998 edition.

NFPA 30, *Flammable and Combustible Liquids Code*, 2000 edition.

NFPA 31, *Standard for the Installation of Oil-Burning Equipment*, 2001 edition.

NFPA 51B, *Standard for Fire Prevention During Welding, Cutting, and Other Hot Work*, 1998 edition.

NFPA 54, *National Fuel Gas Code*, 1999 edition.

NFPA 55, *Liquefied Petroleum Gas Code*, 2001 edition.

NFPA 70, *National Electrical Code*, 1999 edition.

NFPA 72, *National Fire Alarm Code*, 1999 edition.

NFPA 80, *Standard for Fire Doors and Fire Windows*, 1999 edition.

NFPA 90A, *Standard for the Installation of Air-Conditioning and Ventilating Systems*, 1999 edition.

NFPA 90B, *Standard for the Installation of Warm Air Heating and Air-Conditioning Systems*, 1999 edition.

NFPA 96, *Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations*, 1998 edition.

NFPA 101*, *Life Safety Code*, 2000 edition.

NFPA 211, *Standard for Chimneys, Fireplaces, Vents, and Solid Fuel-Burning Appliances*, 2000 edition.

NFPA 220, *Standard on Types of Building Construction*, 1999 edition.

NFPA 221, *Standard for Fire Walls and Fire Barrier Walls*, 2000 edition.

NFPA 251, *Standard Methods of Tests of Fire Endurance of Building Construction and Materials*, 1997 edition.

NFPA 259, *Standard Test Method for Potential Heat of Building Materials*, 1998 edition.

NFPA 708, *Standard for Fire Retardant Impregnated Wood and Fire Retardant Coatings for Building Materials*, 2000 edition.

NFPA 750, *Standard on Water Mist Fire Protection Systems*, 2000 edition.

NFPA 780, *Standard for the Installation of Lightning Protection Systems*, 1997 edition.

NFPA 909, *Code for the Protection of Cultural Resources*, 2001 edition.

NFPA 1123, *Code for Fireworks Display*, 2000 edition.

NFPA 2001, *Standard on Class Agent Fire Extinguishing Systems*, 2000 edition.

2.1.2 Other Publications.

2.1.2.1 ASTM Publication. American Society for Testing and Materials, 100 Barr Harbor Drive, West Conshohocken, PA 19428-2959.

ASTM E 1591, *Standard Guide for Data for Fire Models*, 1994.

2.1.2.2 U.S. Government Publication. U.S. Government Printing Office, Washington, DC 20402.

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, National Park Service, U.S. Department of the Interior, 1983.

Chapter 3 Definitions

3.1 General.

3.1.1 The following terms, for the purposes of this code, shall have the meanings given in this chapter, if not otherwise modified for a specific use.

3.1.2 Words used in the present tense include the future; words used in the masculine gender include the feminine and

Appendix A Explanatory Material	909-25	Appendix H Related Publications	909-30
Appendix B Fire Risk Assessment in Heritage Premises	909-16	Appendix I Salvage of Water-Damaged Library Materials	909-31
Appendix C Compact Storage Fire Tests	909-49	Appendix J Factory Mutual Engineering Division Laboratory Report	909-67
Appendix D Fire Safety Inspection Forms	909-74	Appendix K Secretary of the Interior's Standards	909-65
Appendix E Fire System Maintenance Checklists ...	909-76	Appendix L Guideline on Fire Ratings of Archaic Materials and Assemblies	909-64
Appendix F Basics of Fire and Fire Protection Systems	909-79	Appendix M Referenced Publications	909-71
Appendix G Resources	909-85	Index	909-220

NFPA 909

Code for the

Protection of Cultural Resources

2001 Edition

NOTICE: An asterisk (*) following the number or letter designating a paragraph indicates that explanatory material on the paragraph can be found in Appendix A.

Changes other than editorial are indicated by a vertical rule in the margin of the pages on which they appear. These lines are included as an aid to the user in identifying changes from the previous edition.

Information on referenced publications can be found in Chapter 11 and Appendix M.

Chapter 1 General

1.1* **Scope.** This code shall apply to culturally significant structures and to their contents. Such structures include, but are not limited to, buildings that store or display museum or library collections, historic buildings, and places of worship. These structures also include spaces within other buildings used for such culturally significant purposes.

1.1.1 **New Cultural Property Occupancies.** The requirements of this code shall apply to the following:

- (1) New buildings or portions thereof used as a cultural property occupancy
- (2) Additions made to a cultural property occupancy
- (3) Alterations, modernizations, or renovations of existing occupancies
- (4) Existing buildings or portions thereof upon change of occupancy to a cultural property occupancy

1.1.2 **Existing Cultural Property Occupancies.** The requirements of this code shall apply to existing buildings or portions thereof currently occupied as cultural property occupancies.

Exception: An existing building housing a cultural property occupancy established prior to the effective date of this code shall be permitted to be approved for continued use if it conforms to or is made to conform to the provisions of this code to the extent that, in the opinion of the authority having jurisdiction, reasonable life safety against the hazards of fire, explosion, and panic is provided and maintained.

1.2 **Purpose.**

1.2.1 This code shall prescribe minimum requirements for the protection of cultural properties and their contents from fire through a comprehensive fire protection program.

1.2.2 Because of the special nature of cultural properties, this code shall supplement existing codes and standards to apply specifically to buildings or portions of buildings devoted to such use.

1.3 **Life Safety.** The requirements of NFPA 101®, *Life Safety Code*®, shall apply to both new and existing cultural properties. The authority having jurisdiction shall be permitted to consider alternative arrangements, provided that the alternative arrangements offer equivalent or greater protection.

1.4 **Alternative Methods.**

1.4.1 Nothing in this document shall be intended to prevent the use of systems, methods, or devices of equivalent or superior quality, strength, fire resistance, effectiveness, durability, and safety to those prescribed by this document, providing that the following conditions are met:

- (1) Technical documentation is submitted to the authority having jurisdiction to demonstrate equivalency.
- (2) The system, method, or device is approved for the intended purpose.

1.4.2 Cultural properties or portions of such structures that do not strictly comply with this code shall be considered to be in compliance if it is shown that equivalent protection is provided or that no specific hazard is created or continued through noncompliance.

1.4.3 It is intended that a designer capable of applying more complete and rigorous analysis to special or unusual problems shall have latitude in the development of the applicable design. In such cases, the designer shall be responsible for demonstrating the validity of the approach. This code shall not do away with the need for competent engineering judgment and shall not be intended to be used as a design handbook.

1.5 **Definitions.**

1.5.1 **Adaptive Reuse.** The conversion or functional change of a building from the purpose or use for which it was originally constructed or designed.

1.5.2 **Adaptive Use.** A use for a building other than that for which the structure was originally designed or intended.

1.5.3 **Addition.** An extension or increase in the floor area or height of a building or structure.

1.5.4* **Approved.** Acceptable to the authority having jurisdiction.

1.5.5 **Arson.** The deliberate setting of fires with a criminal intent.

1.5.6 **Atrium.** A floor opening or series of floor openings connecting two or more stories that is covered at the top of the series of openings and is used for purposes other than as an enclosed stairway, elevator hoist way, escalator opening, or utility shaft used for plumbing, electrical, air conditioning, or communication facilities.

1.5.7* **Authority Having Jurisdiction.** The organization, office, or individual responsible for approving equipment, materials, an installation, or a procedure.

1.5.8 **Barrier.**

1.5.8.1* **Fire Barrier Wall.** A continuous membrane, either vertical or horizontal, such as a wall or floor assembly, that is designed and constructed with a specified fire resistance rating to limit the spread of fire and that also will restrict the movement of smoke.

1.5.8.2 **Smoke Barrier.** A continuous membrane, either vertical or horizontal, such as a wall, floor, or ceiling assembly, that is designed and constructed to restrict the movement of smoke. A smoke barrier might or might not have a fire resistance rating. Such barriers might have protected openings.

1.5.9 **Book Stack.** The areas of a library primarily dedicated to the storage of library media.

1.5.9.1* **Multitier Book Stack.** A system of back-to-back metal (steel or wrought iron) bracket shelving stacked by being bolted together into multiple levels or tiers at approximately

The valve controlling each system riser is located in the system riser or its supply piping. Each sprinkler system riser includes a device for actuating an alarm when the system is in operation. The system is usually activated by heat from a fire and discharges water over the fire area.

1.5.69 Standard. A document, the main text of which contains only mandatory provisions using the word "shall" to indicate requirements and which is in a form generally suitable for mandatory reference by another standard or code or for adoption into law. Nonmandatory provisions shall be located in an appendix, footnote, or fineprint note and are not to be considered a part of the requirements of a standard.

1.5.70* Structure. That which is built or constructed.

1.5.70.1* Historic Structure. A building, such as a bridge, lighthouse, or ship, which is designated by a local, regional, or national jurisdiction as having historical, architectural, or cultural significance.

1.5.71 Utilities. As used in this code, utilities include all electrical power services; communication and security services; electrical control circuits; HVAC distribution and control circuits; undampened HVAC duct systems; water, steam, water, and drain pipes and services; fire suppression systems, including water-based and non-water-based, oil and piped hydraulic and pneumatic systems.

1.5.72 Vertical Opening. An opening through a floor, ceiling, or roof.

1.5.73 Zone. A defined area within the protected premises. A zone can define an area from which a signal can be received, an area to which a signal can be sent, or an area in which a form of control can be executed.

1.6* Collections Storage.

1.6.1 Introduction. This section shall apply to building areas used for collection storage.

1.6.2 Life Safety.

1.6.2.1 Emergency lighting shall be provided for safe egress and shall comply with the requirements of NFPA 101, *Life Safety Code*.

1.6.2.2 Fire alarm notification appliances shall be provided in every collection storage room.

1.6.3* Fire Prevention.

1.6.3.1 Smoking shall be prohibited in all collection storage rooms.

1.6.3.2 Electrical distribution power panels shall not be installed in collection storage rooms.

1.6.3.3 Only noncombustible storage cabinets shall be used in collection storage rooms. Padding, dust covers, humidity buffering materials, and other serious fire-loading materials shall be noncombustible or treated with an approved fire-retardant coating.

1.6.3.4 Utilities other than those supporting fire suppression, fire detection, and security systems shall not pass through collection storage spaces.

Exception: Utilities that directly serve such spaces shall be permitted in the space.

1.6.3.5 Controls for utilities serving the collection storage space shall be located outside the space so that access to the controls does not require entry into the collection storage space.

1.6.3.6 Controls for utilities serving collection storage space shall be designed to allow isolation of storage space utilities in an emergency.

1.6.3.7 Fixed space heaters installed in collection storage rooms shall be listed, and the installation shall be approved by the authority having jurisdiction. Portable space heaters shall not be permitted.

1.6.4* Fire Protection. One-hour fire separation shall be provided between adjoining spaces and collection storage rooms.

1.6.4.1 Automatic smoke detection shall be provided in every storage room.

1.6.4.2 An approved automatic fire suppression system shall be provided in collection storage areas greater than 500 ft² (46.45 m²).

Exception: Where only noncombustible collections (e.g., bronze statuary, ceramics, minerals) including packing or crating materials, ink, inks, sheets, and so forth, are present, or where all collections are stored inside approved noncombustible cabinets.

1.6.5* Smoke Control. Approved systems shall be provided to prevent smoke and soot from entering collection storage areas.

1.6.6 Wet Collections.

1.6.6.1 Storage of collections preserved in combustible or flammable solutions shall comply with the requirements of NFPA 80, *Flammable and Combustible Liquids Code*.

1.6.6.2 Containers used for storing specimens in combustible or flammable liquids shall have tight-sealing lids that minimize evaporation loss or spillage of contents should the container tip over.

1.6.6.3 Only approved containers shall be used in dispensing (topping off) operations.

1.6.6.4 Carts used to transport storage containers shall be sturdy and designed to carry their loads close to the ground.

1.6.6.5 Shelving units used to hold wet collections shall meet the following requirements:

- (1) Designed to support the loads placed on them
- (2) Tied together or anchored securely to prevent an earthquake or other event from toppling one or more shelves
- (3) Constructed with raised lips and bracers across all open shelves to prevent containers from falling off the shelf
- (4) Anchored and braced in storage areas that are subject to earthquakes
- (5) Designed such that anchors and bracing provide shelving with strength equal to or greater than the building structure

1.6.7 Storage of Records. Museum and archival records shall be stored and protected in accordance with NFPA 292, *Standard for the Protection of Records*.

1.6.8* Compact Storage.

1.6.8.1 Where compact storage is installed in an existing storage area, the existing automatic fire detection and fire suppression system shall be modified as required to accommodate the fire loading.

1.6.8.2 Fire protection systems for collection storage areas where compact storage systems are used shall be designed to confine fire growth to the area of fire origin.

1.6.9 Electronic Media. Concealed spaces, combustible electric cable insulation, and storage of paper and records associated with electronic data processing equipment shall comply with the requirements of NFPA 75, *Standard for the Protection of Electronic Computer/Data Processing Equipment*.

1.6.10* Cellulose Nitrate Motion Picture Film. Storage and handling of cellulose nitrate motion picture film shall comply with the requirements of NFPA 40, *Standard for the Storage and Handling of Cellulose Nitrate Motion Picture Film*. (See A.9.8.2.)

1.7 Special Events. Plans for special events shall be reviewed and approved by the fire safety manager.

1.7.1 Occupant Loading.

1.7.1.1 The event coordinator shall ensure that the number of occupants admitted to the building is monitored and controlled so that the occupant load does not exceed the licensed limit.

1.7.1.2 Orderly circulation of guests shall be maintained when special events are planned for large groups.

1.7.2 Egress.

1.7.2.1 Exits, access to exits, and all other evacuation capabilities shall be maintained.

1.7.2.2 Tables, plants, stages, or other temporary fixtures shall not visually or physically obstruct an exit, exit sign, or exit access. Such temporary features shall not reduce the width of an exit passage.

1.7.2.3 Prior to a performance or event, attendees and participants shall be notified of the following:

- (1) How fire alarms are annunciated (i.e., audibly, visually, by voice communication, or a combination of these methods)
- (2) Locations of exit routes and exits
- (3) How to safely evacuate the area

1.7.2.4 Key staff (e.g., event coordinators, volunteers, and so forth) shall be familiar with exit routes and shall ensure that exits are obvious, operable, and not blocked or restricted in any way.

1.7.2.5 Upon activation of the fire alarm, occupants shall be evacuated from the building according to the egress plan.

1.7.3 Cooking Equipment.

1.7.3.1 Cooking and food warming shall be performed in existing kitchen facilities, or electric warming devices shall be used only in a closely supervised location.

1.7.3.2 A portable fire extinguisher, listed for the purpose, shall be located within 10 ft (3 m) of any cooking, warming, or related operation and shall be properly identified.

1.7.4 Smoking. Smoking shall be prohibited except as provided in Section 3.5.

1.7.5 Fireworks. Demonstrations of fireworks shall be held outside the building or structure and shall conform to NFPA 1123, *Code for Fireworks Display*.

1.7.6 Combustibles.

1.7.6.1 Tents and canopies shall be noncombustible or certified as having been treated with an approved fire-retardant coating.

1.7.6.2 Draperies, bunting textiles, wood, and miscellaneous support and decorative materials used inside the building shall be noncombustible or treated with an approved fire-retardant coating.

1.7.7 Electrical Equipment.

1.7.7.1 Electrical appliances and equipment, including temporary installations, shall be listed and wiring shall comply with NFPA 70, *National Electrical Code*.

1.7.7.2 Exposed electrical wiring and extension cords shall not be placed across travel or exit routes.

1.7.7.3 A licensed or registered electrician shall verify that electrical circuits do not exceed their rated capacity.

Chapter 2 Fire Emergency Planning

2.1 Fundamental Requirements.

2.1.1 Responsibility.

2.1.1.1 Fire emergency planning responsibilities shall include the following:

- (1) The facility's governing body or those responsible for the institution shall establish and maintain plans and programs to protect against the disastrous effects of fire.
- (2) In carrying out this responsibility, a fire risk assessment shall be conducted.

(See Appendix B, *Fire Risk Assessment in Heritage Premises*, for guidance in conducting this assessment.)

2.1.1.2* The facility's governing body or those responsible for the institution shall appoint a fire safety manager who shall be responsible for the protection of the site from fire. The fire safety manager's duties shall include, but shall not be limited to, the following:

- (1) Life safety systems
- (2) Fire prevention
- (3) Fire inspections
- (4) Periodic property surveys
- (5) Proper operation of fire protection equipment, such as fire detection and automatic fire suppression equipment, and portable fire extinguishers

2.1.1.3 Fire safety review and approval by the fire safety manager shall be required for all displays or exhibits, plans for new construction, renovation, restoration, or reconfiguration of space.

2.2 Planning for Fire Protection.

2.2.1 Fire Safety Goals. Fire safety goals or objectives shall be adopted that reflect the level of loss and interruption of service to the client community that those responsible for the cultural property are willing to accept as a result of a fire.

2.2.2 Fire Hazard Analysis.

2.2.2.1 A thorough survey shall be made to determine existing and potential fire hazards.

2.2.2.2* Fire hazards shall be evaluated and classified for their severity and the difficulty and cost of abating them.

2.2.2.3 The survey shall include the following:

- (1) Identification of the cultural properties and special hazards and the creation of an action plan to minimize, eliminate, or protect against each of these hazards.
- (2) Identification of those fire risks and means-of-egress problems created by special events, and the creation of an internal process and action plan to minimize or eliminate those potential threats for each event.
- (3) Recognition that public visitation will increase during special events, celebrations, and special exhibitions, and the creation of provisions for identifying and piking immediate action to prevent numbers of visitors from exceeding building and means-of-egress capabilities.
- (4) Recognition that temporary or special exhibitions will result in special fire protection risks and means-of-egress problems and compromise existing fire protection systems, and the creation of an action plan for preventing such problems and implementing immediate corrective actions if problems arise later.

2.2.5* Fire Protection Plan.

2.2.5.1 *Format of Plan.* A fire protection plan shall be developed for systematic achievement of fire safety goals and updated annually.

This plan shall include a yearly comprehensive facility inspection procedure with a documentation and corrective action process to ensure that all problems and hazards identified during the inspection are documented and corrected as soon as possible. (See Appendices B, D, and E for additional information.)

2.2.5.2 *Fire Safety Log.* The fire safety manager shall be responsible for maintaining a permanent, current file of the cultural resource facility's or institution's fire protection program. As a minimum, permanent records documenting the following shall be kept:

- (1) Training of staff and volunteers, including fire evacuation drills and use of portable fire extinguishers
- (2) Testing, inspection, and maintenance reports for all fire safety equipment and systems, including records of actions taken to correct deficiencies
- (3) As-built plans, specifications, wiring and layout diagrams, and acceptance test reports for all fire protection systems (e.g., fire detection and alarm systems, automatic fire suppression systems)
- (4) The facility's fire protection plan
- (5) The facility's emergency plan
- (6) Inspection reports by local code enforcement officials, the authority having jurisdiction, local fire service officials, and insurance loss control representatives, including records of actions taken to correct deficiencies identified during each inspection
- (7) Fire protection systems activation and alarm reports complete with the cause of the alarm or activation, response, and corrective action(s) taken
- (8) Full reports, including cause, extent of damage, response and recovery of all fire incidents

2.2.5.3* *Alarm.* Cultural properties shall implement precautions to prevent alarm.

2.2.5.4 *Locking Devices.* Locking devices shall comply with the following:

- (1) Where security measures include use of delayed exit locking systems, the provisions of NFPA 101, *Life Safety Code*, shall apply.
- (2) Delayed exit locking devices shall be tested quarterly, and a permanent written record of the test and the results shall be kept.

2.3 Planning for Response.

2.3.1* The governing body and the fire safety manager shall develop and implement an emergency management plan. There shall be an annual exercise to ensure that management and staff can implement and work with the plan and incorporate lessons learned from the exercise into an updated plan.

2.3.1.1 The plan shall include provisions for notifying the fire department of the type and location of the emergency and directing fire fighters to the site once they arrive.

2.3.1.2 Emergency telephone numbers shall be posted on or adjacent to all telephones.

2.3.2 An emergency evacuation plan shall be prepared in cooperation with the local fire department and other applicable authorities and updated annually.

This plan shall include the following:

- (1) Fire safety precautions for special events and celebrations when normal operational conditions are substantially changed
- (2) Fire safety precautions to make necessary adjustments for temporary and special exhibits
- (3) Modification of staff training and drills to adjust for circumstances and larger visitation that can be created by special events and exhibits
- (4) Provisions to notify the local fire service of special events expected to require adjustments to the emergency evacuation plan

2.3.3 Fire exit drills required by NFPA 101, *Life Safety Code*, shall be conducted at regular intervals, but no less than twice per year.

2.4 *Salvage Plan.* A salvage plan shall be prepared in cooperation with the fire department, appropriate building staff, police, and insurance representatives. This plan shall be updated annually and shall include the following:

- (1) Procedures to identify and provide collections and other valuable materials in accordance with the facility's policy.
- (2) A list of salvage equipment suppliers (e.g., for pumps, freezing equipment, storage facilities, and so forth) and tradespeople.
- (3) A current list of disaster recovery specialists for damaged fine arts, collections, and archives, such as conservators from museums, archives, and other cultural properties willing to lend mutual aid assistance.
- (4) A list of people assigned to assist with salvage operations, including staff to deal with the press, fire authorities, police, and authorities that can restrict entry following a fire of suspicious origin.
- (5) Measures to maintain up-to-date copies of important documents in a secure, off-site location. Examples of such records include, but are not limited to, the following:

- a. Collections inventories (e.g., accession, catalog, conservation, and loan documents, along with copies of donation and gift forms)
- b. Historical records, including baptismal and wedding records
- c. Essential business and insurance records
- d. Building plans and systems documentation (e.g., drawings, specifications, and operating manuals)
- (6) Procedures to identify and handle hazardous materials, such as asbestos or PCBs, that can cause a health hazard or contaminate the structure or contents after a fire. These procedures shall include impoundment of fire-fighting water where it poses a hazard in the environment.

2.5 Training.

2.5.1 The facility's governing board and its fire safety manager shall ensure that all staff, including volunteers and interns, receive periodic and regular training pertinent to their assigned responsibilities at the facility, which shall involve the following:

- (1) Fire protection plan
- (2) Emergency evacuation plan
- (3) Salvage plan
- (4) Fire protection and detection systems, including the proper use of portable fire extinguishers

This training shall be reinforced by annual drills.

2.5.2 Training shall include emergency evacuation of mobility-impaired individuals.

2.5.3 Employees and others with a role in the salvage plan shall receive additional training in the activities necessary to fulfill this role. Training shall be reinforced by annual drills.

2.5.4 A permanent record shall be maintained of all fire and salvage training.

Chapter 5 Fire Prevention

5.1* *Introduction.* This chapter shall outline the minimum criteria necessary to implement a comprehensive fire prevention program.

5.2 Decorations.

5.2.1* Decorative materials used for special events, occasions, and holidays shall be noncombustible or shall be treated with an approved fire-retardant coating.

5.2.2 Decorations treated with an approved fire-retardant coating shall be kept a minimum of 36 in. (0.90 m) from ignition sources, such as light fixtures, radiators, electric heaters, and so forth.

5.3* *Fire Spread Control.* Interior doors shall be kept closed when the building is not occupied.

Exception: Where doors are required to remain open for interior ventilation and air movement concerns are critical to the conservation of historic building fabric, collections, or both, and where the interior doors are themselves part of the historic fabric, careful and professional analysis shall be performed and documented and alternative methods to control fire spread shall be implemented.

5.4* Housekeeping.

5.4.1 Stairwells, corridors, doorways, and any other portions of the means of egress for a building shall be free of combustibles, trash containers, and other materials.

5.4.2 Attic spaces shall be kept clean, free of combustibles, and locked.

5.4.3* Electrical rooms, mechanical rooms, and telephone closets shall be kept free of combustibles and locked. Stacks, exhaust chutes, and filters shall be cleaned as frequently as necessary to prevent the buildup of combustible dusts and fibers.

5.4.4 Rags, clothing, and waste material contaminated with oils, such as animal or vegetable oils, paints, thinners, wax, furniture polish, and other liquids or compounds that could cause spontaneous heating shall be kept isolated from other combustibles and in metal containers with tight-fitting metal lids.

5.4.5 Properly ventilated metal lockers shall be provided for storage of highly combustible supplies and workers' clothing contaminated with combustible or flammable liquids.

5.4.6 Combustible packing materials, such as shredded paper, Styrofoam "peanuts," plastic, and excelsior, shall be stored in metal containers with self-closing covers. Areas where packing materials cannot be protected using these methods, such as dedicated crating and packing areas, shall be enclosed in 1-hour fire-resistive construction or shall be equipped with sprinklers.

5.4.7 Trash shall be collected and disposed of at the end of each work day and more often if necessary.

5.4.8 Dumpsters used for bulk collection of trash or recyclable paper shall be constructed of metal, with metal or plastic covers. Dumpsters and other large trash containers inside buildings shall be stored as follows:

- (1) In trash rooms having both automatic sprinklers and a 1-hour fire resistance rating
- (2) In loading dock areas separated from the rest of the building, with a 2-hour fire resistance rating or 1-hour fire resistance ratings, and protected with automatic sprinklers

5.4.9 Trash containers, dumpsters, and other central waste-disposal units, any of which are stored outside, shall be kept at a minimum distance of 15 ft (4.6 m) from all parts of a building exterior, including but not limited to windows, doors, roof eaves, and utility controls.

5.5 Smoking.

5.5.1 Smoking shall be prohibited inside buildings except in designated areas that meet the following requirements:

- (1) Smoking areas shall be clearly and publicly identified.
- (2) Smoking areas shall be provided with suitable ashtrays and other receptacles for the proper disposal of smoking materials.
- (3) Smoking areas shall be physically separated from the rest of the building with a minimum 1-hour fire resistance rating for walls, ceilings, and floors.
- (4) A properly mounted, rated, fully charged and operable portable fire extinguisher shall be located at each designated area.

ANC DOCS

* ANC-1D

July 2008: ANC-1D is notified by DCPL for the first time that DCPL plans to renovate and expand the Mt. Pleasant Library.

[p116-117]

August 2008: ANC-1D asks to be engaged by DCPL on the important library project

[see anc1d.org]

January 2009: DCPL provides limited responses to some of ANC-1D's resolutions.

[p118-121]

June 2009: Immediately after the DCPL's "final" design meeting, ANC-1D issues a resolution highlighting the primacy of fire safety

[p122]

* ANC-1C

February 2009: ANC-1C initial resolution on the library asking to be engaged on the matter; DCPL response

[p126-128]

April 2009: ANC-1C letter with questions to DCPL; DCPL response

[p129-135]

June 2009: ANC Commissioner Chris Otten receives information back from his May 2009 FOIA request of DCPL; Otten receives back only the emails he already sent in to DCPL earlier

[p159-166]

September 2009: ANC-1C letter with more questions; DCPL responds eventually

[p136-p139]

May 2010: ANC-1C letter submitting expert report regarding library

[p140]

July 2010: DCRA responds to request for a list of changes made by DCRA to the design plans; Meandering response provides no real information

[p141]

November 2010: DCRA responds to ANC-1C's second request for a list changes made to the plans by DCRA in order to grant a permit; DCRA's response is almost unintelligible; Attempts to clarify go nowhere

[p142-156]

January 2010: ANC-1C highlights two Zoning Regulations for the Board of Zoning Adjustment to review for compliance, Rear Yards and Courts

[p157-158]

mtpleasantdc.org**Mount Pleasant DC Forum**

Discussion about the Mount Pleasant Neighborhood

[FAQ](#) [Search](#) [Memberlist](#) [Usergroups](#) [Register](#)
[Profile](#) [Log in to check your private messages](#) [Log in](#)**Plans for the Mt P Library**[newtopic](#)[postreply](#)**Mount Pleasant DC Forum Forum Index -> Schools, Library and Education**[View previous topic :: View next topic](#)**Author****Message****jack****Posted:** Wed Jul 23, 2008 12:16 pm **Post subject:** Plans for the Mt P Library[quote](#)**Joined:** 23 Mar 2004
Posts: 3416
Location: 19th & Lamont

This letter was sent to the commissioners in July:

Re: Notice of DCPL Public Improvements

Dear Chairperson Scott:

This letter is sent to you to inform you of the intent of the DC Public Library (DCPL) to renovate the Mount Pleasant Neighborhood Library Branch (Mt Pleasant Library) located at 3160 16th Street, NW, Washington, D.C. The Advisory Neighborhood Commission 1D is being notified pursuant to D.C. Official Code Title 1-309.10 (2001 Ed.) as the renovated Mt Pleasant Library will constitute a public improvement and have an impact on service delivery.

The new Mt Pleasant Library will be an approximately 20,000.sq. ft. state of the arts modern facility that will provide greater use of natural light, energy consumption, address public safety, and increase useable interior space. The newly Mt Pleasant Library will continue on the site of the current Mt Pleasant Library.

We foresee the need to close the Mt Pleasant Library for a period of approximately 24 months to accommodate the renovation of the Mt Pleasant Library. DCPL will make every effort to identify and provide adequate interim library space and provide modified services during the construction period.

When the newly renovated Mt Pleasant Library is re-opened, the community will benefit from a new state of the art, aesthetically pleasing library facility. The renovated library will be safer, ADA compliant and provide a well lit environment to engage DCPL customers in study, reading, community meetings, and other library related activities.

In addition to notifying ANC 1D regarding this public improvement and this impact on service delivery, DCPL will conduct a series of community meetings in the area to allow you, the residents and library users to provide input relative to the design and services of the proposed new library. As you are aware, DCPL has conducted the following community meeting:

I. Community Meeting
Hopes and Dreams Meeting
Tuesday, March 11, 2008 at 6:00 PM
Mt. Pleasant Neighborhood Library

II. Community Meeting
Preliminary Design
Tuesday, June 10, 2008 at 6:00 PM
Mt. Pleasant Neighborhood Library

DCPL will sponsor these additional community meetings:

III. Community Meeting
Preliminary Design

IV. Community Meeting
Preliminary Design

These community meetings will be publicized and open to all. We invite ANC 1D and the community to attend these meetings and actively participate.

Pursuant to statute D.C. Official Code Title 1-309.10 (2001 Ed.), you have thirty (30) days excluding Saturdays, Sundays, and legal holidays from receipt of this notice to respond in writing to us with your recommendations, issues and concerns regarding the above. In mid March 2008, DCPL received the Resolution of ANC 1D regarding the Mt Pleasant Neighborhood Library. You may select to allow this resolution to serve as the comments from ANC 1D, to expand or modify it based on the Mount Pleasant Neighborhood Library Community Meeting held on Tuesday, June 10, 2008. Please feel free to address your response, if any to:

Archie Williams
Intergovernmental Affairs Specialist
District of Columbia Public Library
901 G Street, N.W., 4th Floor
Washington, D.C. 20001

It is my hope that this letter addresses any concerns that you may have regarding the Mt Pleasant Library.

Sincerely,

Ginnie Cooper
Chief Librarian

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All times are GMT - 5 Hours



January 5, 2009

Commissioner Jack McKay
Secretary-Treasurer
Advisory Neighborhood Commission 1D
P.O. Box 43529
Washington, DC 20010

Re: DCPL Response to ANC 1D Resolutions

Dear Commissioner McKay,

Please find attached DCPL's response to the resolution adopted at your December 2, 2008 Advisory Neighborhood Commission meeting.

We thank you for the time and the effort that you continue to dedicate to the renovation of the Mount Pleasant Neighborhood Library. We share your interest in this wonderful library and like you, we want it to be the very best library possible.

Sincerely,

Ginnie Cooper
Chief Librarian

Attachments:

DC Public Library Response to Advisory Neighborhood Commission 1D Resolutions

The resolutions cited below were developed and passed by the Advisory Neighborhood Commission 1D and transmitted to the DC Public Library. The DC Public Library is in receipt of the resolutions below and takes them under advisement and gives them "great weight" in deliberations.

Advisory Neighborhood Commission 1D Resolution (A).
Advisory Neighborhood Commission 1D Resolution Adopted: November 19, 2008 (email)
Titled: "An Honest public participation program for the future of the Mt. Pleasant Branch Library (Gregg)"

An honest public participation program for the future of the Mt Pleasant Branch Library (Gregg)

ANC1D resolves to appropriate up to \$1000 in costs and staff expenses for a public participation program that deals with the interests of local residents and users of the Mt Pleasant Branch Library. ANC1D invites participation and partnerships with other local ANCs, and the DC Public Library (DCPL) in this program.

Why: As discussed in previous resolutions, the design and public participation processes used by DCPL do not meet ANC1D's sense of minimum standards, and the responses to ANC1D's resolutions do not seem to meet the standards of the ANC laws. Thus, in order to assure that the public interest is served, ANC1D asks its staff to design and execute the needed program. ANC1D also suggests that potential participants in the programs sponsored by DCPL consider whether those DCPL programs satisfy appropriate standards of best practices and full good faith due diligence, and if not, then divert their time and resources to work with the program supported by ANC1D.

DCPL Response

DCPL is not at all certain if this resolution is directed entirely to the library and if ANC 1D is seeking a response. In any event, DCPL welcomes the ANC 1D's participation. DCPL will certainly work with ANC 1D in this regard.

Advisory Neighborhood Commission 1D Resolution (B)
Advisory Neighborhood Commission 1D Resolution Adopted: December 2, 2008
Titled: "Freeze on the Ice Cube blockage by DCPL"

Freeze on the Ice Cube blockage by DCPL

ANC1D resolves to advise the DC Public Library (DCPL), Office of Planning (OP), and the Office of the Deputy Mayor for Planning and Economic Development (DMPED) to explore alternative concepts for this space, such as a mews of development of the clear space between the buildings facing the 3100 blocks of 16th and Mt Pleasant Streets NW, while not selling public space to become private.

ANC1D requests that DCPL's branch library plans be altered, in ways consonant with previous resolutions, and that the huge potential advantages of leveraging an expanded but more flexible library space be provided for.

DCPL Response

The DC Public library has received this resolution from Advisory Neighborhood Commission 1D (ANC 1D) advising DCPL, the Office of Planning (OP), and the Office of the Deputy Mayor for Planning and Economic Development (DMPED) to explore alternative concepts for the parking area adjacent to the Mount Pleasant Neighborhood Library. ANC 1D does not offer persuasive advice to alter the plans for this library renovation project. The DCPL is proposing to expand the useable space of the library by utilizing this area of the lot. The vision for this addition to the Mount Pleasant Library is a space that is flexible and makes ample use of natural light which increases the useable space of this facility for library patrons and community residents. While this space provides negligible parking opportunities and an area for trash dumpsters, current plans will transform this area into a well lit, inviting space to read, hold community meetings and other activities that will equate to a better quality of life.

Particularly, ANC 1D proposes that DCPL abandons plans to convert this under-used, non-productive space that is crucial to the expansion of the Mt Pleasant Library based upon a potential future benefit. The development potential of this parking lot is very speculative and has no apparent support from any DC governmental entity that would be responsible for the planning, implementation or costs of this concept.

The parking area adjacent to the Mt Pleasant Library (contrary to opinion) is not an egress for the alleyway in the rear of the 3100 block of 16th Street or the 3100 block of Mount Pleasant Street, NW. This matter was raised as a question during the community meeting held by DCPL to engage the community on the renovation of the library on Wednesday, October 22, 2008, at the Mount Pleasant Neighborhood Library. A participant raised a question regarding whether this parking area served as an easement for the condominium that is in proximity to the library. A question was also raised regarding the placement of trash dumpsters in this area. DCPL has met with the representatives of this condominium association located at 3155 Mount Pleasant Street, NW., and informed them that this area has not been designated as an easement by the DC Fire Department as suggested at the meeting. Moreover, as property owned by the DC Government this area should not be nor does it need to be utilized by private concerns to house privately owned trash dumpsters.

ANC 1D appears to support a concept of developing the alleyway in the rear of the Mount Pleasant Library into a "mews" for the surrounding apartment buildings. The "mews" as envisioned by ANC 1D would require significant funding, planning, and construction. This does not address the probable zoning issues, necessary action by the DC Council, public space questions, costs and other issues that accompany this type of venture.

If it is ANC 1D's intent to have this advisement serve as a proposal to DCPL pursuant to §1-309.10 a great deal of work would be required. DCPL is renovating an existing library facility. ANC 1D advice and resolutions appear to call for a greater and more complex endeavor. ANC 1D should secure official interest from the various DC government agencies that are referenced and impacted. This would begin a process to determine the feasibility of any concept devised by ANC 1D.

In previous communications in response to resolutions from ANC 1D we have articulated that DCPL is not in a position to comment on the "Why" or the positions that have led to the formation of the resolution. It is in the purview of the ANC to adopt any thesis that the commissioners feel are pertinent to the particular resolution.

Date: Wed, 17 Jun 2009 8:29 PM
From: "g" <g@ge1.org>
"Williams, Archie (DCPL)" <archie.williams@dc.gov>, "Jim Graham"
To: <jim@grahamwone.com>, Dennis.Rubin@dc.gov, "Majett, Nicholas (DCRA)"
<nicholas.majett@dc.gov>, "Burrell, Yaiza (EOM)" <yaiza.burrell@dc.gov>
Subject: Last night's unanimous ANC1D resolution on primacy of fire safety for DCPL's MtP library plans.

Last night's unanimous ANC1D resolution on primacy of fire safety for DCPL's MtP library plans.

Resolved:

ANC1D acknowledges the hard work and effort by DCPL design staff to make changes to the design of the Mt. Pleasant Library Renovation Plans, referred to as Design Scheme F and presented at the meeting on June 3rd at the Mount Pleasant Library and attended by Council Member Jim Graham and several members of ANC 1D.

ANC 1D advises the Mayor, DCPL, DCRA, and DCFEMS that despite great progress, we still have significant concern that the current designs of a patio, garden and access ramp along Lamont Street permanently forestall emergency access by large fire-fighting equipment, thereby potentially endangering many residents of the ten or more multi-story apartment buildings to the south. The first priority should be the safety of the residents in these buildings in case of fire. ANC1D requests the DC Council to assist in clarifying and in providing any law changes needed to secure an access route without serious blockages (no cars or masonry fences) that would be in keeping with Appendix A of the most recent International Fire Code.

Why

Over a thousand residents are at risk in case of a fire spreading in one or several buildings in this closely packed area. Almost all of the buildings lack sprinklers and modern fire exits, so fires can quickly isolate and overwhelm many residents. It is essential that a ladder truck be able to reach residents from the space between the buildings. Given the condition of most buildings, a few minutes saved by removing blockages could mean saving many lives.

DCPL's current design should be modified to accommodate a minimal barrier along the South side of Lamont Street and the Library's Western property line. DCRA and the DC Council must work with DCPL and other property owners to accommodate an emergency path.

Advisory Neighborhood Commission 1C

Resolution on the Renovation and Expansion of the Mount Pleasant Public Library

- Whereas the Mount Pleasant Library is the only D.C. Public Library in Ward One, and
- Whereas, the Mount Pleasant Library serves the constituents of ANC1C; and
- Whereas the Mount Pleasant Library is planned to be closed relatively soon for renovations; and
- Whereas the District of Columbia is seeking to expand both physical space and library programming for Ward One residents; and
- Whereas, the cost of this renovation will exceed \$7.5 million taxpayer dollars; and
- Whereas, D.C. Public Libraries has not approached or communicated with ANC1C regarding the plans to renovate and expand the Mount Pleasant Library; and
- Whereas the government of the District of Columbia is required to give great weight to Advisory Neighborhood Commissions.

Now therefore be it resolved that the Adams Morgan Advisory Neighborhood Commission (ANC1C) receive from the D.C. Public Library leadership and the Board of Library Trustees timely information on the progress of the renovation and expansion of the Mount Pleasant Public Library; and

Be it further resolved that this timely information include but not be limited to: A transparent and open oversight of the library project; regular substantive consultation with Ward One Neighborhood Commissions including timely and specific responses to correspondence from all Ward One Advisory Neighborhood Commissions; regular updates to the D.C. Public Library Website (www.dclibrary.org) of current library design plans, line-item budgets, construction progress, including permit requests and grant thereof; and

Be it further resolved that this information further include: a 30-day notice in writing to ANC1C of anticipated changes or updates in library design plans, associated construction permits, and planned dates of heavy construction.

Be it further resolved that D.C. Public Library commits to having an official representative at the March 4, 2009 regularly scheduled ANC1C meeting.

ADVISORY NEIGHBORHOOD COMMISSION 1C
Resolution on the Renovation and Expansion of the Mount Pleasant Public Library

ANC-1C Meeting February 4, 2009

Now therefore be it resolved that the Adams Morgan Advisory Neighborhood Commission (ANC1C) receive from the D.C. Public Library Leadership and the Board of Library Trustees timely information on the progress of the renovation and expansion of the Mount Pleasant Public Library; and

Response

The D.C. Public Library (DCPL) will make every effort to provide to the Adams Morgan Advisory Neighborhood Commission (ANC1C) timely information on the progress of the renovation and the expansion of the Mt Pleasant Neighborhood Library.

Be it further resolved that this timely information include but not be limited to : A transparent and open oversight of the library project; regular substantive consultation with Ward One Neighborhood Commissions including timely specific responses to correspondence from all Ward One Advisory Neighborhood Commissions; regular updates to the D.C. Public Library Website (www.dclibrary.org) of current library design plans, line-item budgets, construction progress, including permit requests and grant thereof; and

Response

DCPL recognizes and welcomes the responsibility and the opportunity to engage ANC 1C in the process to renovate and expand the Mt Pleasant Neighborhood Library. The DC Code addresses the role that Advisory Neighborhood Commissions have related to a number of areas in the District of Columbia. However, "oversight" of the library project is primarily the responsibility of DCPL. As we understand the DC Code as it relates to this matter the ANC where applicable provides "advise" that DCPL is to give "great weight". We will make every effort to reply to all correspondence in timely and substantial manner. It is also our intent to keep our website frequently updated and we will improve in this area. The line item-budgets, construction permits and the granting thereof referred too are items directly related to a later stage in the renovation process.

Be it further resolved that this information further include; a 30-day notice in writing to ANC 1C of anticipated changes or updates in library design plans, associated construction permits, and planned dates of heavy construction.

Response

We will make every effort to inform the community, ANC's and others of any significant changes to changes in the library design. We are planning to contact residents and organizations with general information regarding construction that will mitigate any disruption and minimize the inconvenience to the community.

Be it further resolved that D.C. Public Library commits to having an official representative at the March 4, 2009 regularly scheduled ANC1C meeting.

Response

Chris Wright, Program Manager and Archie Williams, Intergovernmental Affairs Specialist did attend the March 4, 2009 regularly scheduled ANC1C meeting



Advisory Neighborhood Commission 1C

ANC1C Commissioners:

Chairperson
Bryan Weaver (1C03)

Vice Chairperson
Mindy Moretti (1C04)

Secretary
Kathie Boettrich (1C08)

Treasurer
J. Michael Logsdon
(1C05)

BID Representative
Nancy Shia (1C06)

Stacey Moye (1C01)

Chris Otten (1C02)

Wilson Reynolds (1C07)

ANC1C

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Ginnie Cooper
Chief Librarian, DC Public Library
Martin Luther King, Jr., Memorial Library
901 G Street, NW Washington, DC 20001

April 14, 2009

Dear Ms. Cooper,

As you are aware, on February 4, 2009, Advisory Neighborhood Commission 1C passed a resolution (enclosed) requesting to be included in the design process for the Mount Pleasant Library project — the only library serving Ward One.

Since then, Archie Williams and Chris Wright of DCPL attended to our March 1, 2009 ANC meeting with design images and outreach narrative; DCPL hosted a design meeting on March 26 with approximately 15 new design images, and an update to DCPL'S Web site shows four new library concept images.

The information provided has been extremely helpful, but as ANC1C is a bit late to the library discussion, I would appreciate it if you could bring us up to speed on several elements of the project including the proposed design and the process itself.

- 1) Before deciding to expand and renovate the Mount Pleasant Library (MPL), was any thought/analysis given to renovating the Mount Pleasant Library without an expansion and using additional funds to expand library services in other parts of Ward One?
- 2) Moving forward, what are the possibilities of expanding library services to other, under-served parts of the Ward?
- 3) Back to the MPL project, at what point in the design process for the MPL project will the Board of Library Trustees weigh-in on the design plans?
- 4) What is the overall budget for this project? Will current city budget restraints have any impact on this project? Is it possible to get a complete break-down/line-item of the budget?

- 5) Once the Board of Trustees has weighed-in on the design plans, what are the next steps/timeline for the project?
- 6) What sort of avenues will be available for public/ANC comment/participate as the process moves forward?
- 7) Finally, people in our community have asked for an analysis showing the cost estimates and the amounts of net for four different building scenarios:

1st The renovation of the current Mt Pleasant library building within the existing walls - no expansion.

2nd The renovation of the current library, plus just a one floor, terrace level, library expansion.

3rd The renovation library, plus a two-story expansion.

4th The renovation of the current library, plus a three-story expansion as currently being offered.

I want to thank you for your hard work, time, and energy. I appreciate you bringing ANC1C up to speed on where the Mount Pleasant Library project stands.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryan Weaver". The signature is fluid and cursive, with the first name "Bryan" being more prominent than the last name "Weaver".

Bryan Weaver, Chair ANC1C



May 20, 2009

Bryan Weaver, Chair
Advisory Neighborhood Commission 1C
PO Box 21009, NW
Washington, DC 20009

Dear Chairman Weaver,

We are in receipt of your letter dated April 14, 2009. Please find our response on the subsequent pages to this document. We have also provided a written response to a resolution adopted by Advisory Neighborhood Commission 1C (ANC 1C) on February 4, 2009 and titled, "ADVISORY NEIGHBORHOOD COMMISSION Resolution on the Renovation and Expansion of the Mount Pleasant Public Library". The DC Public Library (DCPL) is excited about the opportunity and the plans to renovate and expand the Mt Pleasant Neighborhood Library. To date, we have participated in more meetings with residents, library patrons and other concerned parties regarding the renovation and expansion of the Mt Pleasant Neighborhood Library than any other library capitol project. We consider this community engagement as positive and necessary processes that will result in the best possible outcome for our residents and library users.

We thank you for the time and effort you have dedicated to our efforts to renovate and expand the Mt Pleasant Neighborhood Library. Please feel free to contact us if we can be of any assistance to you as you continue to serve your constituents.

Sincerely,

Ginnie Cooper
Chief Librarian

CC: attachment

Councilmember Jim Graham
Ward 1
Council of the District of Columbia
John A. Wilson Building
1350 Pennsylvania Avenue, NW Suite 113
Washington, DC 20004

Councilmember Harry T. Thomas
Council of the District of Columbia
Committee on Libraries, Parks and Recreation
John A. Wilson Building
1350 Pennsylvania Avenue, NW Suite 107
Washington, DC 20004

Gottlieb Simon
Office on Advisory Neighborhood Commissions
John A. Wilson Building
1350 Pennsylvania Avenue, NW Suite 8
Washington, DC 20004

Response to Letter Dated: April 14, 2009

The Mt Pleasant Neighborhood Library is located in ward 1 of the District of Columbia and it is the only library located in the ward. However, the population of the city is fairly evenly distributed among the 8 wards, with the population of ward 1 being denser and perhaps more diverse. Consequently, wards with less population density may experience a longer travel time to reach a library. The Watha T. Daniel/Shaw Neighborhood Library located at 7th and Rhode Island Avenue, NW (ward 5), the Cleveland Park Neighborhood Library located at 3310 Connecticut Avenue, NW (ward 3) and the Petworth Neighborhood Library located at 4200 Kansas Avenue, NW (ward 5) are in some instances blocks away from ward 1. These libraries while located in wards other than ward 1 but, provide library services to ward 1 residents and library users.

Question

1. Before deciding to expand and renovate the Mount Pleasant Library (MPL), was any thought/analysis given to renovating the Mount Pleasant Library without an expansion and using additional funds to expand library services in other parts of Ward One?

Response

The Capitol Program that the DC Public Library (DCPL) is currently engaged in is designed to address the existing buildings and facilities that comprise the DC Public Library system. The funding for these improvements was allocated to address these buildings. The DCPL Board of Library Trustees has determined that it would be imprudent to attempt to provide new or expanded library services without a plan to assess and guide such undertaking. Therefore, plans are underway to develop a "Library Service and Facility Plan" to determine what and where library services exist and are needed in the District of Columbia.

The DC Public Library (DCPL) has looked at two (2) general scenarios that address the renovation of the Mt Pleasant Neighborhood Library. The basic premise that guided decisions to renovate and expand the library was the physical condition of the building and its systems, and the building's capacity to house the "Library Building Program" (attached).

Based on these criteria, the 1st scenario addressed renovating the library within its existing walls,

The 2nd scenario addressed renovating and expanding the library to incorporate a 100 seat meeting room as an addition.

Very recently DCPL has begun to explore a rear one story expansion. However, this concept has not been fully evaluated at this time.

DCPL has not planned to expand library services in any other part of ward 1, in the absence of the "Library Service and Facility Plan". The "Library Service and Facility Plan" will focus on the entire city. Any capitol funds not expended to renovate and expand the Mt Pleasant Neighborhood Library will be place in the Neighborhood Library Fund and be applied to future library projects to be determined by the "Library Service and Facility Plan".

Question

2. Moving forward, what are the possibilities of expanding services to other, under-served parts of the ward?

Response

See Response Above.

Question

3. Back to the MPL project, at what point in the design process for the MPL project will the Board of Library Trustees weigh-in on the design plans?

Response

The DCPL Board of Trustees is involved in and aware of the design plans throughout the entire process. Through our Facilities Committee the actual designs are reviewed and the ongoing progress monitored, the Program Committee maintains oversight of the community engagement process, and the Finance Committee monitors and maintains oversight of the budget and costs. In addition, members of the Board of Library Trustees are usually present or try to make themselves available for community meetings.

Question

4. What is the overall budget for this project? Will current city budget restraints have any impact on this project? Is it possible to get a complete break-down/line-item of the budget?

Response

The Mt Pleasant Neighborhood Library Project is budgeted at \$ 10,400,000. We do not foresee current conditions having any fiscal impact on the construction of the Mt. Pleasant Neighborhood Library. There is no "line item breakdown as such for this project. This project is still in the design phase. There is no final design to assign costs too.

Question

5. Once the Board of Trustees has weighed-in on the design plans, what are the next steps/timeline for the project?

Response

Once the design process has been completed the solicitation is advertised to attract builders/contractors interested in performing the work. The timeline will be developed after a contractor has been selected.

Question

6. What sort of avenues will be available for the public/ANC comment/participate as the process moves forward?

Response

As the process moves forward to renovate the library, a web cam will be available and updates from the library to community list serves and to interested library patrons on our distribution list. DCPL representatives are also available.

Question

7. Finally, people in our community have asked for an analysis showing the cost estimates and the amounts of net for four different building scenarios;

1st The renovation of the current Mt Pleasant library building within the existing walls – no expansion.

2nd The renovation of the current library, plus just one floor, terrace level, library expansion.

3rd The renovation library, plus a two-story expansion.

4th The renovation of the current library, plus a three-story expansion as currently being offered.

Response

1st Renovation scenario,...Approximately - \$ \$5,200,000,

2nd Renovation scenario,...this scenario has recently been presented but has not been fully developed to the point of having an official estimate,

3rd Renovation scenario,...this scenario has not been considered to the point of pursuing an official estimate, and

4th Renovation scenario,...Approximately - (the rear-only expansion scheme has only recently been developed and has not yet been thoroughly estimated. We anticipate it will be similar in cost to the previous side expansion scheme, which was approximately \$8,800,000.)

SEPT 2, 2009



Advisory Neighborhood Commission 1C

PO Box 21009, NW, Washington, DC 20009

202-332-2630 • www.anc1c.org

Advisory Neighborhood Commission 1C

Resolution Regarding the Mount Pleasant Library Project

Commissioners:

Chairperson
Bryan Weaver (1C03)

Whereas, the D.C. Public Library (DCPL) is planning to renovate and expand the Mount Pleasant Library with a budgeted cost of more than \$10 million; and

Vice Chairperson
Mindy Moretti (1C04)

Whereas, the Adams Morgan Advisory Neighborhood Commission (ANC1C) passed a resolution February 2009 seeking better engagement between DCPL and the public regarding this important community project; and

Secretary
Kathie Boettrich (1C08)

Treasurer
J. Michael Logsdon (1C05)

Whereas, DCPL has redesigned their plans and presented more fully developed images to the public on June 3, 2009; and

BID Representative
Nancy Shia (1C06)

Whereas, Ward One residents expressed both support for the changes, but also serious concerns about some elements of this redesign at the meeting and since that meeting; and

Stacey Moye (1C01)

Chris Otten (1C02)

Whereas, concerns raised by Ward One residents include fire safety and fire official access to thousands of Ward One residents living in the corridor of apartments adjacent and to the rear of the proposed library expansion; and

Wilson Reynolds (1C07)

Whereas, the new proposed disabled access ramp leading into the rear of the building coming up along the northwest side of the library is more than twice as long and three times the incline as the current access ramp into the front of the building; and

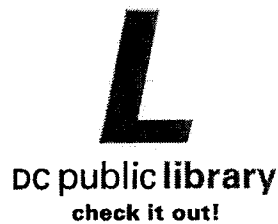
Whereas, DCPL has not seriously engaged the D.C. Fire Department officials, nor any Ward One disabled/senior service agencies as of the date of this resolution to discern if these concerns have merit and adjust the plans to address them.

Now Therefore Be It Resolved that the Adams Morgan Advisory Neighborhood Commission (ANC1C):

Declares that fire safety and welcoming access to the library must be made a priority to help shape the Mount Pleasant Library plans going forward; and

Requests that DCPL enjoy in collaborative public meetings with D.C. Fire officials, Ward One seniors and disabled residents and associated service agencies, ADA compliance officials, and the greater Ward One community to address fire safety and library access concerns as soon as possible; and

Requests DCPL, the Board of Library Trustees, and the D.C. Council Committee on Libraries halt the Mount Pleasant Library design process and halt any construction plans until such collaboration between DCPL and Ward One is established.



December 22, 2009

Bryan Weaver, Chair
Advisory Neighborhood Commission 1C
PO Box 21009, NW
Washington, DC 20009

Dear Commissioner Weaver,

Please find below our response to your recent letter which was a follow up to our response dated October 13, 2009 (resent on October 23, 2009) to your resolution of September 2009. For the sake of organization and clarity this response is structured to provide a response to the questions posed in your letter.

ANC1C Question

1) Regarding your August 24, 2009 meeting with the Office of Disability Rights, are there any written notes, or a follow-up report that you can share with ANC1C to help address our concerns regarding ADA compliance?

Response

No, there are no notes available.

ANC1C Question

2) In addition to meeting with the Office of Disability Rights, has DCPL had the opportunity to engage any Ward One seniors regarding the proposed ramp? If not, we would be more than happy to put you in touch with several organizations within the ward that work directly with our seniors.

Response

Representatives of the Library attended a meeting of the Samuel Kelsey Apartments Residents Council on Tuesday, December 8, 2009 and addressed their concern regarding accessibility to the Mt Pleasant Library. We have also met with a group that included Councilmember Jim Graham, Disability Concepts in Action, Ms Wheelchair DC 2002, Universal Design Consultants, Library Renaissance and the DuPont Circle Citizens Association, We are Family, Samuel Kelsey Resident Council, Friends of the Mt.

Pleasant Library and a few others on Friday, December 11, 2009 at Councilmember Graham's office to discuss the proposed ramp and accessibility relative to the library.

Additionally, we have responded to letters addressed to "Whom It May Concern" from the Equal Rights Center, Sarah's Circle, and the Harvard Towers Residents Council.

ANC1C Question

3) Could you please provide us with information about the meetings you had with D.C. Fire and Emergency Medical Services other than the May 4, 2009 meeting and what, if any outcomes there were from those meetings?

Response

The meeting held on May 2, 2009 was for the expressed purpose of engaging residents, library users and other interested parties, the Chief of DC FEMS and DCPL in a discussion regarding fire safety with respect to the proposed addition for the Mt. Pleasant Library. Prior to this meeting, our interaction with the DC FEMS had been one of our calling on their expertise for guidance. The major outcome from this interaction was the DC FEMS' position on the renovation/expansion design of the Mt Pleasant Library and the impact it would have on their ability to address fires in and around the library.

ANC1C Question

4) Has DCFEMS had a chance to review and comment on the most recent set of plans (released mid-September) issued by DCPL?

Response

No, the plan(s) to renovate and expand the Mt Pleasant Library remain consistent relative to the design elements that Chief Rubin has commented on.

ANC1C Question

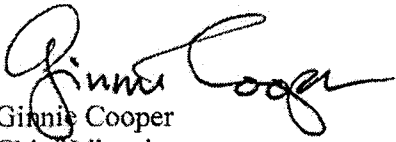
And finally, ANC1C requested that DCPL host a public meeting(s) to share with the community what DCPL has done to address concerns about the accessibility and fire safety. To our knowledge, those meetings have not been held. Would you please let us know what the timeline is to conduct these meetings so that we can inform the community.

Response

DCPL is not planning another community meeting on the Mt Pleasant Library renovation/expansion project. Although this question is specific regarding community meetings and a timeline, we point out that our community engagement is not limited to community meetings as the only mechanism to interact with community residents and library users. The meetings, letters and etc., cited in this letter occurred for the most part after the last "community meeting" and even by virtue of this letter the engagement continues.

We thank you for your interest in the Mt Pleasant Library. Hopefully, our response to these follow up questions will provide you the clarity you are seeking.

Sincerely,


Ginnie Cooper
Chief Librarian

CC: Mayor Adrian M. Fenty
Government of the District of Columbia
John A. Wilson Building
1350 Pennsylvania Avenue, NW Suite 316
Washington, DC 20004

Councilmember Jim Graham
Council of the District of Columbia
John A. Wilson Building
1350 Pennsylvania Avenue, NW Suite 105
Washington, DC 20004

Councilmember Harry Thomas
Council of the District of Columbia
John A. Wilson Building
1350 Pennsylvania Avenue, NW Suite 107
Washington, DC 20004

Gustavo F. Velasquez
Government of the District of Columbia
DC Office on Human Rights
One Judiciary Square
441 – 4th Street, NW Suite 570N
Washington, DC 20001

Chief Dennis Rubin
Government of the District of Columbia
Fire & Emergency Medical Services Dept.
Government of the District of Columbia
1923 Vermont Avenue NW Suite 201
Washington, DC 20001



Advisory Neighborhood Commission 1C

PO Box 21009, NW, Washington, DC 20009

202-332-2630 • www.anc1c.org

Commissioners:

Stacey Moye (1C01)
Vice Chairperson

Chris Otten (1C02)

Bryan Weaver (1C03)

M. Mindy Moretti
(1C04)

J. Michael Logsdon
(1C05)

Nancy Shia (1C06)
Secretary

Wilson Reynolds
(1C07) Chairperson

Katherine Boettrich
(1C08) Treasurer

May 4, 2010

Linda K. Argo

Director

Department of Consumer and Regulatory Affairs

District of Columbia Government

1100 4th St., SW, 5th Floor

Washington, DC 20024

Dear Director Argo:

At a duly-noticed public meeting held on April 7, 2010, with a quorum of seven of eight Commissioners present, Advisory Neighborhood Commission 1C voted to accept the findings of Nichols Design Associates, Inc. study on the proposed alterations to the Mt. Pleasant Library.

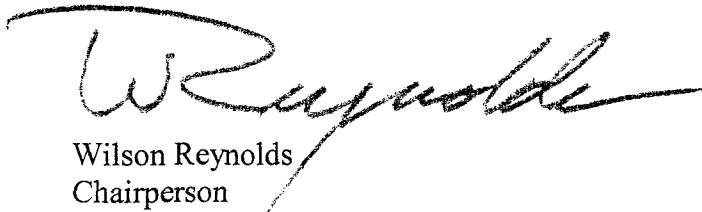
The study was commissioned by ANC 1C to examine two items; appropriateness of the proposed new disability ramp for ADA compliance; and review of proposed plans meeting fire safety regulations.

ANC 1C recommends that the objections raised in the Report rise to the level of requiring appropriate Council review and abatement and possible action by your Agency.

A copy of the study accompanies this correspondence.

Thank you for your consideration.

Sincerely,



Wilson Reynolds
Chairperson

Attachment

Cc: Harry Thomas, Jr., Ginnie Cooper, John Hill, Jim Graham, Vincent Gray, Adrian Fenty, Dennis Rubin

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS**

Office of the Director



July 30, 2010

Wilson Reynolds
Chairperson, IAC
Advisory Neighborhood Commission 1C
PO Box 21009, N.W.
Washington, D.C. 20009

Dear Commissioner Reynolds:

This is in response to ANC 1C's July 21, 2010 "motion" requesting notification from DCRA on the status of the building permit application for the Mount Pleasant Library located at 3160 16th Street, N.W. Specifically, you requested notification on what changes were required of the applicant and when the revised plans were re-submitted.

Depending on the nature of proposed construction building permit application plans must be approved by several D.C. Government Agencies such as , for example, the D.C. Department of Transportation (DDOT), the DC Water and Sewer Authority (WASA), the DC Department of Environment (DDOE) and the Historic Preservation Review Board (HPRB). DCRA serves as the repository and clearance house for the permits and must defer to the individual agencies that require their approvals.

Therefore, DCRA can only address any corrections that we require the applicant to make on their plans. Additionally, once any corrections have been made DCRA is legally obligated to issue the permit absent some legal authority, such as a Court injunction, that would preclude the issuance.

With respect to the subject application it appears that the building permit is scheduled to be issued during the later part of the week of August 2, 2010. Once, the building plans have been approved they will be available for public review.

Regards,


Linda K. Argo
Director

1100 4th Street S.W Waterfront 5th Floor
Washington D.C 20024
Phone: (202) 442-8947 Fax (202) 442-9445

Subject: Re: DCRA: MtPI Library
From: "Chris Version II.0" <chrisotten2@yahoo.com>
Date: Wed, 29 Dec 2010 12:57:16 -0800
To: "Majett, Nicholas (DCRA)" <nicholas.majett@dc.gov>
CC: "Vargas, Heather (DCRA)" <heather.vargas@dc.gov>

Mr. Majett:

Thank you for your response.

Yes, our ANC Motion stated as follows:

Motion that the Chair of ANC-1C send an official letter from our Commission, by Friday, September 3, reiterating our request of DCRA to outline the major changes that DCRA and it's "disciplines" requested DCPL make to the library design plans so that a work permit could be issued.

Mr. Majett, what was sent to us came without any cover letter explaining what these documents you attached to an email actually mean.

Our ANC motion asked for an outline of the major changes made, especially in light of the expert report which I believe DCRA used to help bring about the changes.

The internal documents you sent are filled with internal DCRA jargon that we as Commissioners can't readily understand. Plus, they are dated back to January 2010. Our expert report showing the concerns with the plans came about in May. So we were expecting an outline of the changes made since that report in May.

To recap, there was no cover letter accompanying these documents you sent. The documents you sent are not understandable by our Commission. And, these documents contain dated information.

So, perhaps you may have time to draw up an outline of the major changes to the design plans after May 2010 -- in particular to the accessibility ramp. This would be quite helpful.

Thanks,
Commissioner Chris Otten
202-536-4065

On 12/29/2010 12:05 PM, Majett, Nicholas (DCRA) wrote:

Thanks for the congrats.

As I recall I sent the attachment in response to the ANC resolution seeking the corrections that were required of the building plans for the Mount Pleasant Library. What I attached were the comments from the plans reviewers.

Let me know if you need any additional information.

Nicholas A. Majett
Deputy Director For
Communications & Customer Service
DCRA
1100 4th Street, S.W.
Washington, D.C. 20024
202-442-8937
nicholas.majett@dc.gov

Preventing terrorism is everybody's business.

If you SEE something, SAY something.

Call the Metropolitan Police Department at (202) 727-9099 or email at SAR@DC.GOV to report suspicious activity or behavior that has already occurred.

Call 911 to report in-progress threats or emergencies.

To learn more, visit <http://www.mpd.cdc.gov/operationtipp>.

From: Chris Version II.0 [<mailto:chrisotten2@yahoo.com>]

Sent: Wednesday, December 29, 2010 2:46 PM

To: Majett, Nicholas (DCRA)

Cc: Vargas, Heather (DCRA); Argo, Linda (DCRA)

Subject: Fwd: DCRA: MtPI Library

Dear Mr. Majett:

I understand you may be the new head of DCRA under our mayor-elect. Congratulations.
I sent this note last week just before the holidays.

I wanted to resend so that we can better understand what you sent to ANC-1C about a month ago, in response to ANC-1C's September resolution.

I'd like to ask that you please review this email and please help me understand the materials you sent.

With regards,
Commissioner Chris Otten, ANC-1C02
202-536-4065

----- Original Message -----

Subject:DCRA: MtPI Library

Date:Thu, 23 Dec 2010 13:34:33 -0800

From:Chris Version II.0 <chrisotten2@yahoo.com>

To:Argo, Linda (DCRA) <linda.argo@dc.gov>

CC:Majett, Nicholas (DCRA) <nicholas.majett@dc.gov>, heather.vargas@dc.gov

Dear Director Argo:

Hope you holidays are well.

This is Commissioner Chris Otten. I wanted to write to inquire about a response sent to the Chair of ANC-1C to the Commission's ANC-1C resolution from September 2010.

I wanted to check in as our Commission may have already followed up with you for clarity on this response but we haven't gotten anything in return.

First, was there a cover letter missing with the attached documents. It seems that our Chair never received any cover letter from you Director to inform us of what the attached "Scan001.PDF" file actually means.

Second, the PDF document in question has almost little to no information we can understand and use. It is internal documentation with no explanation. Plus it seems quite dated. Our Commission was inquiring about the permit granted for DC Public Library plans regarding the Mount Pleasant Library dating to August 2010. Yet the PDF document sent to us by email from Mr. Majet date back to January 2010.

I would like to inquire again and follow-up on our original letter which simply requested a layman's list of the changes made to the plans to allow for an issuance of a permit. The official motion was as follows:

Motion that the Chair of ANC-1C send an official letter from our Commission, by Friday, September 3, reiterating our request of DCRA to outline the major changes that DCRA and it's "disciplines" requested DCPL make to the library design plans so that a work permit could be issued.

This will really help our Commission and constituents understand how our expert study was used by your agency to change DCPL's plans in a positive way. We'd like to close the book on this matter soon.

Thank you for your time during this holiday season... perhaps we can connect early next week to help us both get to affirmative understanding on the library plans.

With regards,
Commissioner Chris Otten
ANC-1C02
202-704-8391

----- Original Message -----

Subject:DCRA Response + Pizza & Wine After ANC Meeting

Date:Mon, 29 Nov 2010 15:44:23 -0500

From:wreynoldsanc@aol.com

To:WeaverANC@aol.com, chrisotten2@yahoo.com, Katherine.Boettrich@hillandknowlton.com, anc1c05@gmail.com, anc1c04@yahoo.com, anc1c06@yahoo.com, staceyamoye@yahoo.com

Hello,

I forward to you the response finally received from DCRA (on Nov. 24). It is not what I would consider an opus of prose.

Second, as the December meeting is our last, I would like to invite you to my apartment after the meeting for a little get together. I'll have pizza and wine for those who partake of such liquids.

Cheers.

Wilson

-----Original Message-----

From: Majett, Nicholas (DCRA) [mailto:nicholas.majett@dc.gov]

Sent: Wednesday, November 24, 2010 11:59 AM

To: Reynolds, Wilson (Council)

Subject: FW: Scan from a Xerox WorkCentre

Attached are the comments by the various disciplines for the review of the Mount Pleasant Library renovation project.

Nicholas A. Majett
Deputy Director For
Communications & Customer Service
DCRA
1100 4th Street, S.W.
Washington, D.C. 20024
202-442-8937
nicholas.majett@dc.gov

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to report suspicious activity or behavior that has already occurred.
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-----Original Message-----

From: nicholas.majett@dc.gov [<mailto:nicholas.majett@dc.gov>]

Sent: Wednesday, November 24, 2010 8:06 AM

To: Majett, Nicholas (DCRA)

Subject: Scan from a Xerox WorkCentre

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre.

Attachment File Type: PDF

WorkCentre Location: machine location not set

Device Name: ois-xerox-director

For more information on Xerox products and solutions, please visit
<http://www.xerox.com>

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--

"Always be on the lookout for ways to turn a problem into an opportunity for success. Always be c
~Lao Tzu

Whether you like it or not >>

<http://tinyurl.com/2j2uyk>

Oil Spoils!

<http://oilspoils.wordpress.com/>

The Young World is Weighty >>

<http://www.youtube.com/watch?v=Aruidluqvoo>

No virus found in this incoming message.

Checked by AVG - www.avg.com

Version: 9.0.872 / Virus Database: 271.1.1/3346 - Release Date: 12/28/10 23:34:00

--

"Always be on the lookout for ways to turn a problem into an
opportunity for success. Always be on the lookout for ways to nurture
your dream."

~Lao Tzu

Whether you like it or not >>

<http://tinyurl.com/2j2uyk>

Oil Spoils!

<http://oilspoils.wordpress.com/>

Task
 Fire Review
Assigned to Department
 FIRE REVIEW
Action by Department
 FIRE REVIEW
Start Time

Due Date
 01/22/2010
Assigned to
Action By
 Silroy Brown
End Time

Assigned Date
 12/10/2009
Status
 Fire Review Approved
Status Date
 07/07/2010
Hours Spent

Billable
 Y

Comments
 1. The proposed arrangement for transparent glass partitions at conference center will be accepted, thereby making the Fire pump room door visible. 2. Access to electrical room via restroom is still unresolved. Article 240.24, NFPA 70: NEC 2005 requires devices in this room to be readily accessible. As proposed, with the restroom door locked at anytime will violate this specific requirement. 3. Location of standby generator? Not shown on the architectural or mechanical roof plans. The electrical riser to be revised to incorporate this provision for roof equipment and fire pump. Please: List generator fuel type. Declare fuel quantity (if not natural gas). Day tank and main storage tank. Location of main storage and protection. Fuel distribution piping and pump system. Fire rated protection detail for fuel piping. Fuel Spill control/containment details. Etc. Please be advised that as part of this permitting process, for fuel storage quantities exceeding 660 gals the plans will also require the review/ approval by the Fire Prevention division of DCFD at 441 4th St, NW. (See line 12 in section C on page 4 of permit application). Resubmit for final review/ approval to DCRA.

Time Tracking Start Date

Est. Completion Date **In Possession Time (hrs)**

Task	Due Date	Assigned Date
Mechanical and Plumbing Review	01/22/2010	12/10/2009
Assigned to Department	Assigned to	Status
MECHANICAL & PLUMBING REVIEW		Mechanical Review Approved
Action by Department	Action By	Status Date
MECHANICAL & PLUMBING REVIEW	Bellur Ravishankar	08/04/2010
Start Time	End Time	Hours Spent
Billable	Comments	Time Tracking Start Date
Y	Job approved	
Est. Completion Date	In Possession Time (hrs)	

Task	Due Date	Assigned Date
Zoning Review	01/22/2010	12/16/2009
Assigned to Department	Assigned to	Status
ZONING REVIEW		Zoning Approved - Wall Check
Action by Department	Action By	Status Date
ZONING REVIEW	Jeannette Anderson	07/30/2010
Start Time	End Time	Hours Spent
Billable	Comments	Time Tracking Start Date
Y	(R-5-D) INTERIOR RENOVATION OF AN EXISTING DC PUBLIC LIBRARY W/A #9000 SQ FT ADDITION. There will be a demo of an (e) rear 1-story. Additional parking not required=Historical Site.	
Est. Completion Date	In Possession Time (hrs)	

Task	Due Date	Assigned Date
Structural Review	01/22/2010	12/10/2009
Assigned to Department	Assigned to	Status
STRUCTURAL REVIEW		Structural Review Approved
Action by Department	Action By	Status Date
STRUCTURAL REVIEW	Robert Chen	06/03/2010
Start Time	End Time	Hours Spent
Billable	Comments	Time Tracking Start Date
Y	structural OK. Waiting for zoning approval.	
Est. Completion Date	In Possession Time (hrs)	

Task	Due Date	Assigned Date
Elevator Review	01/22/2010	12/16/2009
Assigned to Department	Assigned to	Status
ELEVATOR REVIEW		Elevator Review Approved
Action by Department	Action By	Status Date
FIRE REVIEW	Silroy Brown	07/07/2010
Start Time	End Time	Hours Spent
Billable	Comments	Time Tracking Start Date
Y	Please see comments under fire review.	
Est. Completion Date	In Possession Time (hrs)	

Task	Due Date	Assigned Date
Mechanical and Plumbing Review	01/22/2010	12/10/2009
Assigned to Department	Assigned to	Status
MECHANICAL & PLUMBING REVIEW		Mechanical Review - HFC
Action by Department	Action By	Status Date
MECHANICAL & PLUMBING REVIEW	Bellur Ravishankar	05/14/2010
Start Time	End Time	Hours Spent
Billable	Comments	Time Tracking Start Date
Y	Please obtain approval from WASA & DDOE. Mech/Plmb plans are stamped and signed.	
Est. Completion Date	In Possession Time (hrs)	

Task	Due Date	Assigned Date
Electrical Review	01/22/2010	12/10/2009
Assigned to Department	Assigned to	Status
ELECTRICAL REVIEW		Electrical Review - HFC
Action by Department	Action By	Status Date
ELECTRICAL REVIEW	Shahadat Suhrawardy	04/29/2010
Start Time	End Time	Hours Spent
Billable	Comments	Time Tracking Start Date
Y	1. Please response to all the comments previously made. 2. Per NEC section 240.24.(A), electrical over current devices shall be readily accessible. Some of electrical room is not readily accessible. Please revisit and revise.	
Est. Completion Date	In Possession Time (hrs)	

Task	Due Date	Assigned Date
Structural Review	01/22/2010	12/10/2009
Assigned to Department	Assigned to	Status
STRUCTURAL REVIEW		Structural Review - HFC
Action by Department	Action By	Status Date
STRUCTURAL REVIEW	Benjamin Johnson	04/29/2010
Start Time	End Time	Hours Spent
Billable	Comments	Time Tracking Start Date
Y	RESPOND TO THE FOLLOWING PREVIOUS COMMENTS: 1) Seal and signature of a P.E. licensed in D.C on the geotechnical report. 2) Correct construction cost estimate.	
Est. Completion Date	In Possession Time (hrs)	

Task	Due Date	Assigned Date
Structural Review	01/22/2010	12/10/2009
Assigned to Department	Assigned to	Status
STRUCTURAL REVIEW		Structural Review - HFC
Action by Department	Action By	Status Date
STRUCTURAL REVIEW	Benjamin Johnson	04/29/2010
Start Time	End Time	Hours Spent
Billable	Comments	Time Tracking Start Date
Y	RESPOND TO THE FOLLOWING PREVIOUS COMMENTS: 1) Seal and signature of a P.E. licensed in D.C on the geotechnical report. 2) Correct construction cost estimate.	
Est. Completion Date	In Possession Time (hrs)	

Task
 Fire Review
Assigned to Department
 FIRE REVIEW
Action by Department
 FIRE REVIEW
Start Time

Due Date
 01/22/2010
Assigned to
Action By
 Silroy Brown
End Time

Assigned Date
 12/10/2009
Status
 Fire Review - HFC
Status Date
 04/28/2010
Hours Spent

Billable
 Y

Comments
 1. The proposed arrangement for transparent glass partitions at conference center will be accepted, thereby making the Fire pump room door visible. 2. Access to electrical room via restroom is still unresolved. Article 240.24, NFPA 70: NEC 2005 requires devices in this room to be readily accessible. As proposed, with the restroom door locked at anytime will violate this specific requirement. 3. Location of standby generator? Not shown on the architectural or mechanical roof plans. The electrical riser to be revised to incorporate this provision for roof equipment and fire pump. Please: List generator fuel type. Declare fuel quantity (if not natural gas). Day tank and main storage tank. Location of main storage and protection. Fuel distribution piping and pump system. Fire rated protection detail for fuel piping. Fuel Spill control/containment details. Etc. Please be advised that as part of this permitting process, for fuel storage quantities exceeding 660 gals the plans will also require the review/ approval by the Fire Prevention division of DCFD at 441 4th St, NW. (See line 12 in section C on page 4 of permit application). Resubmit for final review/ approval to DCRA.

Time Tracking Start Date

Est. Completion Date

In Possession Time (hrs)

Task
Zoning Review
Assigned to Department
ZONING REVIEW
Action by Department
ZONING REVIEW
Start Time

Due Date
01/22/2010
Assigned to
Action By
Jeannette Anderson
End Time

Assigned Date
12/16/2009
Status
Zoning Review - HFC
Status Date
02/16/2010
Hours Spent

Billable
Y

Comments
1. Provide four (4) hard copies of a current DC Surveyor's Plat showing existing and proposed structure(s), fully dimensioned and labeled to clearly identify the work proposed to include minimum setbacks. 2. Complete the Zoning Data Summary Form (attached for your use). 3. Resubmit your application/drawings back to Tay Garnett, DAP Representative; more corrections may apply.
In Possession Time (hrs)

Time Tracking Start Date

Est. Completion Date

-abndged-

January 10, 2011

Board of Zoning Adjustment
441 4th St., NW, Suite 200S
Washington, DC 20001

Dear Chairman Moldenhauer and Board Members:

At a duly-noticed public meeting held on January 5, 2011, with a quorum of seven of eight Commissioners present, Advisory Neighborhood Commission 1C voted a motion to request action by the BZA relative to specific interpretation of Zoning Regulations impacting the renovations occurring at the Mt. Pleasant Library at 3160 16th St., NW. The motion is attached to this correspondence.

In addition, this correspondence will be presented before the BZA on Tuesday, January 11.

On behalf of ANC 1C, thank you.

Sincerely,

Wilson Reynolds
Chairperson

Attachment

Commissioners: Stacey Moye (1C01), Vice Chairperson
Olivier Kamanda (1C03)
Not Occupied (1C05)
Wilson Reynolds (1C07) Chairperson

Marty David (1C02)
Gabriela Mossi (1C04)
Steve Lanning (1C06), Secretary
Katherine Boettrich (1C08) Treasurer

Motion Requesting BZA Review of Zoning Questions Regarding the Construction of the Mt. Pleasant Library.

Motion is made to request the Board of Zoning Adjustment for a review of the DCPL plans for the renovation of the Mt. Pleasant library at 3160 16th St., NW (Square 2595) relative to these two referenced zoning regulations, and further; to authorize the Chair of ANC 1C and Chair of the Public Services Committee of ANC 1C to communicate this request without prejudice to BZA Case # 18152.

Referenced Regulations:

1) DCMR 11-404 REAR YARDS

According to 11-404.1, there must be a minimum rear yard measuring not less than 15 feet from between the back of the actual building to the rear lot line. DCPL's proposed addition would all together eliminate the rear lot. The addition extends out and widens from the back of the original building all the way to the rear lot line.

Since the Mount Pleasant Library does not abut or adjoin any lot lines along a public open space, recreation area, or reservation, the rear yard requirements may not be reduced or omitted.

2) 11-406 COURTS

DCPL architects have created an open court along the north-west side of the library building. At some points, the court is 15 feet wide and other points less than 8 feet wide.

According to 11-406.1, for all R-5-D structures in DC, any open courts must be at least 10 feet wide and as wide as 3 inches per foot of height of the court. Parts of the court comply at 15 feet wide, but most of the court is less than 8 feet wide.

Commissioners: Stacey Moye (1C01), Vice Chairperson
Olivier Kamanda (1C03)
Not Occupied (1C05)
Wilson Reynolds (1C07) Chairperson

Marty David (1C02)
Gabriela Mossi (1C04)
Steve Lanning (1C06), Secretary
Katherine Boettrich (1C08) Treasurer



FORWARDED BY MAIL

June 09, 2009

Chris Otten
District Dynamos
1530 P Street, N.W.
Washington, D.C. 20005

RE: DCPL Response to Freedom of Information Act Request

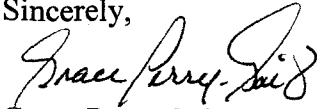
Dear Mr. Otten:

This is the second part of your FOIA request. Attached are the e-mails that were received as a result of your e-mail search request. The search yielded fourteen (14) e-mails, however six (6) of the e-mails were retained pursuant to exemption 4 of D.C. Official Code §2-534(a)(4), Attorney-Client privilege.

If you deem this response to be a denial of your request, you have the right to appeal to the Mayor, or you may seek judicial review in the Superior Court, pursuant to D.C. Official Code § 2-537 (2001) and 1 D.C.M.R. § 412. If you elect to appeal to the Mayor, your appeal should be in writing, should include a statement of the arguments, circumstances, or reasons in support of the information sought by your request, should include copies of your original FOIA request and of the agency's written denial letter issued to you, and should reflect that you have served a copy of your appeal on the agency. You may address your appeal to the Mayor to: Office of the Secretary, Wilson Building, 1350 Pennsylvania Avenue, N.W., Suite 419, Washington, D.C. 20004.

If further assistance is needed, you may contact me at (202) 727-1134.

Sincerely,

A handwritten signature in black ink, appearing to read "Grace Perry-Gaiter". The signature is fluid and cursive, with a large, stylized initial "G".

Grace Perry-Gaiter
DCPL, General Counsel &
FOIA Officer

Tele: (202) 727-1134

Fax: (202) 442-6073

E-mail: grace.perry-gaiter@dc.gov

Perry-Gaiter, Grace (DCPL)

From: District Library Dynamos [dclibrarydynamo@rushpost.com]
Sent: Friday, April 17, 2009 9:04 AM
To: Cooper, Ginnie (DCPL); Bradley, Bridget A. (DCPL)
Cc: Robin Diener
Subject: FOIA Request: Mt Pleasant Library

District of Columbia Public Library
901 G Street, NW
Washington, DC 20001
(202) 727-0321

The District Dynamos is seeking information, under the Freedom of Information Act, in regards to the Mount Pleasant Library project. The information we seek is the following:

1) All library design images associated with the Mount Pleasant Library expansion project besides those already on the DC Public Library website. This includes and shall not be limited to any design images not already shown to the public but may have been discussed internally and were paid for with public tax dollars between the dates of 2005 until today.

2) All correspondence, including but not limited to emails, regarding the decision to switch the Mount Pleasant Library project from simply a renovation to an expansion project between the dates of 2005 until today.

Please send any and all information to:
District Dynamos
ATTN: Chris Otten
1530 P Street NW, WDC 20005

With regards,
Chris Otten
202-536-4065

District Library Dynamos
<http://www.districtdynamos.org>
202-387-8030
dclibrarydynamo@rushpost.com

Perry-Gaiter, Grace (DCPL)

From: Bradley, Bridget A. (DCPL)
Sent: Thursday, April 23, 2009 10:17 AM
To: Perry-Gaiter, Grace (DCPL)
Cc: Davenport, Nancy (DCPL)
Subject: FW: FOIA Request: Mt Pleasant Library

Grace - I believe this was sent to you by someone else on staff - but yesterday I saw Richard Huffine and he asked what had happened to the FOIA request sent by Chris Otten. I told him to the best of my knowledge it had been sent to you so that you could let Chris Otten know that there is a form to be completed before any action will be taken on his request. If you have not provided this information to Mr. Otten - can you please do that? Happy to talk to you about this if you'd like. Best, Bridget

-----Original Message-----

From: District Library Dynamos [mailto:dclibrarydynamo@rushpost.com]
Sent: Friday, April 17, 2009 9:04 AM
To: Cooper, Ginnie (DCPL); Bradley, Bridget A. (DCPL)
Cc: Robin Diener
Subject: FOIA Request: Mt Pleasant Library

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Please send any and all information to:
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ATTN: Chris Otten
1530 P Street NW, WDC 20005

With regards,
Chris Otten
202-536-4065

District Library Dynamos
<http://www.districtdynamos.org>
202-387-8030
dclibrarydynamo@rushpost.com

Perry-Gaiter, Grace (DCPL)

From: Perry-Gaiter, Grace (DCPL)
Sent: Friday, April 24, 2009 3:06 PM
To: District Library Dynamos
Cc: Graham, Jim (COUNCIL); Thomas, Harry (COUNCIL); Rodgers, Neil (COUNCIL); Robin Diener
Subject: RE: FOIA Request: Mt Pleasant Library
Importance: High

Dear Mr. Otten:

Sorry for the confusion as to your e-Mail FOIA request. But Ms. Bradley mistakenly thought that the e-mail had already been forwarded to me. It was late yesterday, when it was realized that I did not have the request. However, this e-mail will confirm that I do now have your e-mail request which was received late yesterday. Pursuant to statute, I have 15 working days to respond to your request from the date of receipt unless I need to invoke an extension of ten (10) working days. Currently, your response is due May 14, 2009. I will do my best to respond within the time frame but it does depend on two things, the number of assignments that I currently have which are voluminous and once I start to contact the relevant parties for the information, their schedule of assignments. But I will inform you if an extension is needed.

However, if you have any questions please do not hesitate to call. My contact information is below.

Sincerely,

Grace Perry-Gaiter
DCPL, General Counsel
Tele: (202) 727-1134
Fax: (202) 442-6073
Grace.Perry-Gaiter@dc.gov

-----Original Message-----

From: District Library Dynamos [mailto:dclibrarydynamo@rushpost.com]
Sent: Friday, April 24, 2009 2:38 PM
To: Perry-Gaiter, Grace (DCPL)
Cc: Robin Diener; Thomas, Harry (COUNCIL); Rodgers, Neil (COUNCIL); Graham, Jim (COUNCIL)
Subject: Fwd: FOIA Request: Mt Pleasant Library

To:
Grace Perry-Gaiter, Freedom of Information Officer District of Columbia Public Library
901 G Street, NW
Washington, DC 20001

Dear Mrs. Perry-Gaiter:

I sent this to Chief Cooper a week ago because I did not have your email readily available nor was I able to find it on the DCPL website.

I have not received any acknowledgment of receipt of this FOIA request from Chief Cooper or Mrs. Bradley. Now that I can communicate with you directly, I would like to ask that you fulfill this request.

If there are any questions or problems, please contact me.

With regards,
Chris Otten
District Dynamos
202-536-4065

Perry-Gaiter, Grace (DCPL)

From: District Library Dynamos [dclibrarydynamo@rushpost.com]
Sent: Monday, May 04, 2009 12:37 PM
To: Cooper, Ginnie (DCPL); jim@grahamwone.com; Williams, Archie (DCPL)
Cc: Reynolds, Wilson (Council); Burrell, Yaiza (EOM); Laurie Collins; Rodgers, Neil (COUNCIL); Pittman, James (COUNCIL); jack.mckay@verizon.net; denisjames@verizon.net; Robin Diener; sitra90@hotmail.com; marglenn@verizon.net; richardhuffine@yahoo.com; g@ge1.org; seanpgannon@gmail.com; pastorascott@yahoo.com; Jane Zara; farmstrong@verizon.net; tunda21@hotmail.com; orilla@comcast.net; weaveranc@aol.com; wardonelibrarycoalition@yahooogroups.com; Robin Diener; Jgnicklas@cs.com; sambroeksmi@yahoo.com; jwilkes@earthlink.net; norvmart10@yahoo.com; n2opera@aol.com; jbbrew14@gmail.com; gcooper@dccouncil.us
Subject: Dynamos Response to A. Williams about 5/4/09 mtg

Somehow, the District Dynamos were not included in the email message from Archie Williams in his Friday email. This is a response by Chris Otten, community organizer with the Dynamos, directly to Mr. Williams' email.

Monday, May 4, 2009

Dear Mr. Williams and Chief Librarian Cooper:

This is Chris Otten, community organizer with the District Dynamos. I have just read an email that has thrown up many red flags from Mr. Williams about the meeting tonight.

Regardless of who is calling the meeting, DCPL is expected to be a strong participant for tonight's meeting because it is your Building Program, designed with no community input, that is driving this expansion project.

It is DCPL's expansion project that is heightening the fire safety issues in the collective shared backyard -- shared by the library and several apartment/condo buildings that back up to the library.

It is DCPL's expansion project that requires DCPL to inform all Ward One ANC Commissioners and nearby residents as to ways to get involved.

Mr. Williams, when I read your email, we need to be clear here... this is DCPL's meeting because it is your project driving these recent community meetings. The flyers which you distributed to some of the nearby apartment buildings are DCPL flyers announcing this meeting. You contacted DC Fire Department to be at this meeting. You are clearly concerned about people's questions and ideas and points of information and why this meeting is in essence being called by DCPL in collaboration with the community.

The problem is not with who is calling the meeting, but what will be discussed. People in Mount Pleasant and around Ward One want OPTIONS!

At the community design meeting held by DCPL On March 26, 2009, Councilmember Graham asked the audience if they "would consider" expanding out the back of the library and if the "would consider" just a renovation with perhaps a limited expansion to take the savings and build out library services in other parts of the Ward.

Both of these questions received near unanimous support.

Part of "considering" is understanding plausible options and the underlying data to support them so that Ward One residents can make informed decisions going forward. You have not, despite being requested on several occasions by ANC-1D, ANC-1C, civics, and the Ward One Library Coalition, provided data regarding expansion options.

Perry-Gaiter, Grace (DCPL)

From: Perry-Gaiter, Grace (DCPL)
Sent: Thursday, May 07, 2009 11:05 PM
To: District Library Dynamos
Cc: Coard, Eric (DCPL); Davenport, Nancy (DCPL)
Subject: RE: FOIA Request: Mt Pleasant Library

Hello Mr. Otten:

Hope things are going well for you also, as for me work is very busy. Seeing that I am still at work, I guess that is obvious. As for your request, unfortunately, I will not be able to respond to your request within the next two days. The way it looks at this point, I sincerely may have to invoke the ten day extension. I will let you know on Tuesday, May 12, 2009 if the extension is necessary.

If you have any further questions please do not hesitate to contact me.

Sincerely,

Grace Perry-Gaiter
DCPL, General Counsel
Tele: (202) 727-1134
Fax: (202) 442-6073

-----Original Message-----

From: District Library Dynamos [mailto:dclibrarydynamo@rushpost.com]
Sent: Thursday, May 07, 2009 12:47 PM
To: Perry-Gaiter, Grace (DCPL)
Subject: RE: FOIA Request: Mt Pleasant Library

Hi Grace:

Hope all is well and things aren't too hectic for you right now. I just wanted to see how this request is coming along? Is there any chance we could get some info in the next couple of days?

Thanks for your work on this.

Regards,
Chris O.
202-536-4065

On Fri, 24 Apr 2009 12:32:17 -0700, "District Library Dynamos"
<dclibrarydynamo@rushpost.com> said:

> Thank you Grace.
> I wish there was something on the DCPL website showing where and to
> whom to send FOIA's.
> I did send this a week ago.
> Please contact me if you need any more clarity on this request and I
> appreciate your work on this matter.
> I will forward future FOIA requests to you directly from now on.
> With regard,
> Chris Otten
> 202-536-4065

>
>
>
>
> On Fri, 24 Apr 2009 15:06:02 -0400, "Perry-Gaiter, Grace (DCPL)"
> <grace.perry-gaiter@dc.gov> said:
> > Dear Mr. Otten:
> >

Perry-Gaiter, Grace (DCPL)

From: District Library Dynamos [dclibrarydynamo@rushpost.com]
Sent: Thursday, May 07, 2009 11:29 PM
To: Perry-Gaiter, Grace (DCPL)
Cc: Coard, Eric (DCPL); Davenport, Nancy (DCPL)
Subject: RE: FOIA Request: Mt Pleasant Library

Well thank you for this candor Grace.

I really wonder if even you can provide things piecemeal, like the images of all renditions of the Mount Pleasant Library project. The public has only seen "Scheme F" in the latest community meeting. We are hoping to see Scheme A-E at the very least. Can this happen sooner than later?

But perhaps on a more accessible note, I'd like to ask Nancy or Eric, on the prompt of John Hill and Jeff Bonvechio to see if I can receive by email the simple monthly/annual cost of operating the Georgetown Interim Library.

On Tuesday, Jeff gave me a ballpark figure of building out of that interim space to be around \$400,000. I am hoping Nancy or Eric can provide the operating costs, including staffing?

John Hill said at the last Board meeting that this should be public information and not hard to find. If this is the case, please do let me know.

With regard,
Chris O.
202-536-4065

On Thu, 7 May 2009 23:05:05 -0400, "Perry-Gaiter, Grace (DCPL)"
<grace.perry-gaiter@dc.gov> said:

>
> Hello Mr. Otten:
>
> Hope things are going well for you also, as for me work is very busy.
> Seeing that I am still at work, I guess that is obvious. As for your
> request, unfortunately, I will not be able to respond to your request
> within the next two days. The way it looks at this point, I sincerely
> may have to invoke the ten day extension. I will let you know on
> Tuesday, May 12, 2009 if the extension is necessary.
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> If you have any further questions please do not hesitate to contact me.
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> Sincerely,
>
> Grace Perry-Gaiter
> DCPL, General Counsel
> Tele: (202) 727-1134
> Fax: (202) 442-6073
>
> -----Original Message-----
> From: District Library Dynamos [mailto:dclibrarydynamo@rushpost.com]
> Sent: Thursday, May 07, 2009 12:47 PM
> To: Perry-Gaiter, Grace (DCPL)
> Subject: RE: FOIA Request: Mt Pleasant Library
>
> Hi Grace:
>
> Hope all is well and things aren't too hectic for you right now.
> I just wanted to see how this request is coming along? Is there any
> chance we could get some info in the next couple of days?

EXPERT REVIEW DOCS

Nichols Report(s)

May 2010: Nichols Design Associates provided an expert review of the Mt. Pleasant Library design plans with a focus on fire safety and compliance with prevailing accessibility code

[p168-p177]

August 2010: Nichols does a follow-up analysis after visiting DCRA's offices on the suggestion of DCRA to review before they granted the building permit.

[p178-p183]

Other architects weigh in with their analysis of the ramp

[p184-p186]

Nichols Design Associates, Inc.

Project: Mt. Pleasant Library Study

Report Outline:

- 1) Introduction
- 2) Evaluation Objectives and Process
- 3) Major Findings
- 4) Recommended Solutions/Alternatives for Major Compliance Issues
- 5) Conclusion

Appendices:

- 1) DCPL "Bid" Documents or Construction Documents
- 2) (a) Completed ADAAG Checklist; (b) ADA Standards Specific to Libraries
- 3) ADA Standards (1991 ADAAG)
- 4) 2004 ADA Accessibility Guidelines
- 5) DC Municipal Regulations (DCMR 12)
- 6) International Building Code (IBC 2006 Edition)
- 7) International Fire Code (IFC 2006 edition)

Exhibits:

- 1) Photographs of Mount Pleasant Library & Overhead Map
- 2) Ramp Runs, Elevations, and Cross-Slope Measurements
- 3) NDA Sketches of Alternative Ramp Designs & ArchiCAD image
- 4) Mount Pleasant Fire Safety Articles & Press Releases
- 5) Plans Considered Compromises: (a)(1) Scheme "G"; (a)(2) DCPL Plans Winter 2008; (b) Real World Examples of Proposed Alternatives

1) Introduction

On March 3, 2010, Nichols Design Associates (NDA) was officially hired by Advisory Neighborhood Commission 1C, located in Ward One of Washington D.C., to evaluate the renovation and expansion plans proposed by the DC Public Library (DCPL) for the historic Mount Pleasant Library.

The contract with ANC-1C specifically requested NDA to examine the efficacy of the proposed accessibility ramp and to examine fire/emergency safety aspects of the plans and how the proposed expansion may affect emergency access to the rear of the library and surrounding properties.

Given only about one month to complete this study, NDA used our experience with accessibility design and analysis of building code to help present important technical findings to ANC Commissioners so they can make informed decisions regarding the Mount Pleasant Library project as proposed by DCPL.

2) Evaluation Objectives and Process

NDA wanted to make sure we addressed the ANC-1C's two major points of concern:

- i) How does the current design for the Mt. Pleasant library meet the community's desire for a welcoming, dignified ground level universal entrance that appeals to the historic nature of the building?
- ii) Analyze the proposed library design with D.C. Code regarding fire and emergency safety guidelines.

To evaluate these two points, NDA used industry standards to determine compliance using binding code documentation as listed in the appendices of this report.

Comparing DCPL's proposed construction plans to the appropriate code documentation has helped NDA declare clear findings and allowed us to suggest potential solutions to discovered problems.

3) Major Findings

- i) **The proposed accessibility ramp is not ADA/ADAAG compliant.**

The ADA Standards for Accessible Design ("Standards") apply to public entities such as the library system [see : 28 C.F.R. Part 35.151(c)] given by Federal code authority (5 U.S.C. 301; 28 U.S.C. 509, 510; 42 U.S.C. 12186(b)).

According to Title II (State & Local Publics) and Title III (Public Accommodations) of ADA and ADAAG regulations and 28 CFR Part 36, ADA Standards for Accessible Design, DCPL's proposed accessibility ramp that travels along the northwest side of this historic building fails compliance.

The following components of the ramp are in question:

- *Ramp Slope and Rise* (ADA 4.3.7 Slope; 4.8.1, 4.8.2 Slope and Rise; ADAAG 405.2 Slope; ADAAG 405.6 Rise)
DCPL's proposed accessibility ramp has three ramp runs (see Exhibit 2). According to DCPL's construction documents, "Run2" has a rise measured at 3 feet or 36 inches in elevation. This fails ADA Standards ADA 4.8.2 Slope and Rise, "The maximum rise for any run shall be 30 inches." This same running slope has a ratio of 1:10 which does not comply with the ADA Standard 1:12 maximum slope ratio. Using approximate measurements, it also seems the running slope of "Run3" is right at that 1:12 benchmark. Since this ratio result is so close to the compliance maximum, if our measurement approximations are off even slightly, the slope ratio for "Run3" may also indeed fail ADA Standards.

DCPL has chosen to push the slope ratio of this proposed rampruns beyond the compliance limit. This contrasts with ADA Standards 4.8.2 Slope and Rise, which says "The least possible slope shall be used for any ramp." In addition, according to ADAAG Advisory 405.2 Slope,

“To accommodate the widest range of users, provide ramps with the least possible running slope and, wherever possible, accompany ramps with stairs for use by those individuals for whom distance presents a greater barrier than steps, e.g., people with heart disease or limited stamina.”

- *Ramp Cross-Slope* (ADA 4.8.6 Cross Slope and Surfaces; ADAAG 405.3 Cross Slope)
DCPL's proposed accessibility ramp has three ramp runs (see Exhibit 2). According to ADA Standards, the cross-slope is the slope that is perpendicular to the direction of travel and it “shall be no greater than 1:50” or a 2% rise in elevation. DCPL's cross-slope for most of the ramp seems to fall under 1%, until you reach the top of the ramp. Based on approximate measurements shown on DCPL's Construction Documents (Architectural Plan A1.02 and Grading Plan L.201 – See Exhibit 2), the far end of “Run3” ramps up approximately 4 inches to meet the new rear door landing. The documentation does not portray the cross-slope very clearly here, but approximate calculations show a 1:38 cross-slope ratio or 2.7% cross-slope rise, which would indeed fail the ADA Standards for Cross-Slope maximum rise of 1:50 or 2%.
- *Ramp Curvature and Accessible Routes* (ADA 4.1.7 Accessible Buildings: Historic Preservation; ADA 4.1.7(3) Historic Preservation: Minimum Requirements; ADA 4.1.7(3)(a) Accessible Route; ADAAG Advisory 405.7 Landings; (ADA 4.8.6 Cross Slope and Surfaces; ADAAG 405.3 Cross Slope)
After “Run1” and the first landing on DCPL's proposed ramp (see Exhibit 2), the ramp begins to curve up “Run2” through the second landing and continue curving up “Run3” to the top of the ramp where it curves onto the new rear entry landing. According to ADAAG Advisory 405.7, “Circular or curved ramps continually change direction. Curvilinear ramps with small radii also can create compound cross slopes and cannot, by their nature, meet the requirements for accessible routes.”

NDA believes compound cross-slopes plague more than half of DCPL's lengthy accessibility ramp and thus cannot be considered an accessible route. Thus, this ramp fails ADA Standards which dictate that alterations to historic buildings must provide, “At least one accessible route complying with ADA 4.3 from a site access point to an accessible entrance.”

- *Ramp Landings* (ADA 4.8.4 Landings; ADAAG 405.7 Landings)
DCPL's construction documents show three landings on the proposed ramp, all of which are uneven by as much as .5 inches. According to ADA Standards, “Ramps shall have *level* landings at bottom and top of each ramp and each ramp run,” and ADAAG Advisory 405.7 says, “Ramps that do not have level landings at changes in direction can create a compound slope that will not meet the requirements of this document.” NDA believes the ramp landings fail compliance.
- *Reduction in Access* (ADA Standards 4.1.6(1)(a) Accessible Buildings: Alterations; ADAAG F202.3.1 Existing Buildings and Facilities)
DCPL's proposed accessibility ramp is more 100 feet long from the start of the ramp to the proposed new rear entry and rises up more than 7 feet high. In comparison, the current accessibility ramp at the front of the library building is approximately 40 feet long and eases users down a less than 3 foot decline into the lower-level. NDA believes the current ramp is

mostly ADA compliant as there are only a few minor fixes required to make it fully compliant. In juxtaposition, DCPL's proposed accessibility ramp has several major compliance issues and makes it harder for residents with disabilities to enter the building. According to ADA Standards and the ADAAG, "An alteration that decreases or has the effect of decreasing the accessibility of a building or facility below the requirements for new construction at the time of the alteration is prohibited."

- *Unequal Treatment & Discrimination* (ADA Subpart A, Sec.36.101 Purpose; ADA Subpart A, Sec.36.201(a) Prohibition of Discrimination; Subpart A, Sec.36.202 (a) Denial of participation; Subpart A, Sec.36.202 (b) Participation in unequal benefit; Subpart A, Sec.36.202(c) Separate benefit; Subpart A, Sec.36.203(a) Integrated settings; Subpart A, Sec.36.301(a) Eligibility criteria)

NDA believes that ADA Standards were created to prevent construction projects and building alterations that include elements like DCPL's proposed accessibility ramp. The length and height of this ramp will indeed prevent many residents with disabilities, who don't necessarily use motorized wheelchairs, from accessing the newly renovated library. In addition, DCPL seems to want to take DC residents back to an earlier American culture, where a separate and unequal philosophy prevailed. Their ramp does this by compelling users to traverse an unnecessarily long ramp so they can enter the building through a rear library entrance.

Universal designers will be appalled if this project is built -- the lack of integration symptomatic with the proposed ramp does not empower anywhere near a similar library entry experience that able-bodied library patrons have ascending the grand staircase at the front of the building. This ramp fails compliance as the ADA Standards indicate, "No individual shall be discriminated against on the basis of disability in the full and equal enjoyment of the goods, services, facilities, privileges, advantages, or accommodations of any place of public accommodation by any private entity who owns, leases (or leases to), or operates a place of public accommodation."

- ii) **The proposed renovation and expansion plans have *serious deficiencies* regarding fire safety issues and emergency egress from within the library building and property. Plus the proposed expansion *will interfere* with emergency access to the rear of the library threatening the safety of both the library and surrounding properties.**

Fire Safety Compliance Issues – Deficiencies Within the Library

Upon examination of DCPL's proposed construction plans using a compliance framework of the ADAAG checklist and ADA Standards for Accessible Design, NDA has discovered that many requirements for fire/safety within the library property are non-compliant.

According to DCPL's construction documents, "Sheet #G0.02-Egress Plans/Code Summary," the following internal non-compliant components have been identified:

- *Accessible Approach Entrance* (ADAAG: 4.3, 4.4, 4.5, 4.7)
There is no no slip-resistant surfaces noted on the route of travel.

- *Egress:* (ADA: 4.3.10)
Neither DCPL's Construction Documents nor Specifications Documents have created a provision for any accessible space or element that shall also serve as a means of egress for emergencies or connect to an accessible area of rescue assistance.
- *Stairs:* (ADA: 4.9)
Neither DCPL's Construction Documents nor Specifications Documents have created provision of an area of rescue, i.e., the traumatic control button shall be displayed at top of every first step of stairway where the firefighter can rescue a wheelchair user.
- *Two-Way Communication:* (ADA: 4.3.11.4; ADAAG: 4.2,4,10,4.11)
Both visible and audible signals are not provided between each area of rescue assistance and primary entry on every level.
- *Identification:* (ADA:4.3.11.5; ADAAG: 4.30)
There is no signage required to areas of rescue; There is no use of international symbols of accessibility in each area of rescue assistance.
- *Emergency Communications:* (ADA: 4.3.11.4, 4.10.14)
No emergency two-way communication systems are depicted in the plans to be located between the elevator and point outside the hoist way as required in the area of rescue.
- *Alarms:* (ADA: 4.28.2, 4.28.3)
No audible and visual alarms are depicted in the plans as required.

Additional Fire Safety Issues – External to Library Property

NDA believes DCPL's proposed expansion will interfere with fire/emergency access to the rear of the library and surrounding properties.

DCPL's choice to squeeze the size and lateral massing of their proposed expansion into a tiny lot currently behind the library seems to break the scope and intent of DC's Construction Code (DC Construction Code: DCMR 12A; Building Code, Section 101; 101.4.6.3 Scope; 101.4.6.4 Intent) and does not comply with International Fire Code (IFC; 2006 edition; 503.1.1 Building and facilities).

The construction plans show a three story massing wedged into the back of this historic library building – an expansion that extends all the way to the library property line. The property line is approximately eighteen feet from the back walls of the surrounding apartments, thus increasing the likelihood that a fire could jump from the apartments to the library and vice-versa.

It can be argued that the buildings around the library now may be as likely to project fire at the newly renovated library as did the fire coming from the Deauville Apartments in

March 2008. Only two buildings away, the library sustained enough smoke damage to close for cleaning, and the Church behind the Deauville Apartments perished (see Exhibit 4).

In addition, the size and shape of the expansion seals off an emergency access point to the rear of the library from Lamont Street. This access point is only one of the two emergency access points around the library-- it's the wider, more navigable route, best suited for a DC Fire Department fire truck with an aerial ladder and hose that could help protect the back of the new library and the many apartment buildings which line the Mount Pleasant Street/16th Street residential corridor.

Many of these apartments adjacent and behind the library are more than three stories tall requiring truck ladders to save those in an emergency and to conduct raised hose operations (IFC; 2006 edition; Appendix D; Section D105; D105.1 Aerial Fire Apparatus Access Roads).

4) Recommended Solutions/Alternatives

When weighing out solutions to design problems, NDA uses a typical hierarchy of priorities consisting of safety, accessibility and choice, as follows:

- Priority #1: Safety. Providing environments that are safe for all users into the public space through the front library main entrance.
- Priority #2: Accessibility. Providing accessible environments limited only to the degree that they do not compromise safety in the library property.
- Priority #3: Choice. Whenever possible, providing universal design environments that offer choices in how spaces or elements are used.

Establishing these priorities helps make it possible to implement solutions that can satisfy the needs of the greatest number of people, including those with disabilities -- wheelchair users, the young in strollers, elderly citizens, and disabled veterans.

iii) *The proposed ramp, what to do?*

The Mt. Pleasant Library has been designated "historic" by the D.C. Historic Preservation Review Board and was listed in D.C.'s Inventory of Historic Sites effective October 26, 1987. Any public building under going alterations which has been designated historic is given some leeway with regard to meeting ADA Standards (see AD A Sec.36.405 Alterations: Historic preservation), where "Alterations to buildings or facilities that are eligible for listing in the National Register of Historic Places under the National Historic Preservation Act (16 U.S.C. 470 et seq.), or are designated as historic under State or local law, *shall comply to the maximum extent feasible* with section 4.1.7 of appendix A to this part."

NDA believes that DCPL has not attempted to find a accessibility ramp configuration that

maximizes compliance with the ADA Standards as shown in **Section 3, Major Findings** of this report. DCPL's proposed ramp, designed by CORE Architects, simply is not safe and not welcoming and serves as a form of discrimination to a segment of library users who would be compelled to enter the rear of the library building. The ramp is placed with too great of a distance between the main grand stair entrance and the new rear entry of this historic building, plus is too long and steep to be given the benefit of doubt according to ADA Standards Sec 36.405.

Accessibility specialists, Universal Designers, disabled advocates and lawyers, recognize the importance of building a ramp adjacent to the main entrance, where everyone can see it. They understand the need of people with disabilities from the community and rest of the Washington, DC area to experience equality in one of the most important educational library buildings of the city, the Mt. Pleasant Library. NDA believes the library can become a cultural symbol that expresses how the community of Washington, DC values democracy and addresses the elimination of stigma.

With this, we recommend that the accessibility ramp be located at the front of the building. By doing so, DCPL can ameliorate key ADA compliance issues that DCPL's ramp proposes, such as the discriminatory segregation to the rear of the building and making access to the building physically harder.

NDA has produced four potential ramp alternatives with access at the front of the library building.

According to ADA 4.3.2(1) Location, "At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking, and accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance they serve. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public."

Thus, for any of these alternatives to be fully compliant, design arrangements have to be created that allow for existing accessible parking on the street and/or a new accessible parking area, along the current library driveway, direct and easy access to the accessibility ramp.

Accessible Ramp Alternatives:

- *Sketch #1: Universal Entry*
The proposal design consists of locating a new three-way ramp outside the front library to right side of the stairs. The rough stone paver on the ramp is linked to a new sandstone wall with stainless steel hand rail on both two sides each way. This will equalize entry for all library users at the top of the grand staircase.
- *Sketch #2: Upgrade the Current Accessibility Ramp*
The current accessibility ramp at the front of the library leads users through a secondary entrance at the lower-level, where an existing elevator is located next to the vestibule area. This ramp complies with key ADA Standards and ADAAG, but there would need

to be minor technical refinements (Handrails set to the same height; Handrail grip less wide; Door partition reduced to only 1/4" high) to make it fully compliant. It also can be upgraded in terms of approach style and architectural elements which could make it much more welcoming. For example, NDA suggests shortening the ramp to 30 feet long making the trip into the library even faster.

This option allows users to still enter the front of the building in a safe and welcoming way, just next to the grand stairs where able-bodied library patrons and residents with disabilities can see each other and thus helps address Universal Guidelines with regard to experience integration.

- *Sketch #3: Upgrade the Current Accessibility Ramp + Porch Lift*
Upgrade the current accessibility ramp and add the porch lift to provide Universal Access to the main door at the top of the grand stairs. This provides the best of both options and still allows mothers easy stroller access into the lower-level.
- *Sketch #4: Universal Entry + Porch Lift*
In addition to the new three-way ramp on the accessible route, a porch lift may be installed to help library users with disabilities the haste they may need to access the library due to inclement weather. The lift would also take users to the top of the grand stairs.

The idea of adapting an important historical library for accessibility should demonstrate a symbolic shift – one that seeks to combine the emphasis of preserving building elements and environments as they were originally built with the concept of Universal Design and modern accessibility standards.

Inclusive design proposals must provide appropriate settings for meaningful activities. Discrete architectural solutions for inclusive design reduces a negative impact on the general public understanding of accessibility and on the acceptance of innovative technology that truly benefits everyone in the community.

iv) *The proposed expansion, what to do?*

The proposed expansion, does not make the library any more safe. Rather, it increases the chance that a devastating disaster may once again strike this neighborhood.

Mount Pleasant is known to the DC Fire Department as a “trouble spot” -- a location where its harder to fight fires due to density and lesser water availability (see Exhibit 4). Given the history of this neighborhood, it would make sense to limit the size of the expansion, or eliminate it completely, in order to allow for greater emergency access to behind the library and along this highly-compacted residential corridor.

Upon investigation, NDA discovered that DCPL had also considered other expansion designs. NDA believes these past designs could lend to better expansion compromise.

For example, Scheme “G” was created with the assistance of Ward One City Councilmember Jim Graham in May 2009. Back in the Winter of 2008, DCPL was offering plans that had the bulk of their desired expansion situated at the northwest side of the building as a large glass cube. The remaining expansion extends out from the lower level into the library lot at the rear of the building. Adding a green roof to this lower level expansion planned to serve as an aesthetic view from the sunroom, which stays in these plans.

NDA recommends an amalgamation of these earlier attempts to find a potential compromise – a compromise where ultimately the expansion is a bit more realistic in scope, matching the size of the small lot which sits behind the library and thus providing more emergency access to the Mount Pleasant residential corridor (see Exhibit 5).

For example, the historic sunroom can be saved by building an outdoor reading room around the sunroom using weather-stable glass, as an atrium, that follows the contour of a basement-level expansion.

If DCPL absolutely must have a large expansion, NDA recommends they dig down deeper creating more lower-levels, instead of working up and out, to prevent blocking a potential emergency access lane.

See Exhibit 5a & 5b to understand the library design options that were available earlier in the process and also to examine real-world examples of atrium concepts and expanding historic buildings by unpinning those original structure with new lower levels.

NDA's recommendations allow:

- * the library building to be creatively and more realistically expanded to provide more space for DCPL's library-service program, and
- * the library to be renovated without demolition of major components of the original historic building like the sunroom by underground construction below the 1st floor level,
- * DCPL to truly be good stewards in the Mount Pleasant community by looking to safely expand Ward One library services by simultaneously expanding emergency access to library neighbors.

5) Conclusion

Nichols Design Associates appreciates the chance to help analyze a DC Public Library project which affects tens of thousands of DC residents and will for many generations. Our goal was to ensure ANC-1C had our expert technical analysis of DCPL's proposed construction plans to make informed decisions regarding this important project as the process moves forward.

We believe DCPL's proposed plans, if built, will result in a serious mistake. We are highly skeptical that DC's Department of Consumer and Regulatory Affairs (DCRA) will grant construction permits for this project as currently specified. We also believe the City Council will not pay for a project that could spark lawsuits from the disability-advocacy community which in turn may skyrocket the project costs doing the City a disservice during tough economic times.

NDA believes that DCPL can successfully meet all Code compliance concerns with a design that desires to expand Ward One library services by simply considering other design alternatives, such as those suggested in this report, and then conducting financial, environmental, and neighboring impact studies for each alternative scenario.

This project could move rather quickly to completion by using creative design and public consultation about potential expansion and ramp design options, with the result that DCPL can build a slightly larger, more welcoming, and safer library to the fanfare of Ward One residents and the whole City.

[end]

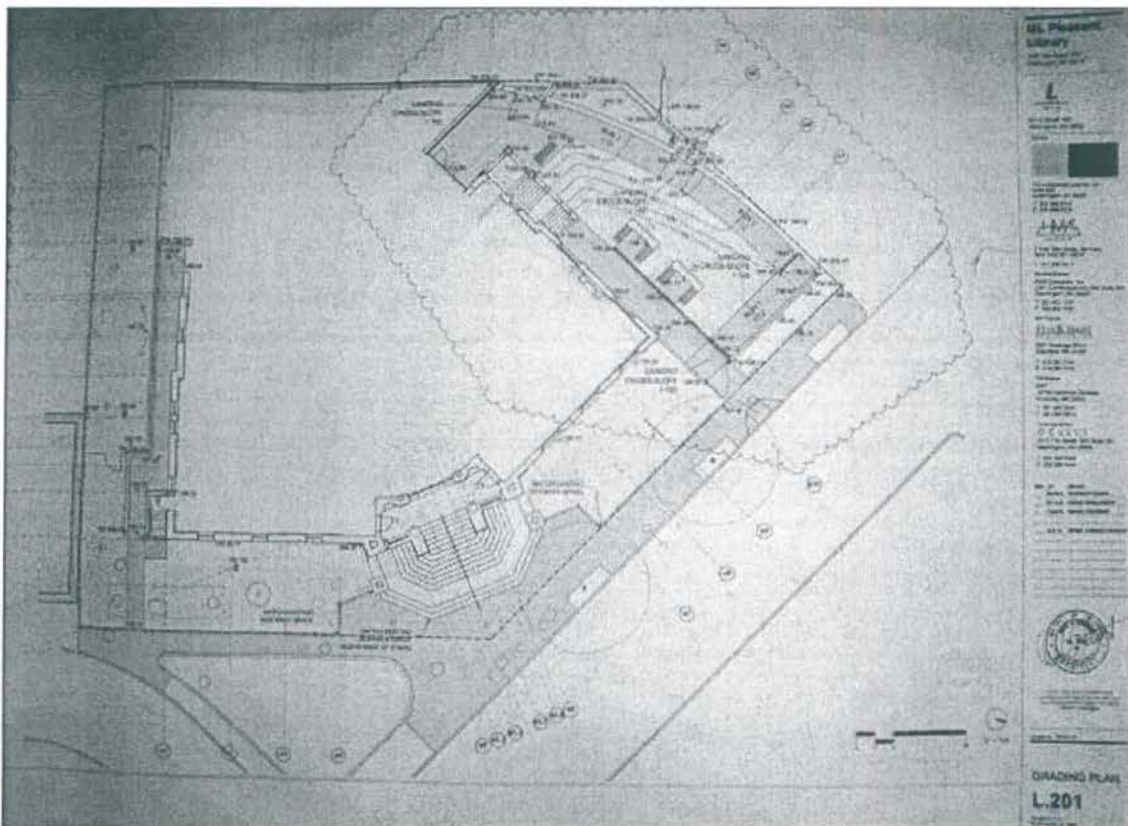
Nichols Design Associates, Inc.

Project : Mt. Pleasant Library Study, August 4 , 2010

Report: Preliminary Findings Regarding Latest Mount Pleasant Library Plans After Visit to DCRA Offices on August 3, 2010

NDA reviewed the latest design documents regarding the Mount Pleasant Library design plans at the office of the Department of Regulatory and Consumer Affairs, 1100 4th Street SW, on Wednesday, August 3, 2010.

We looked at all of the plans that were available, none of which contained information regarding fire safety features pertinent to ADA Standards inside the library. So, we focused on the construction document labeled **L.201** which was revised as of 6/1/10, as seen below.



It seems there have been some changes made to address some of the technical problems raised in our original report back in April (<http://tinyurl.com/mtpl-nichols-report>), but overall there are still very serious deficiencies regarding fire safety, emergency access, and sadly the proposed ramp is still not ADA/ADAAG compliant.

PROPOSED ACCESSIBILITY RAMP

After review of the latest plans, we have determined the proposed accessibility ramp is still non compliant.

The following technical ADA Standards are broken by the latest plans dated 6/1/10:

*Ramp Cross-Slope (ADA 4.8.6 Cross Slope and Surfaces; ADAAG 405.3 Cross Slope)
Ramp Slope and Rise (ADA 4.3.7 Slope; 4.8.1, 4.8.2 Slope and Rise;
ADAAG 405.2 Slope; ADAAG 405.6 Rise)
(ADA 4.8.4 Landings; ADAAG 405.7 Landings)*

[explanation]

- ***The most clear problem is Ramp Run #3*** -- it's still too long. DCPL is claiming it is 30 feet long, but our calculations show it to be long by about one foot, putting it closer to 31 feet long. This is not a compliant Run.
- ***Cross-Slope problems persist*** – The calculations of the cross-slope ratio coming up off Landing #3 onto the surface area heading up (sloping up) towards the new rear door is greater than 2%. This is non-complaint.
- ***Ramp Landings*** – DCPL's construction documents show three landings on the proposed ramp, all of which are uneven by as much as .5 inches. According to ADA Standards, "Ramps shall have *level* landings at bottom and top of each ramp and each ramp run," and ADAAG Advisory 405.7 says, "Ramps that do not have level landings at changes in direction can create a compound slope that will not meet the requirements of this document." NDA believes the ramp landings fail compliance.

Since DCPL has decided to push their proposed ramp design to the edge of bare minimum regulations allowed by law, any adjustments to contend with the problems listed above will most likely create a cascade of non-compliant problems with other parts of the ramp.

For example, by making the Ramp Run #3 compliant at the maximum of 30 feet long, the slope ratio of Run #3 would shift to be greater than 8%, which is not compliant. The shift would also affect all the other Ramp Runs, Slope Ratio's and Cross-Slope ratios.

NDA believes that given the constraints of space in the area where DCPL proposes to put the new accessibility ramp, they will not be able to design-fix the ramp so that it comes into technical compliance with ADA Standards. Even if they could, the ramp as a whole reduces access, does not include any stairs as an option for those with disabilities who can't make it up such a long ramp, and discriminates by segregating disabled users to the back door as explained below.

Further, the following technical ADA Standards are broken by the latest plans dated 6/1/10:

Ramp Curvature and Accessible Routes (ADA 4.1.7 Accessible Buildings: Historic Preservation; ADA 4.1.7(3) Historic Preservation: Minimum Requirements; ADA 4.1.7(3)(a) Accessible Route; ADAAG Advisory 405.7 Landings; (ADA 4.8.6 Cross Slope and Surfaces; ADAAG 405.3 Cross Slope)

[explanation]

- ***Curves in the ramp*** – There are still problems with the curvilinear aspects of the ramp, which deem this ramp a non-accessible route per ADAAG guidelines.

After “Run1” and the first landing on DCPL's proposed ramp (see Exhibit 2), the ramp begins to curve up “Run2” through the second landing and continue curving up “Run3” to the top of the ramp where it curves onto the new rear entry landing. According to ADAAG Advisory 405.7, “Circular or curved ramps continually change direction. Curvilinear ramps with small radii also can create compound cross slopes and cannot, by their nature, meet the requirements for accessible routes.”

NDA believes compound cross-slopes plague more than half of DCPL's lengthy accessibility ramp and thus cannot be considered an accessible route. Thus, this ramp fails ADA Standards which dictate that alterations to historic buildings must provide, “At least one accessible route complying with ADA 4.3 from a site access point to an accessible entrance.”

Additionally, the following performance / civil rights related ADA Standards are broken by the latest plans dated 6/1/10:

Reduction in Access (ADA Standards 4.1.6(1)(a) Accessible Buildings: Alterations; ADAAG F202.3.1 Existing Buildings and Facilities)

[explanation]

- ***Reduction in Access and Discrimination*** – The ramp by choice of location and size still reduces access to seniors and residents with disabilities. In comparison, the current accessibility ramp is at the front of the library, is about 40 feet long, and has an incline of less than 3 feet. DCPL's proposed ramp is 120 feet long, has a 7 foot incline, and takes users to the back of the library. This is a reduction in access and is discriminatory as it may compel fear for safety and prevent many seniors and residents with disabilities, especially those without motorized wheelchairs, from ever accessing the library.

DCPL's proposed accessibility ramp is more 100 feet long from the start of the ramp to the proposed new rear entry and rises up more than 7 feet high. In comparison, the current accessibility ramp at the front of the library building is approximately 40 feet long and eases users down a less than 3 foot decline into the lower-level. NDA believes the current ramp is mostly ADA compliant as there are only a few minor fixes required to make it fully compliant. In juxtaposition, DCPL's proposed accessibility ramp has several major compliance issues and makes it harder for residents with disabilities to enter the building.

According to ADA Standards and the ADAAG, "An alteration that decreases or has the effect of decreasing the accessibility of a building or facility below the requirements for new construction at the time of the alteration is prohibited."

Unequal Treatment & Discrimination (ADA Subpart A, Sec.36.101 Purpose; ADA Subpart A, Sec.36.201(a) Prohibition of Discrimination; Subpart A, Sec.36.202 (a) Denial of participation; Subpart A, Sec.36.202 (b) Participation in unequal benefit; Subpart A, Sec.36.202(c) Separate benefit; Subpart A, Sec.36.203(a) Integrated settings; Subpart A, Sec.36.301(a) Eligibility criteria)

NDA believes that ADA Standards were created to prevent construction projects and building alterations that include elements like DCPL's proposed accessibility ramp. The length and height of this ramp will indeed prevent many residents with disabilities, who don't necessarily use motorized wheelchairs, from accessing the newly renovated library. In addition, DCPL seems to want to take DC residents back to an earlier American culture, where a separate and unequal philosophy prevailed. Their ramp does this by compelling users to traverse an unnecessarily long ramp so they can enter the building through a rear library entrance.

Conclusion: PROPOSED ACCESSIBILITY RAMP

DCPL's proposed ramp is still not technically ADA compliant nor is it compliant with the civil rights aspects of ADA Standards. The only way to make sure all people may enter this library in a welcoming and safe way is to keep the ramp at the front of the library along a shorter and safer line of transit. There have been plausible alternatives depicting a ramp at the front of the library put forward by NDA as well as other architects from the community. DCP has ignored these alternatives without explanation.

FIRE SAFETY & EMERGENCY ACCESS

After review of the latest plans, we have determined the fire and emergency safety problems still exist both internally to the library project and to the external properties adjacent and behind the library.

- ***Emergency Access to the Library & Surrounding Properties*** – DCPL's latest plans still depict the elimination of an emergency access point from the Lamont Street side of the library to the many residential buildings that exist adjacent and behind the library. By locating the ramp on the side of the library there is no chance to allow mechanical emergency apparatus from access behind the library.

In addition, the proposed library expansion juts out to a strange triangular point blocking the entry point to the residential corridor, eliminating even the chance of emergency personnel on foot from accessing the residential corridor from Lamont Street.

DCPL's choice to squeeze the size and lateral massing of their proposed expansion into a tiny lot currently behind the library seems to break the scope and intent of DC's Construction Code (DC

Construction Code: DCMR 12A; Building Code, Section 101; 101.4.6.3 Scope; 101.4.6.4 Intent) and does not comply with International Fire Code (IFC; 2006 edition; 503.1.1 Building and facilities).

NDA believes these poor design choices truly endangers the library property but also the lives of many DC residents living around the library.

There are various plausible solutions and design alternatives that were not explored by DCPL and DCRA to make sure this project serves as an opportunity to expand access to this endangered residential corridor, especially given what happened to the Deauville Apartments just a short time ago.

These alternatives have merit, please see: <http://tinyurl.com/mtpl-expert-review>

- **ADA Fire and Safety Components** – The plans NDA reviewed at DCRA's offices on August 3, 2010 in no way contend with the many points raised in our April report showing many deficiencies with fire and safety components inside the library. These problems remain unresolved as far as the public should be concerned and raise many red flags about the oversight given to this project.

There has not been any closure to the information loop after NDA presented these findings to Councilmember Jim Graham on May 13, 2010. On that day, CM Graham pledged to get a response to each problem point found in the April NDA Report. This has not happened to date.

As far as the public should be concerned, the following problems in the library design plans still exist regarding fire safety and emergency access internal to the library building and break ADA compliance:

- **Accessible Approach Entrance** (ADAAG: 4.3, 4.4, 4.5, 4.7)

There is no no slip-resistant surfaces noted on the route of travel.

- **Egress:** (ADA: 4.3.10)

Neither DCPL's Construction Documents nor Specifications Documents have created a provision for any accessible space or element that shall also serve as a means of egress for emergencies or connect to an accessible area of rescue assistance.

- **Stairs:** (ADA: 4.9)

Neither DCPL's Construction Documents nor Specifications Documents have created provision of an area of rescue, i.e., the traumatic control button shall be displayed at top of every first step of stairway where the firefighter can rescue a wheelchair user.

- **Two-Way Communication:** (ADA: 4.3.11.4; ADAAG: 4.2,4,10,4.11)

Both visible and audible signals are not provided between each area of rescue assistance and primary entry on every level.

- *Identification:* (ADA:4.3.11.5; ADAAG: 4.30)

There is no signage required to areas of rescue; There is no use of international symbols of accessibility in each area of rescue assistance.

- *Emergency Communications:* (ADA: 4.3.11.4, 4.10.14)

No emergency two-way communication systems are depicted in the plans to be located between the elevator and point outside the hoist way as required in the area of rescue.

- *Alarms:* (ADA: 4.28.2, 4.28.3)

No audible and visual alarms are depicted in the plans as required.

CONCLUSION

NDA believes there have been some minor technical changes made to DCPL's plans since our April 2010 report, however most of the problems and concerns raised in our original report remain unresolved.

The question remains as to why DCPL has decided against looking at plausible design alternatives which would welcome the opportunity to expand emergency access to the neighborhood around the library. DCPL has also chosen to ignore the fact that many DC residents will simply never want to or be able to access the library again when faced with the proposed changes in accessibility – compelling users up a ramp that is three times as long and high as the current ramp and one which segregates them to a back door behind the security sight lines of the library.

This report sets out to help Washington, DC and its' important City oversight mechanisms make sure that all possible alternatives are meaningfully evaluated so that our public library accommodations are safe and welcoming for all residents and take into consideration the impact on neighboring properties.

[end]

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Date:	Tue, 6 Oct 2009 11:19 AM
From:	"Elaine Gardner" <Elaine_Gardner@washlaw.org>
To:	"District Library Dynamos" <dclibrarydynamo@rushpost.com>
Cc:	"Jennifer Wolfsheimer" <jwolfsheimer@equalrightscenter.org>
Subject:	mount pleasant ramp

Good talking with you today.

I mentioned that the ADA does not permit reductions in access. DCPL's decision to change the location of the ramp, and provide a much longer ramp may violate the ADA if it results in an alteration in the library that decreases access to persons with disabilities.

The ADA Standards for Accessible Design ("Standards") apply to public entities such as the library system. 28 C.F.R. 35.151(c). They prohibit alterations to existing buildings by prohibiting alterations that "decrease, or [have] the effect of decreasing accessibility or usability of a building or facility below the requirements for new construction at the time of alteration." Standards § 4.1.6(1)(a), 28 C.F.R. pt. 36, App. A.

In addition, Title II of the ADA may prohibit relegating the accessible entrance to the back door, especially because of the distance involved. The U.S. Department of Justice *Title II Technical Assistance Manual* states as follows:

*"Can back doors and freight elevators be used to satisfy the program accessibility requirement? Yes, but **only as a last resort** and only if such an arrangement provides accessibility comparable to that provided to persons without disabilities, who generally use front doors and passenger elevators. For example, a back door is acceptable if it is kept unlocked during the same hours the front door remains unlocked; the passageway to and from the floor is accessible, well-lit, and neat and clean; **and the individual with a mobility impairment does not have to travel excessive distances** or through nonpublic areas such as kitchens and storerooms to gain access. A freight elevator would be acceptable if it were upgraded so as to be usable by passengers generally and if the passageways leading to and from the elevator are well-lit and neat and clean."*

US DOJ Title II Technical Assistance Manual, emphasis added.

I hope this is of assistance. Please keep me informed of your progress on this matter.

E. Elaine Gardner

Director, Disability Rights Project

Washington Lawyers Committee for

Civil Rights and Urban Affairs

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December 13, 2010

Ashley Skotarczak
Naomi Milton
US Department of Justice
Civil Rights Division – Office on the ADA
Washington, DC

RE: Mount Pleasant Library Accessibility Ramp

It may be important to note that the wording of the accessibility requirements of the District of Columbia¹ appear to be more restrictive than the wording of 1991 ADAAG Section 4.1.6(1)(a).²

The ADA Standards (1991 ADAAG) say that an alteration cannot provide less accessibility than that required by the new construction regulations. It is my opinion that the wording of the DC criteria can be read to say that an alteration can't reduce accessibility below that which was previously provided.

Please contact me if you have any questions or concerns.

Sincerely,



John P.S. Salmen, AIA
President UD&C

Cc: Chris Otten

¹ DISTRICT OF COLUMBIA CONSTRUCTION CODES SUPPLEMENT OF 2008 DCMR - 12A BUILDING CODE SUPPLEMENT

IEBC 308.3 Extent of application. An alteration of an existing element, space or area of a building or facility shall not impose a requirement for greater accessibility than that which would be required for new construction. * Alterations shall not reduce or have the effect of reducing accessibility of a building, or a portion of a building or facility.

and
IEBC 605.1.12 Extent of application. An alteration of an existing element, space, or area of the building or facility shall not impose a requirement for greater accessibility than that which would be required for new construction. * Alterations shall not reduce or have the effect of reducing accessibility of a building, portion of a building, or facility.

² **1991 ADAAG Section 4.1.6 Accessible Buildings: Alterations.**

(1) General. Alterations to existing buildings and facilities shall comply with the following:

(a) No alteration shall be undertaken which decreases or has the effect of decreasing accessibility or usability of a building or facility **below the requirements for new construction** at the time of alteration.

Mount Pleasant Library

Americans with Disabilities Act (ADA)

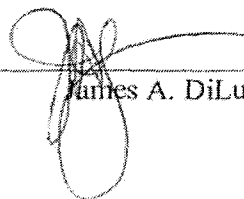
Accessibility Concerns Associated with

Currently Proposed Entrance Renovations

An initial review of the proposed entrance renovation design and an on-site inspection of the existing conditions indicate that the proposed renovation does not take into proper consideration the federal requirements to comply with following aspects and provisions of the Americans with Disabilities Act.

- 1.1 Place of Public Accommodation means
 - 1.1.1 (3) place of exhibition
 - 1.1.2 (4) place of public gathering
 - 1.1.3 (8) places at public display or collection
 - 1.1.4 (9) Places of recreation
 - 1.1.5 (10) places of education
- 1.2 36.203 requires "most integrated setting appropriate to the needs of the individual."
- 1.3 36.204 stipulates that an entity "... shall not utilize standards or criteria or methods of administration that have the effect of discrimination on the basis of disability"
- 1.4 36.403 Priorities "(i:) an accessible entry"
- 1.5 4.1.6 Alterations stipulates "No alteration shall be undertaken which decreases or has the effect of decreasing accessibility below the requirements for new construction."
- 1.6 4.3.2 Location stipulates "The accessible route shall to the maximum extent feasible, coincide with the route for the general public."
- 1.7 A 4.31 General Travel Distances stipulates "Traveling 200 feet could take 2 minutes. Trips over 100 ft people with disabilities are apt to rest in inclement weather, slow progress and resting can greatly increase exposure to the elements."

Submitted by



James A. DiLuigi, AIA, CSI

2/19/10
Date

ALT DESIGNS

The following is a list of plausible alternatives presented to DCPL regarding the Mount Pleasant Library project which were dismissed by DCPL without meaningful discussion.

Scheme G

Councilmember Graham working with the community came up with a compromise plan that would still allow for an expansion, but at the same time attempted to address community concerns by keeping the ramp at the front of the building and keeping a wider rear yard for better emergency personnel access.

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Expert designs

* Robert Nichols shows 4 different ramp configurations;

What they share in common is they all place the ramp at the front of the library building to free up the northwest side to emergency access.

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Anonymous design offer

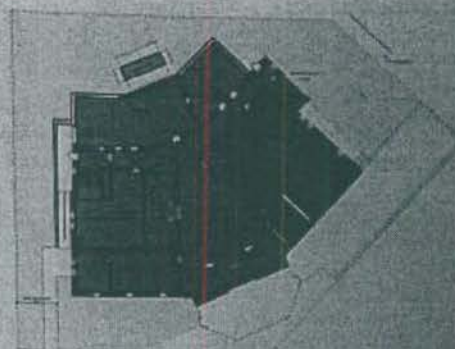
Interesting design keeping the ramp at the front of the building, providing for a limited expansion, and allowing emergency access to the rear of the library.

[p193-194]

SCHEME G PROGRAM USE:

SUPPORT:	2,119 sq. ft.
ADULT:	5,800 sq. ft.
CHILDREN'S AND YOUNG ADULT:	3,506 sq. ft.
MEETING:	1,361 sq. ft.
TOTAL PROGRAM:	12,786 sq. ft.

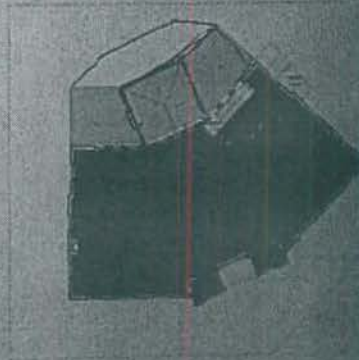
NON-ASSIGNABLE:	3,836 sq. ft.
TOTAL:	16,622 sq. ft.

**1 TERRACE FLOOR**

Scale: 1/32" = 1'-0"

**2 FIRST FLOOR**

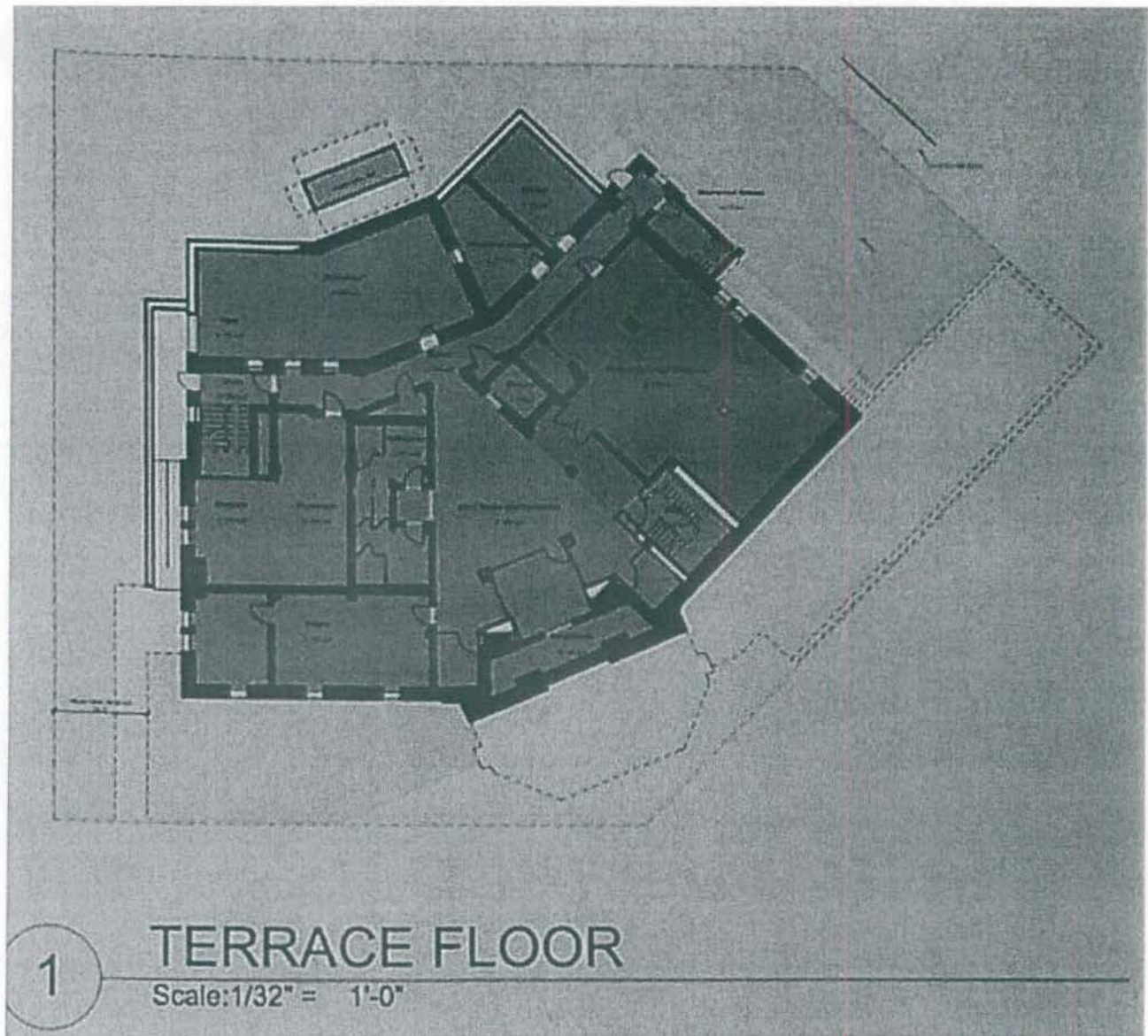
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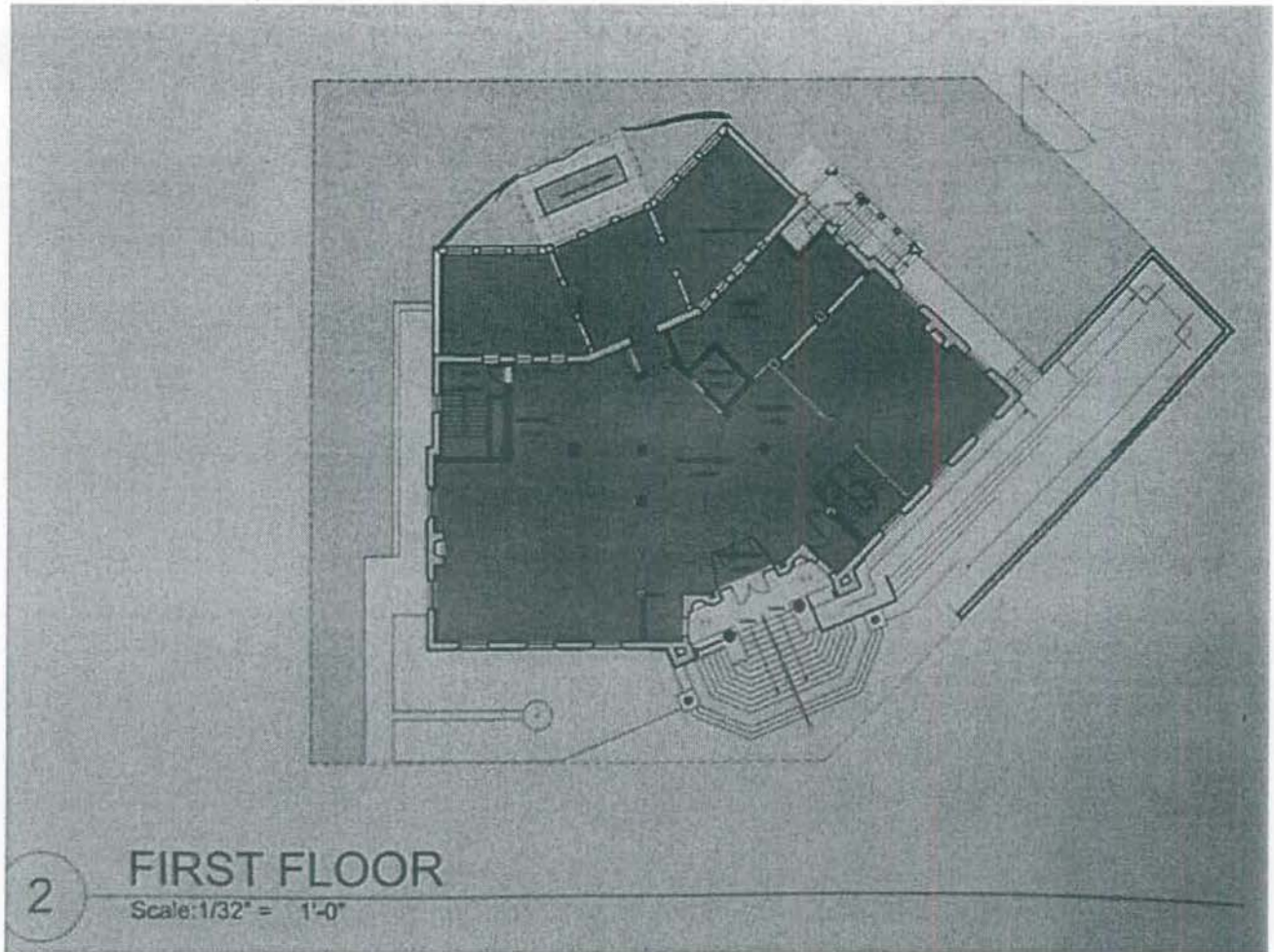
**3 SECOND FLOOR**

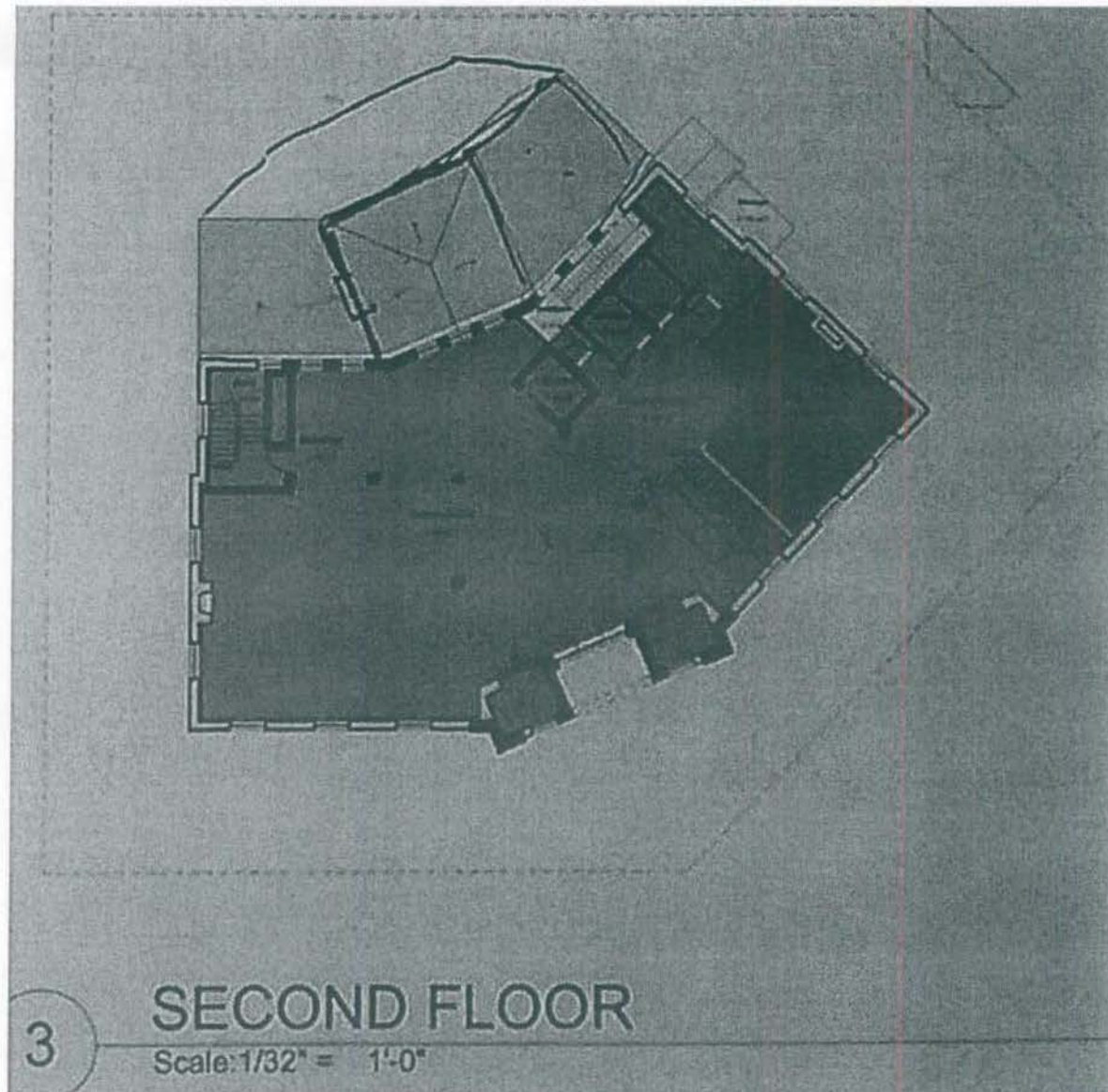
Scale: 1/32" = 1'-0"

Detail of Scheme G:

This is the community's compromise with DCPL's huge Scheme F expansion plans



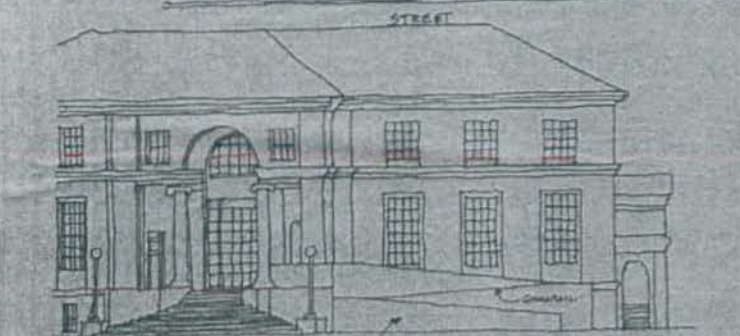
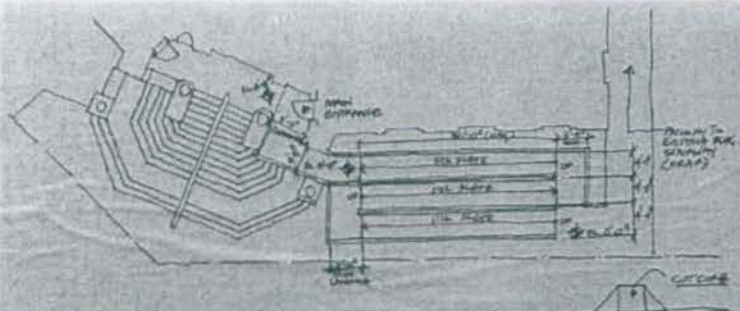




Scheme G allows a widening of fire safety access; It would help a fire truck and safety officials access from Lamont Street in behind the library and all of the apartments lining the Mount Pleasant Corridor.

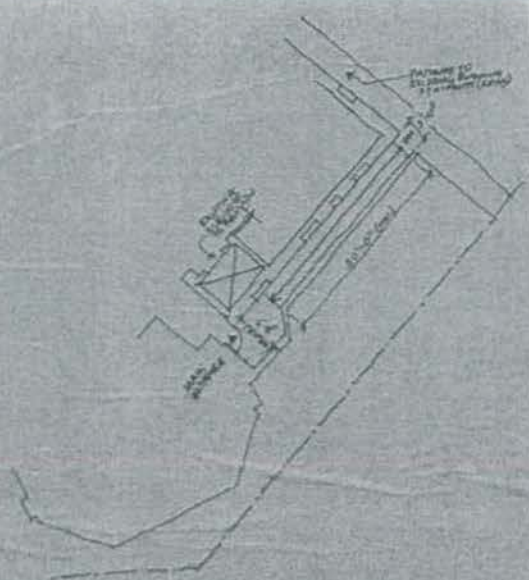
DCPL's preferred option, Scheme F, blocks any entrance to fire safety officials from Lamont Street. Chief Librarian Ginnie Cooper is putting her "Building Program" before Family's lives. Her building program was never discussed or developed in collaboration with any Ward One residents and community leaders like ANC's and even CM Jim Graham himself.

Here's some depiction's of possible fire access lane to the rear of the library ~ also showing how Scheme G can provide for this lane without much impact to expansion.

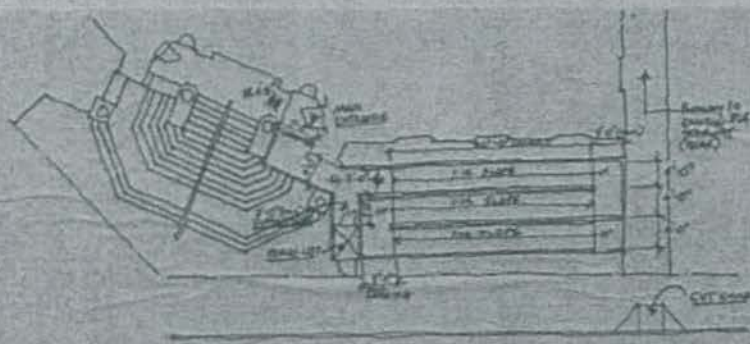


SKETCH #1 - RAMP
SCALE 1/8" = 1'-0"

NEW TERRACE & STAIRS
TO NEW ENTRANCE

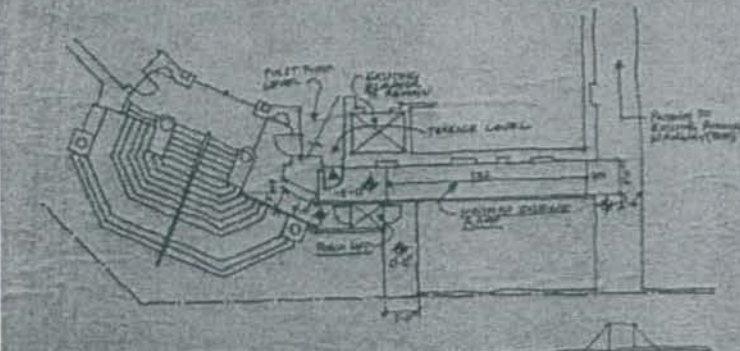
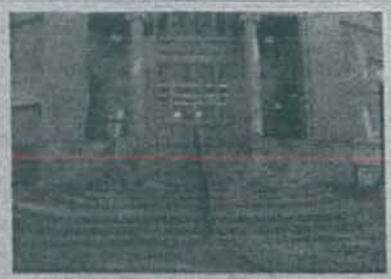


RAMP DESIGN #2
SCALE 1/8" = 1'-0"



SKETCH #2 - NEW RAMP/ENTRANCE
SCALE 1/8" = 1'-0"

NEW TERRACE & STAIRS
TO NEW ENTRANCE

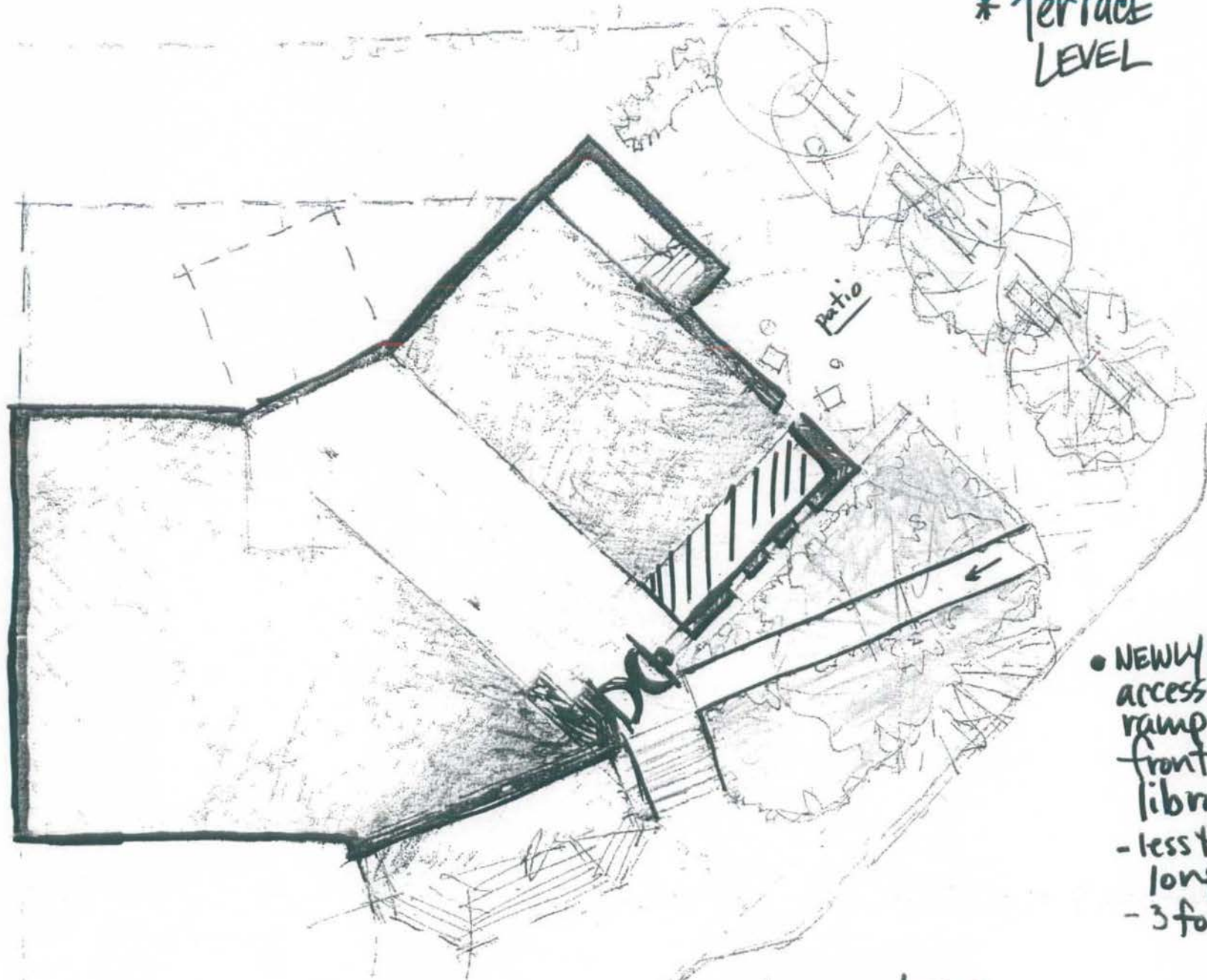


SKETCH #3 - ENTRY/EXIT
SCALE 1/8" = 1'-0"



* TERRACE
LEVEL

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- NEWLY reworked accessibility ramp at front of library
 - less than 40' long
 - 3 foot incline

UNIVERSAL / ADA
COMPLIANT
ENTRANCE RAMP

(AIA architect
anonymous)