

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen Cochran, Case Manager
JL Joel Lawson, Associate Director Development Review
DATE: March 30, 2018

SUBJECT: BZA Case 19707: Request for special exception relief pursuant to Subtitle X § 900.2 and other criteria specific to lot occupancy, number of vehicle spaces, parking lot screening and size of long-term bicycle spaces, to enable the construction of a new public library in Near-Southwest Washington

I. BACKGROUND

Since the original application, the applicant has amended its requested relief pertaining to long-term bicycle spaces. The applicant now proposes to satisfy the minimum number of required spaces, but is requesting special exception relief from the dimensional and locational requirements for the bicycle parking spaces.

This report is based on the revised plans dated 3/19/18 (Exhibit 33A).

II. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exceptions pursuant to Subtitle X § 900.2 and the criteria specific to each request:

- C § 1603, lot occupancy, pursuant to C § 1610 (40% max. permitted, 47.2% proposed)
- C § 701.5, minimum number of vehicle parking spaces, pursuant to C § 703 (min. 9 required; 7 proposed)
- C § 714.2 parking lot screening, pursuant to C § 714.3 (required to be provided around entire perimeter of surface parking area; provision of screening in public space, rather than on-property, proposed)
- C §§ 805.8 - 805.9 long-term bicycle parking space requirements, pursuant to X-§ 900.2- (3 horizontal racks with 50% of racks on floor and with 4-foot aisle required; 3 vertical racks on hooks, with 0% on floor and with 1.67' aisle proposed)

III. LOCATION AND SITE DESCRIPTION

Address	900 Wesley Place, SW
Applicants	DC Public Libraries (Christine Roddy of Goulston & Storrs, Rep.)
Legal Description	Square 542, Lot 87
Ward, ANC	6D

Zone	R-3
Historic Districts	none
Lot Characteristics	Level 22,032 square-foot site on south half of Square bounded by Wesley Place SW and I, 3 rd , and K Streets, SW. (See map below).
Existing Development	Library and related parking
Adjacent Properties	<u>North</u> : immediately-adjacent public park, and 3-story rowhouses across I Street; <u>East</u> : 2-story rowhouses, across 3 rd Street; <u>South</u> : 9-story apartment building and surface parking lot, across K Street; <u>West</u> : church and currently-vacant site of planned high-rise mixed-use development, across Wesley Place.
Surrounding Neighborhood Character	Mix of rowhouse, mid-rise and high-rise residential development, with high-rise office buildings, apartments and retail services on 4 th Street, SW. Waterfront Metro station is 2 ½ blocks to the southwest.
Proposed Development	Replace existing public library with larger, 2-story, 20,792 square-foot library on same site. Existing library is oriented to the west. New library would be oriented towards the public park to the north. It would have solar panels, substantial areas of green roof and bioretention. One of two existing curb-cuts would be retained. The number of parking spaces would be reduced from the current 9 to 7

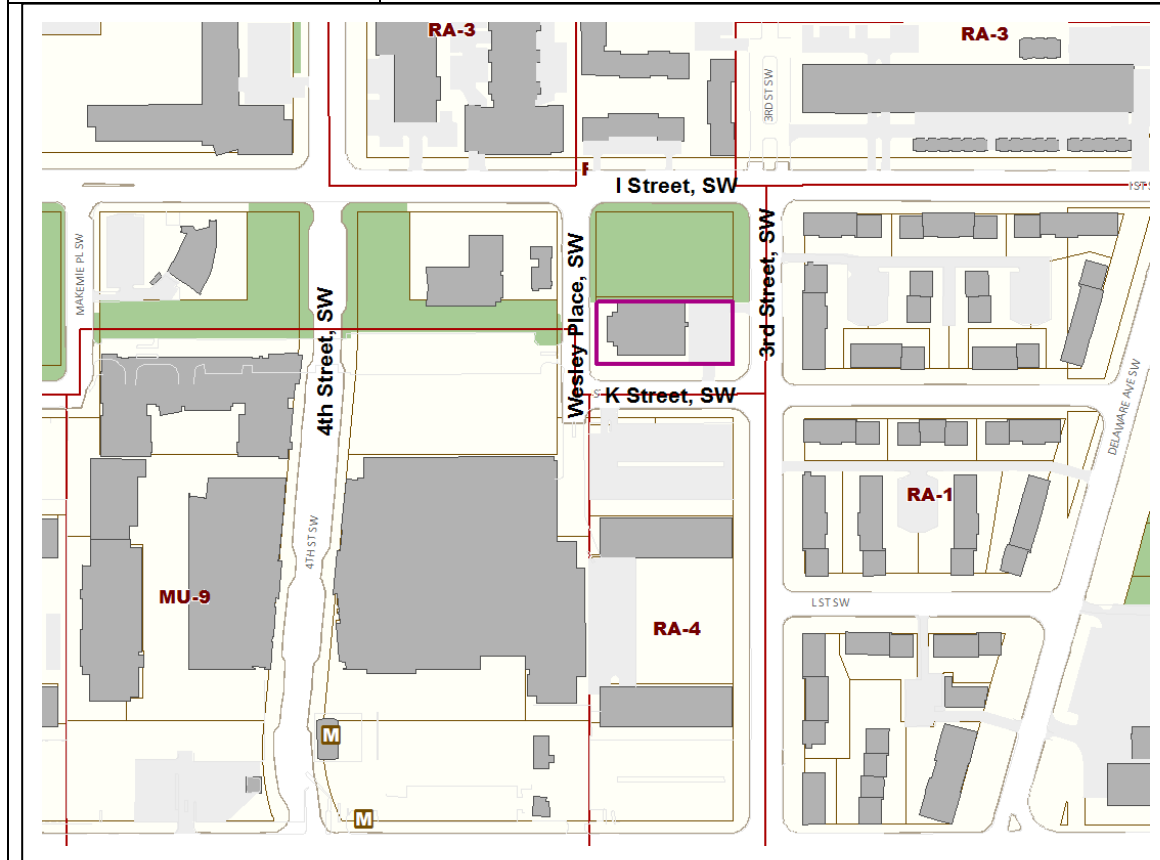


Fig. 1. Location of Existing and Proposed Southwest Library (outlined in purple).

IV. ZONING REQUIREMENTS and RELIEF REQUESTED

R-3 Zone	Regulation	Existing	Proposed	Relief
Height (C-1602.1) § 303	40 ft. max.	33.5 ft.	39' 5 3/4"	None required
Lot Width (C-1605.1)	120 ft. min.	209.8ft.	209.8 ft.	None required
Lot Area (C-1605.1)	9,000 SF. min.	22,032 SF	22,032 SF.	None required
<i>Lot Occupancy (C-1603.4)</i>	<i>40% max.</i>	38.7%.	<i>47.2%</i>	<i>Special Exception requested (C-1603.8 / X -901.2)</i>
FAR (C-1604.2)	N/A	N/A	N/A	N/A
Rear Yard (C-1606.1)	20 ft. min.	74 ft.	47' 10" ft.	None required
Side Yard (C-1607)	none.	none	none.	None required
Courts (C-1608)	n/a	n/a	none	None required
Pervious Surface (C-1609.1)	30% min.			
<i>Vehicle Parking §</i>	<i>9 spaces</i>	15	<i>7</i>	<i>Special Exception requested (C-703)</i>
<i>Surface Parking Screening (C-714.2)</i>	<i>Screened on perimeter of property</i>	Screened in public space	<i>Screened in public space</i>	<i>Special Exception requested (C-714.3)</i>
Loading	none	1 berth	none	None required
Bicycle Parking	3 long-term, 6 short-term, minimum	none	3 long-term, 6 short-term	None required
<i>Bicycle Parking Location and Access</i>	<i>Minimum: 3 horizontal racks with 50% on floor and with 4-foot aisle</i>	none	<i>3 vertical racks on hooks, with 0% on floor and with 1.67' aisle</i>	<i>Special exception requested</i>

V. OP ANALYSIS

C § 1603, lot occupancy, pursuant to C § 1610 and C § 901.2 (40% max. permitted, 47.2% proposed)

The applicant has demonstrated that the requested relief meets the Special Exception Criteria of Subtitle X, § 901.2

- a) *Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;*

With the adjacent permanent public park to the north and the planned ground-level landscaping incorporating a high-level of bioretention, permitting an additional 7.2% of lot occupancy would be in harmony with the purpose and intent of the Zoning Regulations and Map.

- b) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and*

The requested amount of increased lot occupancy would be consistent with this criterion. The only neighboring property is a public park.

- c) Will meet such special conditions as may be specified in this title.*

There are no additional criteria for evaluating this special exception request.

C § 701.5 minimum number of vehicle parking spaces, pursuant to C § 703 (min. 9 required; 7 proposed)

The applicant has demonstrated that the requested relief meets the Special Exception Criteria of Subtitle C § 703.2

...demonstration of at least one (1) of the following:

- a) Due to the physical constraints of the property, the required parking spaces cannot be provided either on the lot or within six hundred feet (600 ft.) of the lot in accordance with Subtitle C § 701.8;*

N/A

- b) The use or structure is particularly well served by mass transit, shared vehicle, or bicycle facilities;*

Metro's Green Line Waterfront Station and a bikeshare station are located 2 ½ blocks from the site, as are busses on M Street.

- c) Land use or transportation characteristics of the neighborhood minimize the need for required parking spaces;*

The applicant states that a large percentage of the existing library's users live nearby and walk to the building. The site's proximity to transit and bike-share is noted above.

- d) Amount of traffic congestion existing or which the parking for the building or structure would reasonably be expected to create in the neighborhood;*

The Transportation Assessment (Exhibits 32A1-32A3) indicates there would be little increase in traffic congestion.

- e) The nature of the use or structure or the number of residents, employees, guests, customers, or clients who would reasonably be expected to use the proposed building or structure at one time would generate demand for less parking than the minimum parking standards;*

N/A

- f) All or a significant proportion of dwelling units are dedicated as affordable housing units;*

N/A

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

N/A

- h) *The property does not have access to an open public alley, resulting in the only means by which a motor vehicle could access the lot is from an improved public street and either:*
- 1) *A curb cut permit for the property has been denied by the District Department of Transportation; or*
 - 2) *Any driveway that could access an improved public street from the property would violate any regulation of this chapter, of the parking provisions of any other subtitle in the Zoning Regulations, or of Chapters 6 or 11 of Title 24 DCMR;*

N/A

- i) *The presence of healthy and mature canopy trees on or directly adjacent to the property; or*

While there are mature trees in the adjacent public park, this criterion is not applicable.

- j) *The nature or location of a historic resource precludes the provision of parking spaces; or difficulty in maintaining the integrity and appearance of the historic resource.*

N/A

C § 714.2 parking lot screening, pursuant to C § 714.3 (required to be provided around entire perimeter of surface parking area; provision of screening in public space, rather than on-property proposed)

The applicant has demonstrated that the requested relief meets the Special Exception Criteria of Subtitle C § 714.3

In addition to the general requirements of Subtitle X, the Board of Zoning Adjustment may consider:

- a) *Impacts on the pedestrian environment within adjacent streets, sidewalks, and other public areas;*

There should be no negative impact. The existing library's parking lot is in essentially the same location as the proposed library's parking lot. The existing lot provides screening located within public space and this does not impact adjacent streets, sidewalks or other public areas.

- b) *Existing vegetation, buildings or protective and screening walls located on adjacent property;*

The adjacent space is public space or park. The landscaping plan in Exhibit 33A indicates that the shows a treatment of public space that would be an improvement to existing conditions.

- c) *Existing topographic conditions;*

N/A

d) *Traffic conditions; and*

N/A

e) *In granting a modification or waiver, the Board of Zoning Adjustment may require any special treatment of the premises that it deems necessary to prevent adverse impacts on neighboring properties or the general public.*

OP does not recommend any special treatment on the premises. Review of the encroachments into public space will require review by the Public Space Committee of DDOT.

C §§ 805.8 - 805.9 long-term bicycle parking space requirements, pursuant to X-§ 900.2- (3 horizontal racks with 50% on floor and with 4-foot aisle required; 3 vertical racks on hooks, with 0% on floor and with 1.67' aisle proposed)

The applicant has demonstrated that the requested relief meets the Special Exception Criteria of Subtitle X, § 901.2.

a) *Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;*

The requested relief would enable the applicant to provide the three long-term bicycle spaces required by the zoning regulations.

b) *Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and*

The bicycle spaces would be internal to the new building and would not affect neighboring property

c) *Will meet such special conditions as may be specified in this title.*

There are no additional criteria and OP does not recommend any special treatment.

VI. COMMENTS OF OTHER DISTRICT AGENCIES

The applicant has consulted with the District Department of Transportation (DDOT), submitted a Transportation Assessment (Exhibits 32A1 – 32A3). The modification to the type of bicycle-related relief being requested is a result of these consultations. DDOT staff has indicated to OP that it has no objection to either the proposed configuration of bicycle storage and access, or to the requested parking reduction. DDOT will be filing a report separately.

VII. COMMUNITY COMMENTS

ANC 6D has filed a letter in support of the application (Exhibit 14). There were no other filings from community members at the time OP completed this report.