

HOWARD UNIVERSITY - LEDROIT PARK REVITALIZATION INITIATIVE  
STREETScape DESIGN



- CELEBRATING HISTORY
- REDEFINING COMMUNITY
- ENHANCING LIFE QUALITY AND SAFETY

# STREETScape DESIGN

HOWARD UNIVERSITY - LEDROIT PARK REVITALIZATION INITIATIVE

MAY 1998



**Sorg and Associates**  
Architects and Engineers, D.C.  
Washington, D.C.

**F**or more than a century, LeDroit Park was a vibrant part of Washington, D.C.'s intellectual and residential life. Anchored by the 130-year-old Howard University, this community is rich in culture and tradition. Over the last few decades, however, the community and its surrounding neighborhoods have experienced economic decline. In an effort to restore these neighborhoods to their former greatness, Howard University is developing a comprehensive community revitalization plan. Howard sought the assistance of the Fannie Mae Foundation to commence a three-part study. The goal was to propose a redesigned streetscape, develop a long-range land use plan and conduct a feasibility study to renovate the old Howard Theatre and create a cultural district around it.

The Fannie Mae Foundation turned to the firm of Sorg and Associates to develop a comprehensive streetscape plan. To guide the consultants in their work, Howard University convened a community planning task force to gain input from residents and community leaders. Finally, after careful examination of the physical condition of the Howard University-LeDroit Park community, the consultants made recommendations and their proposals are contained herein. The land use plan and theater renovation/cultural district feasibility study have been published as two separate documents.

The project area is bounded on the east by North Capitol Street; on the north by Michigan Avenue and Columbia Road; on the west by Sherman Avenue and Ninth Street; and on the south by Florida and Rhode Island avenues. A two-mile length of Georgia Avenue from M Street to Quincy Street is also included.

This streetscape design proposal was developed after a thorough and careful survey of each street in the nearly 150-block project area. The type of construction materials was recorded, as was the condition of each sidewalk, curb and gutter. Every street was photographed and notations were made about the presence of street trees, landscaping, street lighting and signage. The street inventory has been published separately.

Historical documents were unearthed, previous surveys and development studies were digested and a series of community meetings was held to gather input from residents and city leaders. The final design is a reflection of practical ideas, creative thinking and community desires.

**Sorg and Associates**  
Architects and Engineers, P.C.  
Washington, D.C.  
May 1998

**Design Team Participants:**  
Suman Sorg, Principal-in-Charge  
Kent Macdonald, Project Manager  
Irene Mees  
Eric Cook  
Catherine Moore  
Steven Vlach  
Rodney Robinson

---

TABLE OF CONTENTS

**INTRODUCTION**

Aerial Map 1

**EXISTING CONDITIONS**

Zone Map 2

**A NEW STREETScape**

Overview 3

Conceptual Plan 4

**CELEBRATING HISTORY**

Main Concepts 5

Jazz Walk 6-7

LeDroit Park Walk 8-9

Presidents' Walk 10-11

**REDEFINING COMMUNITY**

Main Concepts 12

LeDroit Park 13-14

Howard Univ. at Georgia Ave. 15-17

Northgate 18-19

Southgate 20-21

McMillan Park 22-24

**ENHANCING LIFE QUALITY  
& SAFETY**

Main Concepts 25

Typical Residential Street 26-27

Typical Commercial Street 28

Shaw-Howard Univ. Metro 29

---

The Howard University-LeDroit Park community in northwest Washington, D.C., is a rich cultural historic district. This streetscape design proposed for Howard University and the neighboring communities of LeDroit Park, Bloomingdale and Pleasant Plains unites an area that has been the tableau of several vibrant chapters of African-American history. Its residents have included many African-American men and women who contributed significantly to the cultural and intellectual life of the nation.

It is an area graced with many fine buildings and public spaces, from the charming southern architecture of LeDroit Park, one of the District's first suburbs and now a federally designated historic district, to the stately older buildings of Howard University. It is also an area that has witnessed much history. LeDroit Park, once off-limits to blacks, is the site of early efforts to achieve equal housing in a segregated, white neighborhood. The Howard Theatre, now boarded up and padlocked, was in its heyday a rival to the Apollo Theatre in Harlem and was host to nearly every jazz great of this century. Howard University, an internationally recognized institution, has been a preeminent African-American university for more than 130 years. Old McMillan Reservoir, carved out by Capital City planners to be among the most beautiful parks in the nation, has been fenced off since before World War II.

The area's natural amenities are not dissimilar to that of Georgetown or Dupont Circle, and even better in some respects. It has Metrorail service, easy access to downtown D.C., significant arterial streets, a comprehensive medical complex, a park with a water site, a major commercial spine and a fertile business district with large tracts of developable property.

It is undeniable, however, that the area suffers from blight and, as other parts of D.C., from inadequate government services. The damage goes beyond cracked sidewalks and unkempt parks. The area suffers from a deteriorated infrastructure, inadequate or substandard city services, disinvestment, violent crime and drug dealing, large numbers of vacant or abandoned properties, dysfunctional schools and concentrated poverty.

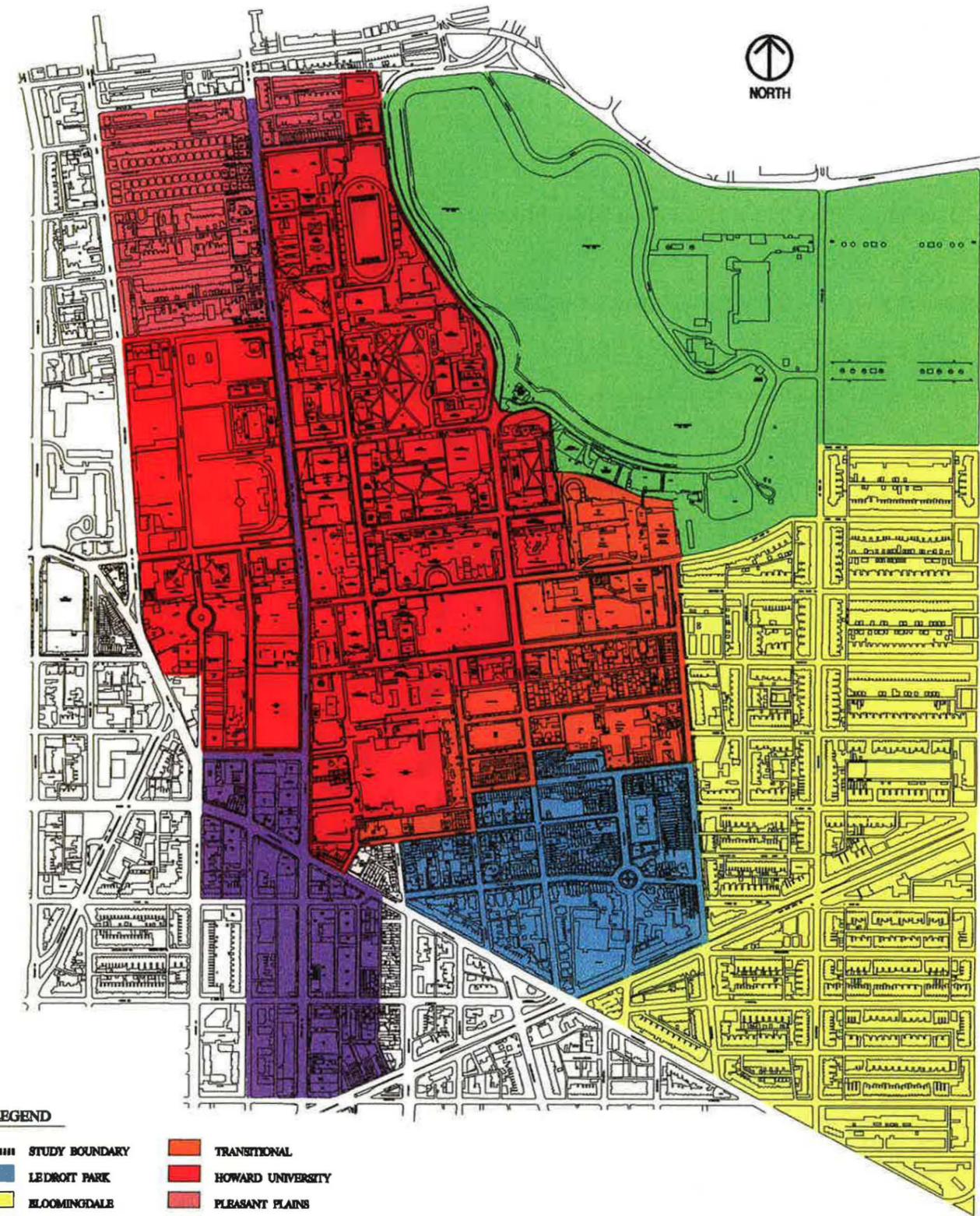
This booklet proposes a streetscape design that will enhance the community's physical attributes, celebrate its history, redefine its sense of community and improve the quality of life for residents and visitors. The streetscape design is part of a larger project, the Howard University-LeDroit Park Revitalization Initiative, that focuses the city's attention and resources on a part of D.C. that has the potential to enrich the entire metropolitan region.

The design of the streetscape takes its inspiration from the area's vivid history, letting design elements in the streets and sidewalks evoke personalities, events and ideas of the past while beckoning residents and visitors with a warm and inviting welcome. The new streetscape also paves the way for development and revitalization by reinforcing the unique and positive urban qualities of the area.

The streetscape design is specific. It deals with fundamental elements of the infrastructure, such as new sidewalks, landscaping and street lighting. It also suggests locations for new parks and other improvements to the public domain. It is a conceptual framework for the overall Revitalization Initiative that takes a thoughtful look at future development. Its ideas are practical, workable and affordable and should be used as a sound blueprint for revitalization.



# EXISTING CONDITIONS



The project area can be divided into five zones.

- Three long-established neighborhoods with historical significance
- A distinguished 130-year-old Historically Black University
- A once-beautiful but long-ignored water site with potential parklands
- A major commercial boulevard with struggling businesses
- Areas of transition where incompatible uses proliferate

The project area is defined by its major arteries, and the proposed streetscape plan builds on its many assets. In fact, the natural amenities make this a surprisingly rich community. The project area has Metrorail service, easy access to downtown Washington, D.C., significant arterial

streets, a comprehensive medical complex, potential parklands at McMillan Reservoir and large parcels of land suitable for development.

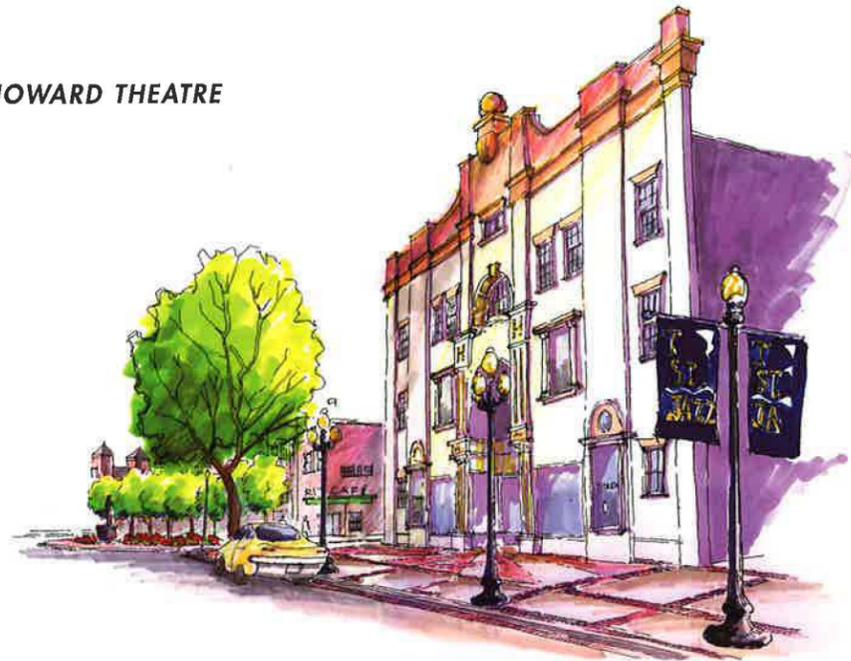
The residential area has intimately scaled streets, low hills that provide distant views of the city, neo-classical buildings and Victorian homes with gables and towers. The campus has grand gateways and courtyards with distinctive, stately architecture.

Decades of decline, however, have left the area in disrepair. Sidewalks and streets are cracked. Street lighting is inadequate. Abandoned buildings and vacant lots create unsafe and unsightly areas. Large parking lots are found in incompatible places. Together, these create an overall sense of neglect and a fear of crime among residents and visitors.

LEGEND

- |      |                    |   |                   |
|------|--------------------|---|-------------------|
| ▤▤▤▤ | STUDY BOUNDARY     | ■ | TRANSITIONAL      |
| ■    | LEDROIT PARK       | ■ | HOWARD UNIVERSITY |
| ■    | BLOOMINGDALE       | ■ | PLEASANT PLAINS   |
| ■    | MCMILLAN RESERVOIR | ■ | GEORGIA AVENUE    |

THE HOWARD THEATRE



The design for the streetscape has three guiding themes: to celebrate the area's history, to redefine a sense of community and to enhance the quality of life for residents and visitors.

**Celebrating History** is intended to draw attention to the importance of the area in African-American culture and intellectual life. Three different "history walks" have been designated on short stretches of some streets to honor the memory or accomplishments of events and people. Through special pavement, lighting, gateways, signage and highlighted "special places," these streets will tell stories of the people and events in their past.

**Redefining Community** focuses on reinforcing the area's positive urban features and providing new ones where they are lacking. Shopping areas will be distinct

pedestrian-oriented zones. Usable outdoor spaces will be designated for play and relaxation. Residential zones will be buffered from incompatible uses. The design creates a more intimate relationship between residents and the environment by using elements that lend a sense of enclosure, clearly differentiating between public, semi-public and private zones.

**Enhancing Life Quality and Safety** proposes pragmatic solutions for the area's basic infrastructure problems. It calls for adding street lights to improve residents' sense of safety, repairing sidewalks and curbs to add property value, planting trees and other greenery to increase aesthetic worth and building curb bulb-outs to slow traffic.

Each part of the schematic design is detailed in the following pages.

MCMILLAN RESERVOIR



LOOKING WEST ON U STREET



This map shows some of the ways in which the three themes of the streetscape design will be implemented.

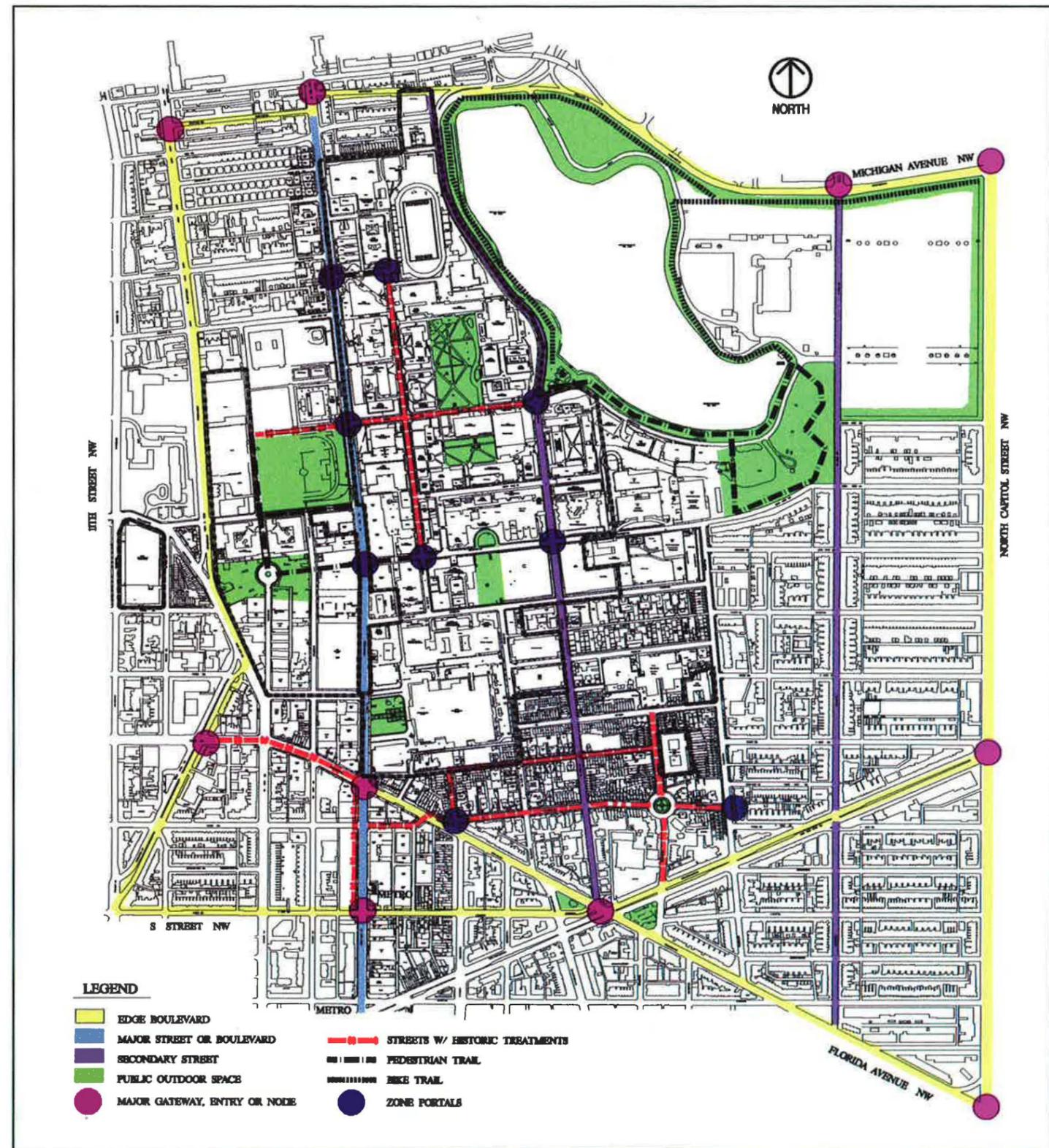
The streetscape design does not propose that only one scheme be used throughout the entire area. Rather, it proposes a hierarchy of elements, creating special streets or zones to reflect the distinctive characteristics of the area in which they occur.

The special treatment to "celebrate history" is represented on the map by thin, broken red lines. In LeDroit Park a "history path" follows T Street between Florida Avenue and Second Street. The green circle marks Anna Cooper Circle, a "place of honor" for a remarkable former slave who lived in the area. Another "history path" is on Sixth Street on the Howard University campus.

Streetscape designs to redefine community are used throughout the area. McMillan Reservoir is surrounded by a pair of broken lines representing a bike and

pedestrian trail to signal the reservoir's redevelopment as a regional park open to the public. The blue line along Georgia Avenue indicates the redesign of the street as a special pedestrian-oriented shopping and cultural district. The large purple circles designate "zone portals," places with pylons or gateways to mark the boundaries of particular districts.

Many parts of the area already have a special streetscape. For example, in Bloomingdale the scale of the street is intimate and charming, enhanced by fine residential architecture. The only improvements may be to fix broken curbs or add street lights. In these areas, therefore, the design calls for a simple palette of standard materials: brick sidewalks, granite curbs and traditional Martha Washington street lamps. These elements are used to "enhance life quality and safety" and occur on all of the streets not otherwise designated.



# CELEBRATING HISTORY



## Weaving history into the fabric of the streetscape

The first of the three guiding themes, "Celebrating History," involves weaving history into the fabric of the streetscape to draw attention to the importance of the area in African-American culture and intellectual life. Three "history walks" are described below:

### T Street Jazz Walk at Howard Theatre

A short stretch of T Street between Georgia and Florida avenues will be designated as the "Jazz Walk at Howard Theatre." It will be a festival ground that can be closed off by gates from traffic on special occasions or left open to attract passersby, restaurant-goers and tourists.

- Special treatment reinforces importance of the Howard Theatre as a cultural artifact
- Jazz greats are honored with statuary or special paving with plaques
- Theatrical lighting in front of the theater becomes a beacon for activity
- New vitality encourages use of sidewalks for outdoor café seating

### LeDroit Park Walk at Anna Cooper Circle

One of the District's first suburbs and now a federally designated historic site, LeDroit Park is home to gabled Victorian houses and beautiful streets. This walking tour starts at T Street and Florida Avenue and continues down to Second Street.

- Tour commemorates famous African Americans who once lived here
- Granite "ribbon of history" sidewalk monument inlay points out historic residences
- Important intersections, such as the relandscaped Anna Cooper Circle, become "places of honor"
- Portals at each end of T Street, with bulb-outs at certain spots, reinforce pedestrian nature of streets

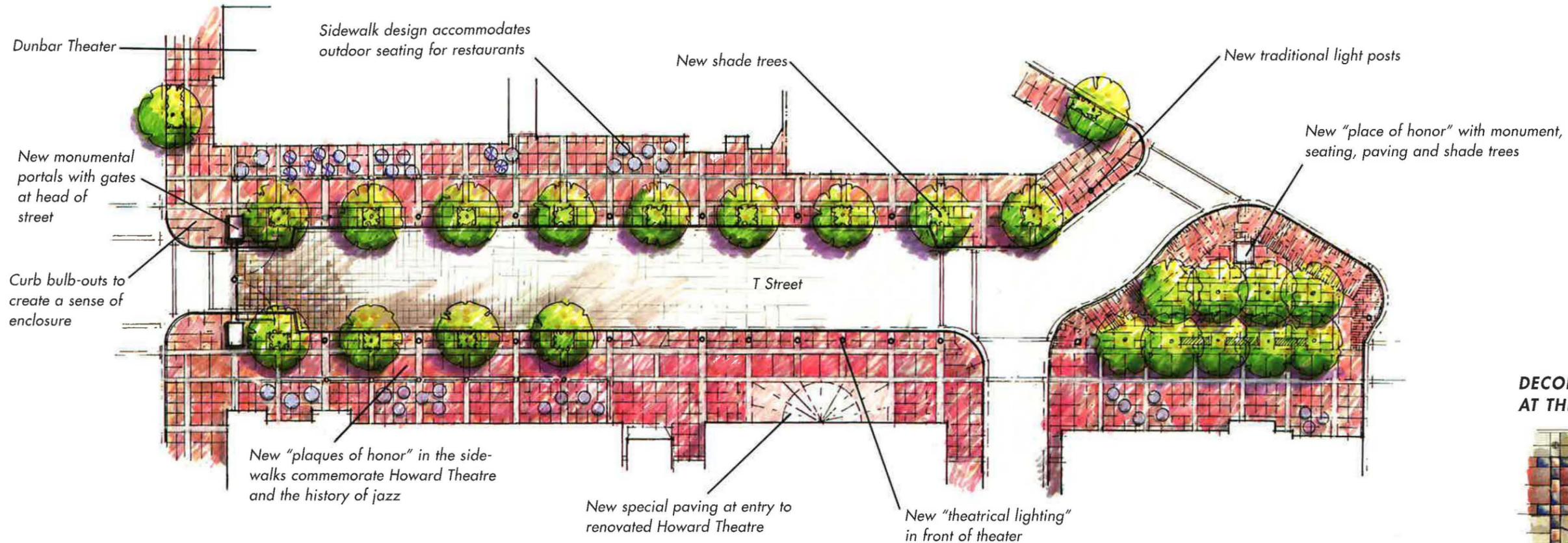
### Presidents' Walk at Howard University

Sixth Street between W and Fairmont streets is the main campus thoroughfare. By designating it as "Presidents' Walk," the functional street becomes a tribute to those academicians who shaped Howard University and the thousands of students whose lives they inspired.

- Designation creates a cohesive "spine" of Howard University by transforming it into a pedestrian-oriented street
- Wider sidewalks and curb bulb-outs emphasize pedestrian use over street traffic
- New zones eliminate parking to leave a clear view of historic gates and fences
- Banners, new lighting and more trees give street an inviting feeling
- Redesigning building entrances and courtyards provide students and faculty with pleasant gathering places



## PLAN OF STREET



### DECORATIVE BRICK AT THEATER ENTRANCE



## SECTION OF STREET



The Howard Theatre opened in 1912 and soon became a popular venue for African-American entertainers. Racial barriers in white theaters meant that many black stars got their starts here, performing before African-American audiences.

Musical entertainment was the Howard Theatre specialty, and nearly every major African-American entertainer of this century performed here, from Duke Ellington and Ella Fitzgerald in the 1930s to the Supremes and the Four Tops in the 1960s. Other performers include

Sidney Poitier in serious drama, Godfrey Cambridge and Dick Gregory in stand-up comedy and even Sugar Ray Robinson as a song-and-dance man.

The Howard Theatre's role in the political life of African Americans is also important. In 1919, Howard University students rallied here to support the NAACP's anti-lynching crusade.

To honor the enduring importance of the Howard Theatre, a special palette of gates, markers, paving materials and street furniture

is proposed. Decorative pylons at Georgia Avenue, with artwork to depict particular musicians or performers, support gates that could be closed for day festivals or evening performances. An expanse of concrete at Florida Avenue becomes a dedicated "place of honor" to commemorate a particular entertainer or the theater itself. Expanded sidewalks designed with patterned bands of concrete and special stamped bricks or slabs will reinforce this tribute to important African-American entertainers.

Lights Dimmed, Doors Locked

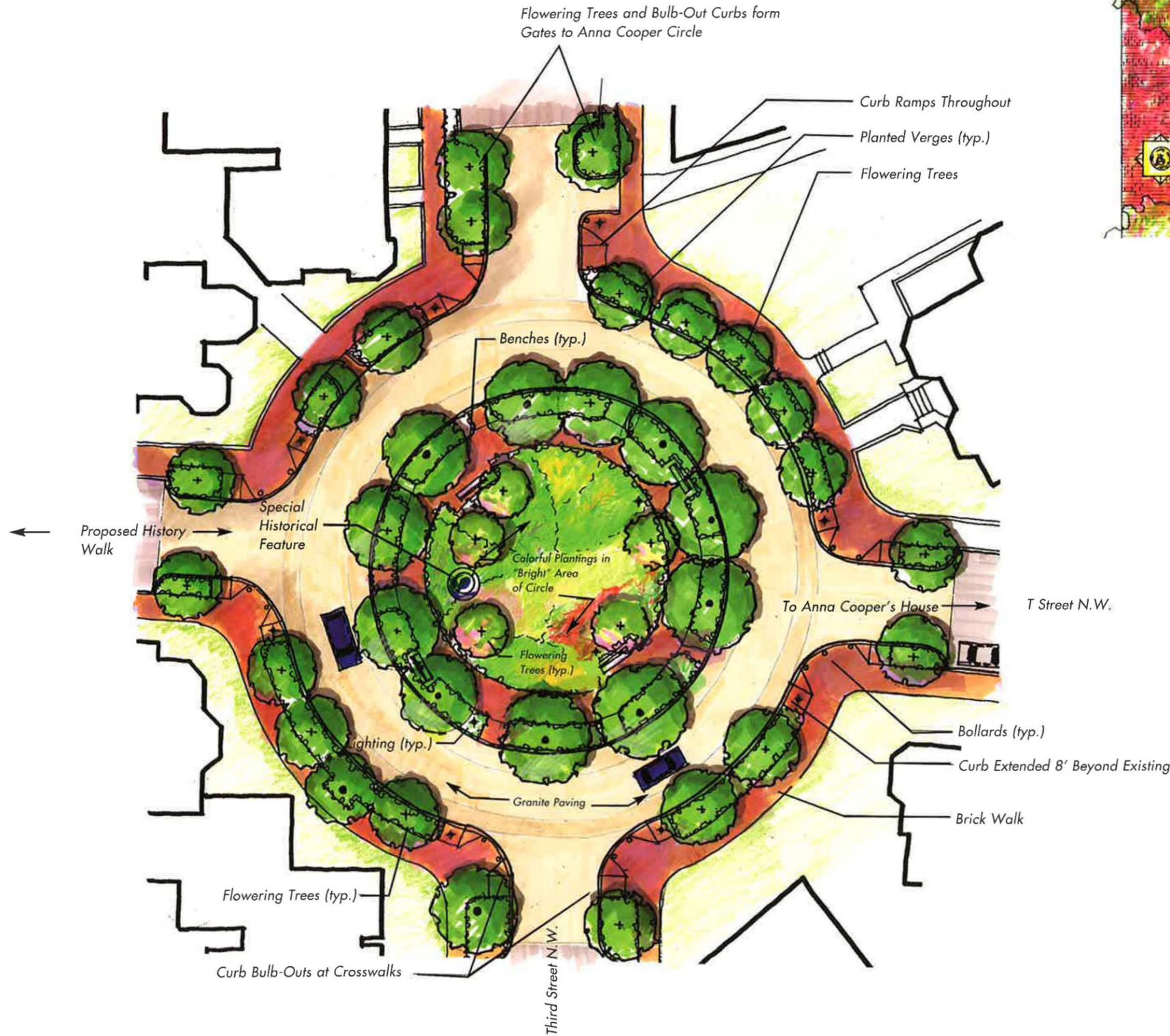


Looking east on T Street from Georgia Avenue

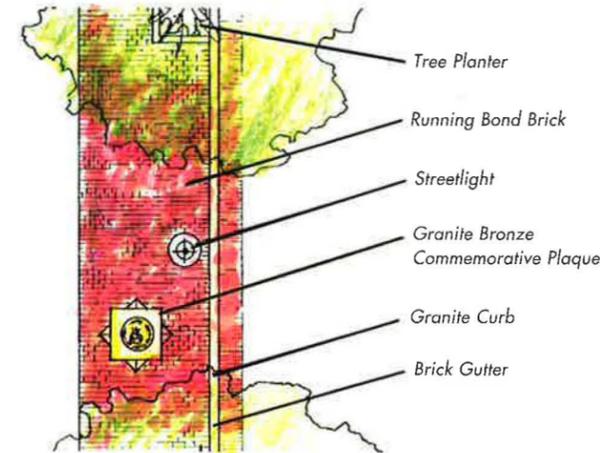


Lighting Up the Past

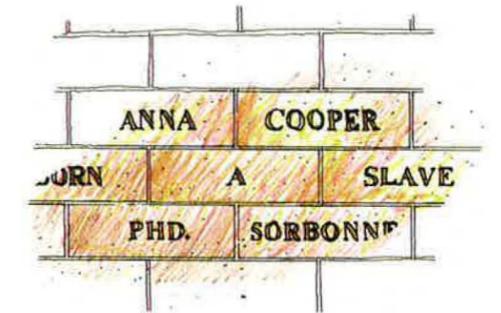
OVERALL PLAN (Not to Scale)



DETAIL OF SIDEWALK



COMMEMORATIVE BRICK



LeDroit Park, established in 1873, was one of the earliest suburban residential communities around Washington, D.C. It was built as an all-white community and a fence separated it from Howard Town to the north, where blacks lived. In 1893, LeDroit Park's first African-American resident, a barber at the U.S. Capitol, moved in. By 1900, the development was substantially integrated, and had become predominantly African American by the end of World War I.

Throughout this transition, LeDroit Park retained its middle-class character, becoming the home of prominent African-American educators, writers, lawyers, doctors, businessmen, clergy and government officials. Among them were U.S. Senator Edward Brooke of Massachusetts; Benjamin O. Davies, the first African American to become a general in the Army; poet Paul Dunbar, who wrote, "I Know Why the Caged Bird Sings" and Walter Washington, the first mayor of Washington, D.C., elected under home rule.

As a result of its early prominence, LeDroit Park is a federally

registered historic landmark. While brochures and books describe its history, nothing in the physical environment depicts the events and people who gave the community its importance.

This streetscape plan calls for the redesign of T Street from Florida Avenue to Second Street as an historical walk. New gates mark the intersections at each end. New sidewalks with brass plaques and special stamped bricks describe the area's houses and people.

One of the more intriguing early residents of LeDroit Park was Anna Julia Cooper. Born into slavery in 1858, she was one of the first African-American women to graduate from Oberlin College. In 1906, she founded Freylinghuysen University, offering adult education classes to working blacks unable to attend school during the day. In 1924, Ms. Cooper received a Ph.D. from the Sorbonne. She died in 1964 at the age of 105. These drawings depict an enlarged and relandscaped Anna Cooper Circle with a statue or other type of memorial to honor the life of this remarkable woman.

A Place in Name Only

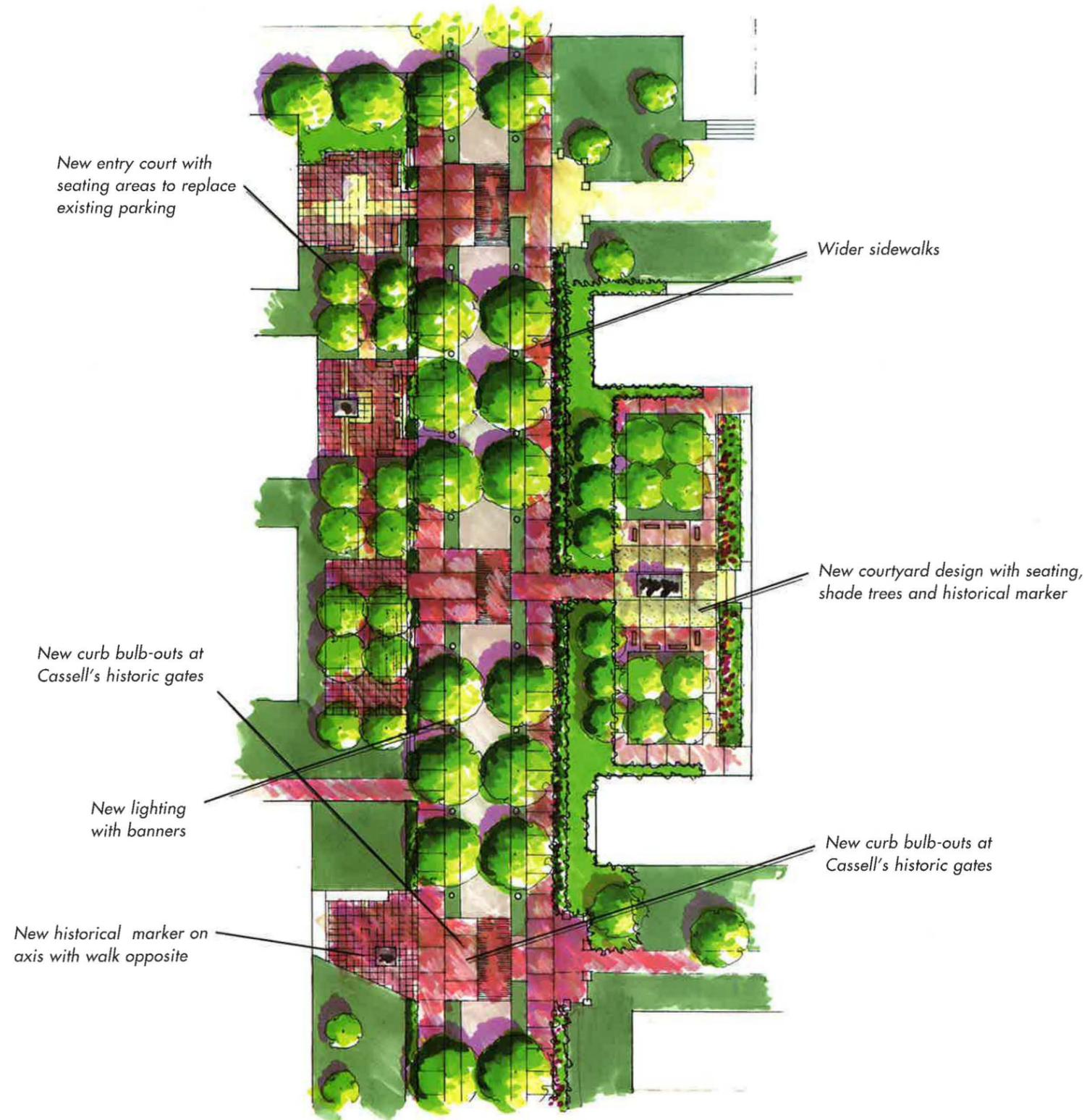


Looking north on Third Street



Revealing History

### PLAN OF STREET



Architect Albert Cassell's beautiful gates mark the old western boundary of the Howard University campus. In the 60 years since the gates' construction, new campus buildings have risen along the west side of the street. These newer buildings and their relationship to the landscape contrast markedly with older parts of the campus. They lack a cohesive architectural vocabulary, and their siting in a long row along the street lacks the charm of Howard's landscaped grounds. The result is a patchwork of intentions, with the street acting as a service alley rather than a major pedestrian thoroughfare of a great university.

To integrate these disparate parts of the campus, Sixth Street is redesigned as a linear plaza from Fairmont Street on the north to W Street on the south. Wider sidewalks, more traditional lighting and new street trees line the street. Eliminating parking along the eastern side of the street allows Cassell's gates and fences to be fully visible.

A redesigned Miner Hall entrance and a relandscaped Frederick Douglass courtyard become new gathering areas for students, faculty and visitors. "Places of honor" draw attention to the former presidents of Howard University who shaped the university and inspired students.

### SECTION AT NEW GATE



A Street for Parking



Looking north on Sixth Street at Miner Hall



Reflecting History

# REDEFINING COMMUNITY



## *Reinforcing the unique character of each zone*

**T**he second of the three guiding themes, "Redefining Community," involves reinforcing the unique character of each zone while strengthening the ties between neighborhoods and improving their public amenities. The steps to achieving this are:

### **Reinforce Distinctive Features of the Area**

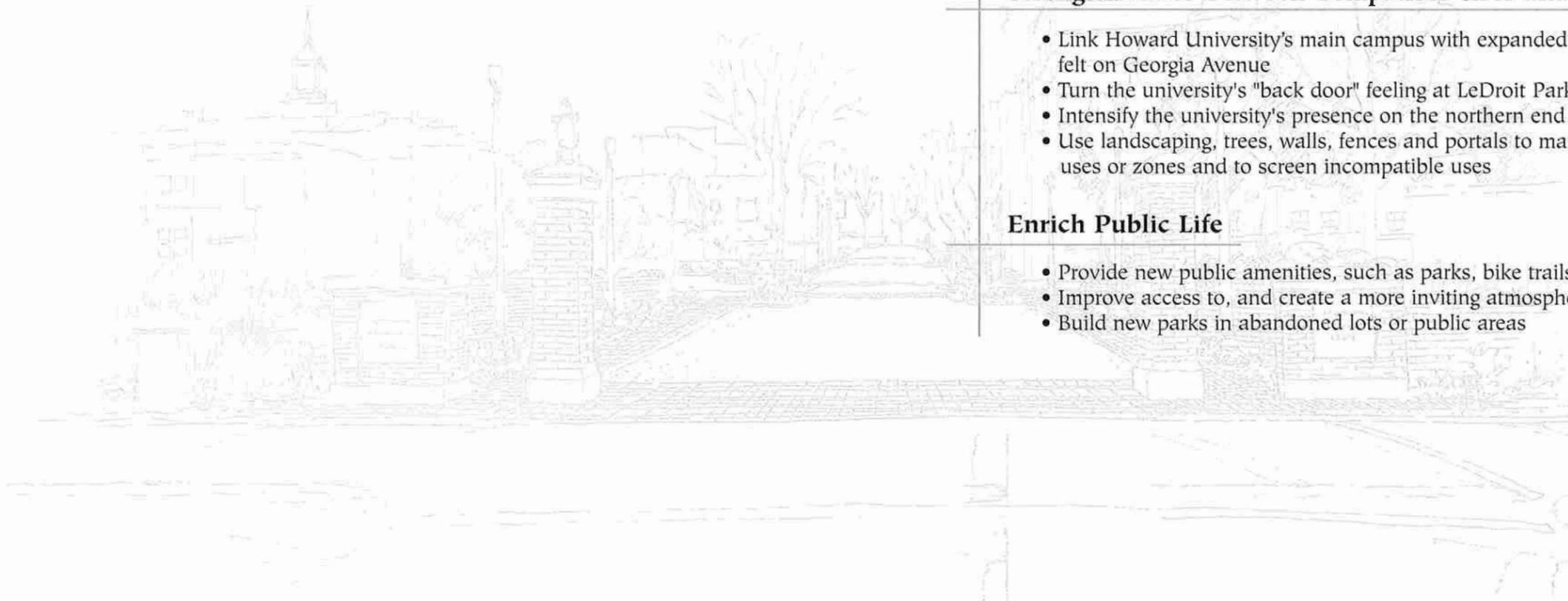
- Strengthen Georgia Avenue as a pedestrian-friendly "Main Street" serving Howard University and neighboring communities
- Redesign LeDroit Park, Bloomingdale and Pleasant Plains as distinct residential areas
- Enhance small-scale shopping areas
- Reinforce the cultural district in the Florida Avenue/U Street area

### **Strengthen Ties Between Compatible Uses and Buffer Incompatible Ones**

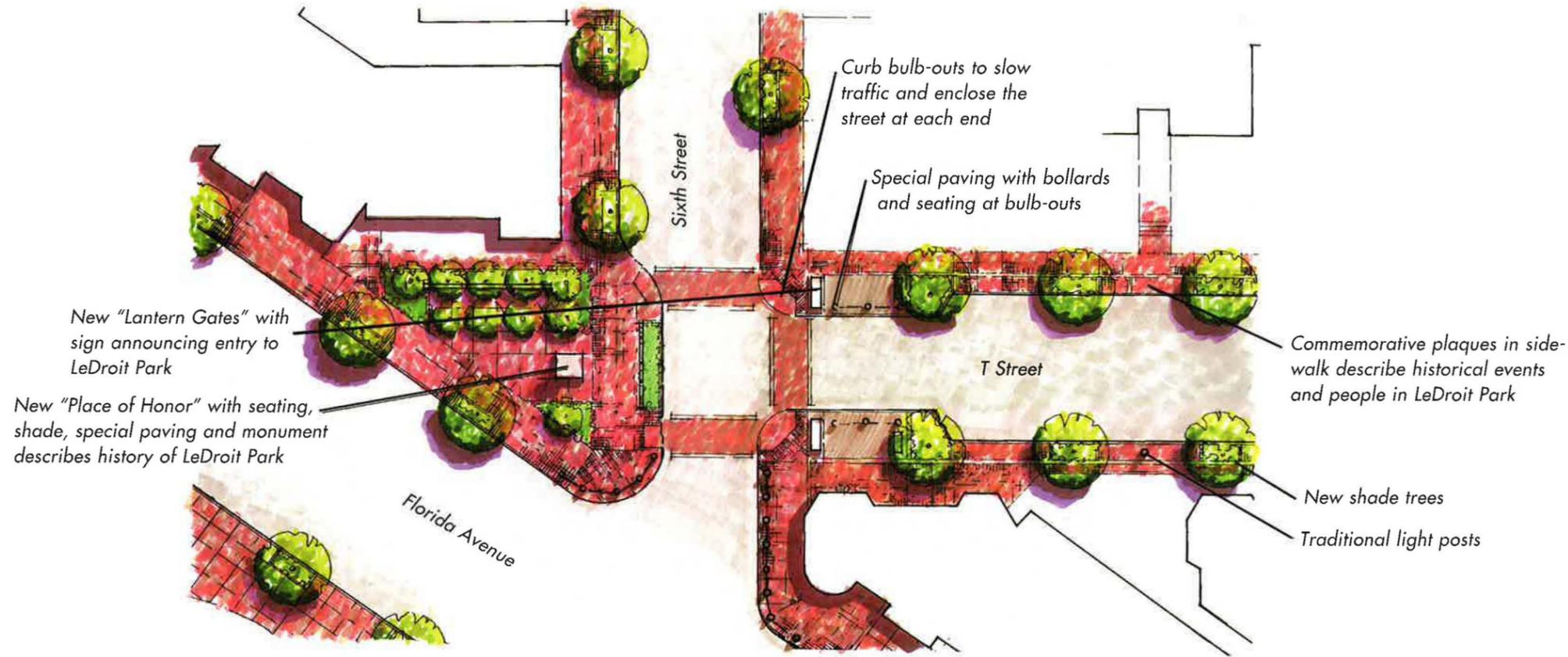
- Link Howard University's main campus with expanded areas and make the campus presence felt on Georgia Avenue
- Turn the university's "back door" feeling at LeDroit Park to a "front door" atmosphere
- Intensify the university's presence on the northern end of campus
- Use landscaping, trees, walls, fences and portals to mark boundaries between different uses or zones and to screen incompatible uses

### **Enrich Public Life**

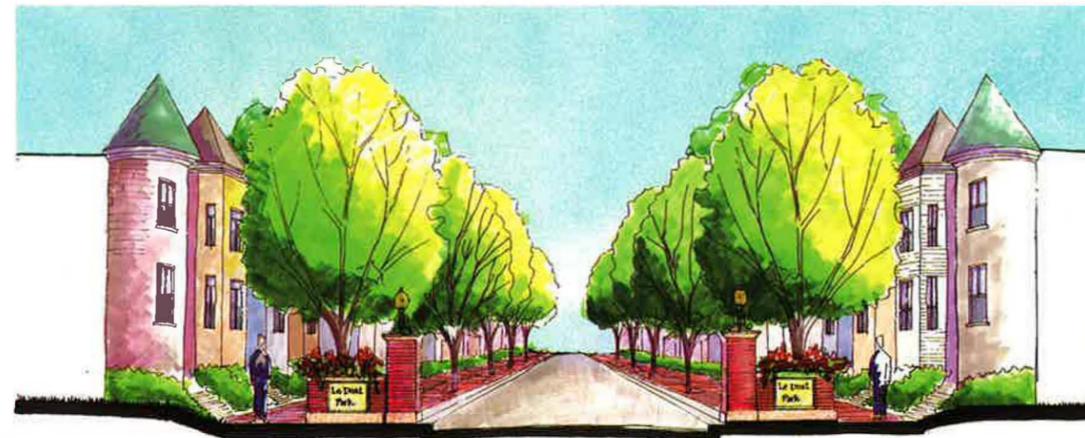
- Provide new public amenities, such as parks, bike trails and playgrounds
- Improve access to, and create a more inviting atmosphere around, McMillan Park
- Build new parks in abandoned lots or public areas



PLAN OF STREET



SECTION AT NEW GATE



Florida Avenue at Sixth Street is the entrance to the proud LeDroit Park community, but the large expanse of concrete and lack of landscaping does little to signal its import. To give residents "ownership" and take back the street from obscurity, more greenery and better lighting are added to this corner. Additional trees help it breathe and a low-scale wall separates the residential region beyond from the traffic of Florida Avenue. New "lantern gates" announce entry into LeDroit Park, with designated "places of honor" harking to the history of the neighborhood.

No Man's Land



Looking east on T Street from Florida Avenue



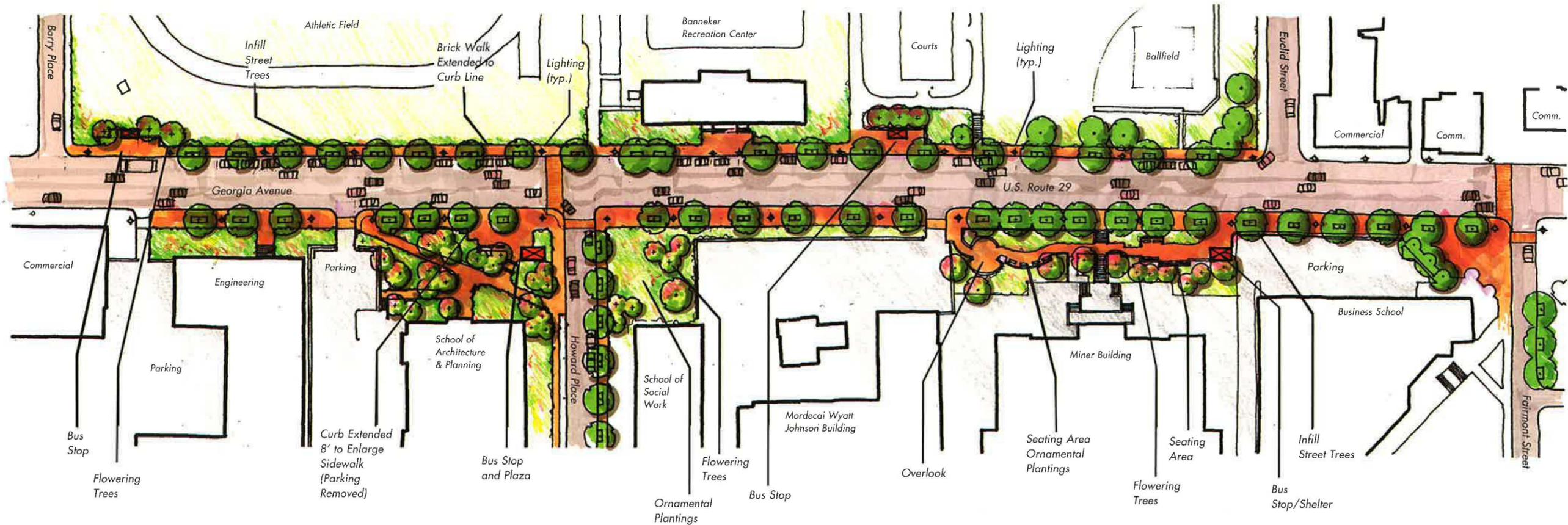
Placemaking

# REDEFINING COMMUNITY

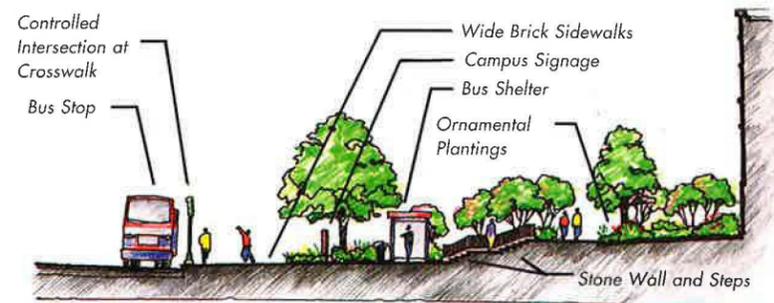
HOWARD UNIVERSITY - LEDROIT PARK REVITALIZATION INITIATIVE

HOWARD UNIVERSITY AT GEORGIA AVENUE

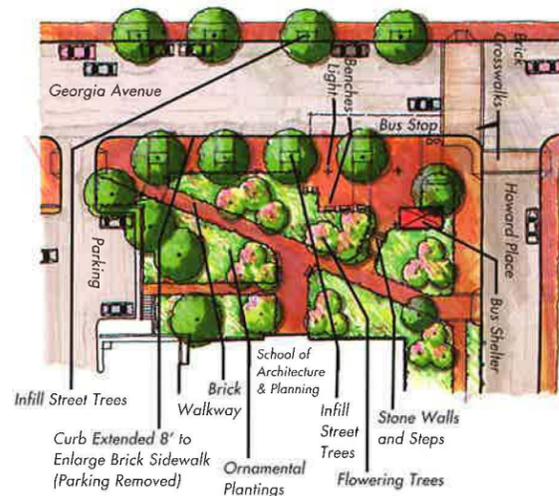
**STREET PLAN** (Not to Scale)



**BUS STOP AND PEDESTRIAN PLAZA SECTION** (Not to Scale)



**BUS STOP AND PEDESTRIAN PLAZA PLAN** (Not to Scale)



As Howard University expanded south and west through the years, it became increasingly difficult to maintain a sense of a cohesive campus. Nowhere is this more apparent than at Georgia Avenue, a major regional road, where new facilities to the west are at risk of being isolated from the main campus. To maintain the sense of campus integrity, the streetscape plan proposes to create a special zone on those stretches of Georgia Avenue where the campus adjoins or, in the future, will cross it. Special paving, more trees and plantings and an emphasis on pedestrian use and safety are ways to enhance the image of the university and the community at large.

A Space to Pass Through Only



Looking south on Georgia Avenue at Howard Place



Making a Place for People

No Place for Students

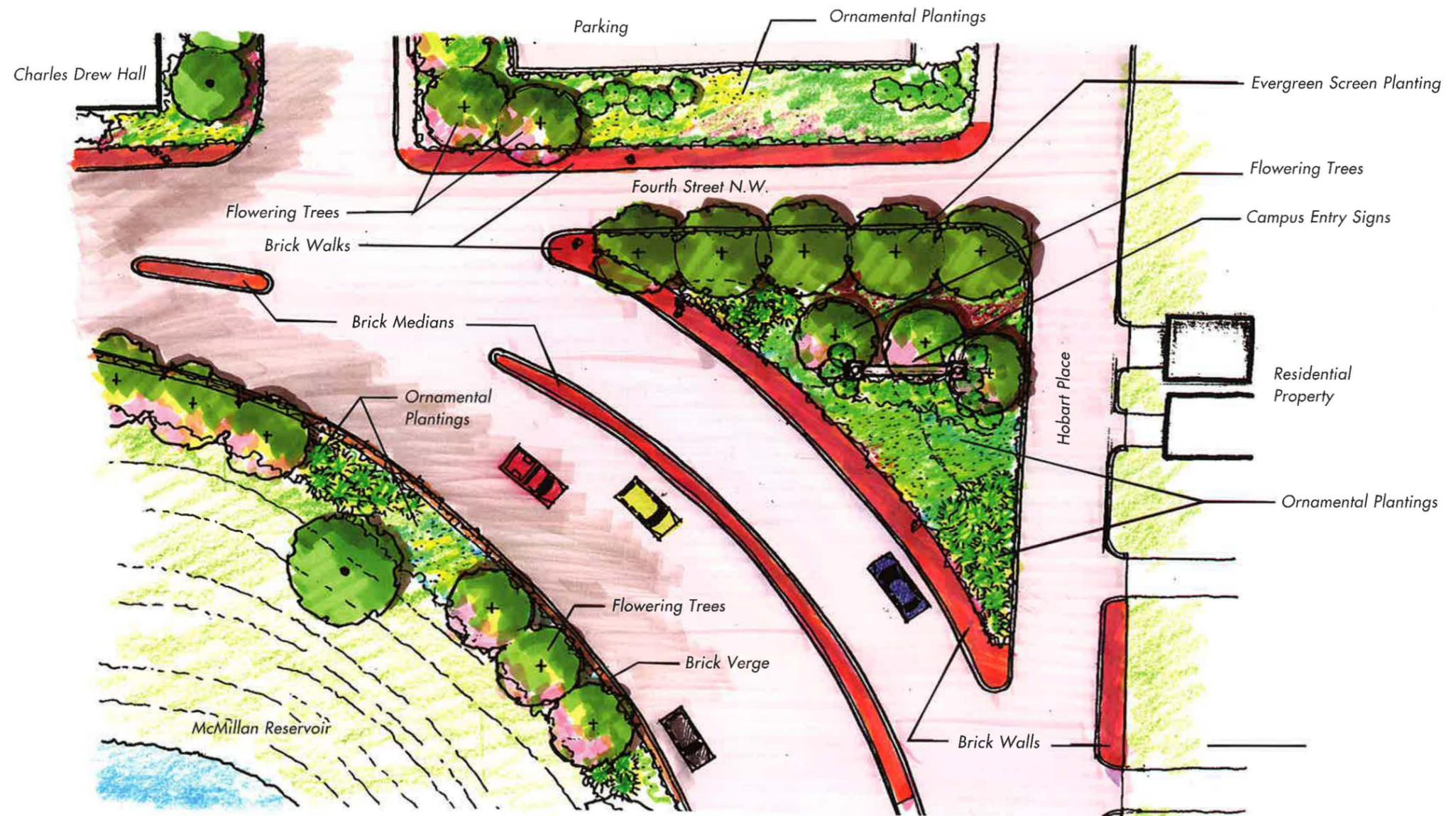


Looking north on Georgia Avenue from Bryant Street



Meeting Friends

## PLAN OF STREET



North of Greene Stadium, the sense of a cohesive campus disappears completely. Private homes – some in good condition, others in disrepair – face campus parking lots across Hobart Street. Drivers on Fourth Street see the underside of bleachers and a steep, eroding slope. The first view of visitors to Howard University entering from the north, at the intersection of Fourth Street and Columbia Road, is an asphalt traffic island and an open parking lot.

The streetscape plan proposes that Howard University create a new gateway, one at the scale of the motorway, to signal its presence here. One possibility is to design a modern version of one of Cassell's gates. Like the refurbishment along Georgia Avenue, this simple gesture could put a new, revitalized face on Howard University.

A Place of Anonymity

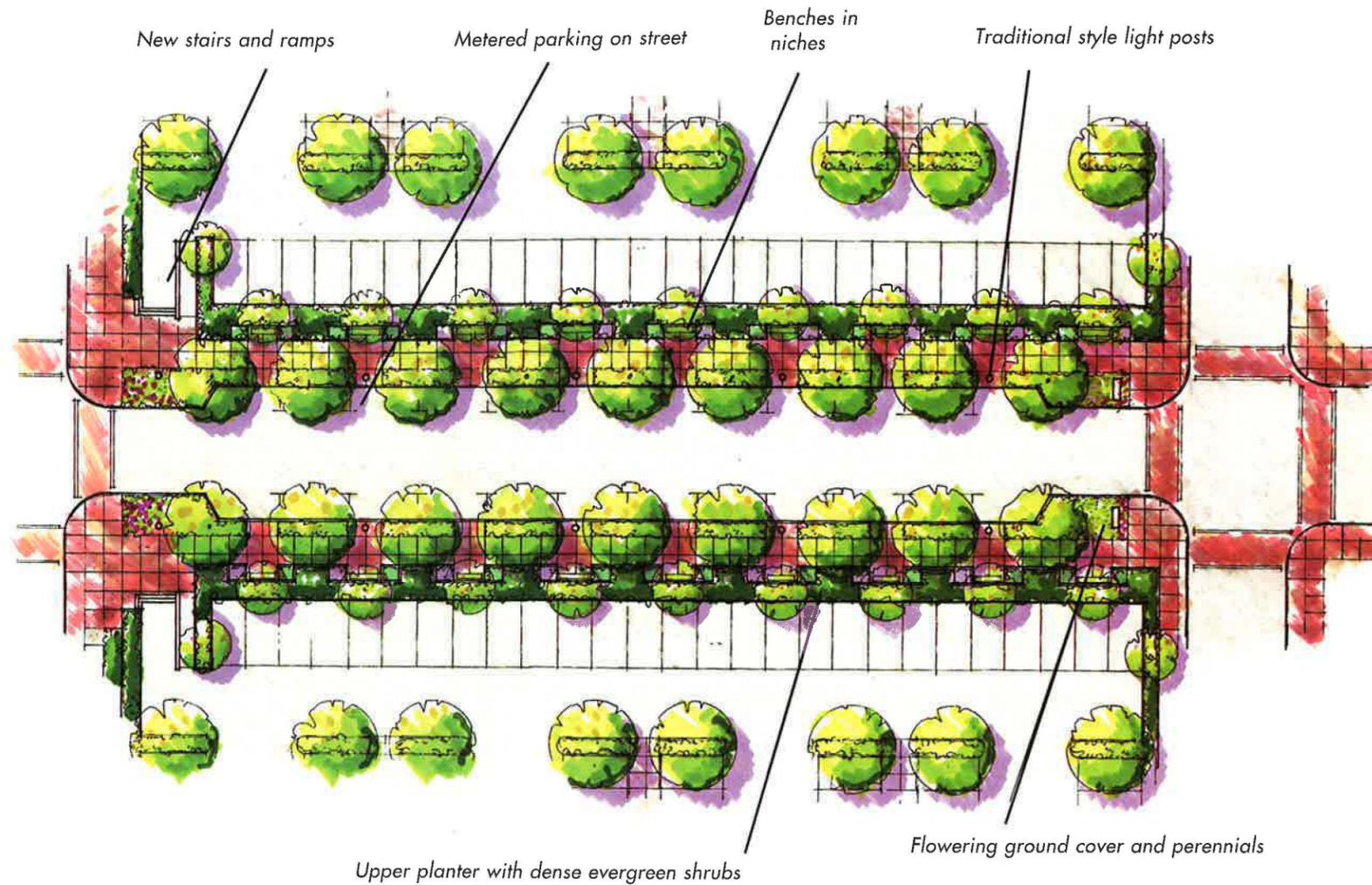


Looking west on Michigan Avenue at Fourth Street



Creating a Sense of Arrival and Departure

## PLAN OF STREET

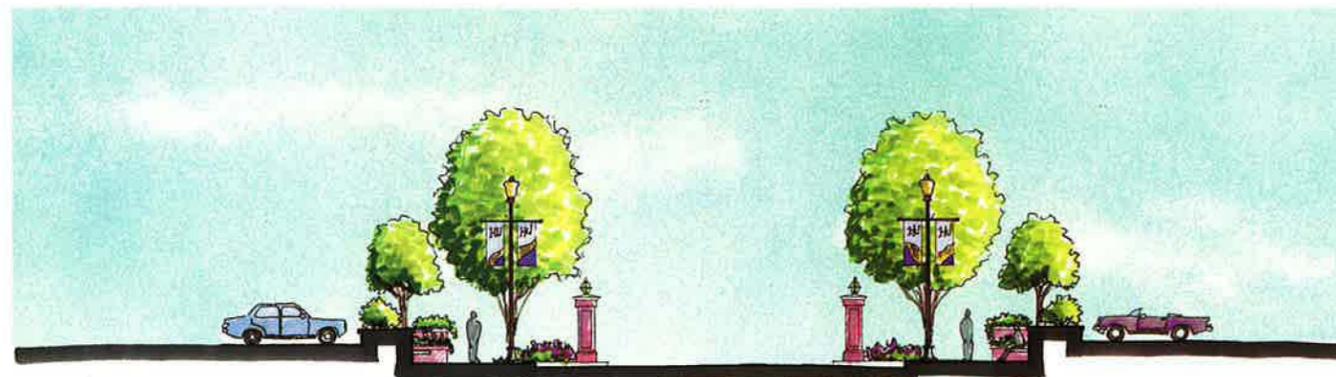


Much of Howard University's growth over the years has focused on North LeDroit Park. As a result, the university's southern entrance has become a characterless improvisation of abandoned homes, parking lots and utility buildings. To the west are gates and monumental buildings, but here there are service alleys and utility zones. It is the university's "back door" that invites no welcome and detracts from both the university and the historic district of LeDroit Park.

To counter this image, the streetscape plan proposes that Howard

University signal its respect for the LeDroit community in a formal way at the intersection of W and Fourth streets. A newly designed "Southgate" would be the university's front door to LeDroit Park. As a counterbalance to Northgate farther up the road, Southgate's pylons, landscaped retaining walls and benches would signal the beginning of the university zone. This would also provide a safer, better lighted pedestrian route from LeDroit Park to the campus. Parking lots on either side, incompatible with a walking zone, would be screened.

## SECTION AT NEW GATE



## PERSPECTIVE OF BENCH IN NICHE



Cluttered and Confusing



Looking north on Fourth Street



Bringing Order to Streets

**Mc**Millan Reservoir, once a beautiful park designed by Frederick Law Olmstead II, has been closed to the public since before World War II to protect the District's fresh water supply. A 10-foot cyclone fence surrounds the property, the southern shore is lined with several utility buildings and parking lots and landscaping is patchy. The image is more of a prison ground than a federally registered historic landmark.

The streetscape plan proposes higher and better use of the assets of the reservoir area, while preserving public safety and security. Re-designing the fence so that it undulates with the terrain, re-landscaping the berms and perimeter and opening up certain areas for public use as a regional park would serve the public in important ways. Picnic grounds, play fields, bike trails and an athletic training facility on the southern shore are all possibilities.

### PLAN OF PARK



### SECTION AT BIKE TRAIL



Inaccessible Terrain



Looking east on Channing Street



Founding a Linear Park

Forgotten Sanctuary



On the shore of McMillan Reservoir



Rediscovering a Playground

# ENHANCING LIFE QUALITY & SAFETY



## *Restoring basic infrastructure and improving safety*

**T**he final guiding theme of this streetscape design plan is "Enhancing Life Quality and Safety." This will be achieved by restoring the area's basic infrastructure and improving real, as well as perceived, safety concerns. Physical improvements are two-fold:

### **Repair Infrastructure**

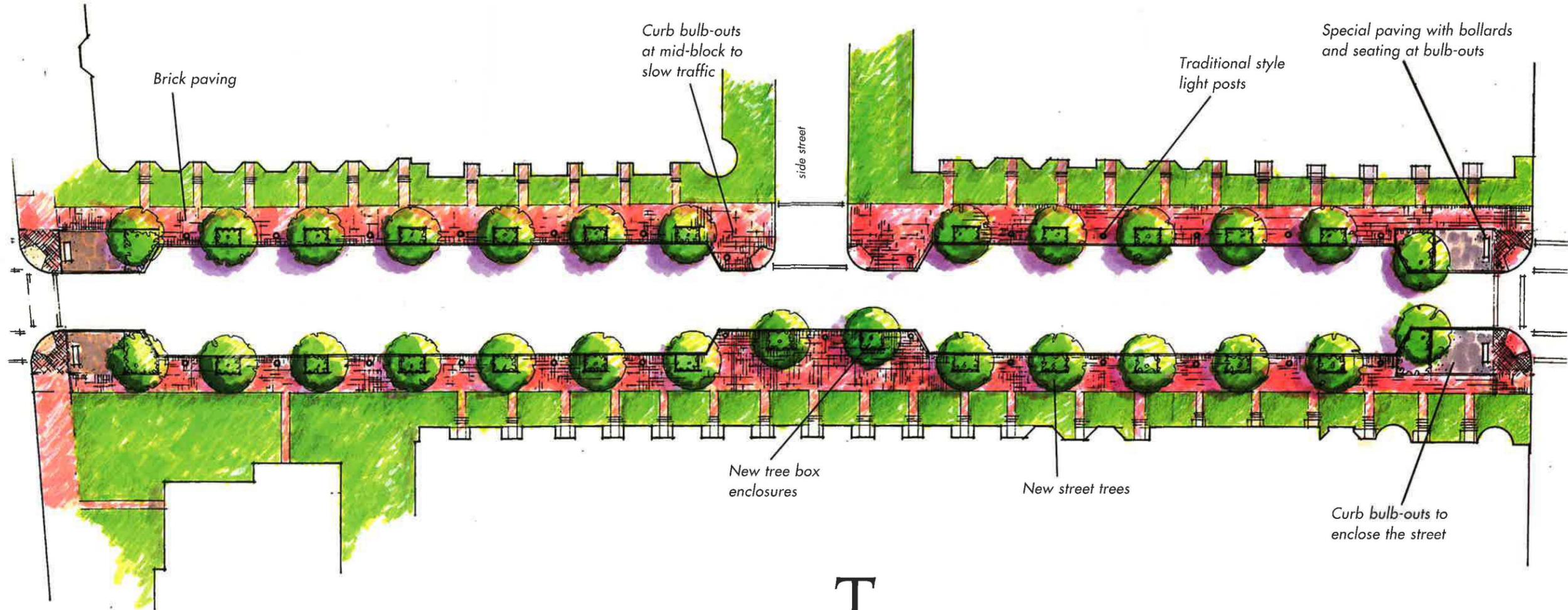
- Repair or replace broken or missing sidewalks, curbs and gutters
- Provide new trees to enhance tree canopy
- Install new tree boxes and landscape strips
- Build bus shelters and other amenities for pedestrians and shoppers

### **Improve Safety**

- Provide informative signage and off-street location maps
- Improve lighting by additional light posts and better placement
- Create safety zones with pavement treatment along major pedestrian paths
- Slow traffic in residential areas by using curb bulb-outs and narrowing streets where possible
- Extend Howard University's emergency "blue phone" system



## PLAN OF STREET



## STREET SECTION



The existing streetscape of LeDroit Park, Bloomingdale and Pleasant Plains has been neglected in many ways. This has led to real and perceived security concerns for homeowners, pedestrians and motorists commuting through the region. Concerns include insufficient lighting, broken sidewalks, missing curbs, traffic moving too fast for conditions and too-few stop signs. Sporadically placed street trees add to the feeling of overall disharmony. Sidewalks lack a cohesive design and are patched with a collection of various materials.

The master streetscape plan has been designed to eliminate these

deficiencies and inconsistencies. New curb bulb-outs, particularly on side streets and at intersections, will slow traffic and give the streets a sense of enclosure. Security will be enhanced by adding traditional-style Martha Washington light posts, spaced approximately 50 feet apart. Street trees will be placed at regular intervals to improve a sense of visual continuity and aesthetic appeal. New sidewalks will replace broken ones.

These important but simple changes will significantly improve the aesthetic appeal of these neighborhoods, making residents and visitors feel more secure.

Abandoned Houses, Abandoned Streets

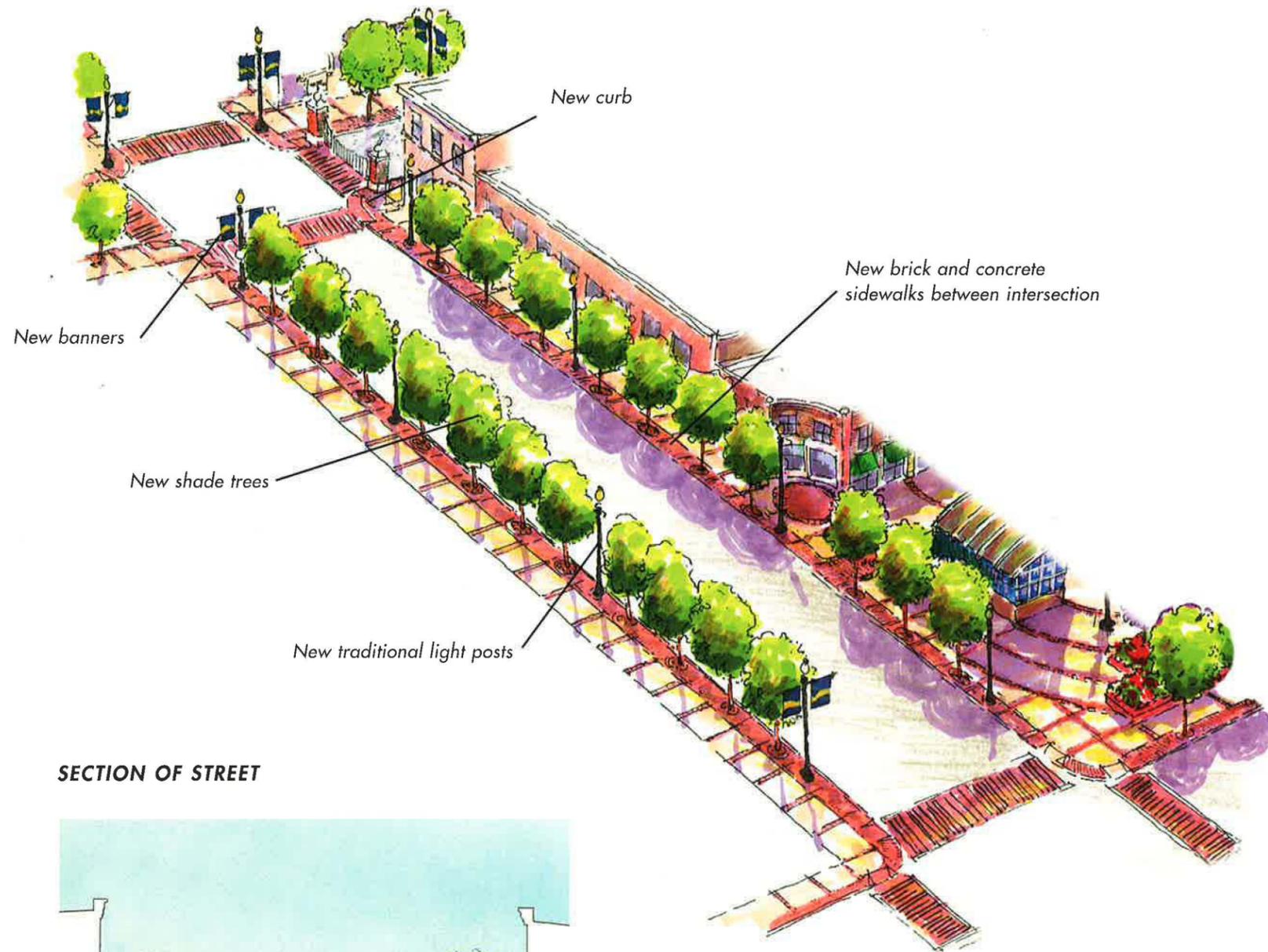


Looking west on U Street

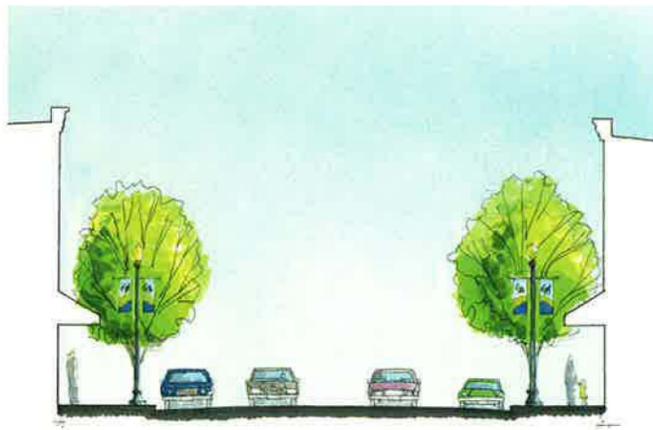


Giving New Life to Streets

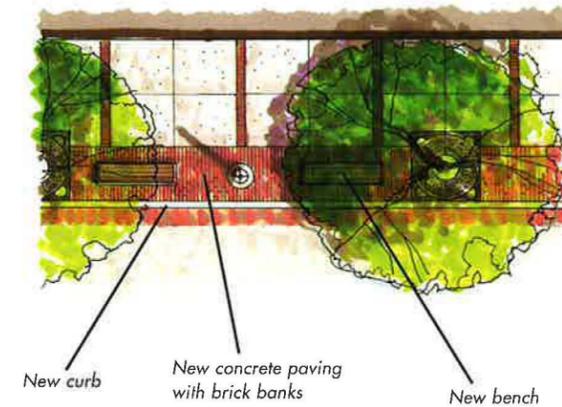
### PLAN OF STREET



### SECTION OF STREET



### DETAIL OF SIDEWALK



Urban commercial streets are the playgrounds of pedestrians and they have their own rhythm. Commercial streets do more than give us a convenient place to shop, commute to work or locate our businesses. They are places to meet people, to have chance encounters and to give one's daily life a social richness. Streets, by their appeal and amenities, reveal the state of an area's health to the extended community.

The commercial streets in this project area, like the residential streets, are in a state of disrepair. The new streetscape restores them to

harmony, and creates in them a vibrant rhythm for each different activity zone - commercial/retail, hospital or university.

This design enhances a sense of security by the addition of Martha Washington light posts and the emergency blue phone "call box" system. The streetscape plan creates a sense of unity with sidewalk materials, achieves a sense of public scale with the sidewalk pattern design, adds seasonal variety with flower and landscape rotation and makes the area greener by adding street trees in tree grates.

An Uninviting Threshold



Looking north on Georgia Avenue at S Street



Arriving Home to a New Community