

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



PUBLIC SPACE APPLICATION REVIEW

DATE: August 11, 2010
FROM: Joshua Ghaffari, Citywide Planner
ADDRESS: 5120 Bass Place SE
APPLICATION: Six curb cuts and six driveways

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.

DCMR Title 12: Zoning

2117.8 A driveway that provides access to required parking spaces shall meet the following standards:

- (d) A driveway that provides access directly from a street to a row dwelling or a flat shall be a minimum of twenty-eight feet (28 ft.) from all adjacent driveways that provide access directly from a street to a row dwelling or a flat, as measured from the nearest edge of each such driveway opening.

2117.9 Driveways and parking for row dwellings shall be governed by the following special provisions:

- (a) In the case of two (2) or more row dwellings that are constructed concurrently on adjacent lots and that have direct access only from the street, each two (2) row dwellings shall provide access to the required off-street parking spaces through adjacent driveways that share one (1) driveway opening. The width of each driveway shall not exceed seven feet (7 ft.) on each lot.
- (b) In the case of a row dwelling located on a lot where there are as many as three (3) row dwellings located on that lot or contiguous lots facing the same street, where access to the required parking space is only available directly from a street and no alternative access is available through existing or proposed alleys or private driveways, and where the

driveway dimensional requirements stipulated in § 2117.8(d) cannot be met, the required parking spaces need not be provided;

KEY ISSUES

The proposal is for 6 new driveways and 6 new curb cuts for 6 new residences on Bass Place, SE, between 51st and 53rd Streets. There is one existing curb cut. The area of each new driveway is 350 square feet in public space. The width of the proposed driveway is 10 feet. Each of the new proposed residences has a garage, which will provide on-site parking on private property.

The block in which this property is located does not have an internal alley. The majority of lots in this block have curb cuts to the street. On the surrounding blocks, a similar pattern emerges. None of the surrounding blocks have alleys, the majority of properties have curb cuts to the street, and very few do not have curb cuts.

Because this project includes more than three (3) row dwellings on contiguous lots facing the same street, access to these lots is only available directly from the street, and there is less than 25' provided between each driveway, the required parking spaces on private property are not required according to zoning regulations. As proposed, the number and placement of curb cuts eliminates on-street parking for the length of the development site and precludes the District from planting street trees.

SUMMARY AND RECOMMENDATION

The Office of Planning discourages new curb cuts for new development that is not required to have off-street parking per zoning regulations. The number and placement of driveways as proposed eliminates on street parking for the length of the project and precludes the Districts ability to locate street trees at the curb.

The Office of Planning recommends that this application be denied.