

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF PLANNING



**PUBLIC SPACE APPLICATION REVIEW**

**DATE:** August 20, 2010  
**FROM:** Joshua Ghaffari, Citywide Planner  
**ADDRESS:** 320 Hamilton Street NW  
**APPLICATION:** Curb cut and driveway

**Site Information**

**Zone:** R-3  
**Historic District:** No  
**CFA:** No  
**Neighborhood Character:** Residential

**Background:**

The Office of Planning received the public space application for review on August 4, 2010.

**Relevant Policies of Planning Initiatives**

**Policy HP-2.5.4: Landscaped Yards in Public Space**

Preserve the continuous and open green quality of landscaped front and side yards in public space. Take special care at historic landmarks and in historic districts to protect this public environment from intrusions, whether from excess paving, vehicular access and parking, high walls and fencing, or undue disruption of the natural contours or bermed terraces.

**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 a new driveway and curb cut for a church on Hamilton Street, NW, between 3rd and 4th Streets. The area of the new driveway is 600 square feet in public space. The width of the proposed driveway is 20 feet. This proposed curb cut and driveway will create pedestrian and vehicular conflicts and it negatively interferes with the continuous landscaped character of the street.

The block in which this property is located does have an internal alley, which is 15'. Most of the immediately surrounding blocks have alleys, the majority of properties do not have curb cuts to the street, and very few do have curb cuts. Instead of creating a new curb cut and driveway, the applicant should use the accessible 15' alley that is in good condition. In addition, the applicant is already using the alley for a couple of parking spaces and should be able to create an entrance to the proposed parking lot, on private property, from the alley.

**SUMMARY AND RECOMMENDATION**

The Office of Planning discourages new curb cuts for existing properties that do not have them. In addition, there is a 15' alley that is paved and appears to be in good condition.

**The Office of Planning recommends that this application be denied.**