



DC Public Library

NEW LIBRARY IN ECKINGTON/EDGEWOOD UPDATE TO ANC 5F

April 15, 2024

Richard Reyes-Gavilan
Executive Director, DC Public Library
(not in attendance)

Jaspreet Gakhar-Pahwa
Director, Capital Planning & Construction

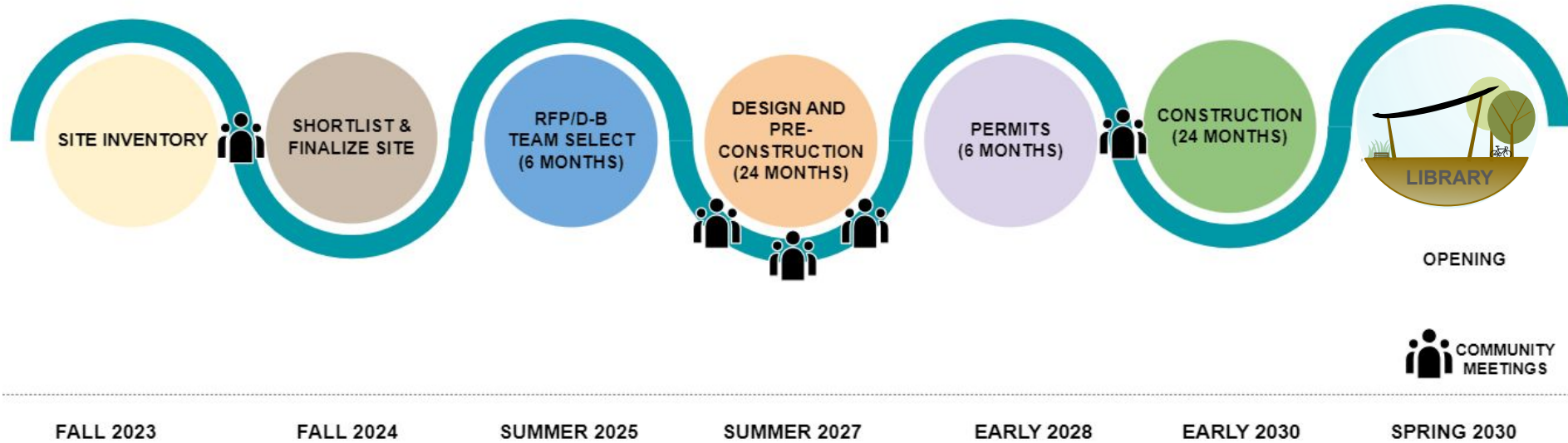
Martha Saccocio
Director, Community Engagement

AGENDA

- Team Introductions
- Timeline
- Where we are
- Next steps



TIMELINE



EXCELLENCE IN LIBRARY BUILT ENVIRONMENT

CONTEXT SENSITIVE

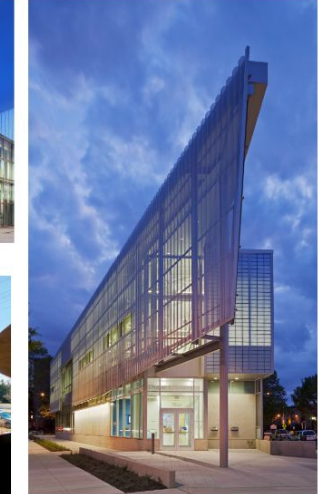
CONNECTION TO OUTDOORS for informal and formal gatherings with **Universal ACCESSIBILITY, SAFETY.**

Integration of **BIOPHILIA,**
Glare free **NATURAL LIGHT**

BUILDING W/ PRECISION, for **RESILIENCE** and **High Performance** over the building's Lifecycle.

ENVIRONMENTALLY, & ECOLOGICALLY CONSCIOUS

Logical and intuitive adjacencies, of **core & bespoke library services - ADAPTABLE** with evolving needs of the community.



WHERE WE ARE

- **Community Engagement Takeaways from 2023** (by Link Strategies)
- **Preliminary Site Selection Inventory** (by KeyUrban)



Initial Community Engagement

Conducted in Summer 2023

- One-on-One Interviews
- Focus Groups
- Intercept Interviews



Initial Community Engagement

Key Takeaways

- Ease of access, with an emphasis on walkability and proximity to public transit and the MBT
- Travel patterns and pedestrian safety especially for seniors and schoolchildren
- A hub for community gathering
- Maximize natural light and open spaces that welcome the community
- Contribute to the well-being of all in the neighborhood



OVERVIEW SITE SELECTION RFP

Inventory Real Estate to site new full-service Library in Eckington/Edgewood

- Stand-alone buildings or as part of a planned mixed-use development
- Close to public transportation, and adjacent to other neighborhood amenities

TO BE CONSIDERED VIABLE and prior to any commitment that can be made from the District

- Ascertain broad community and elected official support for the proposed location
- Perform due-diligence with entities having jurisdiction
- Allow DC Public Library to request any acquisition funding needed

PARAMETERS & CONSTRAINTS

- Full-service library ~20,000 square feet
- Preference to own or long term lease
- Stand-alone buildings or as part of a planned mixed-use development
 - *planned mixed-use development opportunities compatible with design excellence aspirations*
- The renovation of an existing structure while not preferable can be considered
- Purchasing space in an existing mixed-use facility will not be considered



METRICS FOR SHORTLISTING

Developability

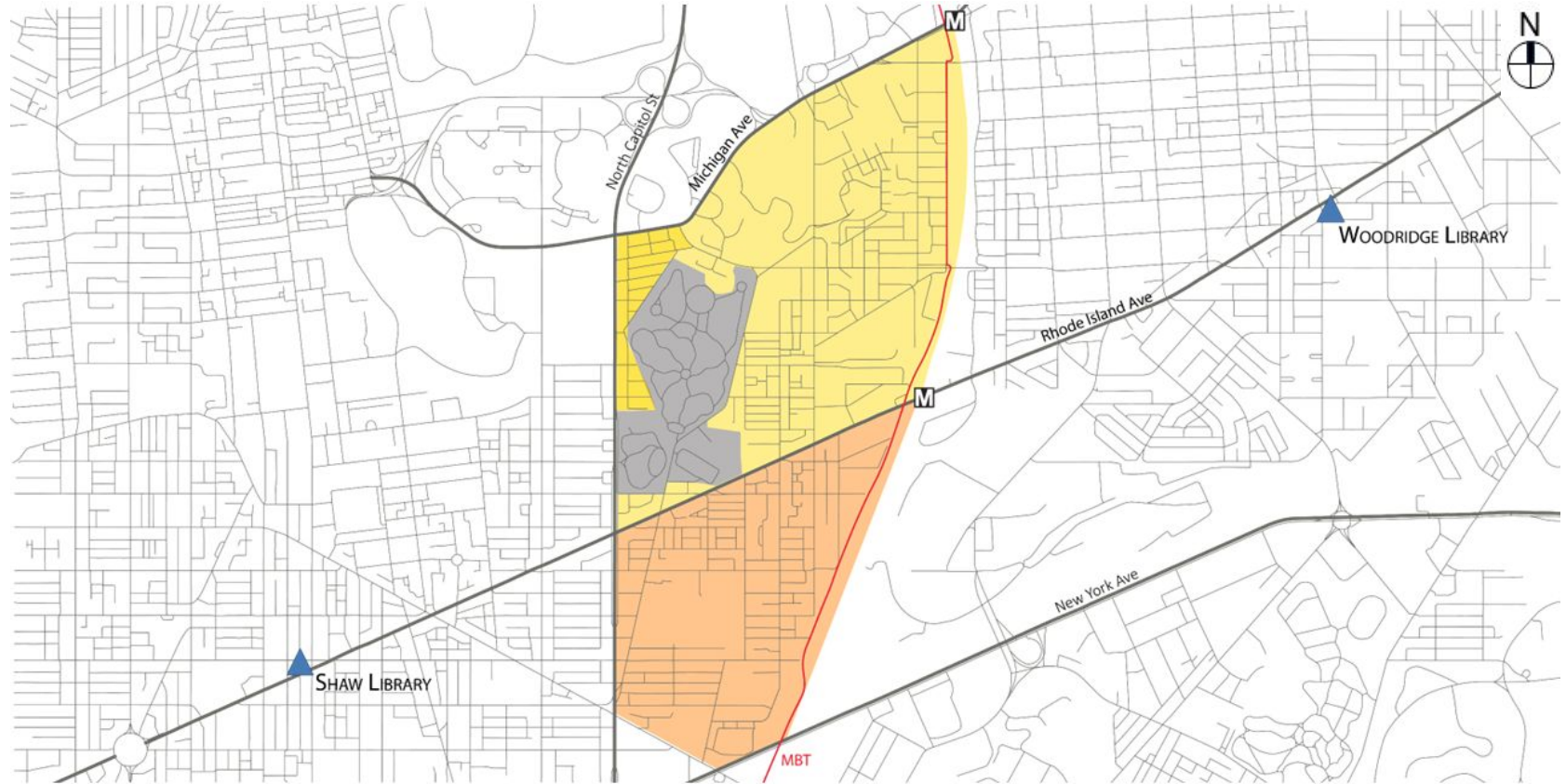
- Lot size, zoning, surrounding compatible uses, etc.
- Landowners and developers openness to being the site for the Library
- Timeline for required processes including but not limited to:
 - municipal zoning regulations
 - environmental requirements
 - historic preservation concerns
 - architectural review requirements
 - location of flood plains and other land use restrictions
 - encumbrances

Compatibility

In collaboration with the Library & Office of Planning evaluate compatibility based on criteria including but not limited to the following:

- walkability both distance as well as safety
- public transit adjacency,
- vehicular/pedestrian traffic etc.

ECKINGTON/EDGEWOOD NEIGHBORHOOD MAP



 Eckington  Edgewood  Stronghold  cemeteries

POTENTIAL SITES

701 Michigan Ave NE
(SK Investments development)

3315-3329 8th St NE
(Menkiti Group properties)

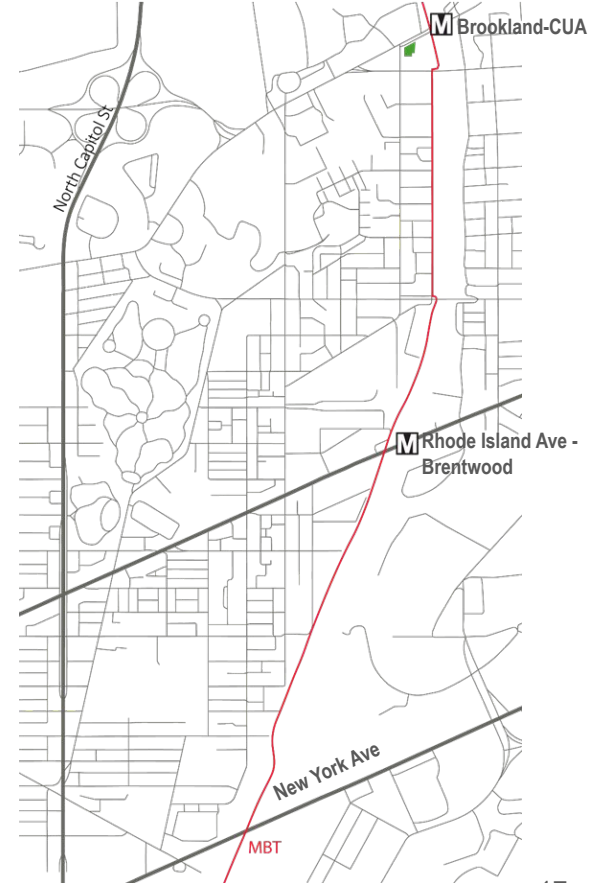
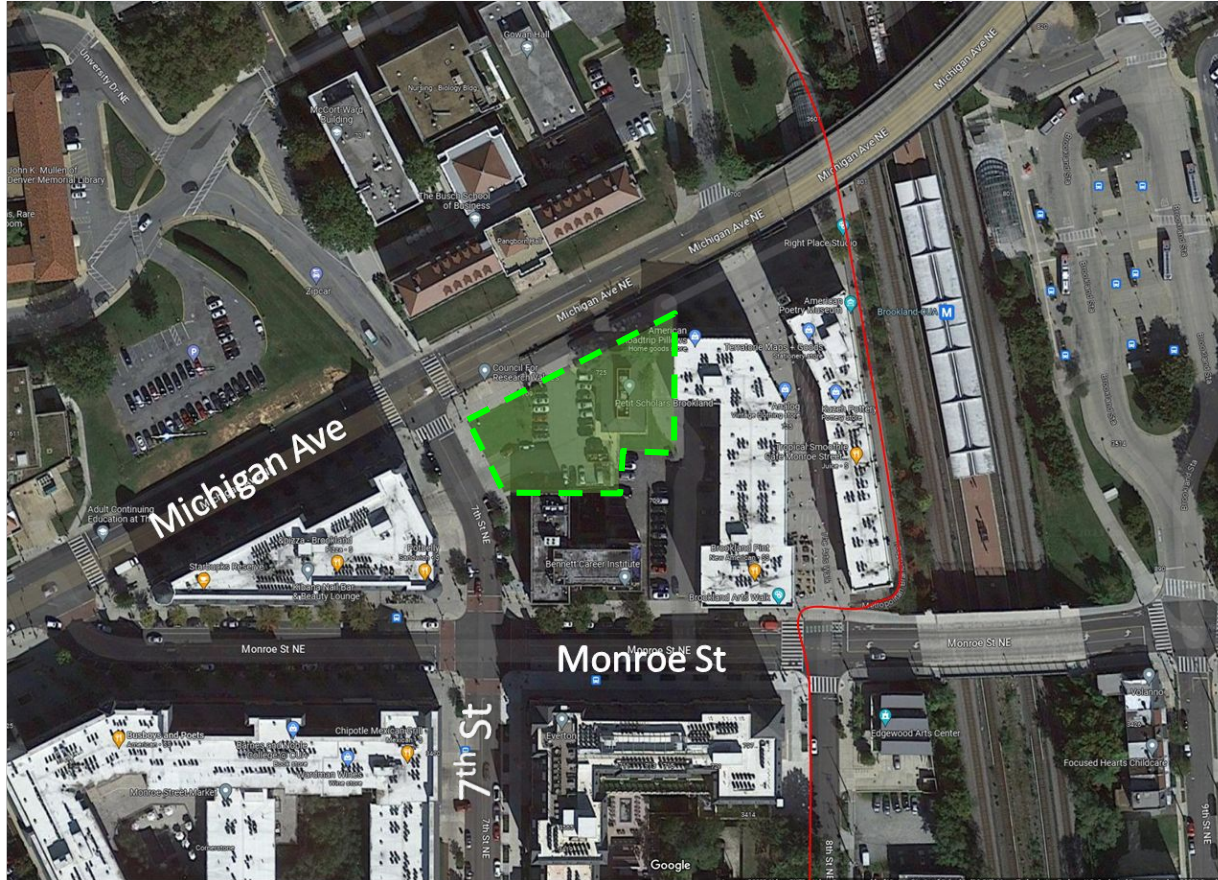
600 Rhode Island Ave NE
(MRP Bryant Street development)

605 Rhode Island Ave NE
(Jair Lynch-Wilkes-GMCHC development)

1709 3rd Street NE
(Penn Center Annex)



701 Michigan Ave NE (SK Investments Development)



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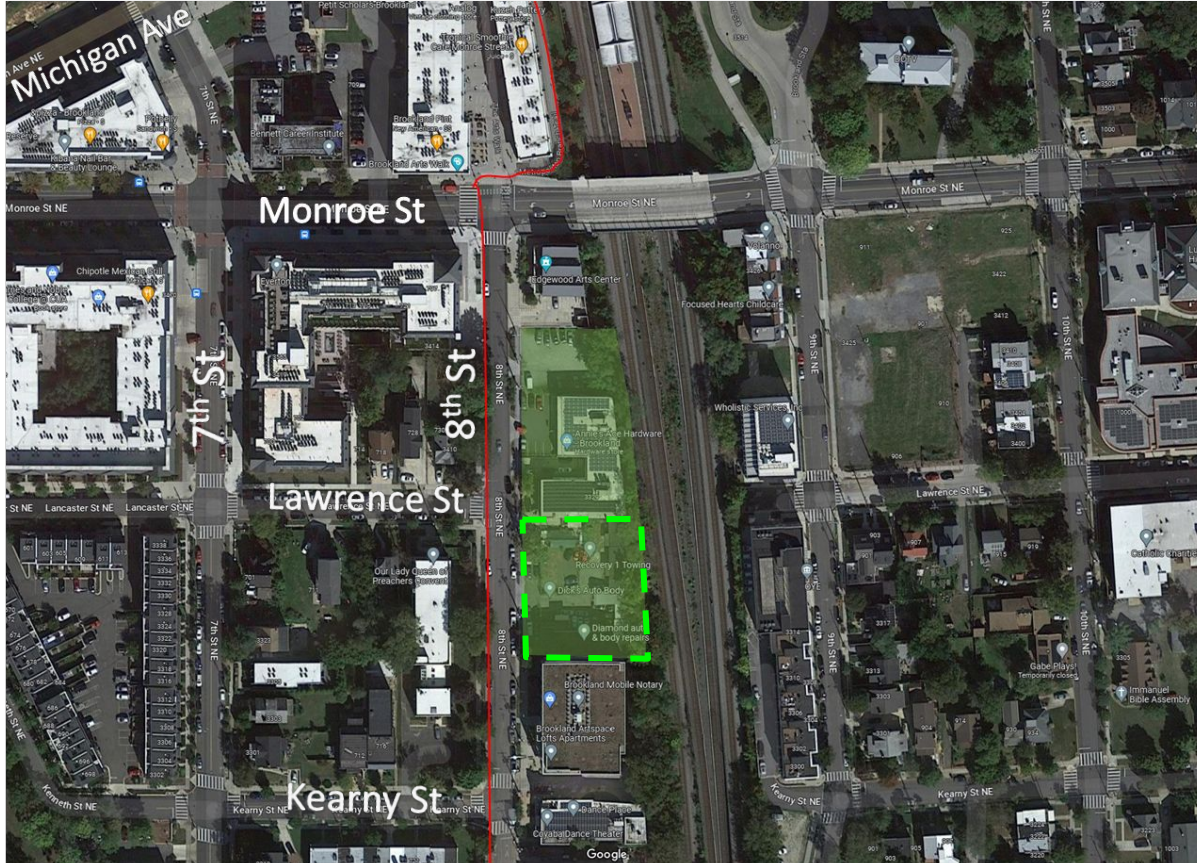


Existing Condition

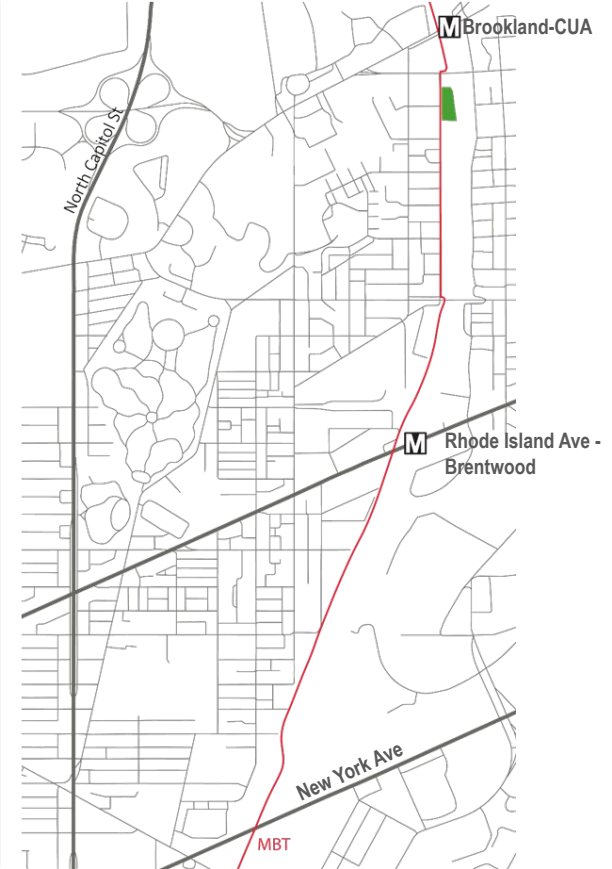
- 18,947 Land Square Feet
- Former Pizza Hut with Surface Parking
- MU-3A Zoning: 1.2 FAR = 22,736 Buildable SF; Mixed-use including commercial and residential



3315-3329 8th St NE (Menkiti Group Properties)



--- Potential Library Location from Site Inventory

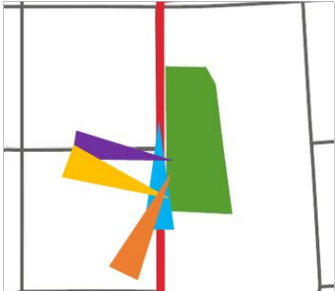


3315-3329 8th St NE (Menkiti Group Properties)

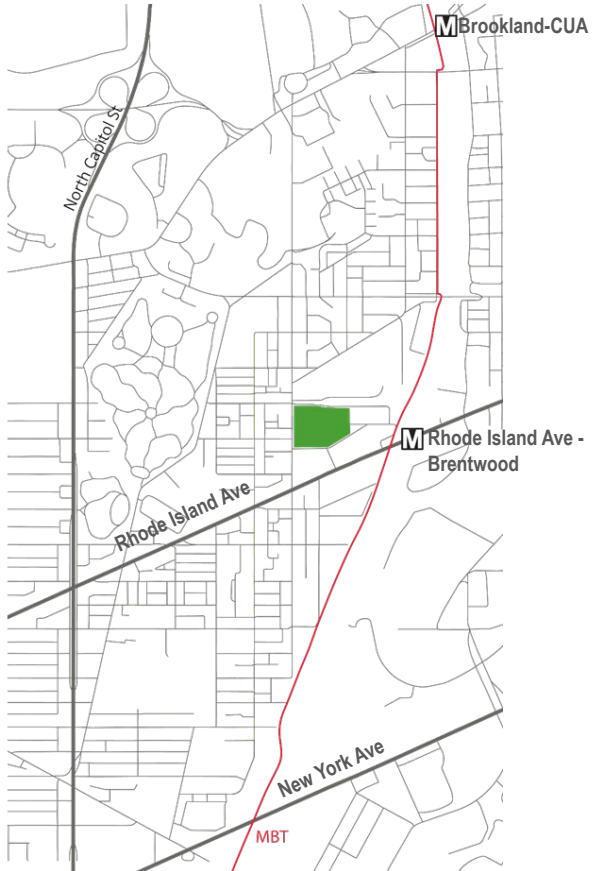
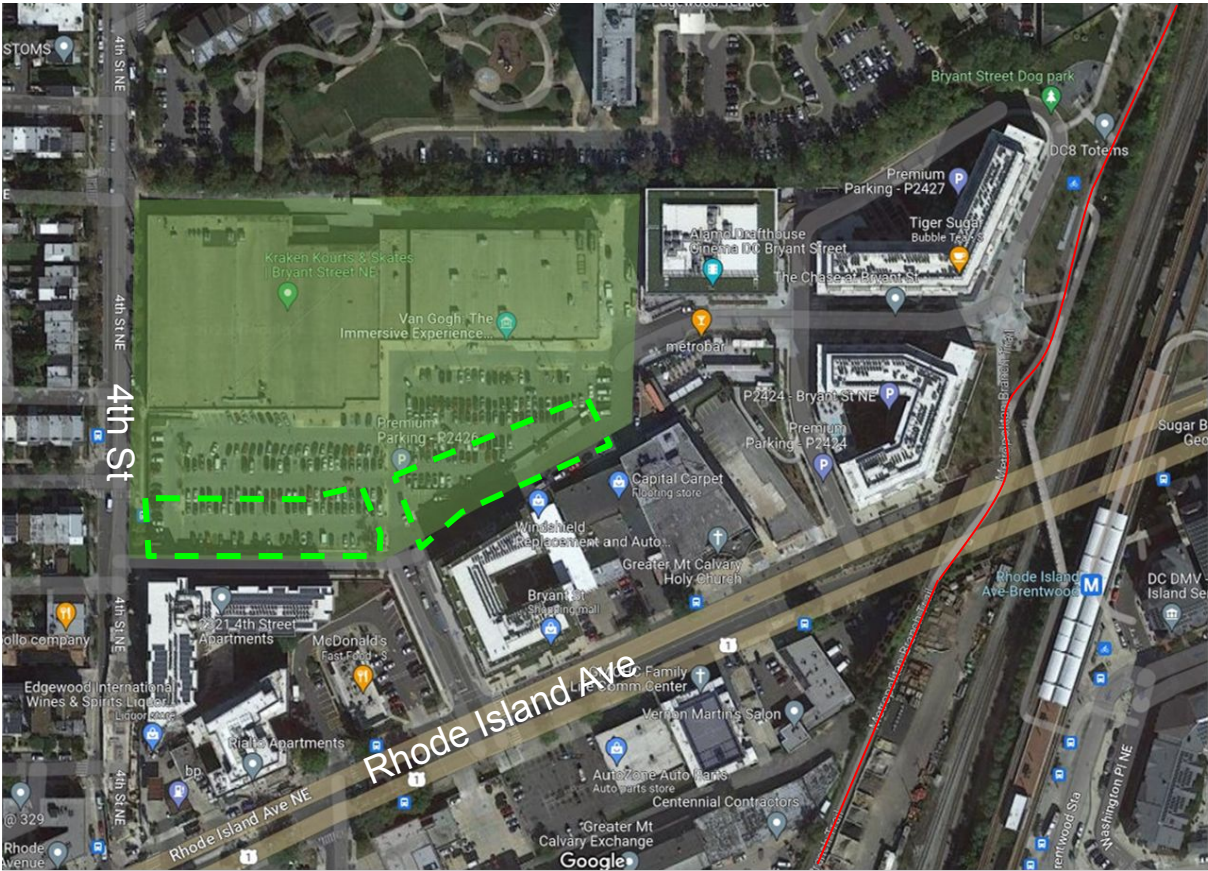


Total size of 32,100 SF
17,765 SF of two adjacent lots
(south of Lawrence St)

Zoning: PDR-1 zone (3.5 FAR)



600 Rhode Island Ave NE (MRP Bryant Street Development)



--- Potential Library Locations from Site Inventory

600 Rhode Island Ave NE (MRP Bryant Street Development)

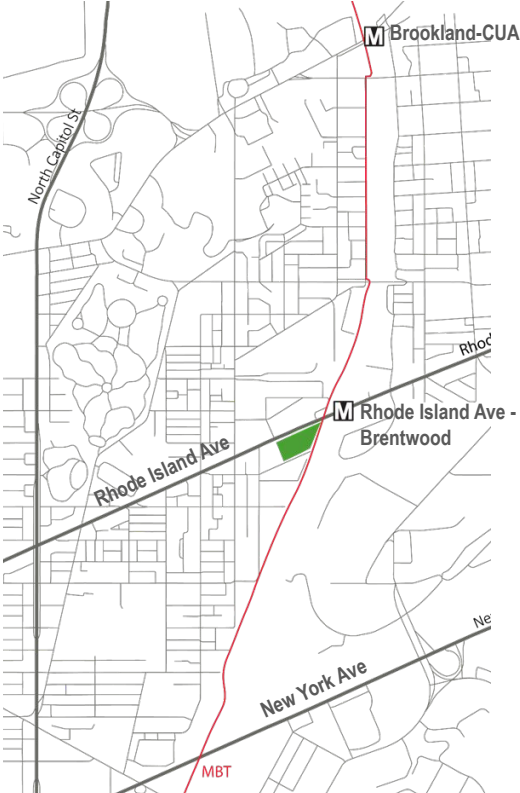


--- Potential Library locations from Site Inventory



Block 4 & 5A size is projected to be 110,000 SF
Zoning: MU-7B (4.8 FAR)

605 Rhode Island Ave NE (Jair Lynch-Wilkes-GMCHC Development)



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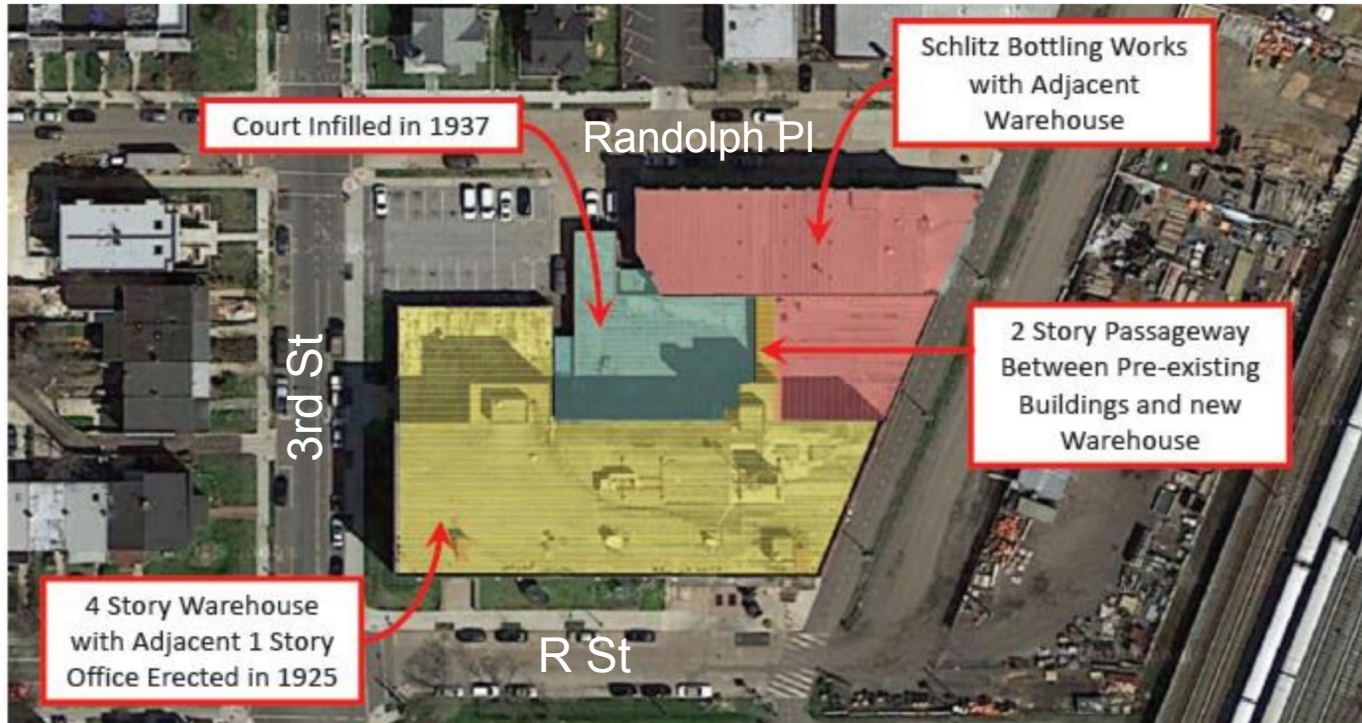


Size: 2.14 acre assemblage of seven lots
(501,000 SF buildable area)



1709 3rd Street NE (Penn Center Annex - Schlitz Building)

- District Historic Landmark
- Approximate Total Gross Area 16,000 SF
 - Approximate Usable Interior Net SF: 14,000 (rough interior dimensions taken from site visit)



NEXT STEPS



NEXT STEPS

- **Continue talks with Developers of the potential sites**
- **Consult with Community**
- **Release Final Recommendation**
- **Seek Acquisition funding if needed or issue RFP for Design-Build**

