



PUBLIC SPACE APPLICATION REVIEW

DATE: January 6, 2010
TO: Public Space Committee
FROM: Joshua Ghaffari, Citywide Planner
SUBJECT: 3600 Reservoir Road, NW

APPLICATION-IN-BRIEF

Applicant: Adesanmi Fajemisin (Authorized Agent)

Location: The proposed site is a residential community at 3600 Reservoir Road NW. It is located on Reservoir Road NW between 36th Street NW and 37th Street NW. It is located in a R-3 zoning district.

Proposal: The applicant is requesting to install a re-paved driveway and sidewalk at the two entrances to the residential community in the public space. In addition, the applicant is proposing new entrance piers and an ornamental fence.

BACKGROUND

The Office of Planning received the public space application for review on December 14, 2009. The applicant has a letter of support from ANC2E and the US Commission of Fine Arts.

BASIS OF REPORT

The Office of Planning (OP) has reviewed the application, considered existing site and adjacent site conditions, visited the site, and completed research on the site to prepare this report. There are several polices in the Comprehensive Plan and DDOT's Design and Engineering Manual that relate to this application:

Comprehensive Plan

Policy UD-2.2 Designing for Successful Neighborhoods

The sense of place in the Districts neighborhoods is a function of their cultural history, physical features and visual qualities. This is especially evident in both historic row house neighborhoods as well as single family neighborhoods where particular set backs, architectural styles, and building forms prevail. In neighborhoods of high architectural quality and strong identity, a greater emphasis on design compatibility and appropriate scale is needed.

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 T-3.2.2: Employing Innovations in Parking

Consider and implement new technologies to increase the efficiency, management, and ease of use of parking. These include consolidated meters, changeable parking meter fees by time of day or day of the week, shared-use parking, vertical/stacked parking, electronic ticketing of parking offenders and other innovations.

DDOT's Design and Engineering Manual

46.1.2 Off Street Parking

Parking is not allowed within the public space area between the curb of the street and the right of way (Property Line) of the street.

KEY ISSUES

The site is located in a neighborhood street that is predominately residential in character. The proposal is for a re-paved driveway and sidewalk to be installed at the two entrances to the property. In addition, the application includes 4 new entrance piers and an ornamental fence. Each pier is 3'-6'' wide and has a height of 6' with a lantern at the top. The ornamental iron fence is 20'' high, which includes a 4'' granite cobble edging.

SUMMARY AND RECOMMENDATION

The application as proposed needs some adjustment to meet the public space regulations. If the 4 new entrance piers remain on public space as proposed then they need to be reduced to a maximum height of 42''. If the piers are moved onto private property then they can remain at the proposed height.

The Office of Planning recommends this application be approved with the condition that the 4 entrance piers be reduced to a maximum height of 42''.