PUBLIC SPACE APPLICATION REVIEW

DATE: June 10, 2010
FROM: Joshua Ghaffari, Citywide Planner
ADDRESS: 1500 Galen Street SE
APPLICATION: Curb cuts, driveways and landscaping

Site Information
Zone: R-5-A
Historic District: No
CFA: No
Neighborhood Character: Residential

Background:
The Office of Planning received the public space application for review on May 7, 2010. A PDRM was held for this site on April 12, 2010.

Relevant Policies of Planning Initiatives
Policy UD-2.2.1 Neighborhood Character and Identity
Strengthen the defining visual qualities of Washington's neighborhoods. This should be achieved in part by relating the scale of infill development, alterations, renovations and additions to existing neighborhood context.

KEY ISSUES
The proposal is for two new driveways, two curb cuts, retaining wall, street lighting, trees, signage and two handicap-bicycle ramps for a health clinic. The handicap-bicycle ramps will replace two existing ones and portions of the sidewalk will also be replaced.

The project is new construction and required to comply with existing zoning regulations. Zoning requires that this site have on-site parking and loading/delivery facilities.

One driveway and curb cut is proposed to be located on Galen Street, SE; the other is on 16th Street, SE. The site does have access to an alley, and an existing curb cut on Galen Street, SE, and 16th Street, SE. However, the alley is in substandard condition. In addition, the applicant is proposing to remove one mature tree. The Public Space Committee needs to confirm with applicant about whether they have been granted permission to remove the tree.

SUMMARY AND RECOMMENDATION
Although there is an alley located behind the site it is in very poor condition. In addition, this site has challenging topography, creating a unique and exceptional situation.

The Office of Planning recommends that this application be approved.