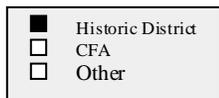


GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



PUBLIC SPACE APPLICATION REVIEW

DATE: April 20, 2010
TO: Public Space Committee
FROM: Joshua Ghaffari, Citywide Planner
SUBJECT: 1210 18th Street, NW – Side walk Cafe

APPLICATION-IN-BRIEF

Applicant: Christine Shiker (Authorized Agent)
Location: The property is located on the west side of 18th Street NW between M Street NW and Jefferson Place NW. It is located in a DC/C-3-C zoning district. It is located in the Dupont Circle Historic District.
Proposal: The applicant is requesting an unenclosed sidewalk café with 3 tables and 12 seats. The proposed seating area has a total square footage of 168.

BACKGROUND

The application was submitted to the DDOT public space permitting office on February 26, 2010. The application has been approved by the DC Historic Preservation Office. The application has support from ANC2B.

BASIS OF REPORT

The Office of Planning (OP) has reviewed the application, considered existing site conditions, and completed research on the site to prepare this report. OP also referred to several policies in the Comprehensive Plan and other District regulations as part of completing this report:

Policy UD-3.1.2: Management of Side walk Space

Preserve the characteristically wide sidewalks of Washington's commercial districts. Sidewalk space should be managed in a way that promotes pedestrian safety, efficiency, comfort, and provides adequate space for tree boxes. Sidewalks should enhance the visual character of streets, with landscaping and buffer planting used to reduce the impacts of vehicle traffic.

Policy UD-3.10: Side walk Cafes

Discourage the enclosure of sidewalk cafes in manner that effectively transforms them into indoor floor space. The design of sidewalk cafes should be compatible with the architectural qualities of the adjoining buildings, should complement the street environment, and should not impede pedestrian movement.

KEY ISSUES

The proposed unenclosed sidewalk café has an area of 168 square feet and proposes 3 tables and 12 chairs. Based on the requirement that there be 15 square feet for every seat within a café area, the 12 seats proposed is more than the 11 allowed in an area of this size. The sidewalk width from the property line to the curb is 22'-6". The sidewalk café as proposed leaves a 13' clear pedestrian walkway. The sidewalk café could be extended to accommodate more seats, as long as a minimum of 10' of clear pedestrian walkway is maintained. In addition, a 3' high rope barrier is proposed with removable bases.

SUMMARY AND RECOMMENDATION

The sidewalk café is a welcome addition to the neighborhood, but the proposed number of seats needs to be reduced or the size of the café area needs to be increased.

The Office of Planning recommends that this application be approved with the following conditions:

- 1. The applicant reduces the number of seats to a maximum of 11 due to the limited square footage of available café space; or**
- 2. The applicant increases the size of the café to accommodate more seats, as long as a minimum of 10' clear pedestrian walkway is provided**