

Figure 17 - Plan of existing buildings at Reservation 13

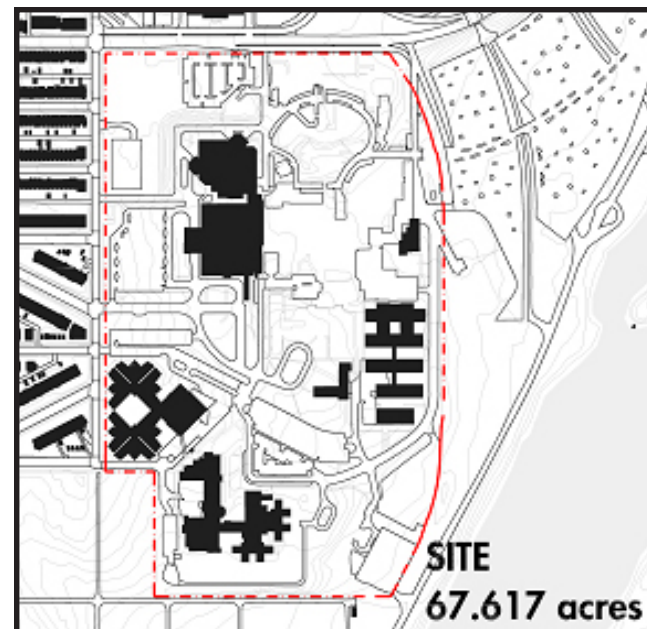


Figure 18- Active uses on Reservation 13

- Department of Health**
 - Bldg. No.8 Sexually Transmitted Diseases Clinic
 - Bldg. No.12 Detox Unit
 - Bldg. No.13 Women's Services
 - Bldg. No.15 Tuberculosis/Chest Clinic
 - Bldg. No.17 Substance Abuse Treatment
- DC General Hospital**
 - Bldg. No.1 Security, Mechanical Rm.
 - DC Jail Holding Cells/Administration
 - Bldg. No.4 Laundry/Copy Center/Cafeteria/Comm. Ctr.
 - Bldg. No.5 Kitchen
 - Bldg. No.6 Warehouse/Maintenance
 - Bldg. No.7 Boiler Plant
 - Bldg. No.9 OB/GYN Building
 - Bldg. No.10 Pediatrics Building
 - Bldg. No.11 Laboratory/Pathology Building
 - Bldg. No.16 Closed
 - Bldg. No.29 Ambulatory & Critical Care Center (ACCC)
- Department of Corrections**
 - Bldg. No.20 CCA Correctional Treatment Facility (C.T.F.)
 - Bldg. No.28 DOC Jail
- Department of Mental Health**
 - Bldg. No.14 Mental Health Services Commission
 - Bldg. No.25 DHS Psychiatric Treatment Center
- Medical Examiner**
 - Bldg. No.27 Medical Examiner Building
- Lot No.20 Old DC Jail Site

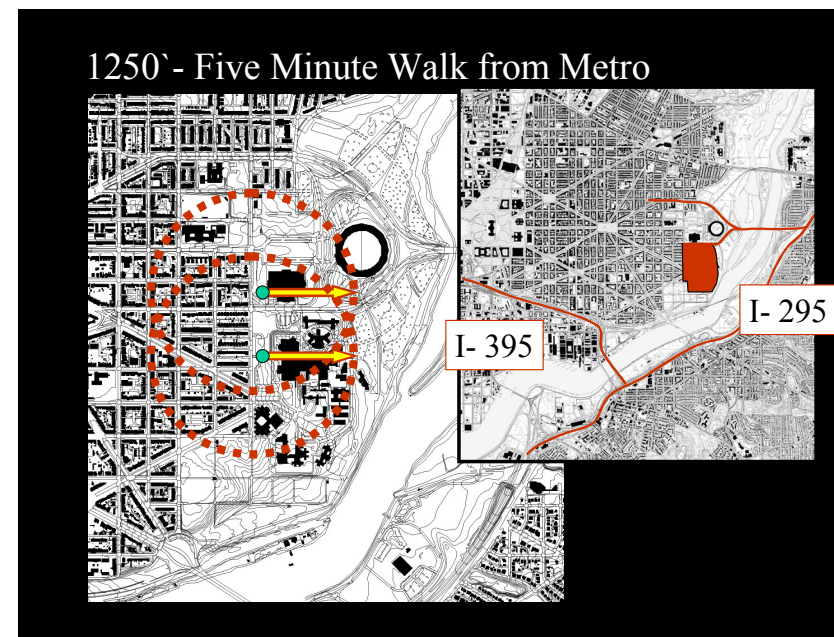


Figure 19 - Walking distance to Metro and access to regional highway network

V. Existing Site Conditions

Site Context and Existing Buildings

Public Reservation 13 is a campus setting with large, sprawling buildings that serve DC General Hospital, the Jail and Correctional Treatment facility, the Department of Health clinics and services and the offices and work spaces of the Medical Examiner. Most of the hospital and health clinic buildings are located to the center of the site and are in general surrounded by large parking lots. Movement around the site is facilitated by a series of driveways with minimal connection to the street grid of Capitol Hill.

Entry to the campus is currently gained primarily from the intersection of Massachusetts Avenue and 19th Streets and from two smaller drives at Independence Avenue. Both of these are accessible to parking and services at the campus.

The site slopes toward the river basin, falling approximately forty feet from the boundary at 19th Street. In general, this affords excellent views of the river landscape and the river islands from 19th Street.

The site is also easily visible from the eastern side of the river, from River Terrace and Anacostia Park, and from the Whitney Young Bridge approaching the city from the east. Access to the regional road system is convenient as is access to the Stadium-Armory Metro station of the Blue and Orange line located on site.

The site is characterized by four distinctly different areas at its edges: Sports and Recreation around RFK Stadium to the north; the residential areas of the Hill East neighborhood to the west; the historic Congressional Cemetery to the south; and, the Anacostia River waterfront to the east and southeast.

The Department of Health operates health clinics for sexually transmitted diseases, a detoxification program, Women's Services, and Chest Clinic/ TB Clinic (Buildings 8, 12, 13, and 15 respectively) at the eastern edge of the site in a series of one story buildings. Included in this area as well is the Department of Mental Health's program (Building 14) and Building 27, used by the Office of the Medical Examiner. A small service road passes in front of these structures and pedestrian access to this part of the facility is circuitous and difficult.

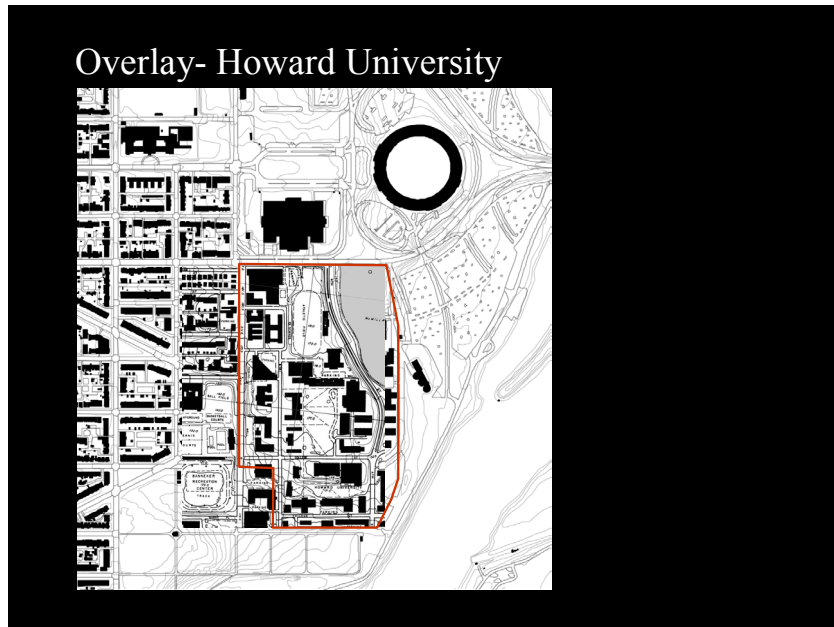


Figure 20 - Scale comparison with Howard University at Reservation 13. Most of the main campus of Howard fits within the site boundaries of Reservation 13.

Karrick Hall (Building 17) is currently used by a federal agency, Court Services and Offender Supervision Agency (CSOSA), as a residential treatment center for ex-offenders. CSOSA plans to expand its capacity on the site for treatment of up to 110 people in a 60,000 gsf facility. Building 25 is vacant and is located in a prime redevelopment area. It is also surrounded by parking lots.

Currently, the Correctional Treatment facility (Building 20) and the DC Jail (Building 28) are in full operation. Since the closing of DC General Hospital in 2001, the majority of the buildings that comprised the old hospital are either vacant or only partially occupied. Building 29, the Ambulatory Care Center and Emergency Care Center continues to provide sub-speciality clinics and emergency care services as part of the agreement between the City and the Health Care Alliance. The bulk of the old main hospital buildings, Buildings 2- 6, 9- 11 and 16, are substantially vacant.

Reservation 13 enjoys excellent access to the Metro system and has a Blue and Orange line station at the edge of the site at C and 19th Streets SE. The other entry is located just west of the Armory.

The site developed over a long period of time and grew incrementally with buildings added as needs were identified. Buildings range in height from one to eight stories and are a collection of many architectural styles, from a traditional style of the original hospital buildings to recent, more modern interpretations.

The site presents itself today as a vast area of seemingly unrelated buildings associated only by proximity, their former use and little else. The vast areas of surface parking lots block access to the river and give the impression of a site devoted to parking. Few footpaths lead to any areas where the beauty of the natural environment can be appreciated. In fact, the closer one moves to the river, the larger the size of the parking lot to be negotiated. Department of Health services located along the site's eastern edge are among the most heavily used and are situated in the most remote and inaccessible location on the site. And, although Metro is nearby, few buildings are situated close to the station entrances.

Local Context

The 67 acre site is comparable in size to the main campus of Howard University. Scale comparisons also indicate that much of the historic district of Alexandria, Virginia is approximately the same size. The site is so large that a number of different uses can be accommodated. For example, the current building in which the George Washington University Hospital is located could easily fit on the site.

The local landscape is characterized by large, stand-alone buildings, such as the Armory and RFK Stadium, which sit on vast sites adjacent to large parking lots. Many of the adjacent streets are designed for high- speed traffic. A soccer- friendly stadium of about 20,000 to 25,000 seats is in preliminary planning stages just east of the site in one of the parking lots for RFK Stadium. It is anticipated that this facility would be designed with one end open to the river and be a venue for outdoor concerts as well.

To the east is the natural landscape of the Anacostia River and Kingman and Heritage Islands and a section of RFK's parking lots. Also located just east of the site is a DC Water and Sewer Authority (DCWASA) pump station and swirl concentrator. This facility both treats effluent and pumps sewage across the river to the Blue Plains station. An existing traffic lane passes along the rivers edge and is used primarily for access to parking lots at RFK during events.

The site shares a southern edge with the historic Congressional Cemetery. That area is currently behind both correctional facilities and contains a secure sally-port for each.

To the west, across 19th Street is the Hill East neighborhood, a residential district comprised mostly of row houses and gridded streets of the historic L' Enfant plan. The most prominent of these streets is Massachusetts Avenue, a street dating from the original plan of the city. Massachusetts Avenue stretches from upper Northwest to the edge of Reservation 13, passing through some of the most significant neighborhoods and landmarks of Washington.

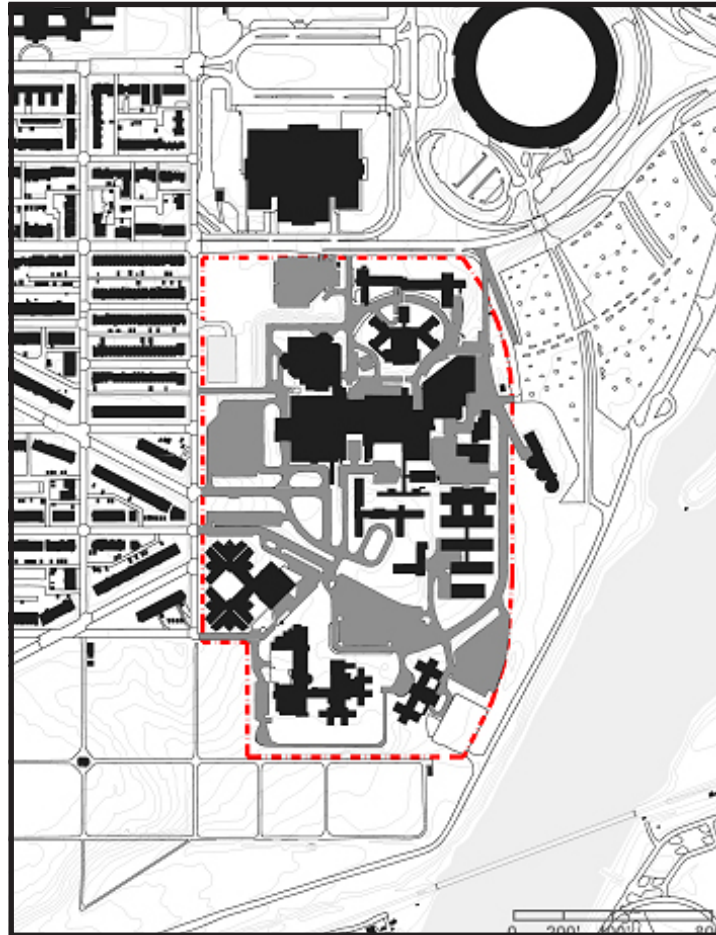


Figure 21 - Gray areas indicate impervious surface and parking on the site.

Environmental Issues

No complete environmental assessment of the site has yet been performed. The Department of Corrections has an ongoing remediation effort on the site resulting from the removal of underground storage tanks containing gas and diesel fuel. Tests have been performed at locations throughout the site to monitor the extent of contamination. Work continues to remove petroleum products from the soil.

Other underground storage tanks are known to be located on the site and pose concerns. Future analysis and remediation efforts should address these conditions.

The site also has extensive amounts of storm water runoff into the river after heavy rainfall. This results in contaminants entering the soil, the river and adjacent landscape. This is also exacerbated by the slope of the site toward the river and the vast amounts of surface parking.

Many of the existing buildings on the site have other environmental issues as well. Asbestos was used in the construction of many of the older buildings and remediation would be necessary to remove its potentially harmful effects.

In summary, environmental improvements to the site and buildings represent one of the most important challenges in the future and offer a key opportunity for the introduction of sustainable building practices and the implementation of low impact development.

Historic Preservation and Site Archeology

As part of the system of “Public Reservations” in the landmarked L’Enfant Plan for Washington, DC, the site is considered ‘historic’ and designated in its entirety as part of the city plan. This refers to the “Reservation” and not to individual buildings located on the site.

Further review will examine preservation issues regarding the transfer of the Reservation to the District as well as issues regarding the eligibility of any building in particular. At present none of the buildings are of landmark status and few are considered eligible for future designation.

No areas north of Massachusetts Avenue have been surveyed for archeological remains. Recent studies for the site south of Massachusetts have indicated the presence of pre- historic settlements in areas where the current Jail and Correctional Treatment Facility are located. A site designated “Reservation 13 Archeology Site” of these pre-historic settlements and graves is located to the south side of Building 25. These discoveries offer opportunities to understand the size and character of these settlements and may help to guide thinking about future monuments or attractions on the site. The future of these discoveries and the extent to which they will be further studied and/ or preserved must be incorporated in future detailed planning for the site.

Utilities and Infrastructure

Because of the unified institutional nature of the site, all buildings are served by a single steam heat system. This system of steam heat and associated tunnels is in need of major improvements and extends throughout the site from Building 7, the existing Boiler Plant. These tunnels provide steam heat to all buildings on the site. Buildings have individual systems for air conditioning.

Subsurface sewer and storm water systems include several large combined sewer pipes in the area. For more information on the sewer system, please refer to DCWASA’s recently completed long-term control plan.



Figure 22 - Site Photo, Stadium-Armory Metro Station - Note the distance to existing facilities.



Figure 23- Site Photo, an existing view at the waterfront -A large amount of the site is dedicated to impervious surface.

The Problem

This planning process was initiated to evaluate and resolve a number of factors that currently limit the opportunity of the site to be a strong public resource that contributes to the health and vitality of the District, our neighborhoods and waterfront.

- The site is thoroughly isolated from the city with few designated points of entry.
- The buildings on the site are nearing the end of their lifecycle and are in need of significant repairs and/or replacement.
- The site is unorganized and thus makes inefficient use of a large area of land.
- Parking is a prevalent use on the site. Interconnected parking lots exist in place of regular streets. Large paved surfaces negatively impact both the human and natural environments.
- There is no distinct sense of public space. The site lacks sidewalks, parks, or other public space features.
- Public safety on the site is a serious concern due to both ill-located uses and the limited and complicated circulation pattern that makes the site difficult to patrol or watch.
- At present, the waterfront is entirely inaccessible from the site. Furthermore, even if the waterfront could be accessed, the quality of the river's edge is not inviting to visit and must be improved.
- The site does not contribute positively to the strength or image of the neighborhood or the city.

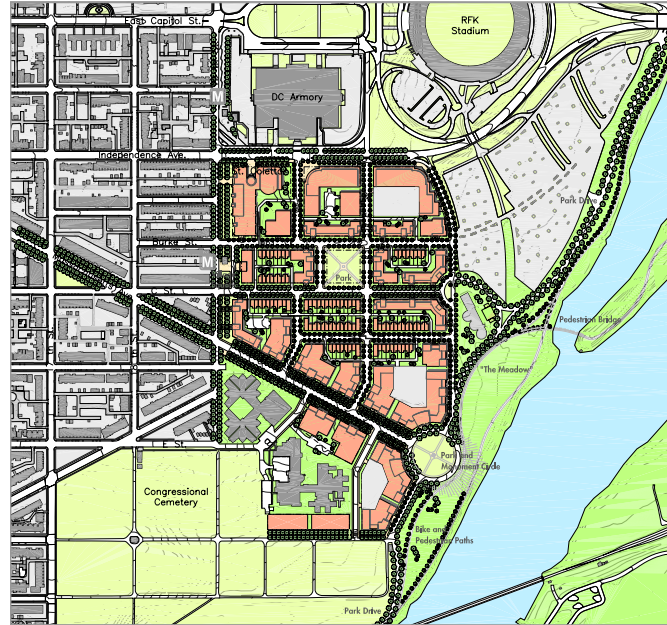
This plan attempts to solve for these conditions and thus realize the tremendous potential of this site.

The Opportunity

The opportunity presented by a new plan for Reservation 13 is unique in the history of Washington, DC. Since inception, the site has been detached and apart from the regular fabric and neighborhoods of the city. This condition has also been contributed to by the uses present today on the site- corrections and other health- related services, historically isolated, like in many other cities.

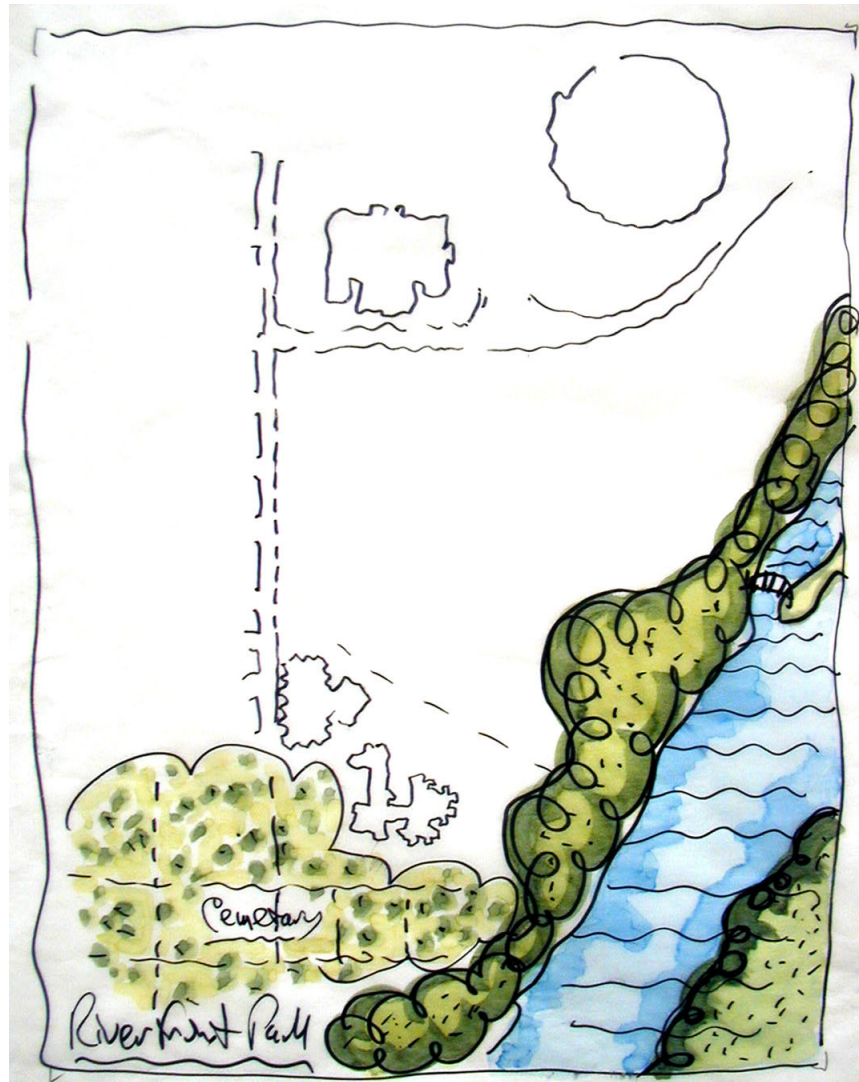
The Draft Master Plan envisions a paradigm shift from an isolated campus to a new waterfront neighborhood. The plan proposes rebuilding the existing uses on the site today and adding a new mixed- use dimension which over time will add a critical mass of density to support a variety of new uses and activities. The new Hill East Waterfront neighborhood will be safe, connected to the rest of the city, and home to new state- of - the art buildings for city services. The introduction of new streets and city blocks will overcome this historic isolation and offer a mix of uses and public parks. Unlike the current situation, new building activity will concentrate closer to the Metro station and take advantage of new building sites defining the termination of Massachusetts Avenue at the water. Taken together, these elements establish a new place in the city with access to the natural environment and connection to the nearby neighborhoods.

With the existing buildings of the DC Jail and Correctional Treatment Facility remaining in place, over forty of the sixty-seven acres on the site are available for redevelopment consideration. To avoid the mistakes of the past and to make a truly vibrant waterfront neighborhood, the plan includes a mix of uses. Over time this will include new facilities for city-wide health uses, services and offices, residential buildings, municipal offices, and sites for city and regional institutional, health-care and recreational uses. Residents on the site are an essential component of the plan because they bring a secure presence to the neighborhood and help to end the isolation of the single- use area. Such diversity of use- while maintaining the primary focus on health care and corrections- will assure that the site trades its current isolated appearance and use in for a new balance of uses spread throughout the day in a new network of urban spaces, public parks and local streets.



VI. Planning Principles

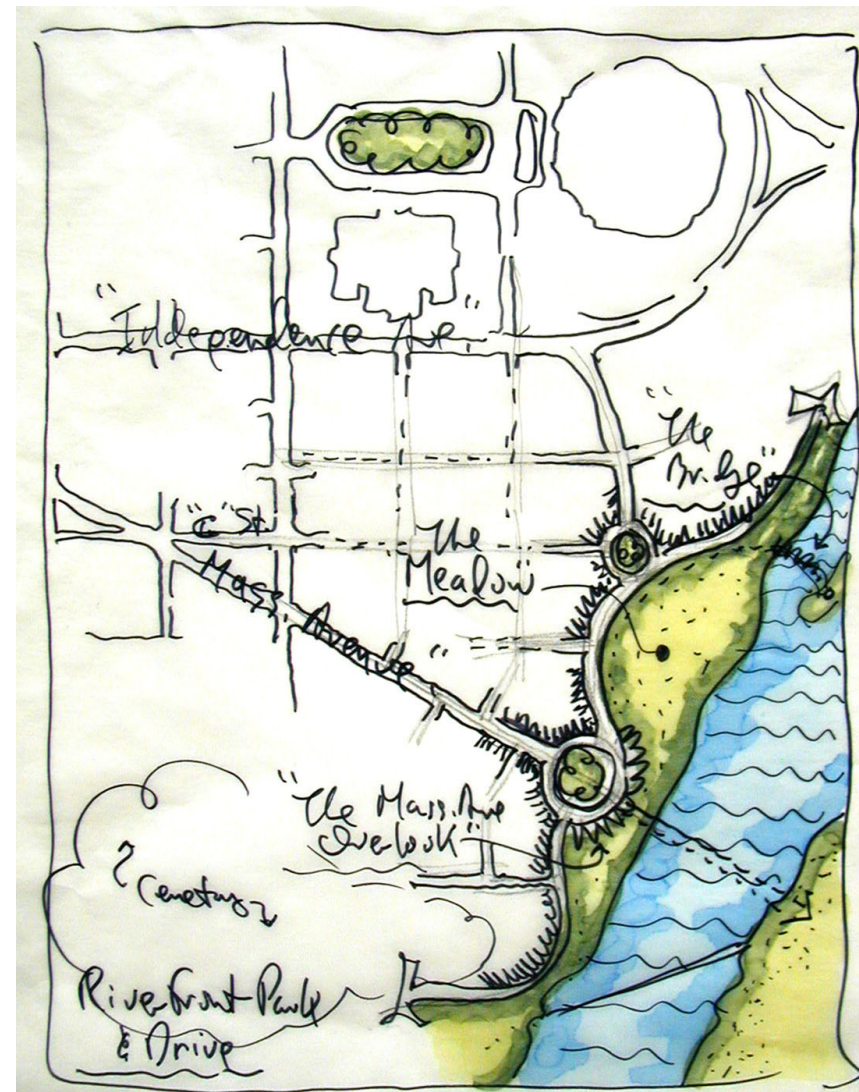
1. Connect and integrate Reservation 13 with adjacent neighborhoods, and the new waterfront park along the Anacostia River;
2. Utilize the site to meet a diversity of public needs including health care, education, employment, government services and administration, recreation and housing.
3. Extend the existing pattern of local streets to and through the site to create simple, well-organized city blocks and appropriately-scaled development;
4. Maintain a human-scale of building heights that match existing neighborhood buildings and increase in height as the site slopes downward to the Anacostia waterfront;
5. Connect the Hill East neighborhood and the city at large to the waterfront via tree-lined public streets, recreational trails and increased access to waterfront parklands;
6. Demonstrate environmental stewardship through environmentally sensitive design, ample open spaces, and a great waterfront park that serve as public amenities and benefit the neighborhood and the city;
7. Promote the use of mass transit by introducing new uses near Metro stations and create an environment where the pedestrian, bicycle, and auto are all welcome, complementary, and unobtrusive, reducing the impact of traffic on adjacent neighborhood streets.
8. Create attractive “places” of unique and complementary character including:
 - ◆ A new, vital neighborhood center around the Metro station at C and 19th Streets that serves the unmet neighborhood commercial needs of the community and extends to the waterfront with a new residential district;
 - ◆ Massachusetts Avenue as a grand Washington ‘boulevard’ in the tradition of the L’Enfant plan and devoted to a new center for Public Health and Science;
 - ◆ A district for city-wide uses and services, such as health care, education, and recreation along Independence Avenue;
 - ◆ A grand public waterfront park incorporating monumental places and quiet natural retreats accessed by a meandering park drive set back from the Anacostia River.
9. Limit improvements to correctional facilities to areas south of Massachusetts Avenue.



Waterfront Park

Connect and integrate Reservation 13 with adjacent neighborhoods and the new waterfront park along the Anacostia River.

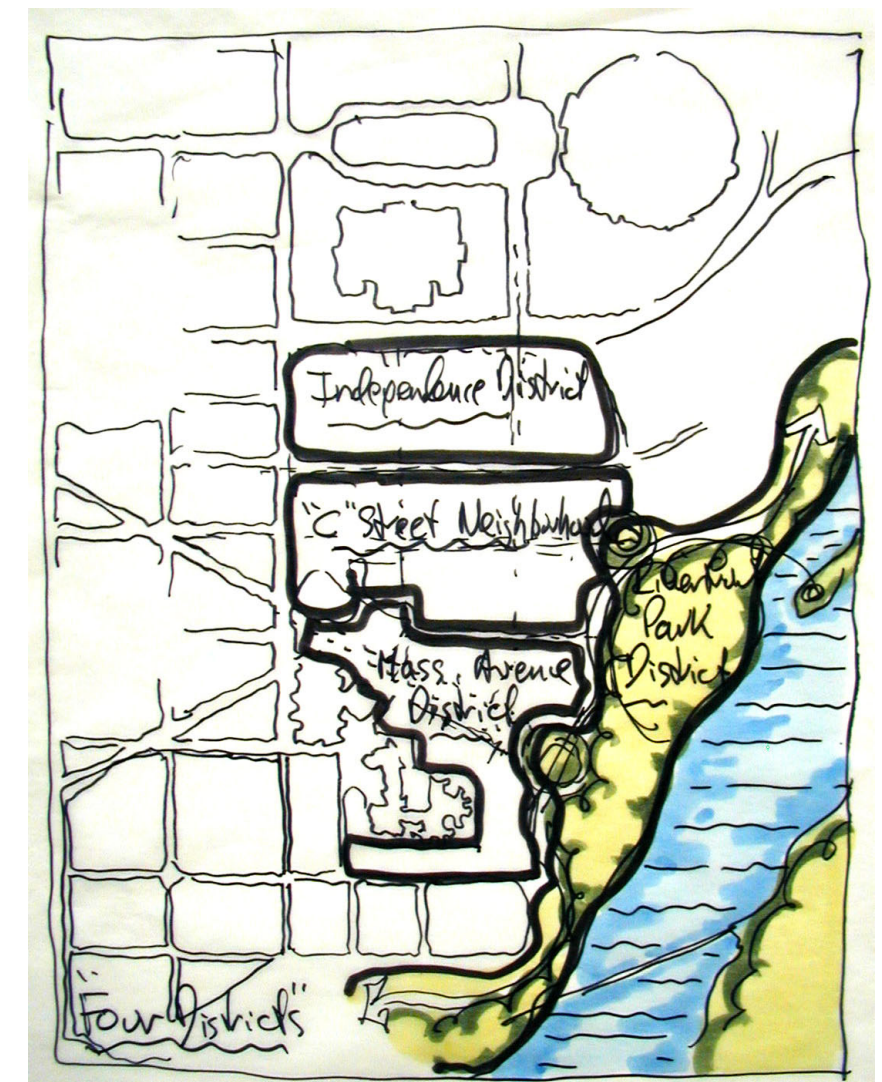
Create a great park along the Anacostia River accessible by all. Call this park "The Meadows".



Waterfront Park & Park Drive

Upgrade the existing RFK access drive into a park drive for low- speed automobile movement (that is not a commuter cut-thru) to facilitate local movement and access to the Anacostia Riverwalk and Trail (pedestrian and bicycle) and to the parking lots at RFK Stadium.

Use the new Park Drive for access by police and emergency vehicles.



Four Districts

Utilize the site to meet a diversity of public needs including health-care, research, education, employment, government services and administration, recreation and housing.

- Independence Ave. District
- Massachusetts Ave. District
- C Street Neighborhood
- Waterfront Park