GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

D.C. OFFICE OF ZONING
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MEMORANDUM

TO: Zoning Commission

FROM: Andrew Altman
Director

DATE: June 16, 2003

SUBJECT: Supplemental Report to Z.C. Case 03-10 **for a Text Amendment to permit "public library" by right within any Residential, Mixed Use, Special Purpose, Commercial, Industrial, or Waterfront District;** initiated by the District of Columbia Public Library.

At the request of the Zoning Commission at its public hearing of March 10, 2003, the Office of Planning has addressed the concerns of the Commission regarding proposed parking regulations for new or rebuilt public libraries, and to assess the need for parking for meeting rooms within library facilities.

The Public Library provided the Office of Planning with a list of the libraries that have meeting rooms, and the square footage of those rooms. All but two libraries, Northeast and Takoma Park, have at least one meeting room, four have two meeting rooms and two have three meeting rooms, as shown on the chart attached to this report. Meeting rooms are not always in use when the library is open. No libraries have auditoriums.

Parking

The Zoning Regulations do not contain a parking standard for meeting rooms without fixed seating, as is the case with the library branches. Parking required for auditoriums without fixed seating, the most similar use found within the zoning regulations or ordinances of nearby jurisdictions, ranges from one parking space per 45 square feet of floor area to one parking space per 75 square feet of floor area. Within the existing library branches, if the parking requirement of one parking space per 75 square feet were applied, the more liberal of the two, it would result in a parking requirement of between 8 additional parking spaces for the Tenley-Friendship Library to 50 for the Woodridge Library just for the meeting rooms.

Within other jurisdictions' zoning regulations and ordinances, the uses within a branch library are not broken down into their component parts, such as office space, reading rooms and meeting rooms, but rather are considered as a whole. As meeting rooms are a common part of many branch libraries, it can therefore be assumed that when other jurisdictions established parking requirements for libraries, the inclusion of meeting rooms within the libraries was considered as possibility. The parking requirement proposed within the Setdown Report is partially derived from what other jurisdictions require. In addition, the applicant did indicate to the Office of

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EXHIBIT NO.11

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Planning that most of their patrons walk to the libraries, decreasing the demand on any parking provided and freeing up more parking spaces for the meeting rooms, should they be needed when those rooms are in use. The applicant also informed the Office of Planning that they visited all of the branches during operating hours and found that there was sufficient parking at each library. Therefore, the Office of Planning does not recommend the provision of parking just for the meeting rooms.

The Office of Corporation Council did suggest that the wording for the parking reduction for location near a Metrorail station be contained with Section 2104, instead of Section 2101 as recommended in the Setdown Report, as follows:

2104 EXCEPTIONS TO THE SCHEDULE OF REQUIREMENTS: NONRESIDENTIAL STRUCTURES NEAR METRORAIL STATIONS

2104.1 Except as provided in 2104.2, the number of parking spaces required under § 2101.1 for a nonresidential building or structure located within a radius of eight hundred feet (800ft.) of a Metrorail station entrance may be reduced by up to twenty-five percent (25%) in accordance with the requirements of § 3104 for special exceptions; provided:

(a) The building or structure is located in a nonresidential district and is at least eight hundred feet (800 ft.) from any R-1, R-2, R-3, or R-4 District; and
(b) The Metrorail station is currently in operation or is one for which a construction contract has been awarded.

2104.2 The number of parking spaces for a public library located within one-half mile of a Metrorail station may be reduced by fifty percent (50%) if the Metrorail station is currently in operation or is one for which a construction contract has been awarded.

The following tables describe the approximate distance of all libraries from the closest Metrorail Station, broken down by type of library. The description of each type of library is as provided by the applicant.

Kiosk Libraries

Branch	Address	Closest Metrorail Station	Approximate Distance to Metrorail Station
Deanwood	4215 Nannie Helen Burroughs Ave, NE	Minnesota Avenue	2,100 feet

Community Libraries

Branch	Address	Closest Metrorail Station	Approximate Distance to Metrorail Station
Langston	2600 Benning Rd, NE	Stadium Armory	4,800 feet
Robert L. Christian	1300 H St., NE	New York Avenue	4,800 feet
Sursam Corda	135 New York Ave, NW	Mount Vernon Square	2,400 feet
Parklands-Turner	1600 Alabama Ave, SE	Congress Heights	2,900 feet

Full Service Neighborhood Libraries

Branch	Address	Closest Metrorail Station	Approximate Distance to Metrorail Station
Anacostia	1800 Good Hope Rd, SE	Anacostia	5,000 feet
Benning	3935 Benning Rd, NE	Minnesota Avenue	1,500 feet
Capitol View	5001 Central Ave., SE	Benning Road	2,500 feet
Chevy Chase	5625 Connecticut Ave, NW	Friendship Heights	3,400 feet
Cleveland Park	3310 Connecticut Ave, NW	Cleveland Park	300 feet
F.A. Gregory	3660 Alabama Ave, SE	Stadium-Armory	10,000 feet
Georgetown	3260 R St, NW	Woodley Park-Zoo-Adams Morgan	5,700 feet
J.E. Thornton/ Shepherd Park	7420 Georgia Ave, NW	Takoma	3,100 feet
Lamond-Riggs	5401 South Dakota Ave, NE	Fort Totten	1,500 feet
Mount Pleasant	3160 16th St, NW	Columbia Heights	1,500 feet
Northeast	330 7th St, NE	Union Station	3,300 feet
Palisades	4901 V St, NW	Cleveland Park	12,600 feet
Petworth	4200 Kansas Ave, NW	Georgia Avenue/ Petworth	2,300 feet
Southeast	403 7th St, SE	Eastern Market	300 feet
Southwest	900 Wesley Pl, SW	Waterfront/ SEU	900 feet
Takoma Park	416 Cedar St, NW	Takoma	700 feet
Tenley-Friendship	4450 Albemarle St, NW	Tenleytown-AU	Across the Street
Washington Highlands	115 Atlantic St, SW	Congress Heights	7,900 feet
Watha T. Daniel	1701 8th St, NW	Shaw-Howard Univ.	Across the Street
West End	1101 24th St, NW	Foggy Bottom-GWU	1,200 feet
Woodridge	1801 Hamlin St, NE	Brookland-CUA	5,000 feet

Parking for "non-public" libraries is also not addressed by the Zoning Regulations. However, in order for the Office of Planning to make a recommendation regarding a parking requirement for these facilities, it would first be necessary to determine the extent and type of non-public libraries that exist within the City. Some may be incorporated into other uses, such as an office or a university, while others may be stand alone facilities. Therefore, the Office of Planning views this a separate issue and would prefer to review this issue separately.

Loading

The Setdown Report does not address loading. However, the applicant has informed the Office of Planning that delivery vans load at branch libraries daily, and that a delivery van is similar to a bread truck. Bookmobiles, however, rarely go to branch libraries. Therefore, it would be appropriate to provide one loading space at all new libraries sufficient to accommodate a delivery van, and the Office of Planning makes the following recommendation:

2201 SCHEDULE OF REQUIREMENTS FOR LOADING BERTHS, LOADING PLATFORMS, AND SERVICE/DELIVERY LOADING SPACES

2201.1 On and after May 12, 1958, all buildings or structures shall be provided with loading berths, loading platforms, and service/delivery loading spaces as specified in the following table:

USES AND DISTRICTS	MINIMUM NUMBER AND SIZE OF LOADING BERTHS REQUIRED	MINIMUM NUMBER AND SIZE OF LOADING PLATFORMS REQUIRED	MINIMUM NUMBER AND SIZE OF SERVICE/DELIVERY LOADING SPACES REQUIRED
Library, in All Districts	None	None	1 @ 20 feet deep

Conclusion

The Office of Planning has discussed the parking for meeting rooms with the applicant and surveyed surrounding jurisdictions. As a result of this review, the Office of Planning does not recommend that additional parking be provided for those branch libraries that are improved with meeting rooms. However, it has come to the attention of the Office of Planning that the provision of one loading space to serve delivery vans on a daily basis would be advantageous for new construction.

Upon consultation with the Office of Corporation Council, the Office of Planning does not recommend that the zoning of the library branches that are currently unzoned be included as a part of this application. This application is for a text amendment and the zoning of the libraries properties would be a map amendment.

Meeting Room Sizes and Locations

LIBRARY	MEETING ROOMS (SQUARE FEET)	TOTAL PER BRANCH (SQUARE FEET)
Anacostia	1,880	1,880
Benning	1,566	1,566
Capitol View	1,020	1,020
Chevy Chase	773	773
Cleveland Park	1,251	2,683
	1,432	
Francis Gregory	1,104	1,104
Georgetown	875	875
Juanita E. Thornton/Shepherd Park	482	1,281
	482	
	317	
Lamond-Riggs	724	724
Mount Pleasant	137	1,420
	1,283	
Northeast	0	0
Palisades	588	588
Petworth	656	656
Southeast	1,264	1,264
Southwest	1,264	1,264
Takoma Park	0	0
Tenley-Friendship	600	600
Washington Highlands	1,053	2,919
	1,866	
Watha T. Daniel (Shaw)	835	2,486
	1,651	
West End	647	647
Woodridge	1,569	3,449
	1,056	
	824	

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