



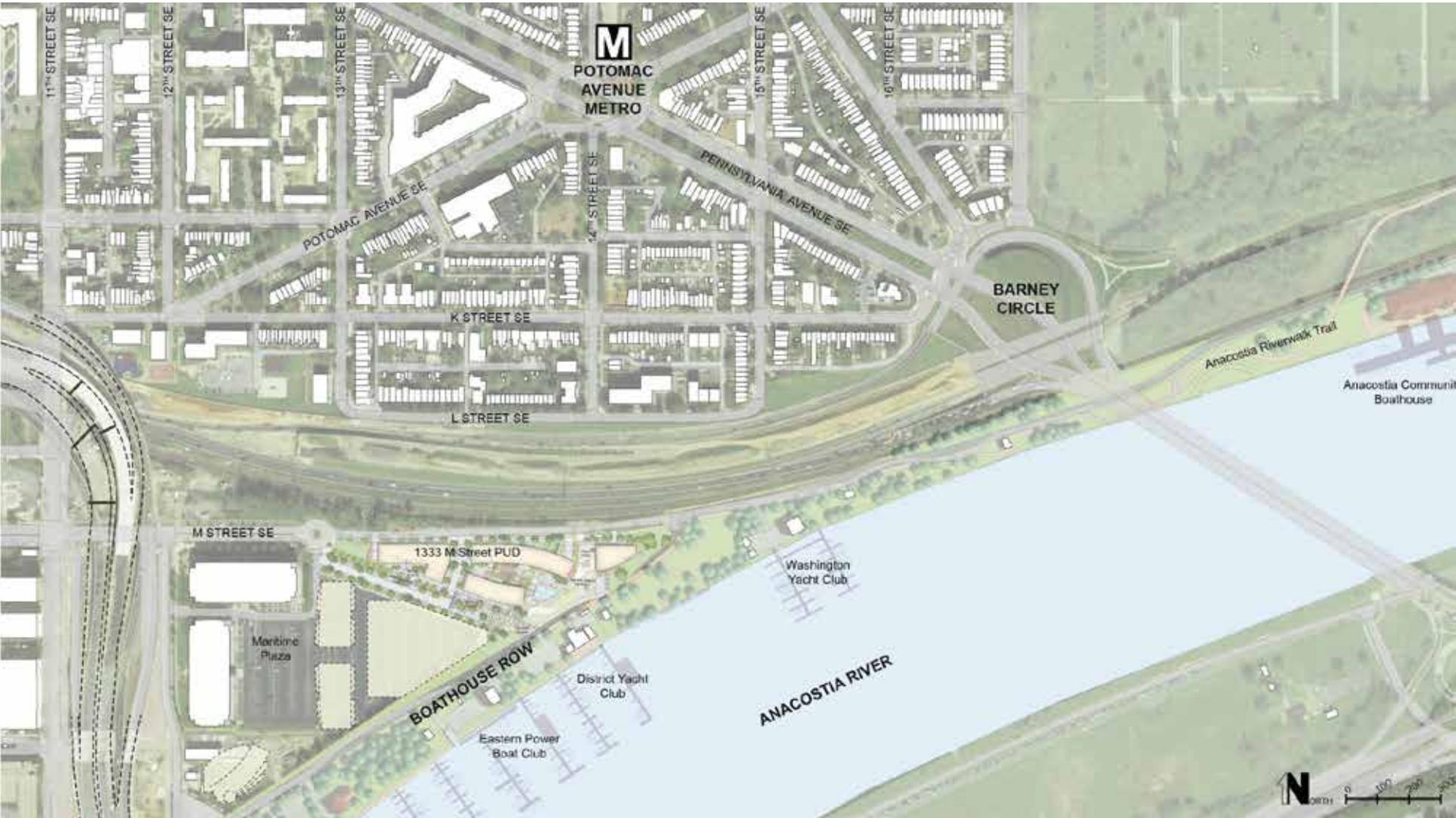
Southeast Boulevard Technical Planning Study

Presentation to the Community

December 11, 2014

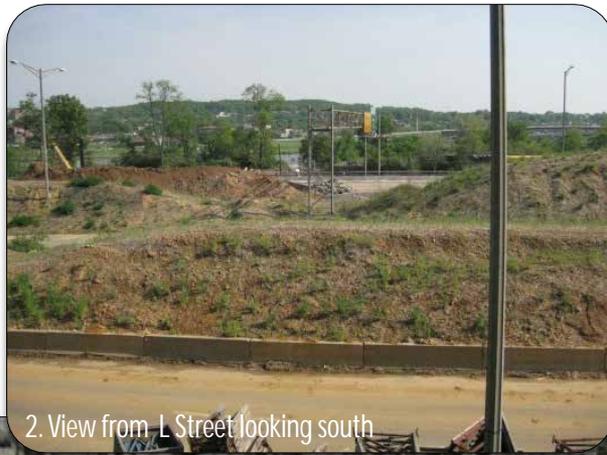
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Existing Conditions





1. View along L Street



2. View from L Street looking south



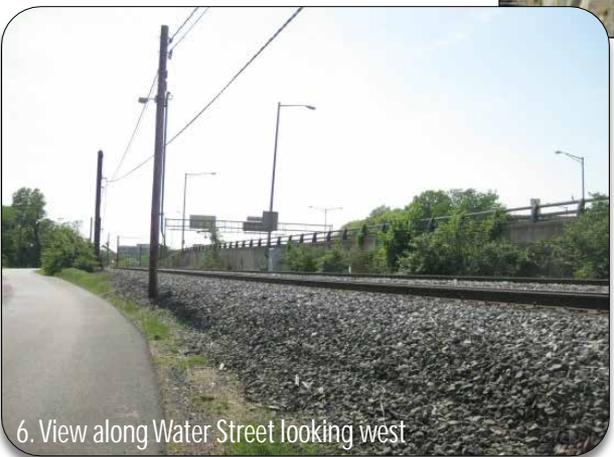
3. Residential and trees along L Street



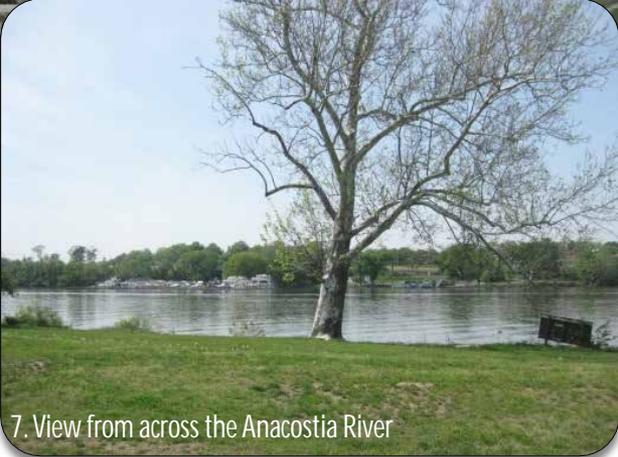
4. View from L Street looking east



5. View from Barney Circle looking west



6. View along Water Street looking west

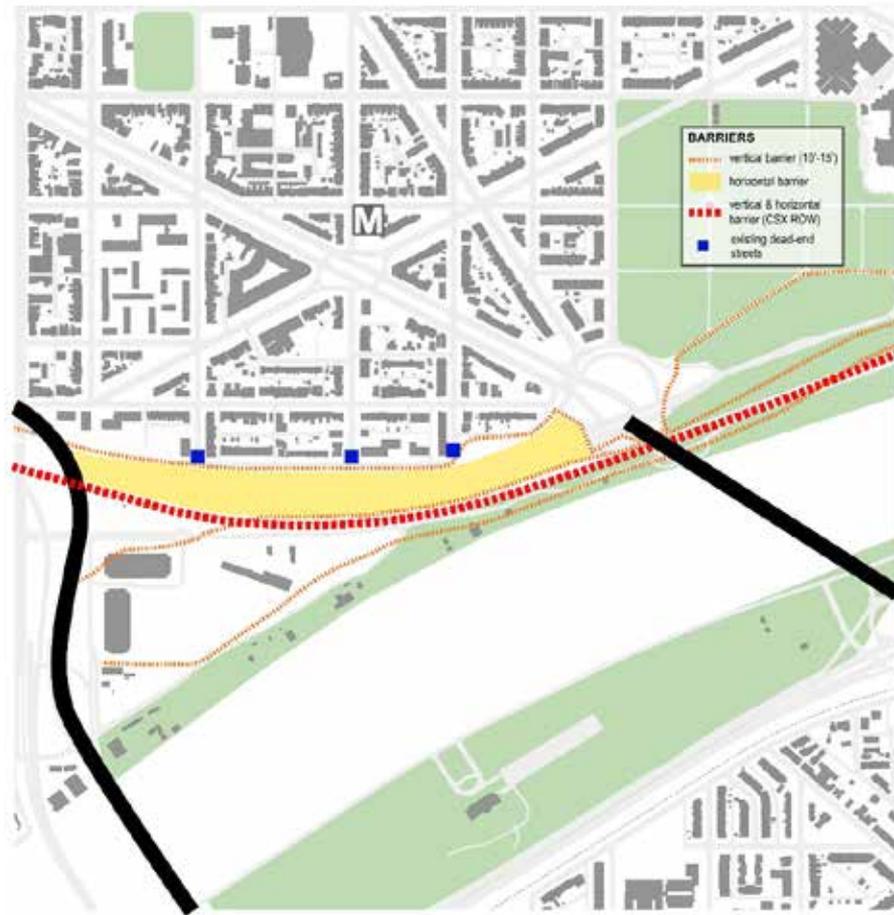


7. View from across the Anacostia River

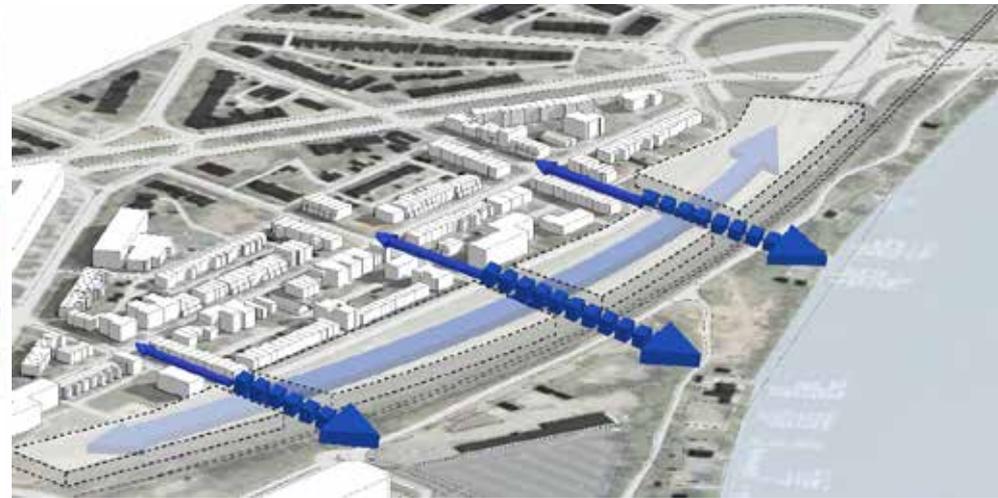
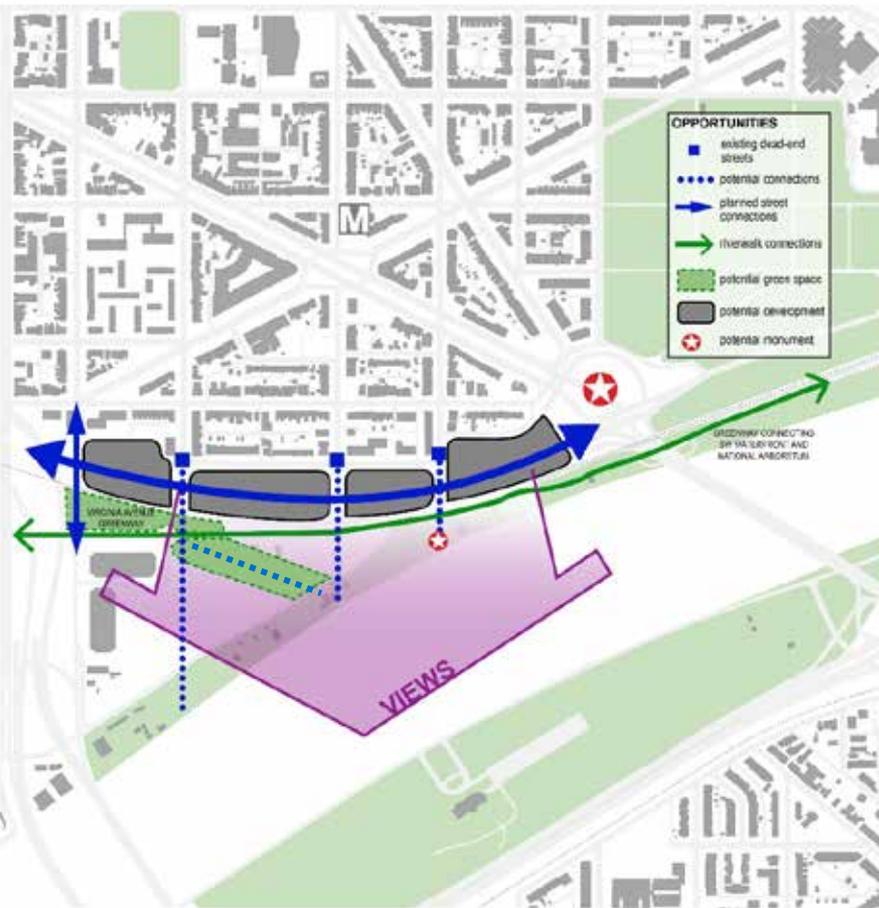


8. Barney Circle

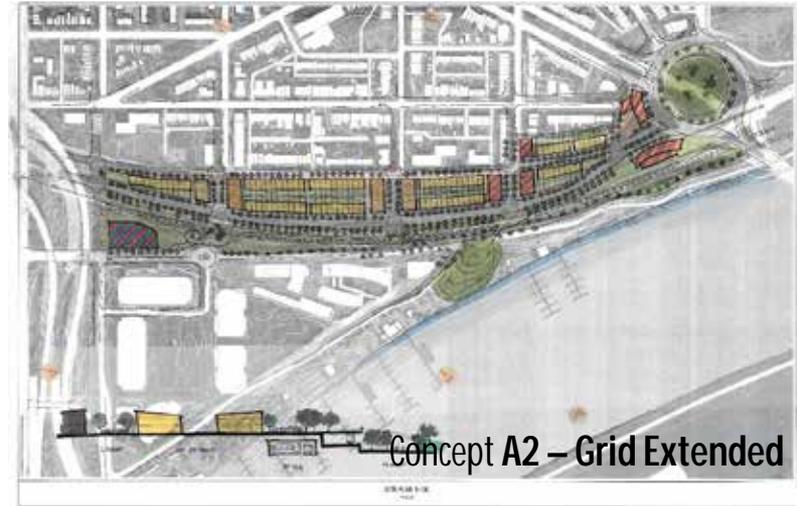
Constraints



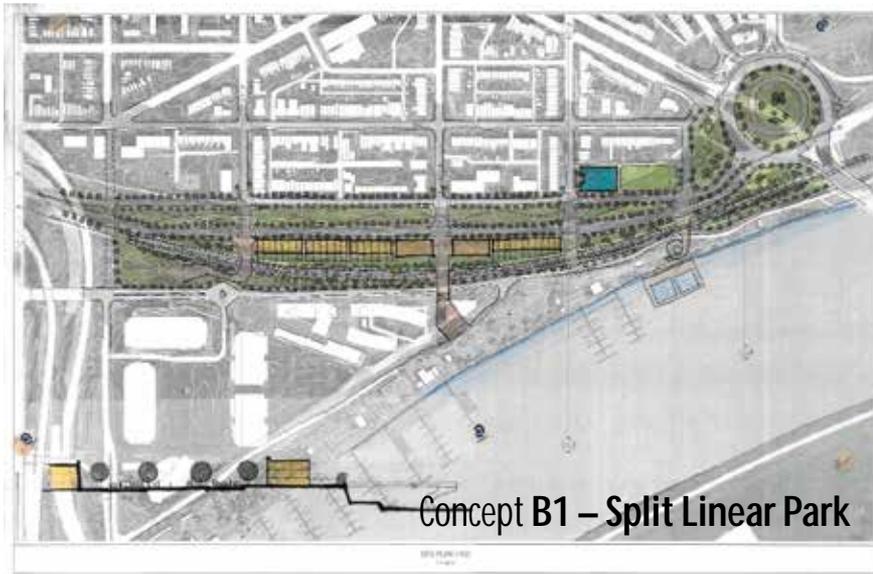
Opportunities



Where We Were



Where We Were



Concept A (largely based on A-1)



Concept A before development



Concept A (largely based on A-1)



Land Uses

- Extension of neighborhood fabric, street and block system
- Moderate to medium density residential: multifamily and rowhouse
- Small amount of ground-floor retail along 13th and 15th Streets
- Potential future park at Boathouse Row
- Potential future commercial or recreational building along M Street

New Streets

- 4 lane boulevard with bike lanes and on-street parallel parking
- L Street becomes double-sided with on-street parallel parking
- Extension of grid streets south to boulevard

Connections to Waterfront

- Pedestrian connections over CSX tracks at 13th, 14th, and 15th Streets to Boathouse Row

Bus/ Streetcar Parking

- Potential for parking in deck under boulevard
- Entry/ exit from 11th and/or Barney Circle areas



Concept A view looking northeast



Concept A view looking southeast



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Concept A view looking southwest



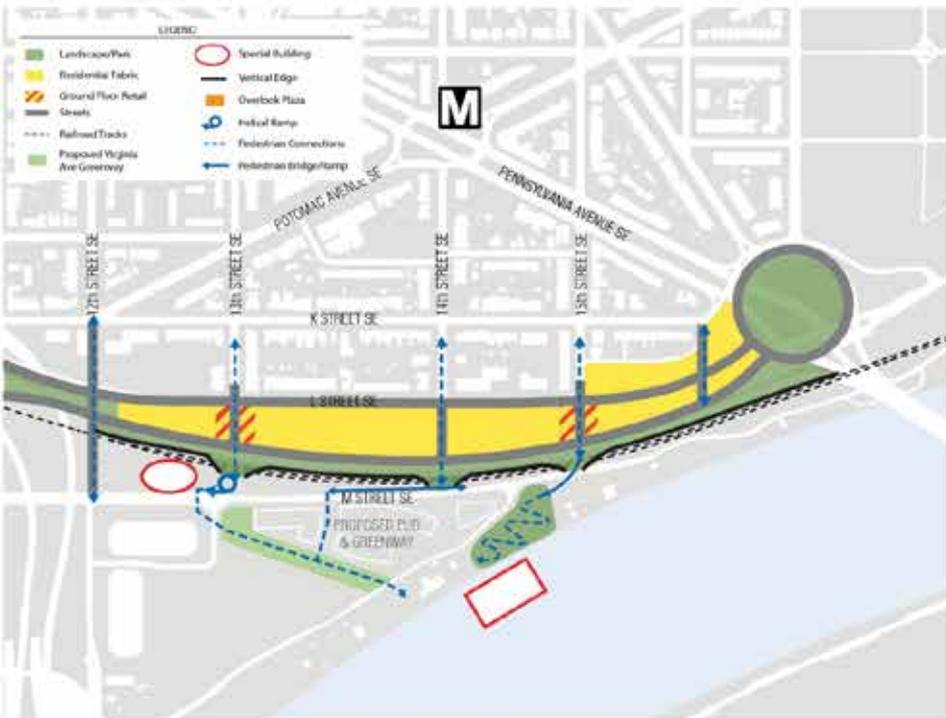
Concept A illustrative rendering



Concept B (largely based on A-2)



Concept B (largely based on A-2)



Land Uses

- Extension of neighborhood fabric, street and block system
- Moderate to medium density residential: multifamily and rowhouse
- Small amount of ground-floor retail along 13th and 15th Streets
- Potential future park at Boathouse Row with Harbor Bath
- Potential future commercial or recreational building along M Street

New Streets

- 2 lane streets with bike lanes and on-street parallel parking
- L Street becomes double-sided with on-street parallel parking
- Extension of grid streets south to new street

Connections to Waterfront

- Pedestrian connections over CSX tracks at 13th, 14th, and 15th Streets to Boathouse Row

Bus/ Streetcar Parking

- None



Concept B view looking northeast



Concept B view looking southeast



Concept B view looking southwest



Concept B illustrative rendering



Concept C (largely based on C-1)



Concept C (largely based on C-1)



Land Uses

- Neighborhood park between Capitol Hill and CSX right-of-way
- Potential future park at Boathouse Row
- Potential future commercial or recreational building along M Street

New Streets

- 4 lane boulevard with bike lanes and on-street parallel parking
- Boulevard Splits around park
- Separated from L Street by tree-lined promenade
- Extension of grid streets south to boulevard

Connections to Waterfront

- Pedestrian connections over CSX tracks at 13th, 14th, and 15th Streets to Boathouse Row

Bus/ Streetcar Parking

- Potential for parking in deck under boulevard and park
- Entry/ exit from 11th and/or Barney Circle areas



Concept C view looking northeast



Concept C view looking southeast



Concept C view looking southwest



Concept C illustrative rendering



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Discussion



Concept A

Concept B

Concept C



Next Steps

- Completion of Technical Report
- DDOT-Led Feasibility Study



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