

CONSIDERATIONS

Several considerations must be addressed as decisions are made to deck and develop over the freeway. .

DECKING AND AIR-RIGHTS DEVELOPMENT The freeway is a non-contributing element of the L'Enfant Plan of Washington. Decking the freeway to allow for construction of new buildings and streets will restore the street grid and the block configuration established by the L'Enfant Plan to help improve north-south connectivity. A similar project is underway over the Center Leg Freeway, a segment of I-395 in highway in Northwest, DC. In 2010, the District approved a 2,100,000-sq. ft, \$425 million office, residential, and retail project will restore the original street grid to improve east-west connections.

Due to the elevation and grade changes along the freeway, the vertical distances between the freeway and overpasses varies along its length. Between 7th and 9th Streets, the vertical clearance will not accommodate a deck for developing buildings on the air rights above it. However, this area could accommodate a solar panel canopy and benefit from enhanced pedestrian connections, including a new east-west elevated walkway between 7th and 9th Streets and sidewalk extensions north-south across 7th Street and portions of 9th Street.

Preliminary assessments indicate that the vertical clearance and the horizontal geometry of the freeway between 9th and 12th Streets will accommodate a deck and the support system necessary for air-rights development. Decking this area will require reconfiguring the freeway entry/exit ramps into tighter urban interchanges. It will also provide the opportunity to construct new streets to link 9th and 10th Street to help reconnect the grid and provide access to the new development.

SOLAR CANOPY AND RESIDENTIAL DEVELOPMENT The rear yards of the row houses at Capital Square are bordered to the north by the freeway. Installation of a glare-resistant solar canopy could face to the south and help to buffer freeway noise, and provide a source of renewable energy for the SW Ecodistrict. Installation of a solar canopy will also provide an opportunity to construct east-west pedestrian connections between 7th and 9th Streets and to improve the streetscape and pedestrian experience north-south along these streets.



Example Projects
 (top) - Freeway Park in Seattle, WA
 (middle) - Railway tunnel with solar panels adjacent to freeway, Antwerp, Belgium
 (bottom) - proposed Capitol Crossing project over I-395 in Washington, DC (Property Group Partners)