

New Lamond-Riggs Neighborhood Library

Advisory Neighborhood Commission 4B Presentation

November 23, 2020



DC Public Library

Consigli / HGA

Agenda

Presentation Goals

Project Timeline

Approved Design

Approved Floor Plans

Zoning

Lot Occupancy

Parking

Summary

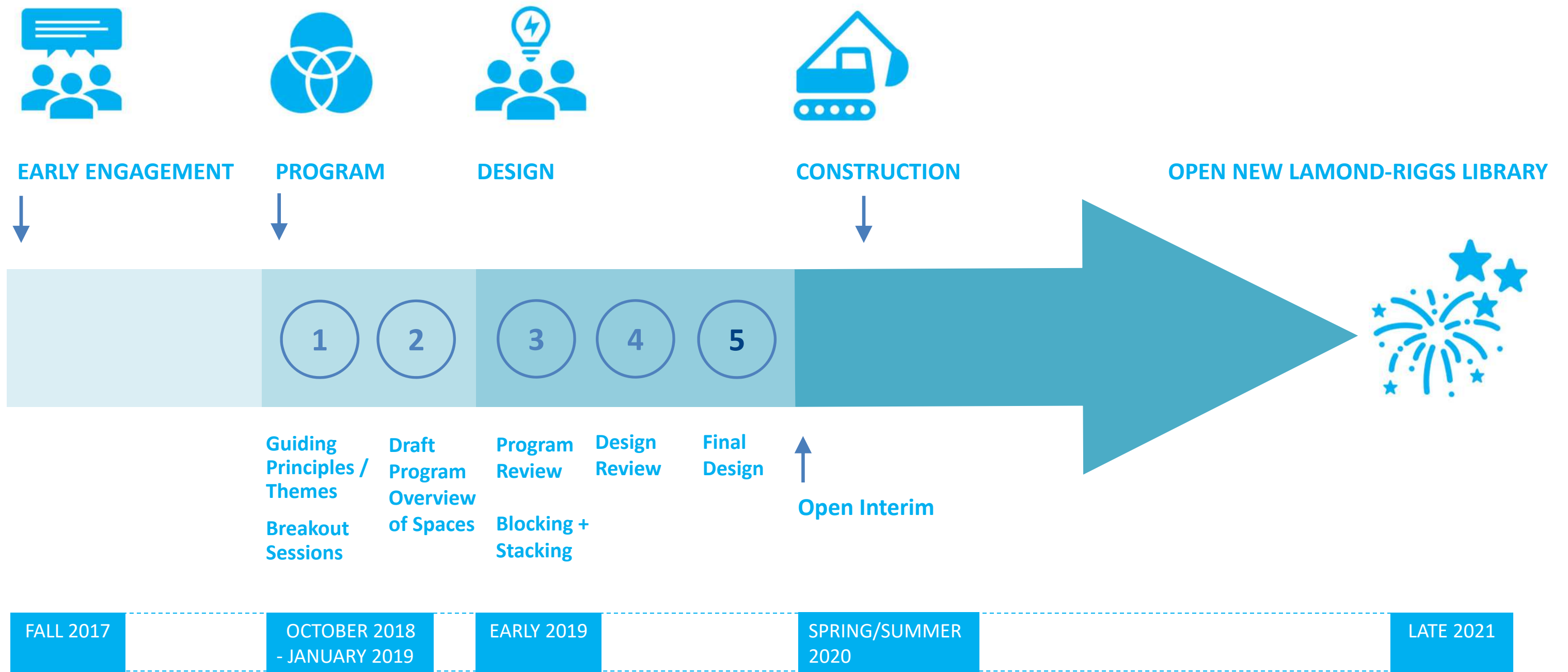
Questions

Presentation Goals

ANC Support for the BZA Special Exceptions

- Lot Occupancy Requirement**
- Number of Parking Spaces**

Project Timeline



Timeline Highlights



LIBRARY
CLOSED
TO
PUBLIC



MOVE OUT
FURNITURE
& BOOKS &
INTERIM
READY TO
OPEN



HAZMAT
ABATEMENT

DISCONNECT
UTILITIES



RAZE PERMIT FROM
DCRA = START OF
DEMOLITION



BUILDING PERMIT FROM
DCRA = START OF
CONSTRUCTION



OPEN NEW LAMOND-RIGGS
LIBRARY



SPRING/SUMMER
2020

FALL
2020

LATE 2021

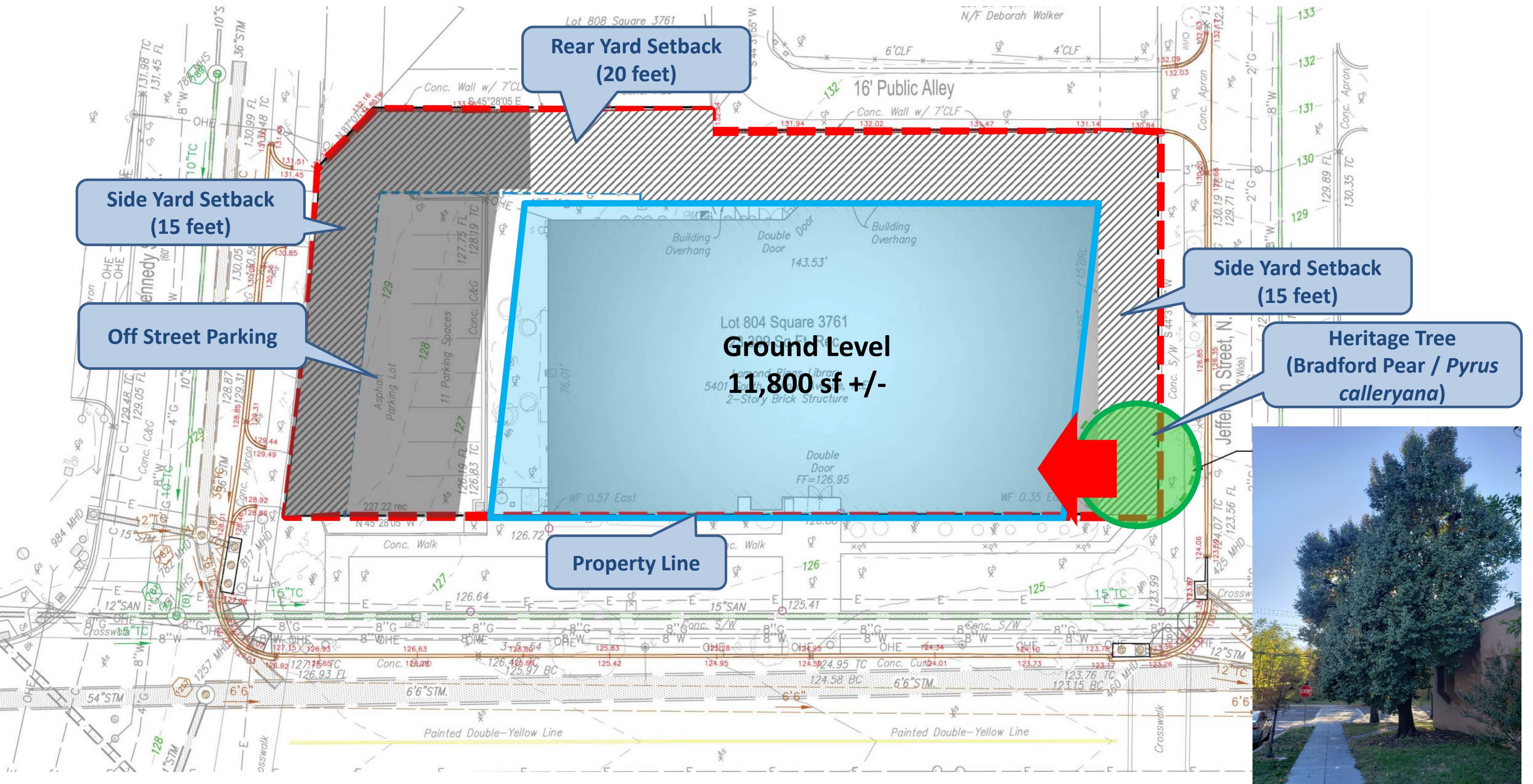
Project Construction Timeline



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Approved Design



Site Constraints

New Lamond-Riggs Neighborhood Library



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Question 1: Role of the Library

What role should the Lamond-Riggs Library play in this community?

An extension of the home and school such as a place to come to supplement reading and homework needs (from a student's standpoint)



Building Concept (Extension of the Home)



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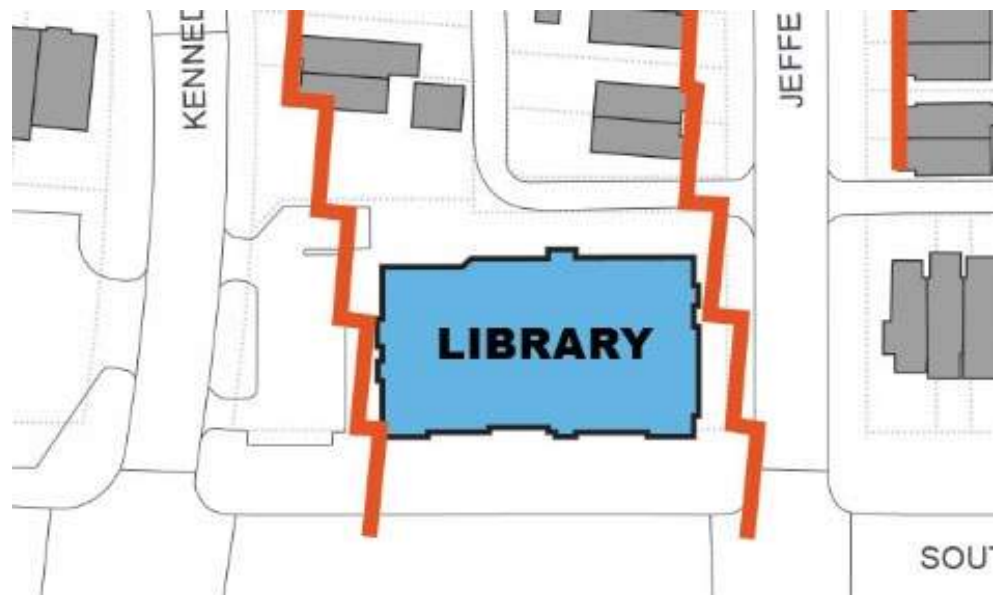


Building Concept (Integration with the Neighborhood)

New Lamond-Riggs Neighborhood Library



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Building Concept (Home + Neighborhood + Memories)



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Building Elevation – South Dakota Ave NE



Building Elevation – South Dakota Ave NE

- 1 Concrete Pavers
- 2 Poured in Place Concrete (Pedestrian)
- 2.1 Asphalt (Vehicular)
- 2.2 Dark Concrete (Vehicular)
- 3 Front Porch – High Top Table
- 4 Native Ornamental Planting
- 5 Hardy Ground Cover
- 6 Stormwater Management Area
- 7 Bench
- 8 Existing Tree to Remain
- 9 Proposed Tree
- 10 Bioretention Wall
- 11 Seating Stones
- 12 Existing sidewalk to remain
- 13 Existing HC ramp to remain



Site Landscape Plan



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Approved Floor Plans

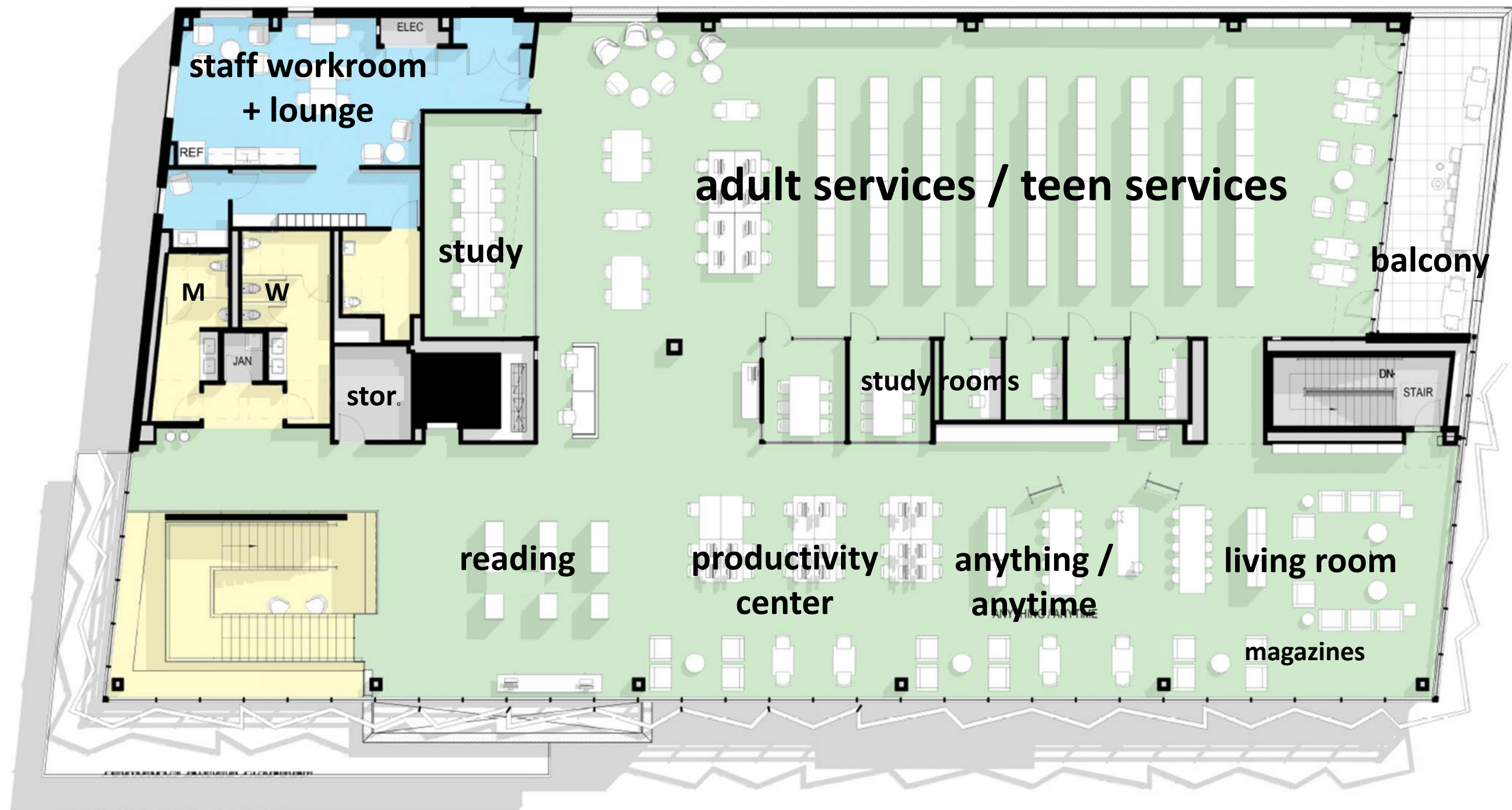


Ground Level Plan



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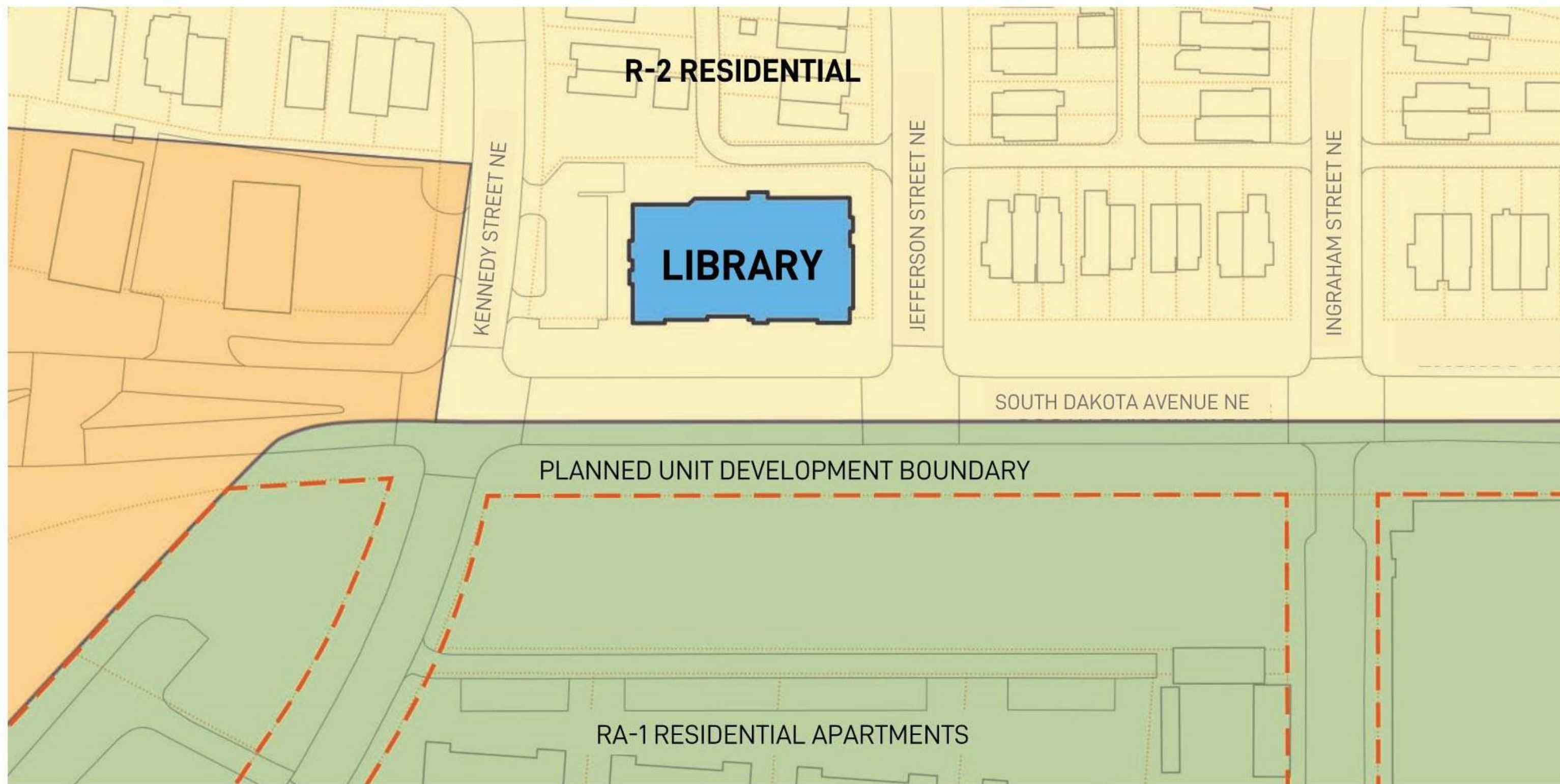
Upper Level Plan

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Zoning



Site Zoning District

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The purposes of the R-2 zone are to:

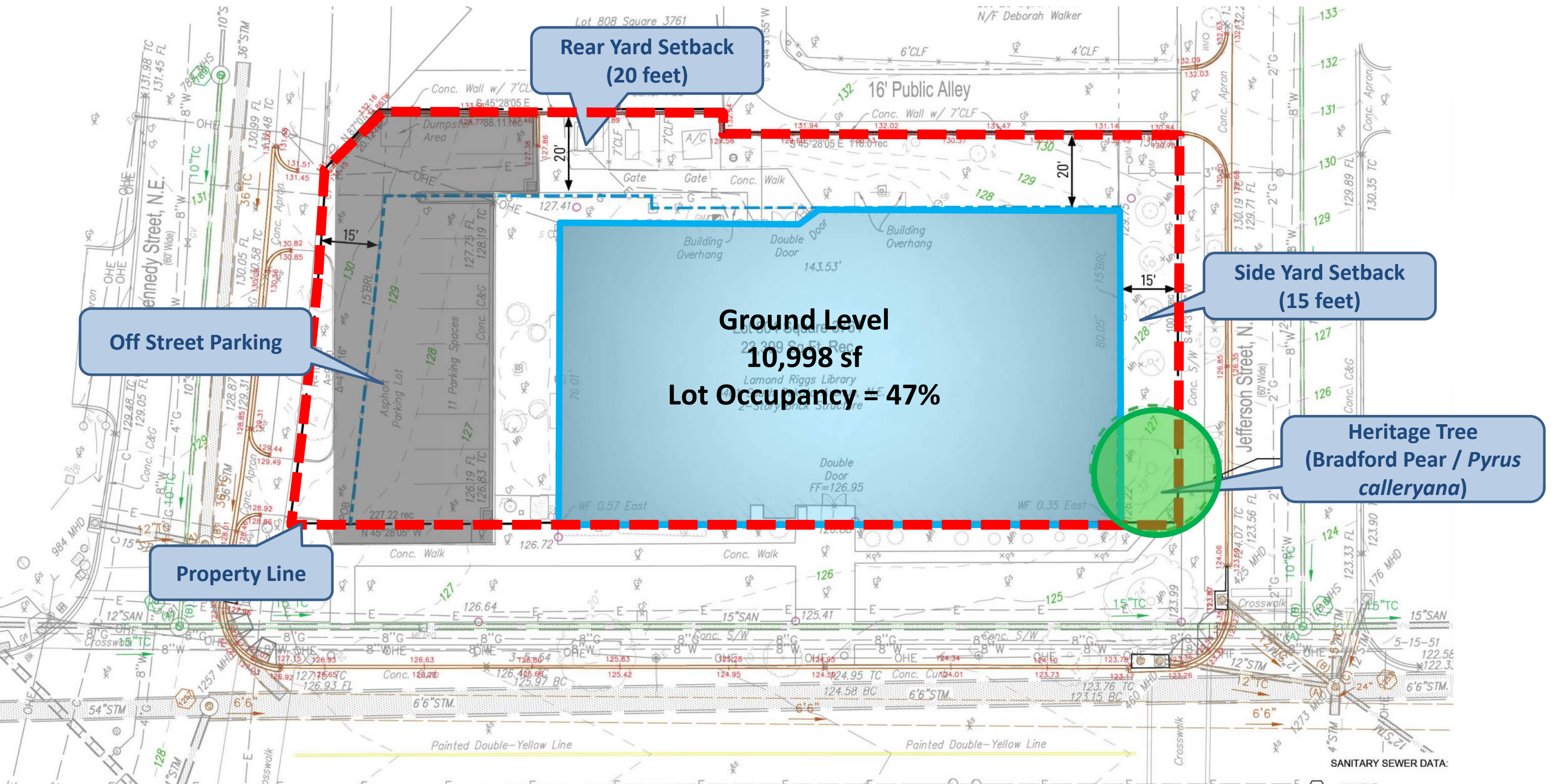
- Provide for areas with semi-detached dwellings; and
- Protect these areas from invasion by denser types of residential development

The R-2 zone is intended to provide for areas predominantly developed with semi-detached houses on moderately sized lots that also contain some detached dwellings.

Development Standards									
	Height (ft.) ¹ / Stories	Minimum Lot Width (ft.)	Area (sq. ft.)	Lot Occupancy	Front Setback	Read Yard (ft.)	Side Yard (ft.) ²	Pervious Surface (minimum)	Zoning Regulation Reference
R-2	40	40 (detached)	4,000 (detached)	40%	A front setback shall be provided within the range of existing front setbacks of all structures on the same side of the street in the block where the building is proposed.	20	8	30%	Subtitle D, Chapter 4
		32 (IZ detached)	3,200 (IZ detached)						
		30 (semi-detached)	3,000 (semi-detached)						
	3	25 (IZ semi-detached)	2,500 (IZ semi-detached)						
		40 (all other structures)	4,000 (all other structures)						

Site Zoning District

Lot Occupancy

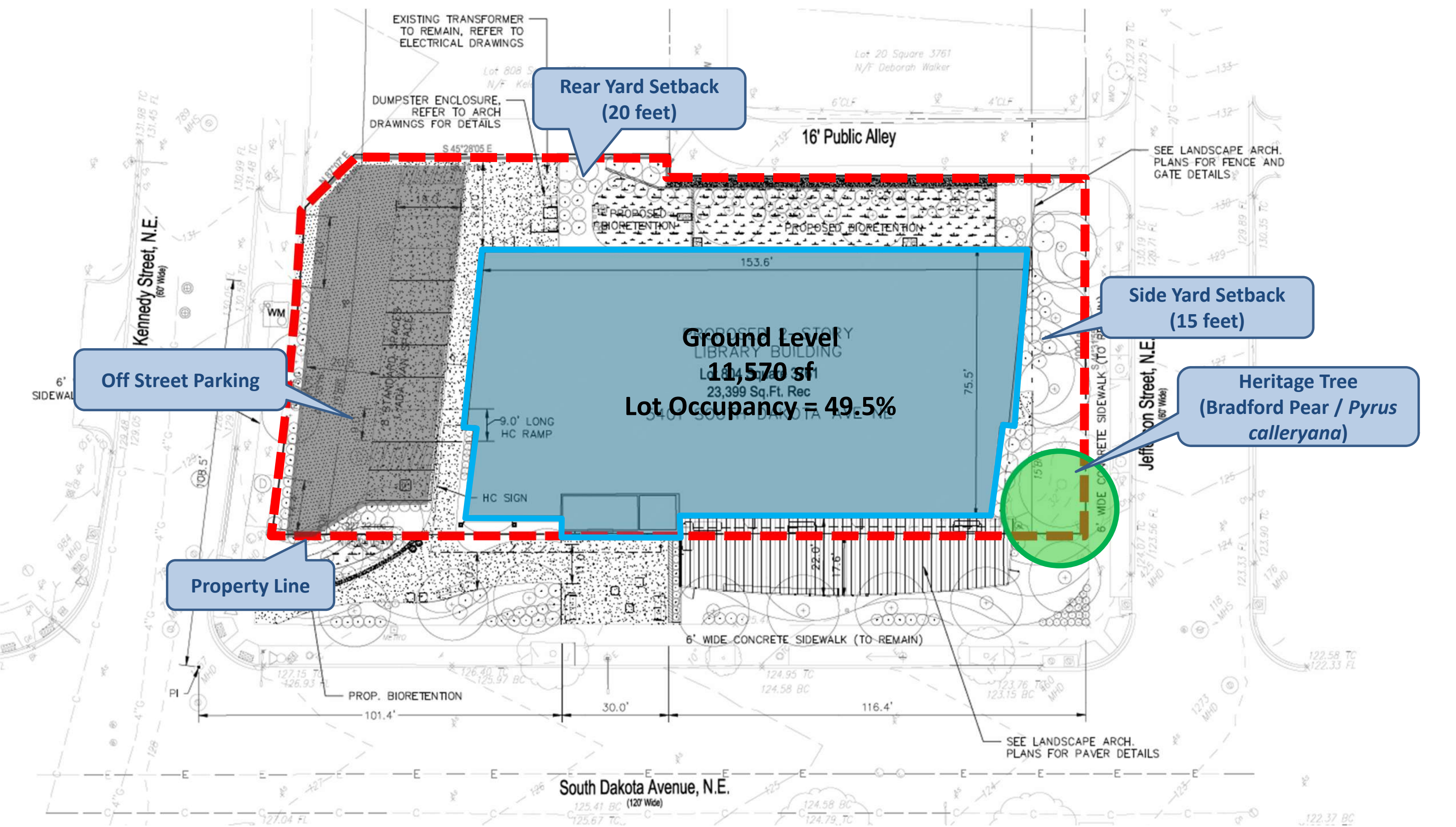


Existing Conditions – Current Lot Occupancy



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Proposed Conditions – Lot Occupancy



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Zoned Lot Occupancy – 40%

Existing Lot Occupancy – 47%*

Proposed Lot occupancy – 49.5%

9.5% deviation from zoning requirements.

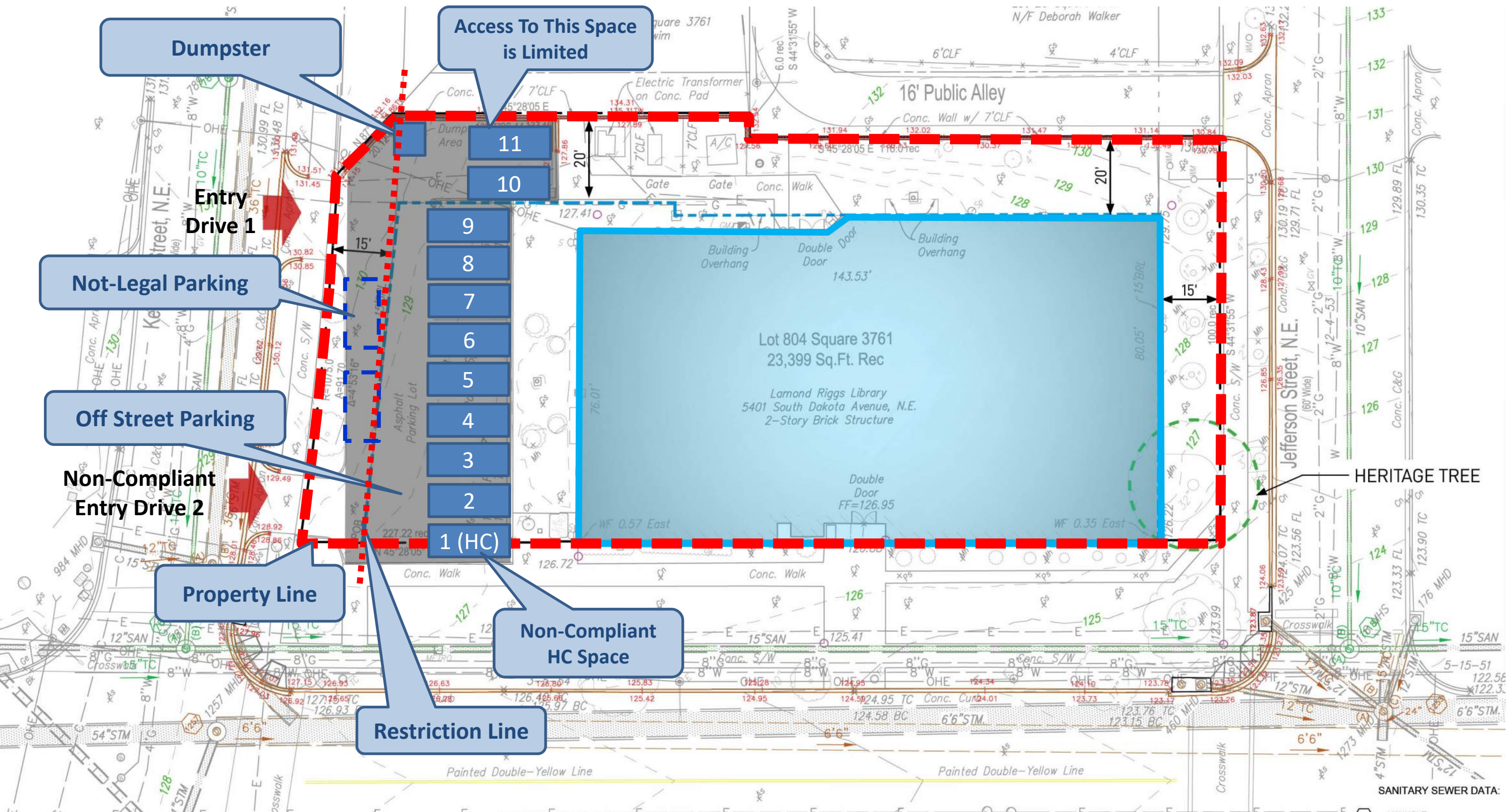
2.5% increase from the existing library's lot occupancy.

*7% deviation from zoning requirements.

Lot Occupancy – Special Exception Summary



Parking

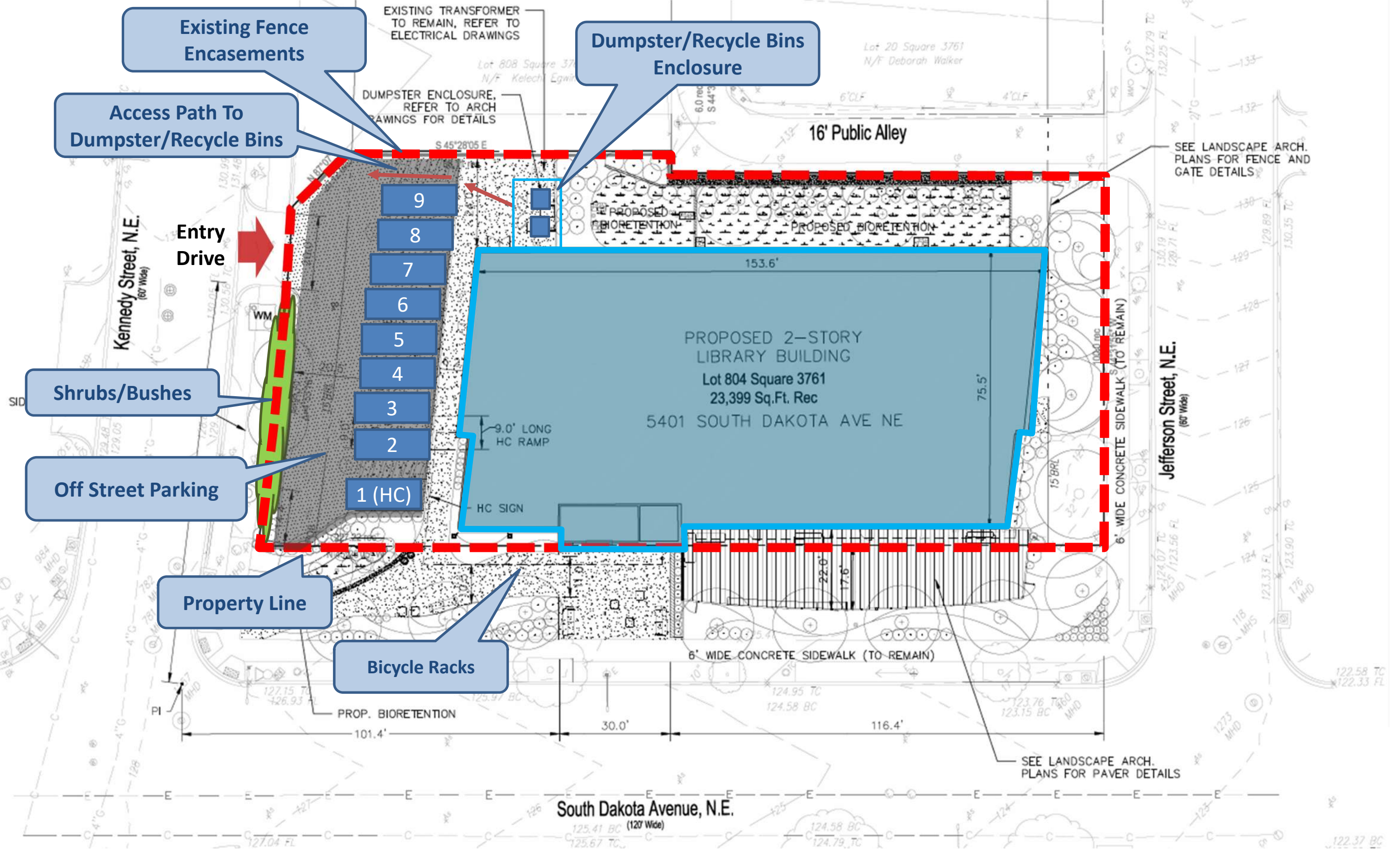


Existing Parking

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Proposed Parking



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Zoned Parking Requirement – 11 Spaces

Existing Parking – 11 Spaces*

Proposed Parking – 9 Spaces

2 parking space deviation from zoning requirements

* Not all existing spaces are compliant.

Parking Relief – Special Exception Summary



Summary

Seeking ANC Support for BZA Special Exceptions
- Increased Lot Occupancy
- Parking Relief



Questions