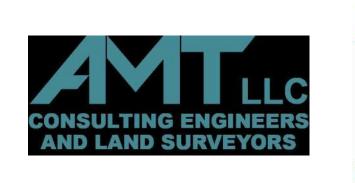
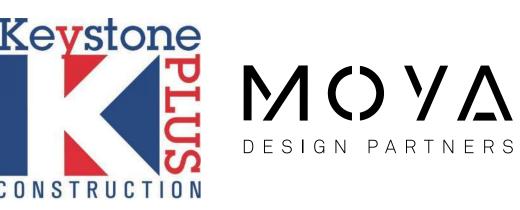
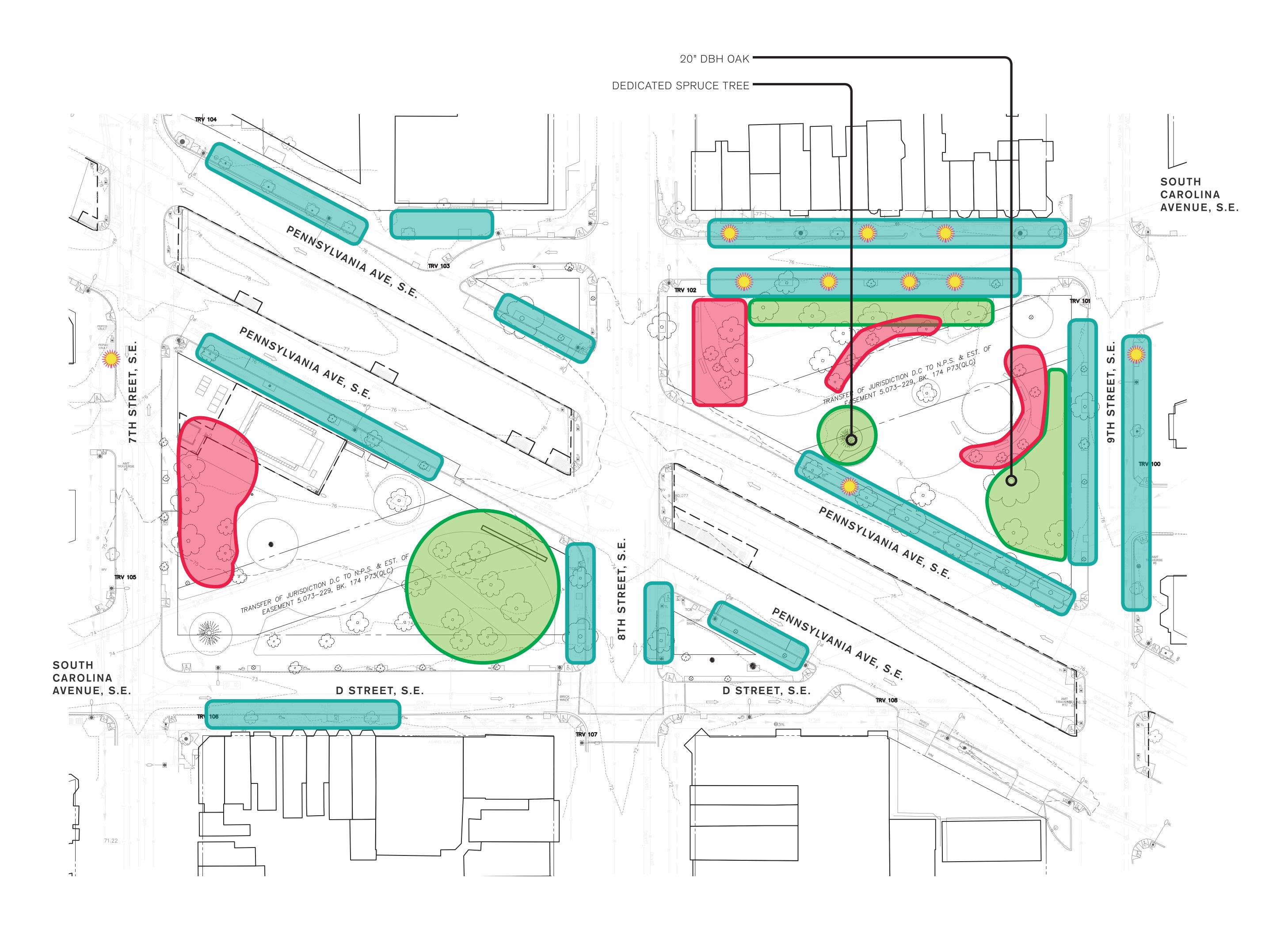


MASTER PLAN: CONCEPT SUBMISSION ONE









TREES + CANOPY

NARRATIVE

The park's streetscape trees provide good edges to the spaces and with a few exceptions should be saved where in good health. Consideration should be given to opening the view to the Library for a stronger connection. Ornamental trees interior to the site, predominately crab apples, are less desirable as they block visibility through the space. However, several other interior trees including shade trees and an evergreen tree dedicated to the founding president of the Capitol Hill BID, may be saved.

EXISTING CONDITIONS PHOTOS



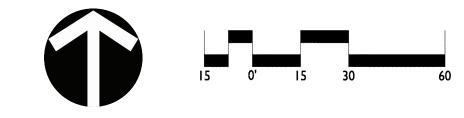
LEGEND

Potential Tree Saves

Existing Street Trees Create Significant Edges

Street Tree Planting Opportunity

Low Branching Ornamental Trees Create Visual Barrier



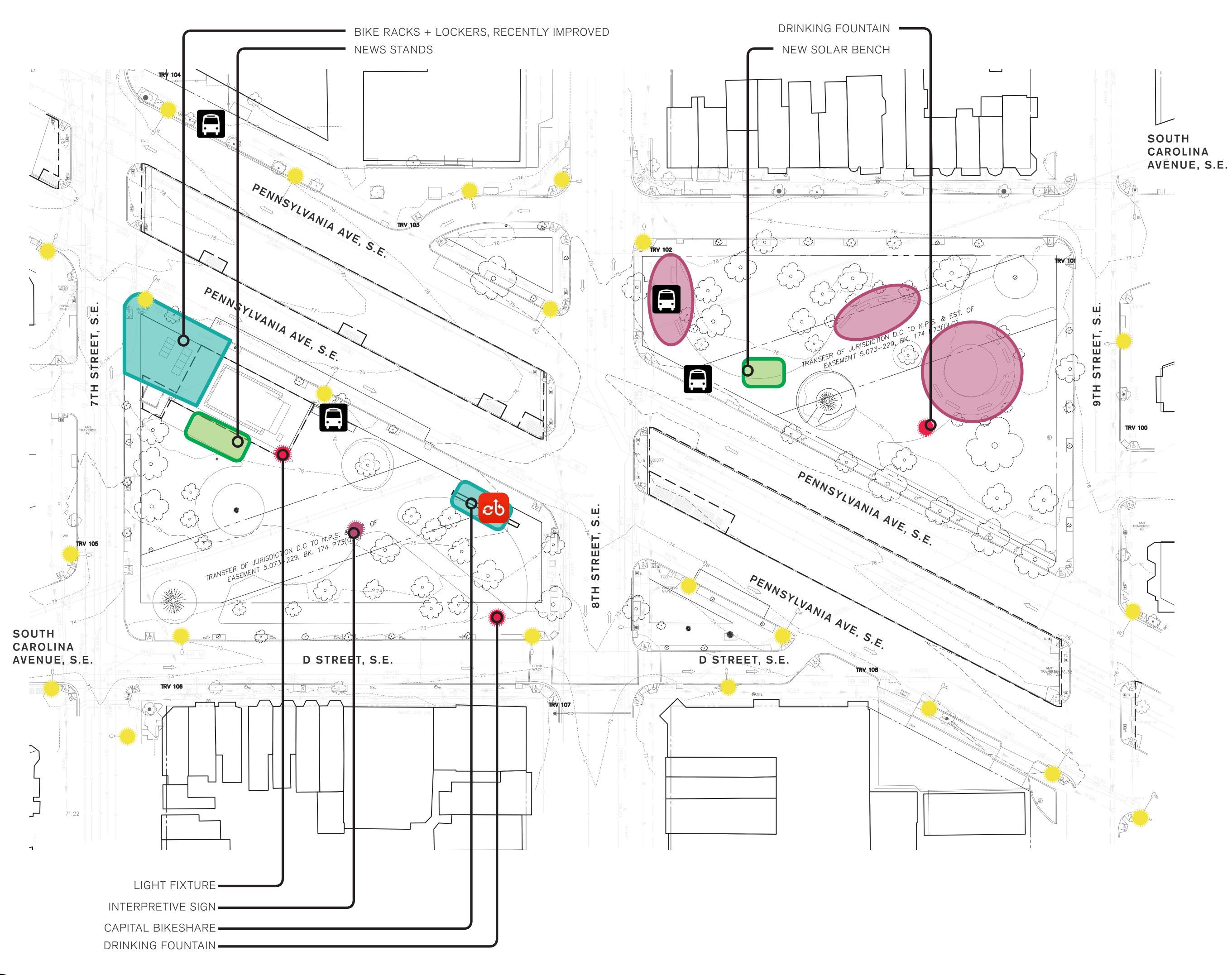


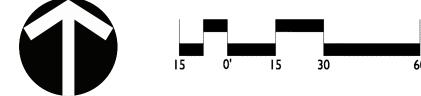












EASTERN MARKET METRO PARK WASHINGTON, D.C. - EXISTING CONDITIONS ANALYSIS

PN 2018043 | 11.20.2018 | DEPARTMENT OF GENERAL SERVICES + DEPARTMENT OF PARKS AND RECREATION









SITE FURNITURE

NARRATIVE

Very little site furniture exists within the park today, and some of what does remain is in poor condition or inappropriate arrangements. While Parcel 1 does have a number of benches, most of these are deteriorated and the linear layouts are not conducive to social engagement. A new solar bench near the corner could be relocated and replicated in the new plan. Parcel 4 lacks benches altogether. The existing bus shelters on Parcel 4 are placed very close to the Metro entrance and should be considered for relocation several feet further away for improved circulation. There are two existing water fountains that are out of service.

EXISTING CONDITIONS PHOTOS











LEGEND

Furniture To Be Relocated

Benches Do Not Encourage Conversation Or Relaxation

Bicycle Facilities

Bikeshare

Bus Shelters

Failing Infrastructure

Interpretive Signage

Street Lights

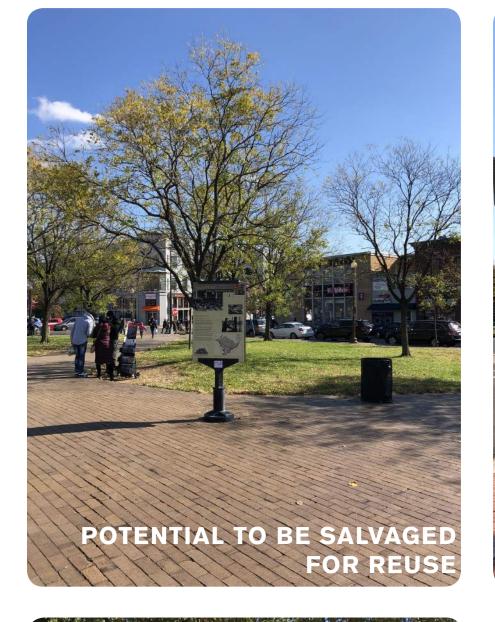
NEW CONSTRUCTION RIVER JACK RIVER JACK SOUTH CAROLINA AVENUE, S.E. PENNSYLVANIA AVA. S.E. PENNSYLVANIA AVE, S.E. S.E REET, PENNSYLVANIA AVE, S.E. PENNSYLVANIA AVE, S.E. SOUTH CAROLINA D STREET, S.E. AVENUE, S.E. D STREET, S.E. UPGRADE IN POTENTIAL CONFLICT WITH UTILITIES



NARRATIVE

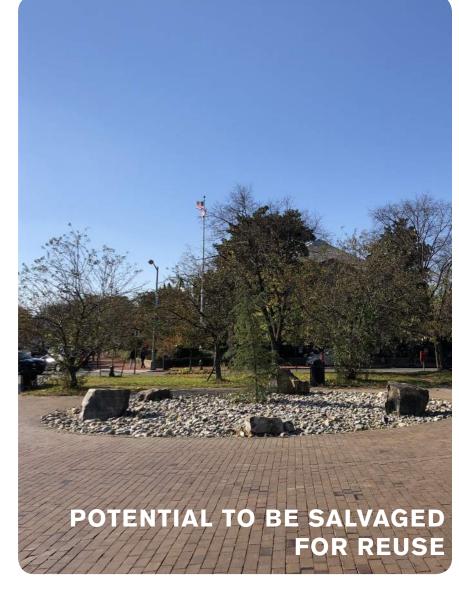
The site area contains a mix of pavement types which include the standard red brick, a non-standard darker brick, and concrete. There is potential to salvage the non-standard darker brick for reuse as a specialty paver to accent specific areas of the new plan. The concrete pavement around the Metro entrance is under WMATA jurisdiction and will not be altered. Many curb ramps that were recommended for replacement in the 2015 Master Plan have already been reconstructed and now comply with ADA guidelines.

EXISTING CONDITIONS PHOTOS









LEGEND

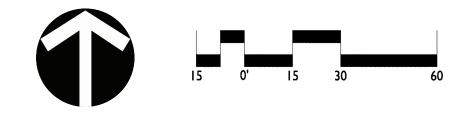
Standard Brick Pavers

Non-Standard Brick Pavers

Non-Standard, Potential To Be Salvaged + Reused

Curb Ramp In Need of Replacement

Recently Replaced Curb Ramp

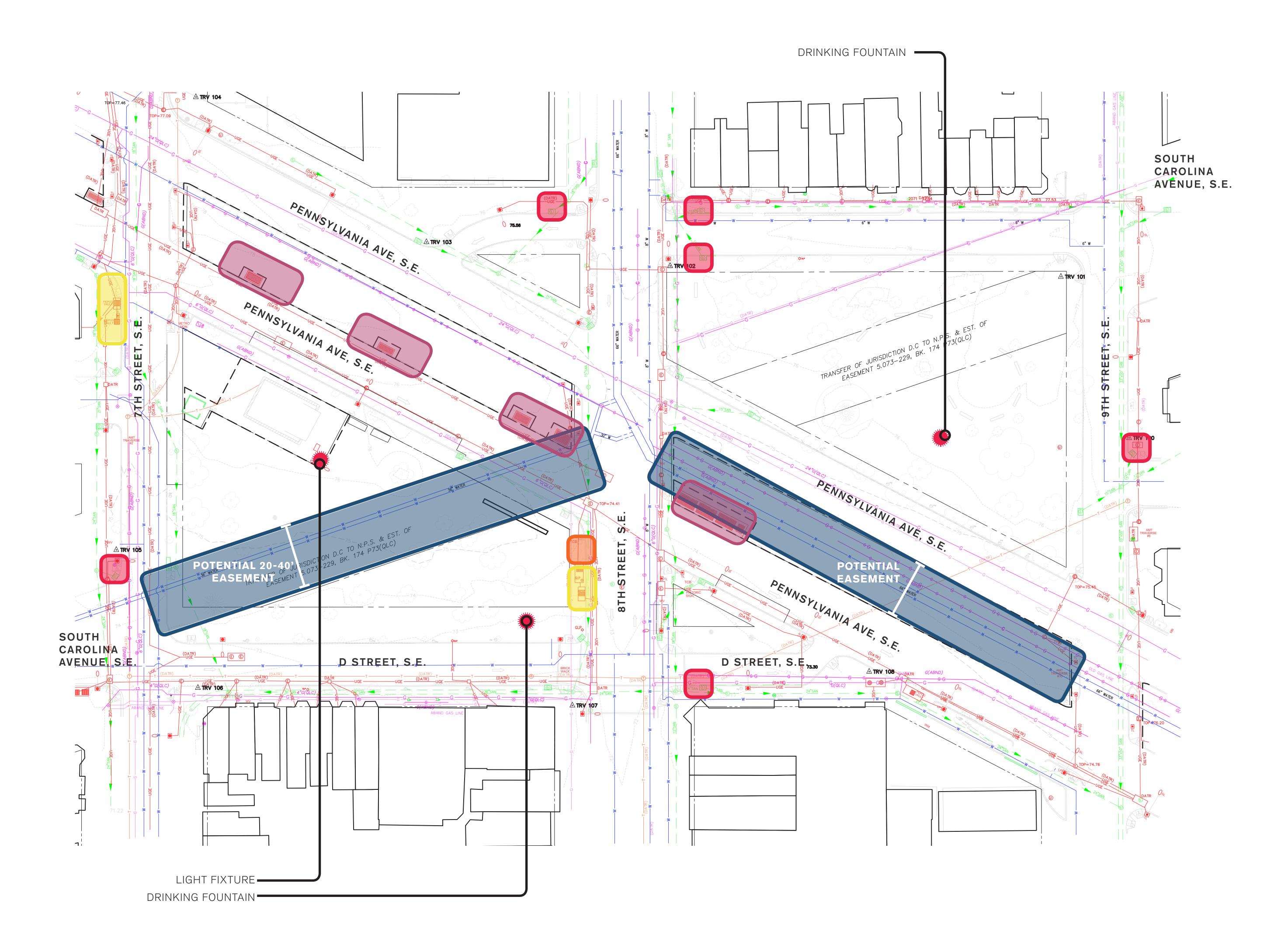


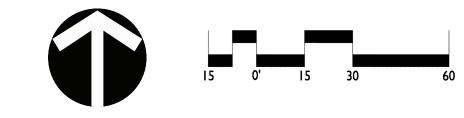












EASTERN MARKET METRO PARK WASHINGTON, D.C. - EXISTING CONDITIONS ANALYSIS

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UTILITIES

NARRATIVE

The majority of the area's utilities are located at the edges of the Parcels. However, a few key utilities do pass through them in critical locations. These primarily include WMATA's tunnel facility and significant pipes belonging to DC Water. Additional refinement to the Master Plan may be required as the implications of these become fully understood through further discussions.

EXISTING CONDITIONS PHOTOS







LEGEND

SWM Inlet In Conflict With Potential Curb Alignment

WMATA Structure

Above Ground Utility Structure

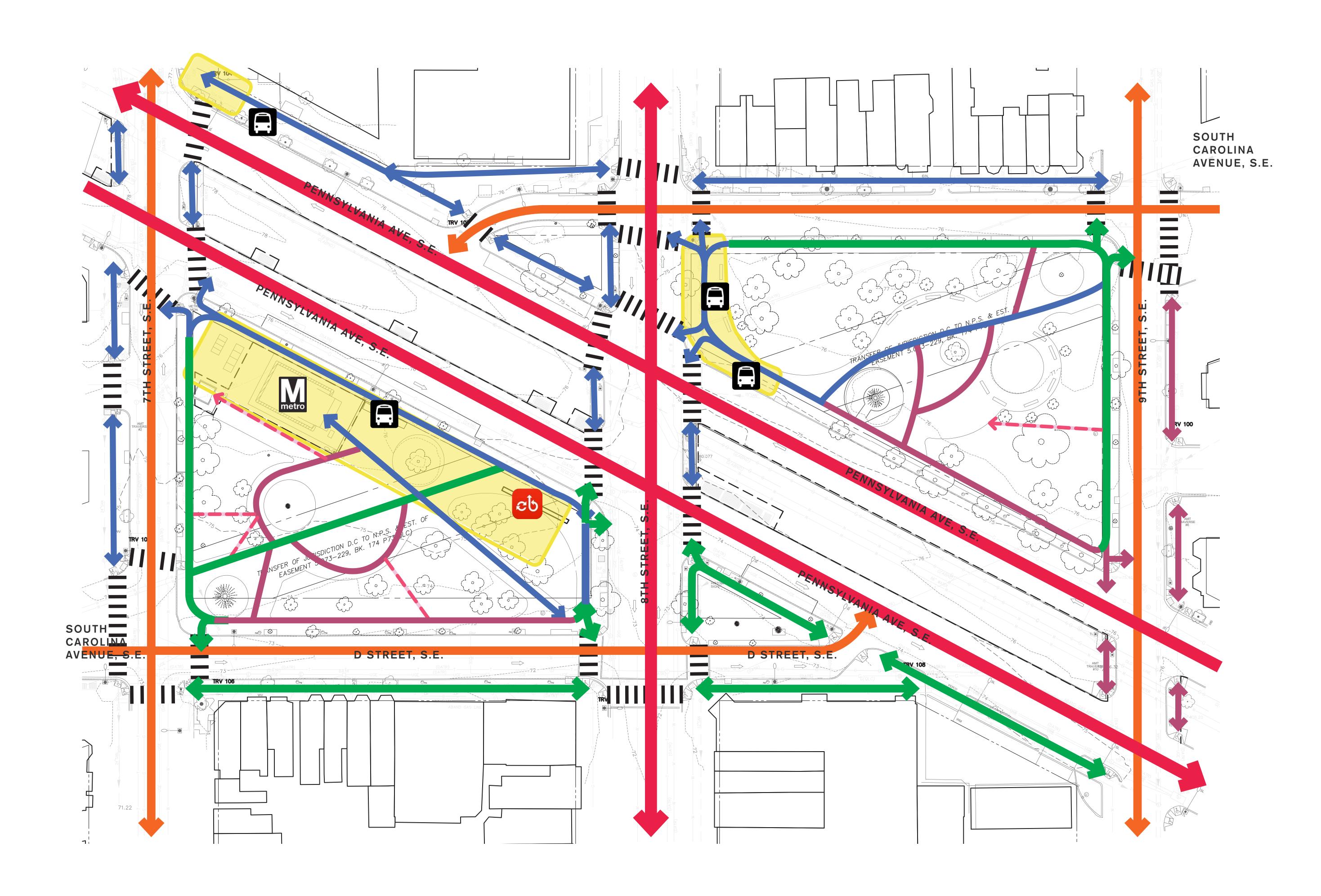
Below Ground Utility Structure Potential 40' Water Easement

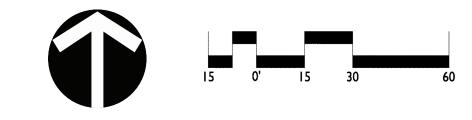
Failing Infrastructure

Electric Utilities

---- Water Utilities

---- Storm Utilities Telecom Utilities — Gas Utilities









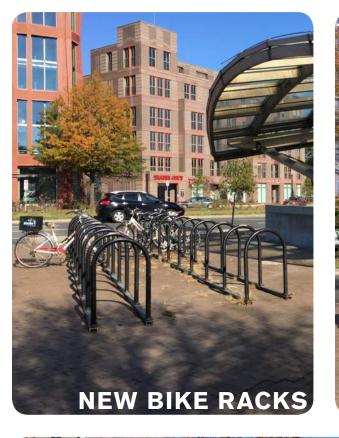


TRANSPORTATION + CIRCULATION

NARRATIVE

Site observations indicate a number of vehicular and pedestrian circulation patterns, as well as areas of high pedestrian traffic which should be considered when planning pavement areas and widths. A traffic analysis is being performed and will provide additional clarity and information for vehicular, pedestrian, and bicycle, at which time this graphic will be updated.

EXISTING CONDITIONS PHOTOS









LEGEND

Eastern Market Metro Station

Bus Stop

Capital Bikeshare

Primary Pedestrian Circulation

Secondary Pedestrian Circulation

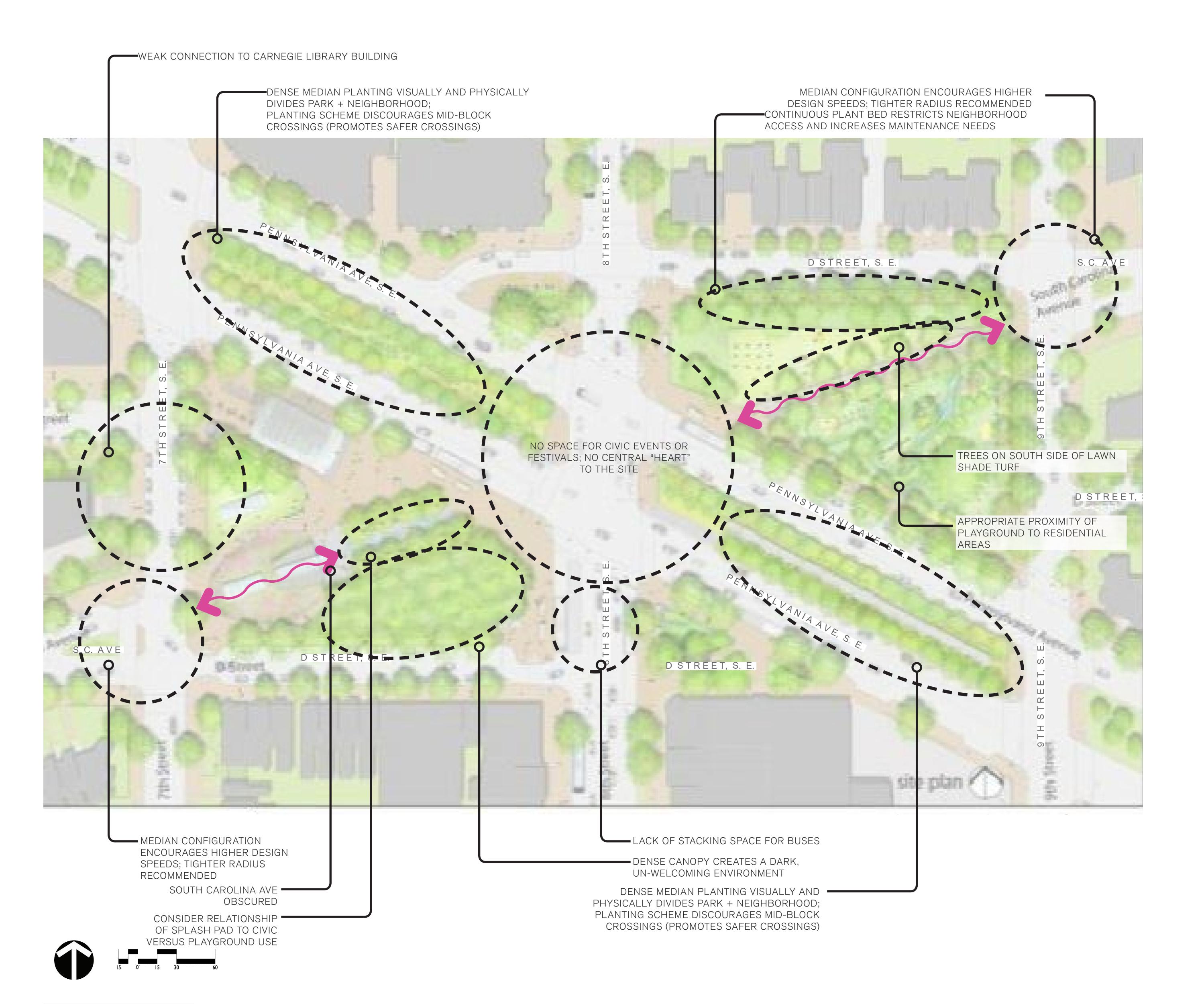
Tertiary Pedestrian Circulation

Pedestrian "Cow Path"

High Volume Foot-traffic Area Primary Vehicular Circulation

Secondary Vehicular Circulation

IIIII Crosswalk



EASTERN MARKET METRO PARK WASHINGTON, D.C. • MASTER PLAN: CONCEPT SUBMISSION ONE











ORIGINAL MASTER PLAN EVALUATION

NARRATIVE

The existing Master Plan competed in 2015 is based on an overall design structure that successfully aligns park programming with adjacent uses, creates a new playground amenity, opens views and provides seating areas for social activity. The site benefits from having good streetscape edges in many places, which may be left in place and augmented as needed. One significant omission is a response to the Comprehensive Plan's objective for the park to be the "New Town Center for Capitol Hill," as evidenced by the lack of a central gathering space for the community. Another significant change is necessitated by DCPL's decision not to pursue an underground expansion into the park. Additional improvements could be made to the porosity of the northern edge of Parcel 1.

STRENGTHS

- Space programming relates to adjacent uses
- South Carolina Avenue axis is emphasized
- 8th Street to Metro cut-through is maintained
- Provides new amenity with playground
- Improves pedestrian safety through traffic calming measures
- Provides passive open spaces for general use
- Integrates physical library extension
- Community local identity expressed in playground

WEAKNESSES

- Lack of civic use gathering space
- Recommendation: Include space for civic and neighborhood events
- Lack of community identity in majority of spaces
- Include opportunities for public art and interpretive features
- · South Carolina Avenue viewshed is blocked with library addition
- Recommendation: Maintain clear visual corridor • 8th Street to Metro cut-throughs partially interrupted
- Recommendation: Relocate water feature and maintain clear visual and physical corridor
- Splash pad location conflicts with primary circulation route
- Recommendation: Relocate water feature and maintain clear visual and physical corridor

RISKS

- Stormwater management inlet conflicts with proposed curb alignments add significant cost impact
- Recommendation: Include space for civic and neighborhood events
- Splash pad location conflicts with DC Water Line
- Recommendation: Consider alternate locations and options for agreements with DC Water for locating within easement
- D Street closures and improvements require public space permit
- Recommendation: Carefully coordinate with DDOT for successful permit
- Potential maintenance risk in playground water pump feature
- Recommendation: Consider alternate feature for play and education
- Extensive grading required to make Pennsylvania medians bioretention adds significant cost impact; Bioretention conflicts with utilities and easements. Recommendation: Relocate bioretention
- Trees in Pennsylvania medians conflict with utilities and WMATA
- Recommendation: provide shrubs, perennials, and groundcovers only in median
- · South Carolina median additions increase speeds and potential accident risk
- Recommendation: Provide 90° intersection alignment

