NoMa STREETSCAPE GUIDELINES

STREETS AS LINEAR PARKS

In the next few pages, you will find a summary of the NoMa Streetscape Guidelines, including details on the materials, pavers, street furniture, plantings, and soil systems that will bring great streets to NoMa. NoMa is a flourishing neighborhood with a dense and active mix of uses. The NoMa Streetscape Guidelines represent an important tool for the private sector to help realize the NoMa Vision and Development Plan and the NoMa Public Realm Design Plan goals: transforming NoMa's streets into linear park spaces, encouraging the use of public space, and providing a healthier city for all. It provides a clear set of guidelines for public space design in NoMa with a few major goals in mind:

1) Encourage growth of a large, healthy canopy
2) Enliven street activity (create streets that support active use by NoMa workers, residents, and visitors)
3) Provide accessible and easily walkable pedestrian paths
4) Promote sustainability

We encourage all NoMa property owners to reshape public space and treat streets as linear parks. A key component in fulfilling these goals is the use of suspended pavement systems. These systems support sidewalk pavers while protecting soils from compaction, allowing for healthy trees roots and providing stormwater capture. They also reclaim space for pedestrians in the right-of-way (ROW). These guidelines have been approved by DDOT. Other agencies and entities involved in the development of these guidelines include the DC Office of Planning, the District Department of Energy and Environment, and the NoMa Parks Foundation.

It should be noted that the use of any non-standard material will require approval by DDOT on a case-by-case basis. Approvals typically require the applicant to record a maintenance agreement with the District, inclusive of any work required due to any unresolved issues due to utility improvements.

PRIMARY STREETS

First Street NE is NoMa's Main Street and serves as the backbone for the area. Due to its central location, north-south orientation, wide ROW, and broad sidewalks, much of First Street is already active and appealing. The balance has strong potential to add to this great street in NoMa.

K Street NE is NoMa's widest ROW, which will allow it to incorporate the Guidelines to the maximum extent possible. It has the potential to become a lush, linear park that can connect through NoMa and toward North Capitol and the downtown core.

L, M, and N Streets NE are NoMa's most intensely mixed-use streets. They also serve as secondary collector streets that tie NoMa to the east and west portions of the city.

2nd Street, Delaware Avenue & Patterson Street NE are narrow, often without setbacks, and so are the most challenging of the streets for implementing the goals of the Guidelines.

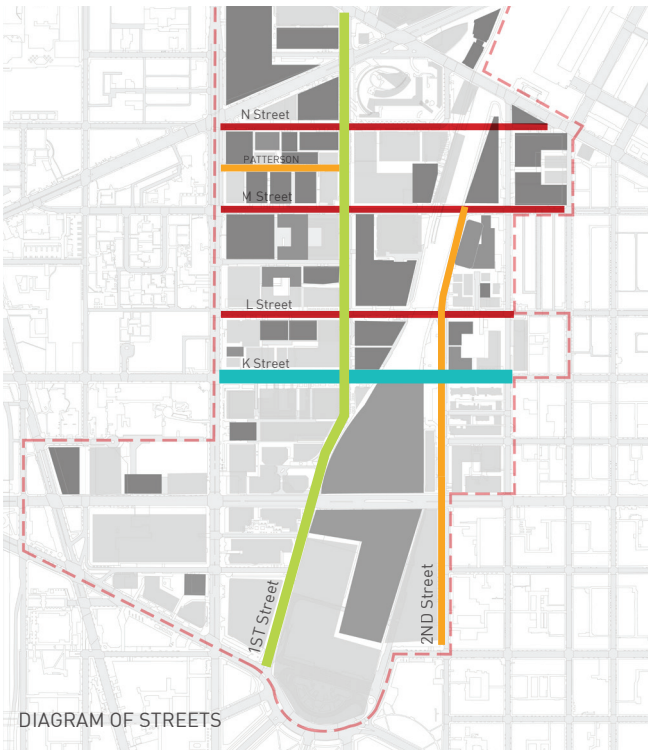


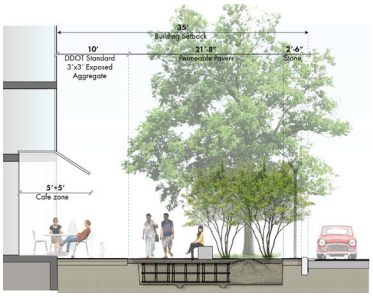
DIAGRAM OF STREETS

NoMa STREETSCAPE GUIDELINES

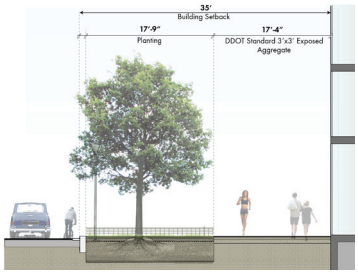
STREET SECTIONS

The descriptions below are supplementary to the full NoMa Streetscape Guidelines. Please note that all maximum plans recommend Silva cells (or other suspended pavement system) and Washington Globe light fixtures, spaced at 70' on center, except for 2nd Street, Delaware Avenue, and Patterson street, where fixtures should be placed with the typical street tree module.

FIRST STREET NE



MAXIMUM

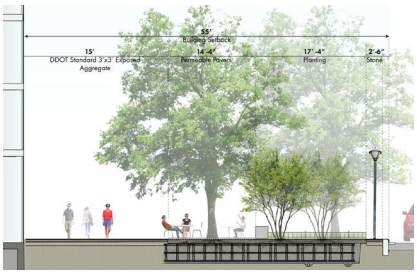


MINIMUM

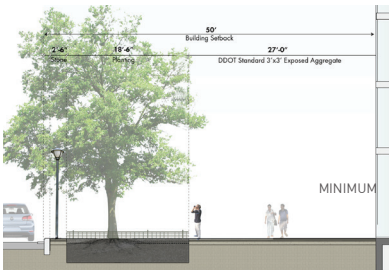
Minimum (DDOT Standard)*:
Standard DDOT exposed aggregate concrete is the primary paving material. In order to obtain acceptable minimal canopy coverage, at least seven trees will need to be planted within a typical block.

Maximum (DDOT Non-Standard):
Two options for maximum growth are delineated for First Street NE. Soil volumes are proposed in both that will allow the establishment of seven to eight large canopy trees as well as understory trees within full beds of lush plantings. The establishment of a single row of large species street trees spaced 35' on center along with understory trees will not only promote the street as a linear park but will also provide numerous opportunities for the creation of appealing conversational spaces.

K STREET NE



MAXIMUM



MINIMUM

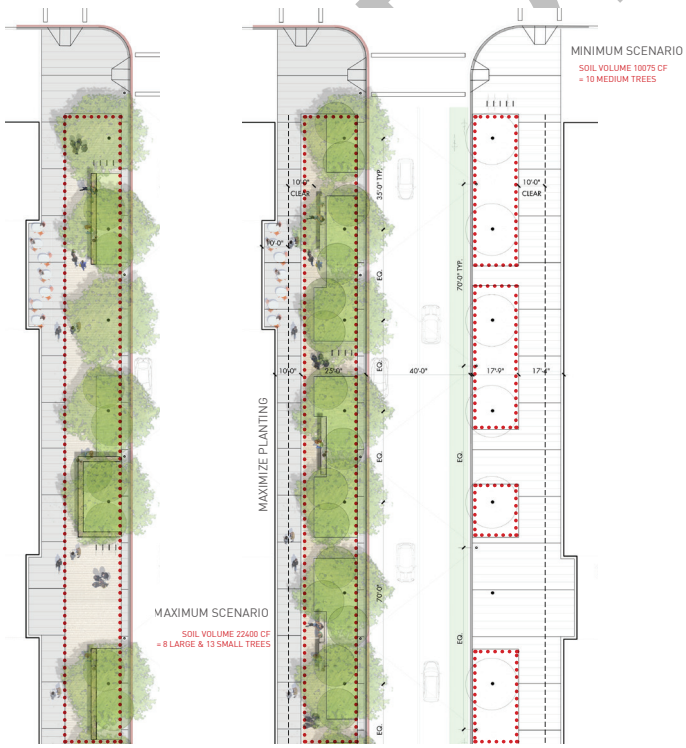
Minimum (DDOT Standard)*:
Planting trees with 35' spacing will establish the minimum acceptable canopy coverage. DDOT exposed aggregate concrete is the primary paving material.

Maximum (DDOT Non-Standard):
The maximum option includes a double row of street trees, spaced 35' on center, that will establish a lush, full canopy. Permeable pavings and Silva cells (or other suspended pavement system) enable recommended soil volumes. The plan shows a typical 2.5' stone step-off zone. Raised planters at seat height provide informal seating and social gathering spaces. Standard Washington Globe light fixtures are recommended, spaced at 70' on center, the typical module.

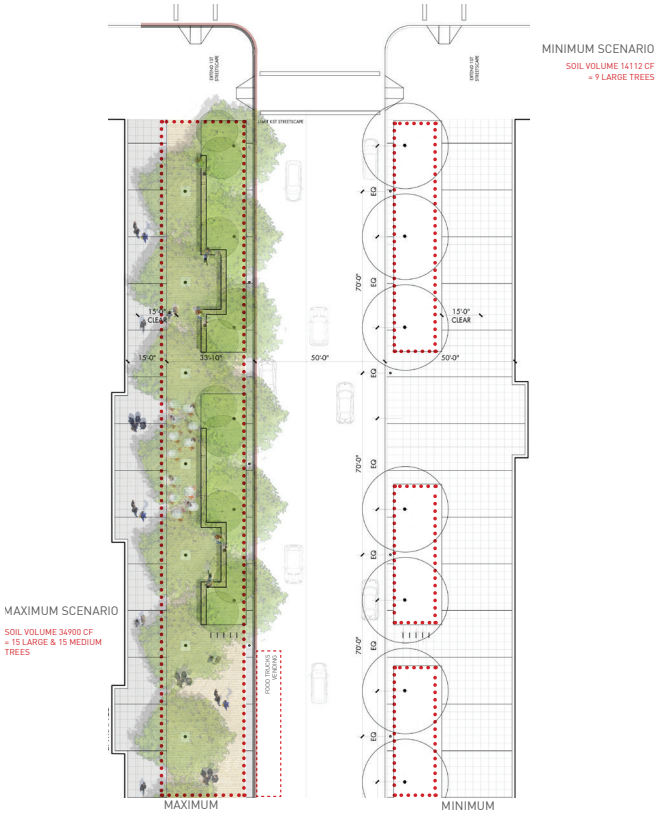
* Minimum (DDOT Standard) scenarios all require soil volumes sufficient to support the establishment of medium-sized trees.

STREET PLAN VIEW

FIRST STREET NE



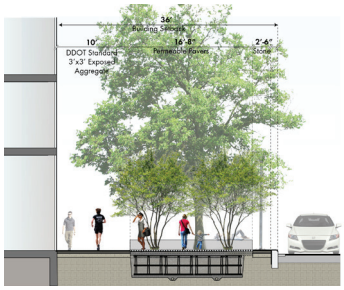
K STREET NE



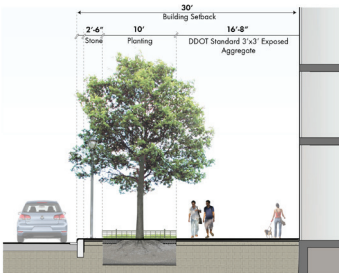
NoMa STREETSCAPE GUIDELINES

STREET SECTIONS

L, M & N STREETS NE



MAXIMUM

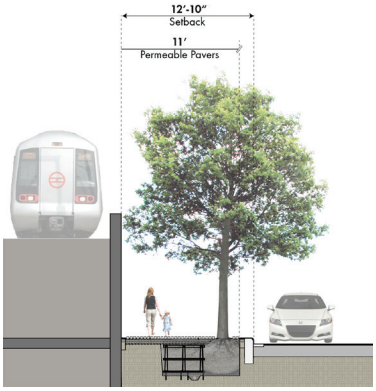


MINIMUM

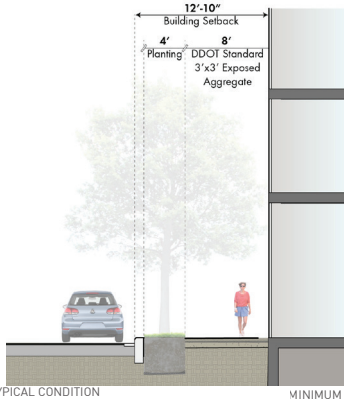
Minimum (DDOT Standard)*:
In order to obtain acceptable minimal canopy coverage, at least seven trees will need to be planted within a typical block. Standard DDOT exposed aggregate concrete is the primary paving material.

Maximum (DDOT Non-Standard):
Requires a soil volume that will allow the establishment of seven to eight mature canopy trees as well as understory trees within full beds of lush plantings. The plan includes establishment of a single row of large street trees spaced 35' on center, accented with understory plantings.

2ND STREET, DELAWARE AVE, AND PATTERSON STREET



MAXIMUM



2ND STREET SECTION- TYPICAL CONDITION

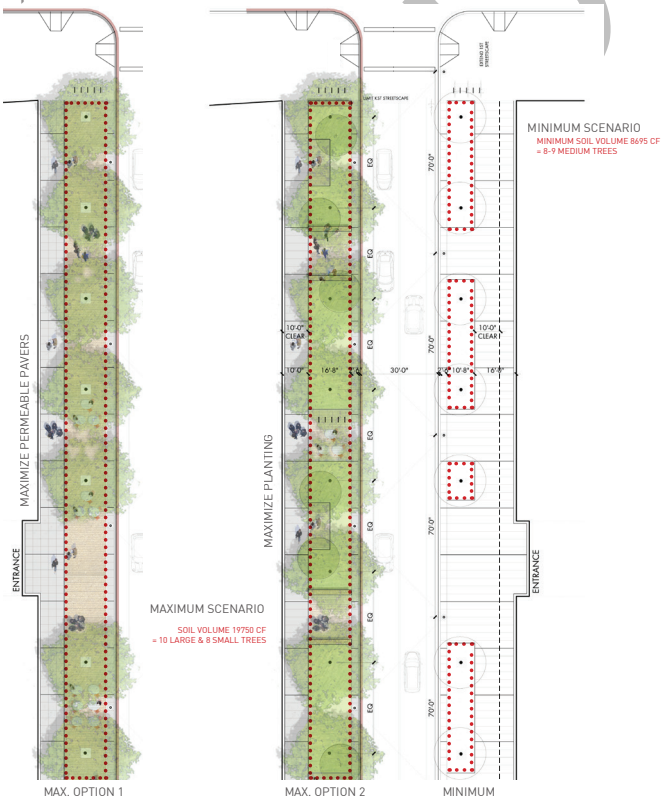
MINIMUM

Minimum (DDOT Standard)*:
Due to the narrow street width, only three to four medium trees will be possible.

Maximum (DDOT Non-Standard):
Requires a soil volume that will allow the establishment of nine to ten medium trees (six large, mature canopy trees). This may be accomplished through the use of permeable pavers placed on Silva cells (or other suspended pavement system) to provide growing conditions that promote larger, healthier trees. Standard Washington Globe light fixtures should be spaced with the typical street tree module in mind, so that the tree canopy will not interfere with light disbursement.

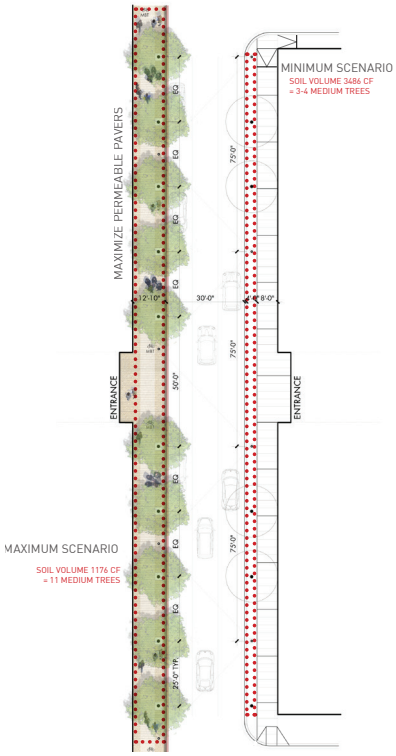
STREET PLAN VIEW

L, M & N STREETS TYPICAL BLOCK



MAX. OPTION 1 MAX. OPTION 2 MINIMUM

2ND STREET, DELAWARE AVENUE, AND PATTERSON STREET



NoMa STREETSCAPE GUIDELINES

STREETSCAPE MATRIX

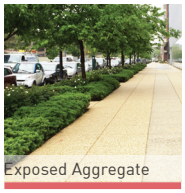
PROPOSED STREET COMPOSITION & MATERIALS

	Dimensions								
Street					Max. Trees		Min. Trees		
1st Street	Total ROW	Building to face of curb	Cart Path	Step Out	Permeable pavers & Silva Cell	Walk	Plant area	Walk	Tenant Zone
	110'	35'	40'	2'6"	21'8"	31'8"	10'	21'8"	5'+5'
2nd Street	60'	12'10"	30'	-	12'	12'	4'	8'	-
L, M & N Street	90'	30'	30'	2'6"	16'8"	26'8"	10'	16'8"	-
K Street	150'	50'	50'	2'6"	36'8"	46'8"	15'4"	31'4"	5'+5'

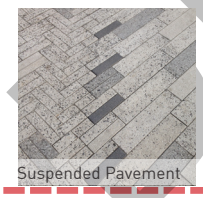
	Materials					Trees & Furnishings							
Street		Max. Trees	Min. Trees			Max. Trees				Min. Trees			
1st Street	Street Light	Walk	Walk	Curb	Gutter	Spaced on center	Distribution	Size	Others	Spaced on center	Distribution	Size	Others
	DDOT standard	Exposed Aggregate & Permeable Pavers	Exposed Aggregate	Granite	Brick	35'	curb-side row	large	understory trees	35'	curb-side row	medium	-
2nd Street	DDOT standard	Permeable Pavers	Exposed Aggregate	Granite	Brick	25'	curb-side row	medium	-	50'	curb-side row	medium	-
L, M & N Street	DDOT standard	Exposed Aggregate & Permeable Pavers	Exposed Aggregate	Granite	Brick	35'	curb-side row	large	-	35'	curb-side row	medium	-
K Street	DDOT standard	Exposed Aggregate & Permeable Pavers	Exposed Aggregate	Granite	Brick	35'	double row	large	understory trees	35'	curb-side row	large	-

MATERIAL MATRIX

PAVING


Exposed Aggregate

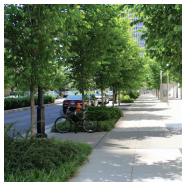

Permeable Pavers

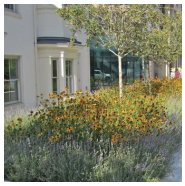

Suspended Pavement

DDOT STANDARD

DDOT NON STANDARD

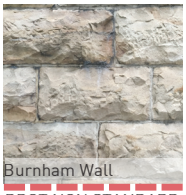
PLANTING

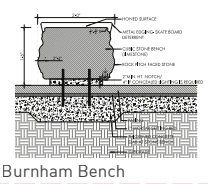




UFA MUST APPROVE SPECIES

SEATING

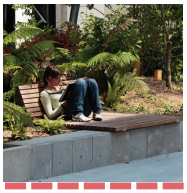

Burnham Wall



Burnham Bench

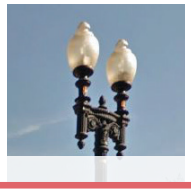
DDOT NON STANDARD

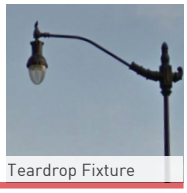
SEATING



LIGHTING

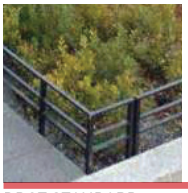
Washington Family




Teardrop Fixture

DDOT STANDARD

PLANTER EDGING



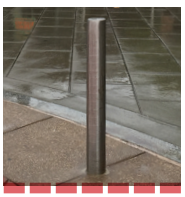
DDOT STANDARD

BIKE RACKS TRASH & RECYCLING

DDOT STANDARD

DDOT NON STANDARD

BOLLARDS



DDOT NON STANDARD

DDOT STANDARD

DDOT NON STANDARD