

# Government of the District of Columbia

## Department of Transportation



### d. Planning and Sustainability Division

October 15, 2020

Tom Luebke, FAIA  
Secretary  
Commission of Fine Arts  
401 F Street, N.W., Suite 312  
Washington, D.C. 20001

Re: Water Street Trailhead Restoration Project

Dear Mr. Luebke:

The District Department of Transportation (DDOT) in support of our partners – the National Park Service (NPS) and the Georgetown Business Improvement District (BID), seek concept review and approval from the Old Georgetown Board and the Commission of Fine Arts during the November meetings for the proposed Water Street Trailhead Restoration Project.

The project is located at the junction of the Capital Crescent Trail with the C&O Canal National Historical Park (C&O Canal NHP) located at 36<sup>th</sup> and Water Streets, NW in Georgetown. The current conditions at the project site include a crumbling concrete staircase and an area of poorly drained hard packed soil serving as the trailhead meeting point. DDOT has provided funding to the Georgetown BID, using a Federal Highway Administration Transportation Alternatives Program (TAP) grant intended to promote non-auto transportation modes. This project will restore an existing staircase and improve the trailhead at the bottom of the stairs. While not part of the NPS Georgetown Canal Plan, it is consistent with that planning effort and will provide a new connection between the C&O Canal NHP Towpath and the Capital Crescent Trail. The project corrects safety deficiencies in the existing stairs and trailhead meeting area.

Should you require additional information, please feel free to contact Kelsey Bridges at 202-741-5835 or [kelsey.bridges@dc.gov](mailto:kelsey.bridges@dc.gov) or Tammy Stidham at (202) 619-7025 or [tammy\\_stidham@nps.gov](mailto:tammy_stidham@nps.gov).

Sincerely,

Anna Chamberlin  
Associate Director

cc:

Tammy Stidham, National Park Service



# **WATER STREET TRAILHEAD OLD GEORGETOWN BOARD CONCEPT SUBMISSION**

5 NOVEMBER 2020





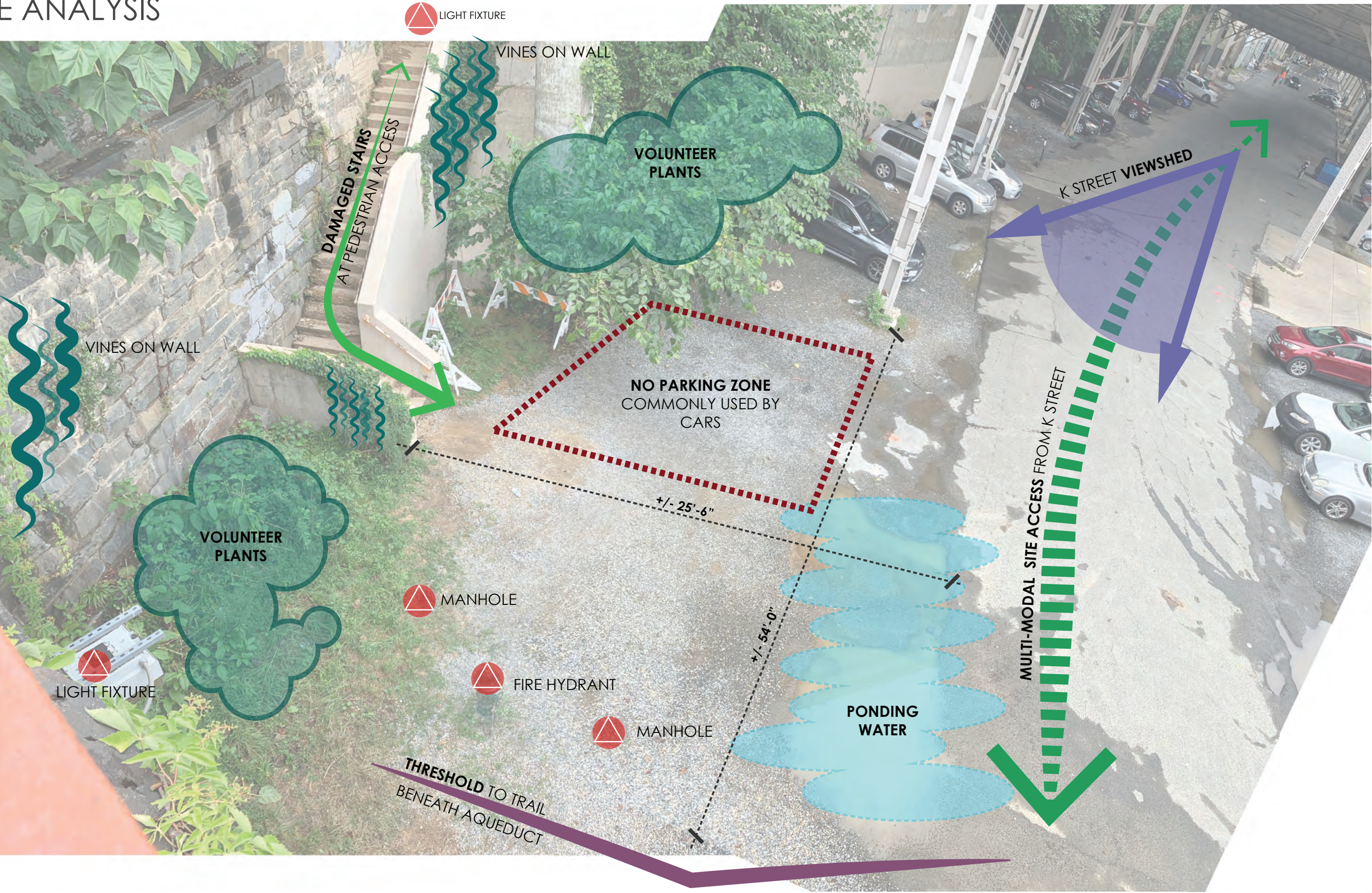
LOCATION

WATER STREET TRAILHEAD





SITE ANALYSIS

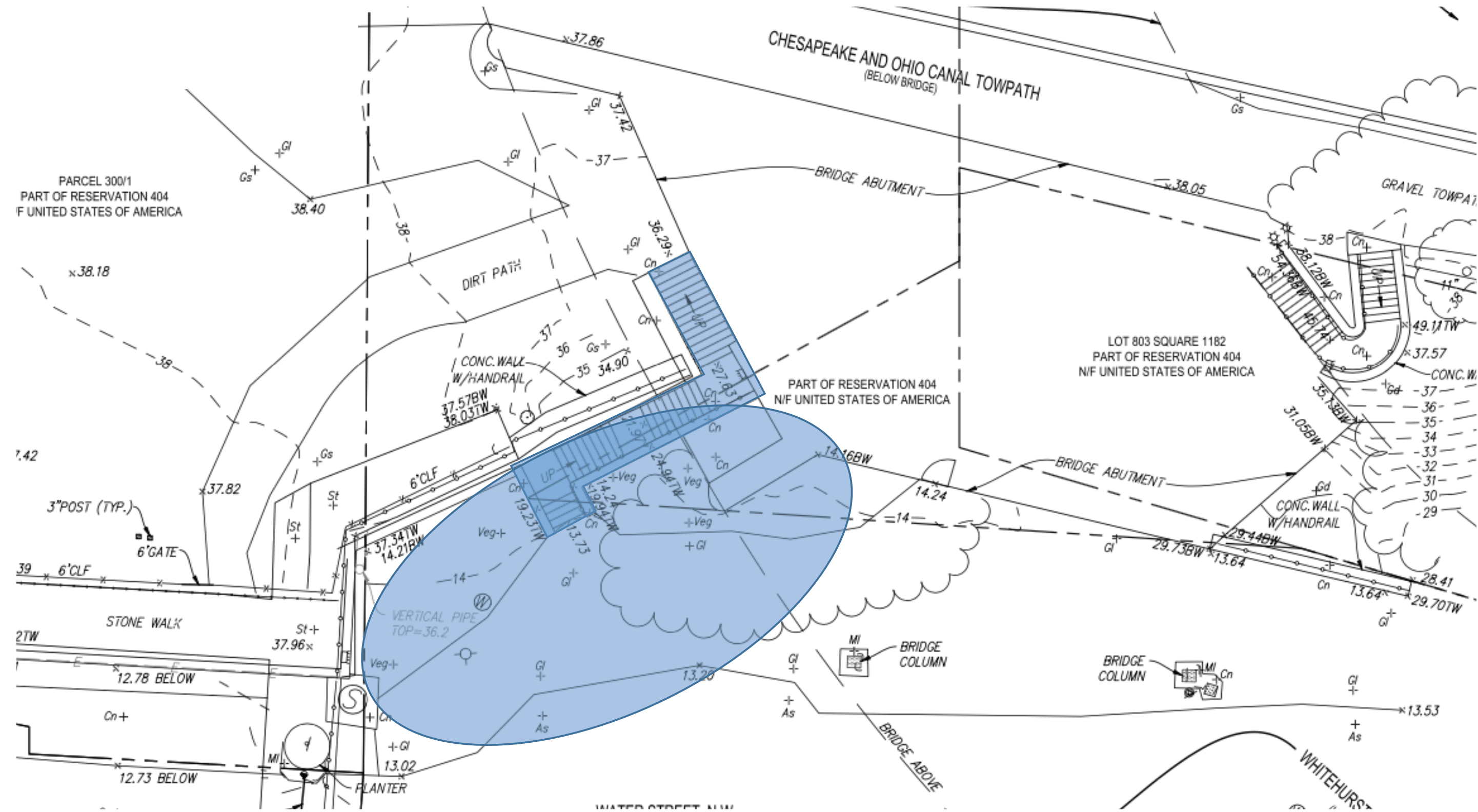


WATER STREET TRAILHEAD

Washington, DC



SITE SURVEY





# EXISTING CONDITIONS



SITE APPROACH FROM K STREET



TRAILHEAD GATEWAY THRESHOLD



HISTORIC STONE WALL AND STAIRS



VIEW OF SITE FROM ALEXANDRIA AQUEDUCT



CONCRETE STAIRS FROM C&O CANAL



THRESHOLD FROM C&O CANAL TO TRAILHEAD SITE



THRESHOLD FROM C&O CANAL TO TRAILHEAD SITE



ORNAMENTAL RAIL AT ALEXANDRIA AQUEDUCT



GRAFFITI AT ALEXANDRIA AQUEDUCT



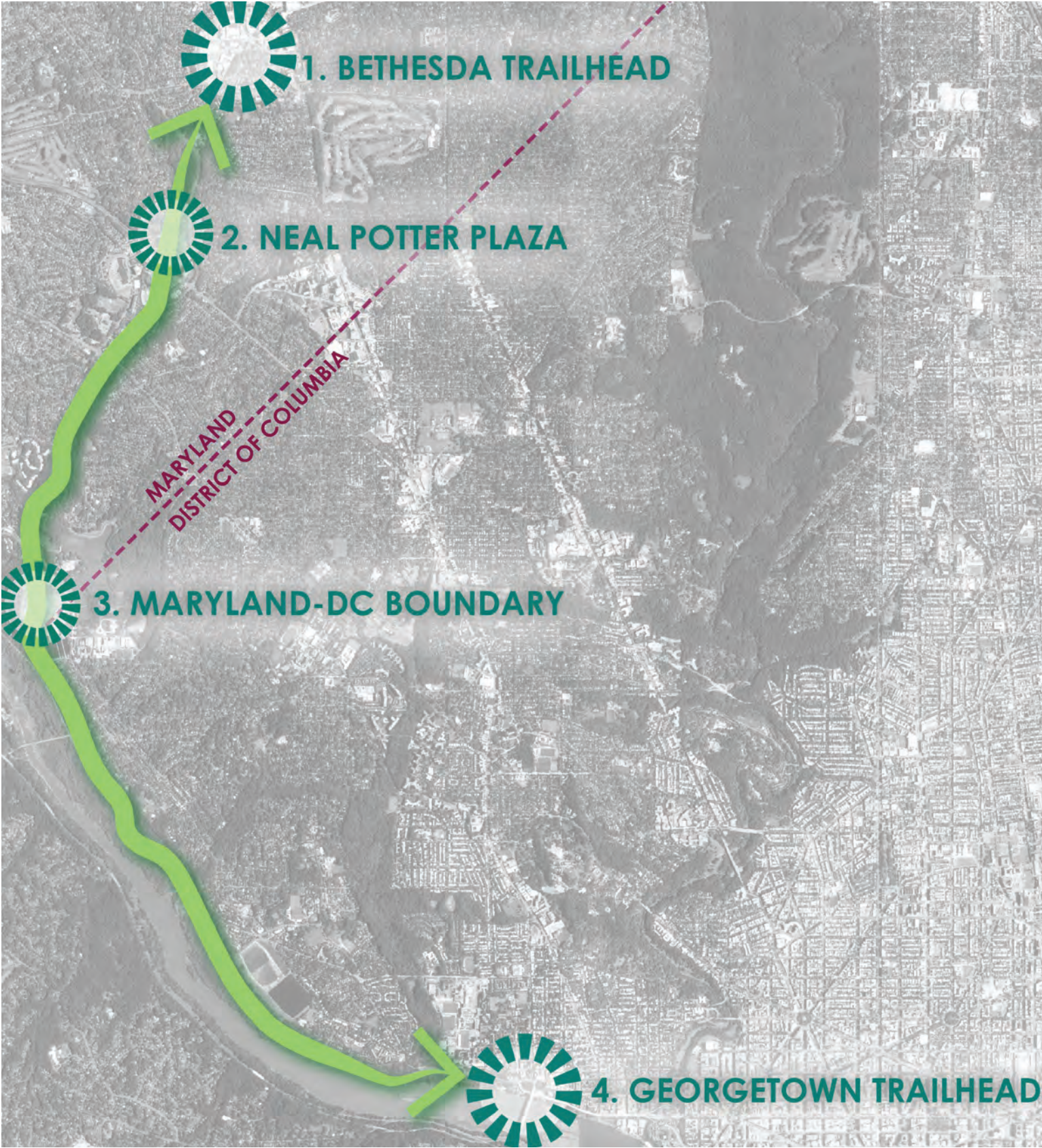
GEORGETOWN TOWPATH

## WATER STREET TRAILHEAD

Washington, DC



# CAPITAL CRESCENT TRAIL - CONTEXTUAL NODES



1. BETHESDA TRAILHEAD



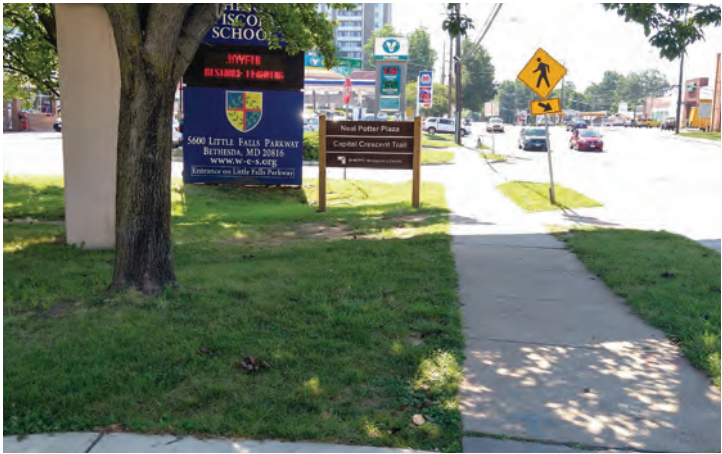
## WATER STREET TRAILHEAD

Washington, DC

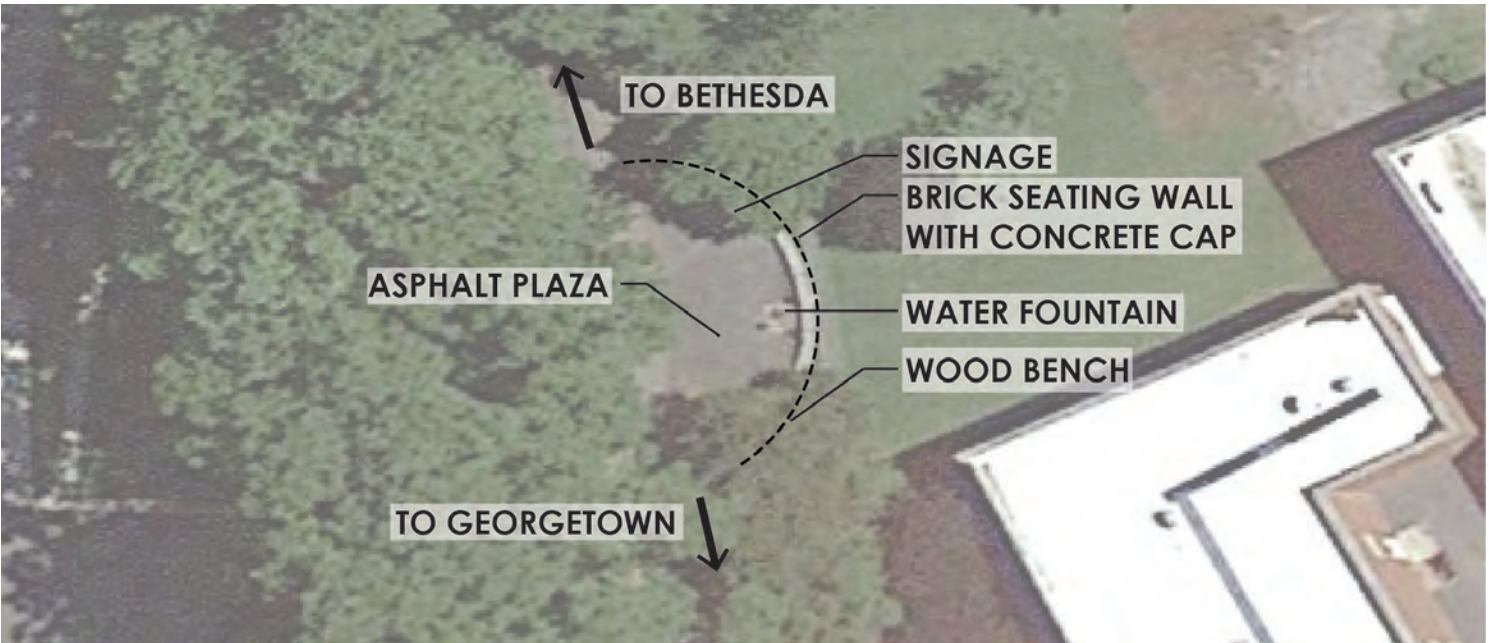
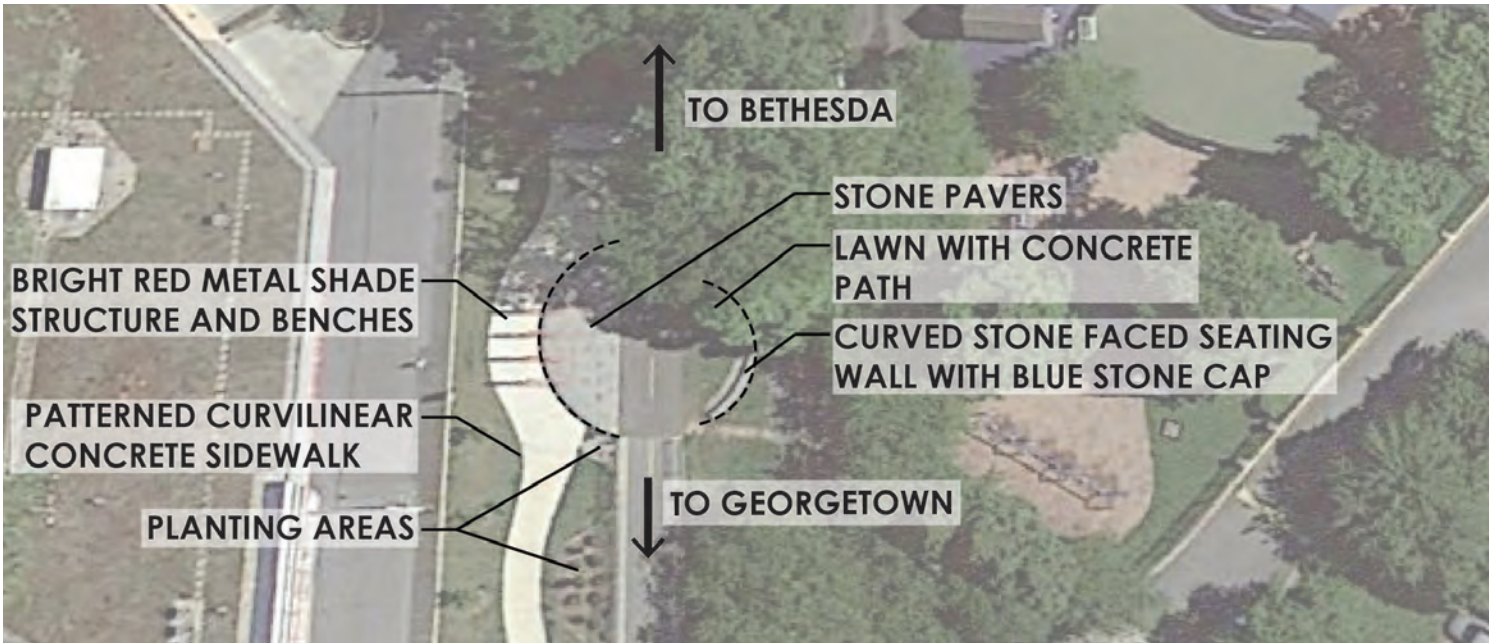


# CAPITAL CRESCENT TRAIL - CONTEXTUAL NODES

2. NEAL POTTER PLAZA



3. MARYLAND-DC BOUNDARY

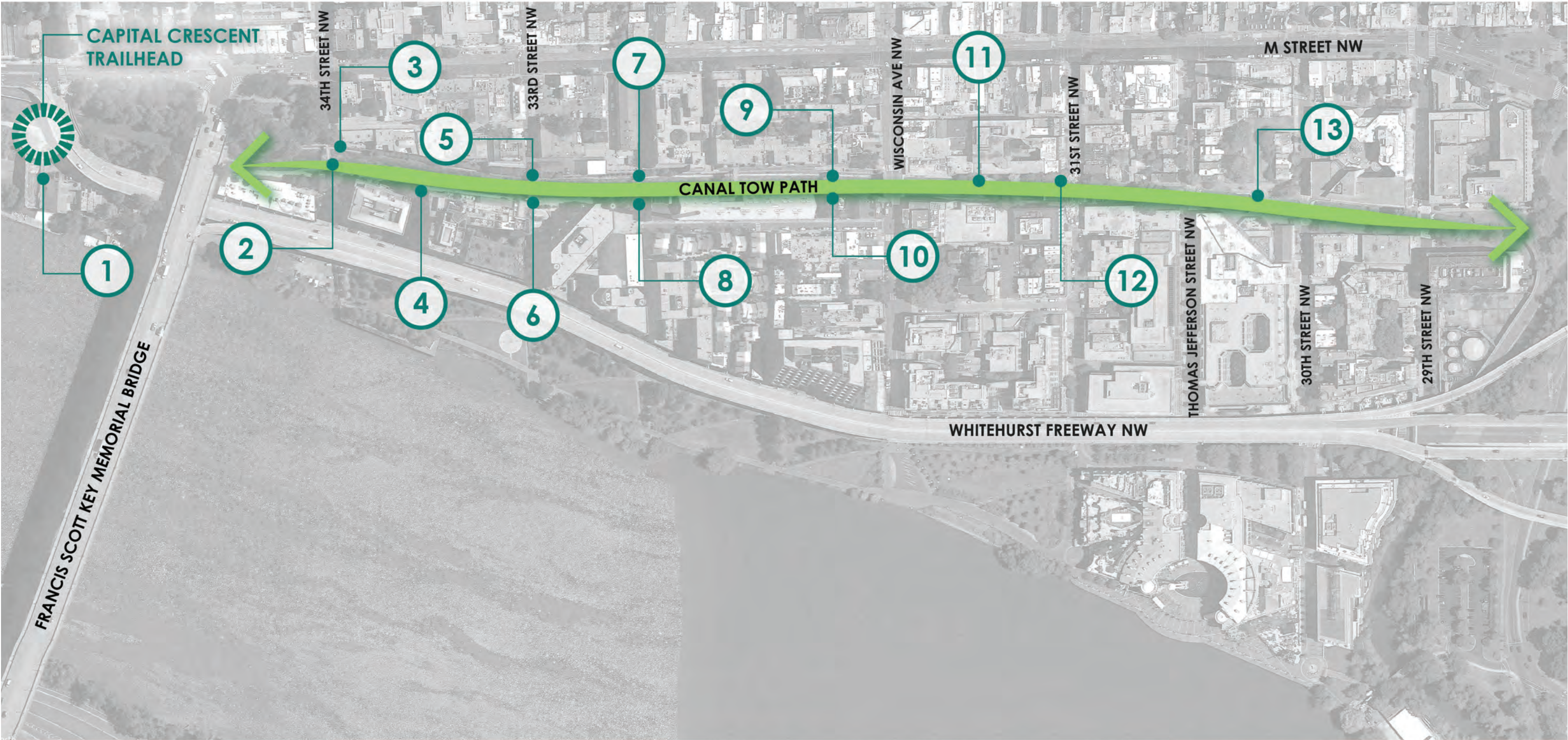


## WATER STREET TRAILHEAD

Washington, DC



# GEORGETOWN - CONTEXTUAL NODES AND MATERIALS





# GEORGETOWN - CONTEXTUAL NODES AND MATERIALS



1 CAPITAL CRESCENT TRAILHEAD



2 34TH STREET BRIDGE



3 FRANCIS SCOTT KEY PARK



4 34TH STREET CONNECTION AT WATER STREET



5 33RD STREET NW AT M STREET



6 33RD STREET NW AT WATER STREET



7 FISH MARKET PLAZA AT THE SOUTH



7 FISH MARKET PLAZA AT THE SOUTH

## WATER STREET TRAILHEAD

Washington, DC



# GEORGETOWN - CONTEXTUAL NODES AND MATERIALS



8 FISH MARKET PLAZA AT THE CANAL



10 PINSTripES CANAL CONNECTION



11 PRIVATE ACCESS STEPS



13 LOCK NO. 3 & BOAT BASIN



9 PINSTripES CANAL CONNECTION



10 PINSTripES CANAL CONNECTION



12 31ST STREET NW ACCESS



13 LOCK NO. 3 & BOAT BASIN



# CONTEXTUAL NODES AND FEATURES IN GEORGETOWN



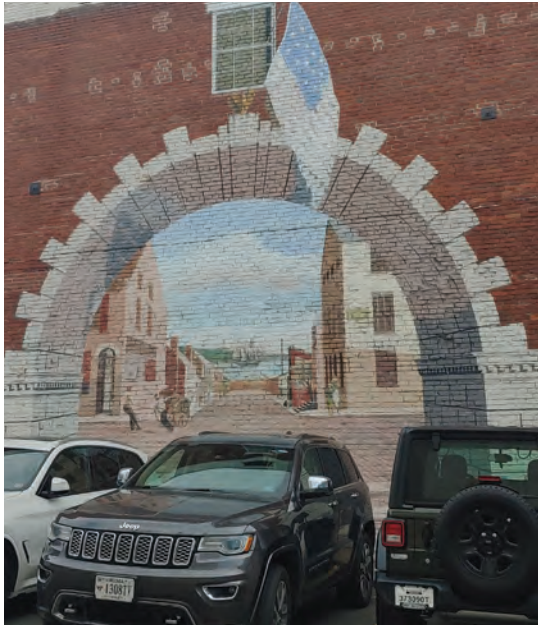
ACCESSIBLE BIKE RAIL AT 34TH STREET  
NW CONNECTION TO CANAL



PAVED BIKE RAIL INTEGRATED  
INTO STAIRS AT C&O TRAIL



WALL TREATMENT ALONG K STREET AT THE  
BERLINER



WALL TREATMENT AT PNC BANK  
ON M STREET



SEPARATION OF VEHICULAR AND  
PEDESTRIAN TRAFFIC AT CANAL ENTRANCE



34TH STREET NW BIKE REPAIR  
STATION



PAVEMENT TREATMENT AT K STREET  
CROSSINGS



GEORGETOWN WATERFRONT PARK WITH MIXED HARDSCAPE  
MATERIALS



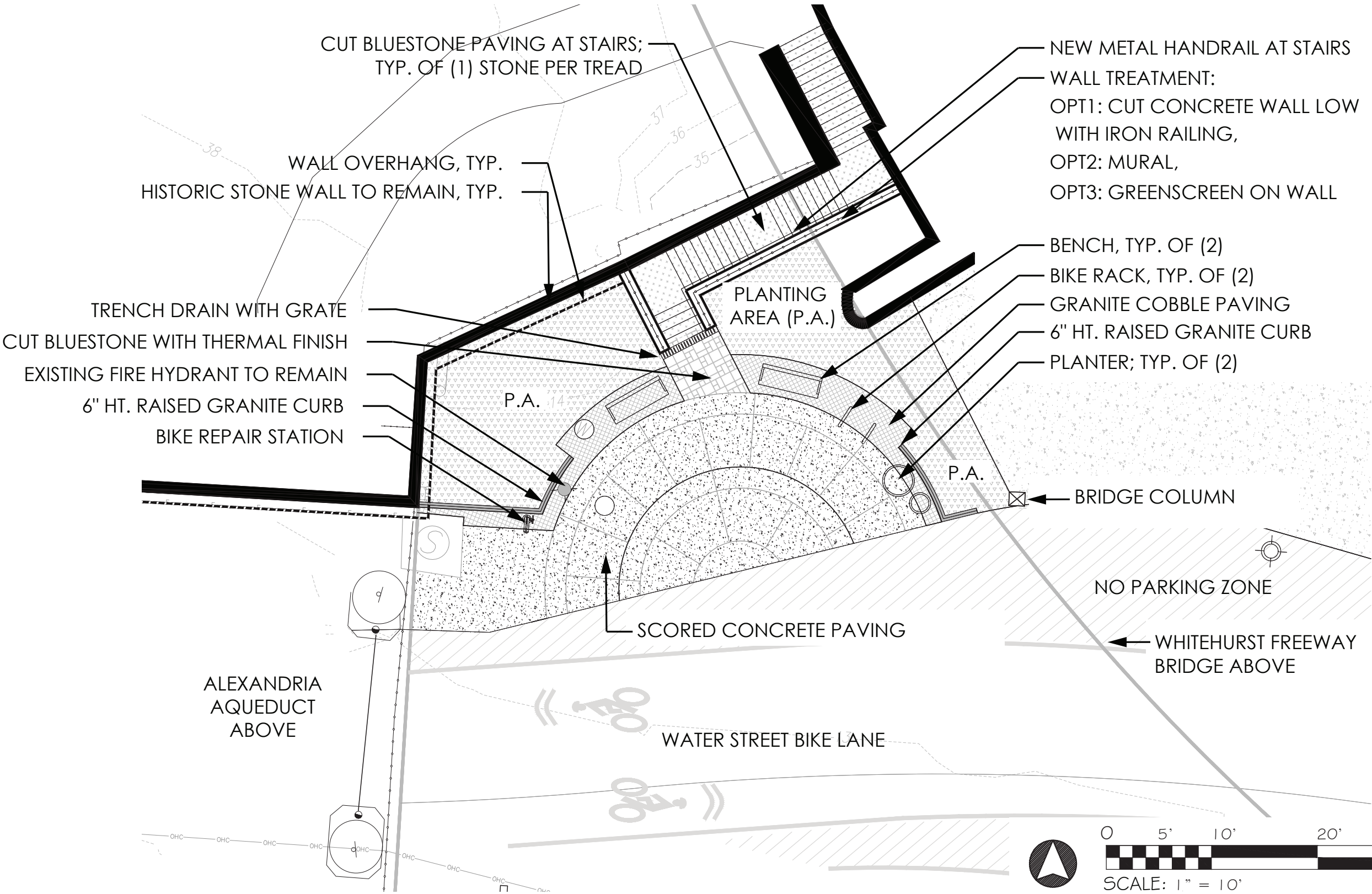
LUSH NATIVE PLANTINGS AT BIORETENTION

## WATER STREET TRAILHEAD

Washington, DC



# GEORGETOWN TRAILHEAD - SITE PLAN





PRECEDENT IMAGERY



CUT BLUESTONE



BLUESTONE STEPS



SHALLOW RAIN GARDEN AT STREET



MULTILEVEL RAINGARDEN AT STREET



WORD STYLIST MURALS



RAISED GRANITE CURB



SITE FURNISHINGS

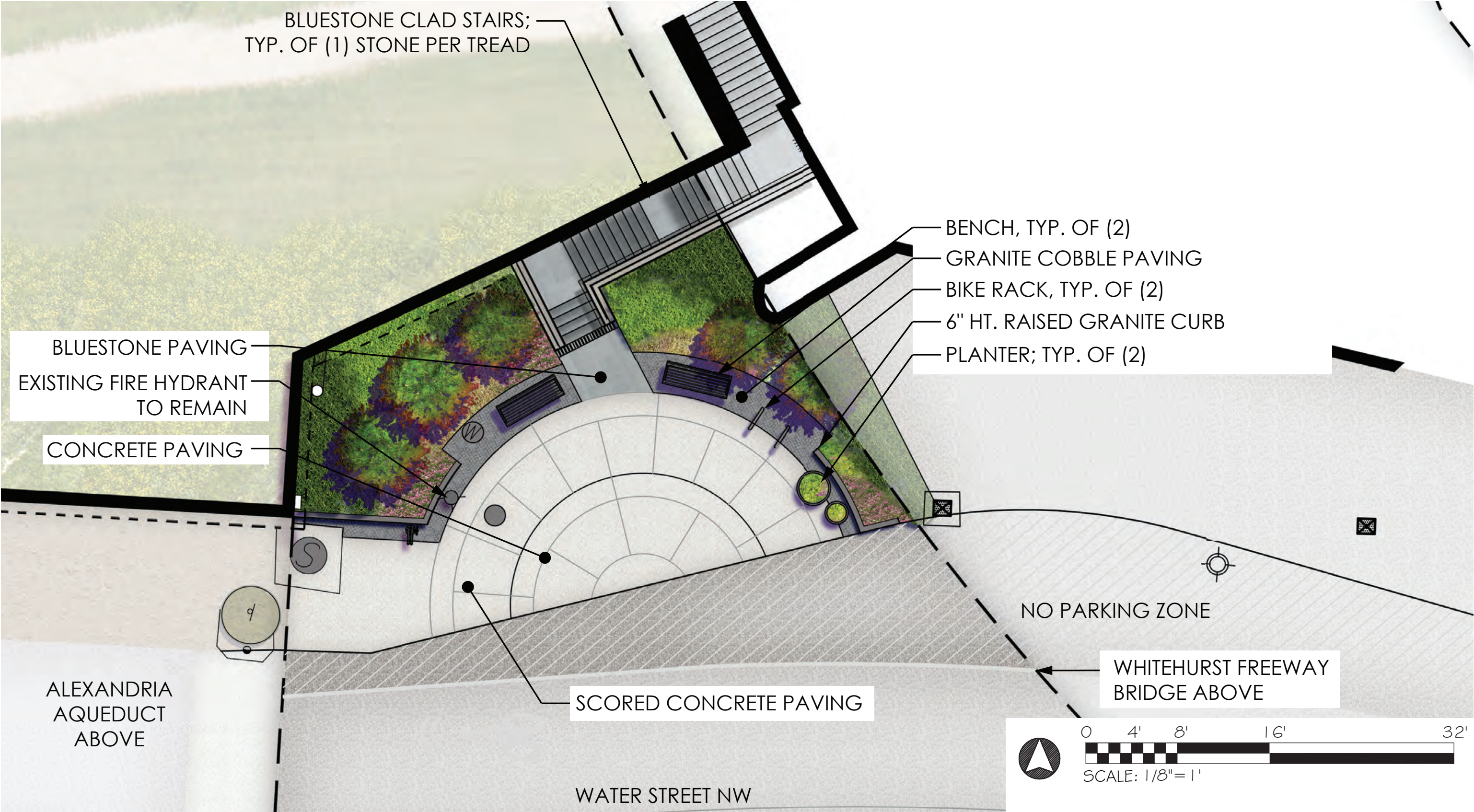


WATER STREET TRAILHEAD

Washington, DC



# GEORGETOWN TRAILHEAD - ILLUSTRATIVE PLAN



## WATER STREET TRAILHEAD

Washington, DC

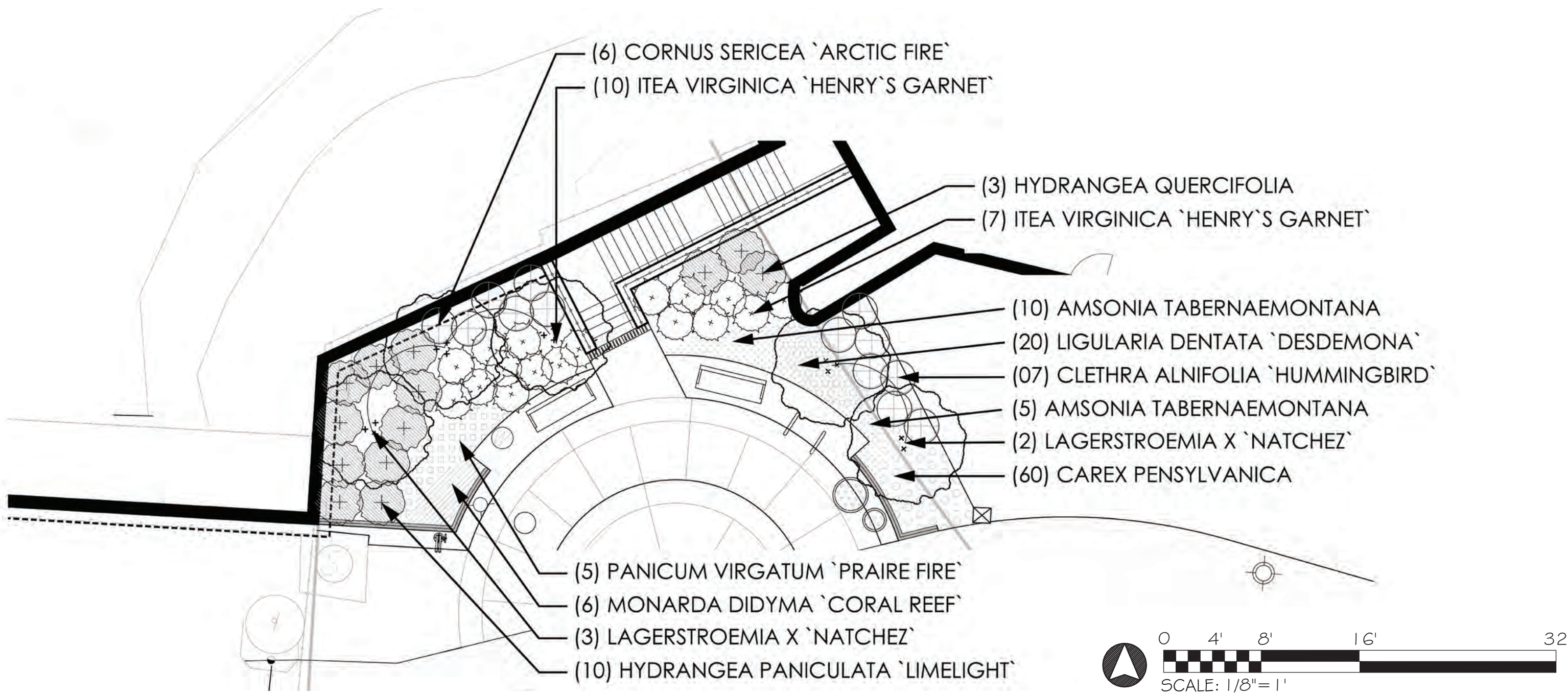


# GEORGETOWN TRAILHEAD - SITE ELEVATION





# GEORGETOWN TRAILHEAD - PLANTING PLAN





WATER STREET NW  
WASHINGTON, DC 20007

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75% CD PACKAGE



GENERAL NOTES:

1. THE CONTRACTOR SHALL FULLY ACQUAINT HIMSELF WITH THE CONDITIONS OF THE SITE. THE CONTRACTOR SHALL THOROUGHLY EXAMINE AND BE FAMILIAR WITH THE DRAWINGS AND SPECIFICATIONS. AFTER VISITING THE SITE OR DURING CONSTRUCTION, SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES, OMISSIONS, AMBIGUITIES, OR CONFLICTS IN OR AMONG THE CONTRACT DOCUMENTS OR BE IN DOUBT AS TO THEIR MEANING, HE SHALL BRING THESE ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR DIRECTION BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
3. THE CONTRACTOR SHALL IDENTIFY ALL STAGING AREAS AND LIMIT OF DISTURBANCE FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER PRIOR TO THE START OF WORK. AREAS OUTSIDE THE LIMIT OF DISTURBANCE SHALL NOT BE USED FOR STORAGE OR MOVEMENT OF MATERIALS, MACHINERY, OR DEBRIS.
4. THE CONTRACTOR SHALL DISTRIBUTE ALL MATERIALS AND EQUIPMENT AND SPREAD ANY STOCKPILES IN SUCH A MANNER AS TO PROTECT EXISTING CONDITIONS, SUCH AS UTILITIES, PAVING, VEGETATION, ETC. DO NOT STOCKPILE SOIL OR CONSTRUCTION MATERIALS, OR DRIVE VEHICLES WITHIN THE DRUPLINE OF EXISTING TREES TO REMAIN. THE CONTRACTOR SHALL OBTAIN THE APPROVAL OF THE OWNER'S REPRESENTATIVE FOR ALL CONSTRUCTION ACCESS AREAS, STAGING, AND STOCKPILE AREAS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING CONDITIONS UNLESS OTHERWISE NOTED. METHODS USED TO PROTECT EXISTING CONDITIONS SHALL BE MAINTAINED AND REPLACED IF DAMAGED DURING CONSTRUCTION. COST OF REPAIRS SHALL BE AT THE CONTRACTOR'S EXPENSE.
6. PROMPTLY REPAIR ALL DAMAGE TO EXISTING PAVEMENT, DRIVEWAYS, AND ADJACENT FACILITIES CAUSED BY CONSTRUCTION OPERATIONS.
7. THE CONTRACTOR SHALL PROVIDE MOCK-UPS OF VERTICAL AND HORIZONTAL SURFACES PER NOTES ON DETAILS FOR OWNER'S REPRESENTATIVE TO APPROVE IN THE FIELD PRIOR TO CONSTRUCTION. ALL MOCK-UPS SHALL BE PRESERVED AND PROTECTED SO THAT THEY CAN BE USED FOR REFERENCE DURING CONSTRUCTION. DO NOT REMOVE OR DESTROY MOCK-UPS UNTIL CONSTRUCTION IS COMPLETE.
8. SUBSTITUTIONS IN PRODUCTS AND MATERIALS ARE NOT ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
9. THE CONTRACTOR SHALL KEEP THE DRIVEWAY AND OTHER VEHICULAR ACCESS AREAS CLEAN DURING CONSTRUCTION. PAVED AREAS SHALL BE WASHED FREE OF MUD ON A WEEKLY BASIS DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL KEEP THE SITE CLEAN AND FREE OF TRASH AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE A TRASH RECEPTACLE TO BE USED ON SITE DURING CONSTRUCTION AND SHALL REMOVE TRASH FROM THE SITE ON A DAILY BASIS.
11. UPON COMPLETION OF THE PROJECT, ALL EXCESS SOIL, TEMPORARY FENCING, EROSION CONTROL MEASURES, STABILIZATION MATERIALS, AND OTHER DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY. ALL PAVED AREAS, WALLS, ETC. SHALL BE THOROUGHLY WASHED AND CLEANED UPON COMPLETION OF THE PROJECT.
12. THE CONTRACTOR SHALL BE ON SITE AT THE TIME OF ALL MATERIALS DELIVERIES.
13. PROPOSED GRADING SHALL MEET EXISTING GRADES UNIFORMLY WITH A SMOOTH TRANSITION.



**BRADLEY**  
**SITE DESIGN, INC.**  
**LANDSCAPE ARCHITECTURE**  
1010 WISCONSIN AVE NW  
WASHINGTON, DC 20007  
P: 202.695.8056  
[WWW.BRADLEYSITEDESIGN.COM](http://WWW.BRADLEYSITEDESIGN.COM)

Seal

NOT FOR  
CONSTRUCTION

[illegible]

CAPITAL CRESCENT  
TRAIL  
Water Street NW  
Washington, DC 20007

Project # 20-0013	Date 2020.09.14	Drawn By LS
		Checked By BD / SB

Sheet Title

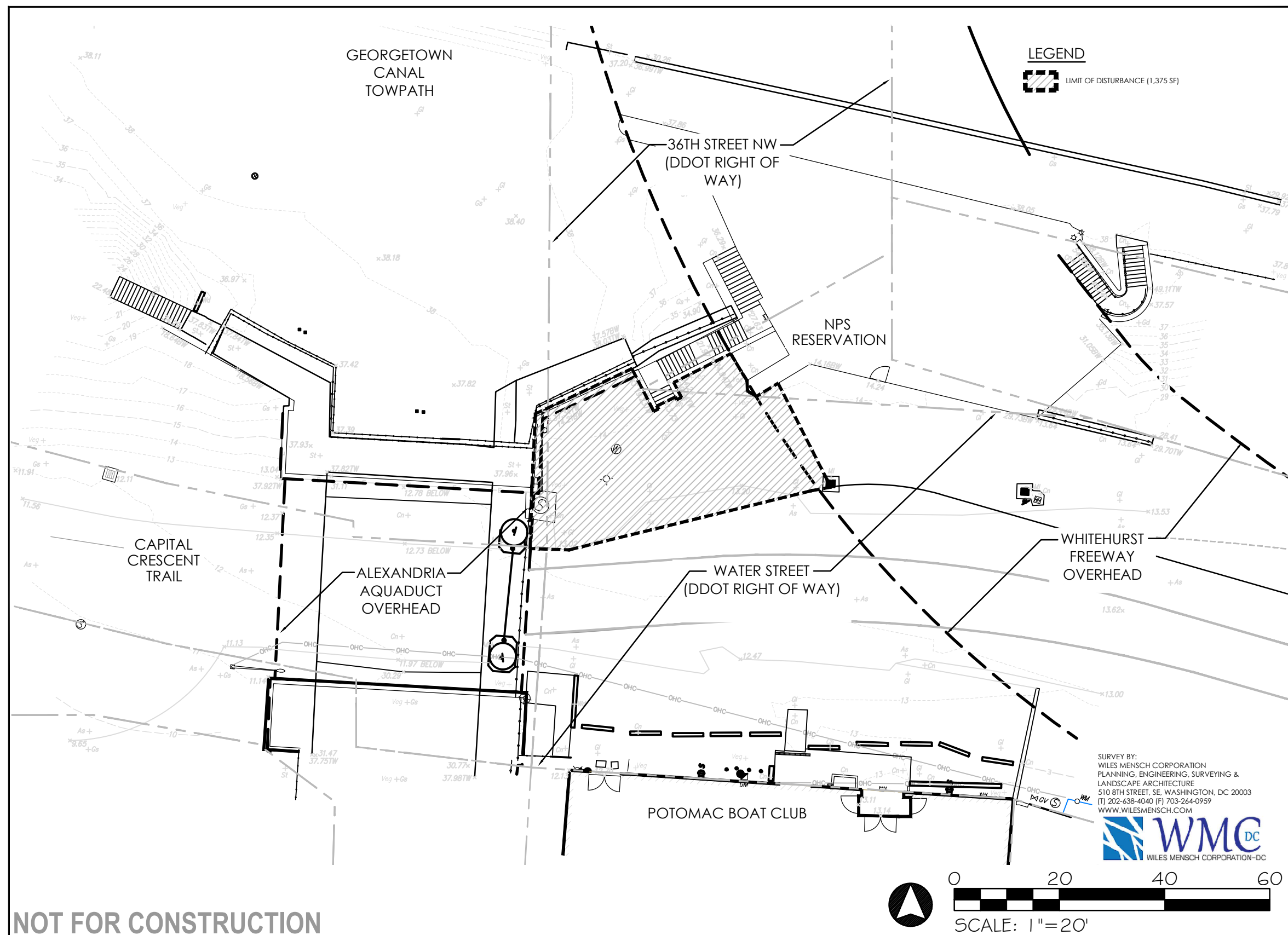
COVER SHEET

Sheet #

# L001

**NOT FOR CONSTRUCTION**





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CAPITAL CRESCENT  
TRAIL  
Water Street NW  
Washington, DC 20007

Project # 20-0013	Date 2020.09.14	Drawn By LS
		Checked By RD / SB

Sheet Title	
SITE SURVEY	

Sheet #

# L002

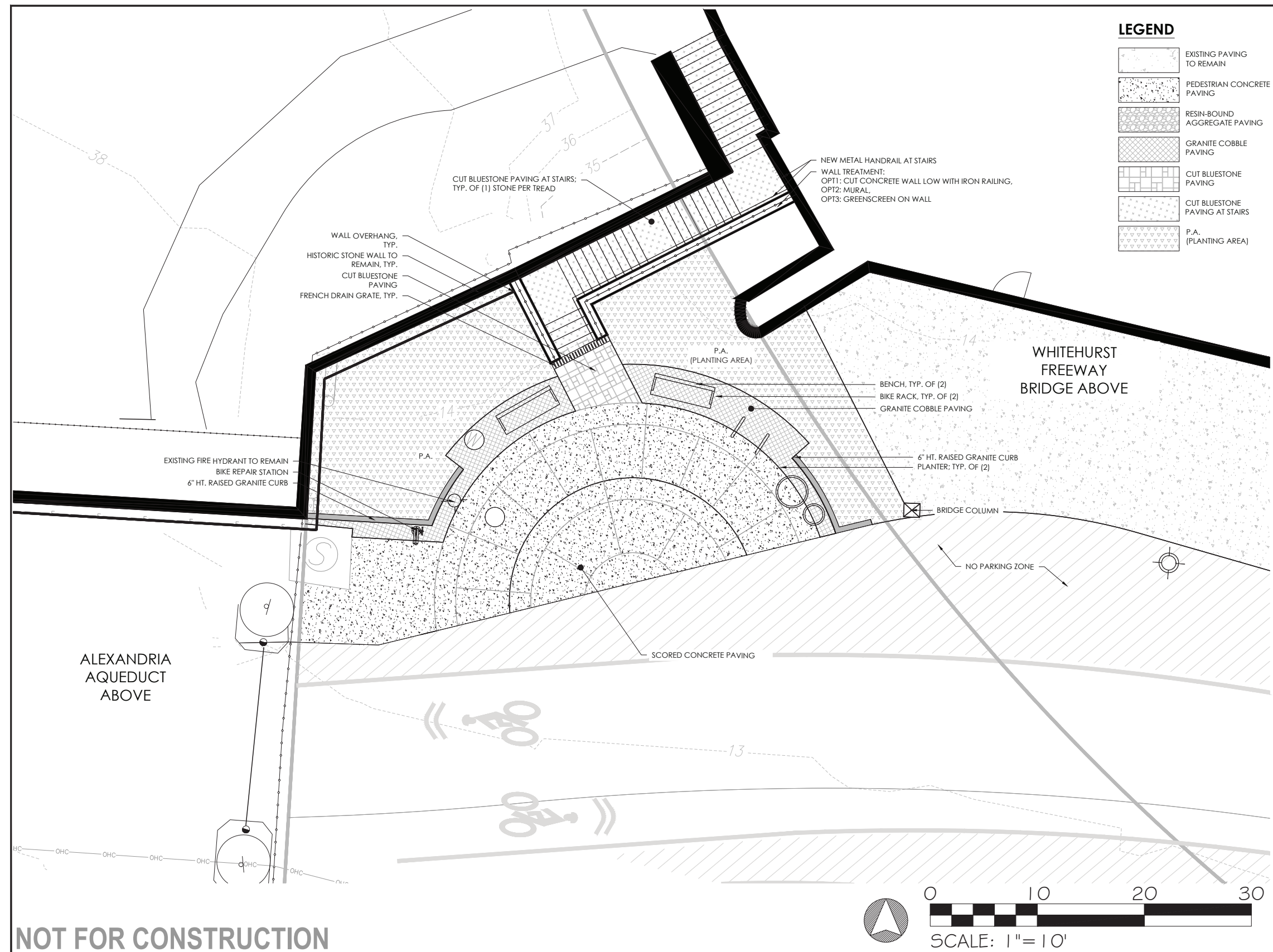












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CAPITAL CRESCENT  
TRAIL

Water Street NW  
Washington, DC 20007

Project # 20-0013	Date 2020.09.14	Drawn By LS
		Checked By BD / SB

Sheet Title

MATERIALS PLAN

Sheet #

**L101**





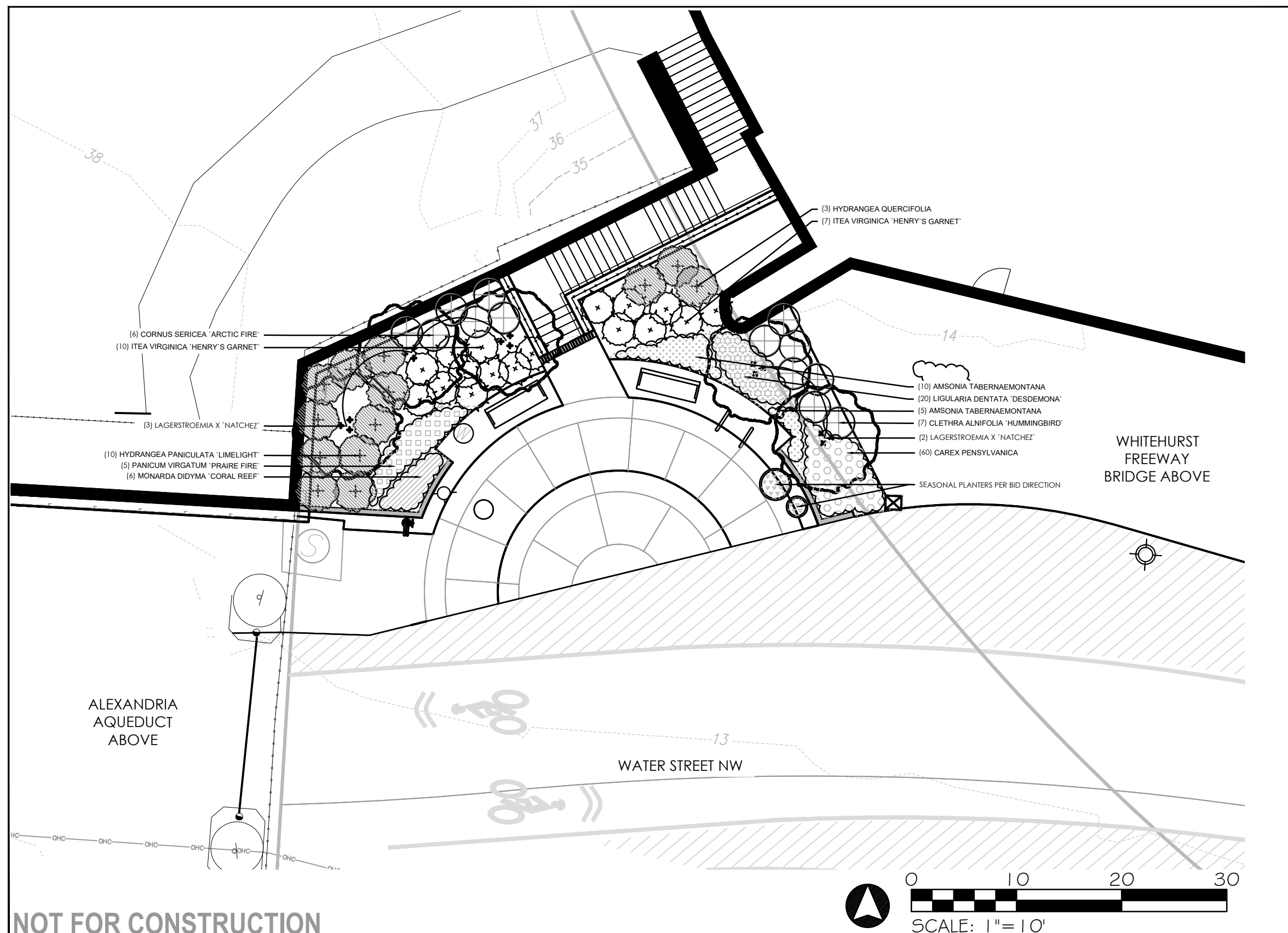












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CAPITAL CRESCENT  
TRAIL

Water Street NW  
Washington, DC 20007

Project # 20-0013	Date 2020.09.14	Drawn By LS
		Checked By DD / CP

Sheet Title

## PLANTING PLAN

Sheet #

## L400









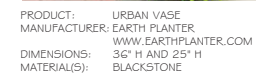
PRODUCT: HANOVER INDIVIDUAL GRANITE PAVER OR OWNER APPROVED EQUAL  
MANUFACTURER: HANOVER ARCHITECTURAL PRODUCTS  
WWW.HANOVERPAVERS.COM  
SIZE: XX  
COLOR(S): XX  
APPROVED BY SUBMITTAL PRIOR TO ORDERING

NOT USED  
NOT TO SCALE



PRODUCT: CBF-10  
MANUFACTURER: VICTOR STANLEY  
P.O. DRAWER 330  
DUNKIRK, MD 20754 USA  
(301) 855-8300  
WWW.VICTORSTANLEY.COM  
DIMENSIONS: 6' LENGTH

PRODUCT: CLASSIC BIKE U RACK  
MANUFACTURER: CYCLESAFE  
5211 CASCADE RD. SE, SUITE 210  
GRAND RAPIDS, MICHIGAN 49546  
WWW.CYCLESAFE.COM  
(616) 954-9977  
DIMENSIONS: 36" HT.  
COLOR(S): BLACK POWDERCOAT



PRODUCT: FIX IT  
MANUFACTURER: DERO  
WWW.DERO.COM  
42 NORTHERN STACKS DR, SUITE 100  
MINNEAPOLIS, MN 55421  
(551) 206-3502  
COLOR(S): XX

PRODUCT: REGULAR JOE HEEL PROOF TRENCH DRAIN  
MANUFACTURER: IRON AGE GRATES  
2104 SW 152ND ST. SUITE #4  
BURIEN, WA 98146  
(877) 418-3568  
WWW.IRONAGEGRATES.COM

DIMENSIONS: 8" x 20"  
QUANTITY: (3)



NOT FOR  
CONSTRUCTION

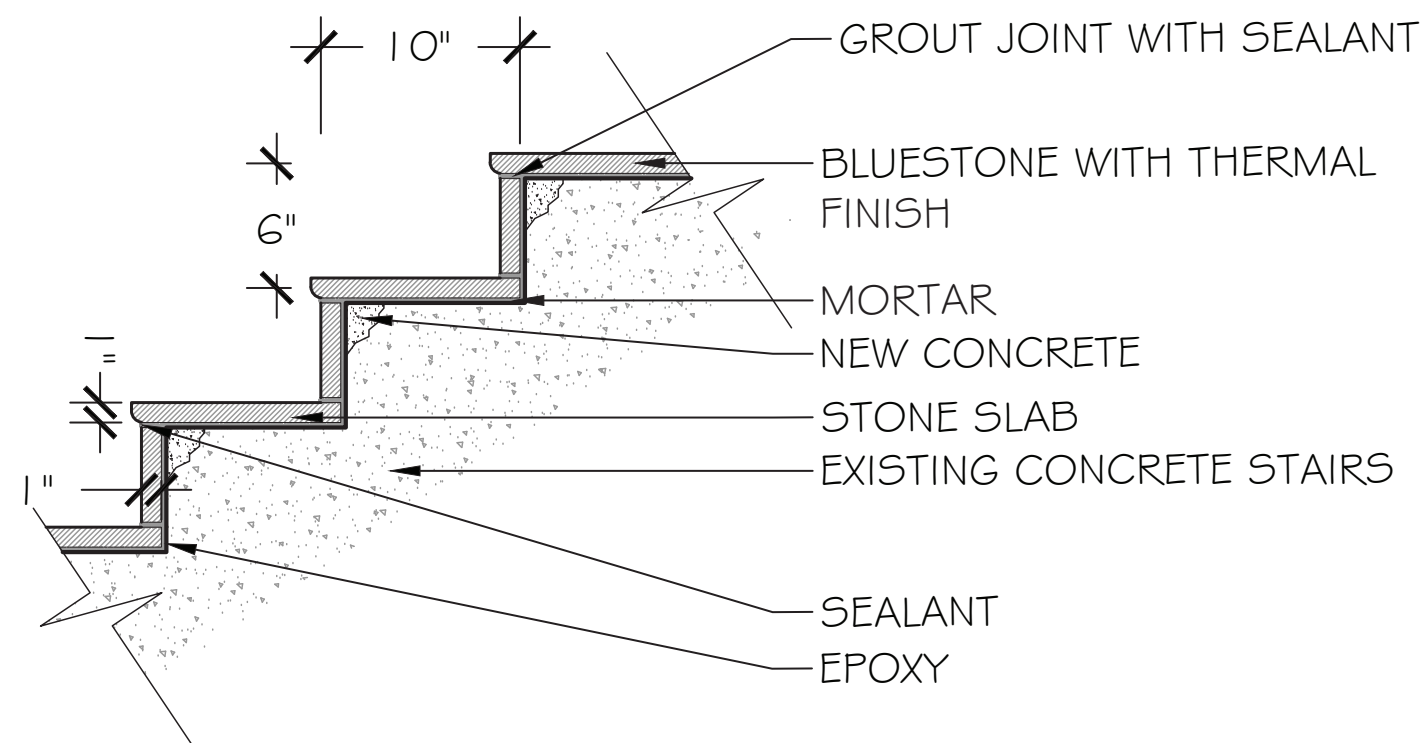
CAPITAL CRESCENT  
TRAIL

Water Street NW  
Washington, DC 20007

## L500



# STEP DETAIL



**PREFERRED STEP CLADDING:**  
BLUE STONE TREAD AND RISER

## EXPLORED STEP CLADDING OPTIONS:

- CONCRETE: DOES NOT ADHERE WELL OVER TIME
- ANTI-SLIP METAL GRATE EMBEDDED IN CONCRETE: CONCERN REGARDING LONGEVITY IN FREEZE-THAW
- BRICK: UNITS TOO SMALL TO PROVIDE STABLE FOOTING AND DEPTH OF UNIT SIGNIFICANT (GUARDRAIL HEIGHTS AND ADJACENT GRADE CONNECTIONS), THE USE OF BRICK ALSO DOES NOT MATCH THE SURROUNDING CONTEXT OF GEORGETOWN AND THE GEORGETOWN WATERFRONT PARK
- CONCRETE PAVERS: DEPTH OF UNIT SIGNIFICANT (GUARDRAIL HEIGHTS AND ADJACENT GRADE CONNECTIONS)
- PRECAST CONCRETE: DEPTH OF UNIT SIGNIFICANT (GUARDRAIL HEIGHTS AND ADJACENT GRADE CONNECTIONS)
- METAL STRUCTURE: AN EXPENSIVE STRUCTURE, THE FRAME MAINTAIN A SLIGHT GAP BETWEEN THE STRUCTURE BELOW AND THE METAL FRAME, THIS GAP WILL ACCUMULATE TRASH AND OTHER DEBRIS THAT WOULD REQUIRE REGULAR REMOVAL



PATCHED CONCRETE  
STAIR



CONCRETE WITH  
GRATES



BRICK