

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Megan C. Rappolt, AICP, Case Manager
 Joel Lawson, Associate Director Development Review
DATE: May 3, 2016

SUBJECT: BZA Case #19257 - request for special exception relief pursuant to §§ 3104 and 2108 and to allow for parking relief associated with the construction and modernization of the Cleveland Park Library located at 3310 Connecticut Ave. NW

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception pursuant to §§ 3104 and 2108:

- § 2101, Schedule of Parking Space Requirements, (17 spaces required and 0 proposed)

II. LOCATION AND SITE DESCRIPTION:

Address:	3310 Connecticut Avenue NW (the “Property”)
Legal Description:	Square 2082, Lot 868
Ward/ANC:	3/3C
Lot Characteristics:	The irregularly-shaped Property is 19,929 sf and is 162’ wide along Connecticut Avenue NW and is approx. 151’ wide along both Newark and Macomb Streets. The property is not served by an alley.
Zoning:	CP/C-2-A, Cleveland Park Overlay and low-to-moderate Density Community Business District, which allow for commercial, residential and/or a mix of uses.
Existing Development:	Cleveland Park Library
Historic District:	Cleveland Park
Adjacent Properties:	One-family detached dwellings.
Surrounding Neighborhood Character:	Primarily one-family detached dwellings to the west and low-scale commercial uses of the Connecticut Avenue NW corridor to the north, south and east.

III. PROJECT DESCRIPTION IN BRIEF

Applicant:	D.C. Public Library
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Proposal:	The request is for relief from library parking requirements and it is associated with the replacement and modernization of the existing Cleveland Park Library facility.
Relief Pursuant to:	§§ 3104 and 2108, Special Exception for 100% relief of parking requirements for libraries

V. ZONING REQUIREMENTS

CP/C-2-A Zone	Regulation	Existing	Proposed	Relief:
Height (ft.) §§400 & 1306.6	40' max.	N/A	33'-11"	None required
Lot Width (ft.) § 401	N/A	168.98'	168.98'	None required
Lot Area (sq.ft.) § 401	N/A	19,929 sf	19,929 sf	None required
Floor Area Ratio §§ 401 & 1306.7	1.0 non residential	N/A	.95 FAR	None required
Lot Occupancy § 403.2	100% max. non residential	N/A	55.8%	None required
Rear Yard (ft.) § 404	15' min.	N/A	21'	None required
Side Yard (ft.) § 405	2'/1' of height; not < 6'	N/A	6'+	None required
Parking §2101.1	17 required (After 3,000 sf, 1 per 1,000 sf of library GFA)	N/A	0	Relief requested

VI. OP ANALYSIS

§2108.1 Parking Reduction for Libraries

D.C. Public Library requests parking relief as part of the modernization and replacement of the existing Cleveland Park Library with a new library building of 19,929 sf. Per §2108.1, the BZA is authorized to reduce the amount of parking spaces required for nonresidential uses under § 2101.1 in accordance with the requirements of § 3104 for special exceptions. Per §2108.2, the amount of required parking spaces for a public library may be reduced by up to 100%, which the Applicant requests. With regard to this particular type of special exception request, the BZA is to consider the following per §2108.3 with OP's analysis included.

(a) *Nature and location of the structure;*

The Cleveland Park Library is a neighborhood-serving public use located within the commercial corridor of Connecticut Avenue and is accessible by several transit modes, and both street parking and off-street parking are available as part of other nearby developments.

- (b) *Maximum number of students, employees, guests, customers, or clients who can reasonably be expected to use the proposed building or structure at one time;*

The Applicant anticipates the maximum number of patrons that can be expected to use the facility is approximately 200.

- (c) *Amount of traffic congestion existing or that the building or structure can reasonably be expected to create in the neighborhood;*

Since the Cleveland Park Library is primarily a neighborhood-serving public use, and the Property has been developed with this same use for a long period of time, it is not anticipated that additional traffic congestion will occur from the rebuilding of this use. It is also anticipated that the primary method of arrival will be on foot instead of by car.

- (d) *Quantity of existing public, commercial, or private parking, other than curb parking, on the property or in the neighborhood that can reasonably be expected to be available when the building or structure is in use; and*

The Applicant points out one nearby commercial public parking lots in walking distance from the Property: Sam's Park & Shop located at 3513 Connecticut Avenue NW.

- (e) *Proximity to public transportation, particularly Metrorail stations, and the availability of public transportation service in the area or a ride-sharing program approved by the D.C. Department of Transportation.*

The Property is well-served by transit: it is .1 miles from the Cleveland Park Metro Station and is served by several Metrobus lines along Connecticut Avenue NW.

In addition, the following additional criteria apply:

- 2108.4 *If the applicant relies on a ride-sharing program, the applicant shall demonstrate to the Board that the program shall continue as long as the use continues.*

The Applicant states that it will not be relying on a ridesharing program.

- 2108.5 *Prior to taking final action on an application, the Board shall refer the application to the D.C. Department of Transportation for review and report.*

DDOT's report will be filed under separate cover.

§3104, Special Exception

Under §3104.1, the BZA is authorized to grant special exceptions if the following criteria are met:

Will the special exception be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map?

The Applicant states the proposal to reduce the number of required parking spaces will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map. The zoning regulations include a provision for 100% reduction for libraries so long as §2108.3 is met. As such, the Applicant's request is thus contemplated and anticipated by the Zoning Regulations. Additionally, given the neighborhood-serving nature of this library, the close proximity to several transit modes including Cleveland Park Metro Station and bus lines along Connecticut Avenue, and nearby off-street parking options, the proposal would be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map.

Will the special exception not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Map?

The request should not tend to adversely affect the use of neighboring property, due to the availability of existing curbside parking and nearby lot and it is accessible by foot, bicycle or transit. Additionally, the use of the site as a library is not a new use. Additionally, in its recent pre-hearing statement (Exhibit 24) the Applicant agrees to institute a TDM plan including a TDM coordinator, on-site services and bicycle amenities in an effort to mitigate impacts of providing no parking.

OP notes that the proposed library concept was heard and approved by HPRB, with the final design details delegated to Historic Preservation Staff, who continues to review refinements with the Applicant.

VII. COMMUNITY COMMENTS

Adjacent neighbors: At the time of the writing of this report, no letters of support or opposition have been entered into the record.

ANC 3C: The property is within ANC-3C. ANC-3C has entered a letter of no objection into the record.

Attachment: Location Map

