



**ADVISORY NEIGHBORHOOD COMMISSION 3E**  
**TENLEYTOWN AMERICAN UNIVERSITY PARK FRIENDSHIP HEIGHTS**  
c/o Lisner-Louise-Dickson-Hurt Home 5425 Western Avenue, NW Washington, DC 20015  
[www.anc3e.org](http://www.anc3e.org)

**Resolution Regarding the**  
**District Department of Transportation (DDOT)**  
**Public Space Management Branch (PSMB) Application relating to**  
**4650 Warren Street, NW (DDOT Tracking Number 90022)**

**WHEREAS**

The Applicants seek permission to replace the existing driveway and correct drainage such that water flows away from the garage; replace both driveway retaining walls and widen the driveway opening from 9'4", to 12'4" wide, replace current stepping stones from 47th St to back yard, with larger stones in order to eliminate current erosion problem and provide more substantial steps to the gate.

The expansion of this driveway while fairly modest will result in the loss of permeable surfaces, and will remove this amount of land from public space permanently.

The ANC has heard no opposition from any nearby neighbors.

ANC 3E has routinely granted such requests, particularly when we hear no opposition from nearby neighbors as is the case here, however, we are increasingly cognizant of the collective impact, and the associated costs, such projects have when they occur repeatedly across the neighborhood.

While the law and regulations do not require it today for residential projects, there is an increasing trend, as reflected in proposals in the Zoning Rewrite chapters on pervious surfaces, green area ratios, and tree canopy, to call for environmental mitigation steps to address potential adverse consequences when there are requests for variances or exceptions from zoning requirements.

ANC 3E believes that regulations governing relief for lot occupancy requirements, and use of public space for private purposes, should be changed to (at a minimum) require such mitigation, and that "special exceptions" should be reserved for truly "special exceptions".

Such an approach serves to promote our city's environmental goals, including maximizing pervious surfaces and green area, managing stormwater runoff, preserving habitat for wildlife, and reversing the decline of our

tree canopy. All of which serve the greater good of our communities, and which the long term health of our communities depend.

ANC 3E has worked with the Applicants, who themselves desire to take steps to mitigate environmental harm, to develop a set of conditions [“Mitigation Requirements”] that the ANC and the Applicants jointly ask be incorporated into an order approving the application, to wit:

To ensure the project results in net benefits for stormwater management, the Applicants agrees to:

- Use permeable pavers in the driveway;
- Install two layers of gravel, twelve inches deep, below the pavers to provide a 400 gallon repository for water runoff to prevent water runoff to the street;
- Remove the drainage pipe connecting the driveway to the street, as water from the repository will drain into the soil below the gravel; and
- Reroute two existing downspouts to the driveway repository.

It is not anticipated runoff will reach the street from the driveway once the repository is installed; however, a percolation test will be conducted once the existing cement driveway is removed. Should the percolation test show poor-draining soil, holes will be drilled into the subsoil to provide additional drainage beneath the driveway. In the meantime, the additional width of the new driveway will create a larger runoff collection area, thus decreasing the overall net impact of rainwater from this residence into the street.

In addition, in a separate initiative, not part of this application, the Applicant has installed a dry well in the backyard to accomplish an improvement similar to the driveway runoff prevention. The dry well collects rainwater from an existing downspout and is sized at eighty gallons.

The Applicant has worked extensively for a number of months in planning these improvements with a landscaper that was selected as the contractor for this project because of the company’s significant focus on water conservation and environmental friendliness (having completed over five hundred water garden projects with RiverSmart homes, as well as excellent references within the community.

These elements of the proposed project will represent a substantial improvement over existing conditions under which there is zero drainage from the existing driveway into the soil, and one hundred percent of the runoff ends up in the street.

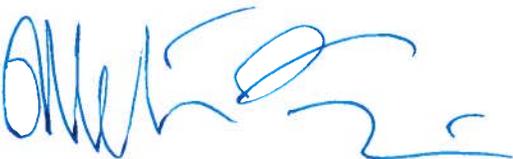
To ensure the project results in net benefits for the tree canopy, the Applicants agrees to:

- Pay the costs associated with the planting of five large (at maturity) shade trees in order to contribute to the strengthening of DC's tree canopy.
- One tree will be planted in public space on the southeast corner of 47<sup>th</sup> street, and the applicant will care for said tree to help ensure its survival.
- One tree will go in the backyard area of the property (with care provided to help ensure its survival).
- The remaining three will be planted either on private property (if the applicant can find neighbors willing/interested in having a tree planted in a suitable location on their property), or at locations within public space to be determined by the city (preferably within the bounds of ANC3E).

While the project will result in the loss of two small trees and some shrubs, these tree plantings and other plantings planned as part of the aesthetic for the finished project will result in a significant net addition to the tree canopy.

THEREFORE BE IT RESOLVED, based on our assessment of the project, the positive environmental impact based on mitigation efforts being taken by the applicant, we support the Application here provided that DDOT/PSMB incorporate the Mitigation Requirements in its order approving the application.

ANC 3E approved this resolution at its Special meeting on February 20, 2014, which was properly noticed and at which a quorum was present. The resolution was approved unanimously by a vote of 5-0-0. Commissioners Jonathan Bender, Matthew Frumin, Kathryn Tinker, Tom Quinn and Sam Serebin were present.



ANC 3E

By Matthew Frumin, Chairperson