

Project Overview and Schedule

Van Ness Commercial Corridor



PROJECT STUDY AREA

- Connecticut Avenue NW between Van Ness Street NW and Albemarle Street NW;
- Windom Place NW on both sides of Connecticut Avenue NW; and
- Van Ness Street NW between Connecticut Avenue NW and Reno Road NW.

The project is in Ward 3, and within the boundaries of Advisory Neighborhood Commission (ANC) 3F.

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PROJECT GOALS

- Develop a concept plan that promotes multimodal transportation safety and creates community friendly spaces along the project area.
- Present a concept plan that embraces the positive qualities of the commercial corridor and incorporates community and stakeholder involvement.
- Set a path forward for future phases of the project, which will cover final design and construction.

Project Overview and Schedule

Van Ness Commercial Corridor



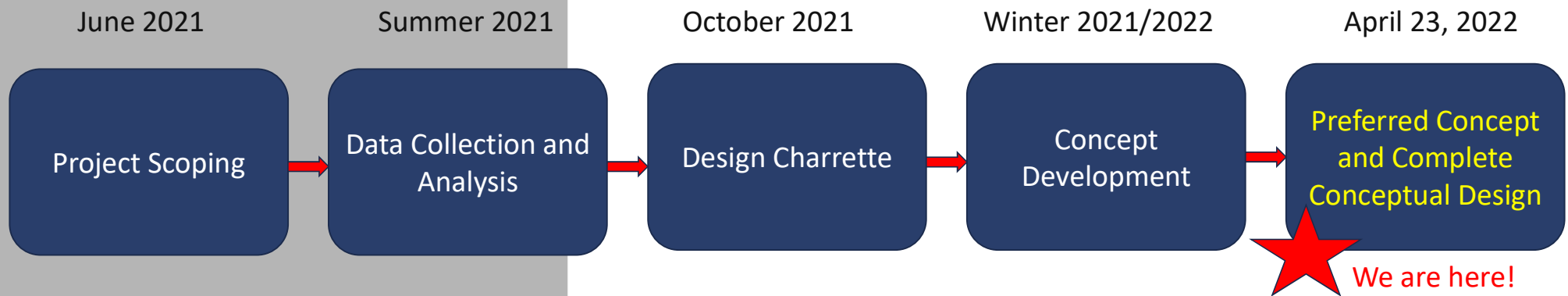
PROJECT OBJECTIVE

- The Van Ness Commercial Corridor Project will propose improvements to the streetscape in the Van Ness commercial district to promote multimodal transportation safety and create community friendly public spaces along the project area.

Project Overview and Schedule

Van Ness Commercial Corridor

Project Schedule

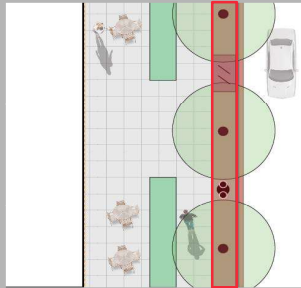


APPROACH TO CONCEPT DEVELOPMENT

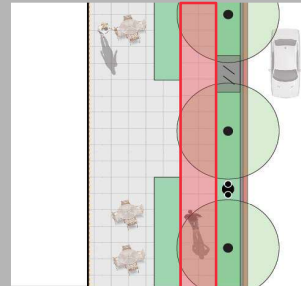
Van Ness Commercial Corridor

Amenity Zones

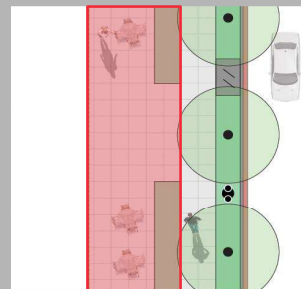
Curbside



Sidewalks



Building Areas



The following Landscape strategies represent aspirational typical sections for streetscape improvements along Connecticut Avenue, NW and Van Ness Street, NW.

Curbside Amenity Zone – Immediately adjacent to the roadside curb, this planting zone should have sufficient soil to support large trees along Connecticut Avenue. Lighting and other amenities may be located in permeable paved crossovers within this zone.

Clear Sidewalk – This includes the walkable pedestrian zone, which should be consistent and free of obstacles including trashcans, bike racks, and light fixtures.

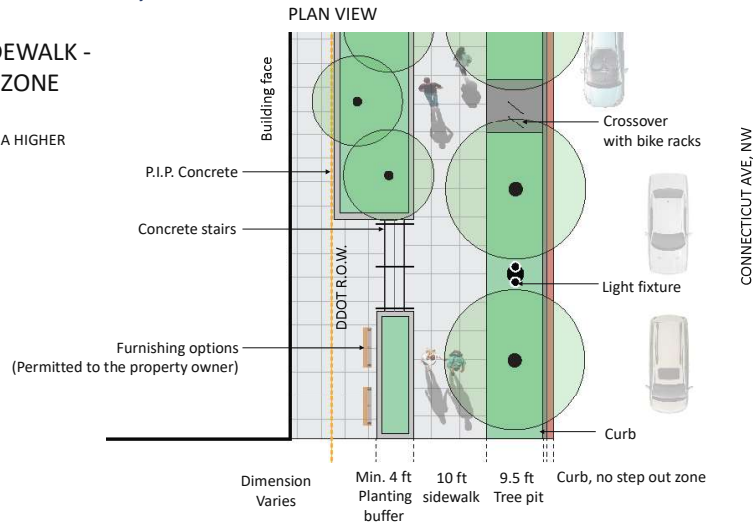
Building Amenity Zone – From building face, to back of sidewalk. This area can be improved by including a planting buffer to shelter amenities from the busy pedestrian thoroughfare, and coordinating with businesses to provide outside seating, or other program.

APPROACH TO CONCEPT DEVELOPMENT

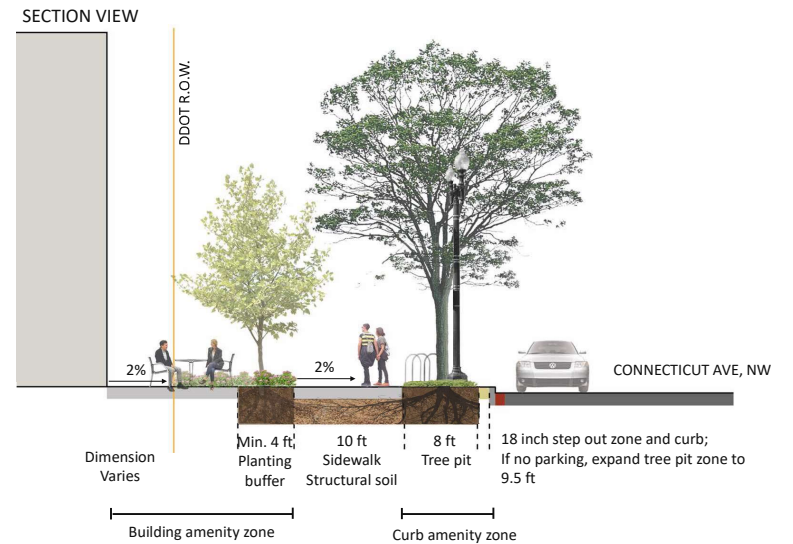
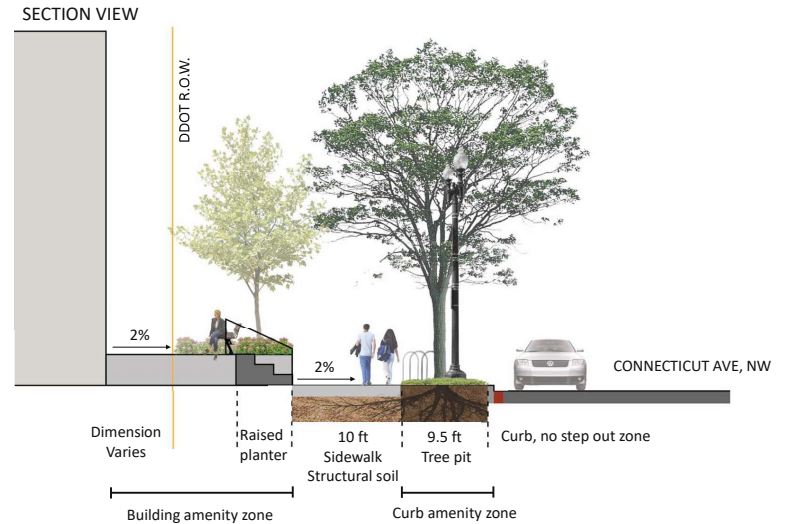
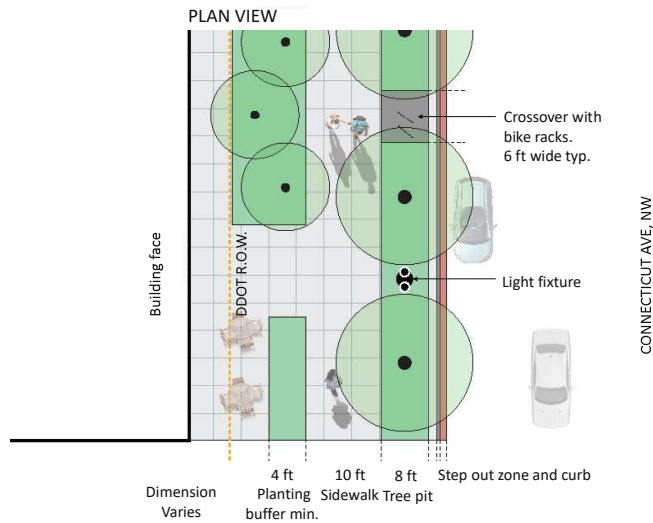
Connecticut Avenue, N.W.

TYPICAL 10 FOOT SIDEWALK - WITHOUT STEP OUT ZONE

NOTE: ADJACENT BUILDING IS AT A HIGHER ELEVATION



TYPICAL 10 FOOT SIDEWALK - WITH STEP OUT ZONE

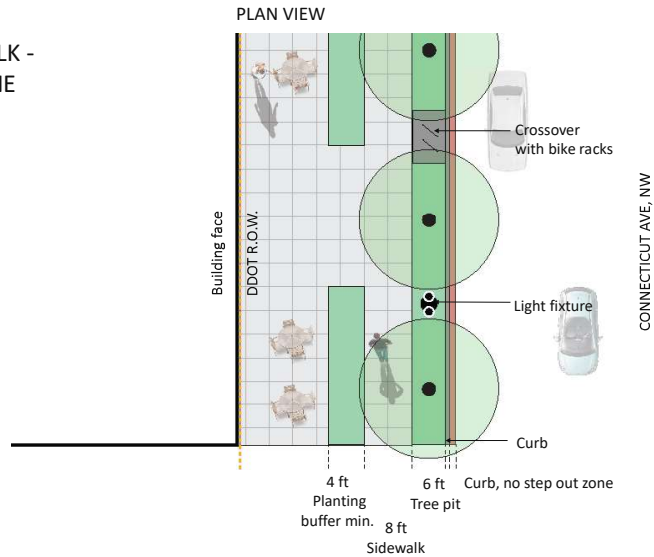


APPROACH TO CONCEPT DEVELOPMENT

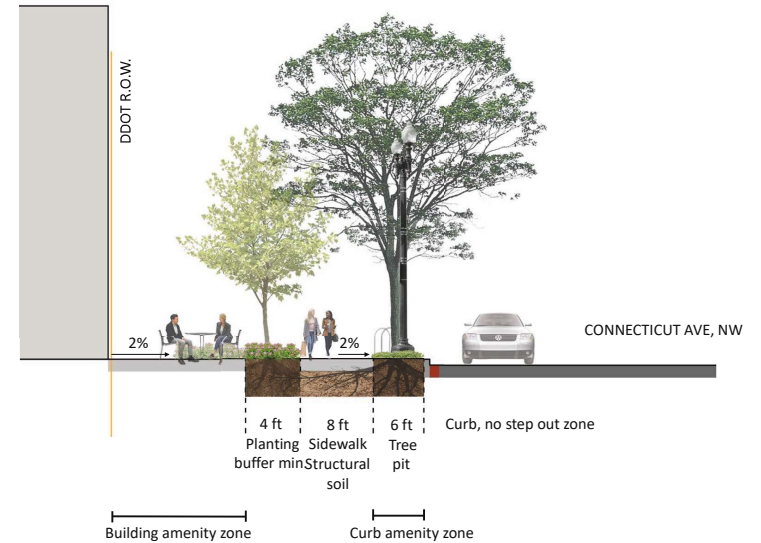
Connecticut Avenue, N.W.

Van Ness Commercial Corridor

TYPICAL 8 FOOT SIDEWALK -
WITHOUT STEP OUT ZONE



SECTION VIEW



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Materials – Connecticut Avenue, N.W.

Van Ness Commercial Corridor



Step out zone: concrete pavers, 18 inches
Tree pit: Min 6x10 ft; continuous preferred



Trash receptacles



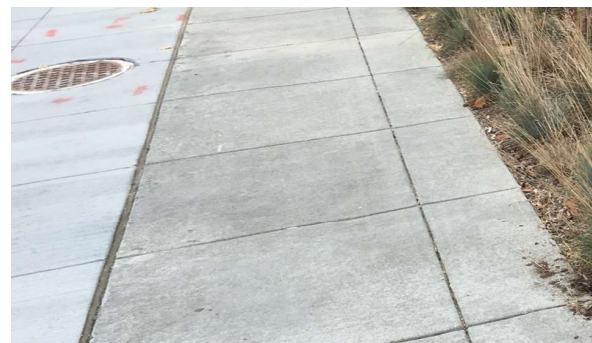
Pedestrian crossover: 4"x4"x4" pavers, Min. 6 ft wide



Twin globes
Color: Black



Stairs, ramps, walls: cast-in-place concrete
Handrails: Stainless steel finish for building amenity zone



Sidewalks:
poured-in-place concrete, 4 x 4 ft

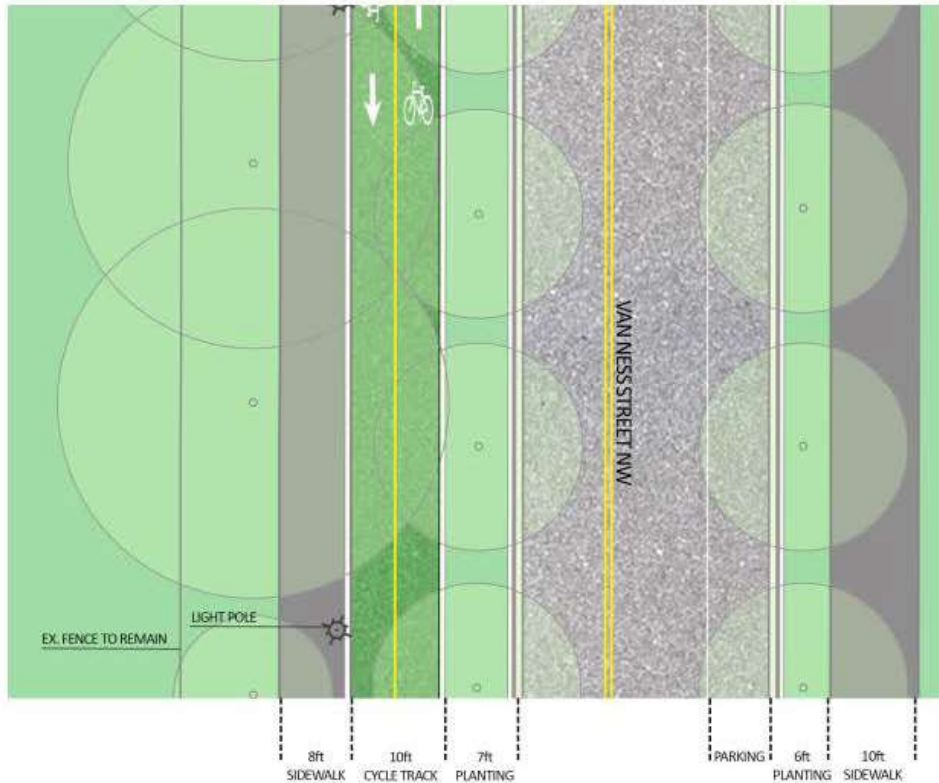


Standard U bike racks
Color: Black

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Van Ness Commercial Corridor

Van Ness, N.W.



APPROACH TO CONCEPT DEVELOPMENT

Van Ness Commercial Corridor

Van Ness, N.W.



Scored Concrete Paving



Single Washington Globe



Cycle Track



Bollards



Trash receptacles

APPROACH TO CONCEPT DEVELOPMENT

Trees

Van Ness Commercial Corridor

Connecticut Avenue, N.W.

Provide large canopy trees where possible along the street and within the median.

Opportunities for additional plantings of shrubs, perennial grasses, and groundcovers can be explored on a case-by-case basis. Such locations shall be identified with individual businesses and in coordination with DDOT to ensure appropriate species selection, and maintenance strategies.

Van Ness Street, N.W.

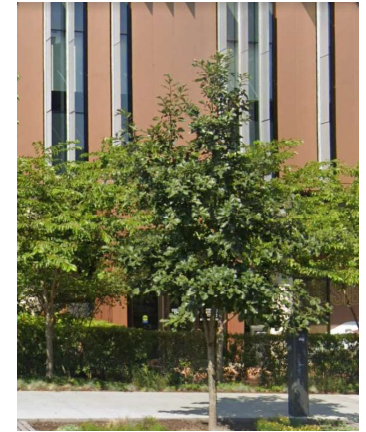
Provide large canopy trees, consistent with the existing tree species within the Expanded Curb Amenity Zone.



Quercus rubra
Red oak



Quercus phellos
Willow Oak



Quercus bicolor
Swamp White Oak



Ulmus Americana 'Jefferson'
American Elm



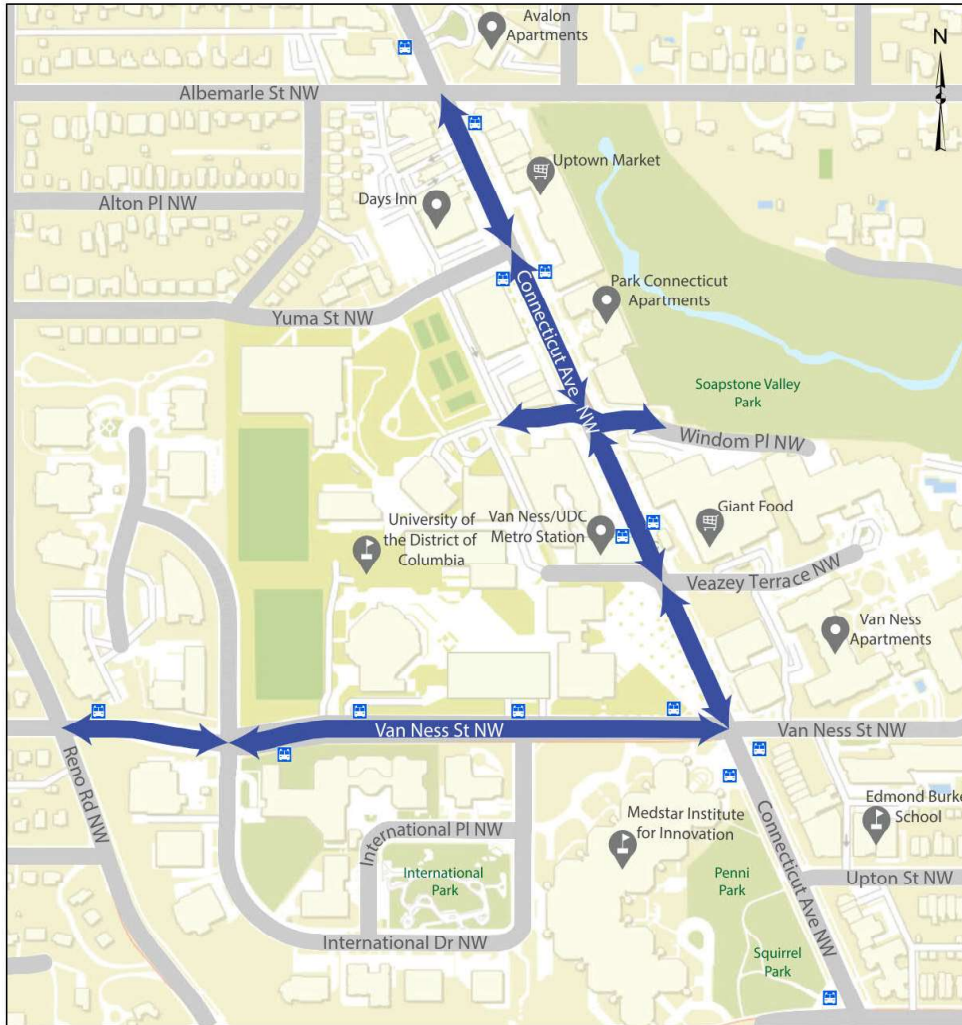
Quercus phellos
Willow Oak



Cercis canadensis
Eastern Redbud

Preferred Concept

Van Ness Commercial Corridor



SEGMENTS UNDER EVALUATION

- Connecticut Avenue NW
 - Albemarle Street NW to Yuma Street NW (Table 1)
 - Yuma Street NW to Windom Place NW (Table 2)
 - Windom Place NW to Veazey Terrace NW (Table 3)
 - Veazey Terrace NW to Van Ness Street NW (Table 4)
- Van Ness Street NW
 - Connecticut Avenue NW to International Drive NW (Tables 5 and 6)
 - International Drive NW to Reno Road NW (Table 7)

Table 1



Van Ness Commercial Corridor

Connecticut Avenue NW - Albemarle Street NW to Yuma Street NW

Strengths:

- Outdoor café space available and being used.
- Wide sidewalks & Public ROW.
- Capitol Bike share stations available.

Considerations for Improvements:

- Existing Treepits heavily compacted (NE corner).
- No clear delineation between the sidewalk zone and building amenity zone.
- Alleys and driveway crossings are not clearly showing pedestrian crossing.
- Sidewalk cross slopes exceed 2%.
- Planting in Treepits is inconsistent.
- Range of sidewalk materials.
- Street Trees openings are undersized.

Table 2



Van Ness Commercial Corridor

Connecticut Avenue NW - Yuma Street NW to Windom Place NW

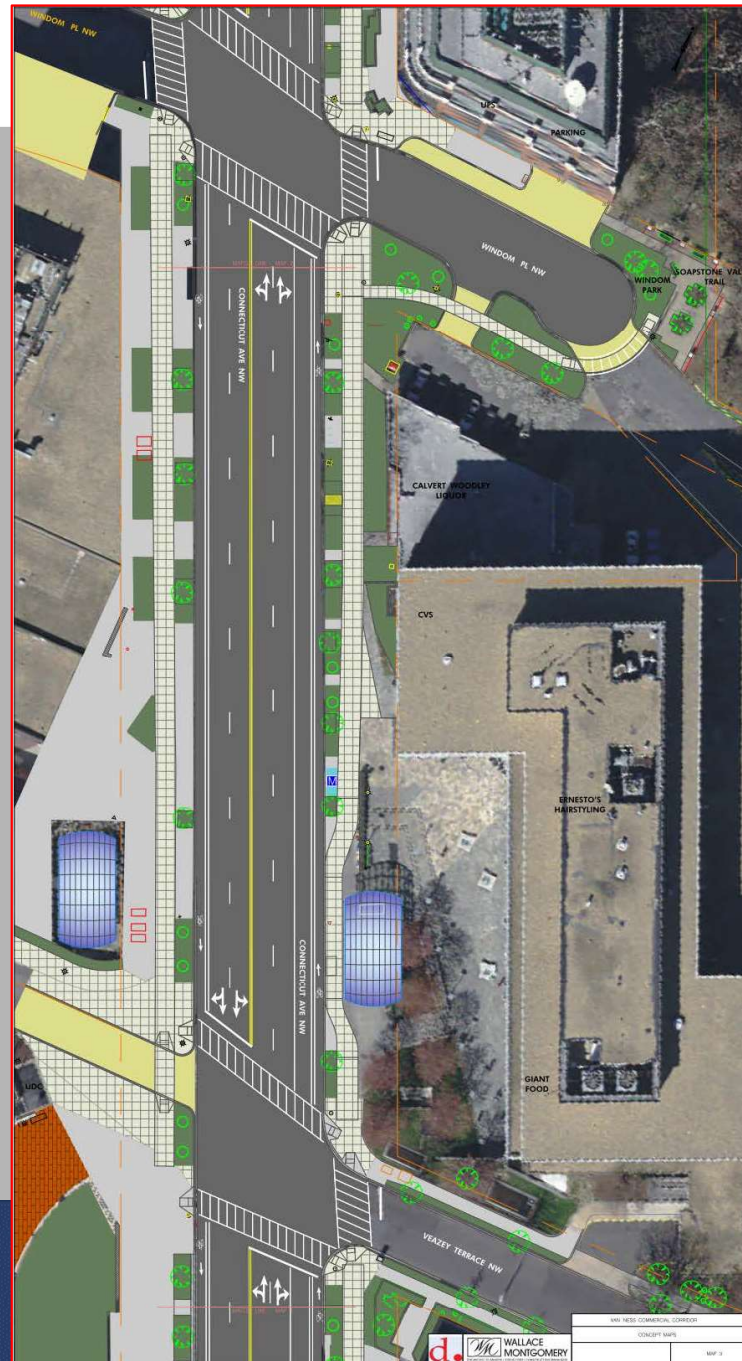
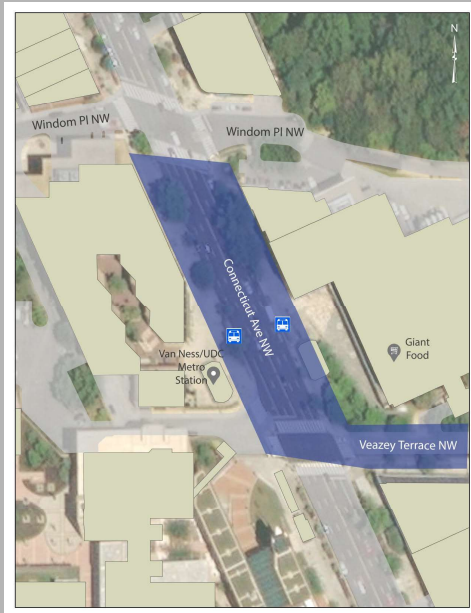
Strengths:

- Sidewalk vehicle crossings are reinforced at Park Van Ness.
- Some outdoor café space being utilized.

Considerations for Improvements:

- Building setbacks are wide and completely paved with brick.
- Driveway curb cut creates a narrow sidewalk and indirect pedestrian crossing.
- Driveway crossing material gives no priority to pedestrians.
- Grade change from sidewalk to building finish floor requires steps and ramps in public space for building access.

Table 3



Van Ness Commercial Corridor

Connecticut Avenue NW - Windom Place NW to Veazey Terrace NW

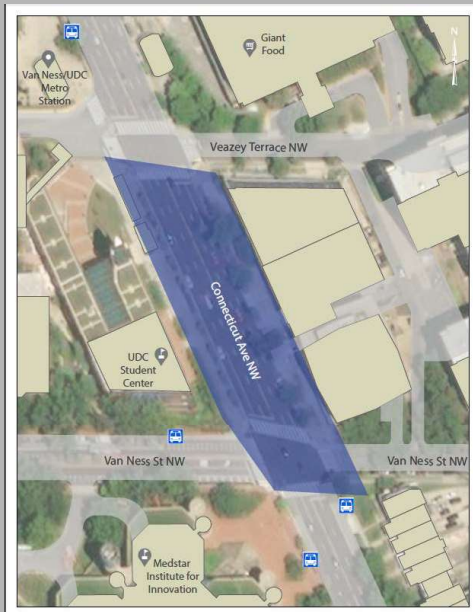
Strengths:

- Amenity planting zones are being maintained.
- Intersection has open space potential.
- Multimodal transportation hub.

Considerations for Improvements:

- Buffer plantings should be taller to provide better screening.
- Wide sidewalks not being activated.
- Food trucks parking on the west side of the street.
- Metro entrance creates a narrow sidewalk zone.
- Grade change at the SE corner.

Table 4



Van Ness Commercial Corridor

Connecticut Avenue NW - Veazey Terrace NW to Van Ness Street NW

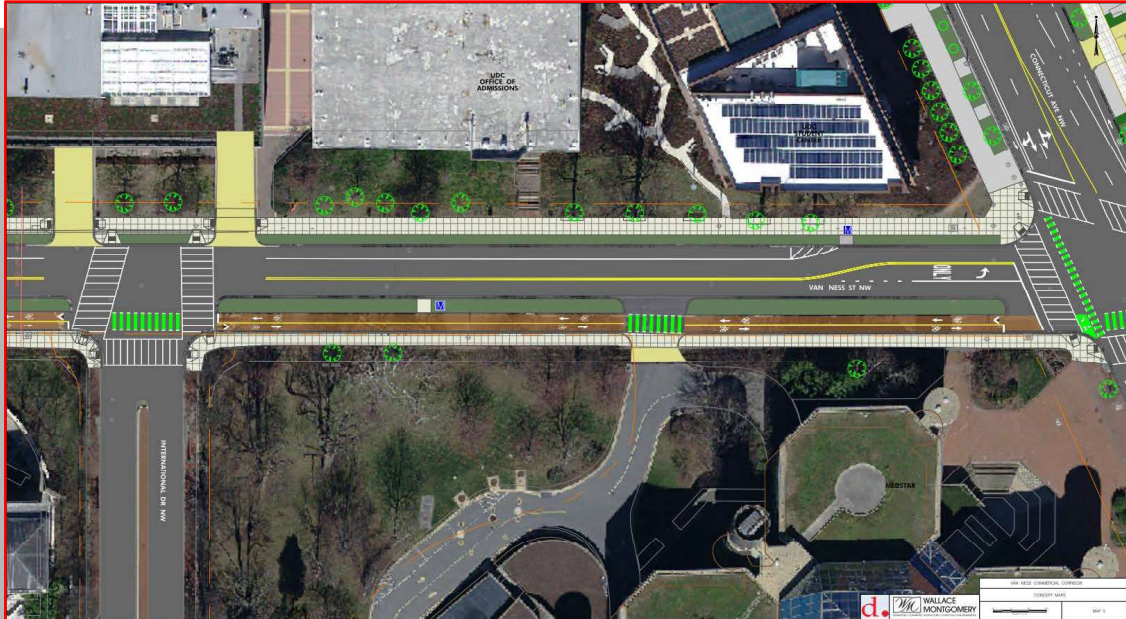
Strengths:

- Wide open space for and opportunities for seating.
- Continuous tree pits and ornamental planting in the amenity zone.
- Café space opportunities.

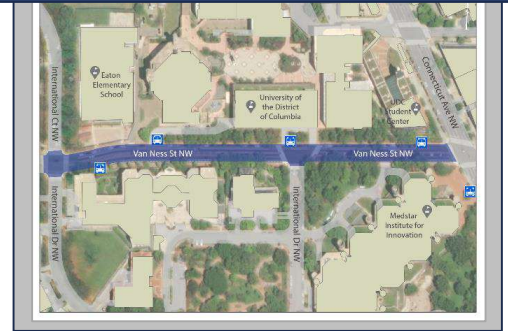
Considerations for Improvements:

- Grade changes between sidewalk and building finish floor require stairs and ramps.
- Driveway access doesn't prioritize pedestrian crossing.

Tables 5 and 6



Van Ness Commercial Corridor



Van Ness Street NW – Connecticut Avenue NW to International Road NW

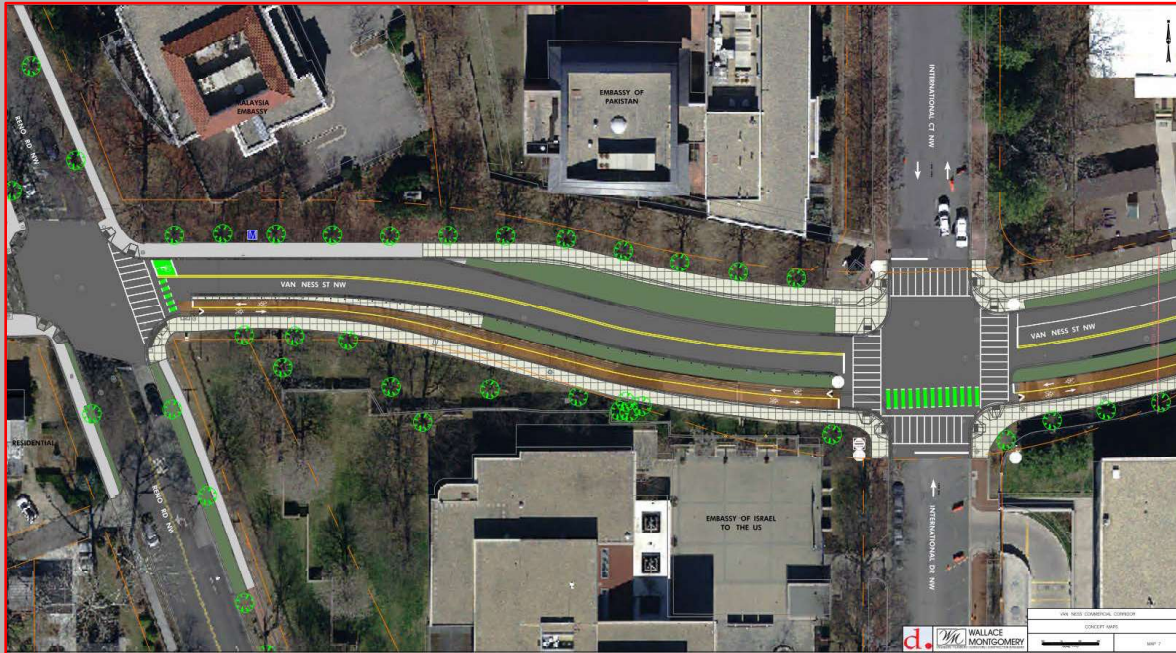
Strengths:

- Median opportunity for tree plantings.
- Back of sidewalk trees are a significant size.
- Security fence design is open and doesn't block views of the landscape beyond.
- Consistent brick paving throughout.

Considerations for Improvements:

- Limited room for street tree plantings.
- Driveway crossings do not prioritize pedestrians on sidewalks.
- Room to expand on center median tree plantings.
- Bus stop on narrow sidewalk zone.
- Narrow sidewalk at International Drive.

Table 7



Van Ness Commercial Corridor



Van Ness Street NW – International Road NW to Reno Road NW

Strengths:

- Brick sidewalks are consistent.
- North side of the street offers more open space/planting opportunities.

Considerations for Improvements:

- Fence is falling apart.
- Security wall behind the sidewalk limits tree pit soil volume.
- Narrow sidewalks have light fixtures in the middle not ADA compliant.