

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



PUBLIC SPACE APPLICATION REVIEW

DATE: May 12, 2010

ADDRESS: 3513 14th Street NW

APPLICATION: Unenclosed sidewalk cafe

Site Information

Zone: C-2-A

Historic District: No

CFA: No

Neighborhood Character: Active commercial corridor

Background:

The Office of Planning received the public space application for review on March 30, 2010.

Relevant Policies of Planning Initiatives

Policy UD-3.10: Sidewalk 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 café has an area of approximately 216 square feet and proposes 4 tables and 16 chairs. The 16 seats are more than the 14 that is allowed in an area of this size. The District's public space regulations require that there is 15 square feet for every seat within a restaurant area. The sidewalk width from the property line to the curb is approximately 31'. There is a clear pedestrian walkway of 8' - 4'' from the edge of the café to the curb. Need to discuss with applicant about access to the sidewalk café from the kitchen. The drawings appear to have inaccurate dimensions.

SUMMARY AND RECOMMENDATION

The sidewalk café is a welcome addition to the neighborhood. However, the café as proposed has too many seats based on the square footage. In addition, the drawing is not depicted accurately.

The Office of Planning recommends that this application be approved with the condition that the applicant reduces the number of seats so there it one seat for every 15 sq' of café area, and that a pathway to entrances to the café and all fire exits remain clear.