



**Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3/4G**

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ANC 3/4G Resolution Regarding the Construction of a Bio-Retention Pit In the 5300 Block of 28th Street NW

1. On October 16, 2023 fifty-one residents (thirty three households) of the 5300 block of 28th Street NW and 2700 and 2800 blocks of Jennifer Street NW signed a petition opposing the construction of a 105-foot-long bio-retention DDOT had proposed for the 5300 block of 28th Street. This number represents virtually every homeowner on these two streets. The petition was sent to Director Kershbaum and requested the cancellation of the 28th Street bio-retention facility. In their petition the residents cited numerous “serious, negative” impacts DDOT’s proposed plan would have on all the residents living on these two streets. Residents cited the loss of parking, the dangers of provoking a gas leak to an ancient and leaking utility line, traffic congestion on the narrow street and the unresolved problem of maintenance.
2. After the submission of that petition, the intervention of ANC 3/4G and Councilmember Janeese Lewis George, DDOT has proposed to scale back the pit slightly, placing a 20-foot gap in the pit in front of 5315 28th Street NW, in an effort to allow parking in front of that residence which would have been totally cut off from on-street parking by the original design. The newer design begins and ends in essentially the same spots, and is now 84 feet in length, due to the 20-

foot gap in front of 5315 28th Street NW. (See attached, "5300 Block 28th St. NW Revised" and jpeg photo 3987.)

3. The residents of 28th Street remain opposed to DDOT's newer design, for the same reasons they opposed the original plan.
4. DDOT guidelines state that "Curb Extension Bioretention" facilities are to be used in "wide roadways," and in "areas with low on-street parking demand," and that "sufficient street parking or off-street parking must be available to residents." See *Greening DC Streets: A Guide to Green Infrastructure in the District of Columbia*: <https://ddot.dc.gov/sites/default/files/dc/sites/ddot/publication/attachments/2014-0418-DDOT-GI-GreeningDCStreets.pdf>
5. None of these conditions exist on the 5300 block of 28th Street. The roadway is narrow, scarcely 30 feet wide. According to the National Association of City Transportation Officials, "travel lanes of 10 feet are appropriate for urban areas," but this lane width is the narrowest lane width option. <https://nacto.org/publication/urban-street-design-guide/street-design-elements/lane-width/> All of the available on street parking slots in the 5300 block of 28th Street NW are used on a daily basis and the newer DDOT proposal removes four of these parking spots. The 20-foot-long slot newly permitted to 5315 28th Street is essentially useless because passenger egress is blocked by a tree and 20 feet is an insufficient length to permit parallel parking (see attached photograph jpeg 3986). "The dimensions of a parallel parking spot in the United States are typically 8.6 feet wide and 23 feet long." Therefore, despite DDOT's recent attempt to correct the injustice of depriving a homeowner of street parking, 5315 remains without a useable on street parking spot. <https://www.measuringknowhow.com/parallel-parking-dimensions/>
6. In addition, the proposed bio-retention pit will exacerbate existing traffic congestion along 28th Street. The 5300 block of 28th Street NW and adjacent 2700-2800 Jenifer Street are a cul-de-sac. Currently, many motor vehicles traveling along Military Road mistakenly enter this dead-end and are forced to make a U-turn in a narrow roadway that can become a one-lane street due to parked cars on both sides of the street. This will result in cars piled up on 28th Street unable to pass each other. With the pit in place, there will be no room for cars or trucks to pull over to let cars traveling in the opposite direction pass them.
7. DDOT documents state that: "Sites (selected for bio-retention facilities) also generally (try) to avoid existing underground utilities...(and)...recently repaved roads..." The street was recently repaved. More importantly, some of the underground utilities at the bottom of 28th Street are nearly 100 years old. The neighborhood has been experiencing gas leaks that Washington Gas has been unable to stop. The house at 5305 28th Street NW has experienced both an emergency gas line break and an emergency major sewer line break. These two underground pipes are fragile and because they are located where DDOT must dig to construct its proposed pit, they could burst. Moreover, even should they survive DDOT's digging, if the proposed pit is placed atop these pipes, it will be difficult or impossible to perform necessary maintenance on these ancient conduits.

8. For all of these reasons, the residents of the 5300 block of 28th Street and adjacent Jenifer Street remain opposed to the construction of any bio-retention facility on their street. However, in the spirit of sacrifice and compromise to serve the common good, they are willing to accept a 40-foot-long bio-retention pit and ANC 3/4G supports this compromise. Therefore,

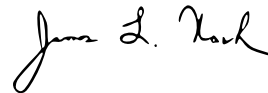
RESOLVED:

The Commission urges DDOT to construct a 40-foot-long bio-retention pit on 28th Street NW that would begin just north of the underground utilities at 5305 28th Street and extend along the vacant lot between 5305 and 5315 28th Street, terminating near the front of the residence at 5315. (See 5300 Block 28th St. NW Revised and jpeg photo 3986, attached.)

APPROVED at a regular public meeting notice of which was properly given and at which a quorum of four (4) of seven (7) members was present on November 27, 2023 by a vote of 4 yes, 1 no, 2, abstentions.



Lisa R. Gore, Chair



James L. Nash, Secretary