

## 6. CREATE VIBRANT, MULTI-MODAL CORRIDORS

The SAP envisions creating a new sense of place through the experience at the human level. A walk down 13th Street or a drive down Main Drive should not only improve connectivity but should also reinforce the identity of the Site as a new, vibrant neighborhood. The following illustrations and narratives capture the vision for each street below:

Elder Street is the point of transition from major commercial activity fronting along Georgia to the lower-density residential uses to the west along Elder Street, shown by a color gradient from orange to blue, the change in character from more to less retail activity at grade (see “Exhibit 4-86: Create Vibrant and Multi-modal Circulation Corridors” on page 69). Retail storefronts are intended to gradually change to residential entry ways with, windows, balconies or porches as the street grade elevates from east to west. As the character along Elder becomes more residential, small neighborhood serving retail if feasible at the time of development would be a great amenity for residents. Elder Street would potentially terminate into a quiet residential court west of 13th Street, with a combination of open space, town-homes and multi-family homes.

Aspen Street will host a variety of uses from institutional to arts and creative uses, to residential and commercial. Unique opportunities for open space to intertwine between new and historic buildings will create a residential character much like it is today. Pedestrian connections with landscaped sidewalks promote a safer and more connected feeling to Georgia and 16th Street.

Dahlia Street’s, central location to the Site and its potential to truly function as a ‘Main Street’ corridor with a mix of uses establishes it as the

“pulse” of the Site. Historic and new development, varying in height and framing the right-of-way, signals to Georgia Avenue that this is a major town center gateway point, with a pedestrian-scaled vibe.

13th Street, extended from Fern and terminating to the architecturally interesting, rear façade of Building 1, is intended to have a right-of-way wide enough to accommodate recreational open space along the center, with new mixed use buildings framing the pastoral open space, green area.

12th Street’s new institutional setting is characterized by a new, curvilinear right-of-way and is set to traverse through a historic context of formal, institutional buildings in an open setting with significant greenery.

Historic Main Drive should retain its historic character, with its undulating alignment and views to historical facades, ceremonial front yards and open space along the way. As a major east-west connection from Georgia and 16th Street, any improvements to Main Drive should encourage multi-modal connectivity and, celebrate its historic relevance.

E. Cameron Drive provides minor access from Main Drive to 13th and Aspen Streets. With an intimate, narrow right-of-way traversing major open space, the setting would celebrate this area’s park-like, open character, yet contribute to the active green areas between new and historic development.

“Center of the block”. These unique connector alleys and special places occur where the Walter Reed Site meets the DOS Site. The character of these areas where court or back yards or alley ways would occur should seamlessly be integrated with adjacent development, establish pedestrian and/or bike connections as feasible, and be reclaimed as safe and pedestrian-oriented new, usable, public spaces. These ‘connectors’ would provide service access to buildings, but at the same time should be designed as safe and accessible routes for pedestrians and bikes as feasible.

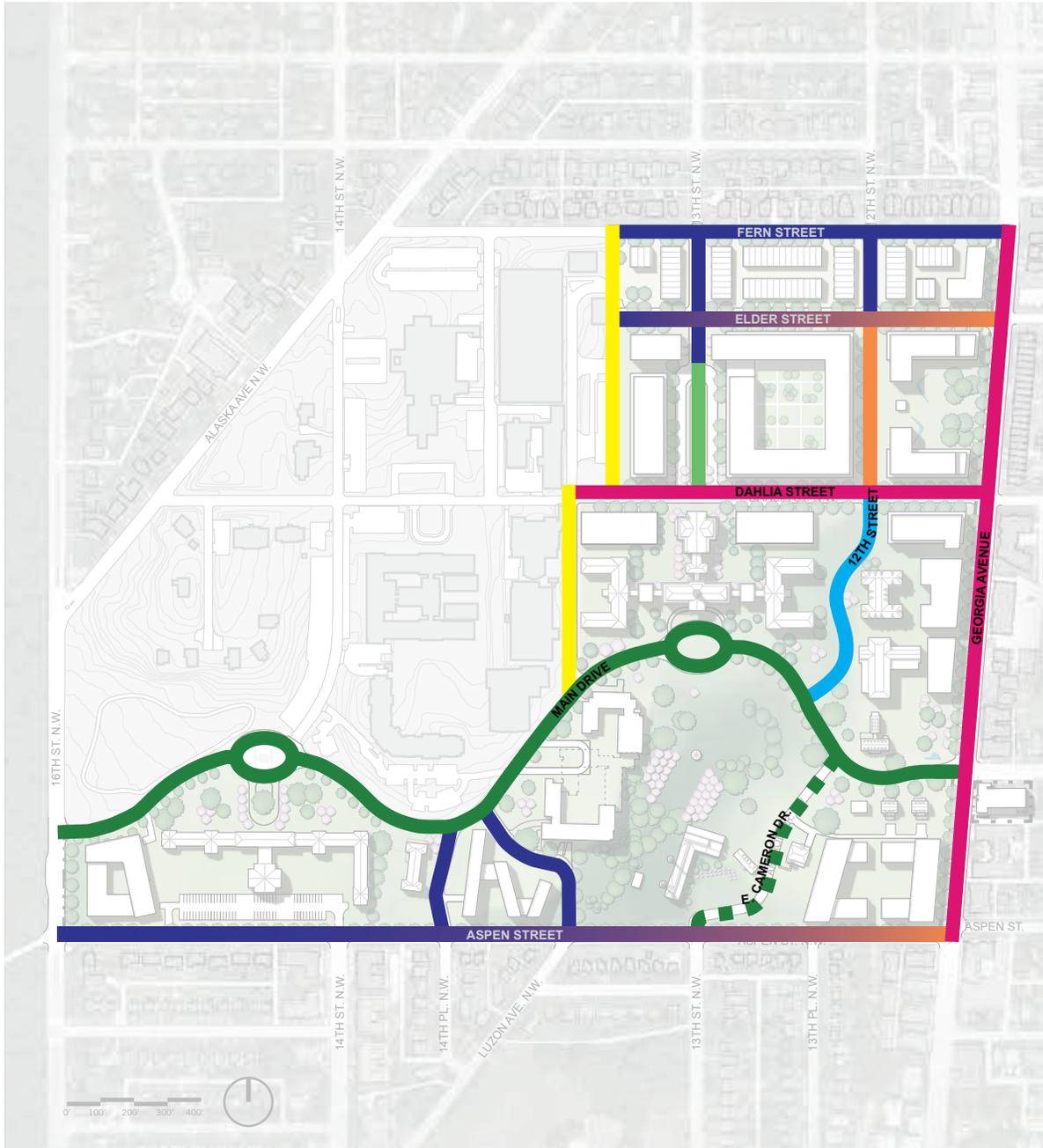


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# BRAC PROCESS

# METHODOLOGY

-  Residential
-  Retail, Residential, Commercial Mix
-  Community Park or Campus Setting
-  Major Retail Activity
-  Institutional Setting
-  Park-like, Open, Historic Main Drive
-  E. Cameron Drive
-  "Center of the Block"



PW

Exhibit 4-87: Create Vibrant and Multi-modal Circulation Corridors. Source: Perkins+Will.

