

# Kennedy Street Streetscape Guidelines

A Coordinated Design for Public Space on Kennedy Street NW



The public space on Kennedy Street is designed to be more inviting and active for residents in surrounding neighborhoods.

## Overview

Kennedy Street NW, between Georgia Avenue and North Capitol Street, is a mixed-use corridor that serves the surrounding neighborhoods. Recent development along the corridor is bringing new residents and commercial space to the area and presents an opportunity to re-imagine public space to be more inviting and have a cohesive look and feel. This will be achieved with additional street trees, wide sidewalks for sidewalk cafes, display of merchandise, and other active uses. During public meetings held during development of the Kennedy Street Revitalization Plan (2008), residents made clear they prioritized making Kennedy Street more walkable and safe. The Kennedy Street Streetscape Guidelines will realize this goal and incorporate streetscape improvements and storm-water demonstration projects completed in 2016.

Creating a consistent sidewalk width and planting street trees are the primary goals of these guidelines. Historic pictures of Kennedy Street show the corridor has lacked street trees and consistent sidewalk widths for decades. Today, the benefits of street trees in providing comfortable pedestrian spaces, reducing ambient temperatures, and reducing stormwater runoff

are better understood and clearly defined goals of the District. Wide and inviting sidewalks are also an important part of the pedestrian network that allows active uses that contribute to accessible and successful businesses.

These guidelines allow developers to better plan their projects, understand public space improvements they are expected to include in public space applications, and know where they can consider enhancements like public art that go beyond minimum requirements. They will also ensure reviewers in District agencies provide consistent comments on public space applications. The size of properties and scale of development along Kennedy Street include multiple properties that will redevelop over the next 30 years, increasing the importance of coordinating public space improvements to create a seamless, attractive, and resilient public space from one development to the next. Implementation of the guidelines will further the community goal of creating a more comfortable and safer pedestrian realm with more trees, achieve the District's long-term environmental goals, and support a vibrant neighborhood commercial area.

## Current Street Conditions

Kennedy Street has a consistent 90' width that is regulated as public space, with the area between Georgia Avenue and 2nd Street being all public space and the area between 2nd Street and North Capitol Street being 60' of public space and 15' building restriction areas on either side. Most of the existing sidewalks in the corridor are 7' wide with the remaining public space being a mix of paved sidewalks adjacent to ground floor retail or landscaped area adjacent to residential uses.



## Public Space Vision

The Kennedy Street Revitalization Plan identifies three areas along the corridor with specific recommendations for public space in each area.

### Area 1: Georgia Avenue to 8th Street



- Enhance areas between residential buildings and the sidewalk with landscaping with or without attractive fencing.
- Ensure signage, lighting, and retail storefronts are compatible with the residential character of the area.

### Area 2: 8th Street to Kansas/Missouri Avenues



- Create vibrant neighborhood "hub" at 5th and Kennedy streets with active and transparent storefronts and cafes.
- Strengthen corners with commercial buildings that have continuous ground floor activity.

### Area 3: Kansas/Missouri Avenues to North Capitol Street



- Encourage public art promoting this area as a cultural/arts district.
- Create a vibrant and dynamic public space with activities spilling out of buildings onto wide sidewalks.

## Intersections

Specific intersections have been identified as important to defining gateways to the corridor for distant neighborhoods or as highly visible intersections within Kennedy Street for the immediate neighborhood.



- Incorporate public art, landscaping, signage, or special paving that emphasize "gateways" to the broader community at major intersections and highly visible intersections within the corridor.
- Use special paving to identify active pedestrian areas such as cafes, farmer's markets, restaurants, or merchandising.
- Install brick paving on all sidewalks at intersections.
- Consider using tower projections to further define and celebrate corners at major and minor intersections.

## Sidewalk Plans

Conditions will be implemented on both north and south sides of Kennedy Street and determined based on ground floor use of private property. Conditions adjacent to ground floor residential and commercial uses should be treated differently. Both streetscape conditions are addressed in these guidelines.

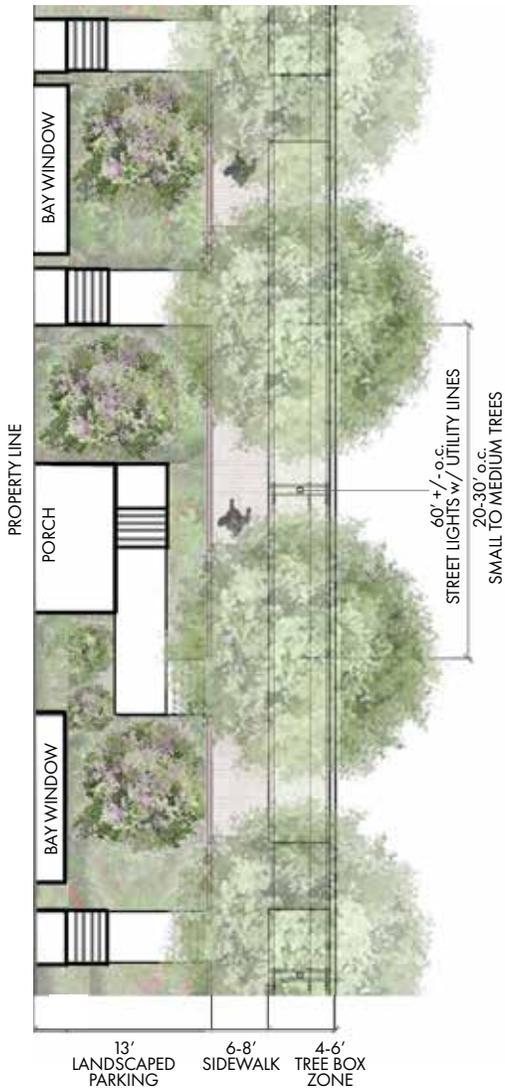
### Parklike Residential Facades

Public space along residential buildings maintains a park-like character with continuous and attractive landscaped spaces. Bay and oriel windows contribute to visual interest and residential scale, and canopies, marquees, and porches highlight building entrances and places for informal gathering.

### Active Commercial Facades

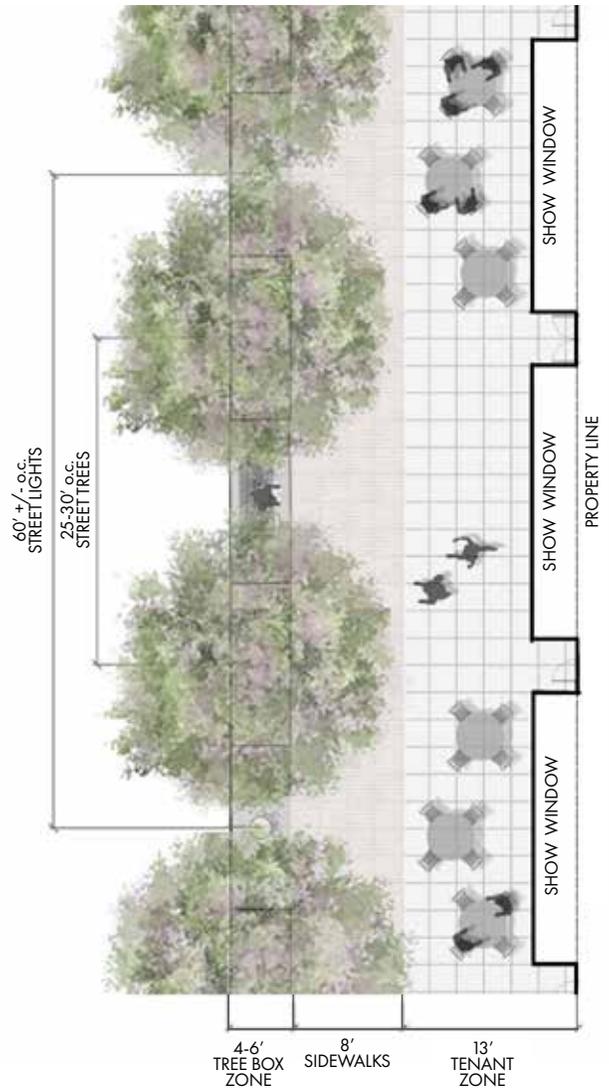
Comfortable sidewalks adjacent to commercial uses are animated with cafes and other active uses. Attractive show windows open vibrant retail spaces to the sidewalk. Awnings at the ground level create visual interest and pleasant pedestrian spaces.

**Plan at Residential Facade**



**North Side**

**Plan at Commercial Facade**



**South Side**

### Residential Plan

- Sidewalks in residential areas are 6 to 8 feet wide.
- Tree box zones vary in width from 4 to 6 feet.
- All remaining public space should be set aside for landscaping along the building.
- Step, porch, bay window, balcony, and porch projections are encouraged.
- Orient benches toward building facades.

### Commercial Plan

- Tree box zones are 4 to 6 feet wide.
- Sidewalk adjacent to commercial uses are 8 feet wide.
- Set aside remaining public space for tenant zones along the building.
- Show window projections are encouraged at the ground floor and bay window and balcony projections are encouraged on upper floors.
- Orient benches towards building facades.

## Additional Guidance

### Landscaped “Public Parking”

The landscaped area between the back of the sidewalk and property line or building restriction line is referred to as “public parking” in District regulations. These regulations ensure this area remains green and park-like and apply to public space and building restriction areas. More information on these regulations are in *DCMR Title 24: Public Space and Safety*.

### Building Projections

Buildings in the District are notable for windows, balconies, porches, awnings, canopies, marquees, and architectural detail that extend from façades into public space. The District allows these building projections to make the city more attractive. More information on allowances for building projections are in *DCMR 12A: Construction Code, Chapter 32: Encroachments*.

### Building Restriction Lines

Building restriction lines demark areas of private property regulated as public space. Work in these areas require public space permits from the District Department of Transportation (DDOT). Check out the *Public Realm Design Manual* for more information.

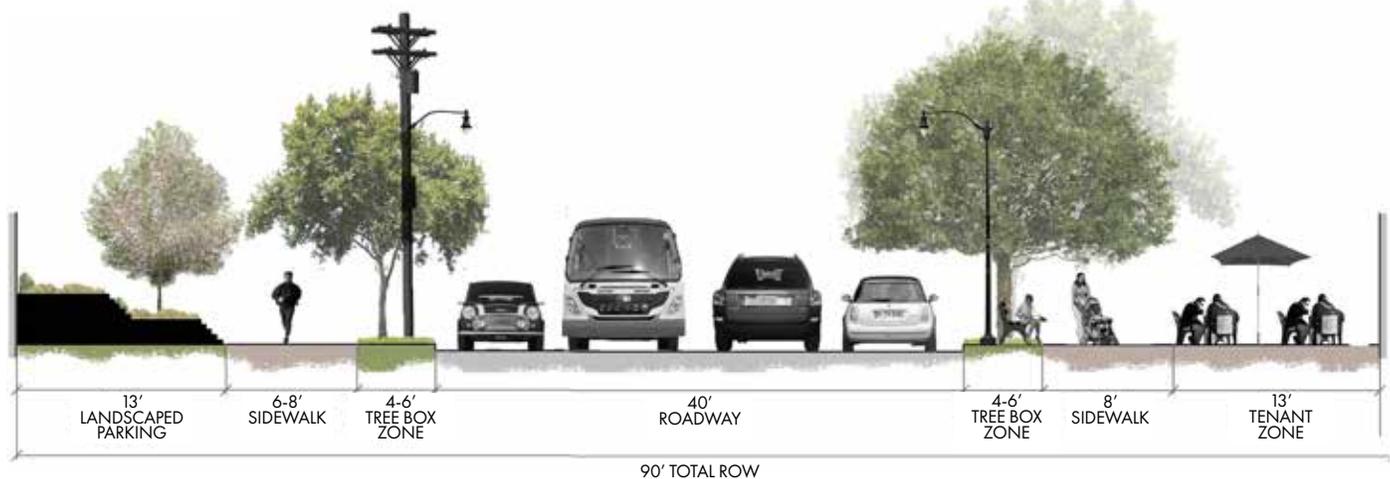
### Resilient Urban Design

A healthy tree canopy and stormwater retention features in public space expand the District’s capacity to manage stormwater and reduce the heat island effect. More information on how to incorporate these practices into public space are in DDOT’s *Green Infrastructure Standards*.

## Typical Street Section

RESIDENTIAL TREATMENT

COMMERCIAL TREATMENT



## Streetscape Dimensions and Materials

To ensure consistency along the corridor all streetscape plans are recommended to use these dimensions and materials. Applicants should contact the Urban Design Division at OP or the Planning and Sustainability Division at DDOT to determine exact dimensions for each project. Variations in dimensions may be necessary to phase in current minimum standards with existing, non-standard conditions and will be resolved on a case-by-case basis. All applicants should work with the Urban Forestry Division to provide minimum soil volumes for street trees. Planting native flowering trees in the landscaped public parking area is encouraged.

Location	Tree Box Zone	Sidewalk	Parking/Tenant Zone
All Blocks	4-6'	Residential: 6-8' Commercial: 10'	13'
Streetscape Elements	Specification		
Street Trees	North Side: TBD – 20-25' on center South Side: Yellow-wood ( <i>Cladrastis kentukeo</i> ), Chinese Pistachio ( <i>Pistacia chinensis</i> ), Littleleaf Linden ( <i>Tilia cordata</i> ) – 25-30' on center		
Streetlight	Black Hanging Pendant on Freestanding Pole or Utility Pole		
Sidewalk/Tree Box	Red Brick		
Tenant Zone	3x3 Poured-in-Place Concrete		
Curb	Granite		
Gutter	Concrete		

For questions about these guidelines, contact the Urban Design Division at OP, or the Planning and Sustainability Division at DDOT.

