



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF PLANNING



## **PUBLIC SPACE APPLICATION REVIEW**

**DATE:** March 19, 2010  
**TO:** Public Space Committee  
**FROM:** Joshua Ghaffari, Citywide Planner  
**SUBJECT:** 801 G Street, SE

### **APPLICATION-IN-BRIEF**

**Applicant:** Jay Juergensen (Authorized Agent)  
**Location:** This site is located on the south side of G Street SE, between 8th Street SE and 9th Street SE. The property is located in a R-4 zoning district. The site is located in the Capitol Hill Historic District.  
**Proposal:** The applicant is requesting permission to install new guard booths, bollards, fencing, new planters and landscaping in public space around the perimeter of a residence at the Marine Barracks.

### **BACKGROUND**

The Office of Planning received the public space application for review on February 26, 2010. There has been extensive review of this project by OP, HP, DDOT, CFA and NCPC that has resulted in an agreement on how best to address the security needs of the applicant while still adhering to the intent of the District's public space regulations. The initial proposal included a line of bollards at the curb along G Street, SE. The applicant agreed to consider using parked cars as security instead of the bollards. DDOT had a recent meeting with the applicant to address how this parking would be regulated.

The Historic Preservation Review Board approved the design of this application at their February meeting. NCPC and CFA have also both approved this design at their March meetings.

### **BASIS OF REPORT**

OP has reviewed the application, considered existing site conditions, and completed research on the site to prepare this report. OP also referred to several policies in the Comprehensive Plan as part of completing this report:

#### **Policy UD-3.2.4: Security Through Streetscape Design**

Develop and apply attractive, context-sensitive security measures in the design of streets, plazas, and public spaces. These measures should use an appropriate mix of bollards, planters, landscaped

walls, vegetation, and street furniture rather than barriers and other approaches that detract from aesthetic quality.

**Policy E-1.1.3: Landscaping**

Encourage the use of landscaping to beautify the city, enhance streets and public spaces, reduce storm water runoff, and create a stronger sense of character and identity.

**KEY ISSUES**

The proposal includes a variety of new fixtures in public space on the perimeter of the Marine Commandment’s House to enhance security. The applicant is proposing 2 new guard booths, with one at the corner of G Street SE and 8<sup>th</sup> Street SE and the other at G Street SE and 9<sup>th</sup> Street SE. The guard booths are designed so as to resemble garden pavilions.

Each of the guard booths will be surrounded by 12 bollards. The bollards are only located at the far ends of the block and are incorporated into the design of the streetscape. This represents a significant change from an earlier design, which had more bollards that were located along the full length of the block at the curb. Part of the existing, historic metal fence will be retained and re-located. In addition, a new fence will be added to cover the full length of the frontage on G Street SE. The existing fence has a height of 4’-8’’ and the proposed new fence is higher at 5’-7’’.

The applicant is using street parking as a security measure, which in turn is restoring a significant amount of public parking and removing the bollards at the curb. DDOT has agreed that the 7 spaces at 801 G Street will be permit parking only and controlled by the Marines. These on-street parking spaces will be available to residents and parking enforcement will be handled by the Department of Public Works. The Marines will issue the parking permits to residents across the street since. While this is an unusual arrangement, it results in the removal of security bollards for along much of this block.

**SUMMARY AND RECOMMENDATION**

The applicant has listened to the District’s comments and has developed a creative strategy to reduce the scale and better integrate their enhanced security measures into the streetscape.

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