

BZA Application #20024

3950 37th Street NW – Hearst Park and Pool
Special Exception Request for Parking Relief for Pool House
D.C. Department of General Services

Presented by:
Samantha Mazo
Cozen O'Connor



Zoning Map – 3950 37th Street NW



Square 1905
Lot 802
Zone: R-1-B
ANC 3F



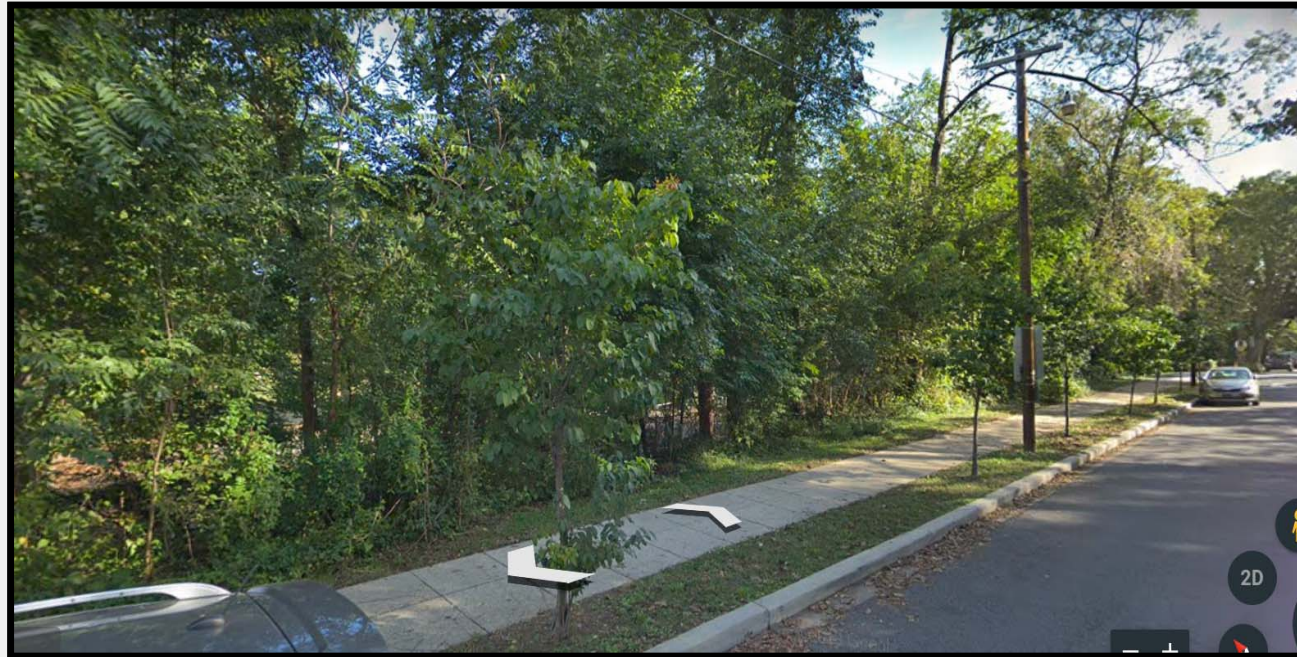
The Property – Existing Site Plan



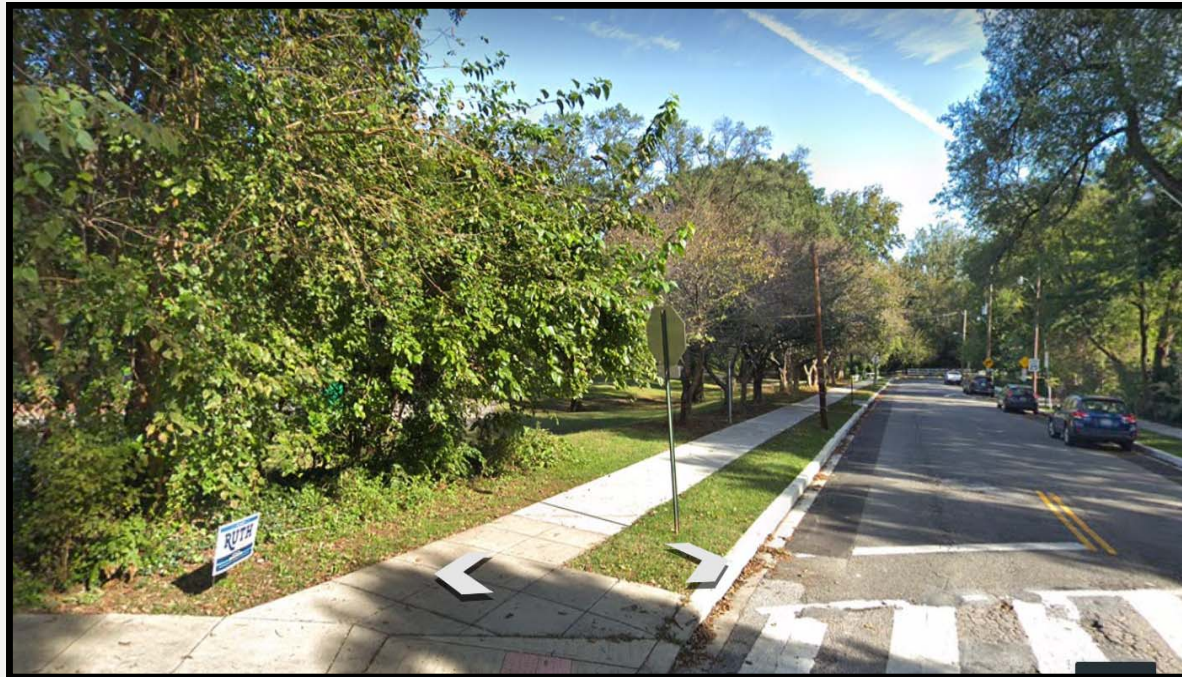
The Property – Intersection of 37th and Quebec Streets NW



The Property – Quebec Street NW Looking West



The Property – Idaho Avenue NW Looking Northeast



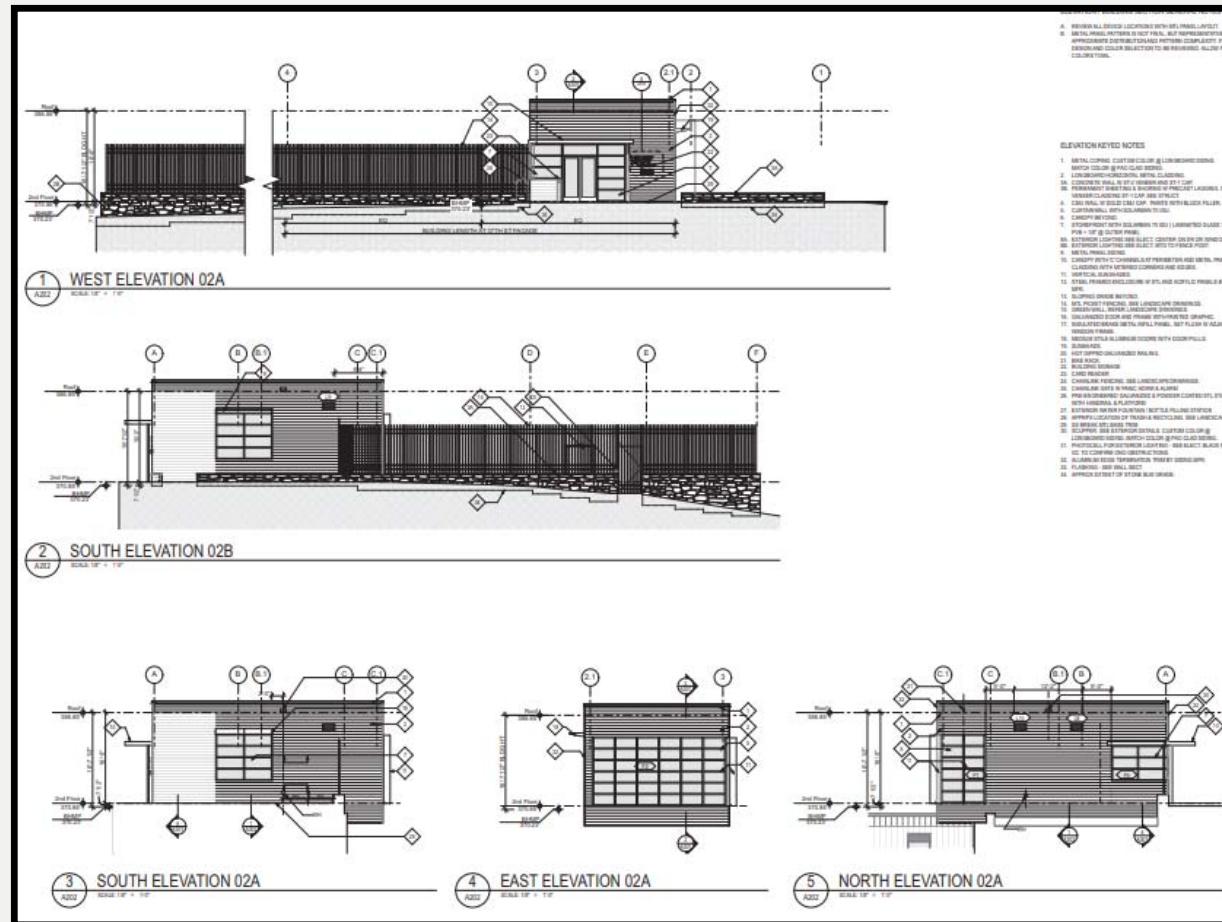
Grade Change From Proposed Pool to 37th Street NW



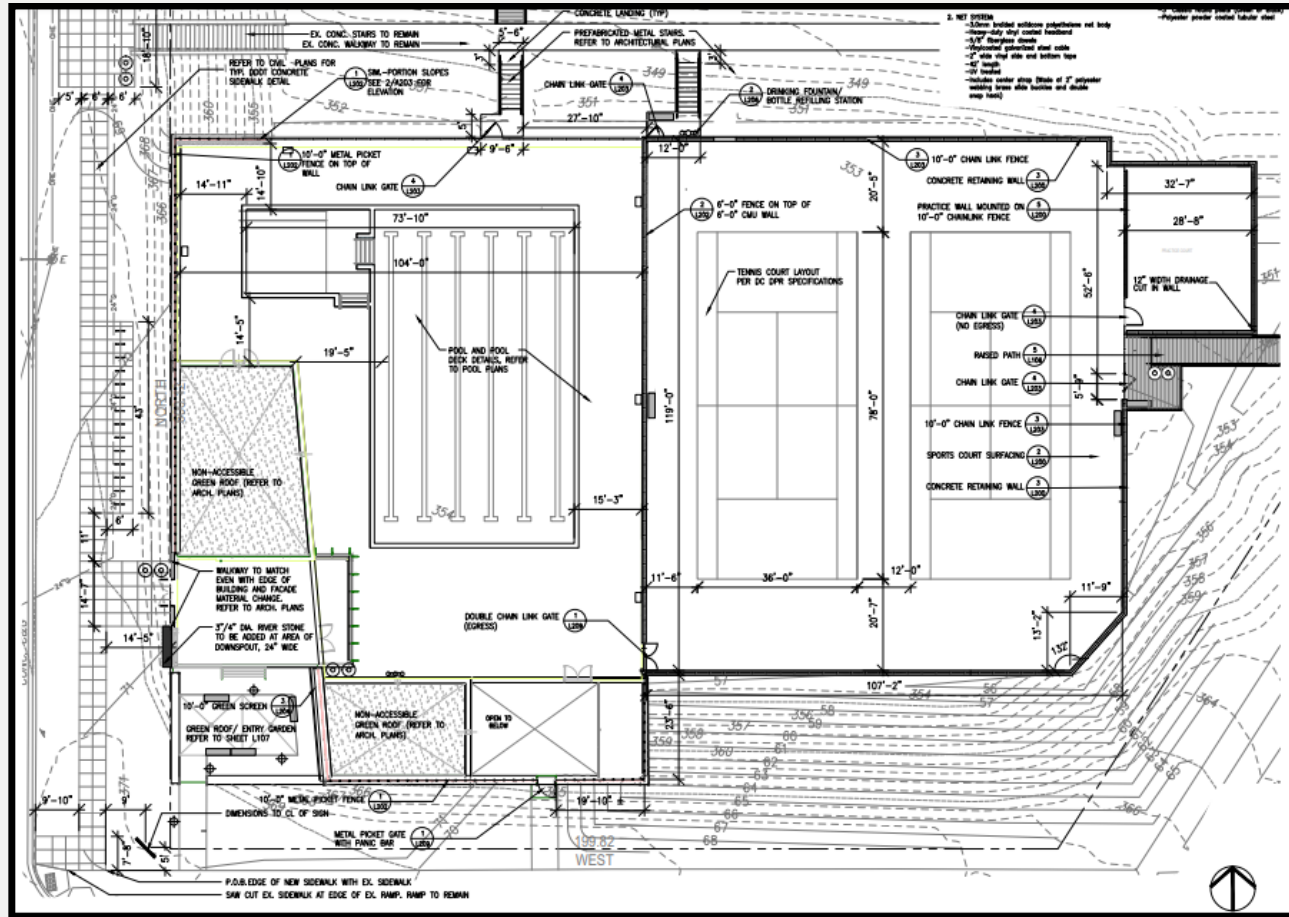
Proposed Site Plan



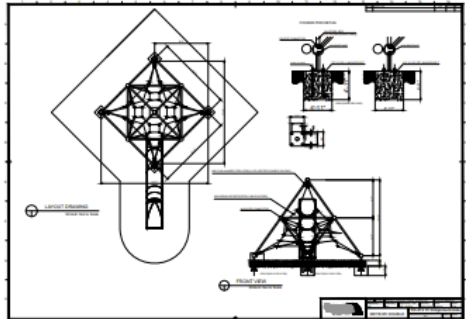
Pool House Elevations



Pool House Civil Plan Illustrating Grade Change

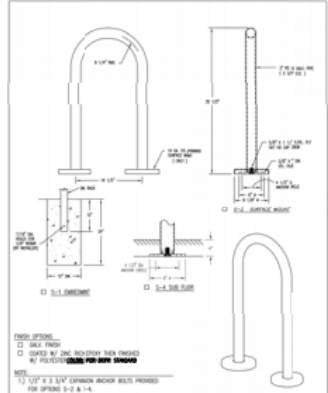


Bike Rack Design



BASE OF DESIGN
 01-802 (METEOR REGULAR)
 BY: DYNAMIC PLAYGROUNDS, INC.
 MOUNTING PER MANUFACTURER'S SPECIFICATIONS

3 TENSILE ROPE CLIMBER
 SCALE: Not to Scale



4 BIKE RACK (EMBEDDED)
 SCALE: Not to Scale

FINISH OPTIONS
 □ BRUSH FINISH
 □ GRADE IV ZINC ELECTROLYTIC RICH FINISH
 BY POLYESTER (COLOR PER RFP SPECIFICATIONS)

NOTE:
 1) 1/2" x 3/4" CROWN ANCHOR BOLTS PROVIDED FOR OPENING 0-2 & 1-4.

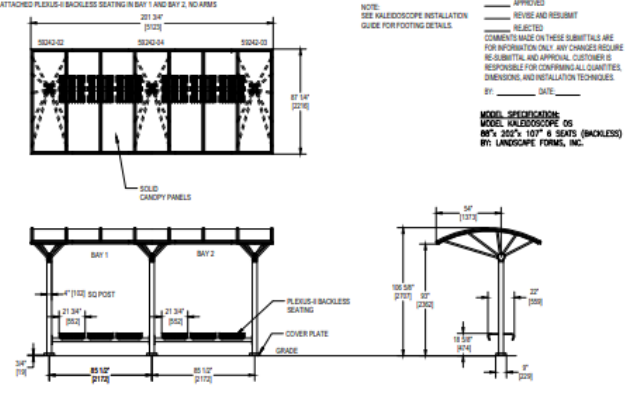
NOTE:
 NONE

LOOP BIKE RACK
 83 SERIES

DUMOR, inc.
 P.O. Box 142 Millersville, PA 17550-0142

Kaleidoscope OS Product Drawing **landscapeformer**
 www.landscapeforms.com (PH: 800-521-2546)

Shelter: Three Post, Offset Canopy, Solid panels, Above Grade Mount
 ATTACHED PLUSUS-4 BACKLESS SEATING IN BAY 1 AND BAY 2, NO ARMS



NOTE:
 SEE KALEIDOSCOPE INSTALLATION GUIDE FOR FOOTING DETAILS.

APPROVED
REVISE AND RESUBMIT
REJECTED

COMMENTS MADE ON THESE SUBMITTALS ARE FOR INFORMATION ONLY. ANY CHANGES REQUIRE RE-SUBMITTAL AND APPROVAL. CUSTOMER IS RESPONSIBLE FOR CONFIRMING QUANTITIES, DIMENSIONS AND INSTALLATION TECHNIQUES.

BY: _____ DATE: _____

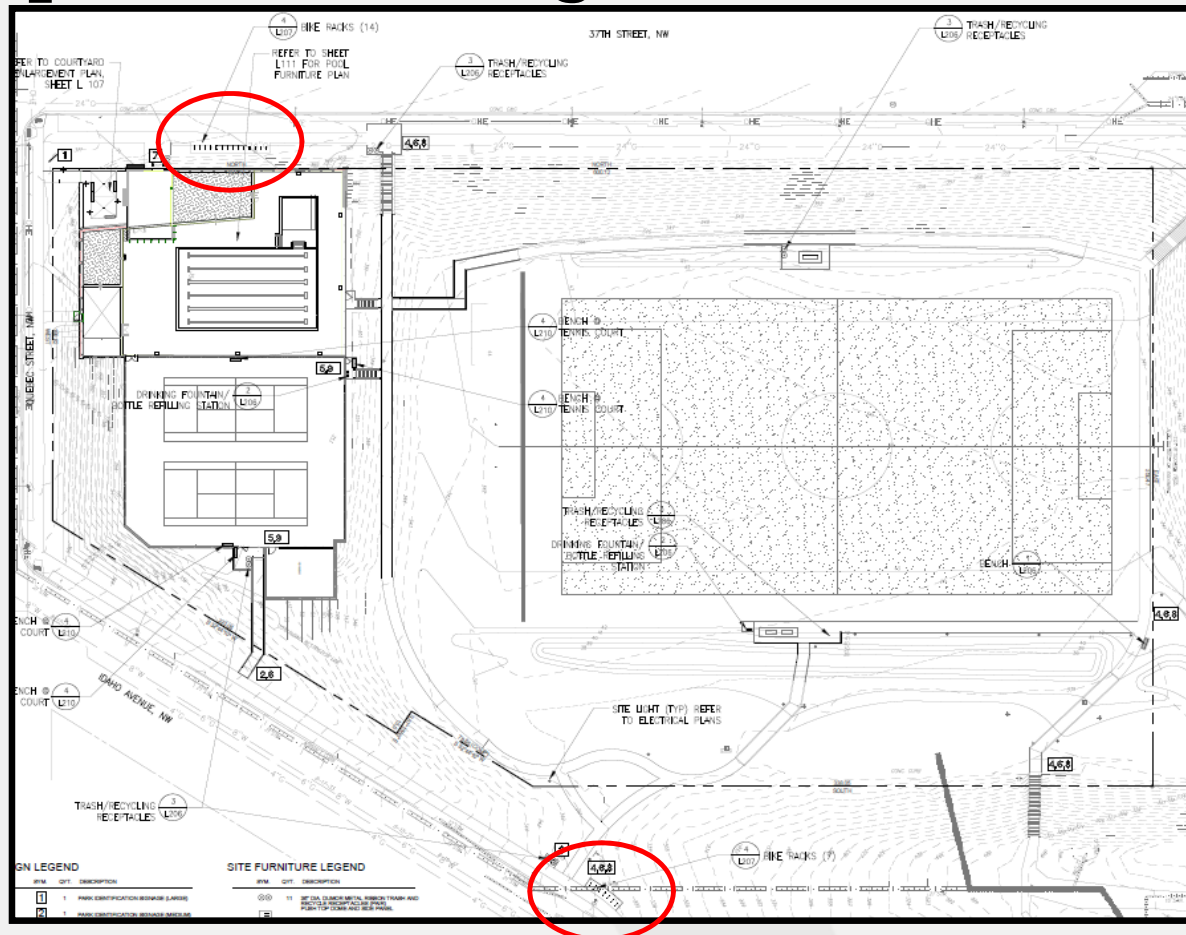
MODEL SPECIFICATIONS:
MODEL: KALEIDOSCOPE OS
BY: LANDSCAPE FORMS, INC.

1 SHADE STRUCTURE
 SCALE: Not to Scale

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Landscape Plan Showing Bike Rack Location



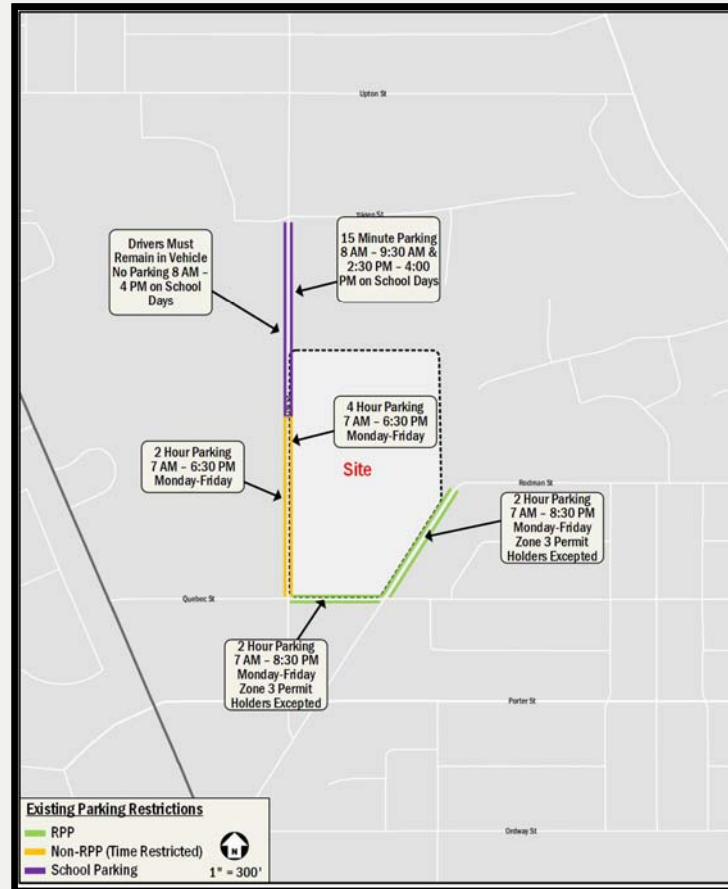
Rendering of Pool House - Intersection of 37th Street and Quebec Street NW



Aerial Rendering of Pool Deck



Street Parking Time Restrictions



Transportation Demand Management and Loading Management Plans

- Provide signs to direct patrons of the Hearst Park to the nearest two Metrorail Stations subject to DDOT approval (Tenleytown-AU and Cleveland Park)
- Install eight (8) additional short-term bicycle parking spaces on 37th Street NW beyond the six (6) required by zoning, for a total of 14 spaces
 - DGS providing 21 bicycle spaces as part of park renovation
- No deliveries or trash pick-up will occur during school drop-off or pick-up hours to limit the number of vehicles near the school during peak pick-up and drop-off hours
- Trash collection will employ curbside pickup along the southern frontage of the pool house along Quebec Street NW utilizing the materials lift. All mail and parcel deliveries not requiring the materials lift can be accommodated using on-street parking on 37th Street NW or Quebec Street NW
- Trucks utilizing the on-street parking for loading activities will not be allowed to idle and must follow all District guidelines for heavy vehicle operation including but not limited to DCMR 20-Chapter 9, Section 900 (Engine Idling), the regulations set forth in DDOT's Freight Management and Commercial Operations document, and the primary access routes listed in the DDOT Truck and Bus Route System



Zoning Relief

- Parking – Subtitle C § 701.5
 - Parks and recreation use category – 0.5 spaces per 1,000 sq. ft. of gross floor area of the pool house
 - Three spaces required, none provided
- Special Exception Relief under Subtitle C § 703:
 - The relief is in harmony with the general purpose and intent of the Zoning Regulations and Maps
 - The relief will not tend to adversely affect the use of neighboring property; and
 - Any special conditions are satisfied
- “The Board’s discretion . . . is limited to a determination of whether the exception sought meets the requirements of the regulation.” See *First Baptist Church of Wash. v. District of Columbia Bd. of Zoning Adjustment*, 432 A.2d 695, 701 (D.C. 1981)



Zoning Relief – General Special Exception Standard

- The parking relief will be in harmony with the purpose and intent of the Zoning Regulations
 - R-1-B zone intended to promote stable residential areas suitable for family life
 - Pool is a community resource that is intended to serve nearby residents
 - Curb cut would remove usable park space and on-street parking
- The parking relief will not adversely affect use of neighboring property
 - Ample on-street parking, including non-RPP parking on 37th Street
 - Good access to bus and metrorail
 - Existing park does not have parking
 - Nearby community members can walk to pool and park



Zoning Relief – Special Conditions under Subtitle C § 703

- Due to physical constraints of the property, required parking spaces cannot be provided
 - No existing curb cuts for ingress/egress
 - Park is ringed by trees (including heritage) and vegetation
 - Significant change in grade on 37th Street and Quebec Street
 - Disruption to park programming
- Property is well served by mass transit
 - Bus lines H3 and H4 one block away
 - Bus lines 30N, 30S, 31, 33, 37, 96 two blocks away on Wisconsin Avenue
 - Van Ness metro station ½ mile and Cleveland Park metro station ¾ of a mile
 - Capital Bikeshare nearby
- Presence of healthy and mature canopy trees on or directly adjacent to property
 - Property is ringed by healthy and mature canopy trees on 37th Street, Quebec Street and Idaho
 - Both on property and in adjacent public space
- Satisfaction of Subtitle C § 703.3 – Property is physically unable to provide any parking spaces, and the parking reduction is proportionate to parking demand
- Satisfaction of Subtitle C § 703.4 – Project includes a transportation demand management plan approved by DDOT



Four Years of Community Outreach Associated with Hearst Park and Pool Construction



- Application is supported by ANC, OP and DDOT



BZA Application #20024

3950 37th Street NW – Hearst Park and Pool
D.C. Department of General Services

Presented by:
Samantha Mazo
Cozen O'Connor



Zoning Determination Letter Regarding Special Exception for Parking Relief



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

January 29, 2018

Cox Graae + Spack Architects
2909 M Street, NW
Washington, DC 20007
Attn: Tom Wheeler

Re: Hearst Park and Pool - Lot 0802 in Square 1905 on 37th Street, NW

Dear Mr. Wheeler:

This letter is in reference to the Preliminary Design Review Meeting (PDRM) you had with a member of my staff on August 14, 2017 regarding your client's proposal for improvements to an existing park, maintained by the Department of Parks and Recreation (DPR). The following Zoning Regulations and findings were discussed at the PDRM:

PROPERTY SUMMARY

Zoning Classification: R-1-B

Lot Area: 191,688 Square Feet (4.4 Acres)

Site Description: **Existing Use:** Department of Parks and Recreation Park bounded by 37th St to the west, Quebec St. to the south, Idaho Ave to the south east, Idaho Ave. District Department of Transportation (DDOT) right-of-way and Hearst DCPS Elementary School to the north. The site is an open, partially wooded field with a natural grass soccer field and 3 tennis courts, located in the southwest corner.

Proposed Use: Open, partially wooded field with, natural grass soccer field in the northern portion of the site, outdoor pool and pool house, pool staff office, storage and pool equipment and storage rooms) and 2 tennis courts. No on-site parking is planned. Attachment 'A' contains the proposed Project Concept Design.

FLOOR AREA RATIO (FAR)

Section C-1604.2: Public education buildings and structures, public recreation and community centers, and public libraries shall be permitted a maximum floor area ratio as set forth in table Table C § Section 1604.2: 0.9 Max FAR (172,519 SF allowed). The proposed building is a two-story structure: 1st floor – 4,179 gsf, 2nd floor – 1,029 gsf with a total of 5,208 gsf (Refer to Floor Plans, Page 24 of Attachment 'A').

- FAR will be based on the Use Category of Parks and Recreation for the site as defined under Section B, 200.2 (2). Building area = 5,208 gsf which is below the maximum permitted gross floor area and complies with the FAR requirement for the R-1-B Zoning District.

ALLOWABLE HEIGHT

Section C-1602.2: A public recreation and community center may be erected to a height as follows: In an R, RF, or RA Zoning District, a public recreation and community center may be erected to a height not to exceed forty-five feet (45 ft.)

- In accordance with Section B-307.1, the height of the project will be measured from the curb, projected from the center of the front property line along 37th St. NW, to the top of the main parapet. As shown on page 26 of Appendix A, the Project height is 16'-6". The proposed Project complies with the height requirement for the R-1-B zone.

NUMBER OF STORIES

In accordance with Section D-303.1, the building is limited to three stories.

- The proposed two-story Project complies with the number of story requirement for the R-1-B zone.

LOT WIDTH

Section C-1605: No lot width is prescribed for public recreation and community center uses.

YARD DESIGNATIONS

Front Yard: Section B-315.3: If a lot has more than one (1) street lot line, the owner of the lot may choose the street lot line that shall determine the application of any front setback requirement.



Zoning Determination Letter

- The following aspects of the front yard designation were discussed:
 - 37th Street has been selected as the front yard.
 - The other two sides become side yards and side opposite the front becomes the rear yard.
 - The side yards are the Hearst Elementary School to the north and Quebec St. NW and Idaho Ave. NW to the south. Side yard setback = 8' minimum. Page 16 of Appendix 'A' illustrates a 12' side yard setback at Quebec St. NW.
 - The rear yard is the DDOT Idaho Ave. Right-of-Way to the east. The soccer field may extend into the rear yard.

GREEN AREA RATIO

- The project is exempt from Green Area Ratio because it is located within the R-1-B Zoning District (Section B-601.2).

VEHICLE PARKING

Section C-701.5: Parks and Recreation - 0.5 spaces per 1,000 SF

- Parking will be required for the proposed structure. Two (2) off-street parking spaces are required.

Section C-703: Special exceptions from minimum parking number requirements:

Section C-703.1 - This section provides flexibility from the minimum required number of parking spaces when the provision of the required number of spaces would be contrary to other District of Columbia regulations; or impractical or unnecessary due to the shape or configuration of the site, a lack of demand for parking, or proximity to transit.

- Approval of a special exception by the Board of Zoning Adjustment will be required pursuant to Section C-703.2.

Section C-703.4:

Any request for a reduction in the minimum required parking shall include a transportation demand management plan approved by the District Department of Transportation, the implementation of which shall be a condition of the Board of Zoning Adjustment's approval.

- Due to the number of required off-street parking spaces (2), with no parking provided, relief from the requirement to prepare a transportation demand management plan will be requested from the Board of Zoning Adjustment.

BICYCLE PARKING

Section C-802.1: Parks and Recreation Use

Long Term Bicycle Parking: None required

Short Term Bicycle Parking: 1 space for each 10,000 SF but not less than 6 spaces

- Six (6) short-term bicycle spaces are required, and will be provided in accordance with Section C, 804.

LOADING BERTH/LOADING PLATFORM

Section C-901.1: Parks and Recreation

- Number of Loading Berths: None required.

DELIVERY SPACE

Section C-901.1: Parks and Recreation – More than 30,000 SF GFA, 1 required

- The building area is less than 30,000 GFA, therefore a delivery space is not required.

RETAINING WALL

The western and southern edges of the site will require retaining walls. As shown on page 22 of Appendix A, the retaining walls will extend above grade at the western and southern edges of the site by 4'.

Section C-1401.3: A retaining wall shall not exceed four feet (4 ft.) in height in the following locations, unless a lower height is required by Section C-1401.5 and 1401.6:

- Along a street frontage or property line;
- Within any required side setback;
- In the R-1-A, R-1-B, R-6, R-7, R-8, R-9, R-11, R-12, R-14, R-15, R-16, R-19, and R-21 zones, within twenty-five feet (25 ft.) of the rear property line, as measured from the rear property line inward; and



Zoning Determination Letter

(d) In the R-2, R-3, R-10, R-13, R-17, R-20, and RF zones, within twenty feet (20 ft.) of the rear property line, as measured from the rear property line inward.

- *The proposed Project complies with the 4' retaining wall height limit.*

Accordingly, when you file the plans for a building permit, my office will approve drawings that are consistent with drawings attached to this letter (Attachment 'A'), provided that the Board of Zoning Adjustment (BZA) has approved relief from required parking. Please let me know if you have any further questions.

Sincerely, 
Matthew Le Grant
Zoning Administrator

Attachments:

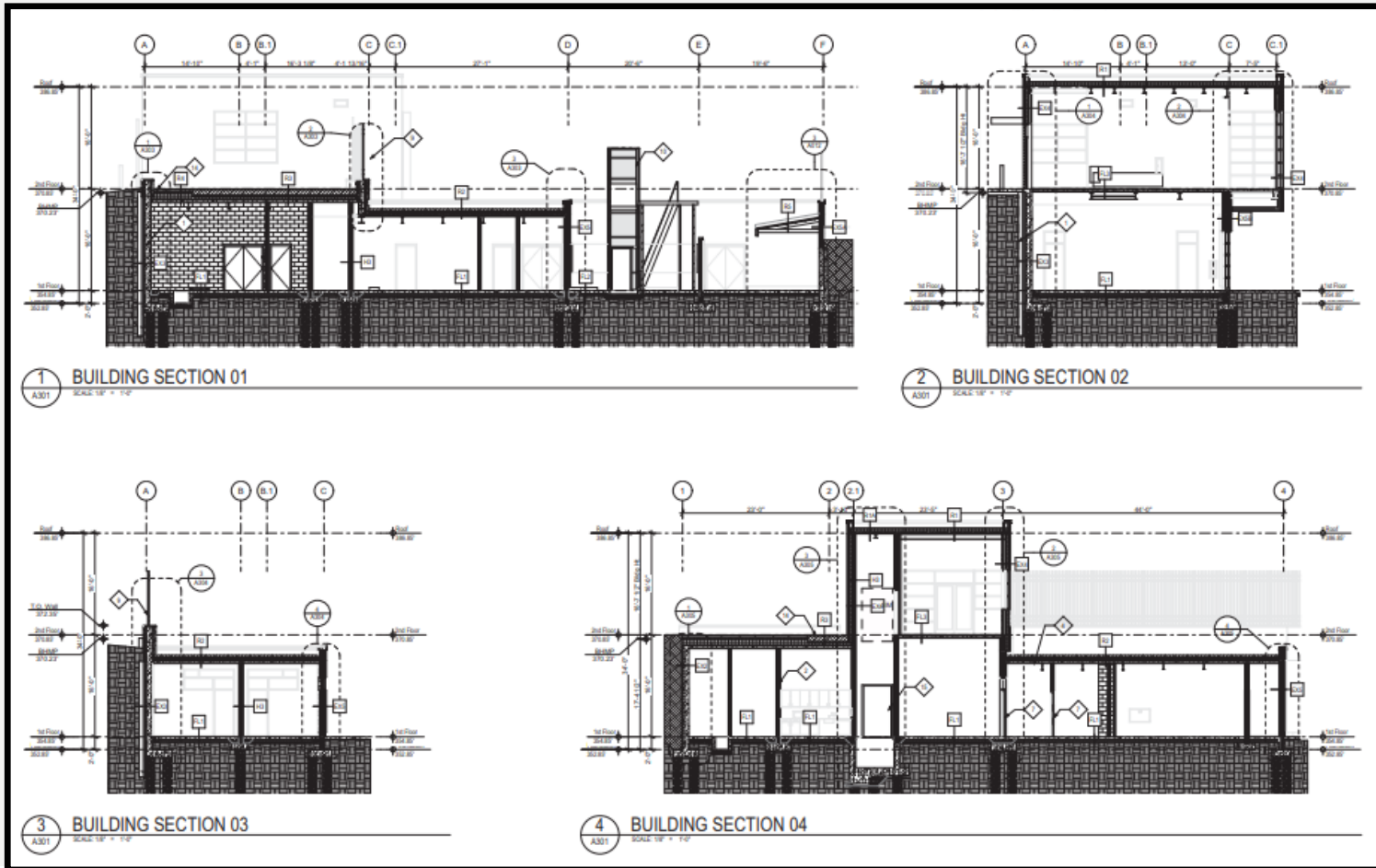
Attachment 'A' – Final Concept Design Book, dated 12/1/2017

Zoning Technician: Shawn Gibbs

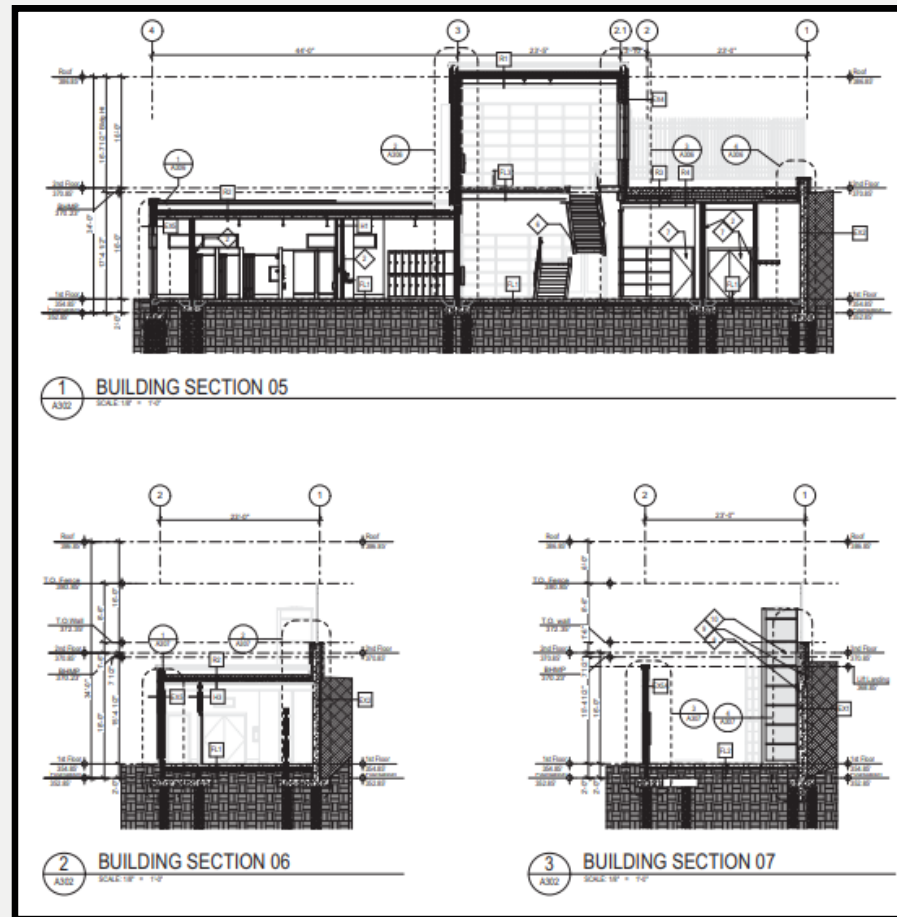
File: Det Let re Lot 0802 in Square 1905 to Wheeler on 1-29-2018



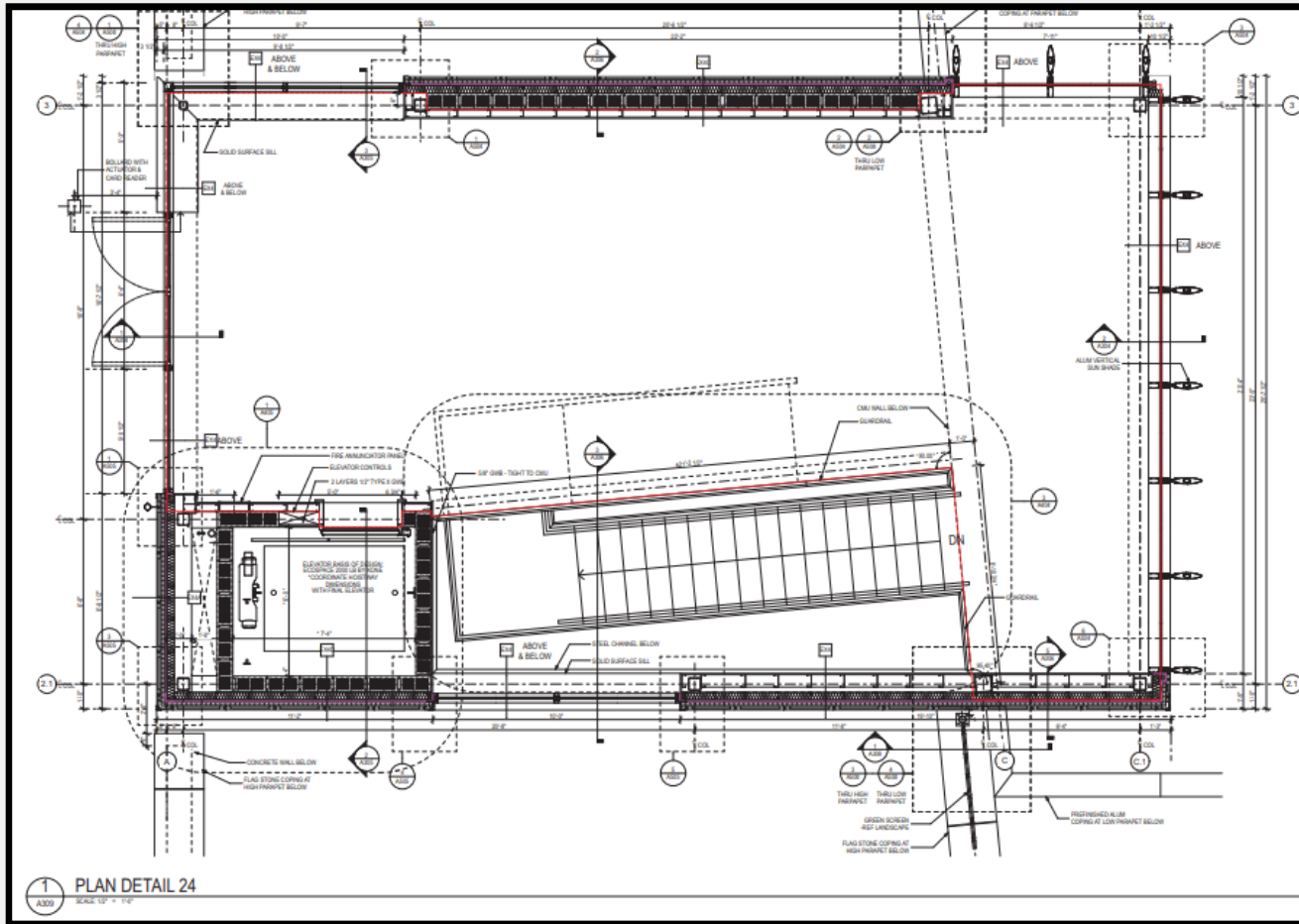
Additional Architectural Plans



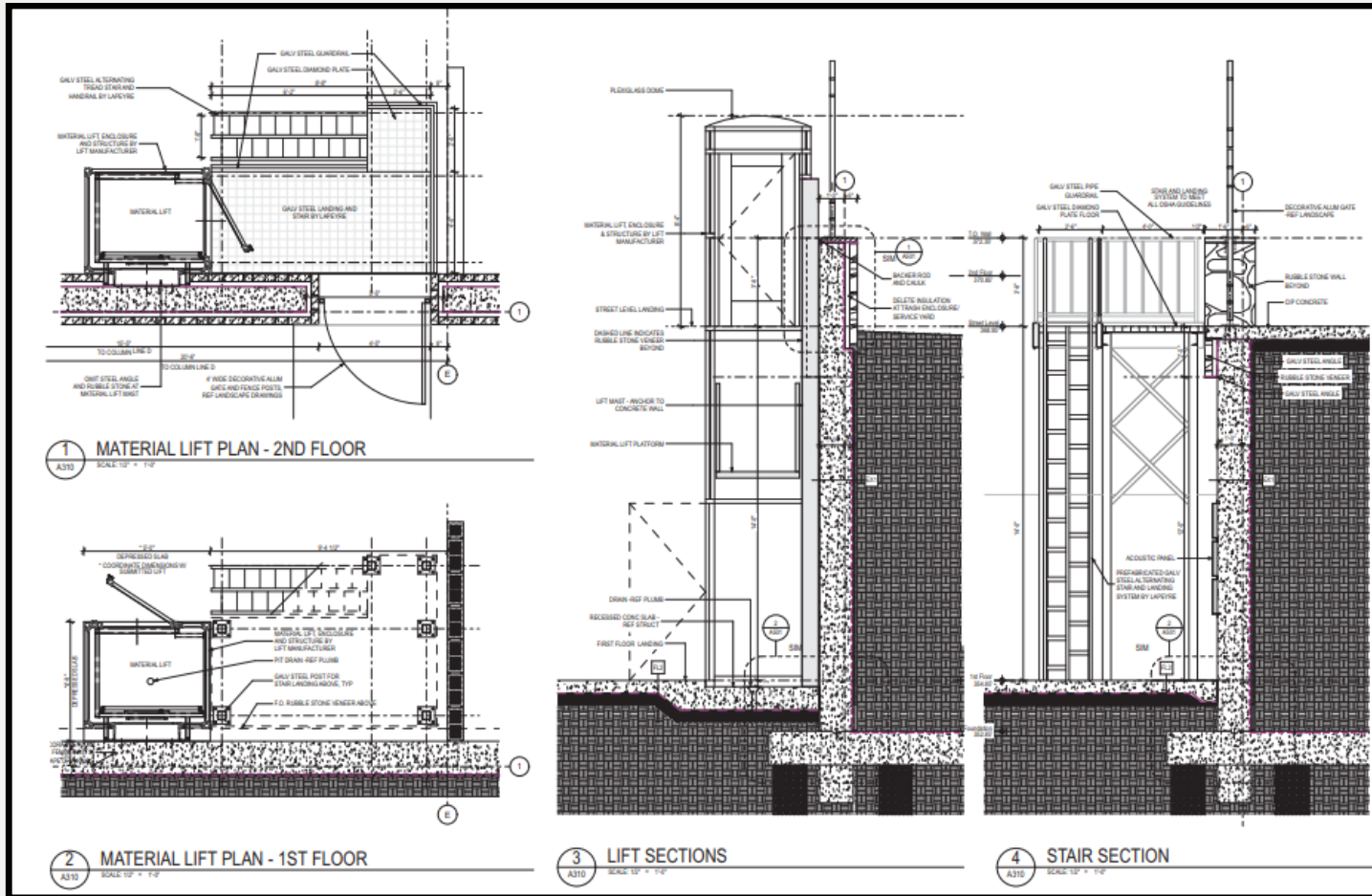
Additional Architectural Plans



Additional Architectural Plans



Additional Architectural Plans



The Property – Existing Site Photos

