The original community led 2015 Master Plan provides a good framework for moving forward. The general arrangement of spaces is appropriate and is carried through with slight adjustments in response to new information. The decision by DCPL not to pursue an underground expansion into the park necessitates the most significant change, however this opens up an opportunity to create a central gathering space for the community and fulfill the Comprehensive Plan’s guidance for this park to be the “Town Center for Capitol Hill”. This move also allows the visual axis of South Carolina Avenue to be maintained clear of obstructions. The Refined Plan emphasizes and celebrates this axis with a row of trees complemented by pedestrian light fixtures that accent the corridor while providing important placemaking, wayfinding and safety.

The second most significant change is to the stormwater management strategy for the site. Due to unfavorable topography and WMATA and utility constraints, the medians of Pennsylvania Avenue are not feasible locations for the bioretention facilities envisioned by the original Master Plan. Instead, the refined plan recommends treating the site’s stormwater on a parcel by parcel basis and seeks to align with the natural low points of each.
EXISTING CONDITIONS ANALYSIS

NARRATIVE

Overall there is a consistent slope from north to south across the park site. This allows for clear lines of sight in all directions, a benefit for designing to CPTED principles. The low point of Parcel 4 has been identified as a potential location for a bioretention facility.

Refined Master Plan
Sections: West

Section: A-A'

Section: B-B'

NOTE:
EXHIBIT TO BE UPDATED AFTER EXISTING CONDITIONS SURVEY + INITIAL AGENCY MEETINGS ARE COMPLETED.
Overall there is a consistent slope from north to south across the park site. This allows for clear lines of sight in all directions, a benefit for designing to CPTED principles. The low point of Parcel 1 has been identified as a potential location for a bioretention facility.
Three key District initiatives regarding sustainability and resiliency provided guidance for design decisions at the master plan level. These initiatives are Sustainable DC, Climate Ready DC and Resilient DC, and together with a number of other documents, will continue to inform the design process through implementation.

**SUSTAINABLE DC**
- **Bioretention** prevents flooding and combined sewer overflow and improves water quality
- **Improved Habitat** boosts ecosystem health and adds flora and pollinator diversity
- **Native + Adaptive Plants** require less water and maintenance resources and provide better habitat
- **Renewable Energy Opportunity** with solar fixtures

**CLIMATE READY DC**
- **Bioretention** prevents flooding and combined sewer overflow and improves water quality
- **Native + Adaptive Plants** require less water and maintenance resources and provide better habitat
- **Renewable Energy Opportunity** with solar fixtures
- **Increased Social Opportunities** strengthen community ties and improve civic engagement

**RESILIENT DC**
- **Bioretention** prevents flooding and combined sewer overflow and improves water quality
- **Multimodal Transportation** options maximize mobility under all conditions, for all users
- **Water Feature** provides cooling for visitors in extreme heat
- **New Pedestrian Space** improves connectivity and opportunities for social interactions
- **Native + Adaptive Plants** require less water and maintenance resources and provide better habitat
- **Renewable Energy Opportunity** with solar fixtures
- **Increased Social Opportunities** strengthen community ties and improve civic engagement
- **Educational Opportunity** through interpretive signage and Library connection
- **Multicultural Opportunities** in art and interactive elements along with Library programming
- **Multi-Generational Opportunities** in site furniture and playground equipment selections, and potential Library programming
- **Diversified Economic Opportunity** through food truck parking strategy
- **Community Identity** through art and interactive elements along with Library programming
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.