

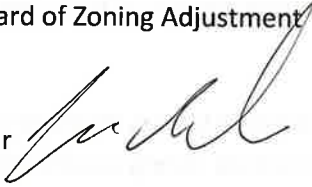
GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF TRANSPORTATION



**d.** Planning and Sustainability Division

**MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Anna Chamberlin  
Project Review Manager 

**DATE:** March 29, 2018

**SUBJECT:** **BZA Case No. 19707** – 900 Wesley Place SW (Southwest Library)

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**APPLICATION**

The District of Columbia (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests four (4) special exceptions. The Applicant requests a special exception from the lot occupancy requirements of Subtitle C § 1603 under Subtitle C § 1610.2, the minimum vehicle parking requirements of Subtitle C § 701 under Subtitle C § 703, the surface parking screening requirements of Subtitle C § 714.2 under Subtitle C § 714.3, and the long-term bicycle parking requirements of Subtitle C § 805.8 and 805.9 under Subtitle C § 807. The Applicant proposes to construct a new two-story public library to replace the existing library facility. The site is located in the R-3 Zone at 900 Wesley Place SW (Square 542, Lot 87). The new library includes the following development program:

- Approximately 20,792 square feet of library space;
- Seven (7) off-street parking spaces; and
- Three (3) long-term and (6) short-term bicycle parking spaces.

**RECOMMENDATION**

The District Department of Transportation (DDOT) has reviewed the Applicant’s request and determined that based on the information provided, the approval of the requested exceptions will have minimal impacts on the travel conditions of the District’s transportation network. DDOT has no objection to the approval of the requested special exceptions.

Board of Zoning Adjustment  
District of Columbia  
CASE NO 19707

### Vehicle Parking

The existing library currently provides 17 vehicle parking spaces. Per Subtitle C § 701.5, the new library is required by zoning to provide nine (9) vehicle parking spaces. The Applicant seeks relief from two (2) vehicle parking spaces and proposes to provide seven (7) spaces in a surface lot.

The Applicant surveyed patrons in order to assess its parking need. 92% of respondent patrons walked to the library. Of the library's 11 employees, only four (4) drive to work and only two (2) have simultaneous or overlapping work shifts. Based on the Applicant's survey, DDOT does not anticipate significant impacts to on-street parking utilization. Additionally, DDOT notes there are approximately 58 on-street spaces adjacent to or across from the site, 31 of which are metered for either 2-hour or 4-hour vehicle parking. The remaining spaces include a combination of Zone 6 resident-only and 2-hour residential parking permit spaces (exempting Zone 6 residents). These space restrictions will ensure some parking is available for residents during periods of high-demand.

### Bicycle Parking

Per Subtitle C § 802.1, the Applicant is required to provide three (3) long-term and six (6) short-term bicycle parking spaces and proposes to meet its zoning requirement. The Applicant is seeking relief from the zoning requirements of Subtitle C § 805.8 and § 805.9 that dictate the spacing and placement of long-term bicycle parking spaces. As limited options exist within the proposed footprint for horizontal storage, the Applicant proposes three vertical wall spaces. The Applicant proposes to meet its short-term bicycle parking zoning requirement by supplying six (6) short-term spaces (three [3] inverted U-racks) near the building's entrance. Per the Applicant's plans, it appears two (2) additional inverted U-racks are proposed within public space on Wesley Place NW.

### Transportation Demand Management (TDM)

Per Subtitle C § 703.4, any request for a reduction in the minimum required parking shall include a Transportation Demand Management plan. The Applicant provided a Transportation Assessment Memorandum, dated March 6 2018, which demonstrates that the majority of trips generated by the site are non-vehicle trips given the site's neighborhood focus and close proximity to the Waterfront Metrorail Station. The Applicant also proposes to exceed its short-term bicycle parking space requirement to meet the needs of patrons who bicycle to the site. DDOT finds the memo and additional bicycle parking sufficient to meet the requirement of Subtitle C § 703.4. No additional documentation or commitments are necessary.

### Loading and Trash Collection

Per Subtitle C § 901.1, the Applicant is not required to provide a loading berth or a dedicated service and delivery space. The Applicant has indicated that trash collection currently occurs and will continue to occur in the library's existing surface parking lot. Trash collection occurs before the library opens in the morning, which generally allows for front-in front-out movements. Book deliveries currently occur once a day before 2:00PM curbside on Wesley Place SW. The Applicant does not anticipate changes to book distribution or trash collection operations.

### Public Space

DDOT's lack of objection to the requested special exceptions should not be viewed as an approval of public space elements. If any portion of the project has elements in the public space requiring approval, the Applicant is required to pursue a public space permit through DDOT's permitting process.

The existing library has two (2) curb cuts, on 3rd Street SW and K Street SW respectively. The Applicant proposes to close the curb on 3rd Street SW. The proposed surface parking lot will be accessed through the existing 21-foot curb cut on K Street SW, which will be narrowed by three (3) feet. Despite narrowing the K Street SW curb cut, the curb cut will be approximately 49 feet from the intersection of K Street SW and 3rd Street SW and will not meet DDOT's 2017 *Design and Engineering Manual* 60-foot requirement. DDOT acknowledges that the Applicant is not required to meet 2017 standards as the land use of the site is not changing, however, the Applicant agreed to assess the feasibility of two (2) different options: relocating the curb cut to 3rd Street SW and designing a curb extension at the intersection of 3rd Street and K Street SW. Both options are not ideal for the public library use. The entrance on 3rd Street SW would need to be positioned in the center of the block to avoid conflicts with the pedestrian terrace, but this would result in fewer on-site vehicle parking spaces. The implementation of the curb extension would require the Applicant to bring two (2) existing manholes adjacent to the site to the new curb grade and would require the relocation of an existing trench drain. Additional drainage studies would need to be undertaken to assess water drainage at the southeast corner of the site along the north side of K Street SW. While not ideal, DDOT finds that maintaining the existing curb cut location is acceptable given the site's constraints and street's anticipated volumes.

The Applicant may refer to Titles 11, 12A, and 24 of the DCMR and DDOT's recently released 2017 *Design and Engineering Manual (DEM)* for specific controls of public space. A summary can also be found in DDOT's *Public Realm Design Manual*.

AC:pr