DC Public Library

NEW LIBRARY IN ECKINGTON/EDGEWOOD
UPDATE TO
BROOKLAND NEIGHBORHOOD CIVIC ASSOCIATION

June 18, 2024

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

Jaspreet Gakhar-Pahwa
Director, Capital Planning & Construction

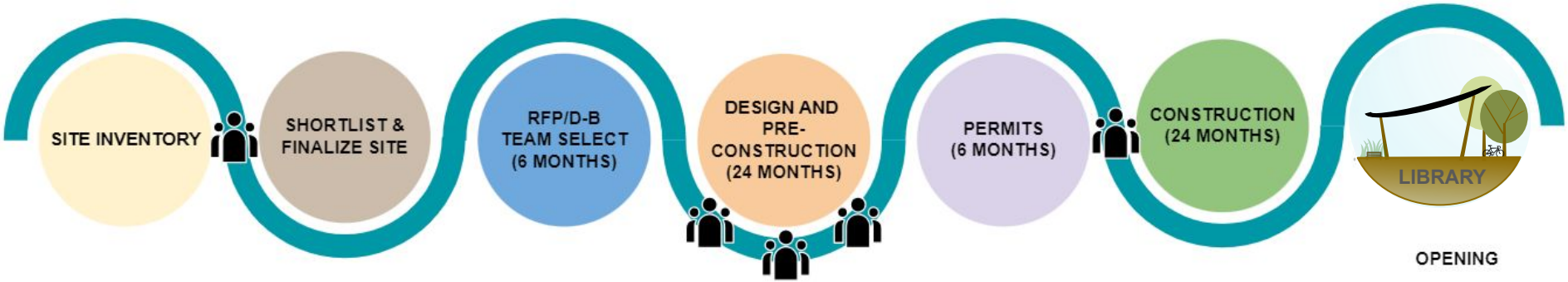
Martha Saccocio
Director, Community Engagement

AGENDA

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

DC Public Library

TIMELINE



DC Public Library

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.

DC Public Library

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

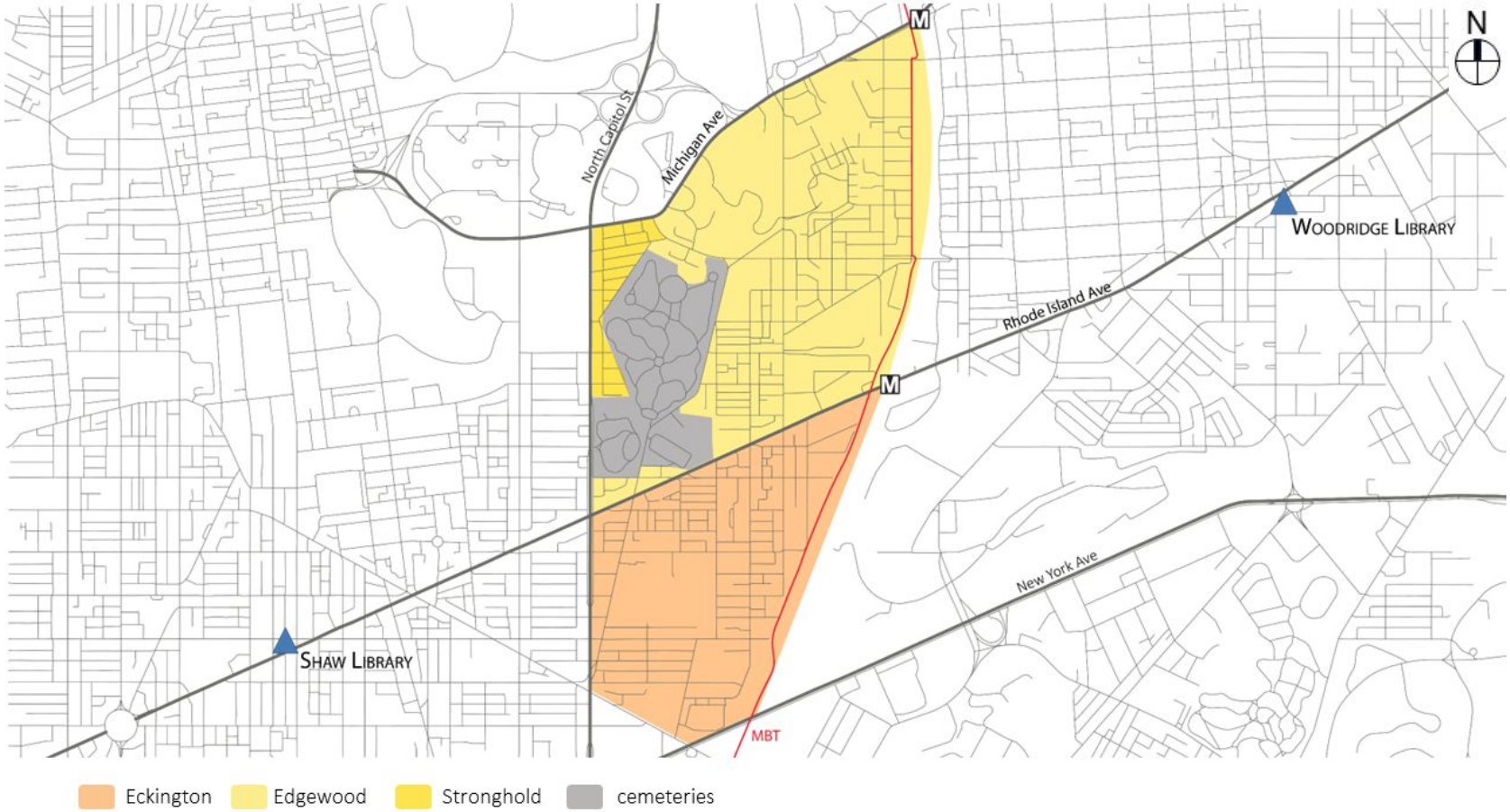
- Lot size, zoning, surrounding compatible uses, etc.
- Landowners and developers openness to being the site for the Library
- Timeline for required processes including but not limited to:
  - municipal zoning regulations
  - environmental requirements
  - historic preservation concerns
  - architectural 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



POTENTIAL SITES

701 Michigan Ave NE
(SK Investments development)

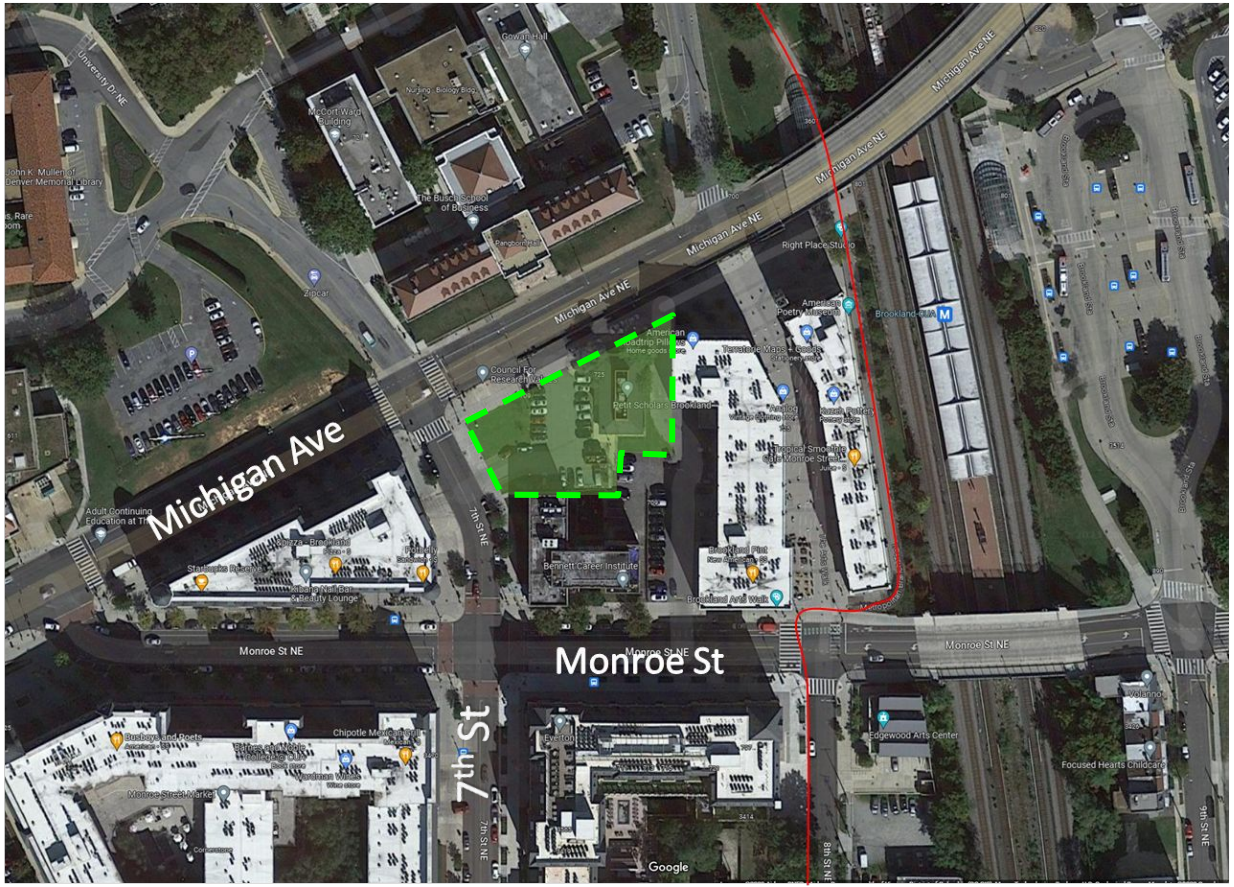
3315-3329 8th St NE
(Menkiti Group properties)

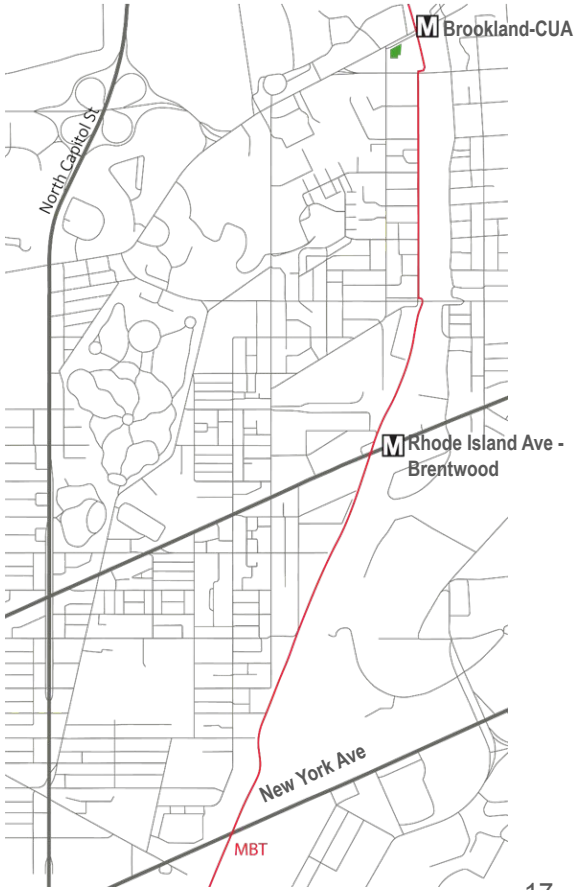
600 Rhode Island Ave NE
(MRP Bryant Street development)

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

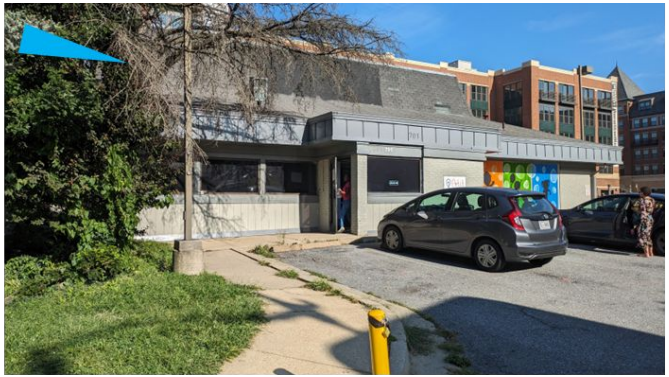
1709 3rd Street NE
(Penn Center Annex)

701 Michigan Ave NE (SK Investments Development)





701 Michigan Ave NE (SK Investments Development)

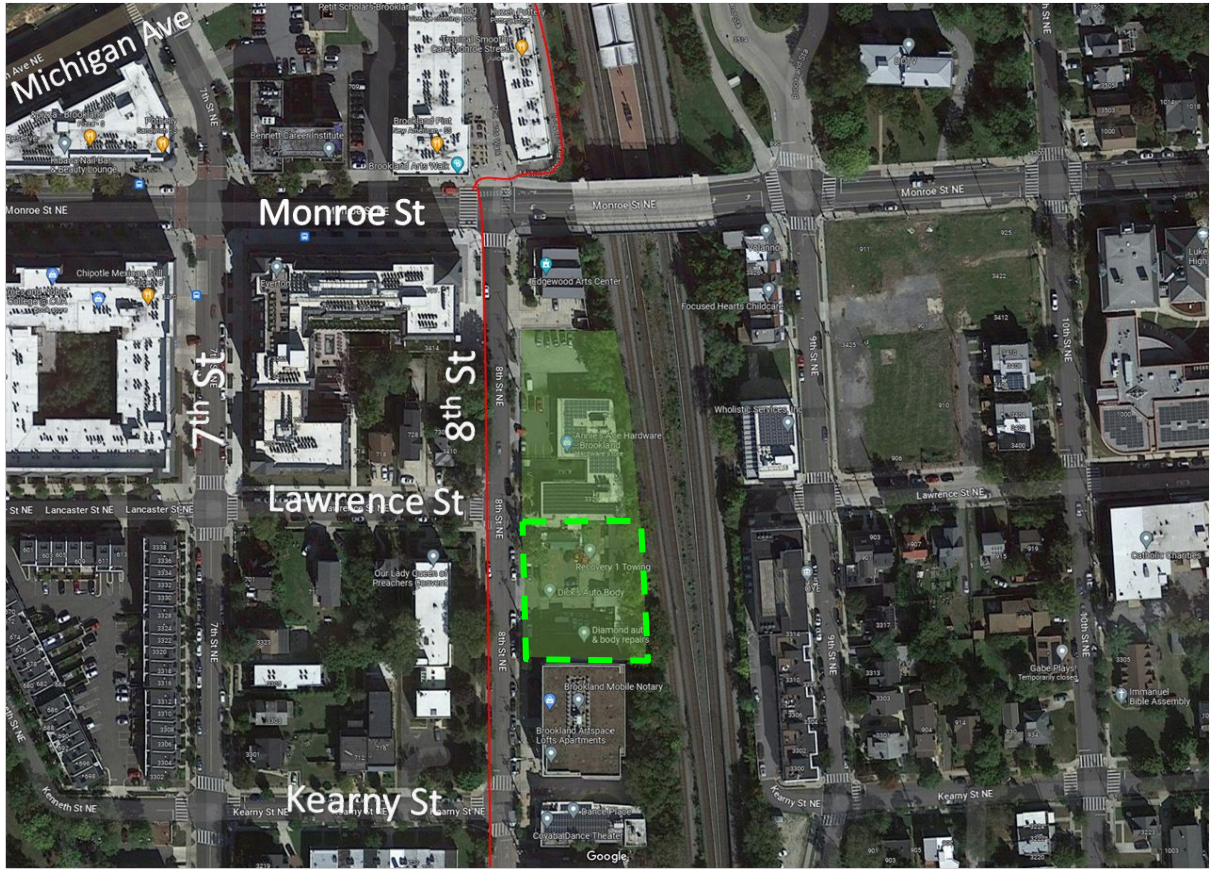


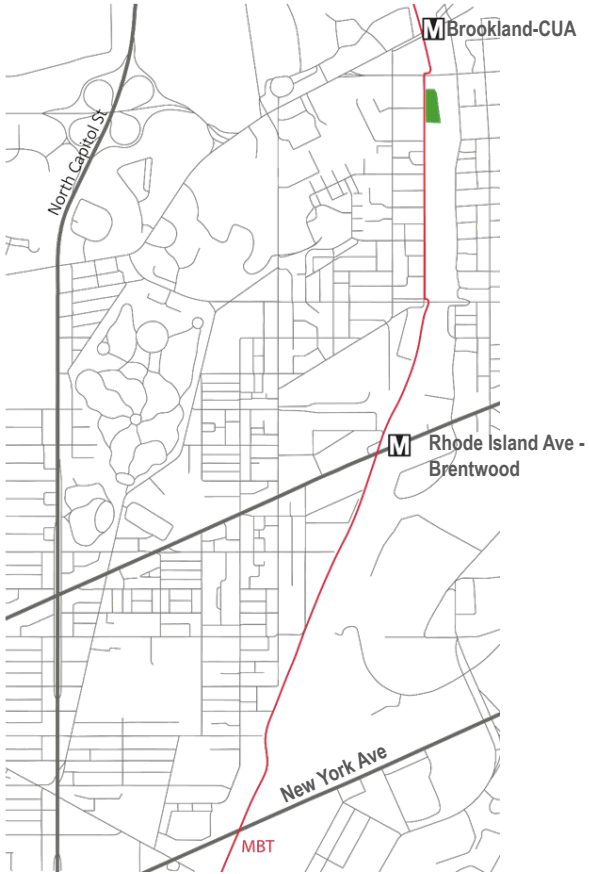
701 Michigan Ave NE (SK Investments Development)

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)



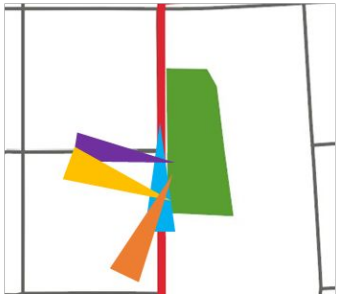


Potential Library Location from Site Inventory

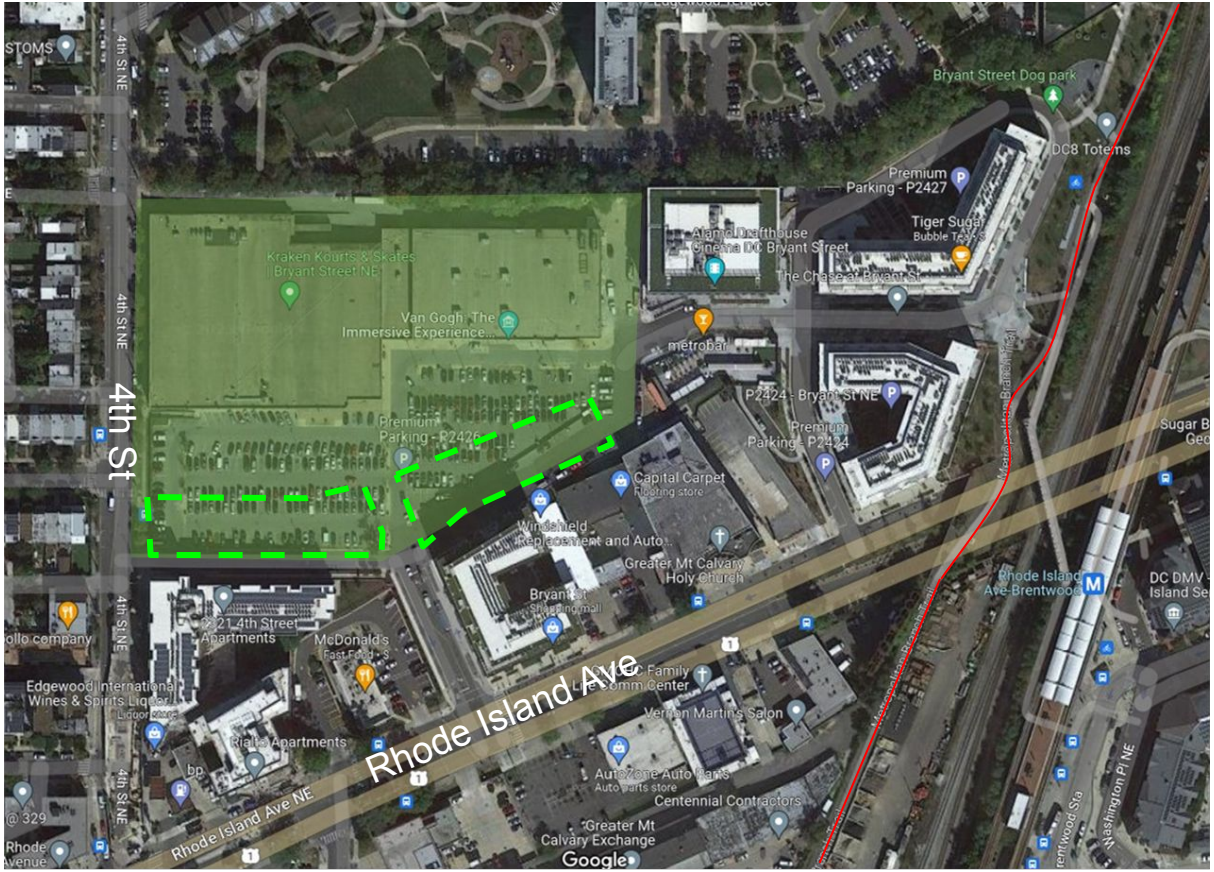
3315-3329 8th St NE (Menkiti Group Properties)

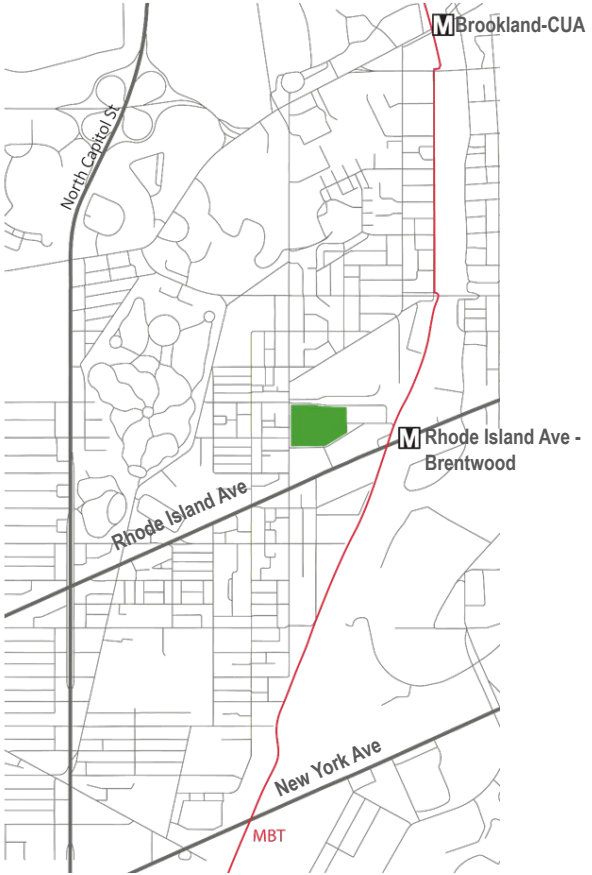
Total size of 32,100 SF
17,765 SF of two adjacent lots (south of Lawrence St)

Zoning: PDR-1 zone (3.5 FAR)



600 Rhode Island Ave NE (MRP Bryant Street Development)





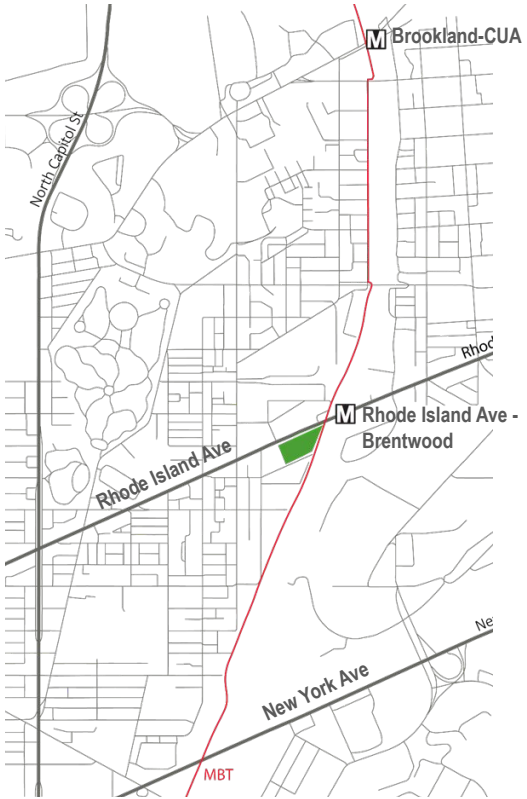
Potential Library Locations from Site Inventory

600 Rhode Island Ave NE (MRP Bryant Street Development)

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

– – – Potential Library locations from Site Inventory

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

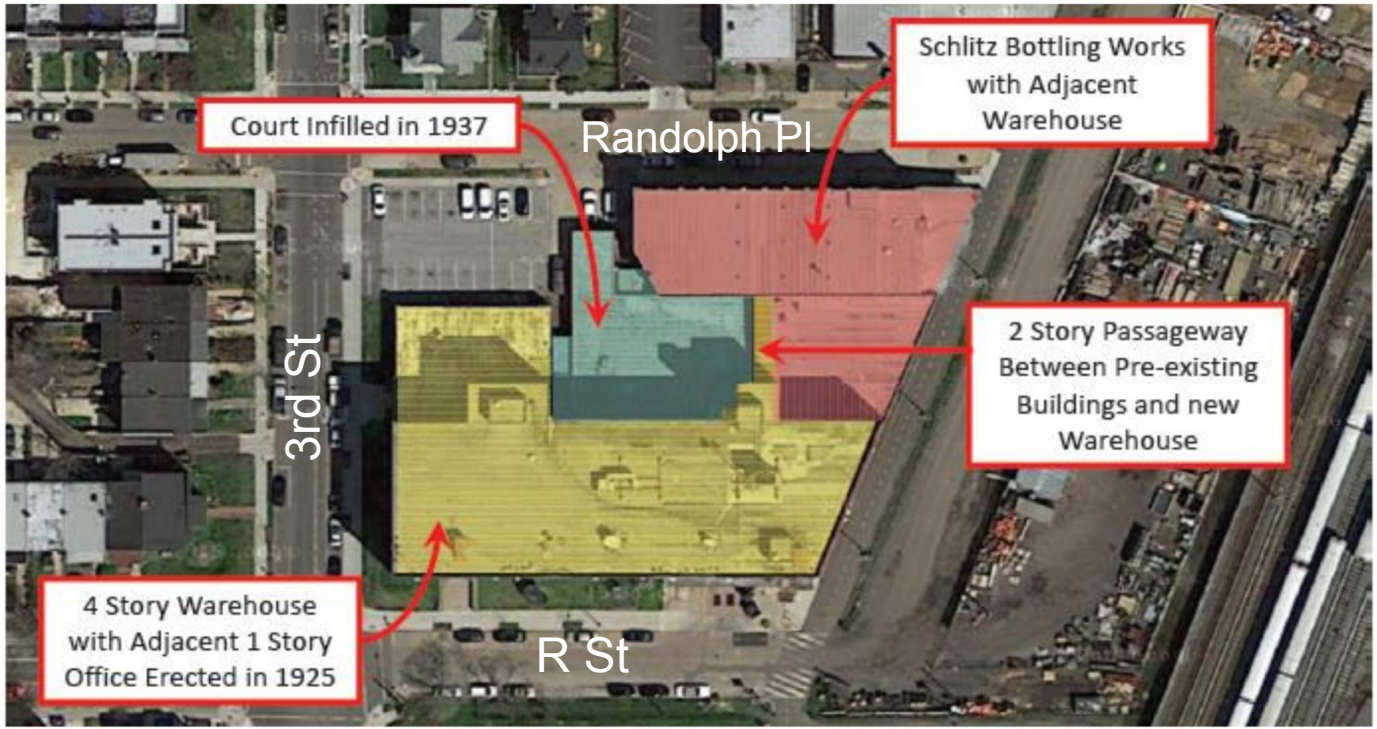


605 Rhode Island Ave NE (Jair Lynch-Wilkes-GMCHC Development)

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

DC Public Library