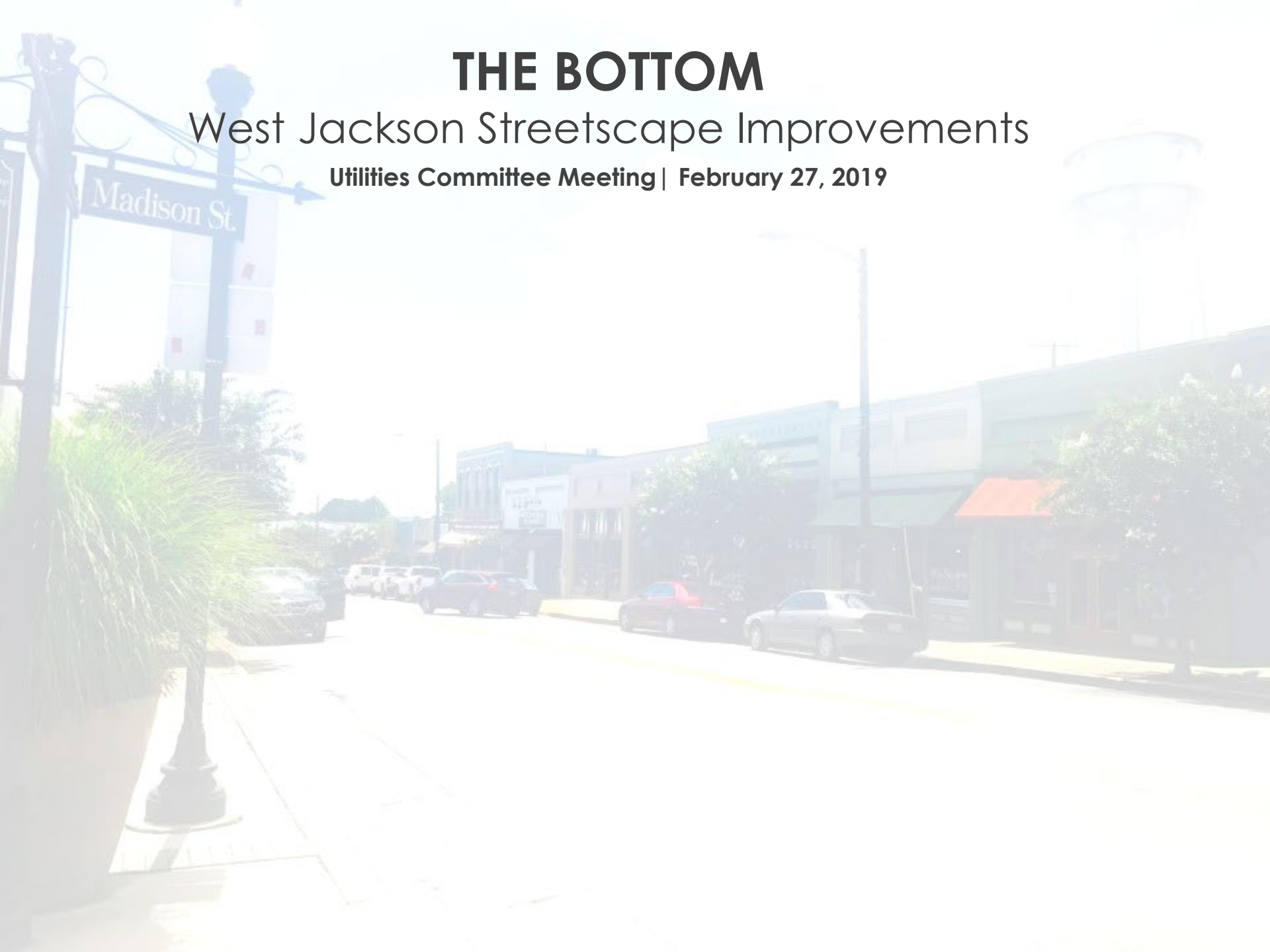


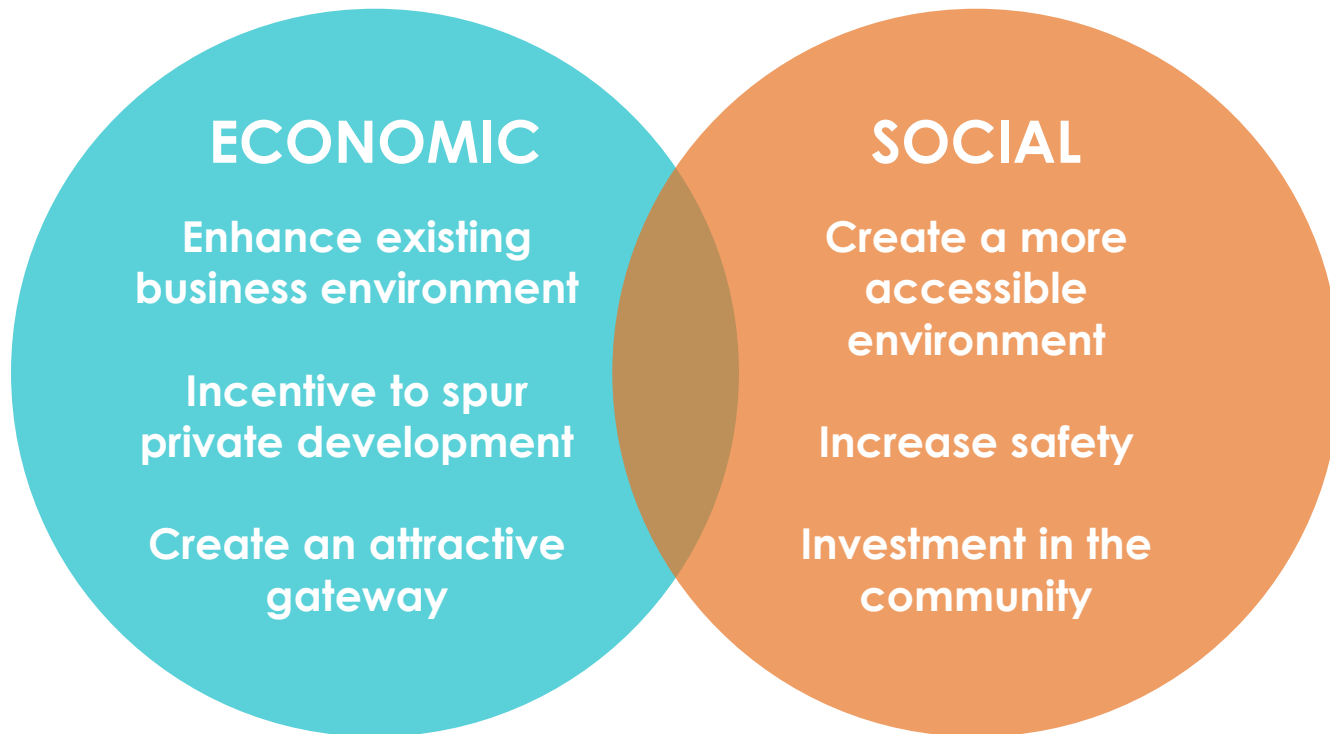
# THE BOTTOM

## West Jackson Streetscape Improvements

Utilities Committee Meeting | February 27, 2019



# Why Do Streetscape Improvements?



# DIRECT ECONOMIC BENEFITS

of streetscape improvements



**Increase in  
District Sales**



**Decrease in  
Retail Vacancy**



**Increase in  
Private  
Investment**

# Where Are We?

**WE ARE HERE**



**August 17-21**

Topic Discussion Interviews

**Oct. 17-19**

Design Workshop

**December**

Council Approval of Vision Plan

**February 2019**

Final Design Completed

**May 2019**  
Construction to Begin

**August 15**

Public Kickoff Meeting

**Oct 17-19**

Discovery Walk

**Nov 20**

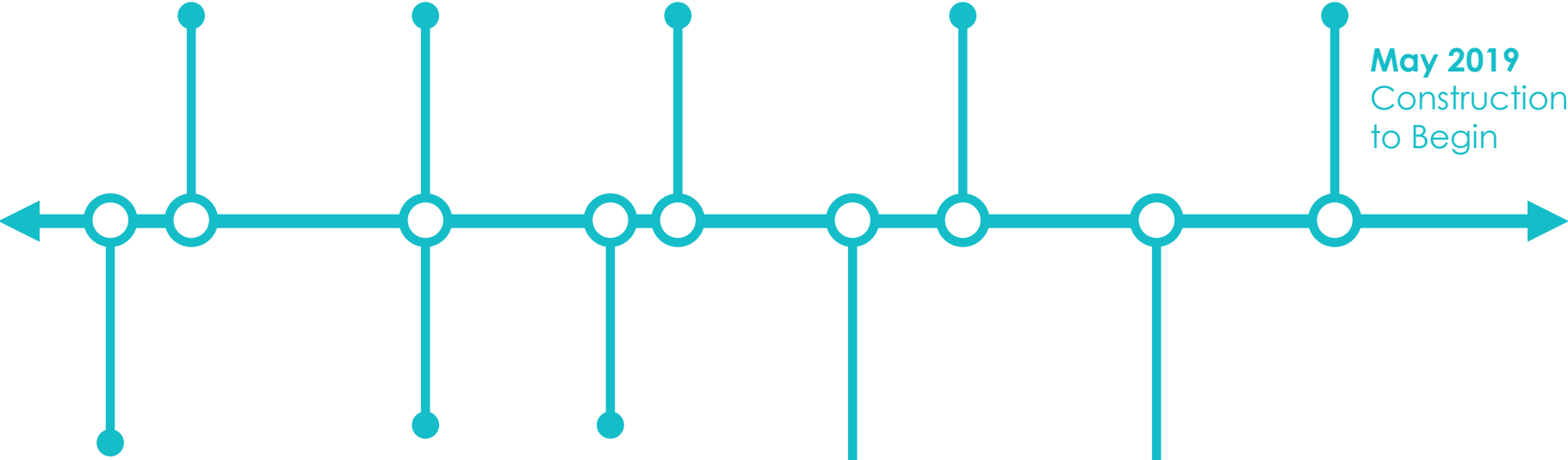
Public Presentation of Draft Vision Plan

**July 2018**

Council Approval of Design Services

**March/April 2019**

Council Final Approval



# PUBLIC INPUT

## West Jackson Street Landscape Improvements Interview Questions

Please fill out this form and return it to the Transportation Visitor Center, 144 West Jackson Street.  
The form can also be returned by fax: (202) 207-4146, or completed online:  
<https://transportation.org/land-justice-street-landscape-improvements>

1. How do you use the section of West Jackson? (Choose all that apply)
  - a. Drive to work/school
  - b. Drive to business
  - c. Drive to church
  - d. Drive home
  - e. Drive to school
  - f. Drive to work
  - g. Drive to school
  - h. Drive home
  - i. Other
2. From this perspective I believe that the section of West Jackson is...
  - a. In decline
  - b. Stagnant but could use some help
  - c. Heading in the right direction
  - d. Thriving
3. Please try to describe the negative aspects of this section of West Jackson in a short phrase (2-3 words): \_\_\_\_\_
4. Please try to describe the positive aspects of this section of West Jackson in a short phrase (2-3 words): \_\_\_\_\_
5. What is missing that could be added to increase the quality of this section? \_\_\_\_\_  
\_\_\_\_\_
6. What kinds of examples have you seen that might serve as a good model for this project? \_\_\_\_\_  
\_\_\_\_\_
7. If you could travel back in time to the year 2000 and take a picture of West Jackson Street, what do you hope it would look like? \_\_\_\_\_  
\_\_\_\_\_
8. If you could make a magic wand and make any changes to this part of West Jackson Street, what would they be? \_\_\_\_\_  
\_\_\_\_\_
9. Do you have any other questions or comments? Please write them on the back of the form. Or, you can email us at [transportation@dc.gov](mailto:transportation@dc.gov)



Over 80 Survey Respondents  
13 Discussion Opportunities  
2 Discovery Walks / Workshops

# **WHAT WE HEARD:**

- 1. Improve access to parking**
- 2. Increase Safety for People**
- 3. Improve the Sidewalks**
- 4. Preserve the Character**
- 5. Fill the empty Storefronts**





# ANALYZE: Parking

57 Existing  
63 Proposed

On-street Parking  
On-street Parking



 Public Access Parking  
 1 Minute Walk

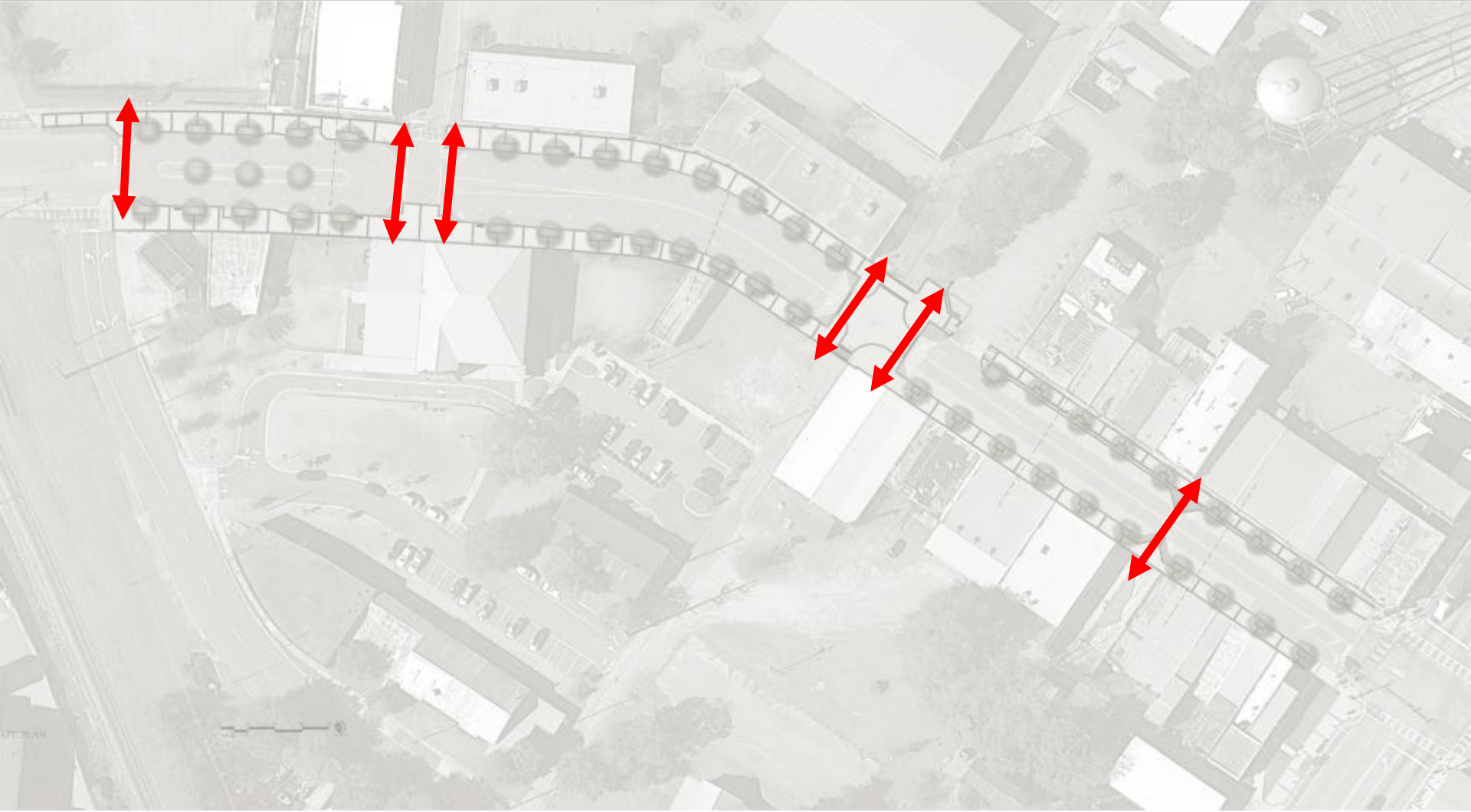
# ANALYZE: Safety





# ANALYZE: Safety

6 New Pedestrian Crossings



# ANALYZE: Improve Sidewalks

6" standard curb height, level sidewalks, and ADA access to all businesses



Small trees provide little shade

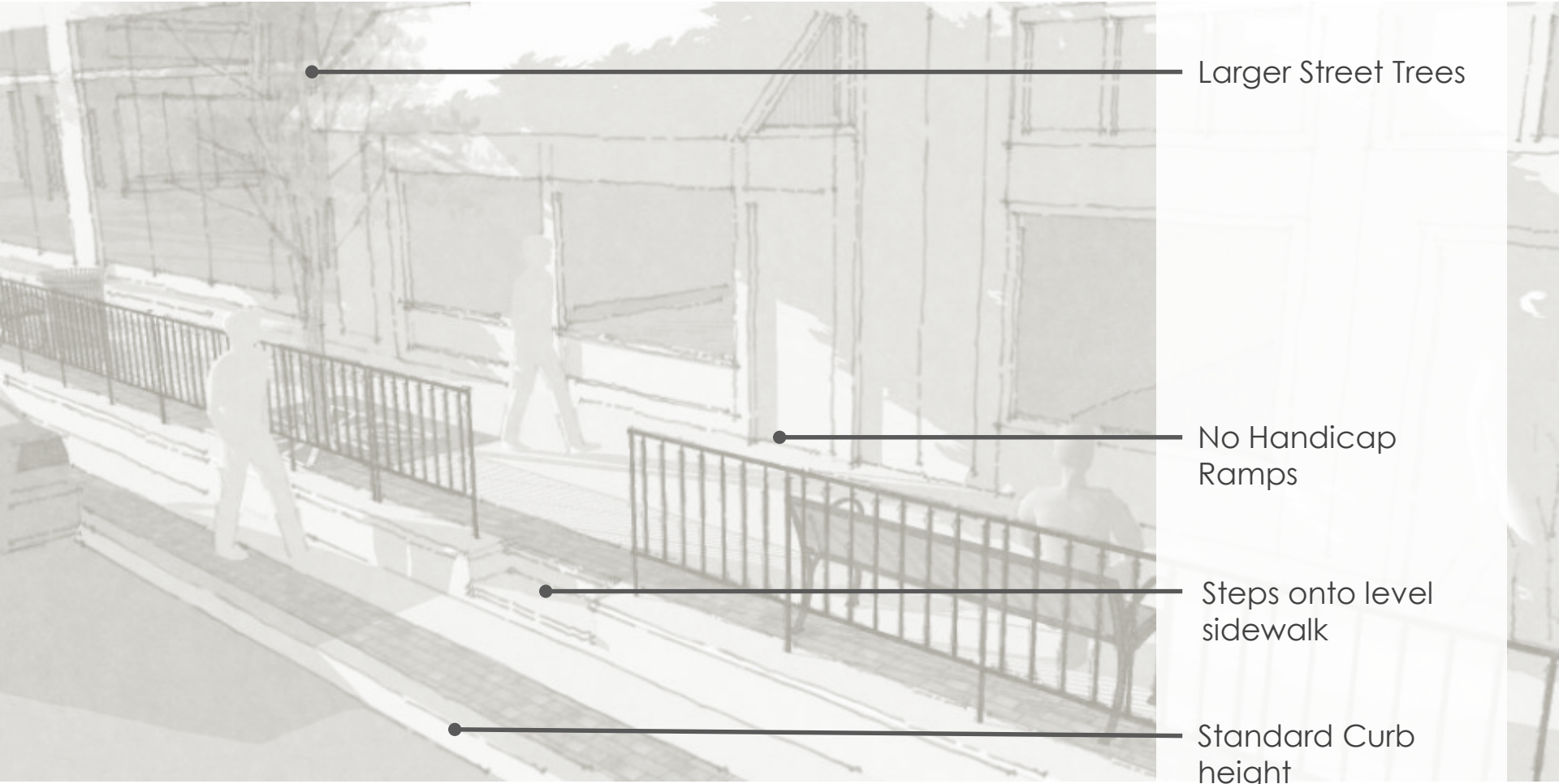
Ramps are tripping hazard

Cross slope too steep

Curb is too high

# “The Bottom” Streetscape

Final Plan: 200 Block



Larger Street Trees

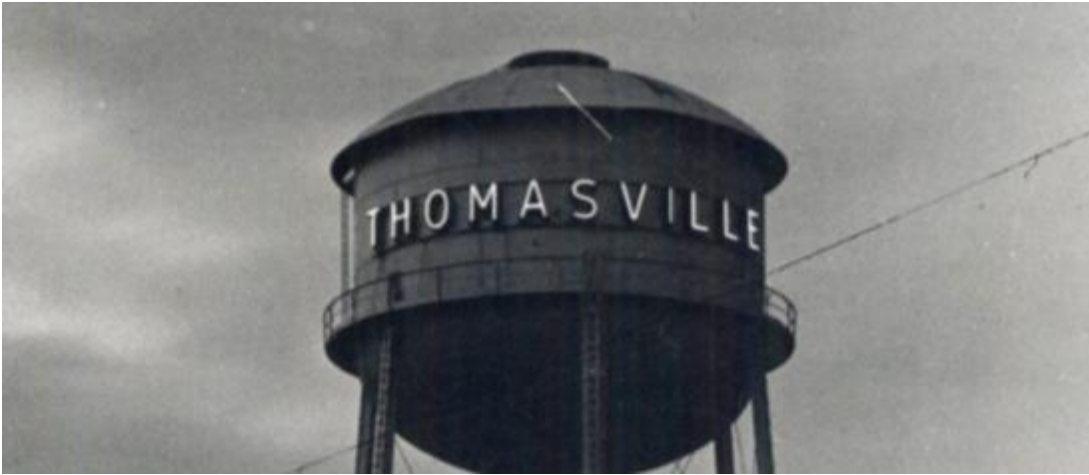
No Handicap Ramps

Steps onto level sidewalk

Standard Curb height

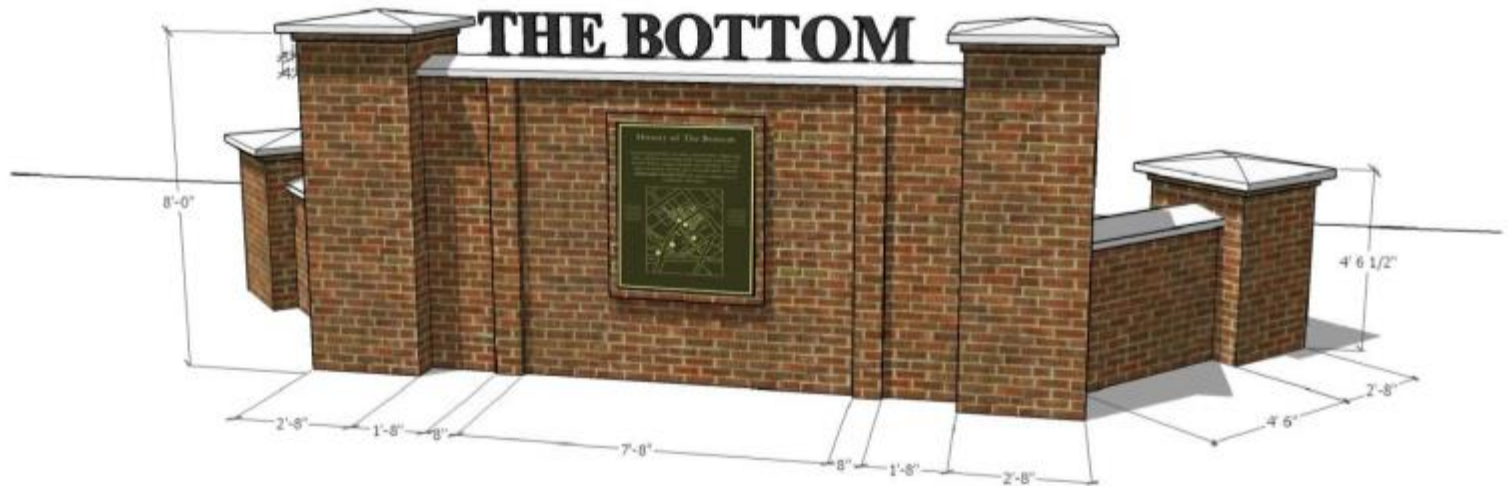
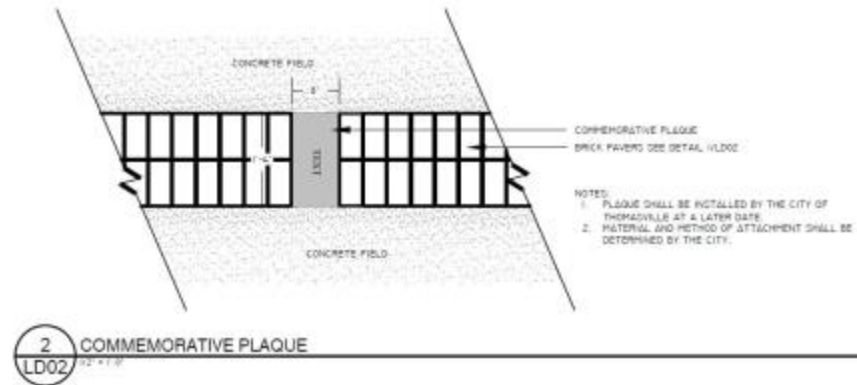


# ANALYZE: Character and History





# ANALYZE: Character and History



NOT TO SCALE

# PRELIMINARY DESIGN: Underground Utilities





# PRELIMINARY DESIGN: Underground Utilities

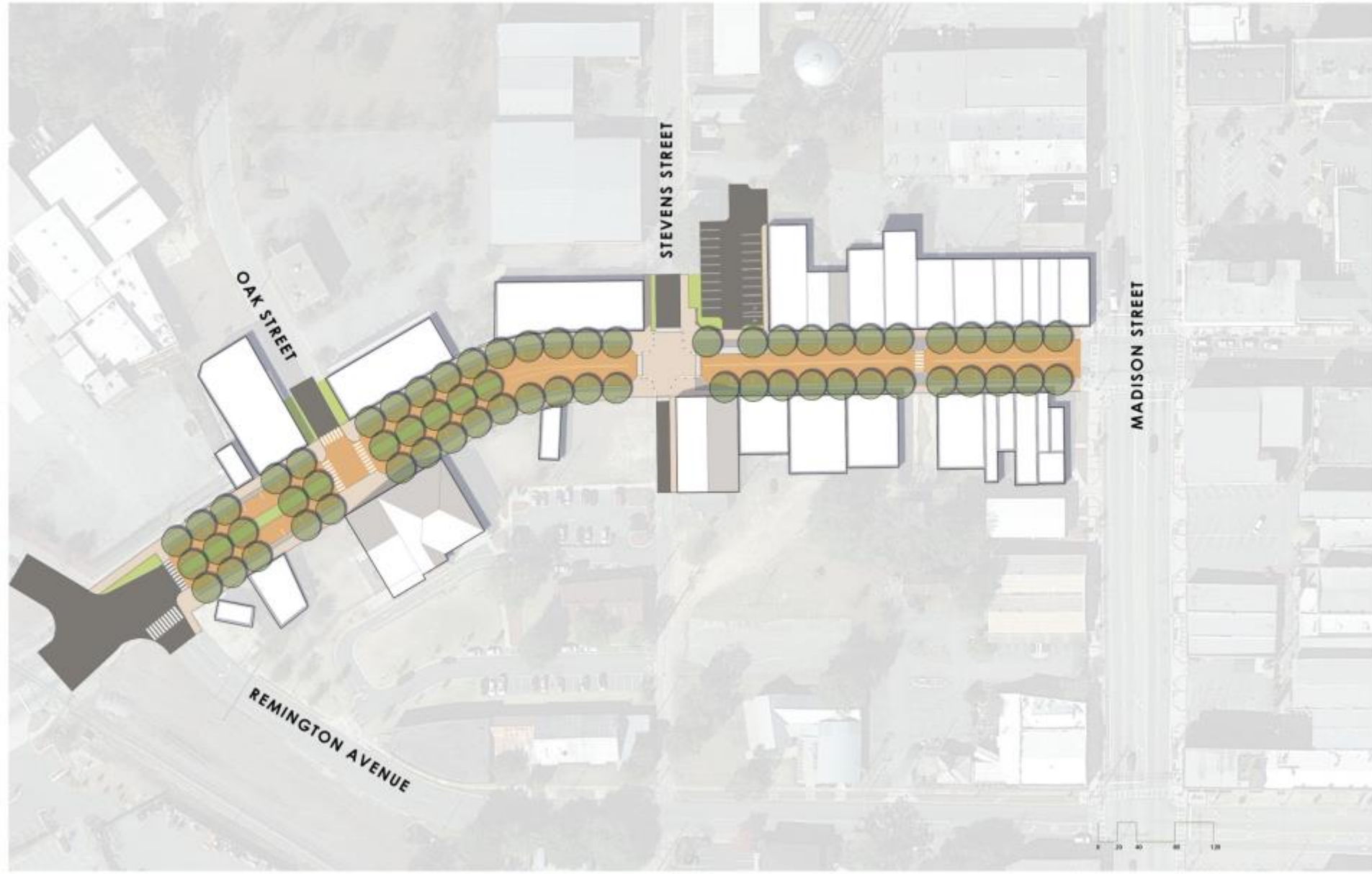


# PRELIMINARY DESIGN: Underground Utilities

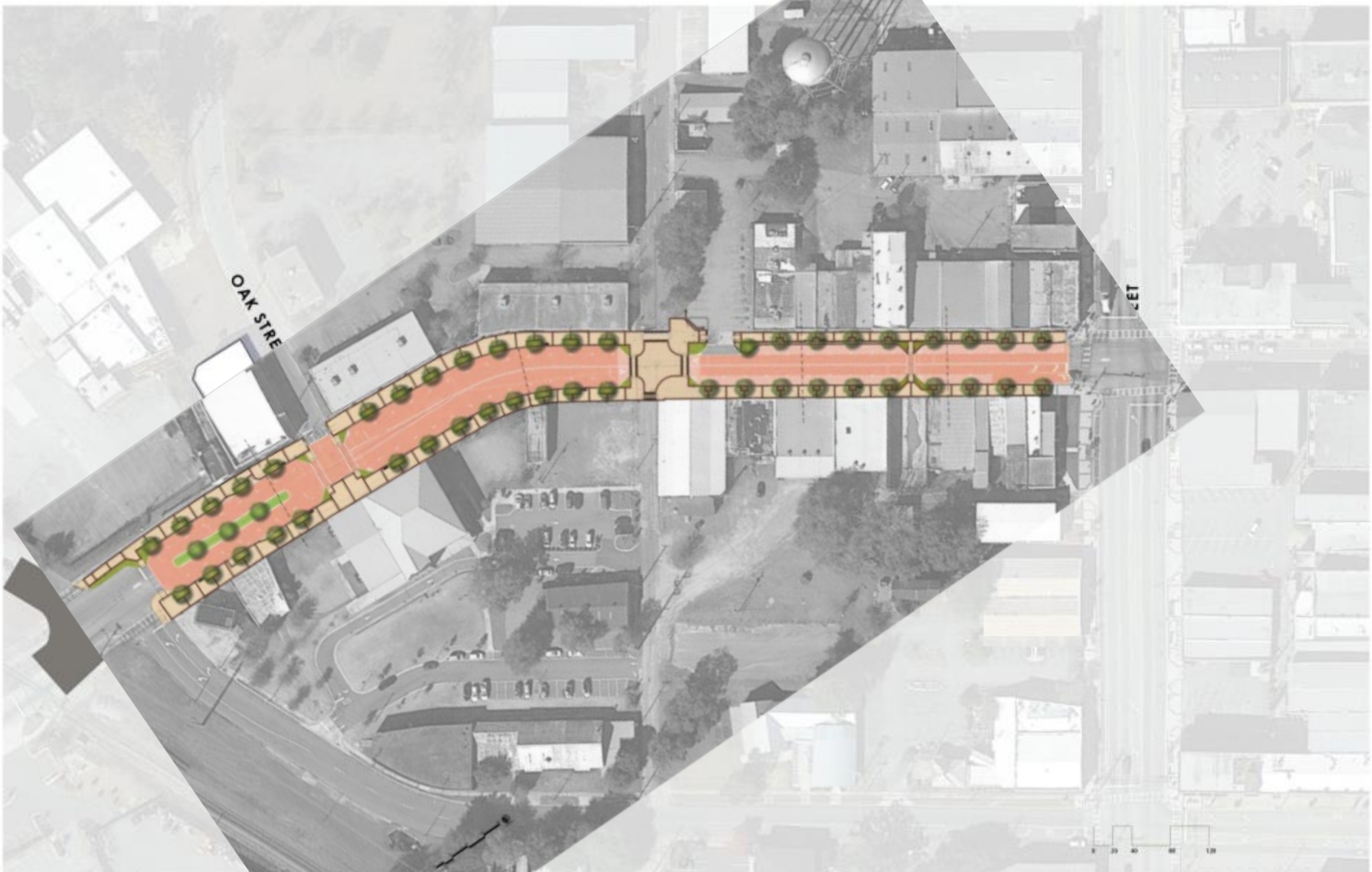




# DESIGN: The Plan



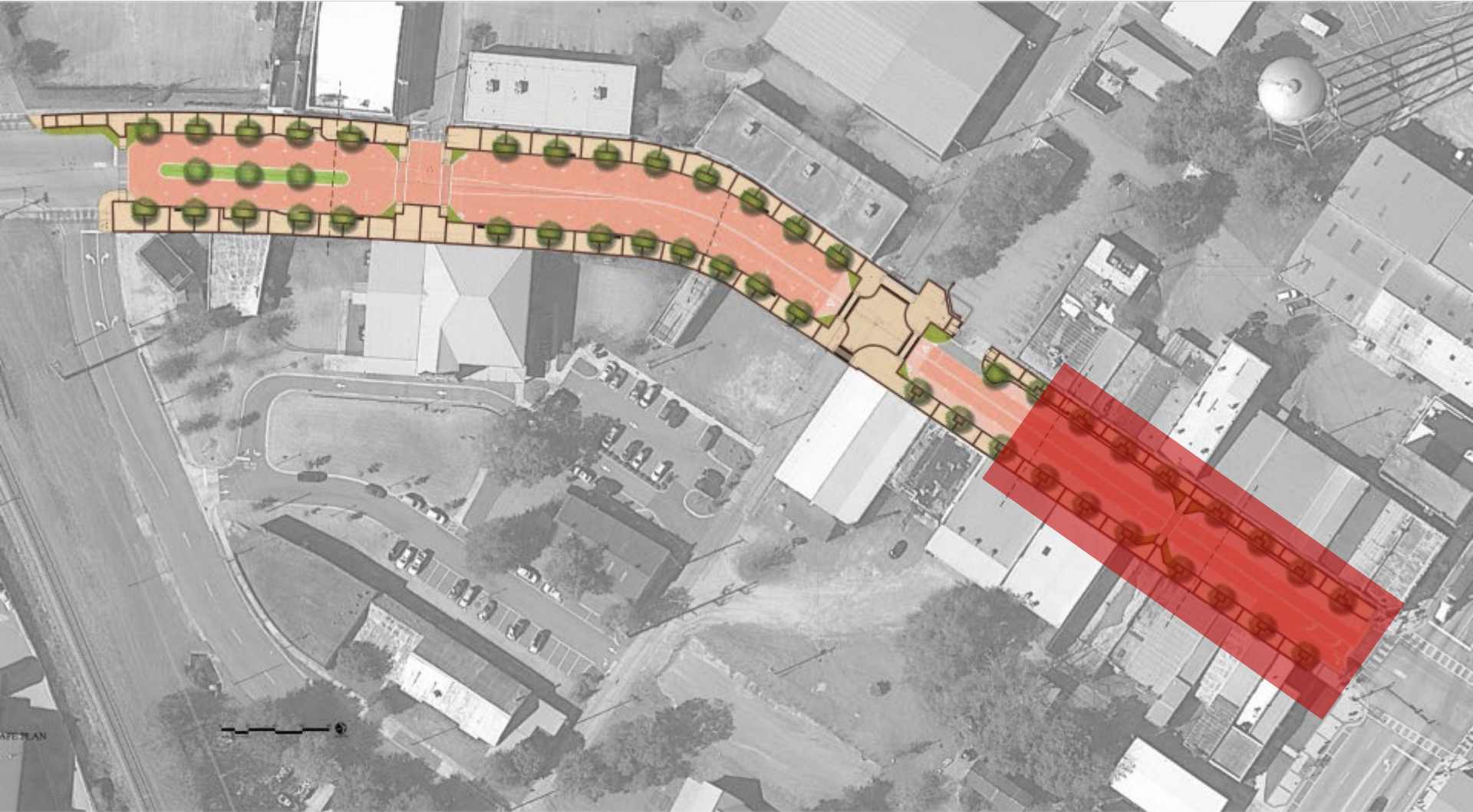
# DESIGN: The Plan





# "The Bottom" Streetscape

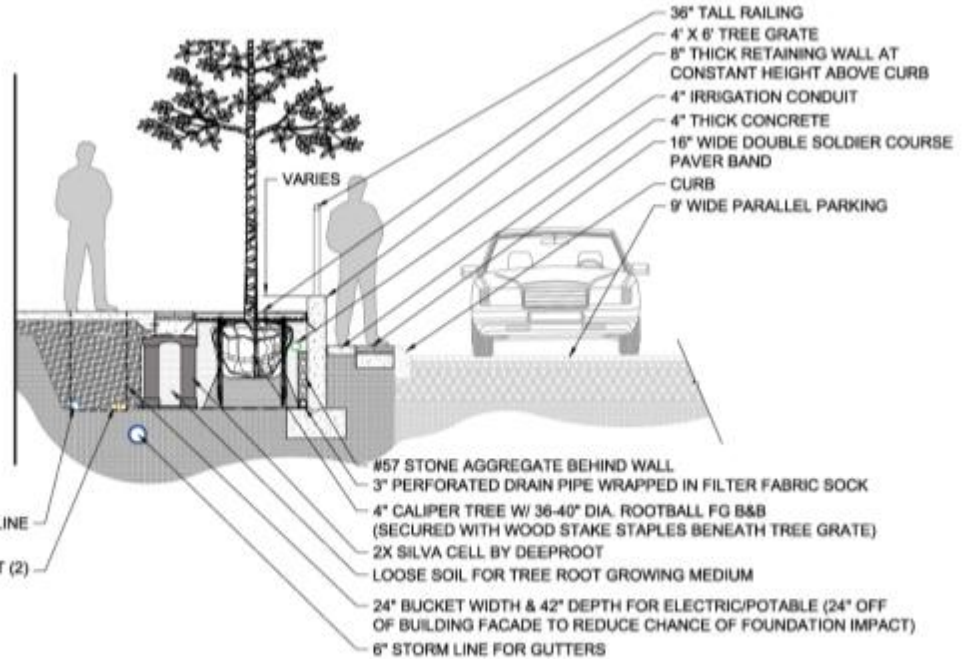
Final Plan: 200 Block



# "The Bottom" Streetscape

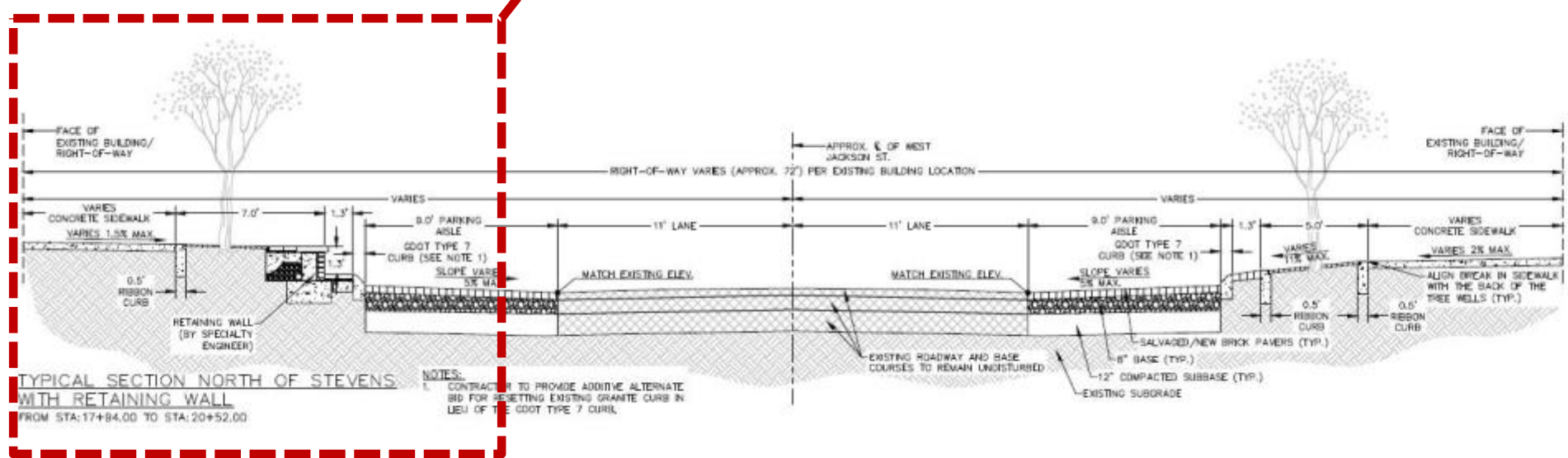
Final Plan: 200 Block

EXISTING BUILDING



4" POTABLE LINE  
3" ELECTRIC CONDUIT (2)

M57 STONE AGGREGATE BEHIND WALL  
3" PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC SOCK  
4" CALIPER TREE W/ 36-40" DIA. ROOTBALL FG B&B (SECURED WITH WOOD STAKE STAPLES BENEATH TREE GRATE)  
2X SILVA CELL BY DEEPROOT  
LOOSE SOIL FOR TREE ROOT GROWING MEDIUM  
24" BUCKET WIDTH & 42" DEPTH FOR ELECTRIC/POTABLE (24" OFF OF BUILDING FACADE TO REDUCE CHANCE OF FOUNDATION IMPACT)  
6" STORM LINE FOR GUTTERS



TYPICAL SECTION NORTH OF STEVENS WITH RETAINING WALL FROM STA:17+84.00 TO STA:20+52.00

NOTES:  
1. CONTRACTOR TO PROVIDE ADDITIVE ALTERNATE BID FOR RESETTling EXISTING GRANITE CURB IN LIEU OF THE GDOT TYPE 7 CURB.



# “The Bottom” Streetscape

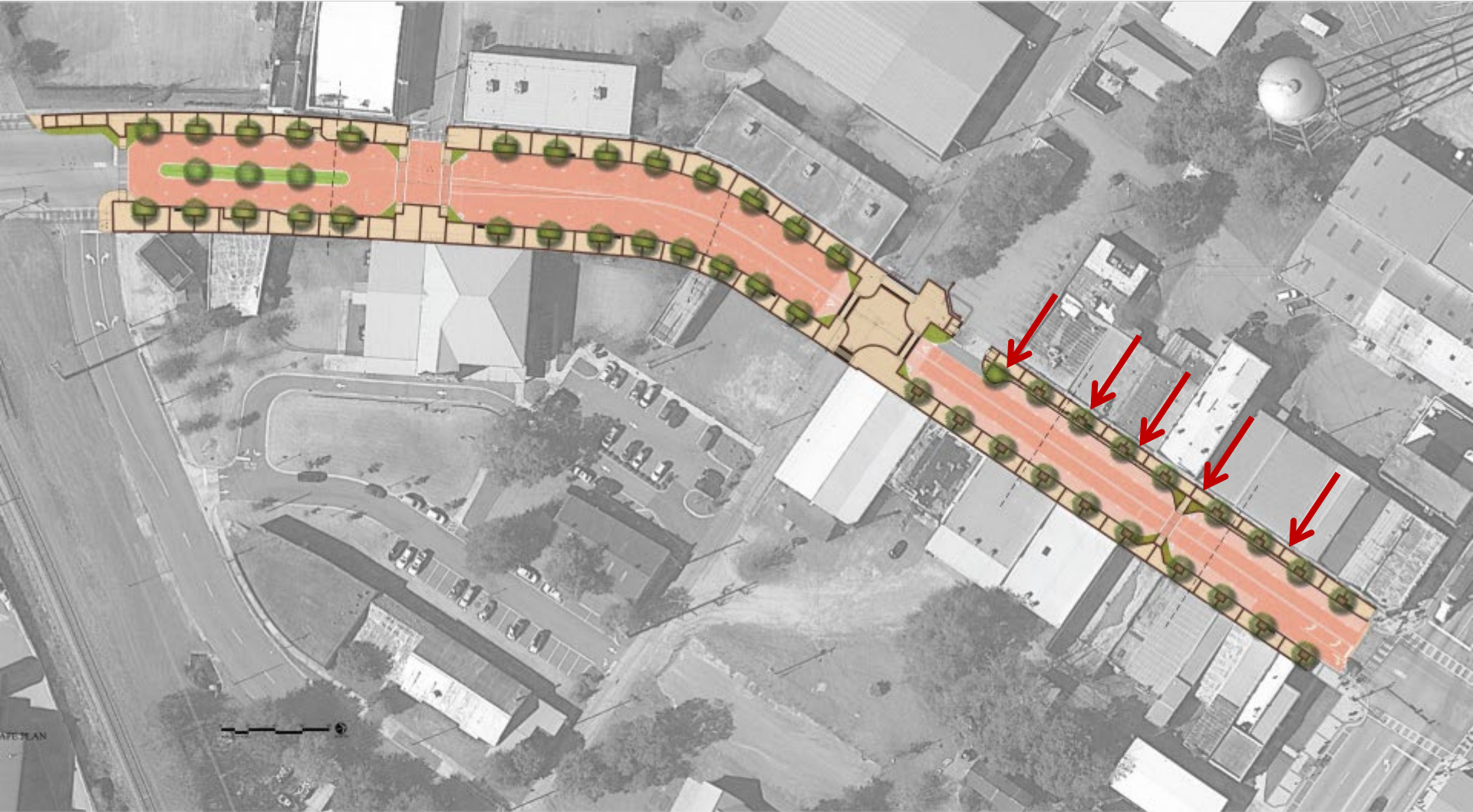
Final Plan: 200 Block



Low retaining wall on the North side of the 200 block

# "The Bottom" Streetscape

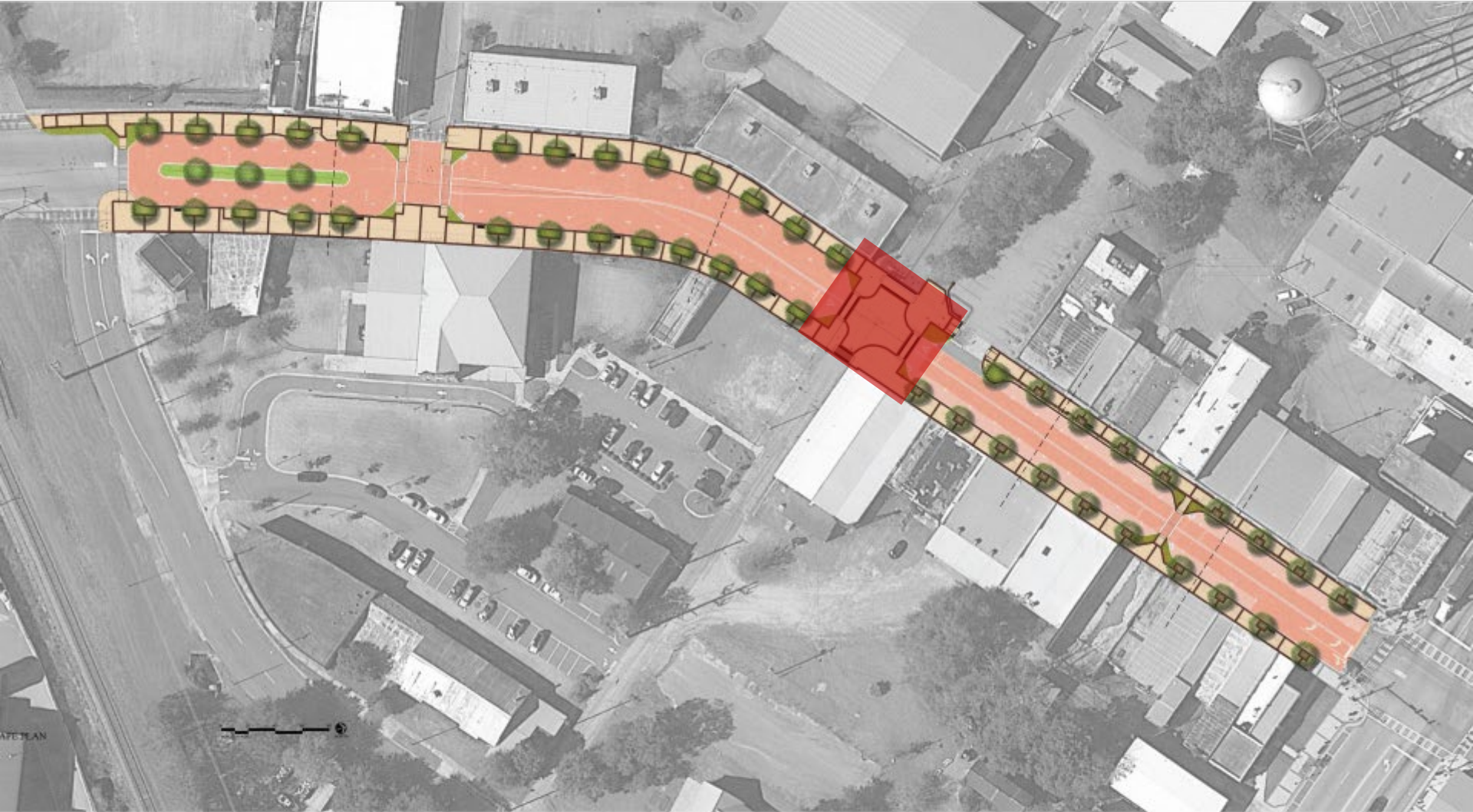
Final Plan: 200 Block





# "The Bottom" Streetscape

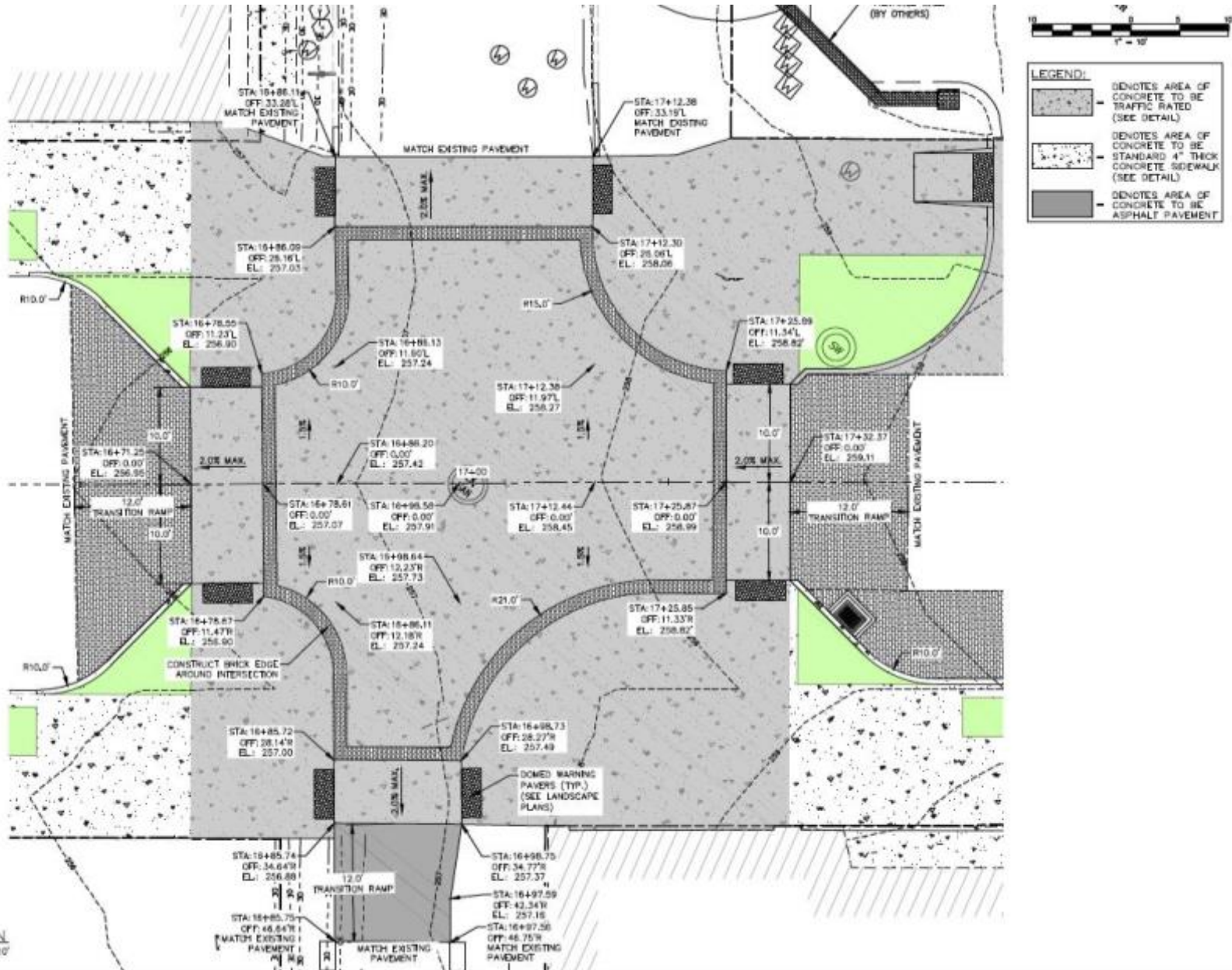
Final Plan: W. Jackson and Stevens Street





# "The Bottom" Streetscape

## Final Plan: W. Jackson and Stevens Street



# "The Bottom" Streetscape

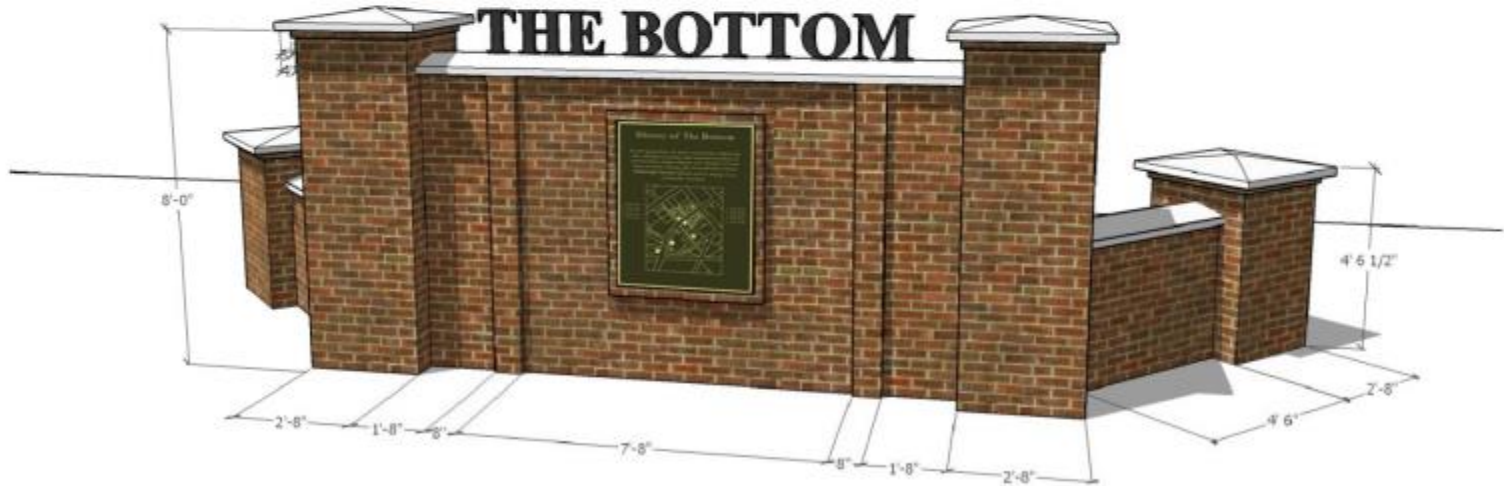
## Final Plan: W. Jackson and Stevens Street

### THE BOTTOM - HISTORIC WALL

FEBRUARY 21, 2019

**NOTES:**

1. FACE BRICK: PINE HALL BRICK, MODULAR; WIRE CUT FULL RANGE, OR APPROVED EQUAL.
2. FACE BRICK MORTAR: TYPE N; ARGOS SAHARA; JOINT SHAPE: CONCAVE, OR APPROVED EQUAL.
3. CAST STONE CAP: SOUTHERN CASTINGS; NATURAL COLOR, OR APPROVED EQUAL.
4. CAST STONE MORTAR JOINTS: TYPE N; ARGOS SAHARA, OR APPROVED EQUAL.
5. CAST STONE SEALANT: TREMCO SEALENTS - VULKEM 4555SL; LIMESTONE COLOR, OR APPROVED EQUAL.
6. PROVIDE HOHMANN & BARNARD INC. QUADRO-VENT VENT WEEP HOLES 18" O.C.; GRAY COLOR, OR APPROVED EQUAL.
7. PROVIDE MASONRY TIES EVERY OTHER COURSE AT 18" O.C.
8. PROVIDE 1" AIR SPACE IN BETWEEN FACE BRICK AND INTERIOR CMU.
9. WATERPROOFING: TREMCO: TREMPROOF® 250GC WATERPROOFING OR APPROVED EQUAL.
10. METAL FLASHING SHALL BE PROVIDED AT TOP OF WALLS AND COLUMNS BENEATH CAPS.
11. LETTERS SHALL BE BLACK POWDER COATED STEEL MOUNTED AT CENTER TOP OF CAP. FONT SHALL BE TIMES NEW ROMAN.
12. CONTRACTOR SHALL SUBMIT ALL MATERIALS AND SHOP DRAWINGS TO CITY OF THOMASVILLE FOR REVIEW AND APPROVAL.
13. IRRIGATION CONTROLLER SHALL BE MOUNTED TO REAR SIDE OF HISTORIC WALL.
14. FRONT AND BACK OF WALL SHALL HAVE BRICK FACADE.

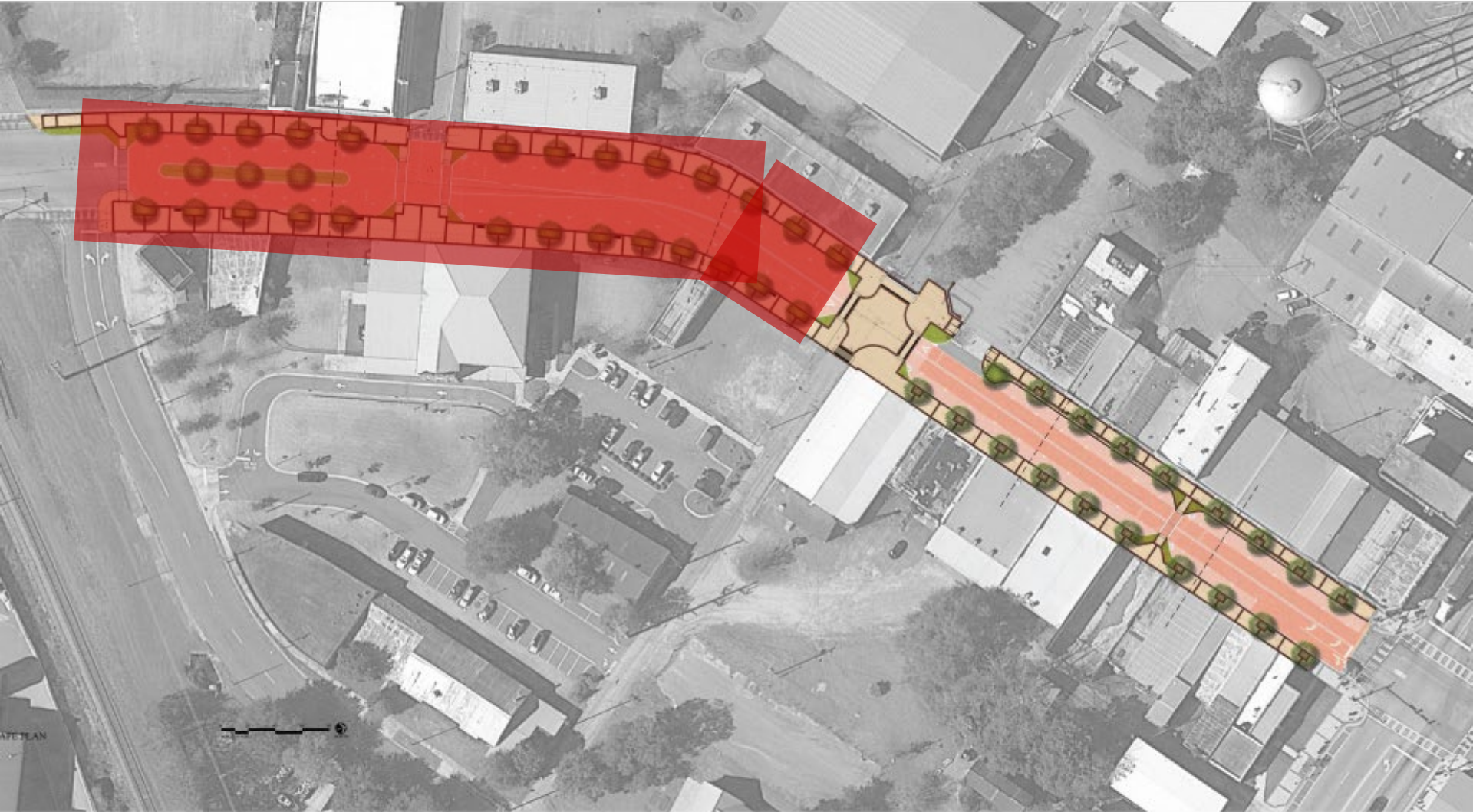


NOT TO SCALE



# "The Bottom" Streetscape

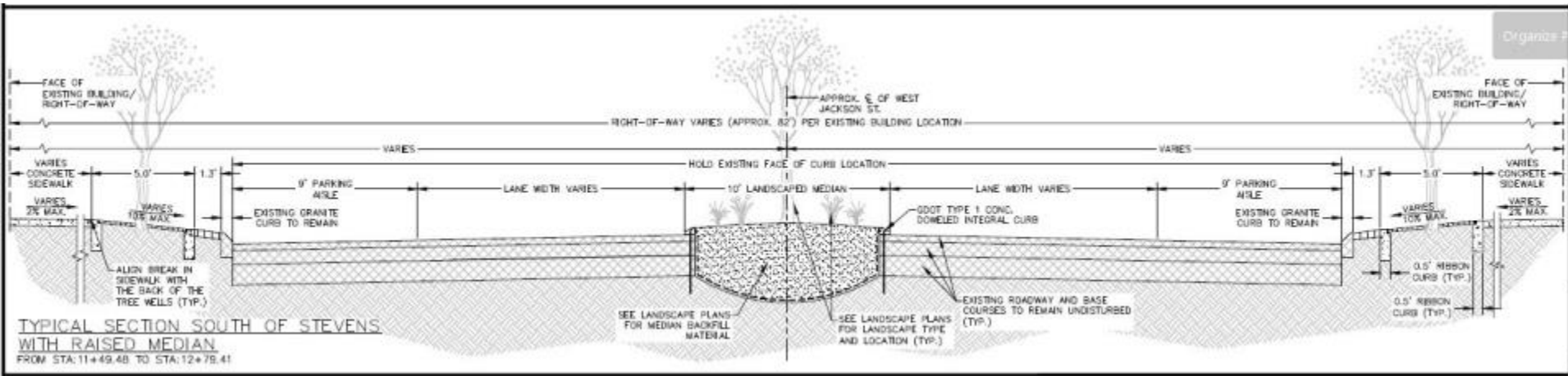
Final Plan: 300 Block





# "The Bottom" Streetscape

Final Plan: 200 Block



# “The Bottom” Streetscape

## Final Plan: Landscape Details

High Rise Live Oak:



Adagio Miscanthus



Pink Muhly Grass



Perennial Peanut



Variegated Flax Lily



Society Garlic



# “The Bottom” Streetscape

## Final Plan: Hardscape Details

Keystone Ridge



Corona Tree Grate



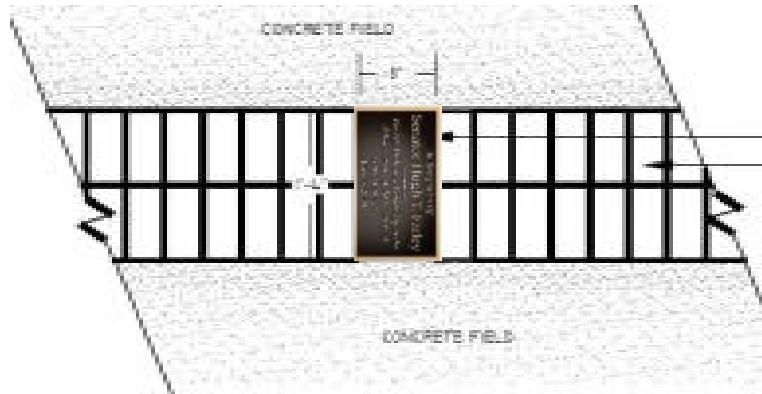
Holophane Sitelink



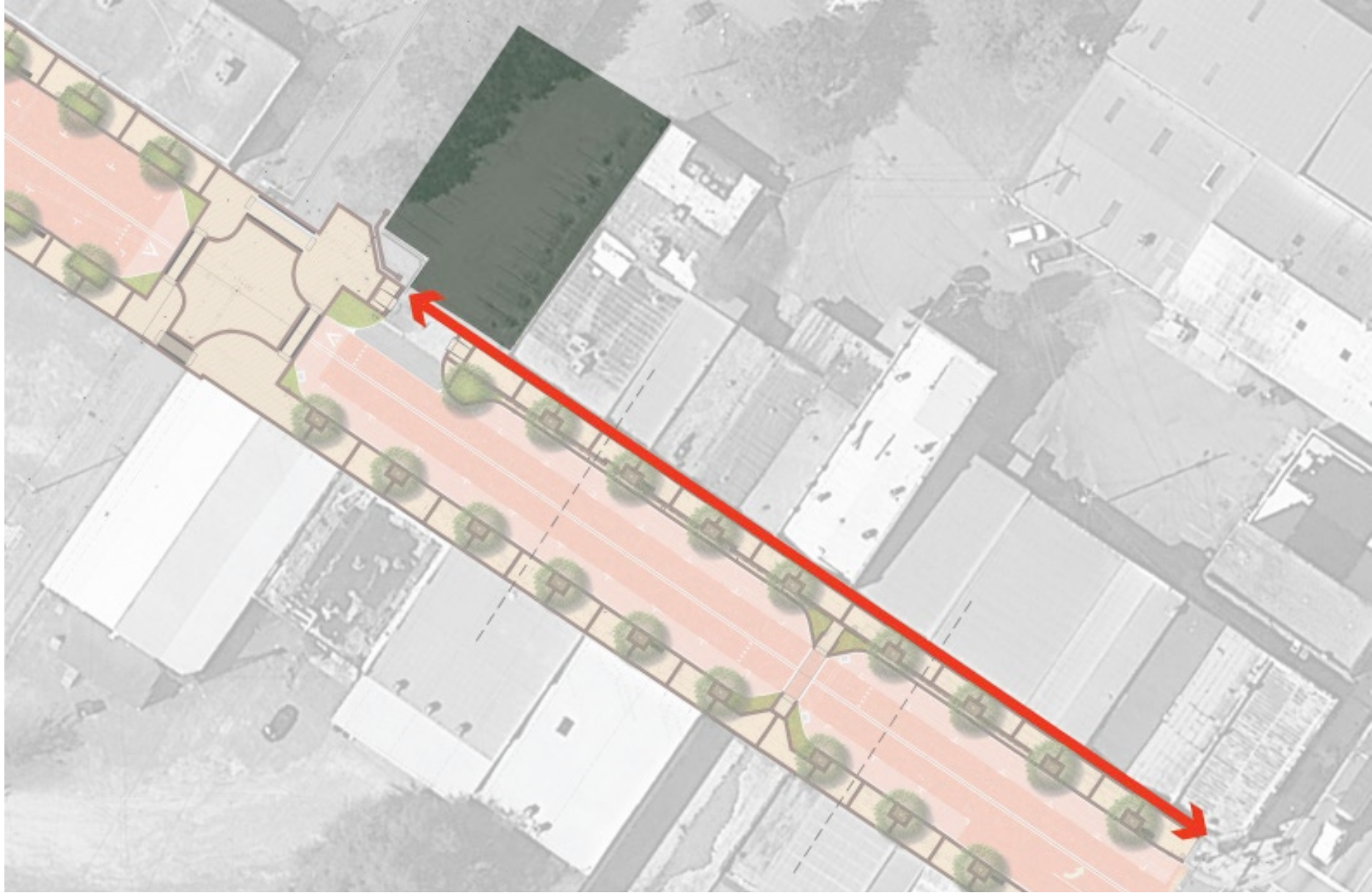
Holland Charcoal Paver



Historical Plaques



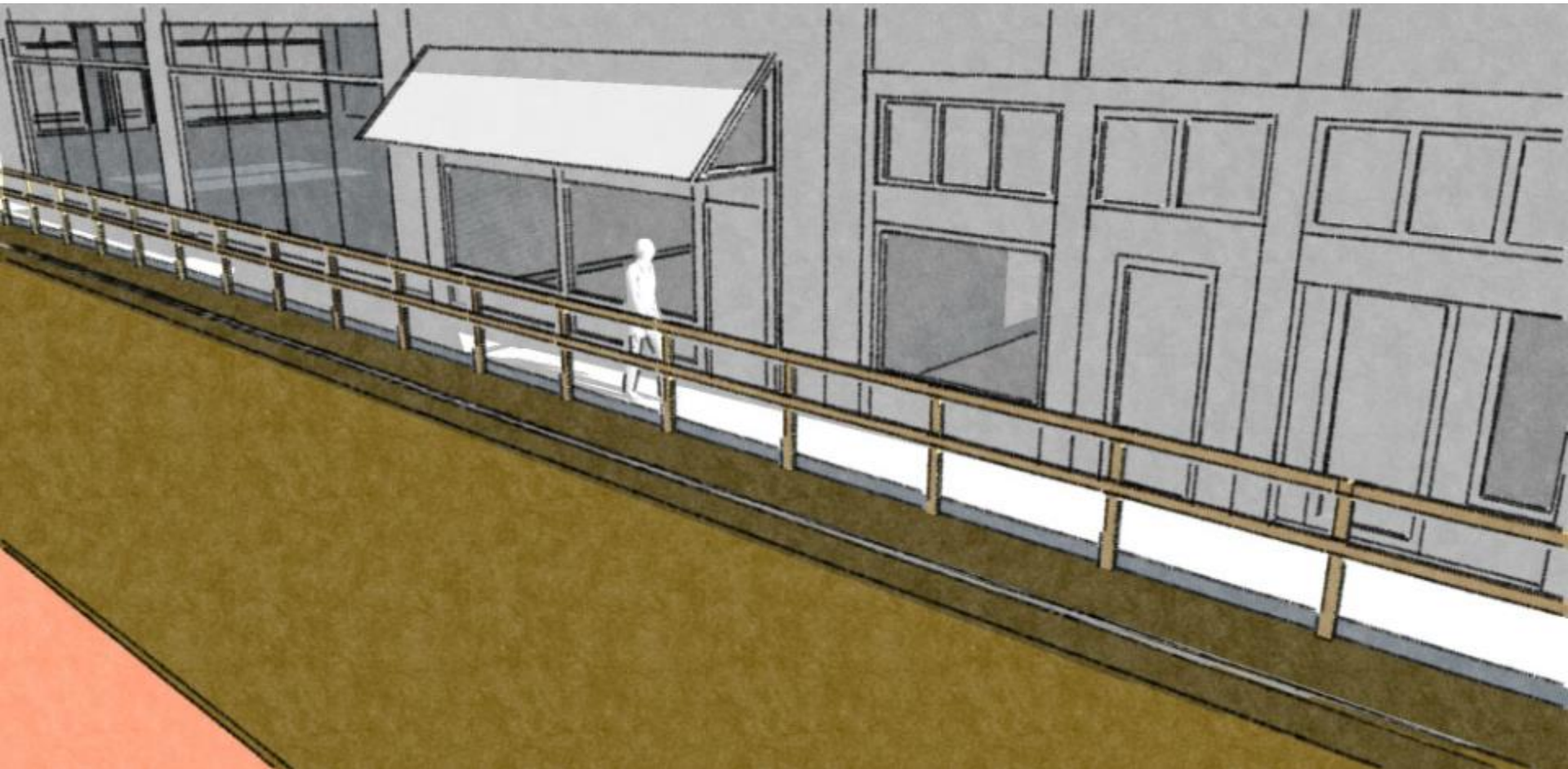




**Phasing Example:**

North Side of the 200 Block

Continuous 5' sidewalk adjacent to the buildings and parking lot access

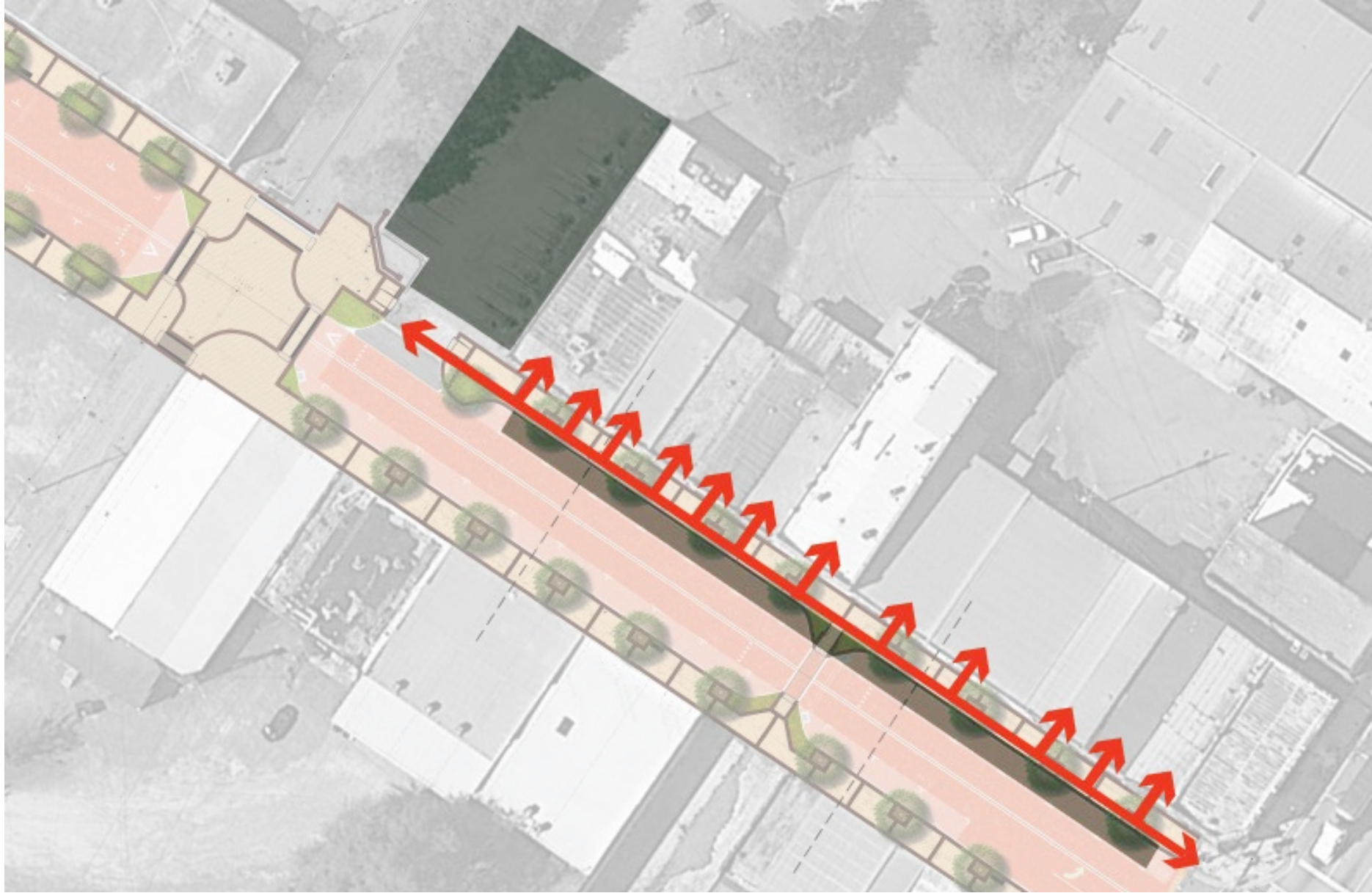


**Phasing Example:**

North Side of the 200 Block

Continuous 5' sidewalk adjacent to the buildings and parking lot access





**Phasing Example:**

North Side of the 200 Block

Continuous sidewalk adjacent to on-street parking with individual building access





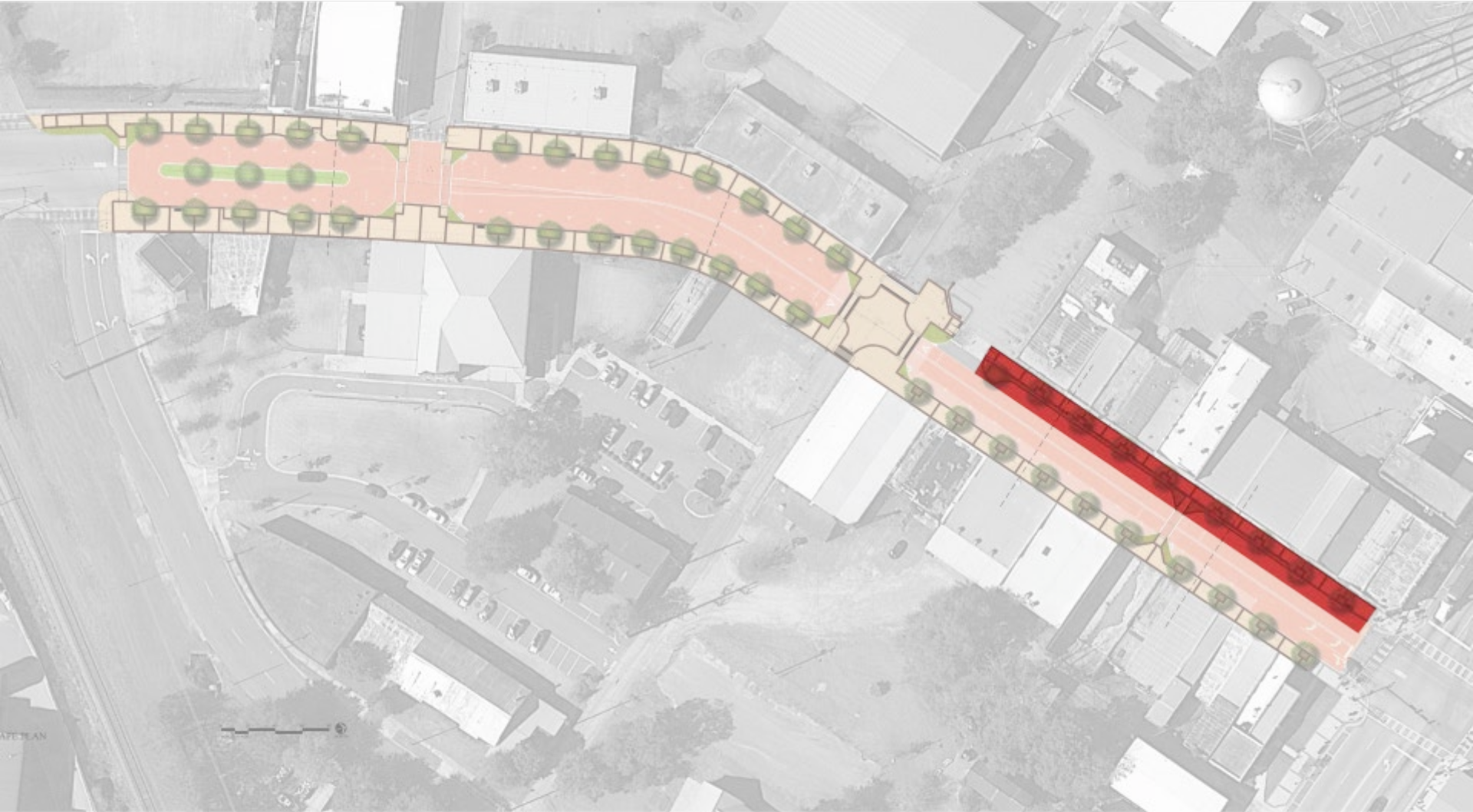
**Phasing Example:**

North Side of the 200 Block

Continuous sidewalk adjacent to on-street parking with individual building access


# "The Bottom" Streetscape: Proposed Construction Phasing Plan

Begin on the North Side of the 200 Block



 Demolition

 Utility Work

 Final Construction




# “The Bottom” Streetscape: Proposed Construction Phasing Plan

## Begin Utility Work on the North Side of the 200 and 300 Blocks



 Demolition

 Utility Work

 Final Construction




# “The Bottom” Streetscape: Proposed Construction Phasing Plan

## Complete Construction on the North Side of the 200 Block



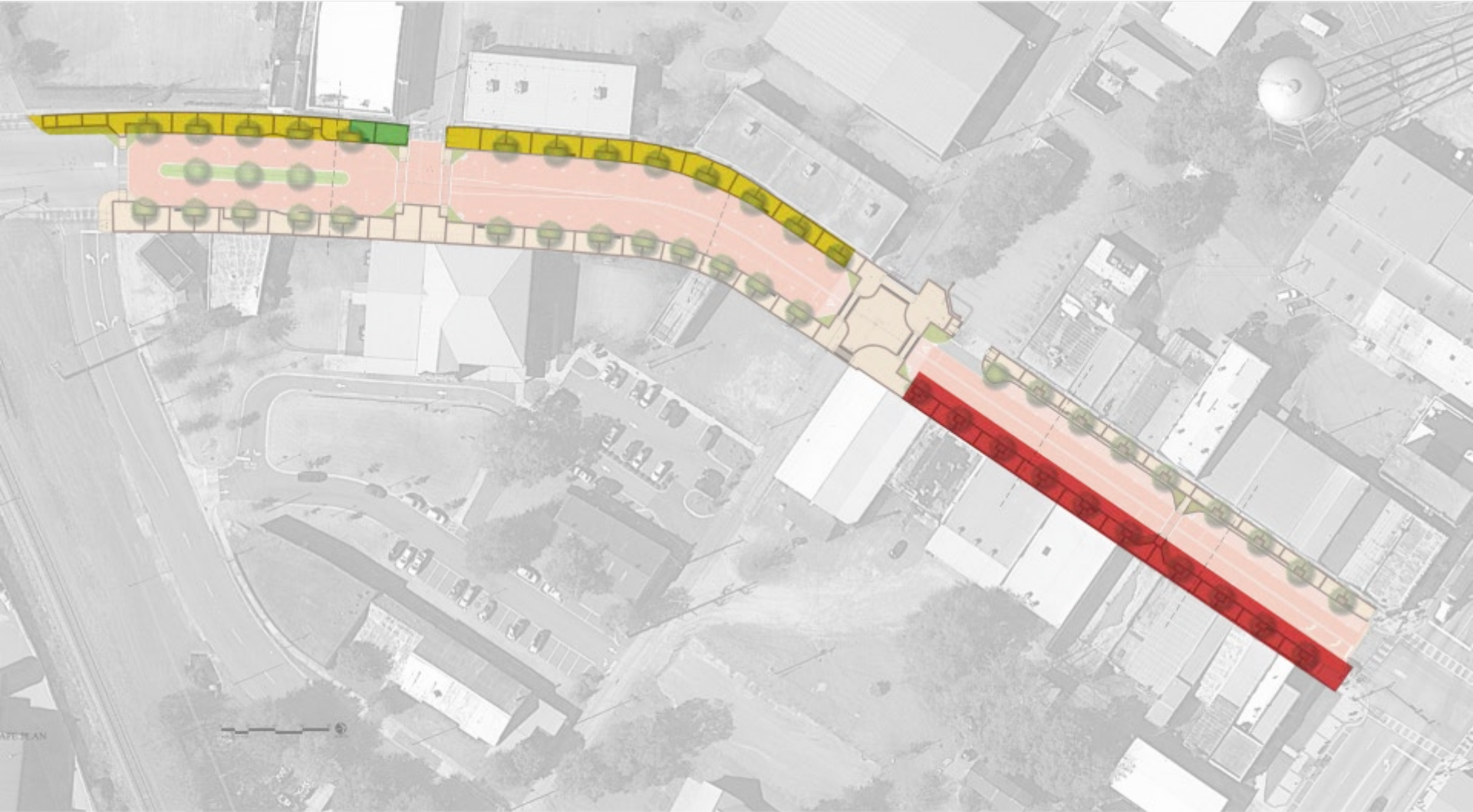
 Demolition

 Utility Work

 Final Construction


# "The Bottom" Streetscape: Proposed Construction Phasing Plan

Begin on the South Side of the 200 Block



 Demolition

 Utility Work

 Final Construction




# “The Bottom” Streetscape: Proposed Construction Phasing Plan

## Continue Utility Work on the South Side of the 200 Block



 Demolition

 Utility Work

 Final Construction




# “The Bottom” Streetscape: Proposed Construction Phasing Plan

## Complete Construction on the South Side of the 200 Block



 Demolition

 Utility Work

 Final Construction


# "The Bottom" Streetscape: Proposed Construction Phasing Plan

Begin work on the intersection of Stevens Street and W. Jackson Street



 Demolition

 Utility Work

 Final Construction




# “The Bottom” Streetscape: Proposed Construction Phasing Plan

Complete work on the intersection of Stevens Street and W. Jackson Street



 Demolition

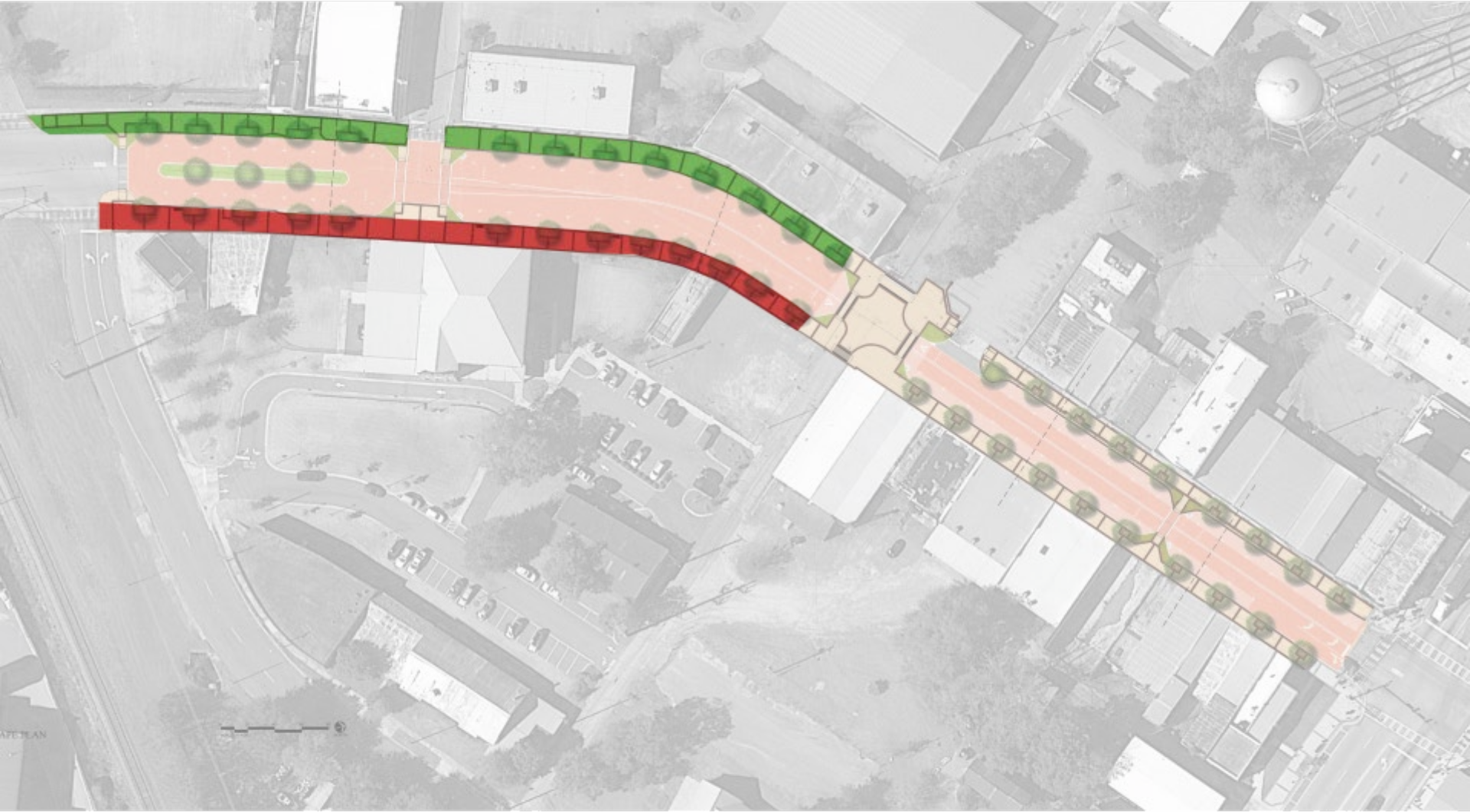
 Utility Work

 Final Construction



# “The Bottom” Streetscape: Proposed Construction Phasing Plan

Complete work on the North side of the 300 block; begin work on the South side of 300 block



Demolition

Utility Work

Final Construction


# "The Bottom" Streetscape: Proposed Construction Phasing Plan

Complete work on South side of 300 block



 Demolition

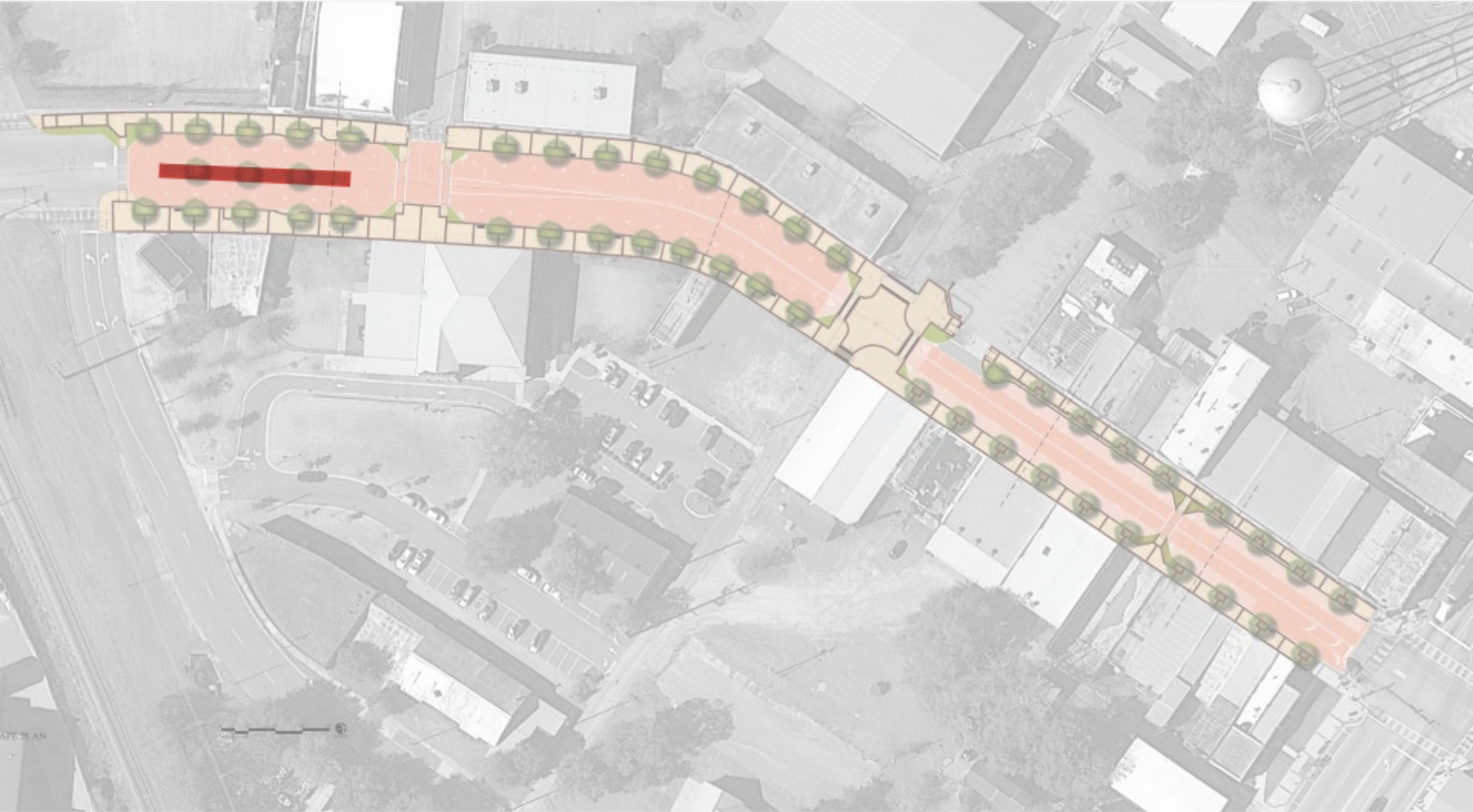
 Utility Work

 Final Construction




# "The Bottom" Streetscape: Proposed Construction Phasing Plan

Begin work on the center median



 Demolition

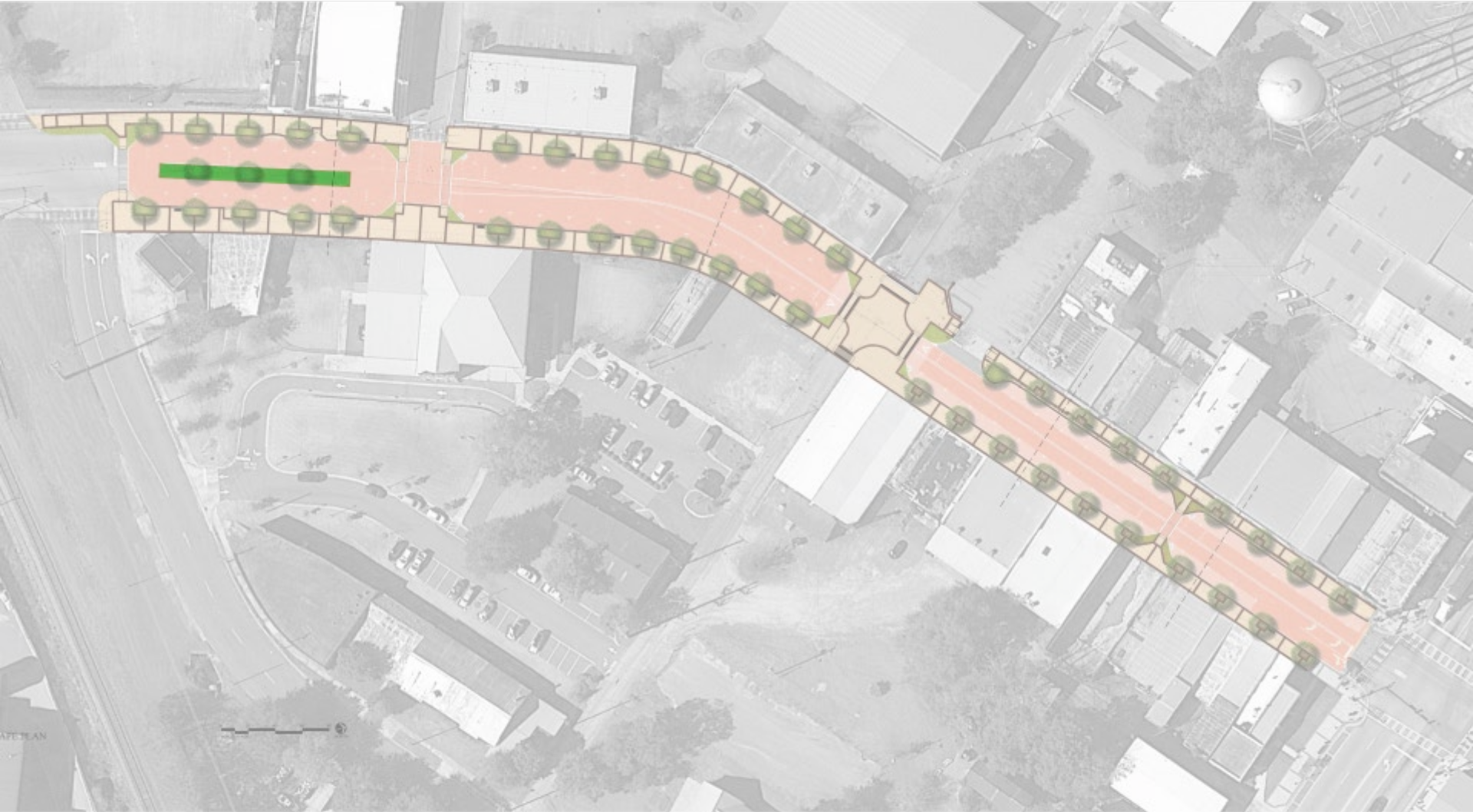
 Utility Work

 Final Construction




# "The Bottom" Streetscape: Proposed Construction Phasing Plan

Complete work on the center median



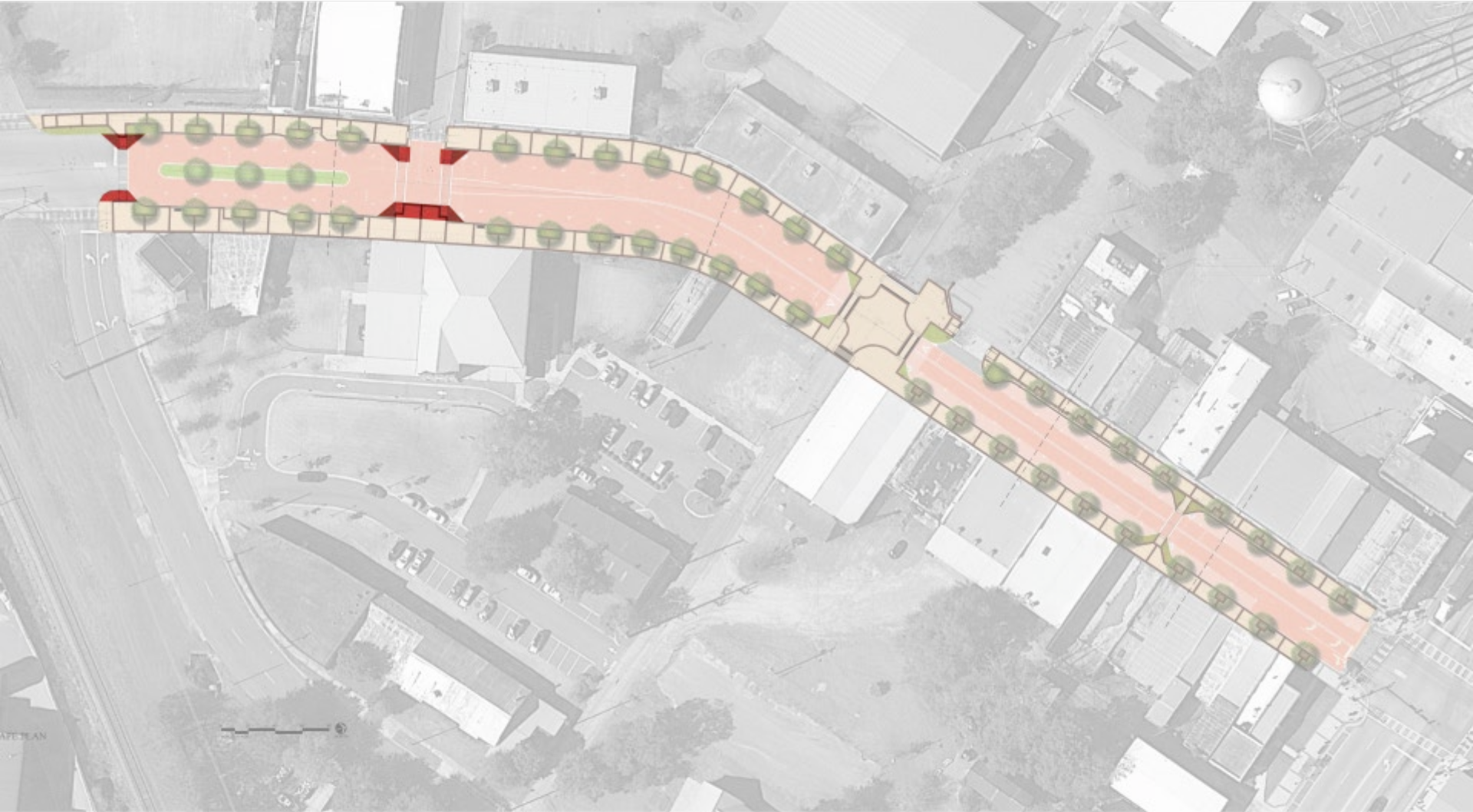
 Demolition

 Utility Work

 Final Construction


# "The Bottom" Streetscape: Proposed Construction Phasing Plan

Begin work on the bulbouts



 Demolition

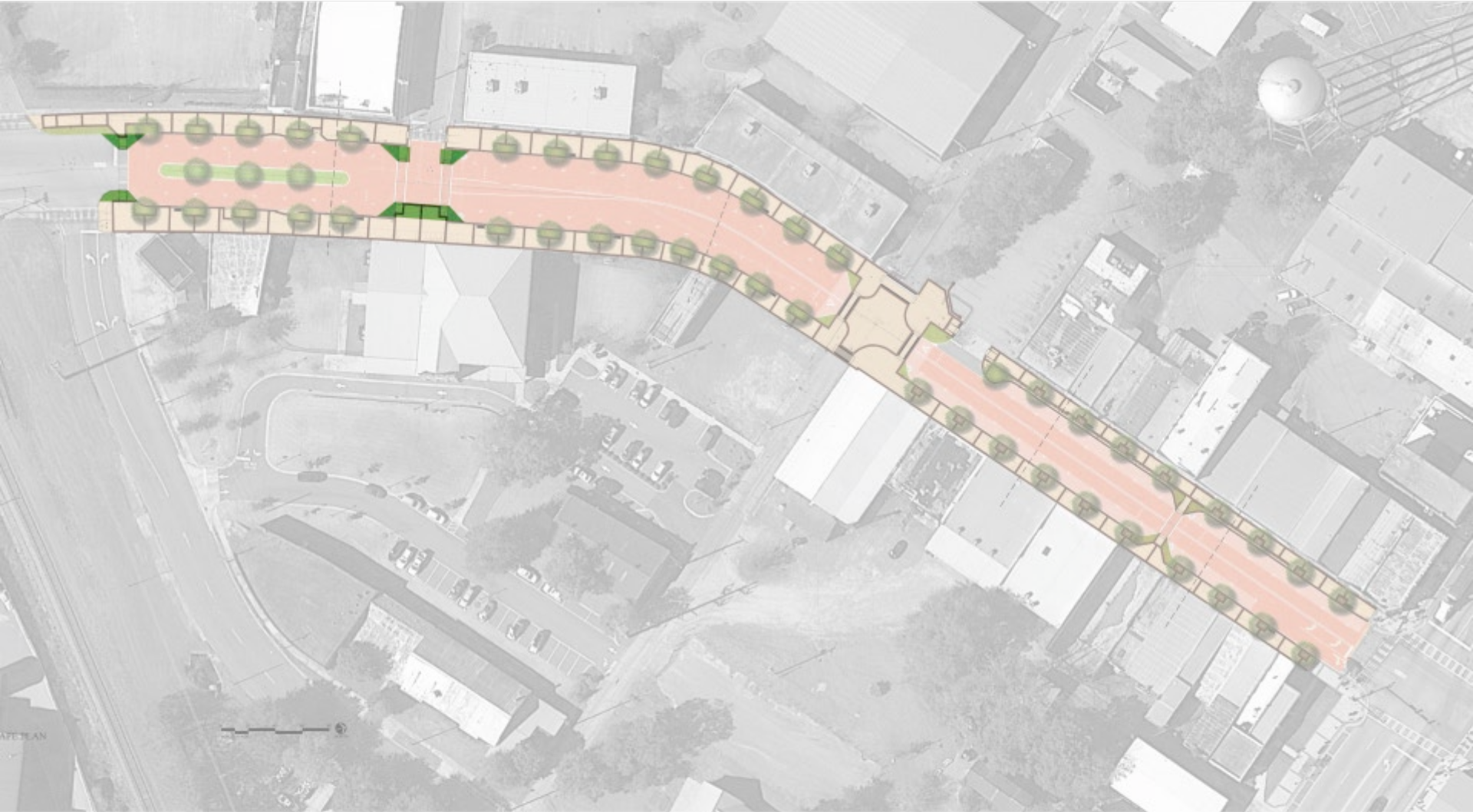
 Utility Work

 Final Construction




# "The Bottom" Streetscape: Proposed Construction Phasing Plan

Complete work on the bulbouts

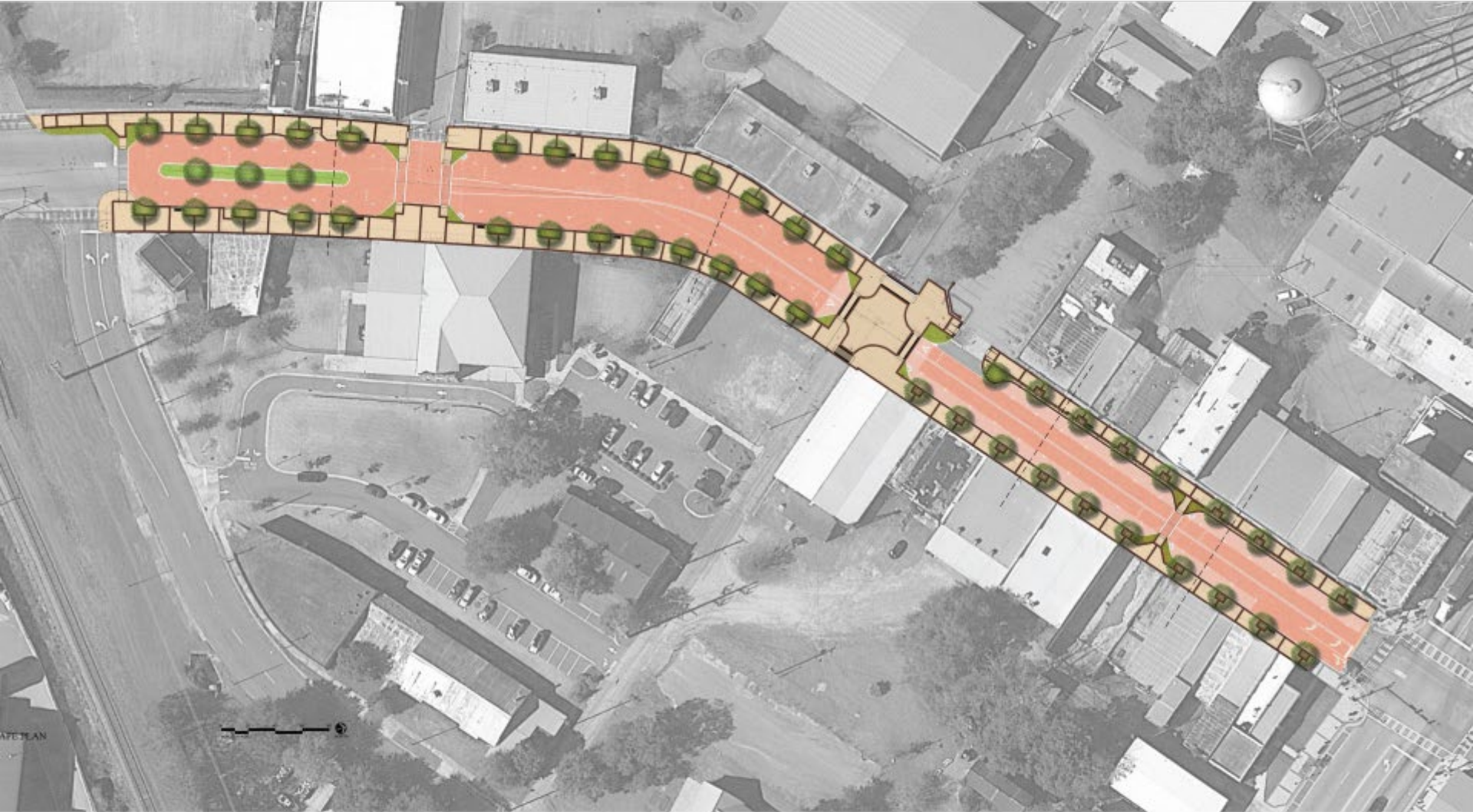


 Demolition

 Utility Work

 Final Construction





MAP PLAN



**Questions?**