

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



PUBLIC SPACE APPLICATION REVIEW

DATE: June 21, 2010
FROM: Chris Shaheen
ADDRESS: 3215 10th Street, NE
APPLICATION: Curb cut and driveway

Site Information

Zone: R-2
Historic District: No
CFA: No
Neighborhood Character: Residential

Background:

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

Policy E-3.1.1: Maximizing Permeable Surfaces

Encourage the use of permeable materials for parking lots, driveways, walkways, and other paved surfaces as a way to absorb storm water and reduce urban runoff.

KEY ISSUES

The proposal is for a new driveway and curb cut for a residence on 10th Street, NE, between Jackson and Kearney streets. The area of the new driveway is 360 square feet. The minimum width for driveway is 10 feet; the width of the proposed driveway is 21 feet.

The block in which this property is located does not have an internal alley. Of the 19 lots in this block, 15 of them have curb cuts to the street. Of the 8 surrounding blocks, a similar pattern emerges. Blocks with internal alley systems have few if any curb cuts, while blocks without an alley do.

SUMMARY AND RECOMMENDATION

The Office of Planning discourages new curb cuts for existing property that do not have them. However, in this case the block that this property is located in does not have an alley and the overwhelming majority of properties have curb cuts. Approving a curb cut at this location is in keeping with the existing neighborhood character. However, the width of the driveway exceeds the minimum required and the amount of paved surface can be reduced.

The Office of Planning recommends that this application be approved with the condition that the width of the curb cut is reduced to 10 feet and the amount of paving for the driveway be reduced to maximize impervious surface area.