Government of the District of Columbia
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ANC 3/4 G
Resolution on Public Space Permit Application No. 457114
For the paving of a driveway at 5354 28th Street NW
12/09/2024

BACKGROUND/RATIONALE:

1. This public space permit would allow for a new curb cut and paved driveway at 5354 28th Street NW.

2. The rear of this property has access to an existing alley. No house with alley access on this block currently has a curb cut.. Consequently, if approved, this permit would establish a precedent that could lead to additional curb cuts for the other houses with alley access on 5300 28th Street NW. Curb cuts for houses with alley access are contrary to DDOT rules governing the use of public space. **"If you want to construct a new curb cut and driveway: Off-street parking must be accessed from a public alley, unless applicant proves that the property does not have alley access or alley access is not practical and would cause undue hardship to the applicant. Shared driveways are encouraged**." See https://ddot.dc.gov/sites/default/files/dc/sites/ddot/publication/attachments/residential_driveway.pdf

3. Several DDOT Policies provide support for **denial** of this public space permit. For example, DDOT Policy UD-3.1.7 "Improving the Street Environment," calls for "making walking more comfortable and convenient, ensuring that sidewalks are wide enough to

accommodate pedestrian traffic, **minimizing curb cuts and driveways**…." See https://ddot.dc.gov/sites/default/files/dc/sites/ddot/publication/attachments/ddot_public_realm_design_manual_2011.pdf

4. Paving a driveway at 5354 28th Street would eliminate green space along the front of the property and is thus contrary to 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.**"

5. A paved driveway would also reduce permeable surfaces to absorb storm water and reduce urban runoff. This is contrary to Policy E-3.1.1: **Maximizing Permeable Surfac**es. "Encourage the use of permeable materials for parking lots, **driveways**, walkways, and other paved surfaces as a way to absorb storm water and reduce urban runoff. 613.2

6. Approval of unnecessary curb cuts runs counter to Action UD-3.1.C: DDOT Public Space Permits. "Ensure that all public space permits, including but not limited to permits for dumpsters, electric wiring, tree removal, excavation, parking, fences, retaining walls, signs and banners, sidewalk cafes, **curb cuts**, and special displays, are not inconsistent with the Comprehensive Plan and contribute to the policies laid out above for the use of street space. 913.23. The Comprehensive Plan Policy T-2.4.1: Pedestrian Network states the following: "Develop, maintain, and improve pedestrian facilities. Improve the District's sidewalk system to form a safe and accessible network that links residents across Washington, DC. 411.5" See https://planning.dc.gov/sites/default/files/dc/sites/op/publication/attachments/04_Transportation.pdf

7. Residents near 5354 28th Street overwhelmingly oppose this public space permit application and have signed a petition (attached), dated December 2, 20024, explaining their opposition for three reasons:

    a. The rear of the property has alley access;
    b. The curb cut will result in the loss of street parking;
    c. The driveway will decrease pedestrian safety in a neighborhood with many young children.

RESOLVED:

ANC 3/4G opposes the approval of public space permit application No. 457114.

FURTHER RESOLVED:

That the Commission designates Commissioner James Nash, ANC 3/4G-03, and Chair Lisa Gore, ANC 3/4G-01, to represent the Commission in all matters related to this Resolution.

ADOPTED at a regular public meeting notice of which was properly given, and at which a quorum of 6 members was present on December 9, 2024, by a vote of 6 yes, 0 no, 0 abstentions.

Lisa Gore, Chair

Bruce Sherman, Secretary