

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT
3310 Connecticut Avenue, N.W.**

Preliminary Statement of Compliance with Burden of Proof

D.C. Public Library (“Applicant”), the owner of the property located at 3310 Connecticut Avenue, NW (Square 2082, Lot 868) (the “Site”), seeks approval for a special exception to reduce the required amount of parking by 100 percent at the proposed new Cleveland Park Library. Pursuant to 11 DCMR §§ 3104 and 2108.1, D.C. Board of Zoning Adjustment may reduce the required amount of parking for a public library by up to 100 percent as a special exception.

I. Background

A. Description of the Site and Surrounding Area

The Site is currently improved with the existing Cleveland Park Library, which has street frontage on Connecticut Avenue, N.W., Macomb Street, N.W., and Newark Street, N.W. It is zoned CP/C-2-A, as shown on the zoning map attached as Exhibit A. A building restriction line along Macomb Street limits the area of the lot than can be improved, as noted on the architectural drawings. The redline Metrorail tunnels also affect the Site, preventing any significant excavation due to its location within a Metrorail “zone of influence,” as determined by the Washington Metropolitan Area Transit Authority (“WMATA”).

The Site is part of the Cleveland Park retail and business corridor that lines Connecticut Avenue, N.W., and also falls within the boundaries of the Cleveland Park Historic District, although the 1953 building does not contribute its historic character. Single family houses and apartments are located just beyond the business corridor to the east and west, and across Macomb Street to the south.

The Site is well-served by public transportation. The Cleveland Park Metrorail Station is located just one-tenth of a mile away and the L1 and L2 Metrobus lines stop in front of the library. A Capital Bikeshare station is located across Newark Street to the north. According to Walk Score, the Site is “very walkable,” has “good transit” and is bikeable.

B. Description of Proposal

The Applicant intends to replace the existing outmoded Cleveland Park Library and with new library as part of a larger, citywide library modernization program. Approximately 25,000 square feet of space will be devoted to library uses and approximately 5000 square feet designated for community meeting space. However, only 19,857 square feet of space will count toward the gross floor area of the building, equating to a total floor area ratio (“FAR”) of 0.95. The main entrance to the building will be at the corner of Connecticut Avenue and Macomb Street, N.W. The cellar level will include assembly space, a staff workroom and separate breakroom, meeting rooms, and utility and mechanical space. The first floor will feature the

main entry hall and circulation desk, the reading room, stacks, and service spaces. Additional stacks, study rooms and reading rooms will be located on the second floor.

The exterior of site will feature extensive landscaping and library garden at the rear of the Site along Newark Street, N.W. A curb cut on Macomb Street will provide access to the trash room and loading area of the building, although loading facilities are not required for a library, which fall into the “all other uses” category, with less than 30,000 square feet of gross floor area. The Applicant is required to provide parking, but seeks to reduce the amount of automobile parking spaces by 100 percent, as described below.

II. The Applicant Meets the Burden of Proof for the Requested Special Exception

A. Nature of Relief Sought

Pursuant to section 2101.1 of the Zoning Regulations, parking spaces are required for a community or neighborhood public library at a rate of one space for every 1000 square feet of space, after the first 3000 square feet. Based on the total gross floor area of 19,857 square feet, the Applicant is required to provide 18 parking spaces for the new Cleveland Park Library. Because of the development constraints affecting the property, the Applicant proposes not to provide any automobile parking spaces.

The Board is authorized to reduce the number of parking spaces required for nonresidential uses as a special exception, and may specifically reduce the amount of parking for a public library by up to 100 percent. See 11 DCMR §§ 2108.1 and 2108.2.

B. Standard of Review for Parking Relief

In granting relief under section 2108 for the parking requirements, the Board is required to consider the following factors:

(a) Nature and location of the structure:

The Cleveland Park Library is advantageously located along the Cleveland Park commercial corridor and borders the adjacent residential community. The public facility will be easily accessible on foot, by bicycle and by Metrorail.

(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 maximum number of students, employees, guests, customers or clients who can reasonably be expected to use the proposed building at one time is approximately 200 people.

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

The public library is not expected to create any traffic congestion. Instead, it will draw visitors by foot from the immediate neighborhood or via the Cleveland Park Metrorail Station.

- (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:*

Two commercial public parking lots are located within in walking distance of the library. Sam's Park & Shop at 3513 Connecticut Avenue, N.W., is located just at the Cleveland Park Metrorail Station approximately 0.1 miles away and offers hourly parking. The Kennedy-Warren apartment building, just two blocks away at 3133 Connecticut Avenue, N.W., also offers hourly parking.

- (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 Site is located just 0.1 miles from the Cleveland Park Metrorail Station on the Redline and is served by the L1 and L2 Metrobus lines. The Applicant will not be relying on a ride-sharing program. See 11 DCMR §2108.4.

C. Special Exception Standard Under Section 3104

The proposal to reduce the number of required parking spaces by 100 percent will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map. The proposal will allow for the replacement of an outmoded public library with a modern facility, as permitted in the CP/C-2-A District. It will not tend to adversely affect the use of neighboring property. Rather, it will allow for the introduction of a new, modern public library to better serve and meet the needs of the community.