



CAPITOL RIVERFRONT'S NORTHERN GATEWAYS

UNDERPASS + VIRGINIA AVE CORRIDOR VISION PLAN

AUGUST 2022



DC Amplified. Life Simplified.



The Underpass and Virginia Ave Corridor Vision Plan offers an exciting, cohesive, functional, and compelling guide for the transformation of underused or currently-unusable space to enhance the Capitol Riverfront neighborhood.

TABLE OF CONTENTS

- Project Overview
- Project Partners and Stakeholders
- Project Elements
 - Corridor Design Intent
 - New Jersey Avenue
 - 2nd Street Underpass
 - 2nd to 3rd Street Berm
 - 3rd Street Underpass
 - 4th Street Underpass
 - 4th Street Triangle Park
 - 6th Street Underpass
 - 6th to 7th Street Berm
 - 7th Street Underpass
 - 8th Street Underpass
 - Emblem Plaza
 - 8th to 9th Street Berm
- Implementation Plan

*Project renderings by My Ly Designs, except Emblem Plaza
renderings by Jennifer Horn Landscape Architecture
Mural and sculpture art samples credit to respective original artists*

PROJECT OVERVIEW

The Capitol Riverfront BID, convened a group of stakeholders in Spring 2021 to discuss possible improvements to the New Jersey Ave and 2nd St underpasses as a first step towards improving the entire network of I-695 underpasses between New Jersey Ave SE and 8th St SE.

The conversation made clear that the best path forward was to first create a coherent vision for the entire network of underpasses and the adjacent connecting spaces before seeking to pursue design and implementation of any individual project.



Project Goals

- TRANSFORM THE CURRENT EDGE CONDITION OF THE 695 UNDERPASSES INTO REVITALIZED GATEWAYS & WELCOMING ENTRY POINTS FOR PEDESTRIAN & VEHICULAR ACCESS
- CONNECT THE UNIQUE CHARACTERISTICS OF INDIVIDUAL SITES WITH A COHESIVE CREATIVE THEME
- ACTIVATE UNDERUTILIZED SITES FOR PLACEMAKING OPPORTUNITIES
- LEVERAGE NEIGHBORHOOD ASSETS CONNECTING THEM TO DISJOINTED AREAS WITH VIBRANT ART, LIGHTING, WAYFINDING, ACCESSIBILITY, LANDSCAPE DESIGN, AND CREATIVE COMMUNITY SERVING PROGRAMS
- PARTNER WITH STAKEHOLDERS AND THE LOCAL COMMUNITY IN THE VISION PLANNING PROCESS

Challenges:

While there are some underlying challenges that are common to each site in this Vision Plan, there are other complexities unique to individual sites. Some of the most notable challenges include:

- Improving pedestrian safety
- Enhancing connectivity between Capitol Riverfront and Capitol Hill neighborhoods
- Finding long-term housing solutions for unhoused persons
- Working with sites involving various layers of jurisdictional control

Opportunities:

The Underpass Vision Plan provides a number of key opportunities both for the individual sites and collectively for the entire corridor:

- Enhance neighborhood assets
- Beautify the neighborhood and make connection points more inviting
- Improve pedestrian safety
- Establish new partnerships



VIRGINIA AVENUE
Pickleball, Park Access



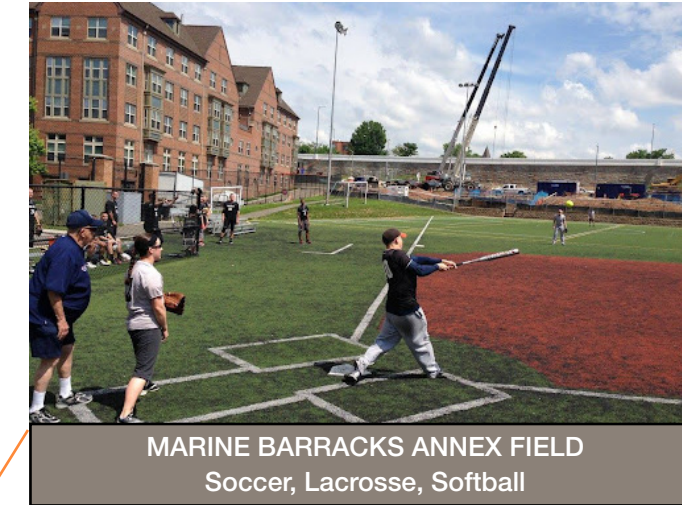
BARK AND GO
Dog Park



GARFIELD PARK
Playground, Beach Volleyball, Horseshoes, Tennis



2ND STREET CONNECTOR/ BRIDGESPOT
Basketball, Skateboarding, Mural Wall

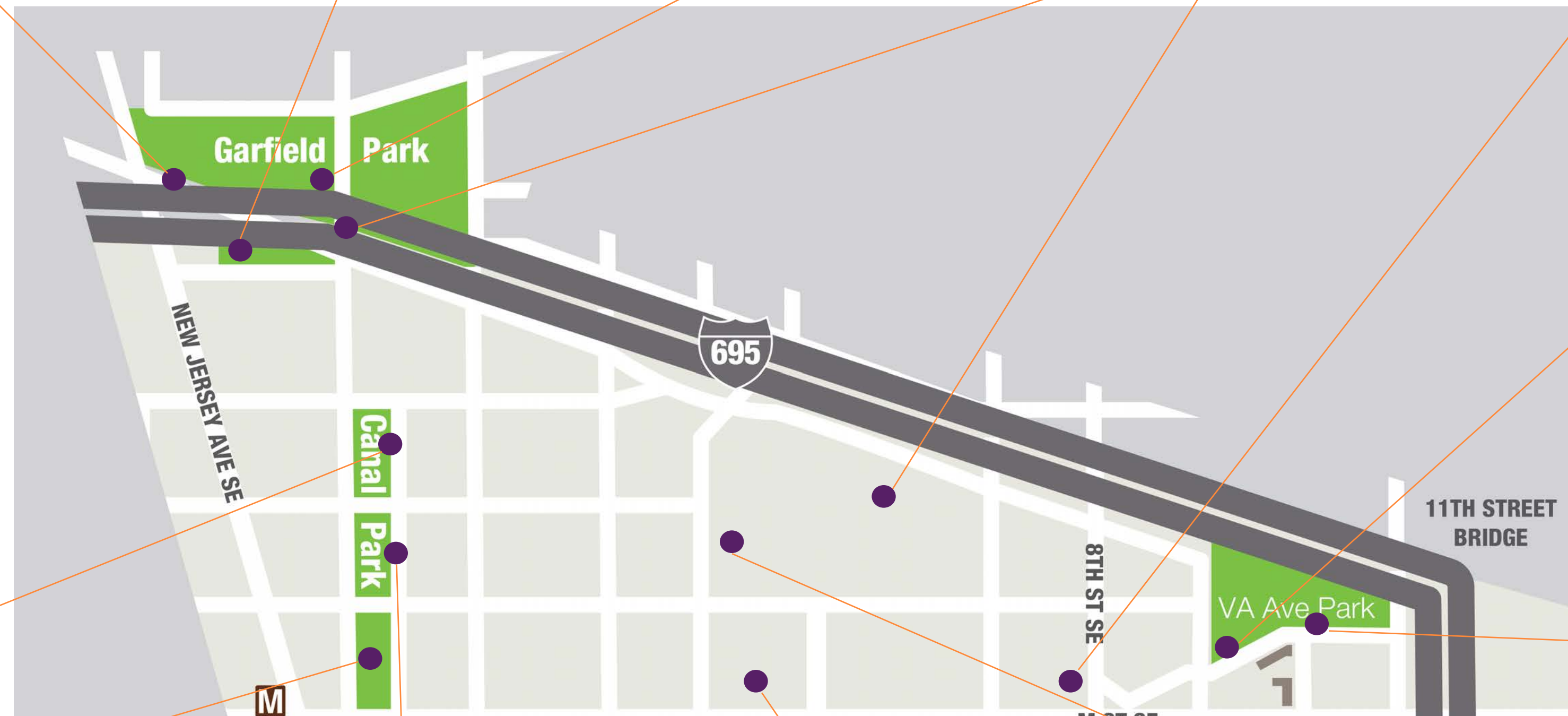


MARINE BARRACKS ANNEX FIELD
Soccer, Lacrosse, Softball



CAPITAL TURNAROUND
Theater, Concerts, Events, Daycare Center

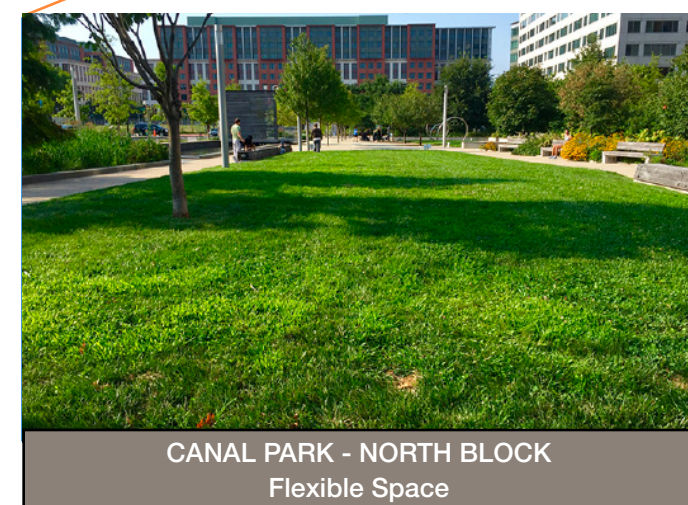
STUDY AREA EXISTING ASSETS



VIRGINIA AVENUE PARK
Community Garden, Playground



VIRGINIA AVENUE PARK
Park, Dog Park



CANAL PARK - NORTH BLOCK
Flexible Space



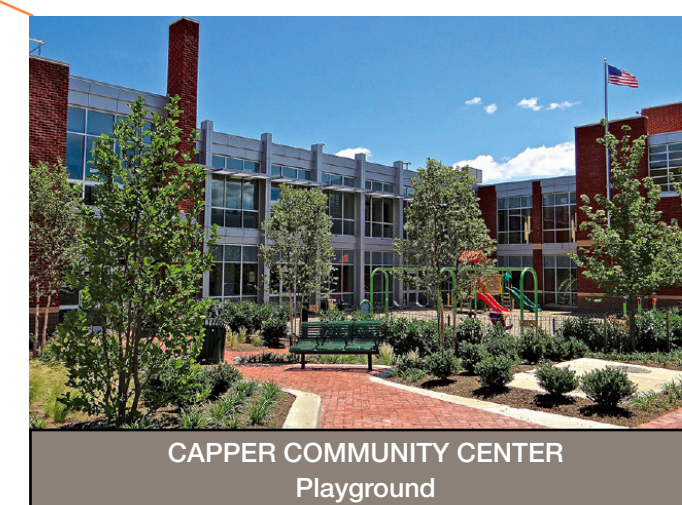
CANAL PARK - SOUTH BLOCK
Flexible Space, Water Features, Seasonal Ice Rink



CANAL PARK - MIDDLE BLOCK
Stage, Flexible Space, Water Features



VAN NESS ELEMENTARY SCHOOL



CAPPER COMMUNITY CENTER
Playground

STAKEHOLDERS

Throughout 2021, Capitol Riverfront BID convened a broad group of stakeholders to guide the visioning plan and will continue to collaborate with the community, local and federal agencies, and private partners for project design and implementation.



Community

ANC 6D
ANC 6B
Barracks Row Main Street
Friends of Garfield Park
Capitol Quarters HOA
Local Businesses and Residents

Local community members and groups are at the heart of the Vision Plan. The envisioned improvements are ultimately for them and as such should be driven by them. Some of these groups and individuals have been instrumental in crafting the vision and all will be critical to shaping design and implementation.

Government

FEDERAL PARTNERS
US Commission on Fine Arts
Architect of the Capitol
US Marine Corps
US Navy

LOCAL PARTNERS
Councilmember Charles Allen
DC Commission on Arts and Humanities
DC Dept. of Energy and the Environment
DC Dept. of Parks and Recreation
DC Dept. of Transportation
DC Office of Planning

Government agencies control all of the assets that are the subject of this Vision Plan. Additional federal and local entities are among the key stakeholders in both Capitol Hill and Capitol Riverfront. Combined, the public sector is a central part of the visioning, funding, and implementation of these projects.

Private Partners

WC Smith
Greystar Development
Martin-Diamond
Brookfield Properties
National Community Church

Our private-sector partners have provided time and expertise towards the visioning process and will play an important role in planning, advocacy, and funding as the vision moves toward formal plans and implementation.



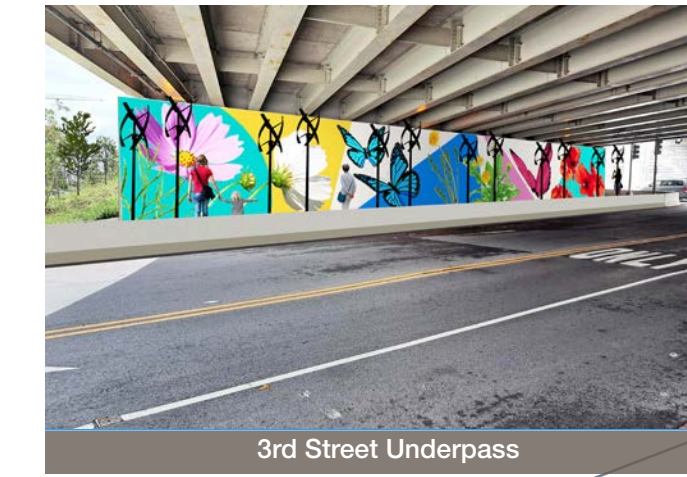
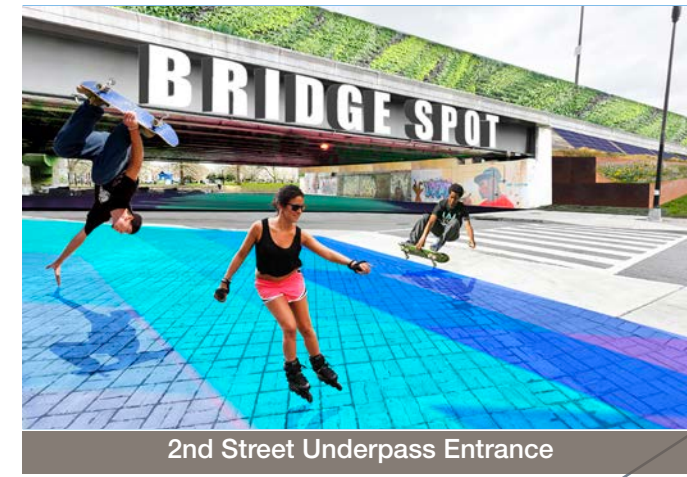
CORRIDOR DESIGN

The following sections provide a guide to the key elements envisioned for each identified site.

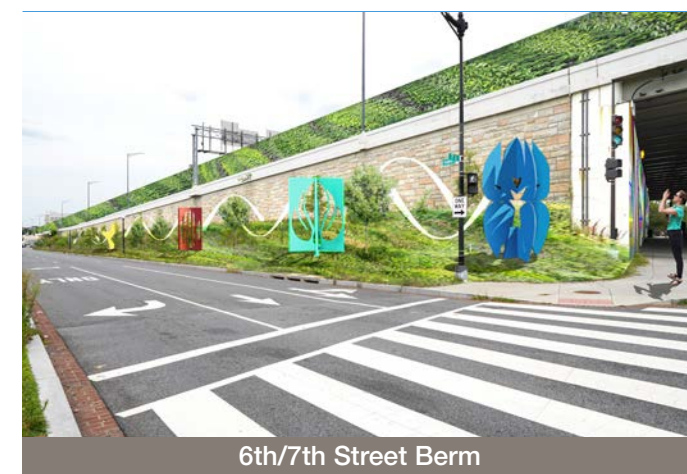
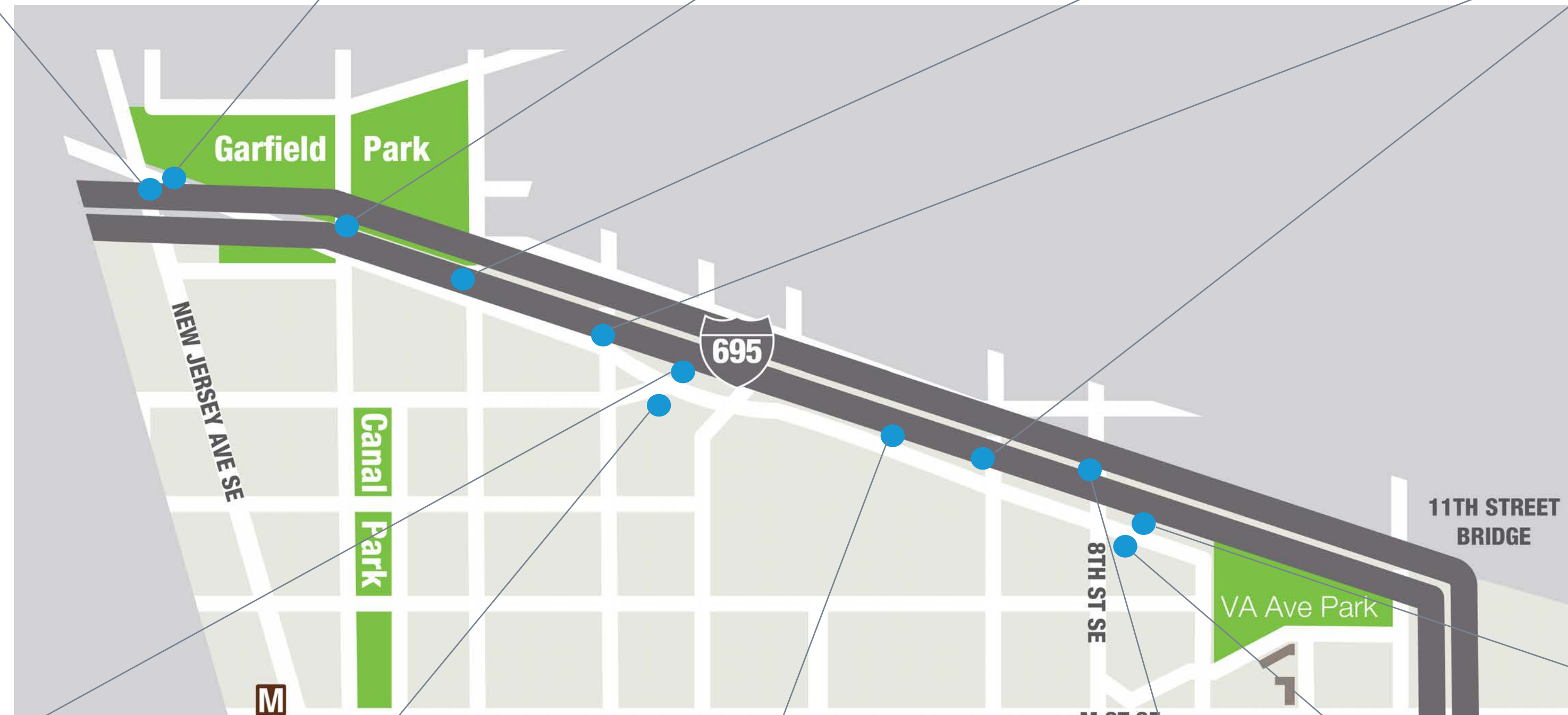
The narrative descriptions and design elements callouts describe the design intent that would serve as the basis for a future arts commission or design competition, as well as ideas for future activations.

The corresponding renderings provide a visual sample of how design intent might be implemented but are not intended to propose final designs.





STUDY AREA ENVISIONED



NEW JERSEY AVENUE BRIDGE & UNDERPASS

The Vision Plan identifies New Jersey Avenue as a key entry point to welcome pedestrian, bicycle, and vehicular access into the Capitol Riverfront neighborhood and which will revitalize the overall streetscape.

New Jersey Avenue is one of Capitol Riverfront’s three monumental corridors in the L’Enfant Plan, and the maintenance and enhancement of the viewshed to the US Capitol is critically important.

With that in mind, design elements include creating a continuous architectural feature such as a green wall sound barrier along the northern edge of the overpass, wayfinding art, decorative lighting, and efforts to enhance the view of the Washington Monument while crossing over Virginia Avenue are all suggested considerations.



NEW JERSEY AVENUE BRIDGE - EXISTING



NEW JERSEY AVENUE BRIDGE - AFTER



Wayfinding

- Intuitive wayfinding via fence treatments, lighting, and art



Visual Aesthetic

- Structural gateway elements on either side of the overpass to frame viewshed
 - Artistic lighting
- Artistic treatment of safety fencing



Accessibility

- Painted bike lane
- Improved lighting enhances safety for all modes



Sustainability

- Possibility of “living wall” freeway sound barrier
- Improvements for non-automotive mobility uses



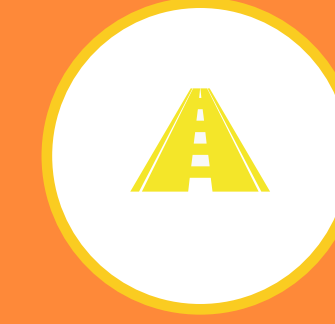
Recreation

- Skateboarding
- Rollerblading
- Pickleball
- Basketball



Wayfinding

- Iconic signage
- Greenwall



Accessibility

- Repair sidewalk
- Accessible ramp to Garfield Park



Visual Aesthetic

- Artistic/Creative lighting displays

2ND STREET UNDERPASS



2ND STREET ENTRANCE - EXISTING



2ND ST ENTRANCE - AFTER

Entrance Design

The Bridge Spot located on the 2nd Street offers a unique place for community gathering. The current industrial passthrough space should be enhanced to create a gateway

with signage, mural art, and vegetation. The pedestrian-only space should be activated with events, the arts, and recreation.



2ND STREET CONNECTION - EXISTING



2ND ST CONNECTION - AFTER

Connection Design

The Bridge Spot Connection should feature a vibrant well-lit, accessible entrance to Garfield Park. The space could feature decorative lighting, integrated public

painted art wall, park seating, and open space to host community program events. The Connection will become a destination.



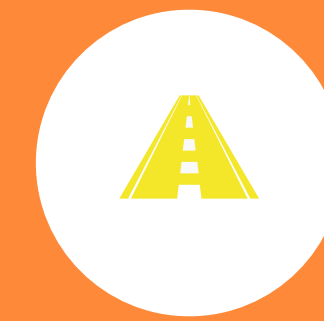
Recreation

- Skateboarding
- Rollerblading
- Pickleball
- Basketball



Wayfinding

- Iconic signage
- Greenwall



Accessibility

- Repair sidewalk
- Accessible ramp to Garfield Park



Visual Aesthetic

- Mural Arts
- Artistic/Creative lighting displays

2ND STREET UNDERPASS



2ND STREET STAGE - BEFORE



2ND ST STAGE - AFTER

Stage Design

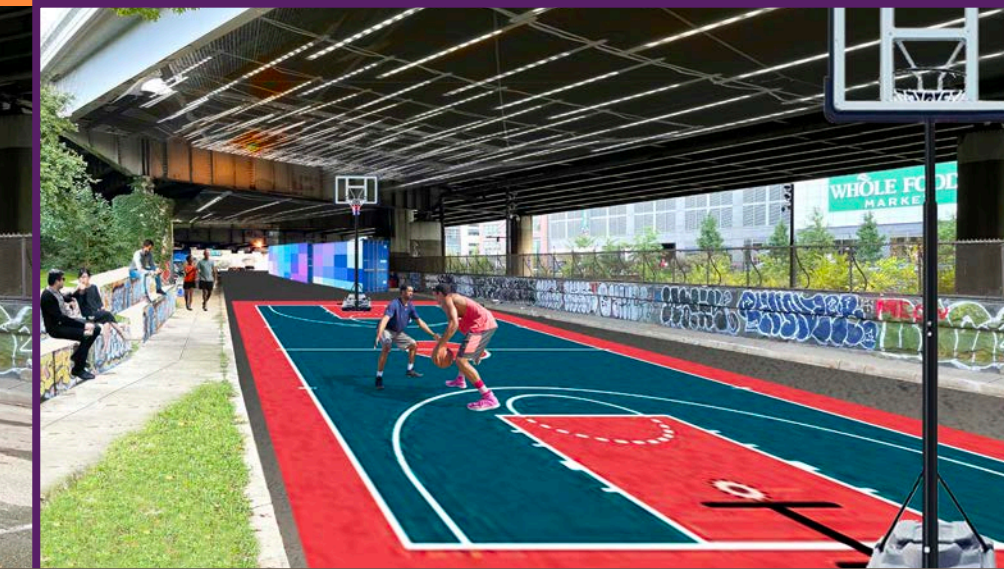
The Stage is a central programming space that can host a series of performances, school groups, shows, and recreational events. The current industrial passthrough space will

be transformed into an urban cultural arts hub with pop-up events, food vendors, mural art walls, festivities, and much more.

Recreation Space Design

The current recreation uses in the underpass will be enhanced. The existing skateboard park will be expanded and equipped with new rails, ramps and painted concrete surface. The dedicated pickleball courts will be painted with nets

and spectator seating. The existing basketball court has been off line due to construction and skateboarding use. The new court will be painted and reoriented to maximize its flexibility for community and school group uses.



BASKETBALL COURT - BEFORE AND AFTER



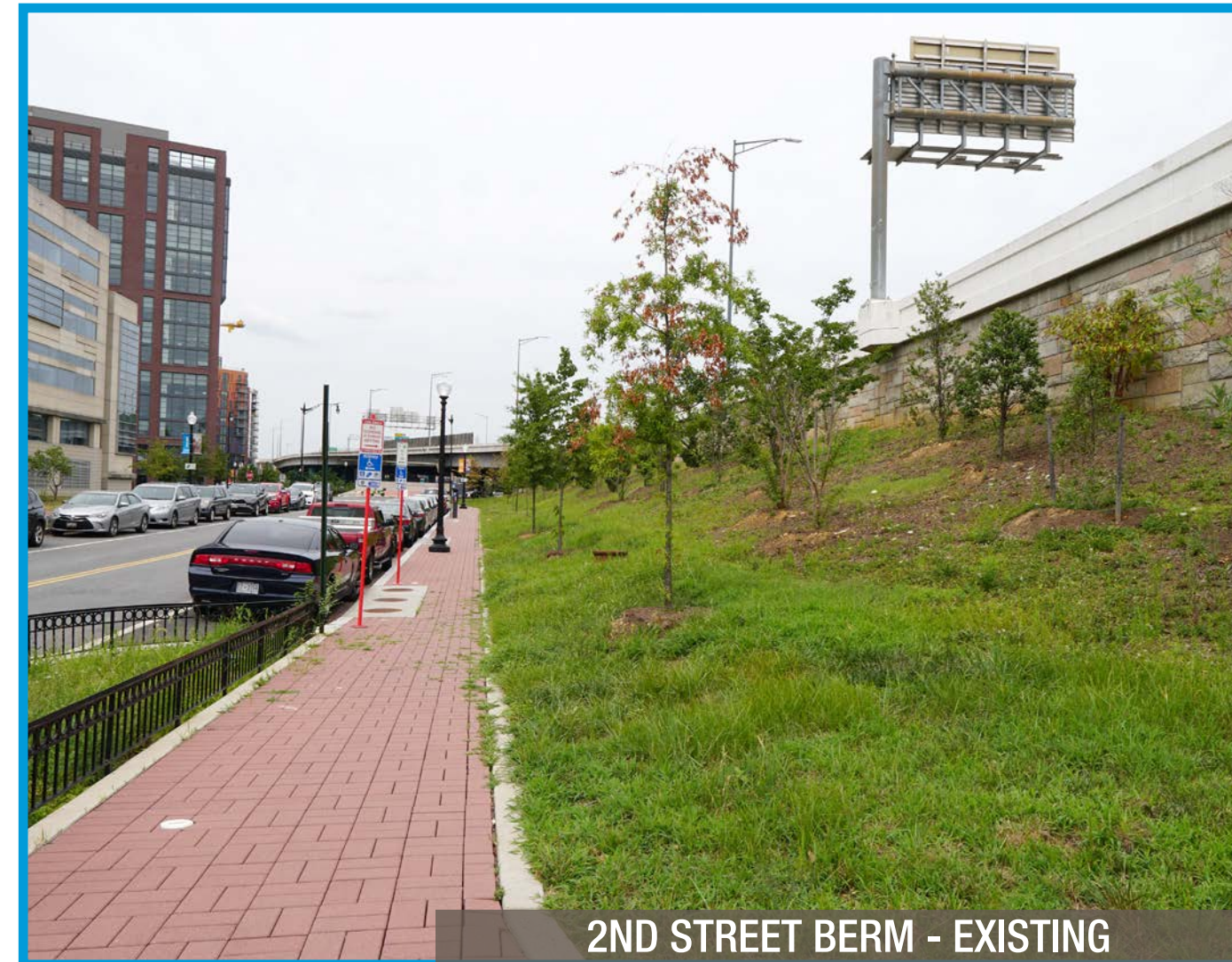
PICKLEBALL COURTS - EXISTING AND AFTER



SKATING PARK - BEFORE AND AFTER

2ND STREET BERM LANDSCAPE

The approach along this stretch reimagines the landscape berm along the 2nd Street Underpass by creating a sustainable and functional tiered planter. The new landscape feature will create visual interest, while serving as a sustainable resource for power and water with an educational component. Some key features would include: solar panels to power underpass lighting, storm water management treatment for overpass runoff, display of native plants in maintenance free planters, incorporating wifi benches and providing sustainable educational signage.



2ND STREET BERM - EXISTING

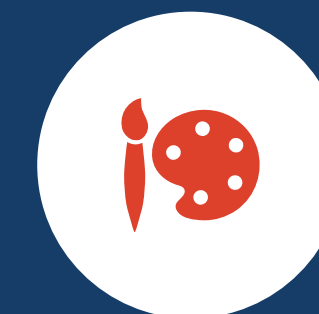


2ND STREET BERM - AFTER



Sustainability

- Living sound wall
- Solar panel and battery array to power artistic lighting in adjacent underpasses
- Stormwater management/retention
- Use of native vegetation



Visual Aesthetic

- Improved landscaping
- Native perennial plantings
- Structural elements to provide visual definition to the berm



Community Building

- Sustainability education
- Seating areas

3RD STREET UNDERPASS

The 3rd Street Underpass improvements would feature sustainability themed art with its adjacent location to the 2nd Street planted berm. The walls should be repaired and prepared for new mural art and lighting should be improved. The sidewalk on the west side of the underpass comes to a dead end, but is wide and could be transformed into a “gallery” space for mural viewing and could incorporate sustainability-themed kinetic sculptural elements (windmill-powered lighting sculptures for example).

Structural gateway elements could be added on either or both entrances to the underpass which sees significant car and pedestrian traffic.

Other suggestions from stakeholders have included more active uses including additional skate park space, or more passive uses such as artistically decorated storage spaces for BID and park assets.



3RD STREET UNDERPASS - EXISTING



3RD STREET UNDERPASS - AFTER



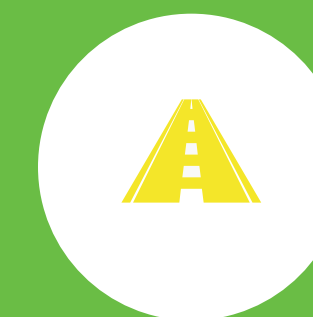
Sustainability

- Infographics highlighting sustainability of 200-block berm
- Solar Panel-powered lighting



Visual Aesthetic

- Mural reflecting the sustainability theme
- Complementary sculptural elements



Accessibility

- Improved lighting



Community Building

- Sustainability education
- Potential to add seating

4TH STREET UNDERPASS

The 4th Street Underpass is the access point into the lower-density residential community of Capitol Quarter, which is the redevelopment of the former Arthur Capper public housing. The art will be based on the Capitol Riverfront community history. Bright colors and a rich history will inspire many people to learn about the legacy of the neighborhood through the years.

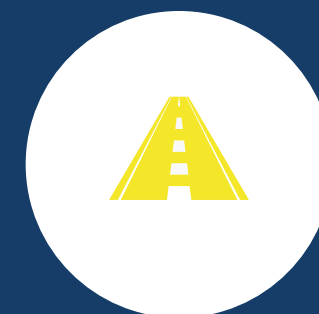
As this gateway is used primarily by cars and bikes entering Capitol Riverfront on the southbound one-way, a structural gateway element may be appropriate on the northern entrance to the underpass.



4TH STREET UNDERPASS - EXISTING



EXAMPLE OF MURAL STORYTELLING



Accessibility

- Improve lighting
- Intuitive wayfinding



Visual Aesthetic

- Bright, playful colors
- Community-inspired mural
- Structural element on north side



Community Building

- Community history
- Collaborative, community-led process for art selection/design



Visual Aesthetic

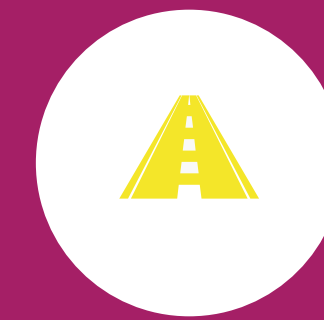
- Playable art
- Community scale



Wayfinding

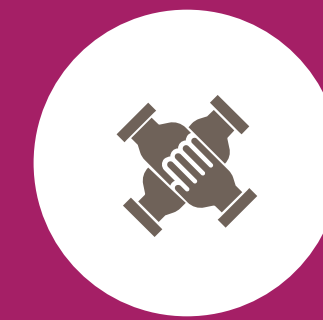
- Neighborhood scale
- Colorful structures

4TH STREET TRIANGLE PARK



Accessibility

- Lighting
- Bike repair station
- Add shade structures



Community Building

- Community amenity
- Gathering spot



TRIANGLE PARK FROM THE WEST - EXISTING



TRIANGLE PARK FROM THE WEST - AFTER

Playable Art

A community themed Playable Art activation would complement existing recreation in this family-oriented part of the neighborhood. The goal is to activate the underutilized pocket park by adding climbable sculptures, bench seating, pedestrian-scale lighting and shade elements.



TRIANGLE PARK FROM THE EAST - EXISTING



TRIANGLE PARK FROM THE EAST - AFTER

Community Amenity

Another opportunity for the pocket park, at the intersection of two bike paths, is a bicycle repair station. This will

be a community amenity that adds function to the green space and encourages more bicycle ridership.



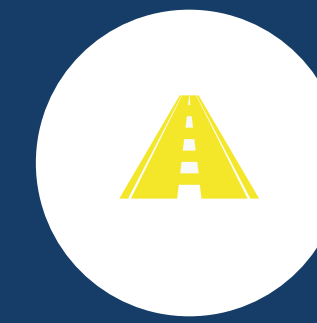
Sustainability

- Native plantings
- Stormwater management



Wayfinding

- Sculptures
- Restore mural art



Accessibility

- Repair sidewalks
- Lighting



Visual Aesthetic

- Colorful art
- Continuous green wall

6TH STREET UNDERPASS & BERM



6TH STREET UNDERPASS - BEFORE



6TH STREET UNDERPASS RESTORATION

Underpass Restoration

The 6th Street Underpass has iconic abstract murals painted on both walls. The murals have been restored by the community. Future

improvements could incorporate lighting to the underpass to create visual interest, continuity and a safer bike/ped passage.



6TH/7TH STREET BERM - EXISTING



6TH/7TH STREET BERM - AFTER

Berm Reimagination

The 6th Street Landscape Berm is currently overgrown and hard to maintain. The Landscape can be re-imagined with a low-maintenance

stormwater garden with a mix of ground cover sedums or rocks. Sculptures can also be added for movement and creative interest.



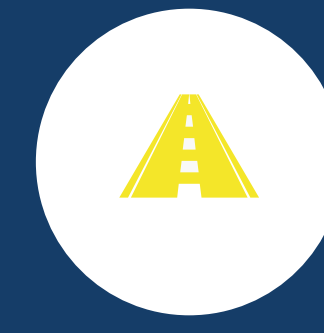
Visual Aesthetic

- Mural and sculptural art
- Art wall/artistic lighting



Wayfinding

- Installations
- Green wall sound barrier



Accessibility

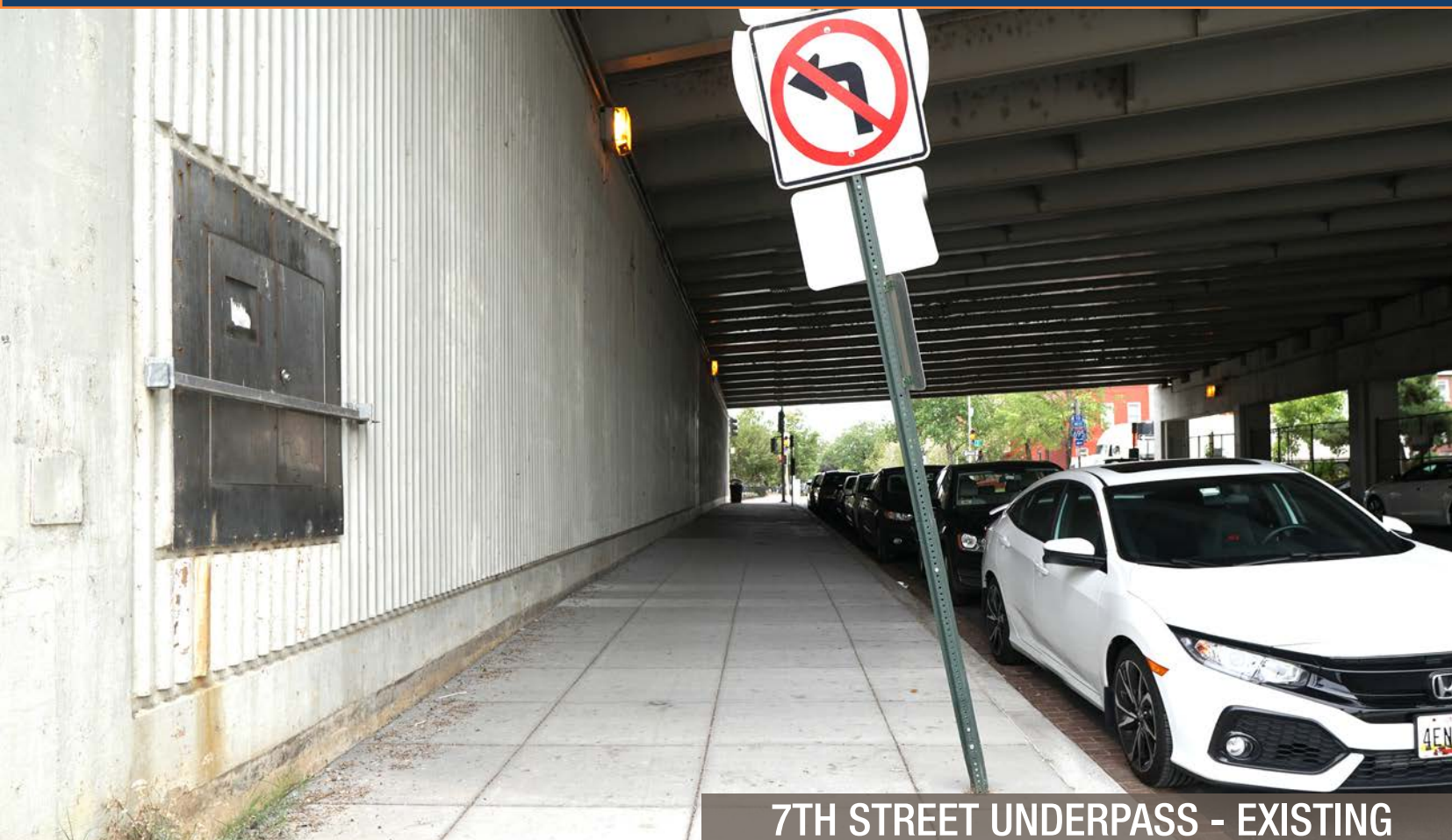
- Repair sidewalks
- Lighting



Community Building

- Neighborhood military history
- Informational signage

7TH STREET UNDERPASS



7TH STREET UNDERPASS - EXISTING



7TH ST UNDERPASS - AFTER

Mural/Light Art

The 7th Street Underpass concrete wall can be transformed into a vibrant art wall showcasing lighting installations. The art can be temporary installations connecting Capitol Hill to the Capitol Riverfront.

Military History Theme

The 7th Street Underpass will have Marine/Navy themed art. These art (both mural and sculptural) pieces would be commissioned by military artists. There are eight concrete posts that could be painted to symbolize both the military and location with the word *Barracks* on one side and *Navy Yard* on the other.



7TH ST UNDERPASS - EXISTING



7TH ST UNDERPASS - AFTER

8TH STREET UNDERPASS

The 8th Street Underpass is a community gateway opportunity to connect the retail & entertainment activities from Barracks Row north to the Navy Yard campus and Capitol Riverfront. Lighting art and sculptural elements can be installed to create a vibrant iconic destination.

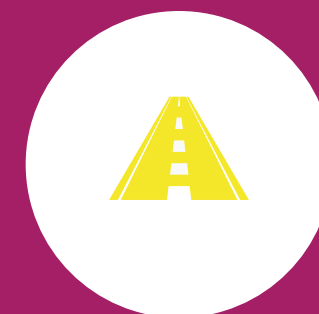
The existing parking lot could be a flexible use space, providing parking for the commercial corridor at peak times, but transformed into a neighborhood hub with art wrapping along the perimeter and temporary community uses on occasion for: farmer's markets, public events, outdoor dining, music, cultural art fairs and many more.



8TH STREET UNDERPASS - EXISTING



8TH STREET UNDERPASS - AFTER



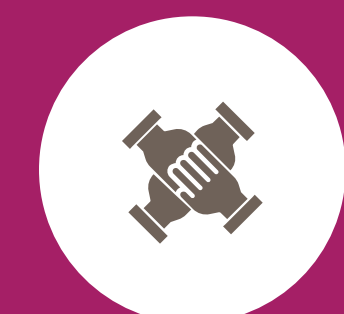
Accessibility

- Improved lighting
- Repair sidewalks



Visual Aesthetic

- Perimeter art and benches
- Gateway art (structural and lighting)



Community Building

- Community programming
- Iconic destination

8TH STREET BERM

The 8th Street Berm could be re-imagined into a robust community garden that extends and connects with the programming of the over-subscribed Virginia Avenue Community Garden a block away. The “urban farm” would become an active and engaging front yard of the Lower Barracks Row neighborhood.



8TH STREET BERM - EXISTING



8TH STREET BERM - AFTER



Sustainability

- Green wall
- Urban farm
- Stormwater management



Community Building

- Sustainability education
 - Beautification
- Community activation

8TH & L STREET PLAZA

The plaza in front of the Emblem condominium is an important connective piece to the gateway at 8th Street. It sits at the intersection of 8th Street and Virginia Avenue and is the first visible space on Lower Barracks Row coming under the I-695 freeway from the north.

Given the prominent corner, adjacent retail, and large amount of open space, the community should work together with the property owners and city to create a high-quality, publicly accessible plaza. This could include shade trees and native plantings surrounding a plaza with seating and possibly an outdoor cafe to anchor this new community space.



8TH & L PLAZA - EXISTING



8TH & L PLAZA - AFTER



Sustainability

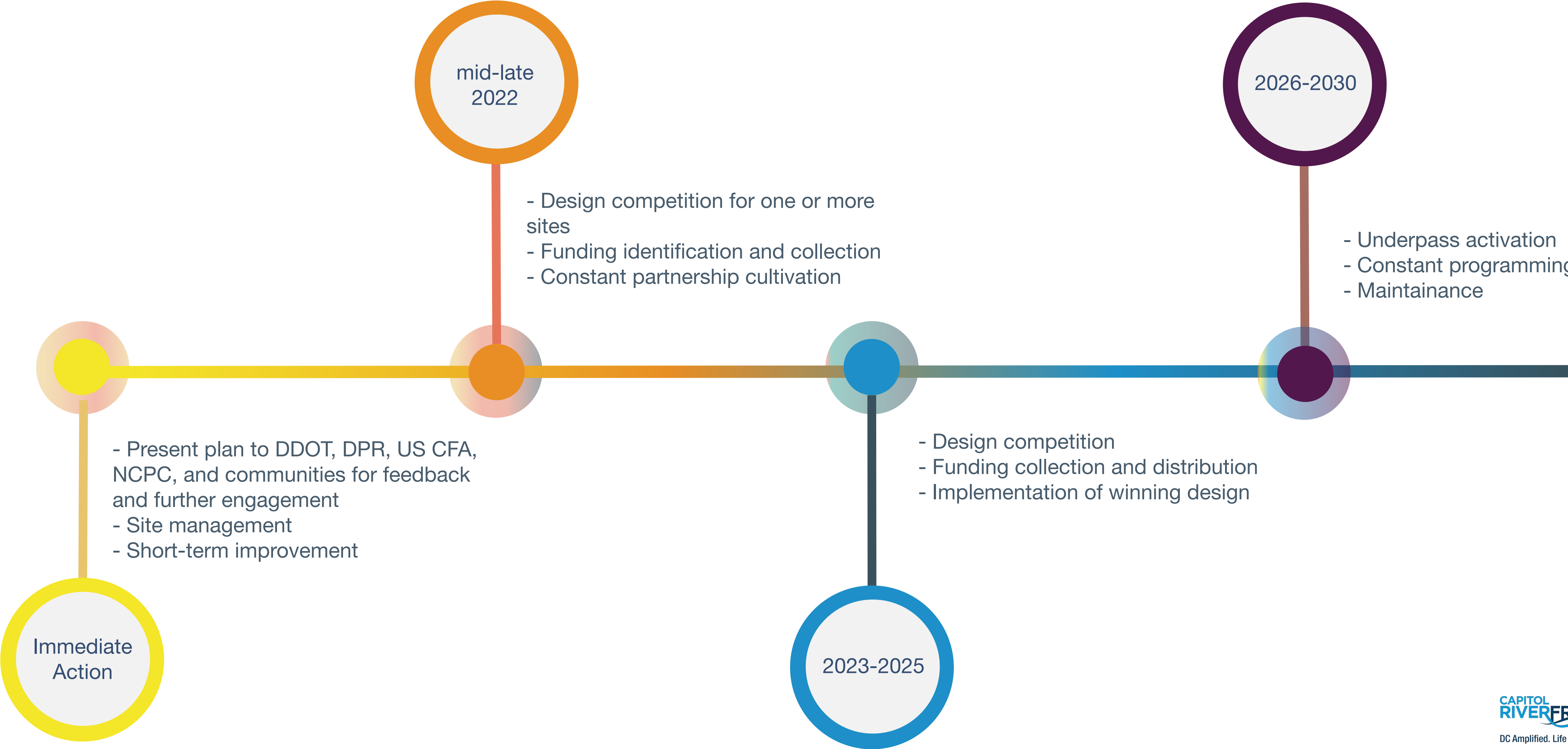
- Removal of impervious surface
- Expanded tree canopy and inclusion of native plants



Community Building

- Cafe space and publicly accessible seating

IMPLEMENTATION TIMELINE



NEW JERSEY AVENUE | IMPLEMENTATION

Stakeholders

WC Smith
Greystar
Friends of Garfield Park
Architect of the Capitol
US CFA
DDOT
CSX
FHWA
ANC 6B
ANC 6D



Immediate Action

- Present Vision Plan to DC Agencies, National Capitol Planning Commission, and US Commission on Fine Arts, and local community for additional reaction and feedback

2022-2023

- Design Competition
- Pursue funding (grants and private partnerships) to implement winning designs
- Determine ongoing maintenance needs, schedule, and budget/funding

2024 - 2025

- Permitting and construction of underpass enhancements
- Ongoing maintenance

2ND STREET UNDERPASS | IMPLEMENTATION

Stakeholders

Friends of Garfield Park
Skateboard and Mural Arts
Communities

DPR
DDOT
FHWA
ANC 6D
ANC 6B



Immediate Action

- Present Vision Plan to DC Agencies, National Capitol Planning Commission, and US Commission on Fine Arts, and local community for additional reaction and feedback
- Engage DDOT regarding short-term lighting improvements and other improvements that can be moved forward in implementation.
- Identify upgrades to design plans that could be spearheaded and maintained by the BID and seek funding to add those elements to DDOT scope. Could include special pavers, lighting, electrical conduit, etc)
- Engage with DDOT/DPR public planning process for design and activations of the space.

2022 - 2024

- Design Competition
- Work with DDOT and DPR and interim activation strategies
- Pursue funding (grants and private partnerships) to implement winning designs
- Determine ongoing maintenance needs, schedule, and budget/funding
- Work with DPR on ongoing programming/activation
- Permitting and construction of underpass enhancements

2024 - 2025

- Ongoing programming and maintenance

2ND STREET LANDSCAPE IMPLEMENTATION

Stakeholders

DCCAH
WC SMITH
Capitol Quarters HOA
ANC 6D



Immediate Action

- Present Vision Plan to DC Agencies, National Capitol Planning Commission, and US Commission on Fine Arts, and local community for additional reaction and feedback
- Begin due diligence on control of the site and what uses/alterations might be permitted

2022 - 2024

- Design Competition
- Pursue funding (grants and private partnerships) to implement winning designs
- Determine ongoing maintenance needs, schedule, and budget/funding
- Permitting and construction of enhancements

2025 - ongoing

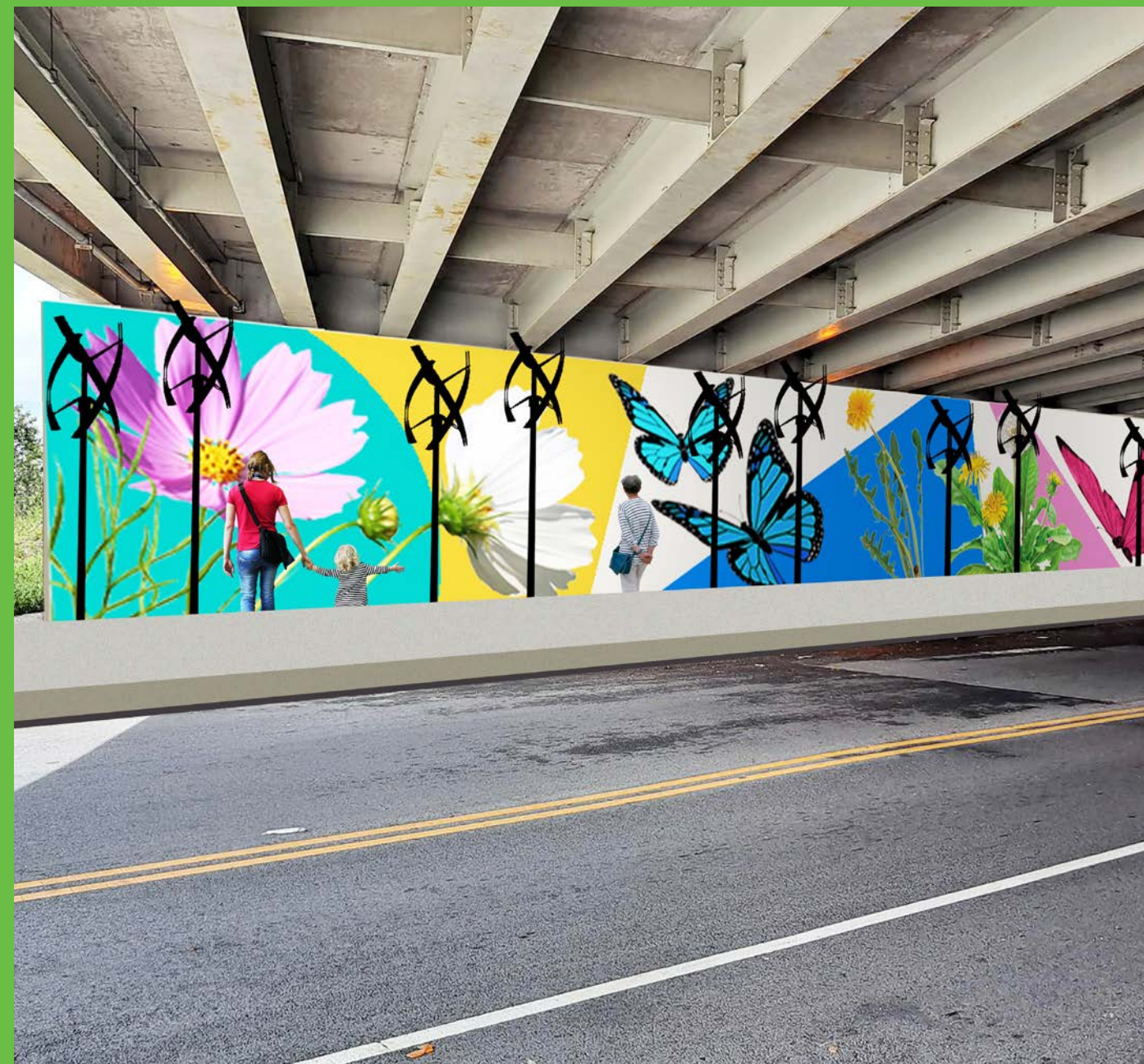
- Ongoing programming, plantings, and maintenance

3RD STREET UNDERPASS |

IMPLEMENTATION

Stakeholders

DCCAH
WC SMITH
Capitol Quarters HOA
ANC 6D



Immediate Action

- Present Vision Plan to DC Agencies, National Capitol Planning Commission, and US Commission on Fine Arts, and local community for additional reaction and feedback
- Begin due diligence on control of the site and what uses/alterations might be permitted

2023 - 2026

- Design Competition
- Pursue funding (grants and private partnerships) to implement winning designs
- Determine ongoing maintenance needs, schedule, and budget/funding
- Permitting and construction of underpass enhancements
- Ongoing programming and maintenance

4TH STREET UNDERPASS | IMPLEMENTATION

Stakeholders

DCCAH
Capitol Quarters HOA
ANC 6B
ANC 6D



Immediate Action

- Present Vision Plan to DC Agencies, National Capitol Planning Commission, and US Commission on Fine Arts, and local community for additional reaction and feedback
- Begin due diligence on control of the site and what uses/alterations might be permitted

2023 - 2026

- Community engagement and design process
- Selection of artist(s)
- Pursue funding (grants and private partnerships) to implement winning designs
- Determine ongoing maintenance needs, schedule, and budget/funding
- Permitting and installation of underpass enhancements
- Ongoing programming and maintenance

4TH STREET TRIANGLE PARK |

IMPLEMENTATION

Stakeholders

Capitol Quarters HOA
ANC 6D
Historic St Paul AUMP
Church



Immediate Action

- Present Vision Plan to DC Agencies, National Capitol Planning Commission, and US Commission on Fine Arts, and local community for additional reaction and feedback
- Begin due diligence on control of the site and what uses/alterations might be permitted

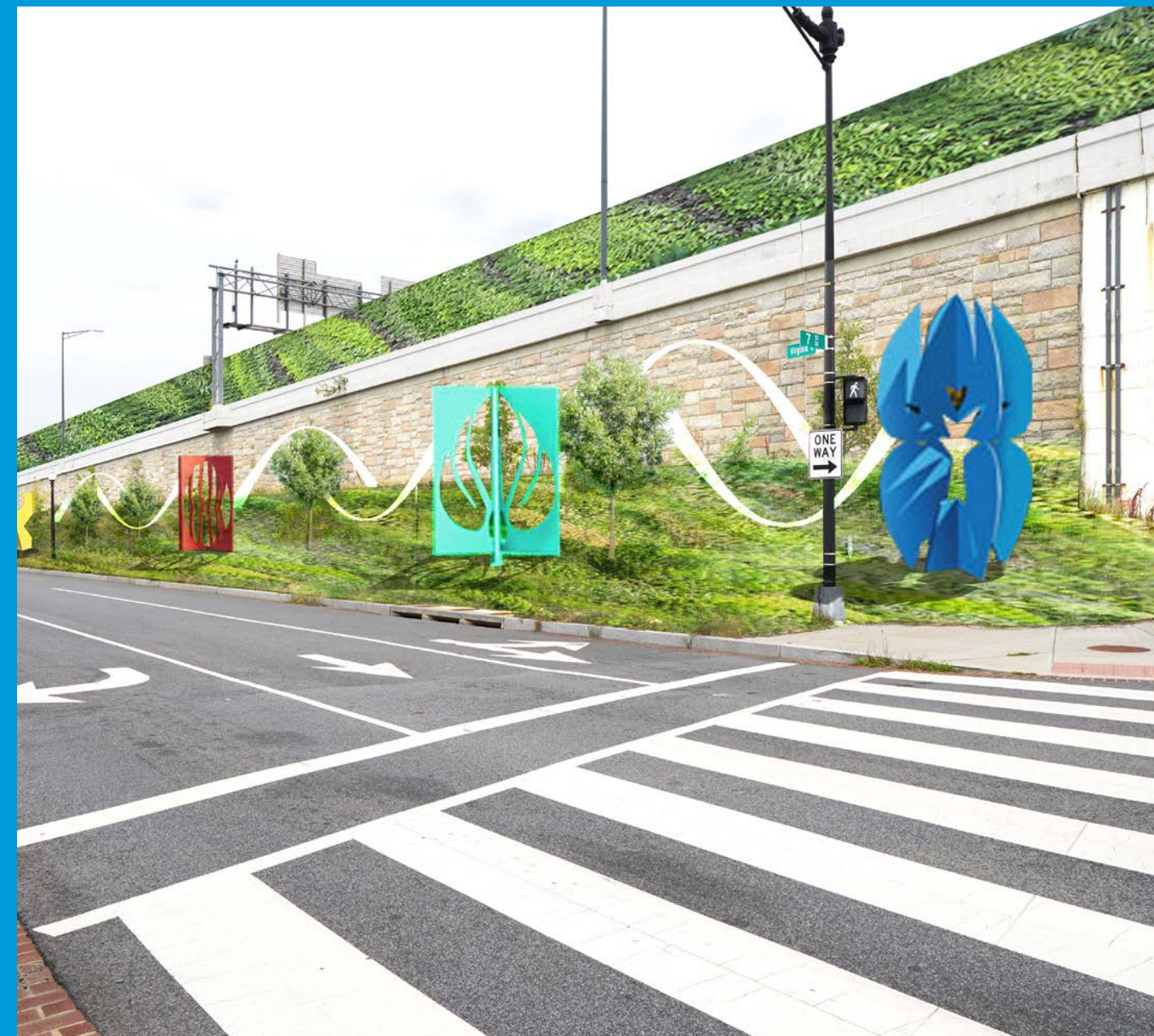
2023 - 2025

- Community engagement and design charrette with neighborhood residents
- Selection of artist(s)
- Pursue funding (grants and private partnerships) to implement winning designs
- Determine ongoing maintenance needs, schedule, and budget/funding
- Permitting and installation of underpass enhancements
- Ongoing programming and maintenance

6TH STREET LANDSCAPE | IMPLEMENTATION

Stakeholders

Capitol Quarters HOA
ANC 6D
Marine Barracks Annex
AC Senior Housing



Immediate Action

- Present Vision Plan to DC Agencies, National Capitol Planning Commission, and US Commission on Fine Arts, and local community for additional reaction and feedback
- Begin due diligence on control of the site and what uses/alterations might be permitted

2024 - 2027

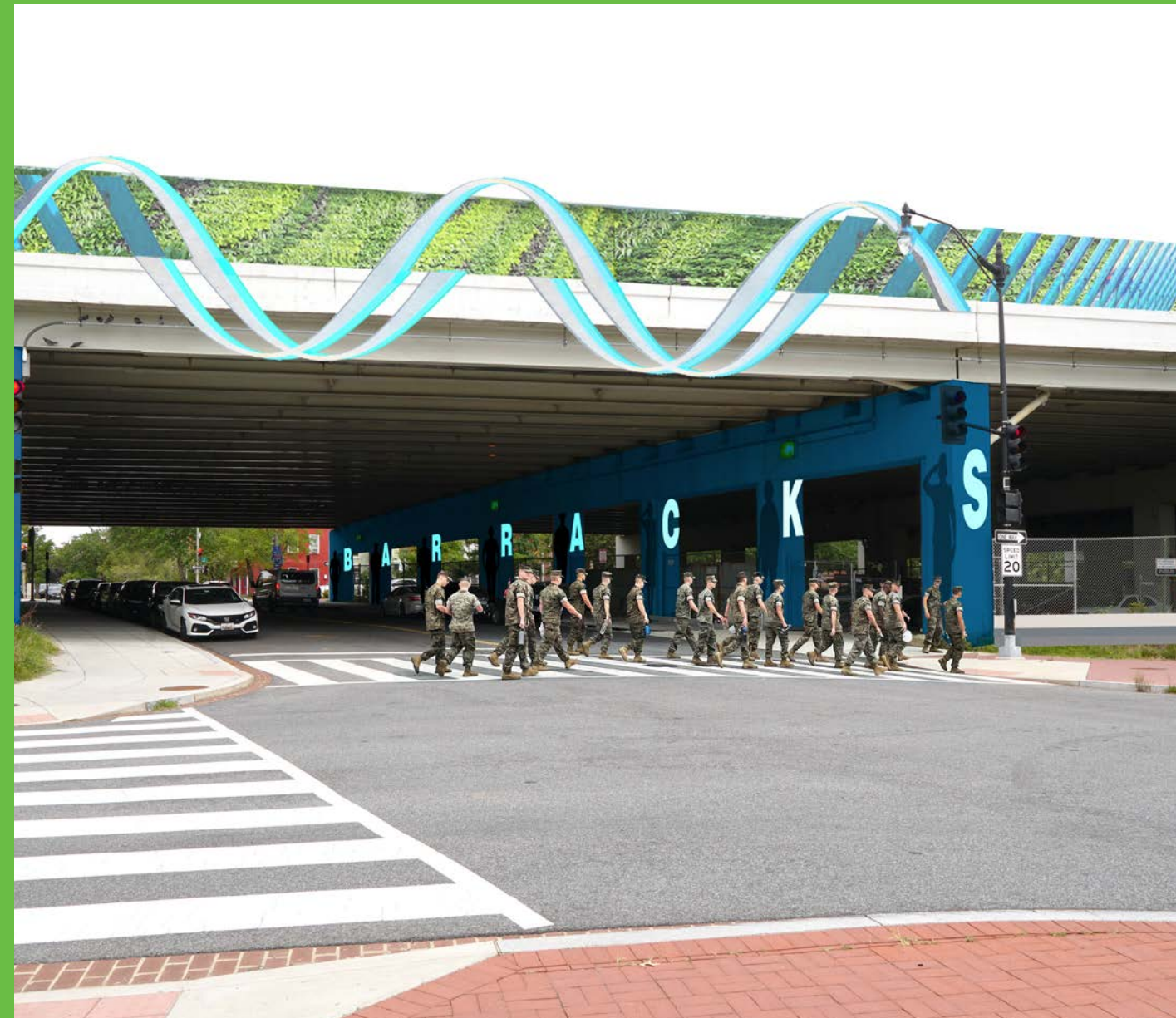
- Design Competition
- Pursue funding (grants and private partnerships) to implement winning designs
- Determine ongoing maintenance needs, schedule, and budget/funding
- Permitting and construction of enhancements
- Ongoing programming, plantings, and maintenance

7TH STREET UNDERPASS

IMPLEMENTATION

Stakeholders

Barracks Row Main St
ANC 6B
US Marine Corps
US Navy



Immediate Action

- Present Vision Plan to DC Agencies, National Capitol Planning Commission, and US Commission on Fine Arts, and local community for additional reaction and feedback
- Begin due diligence on control of the site and what uses/alterations might be permitted

2022 - 2026

- Community engagement and design charrette with Marine Barracks, Washington Navy Yard, and residential groups
- Selection of artist(s)
- Pursue funding (grants and private partnerships) to implement winning designs
- Determine ongoing maintenance needs, schedule, and budget/funding
- Permitting and installation of underpass enhancements
- Ongoing programming and maintenance

8TH STREET UNDERPASS |

IMPLEMENTATION

Stakeholders

Barracks Row Main St
ANC 6B
US Marine Corps
US Navy



Immediate Action

- Present Vision Plan to DC Agencies, National Capitol Planning Commission, and US Commission on Fine Arts, and local community for additional reaction and feedback
- Begin due diligence on control of the site and what uses/alterations might be permitted

2022 - 2025

- Design Competition
- Pursue funding (grants and private partnerships) to implement winning designs
- Determine ongoing maintenance needs, schedule, and budget/funding
- Permitting and construction of underpass enhancements
- Ongoing programming and maintenance

8TH STREET BERM IMPLEMENTATION

Stakeholders

ANC 6B
Area Property Owners
Barracks Row Main St



Immediate Action

- Present Vision Plan to DC Agencies, National Capitol Planning Commission, and US Commission on Fine Arts, and local community for additional reaction and feedback
- Begin due diligence on control of the site and what uses/alterations might be permitted

Mid-2022 - 2023

- Community engagement and design charrette with neighborhood residents
- RFP for design-build of community garden and establishment of memorandum of understanding with controlling agency for use of the space
- Design process with community engagement
- Permitting and construction of underpass enhancements
- Ongoing programming and maintenance

8TH & L STREET PLAZA

IMPLEMENTATION

Stakeholders


ANC 6B
Emblem Condo Assoc.
Area Property Owners
Barracks Row Main St



Immediate Action

- RFP for design-build of new plaza space
- Contractor selection
- Design process with key stakeholders
- Plaza construction and activation

UNDERPASS CORRIDOR VISION PLAN



1100 New Jersey Avenue, SE, Suite 1010
Washington, DC 20003
202.465.7093
info@capitolriverfront.org
capitolriverfront.org