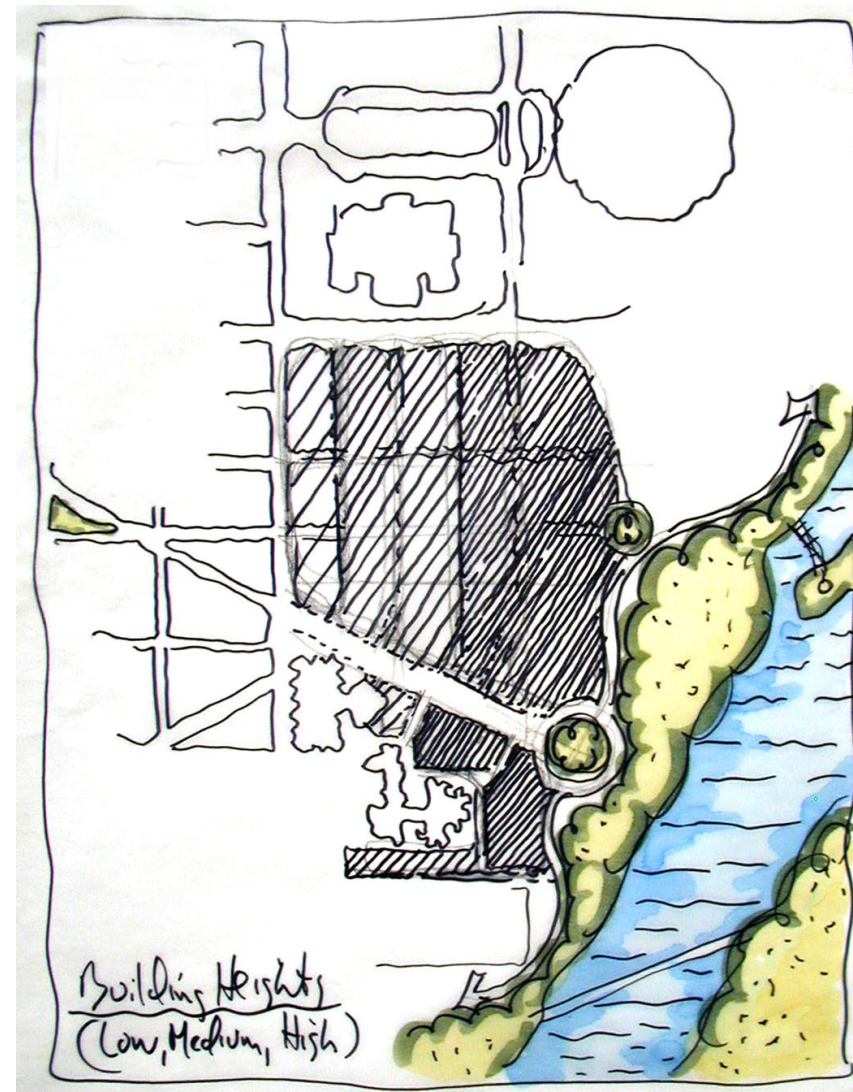**Extend Streets**

Extend the existing pattern of local streets to and through the site to create simple, well-organized city blocks, appropriately-scaled development, and views to the waterfront.


Building Heights

Maintain a human-scale of building heights that relate to the existing residential buildings on 19th Street and increase in size as the site slopes down towards the waterfront.
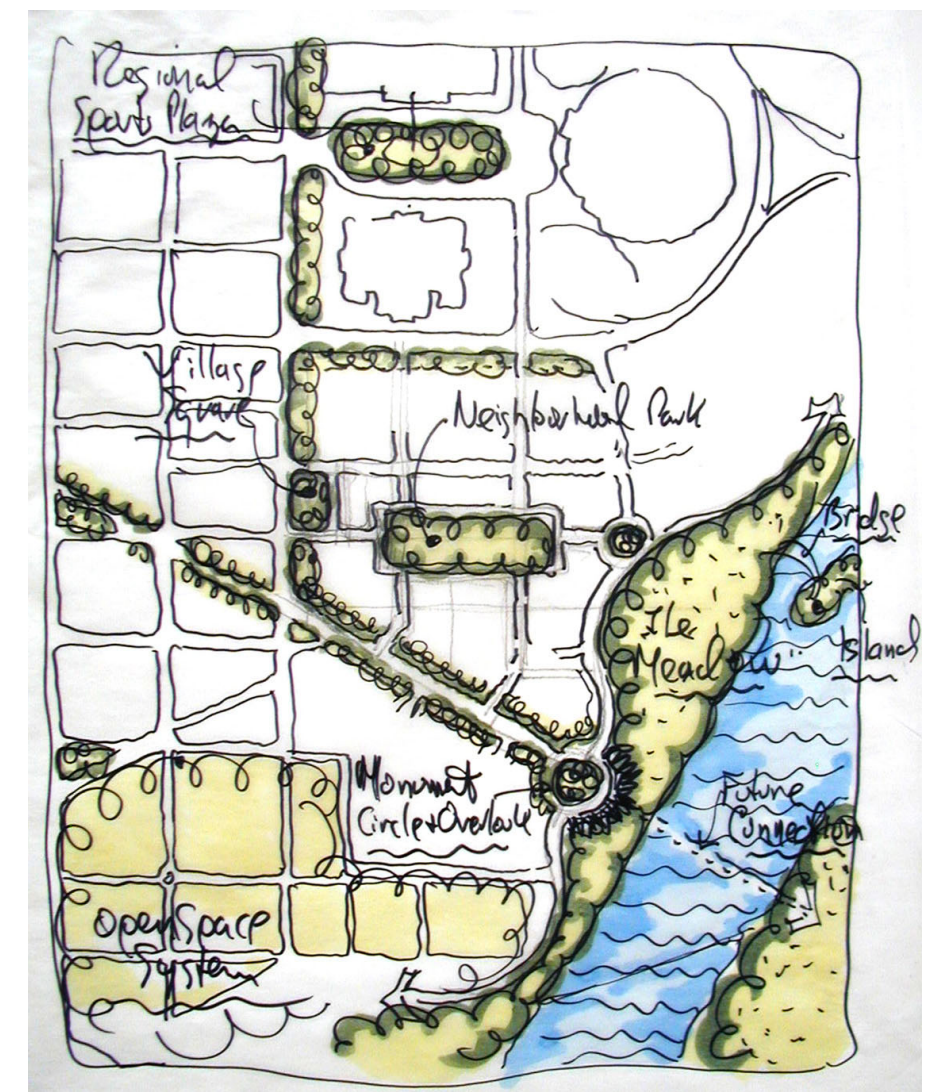

Open Space System

Connect the Hill East neighborhood and the city at large to the waterfront via tree-lined streets, recreational trails and increased access to waterfront parklands.
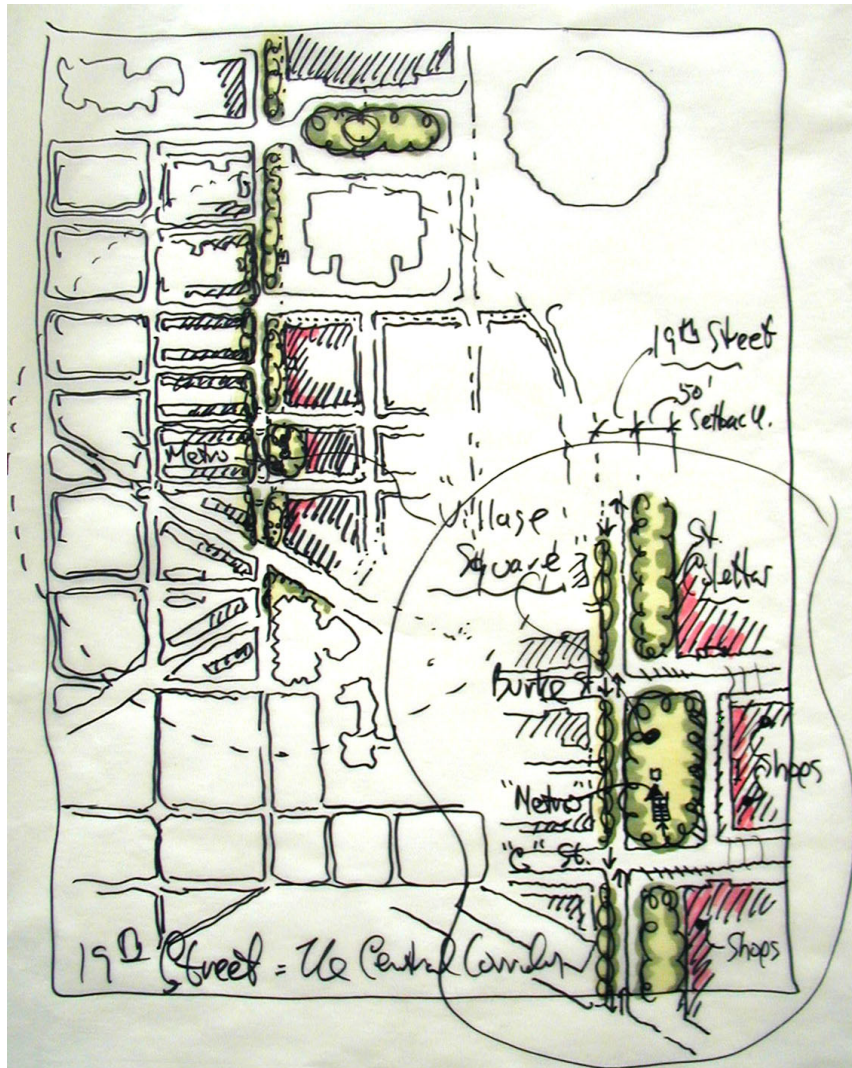
**Promote Mass Transit/ Village Square at 19th and C Streets**
Promote the use of mass transit by introducing new uses near Metro stations and create an environment where the pedestrian, bicycle, and auto are all welcome, complementary, and unobtrusive, reducing the impact of traffic on adjacent neighborhood streets.
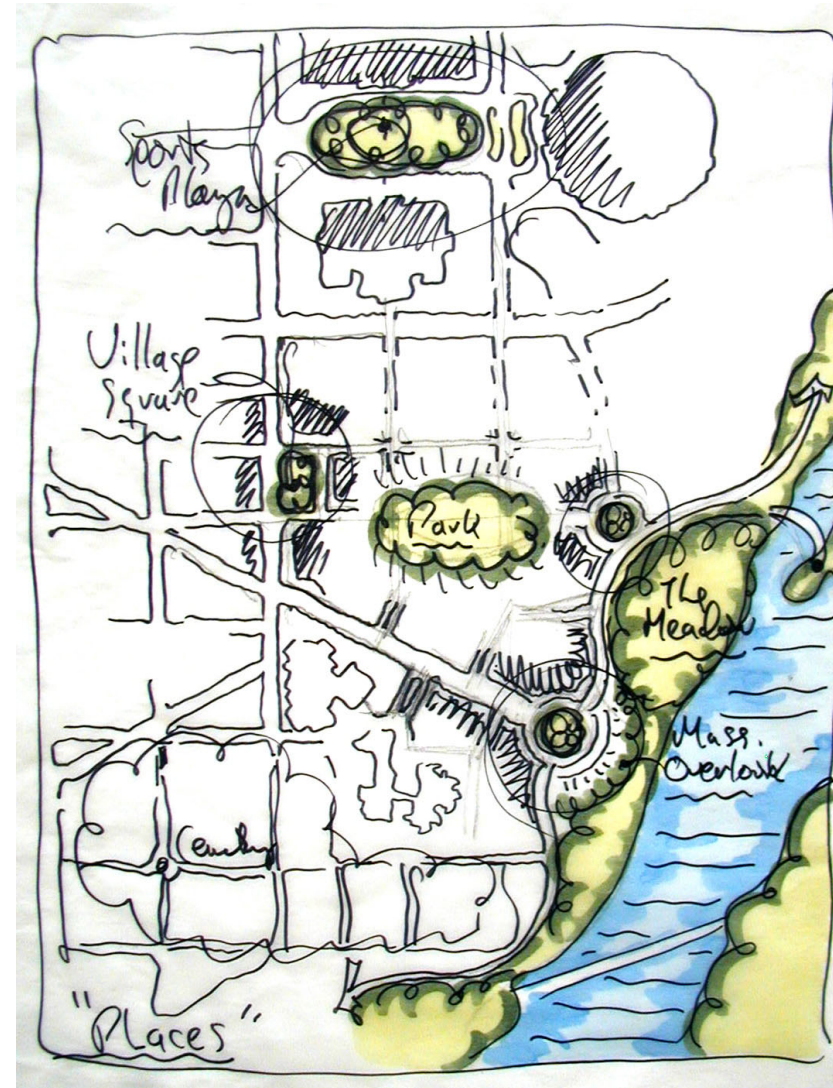
Places
Create attractive "places" of unique and complementary character including:
 - Village Square
 - Neighborhood Park
 - "The Meadow"
 - Massachusetts Avenue Overlook
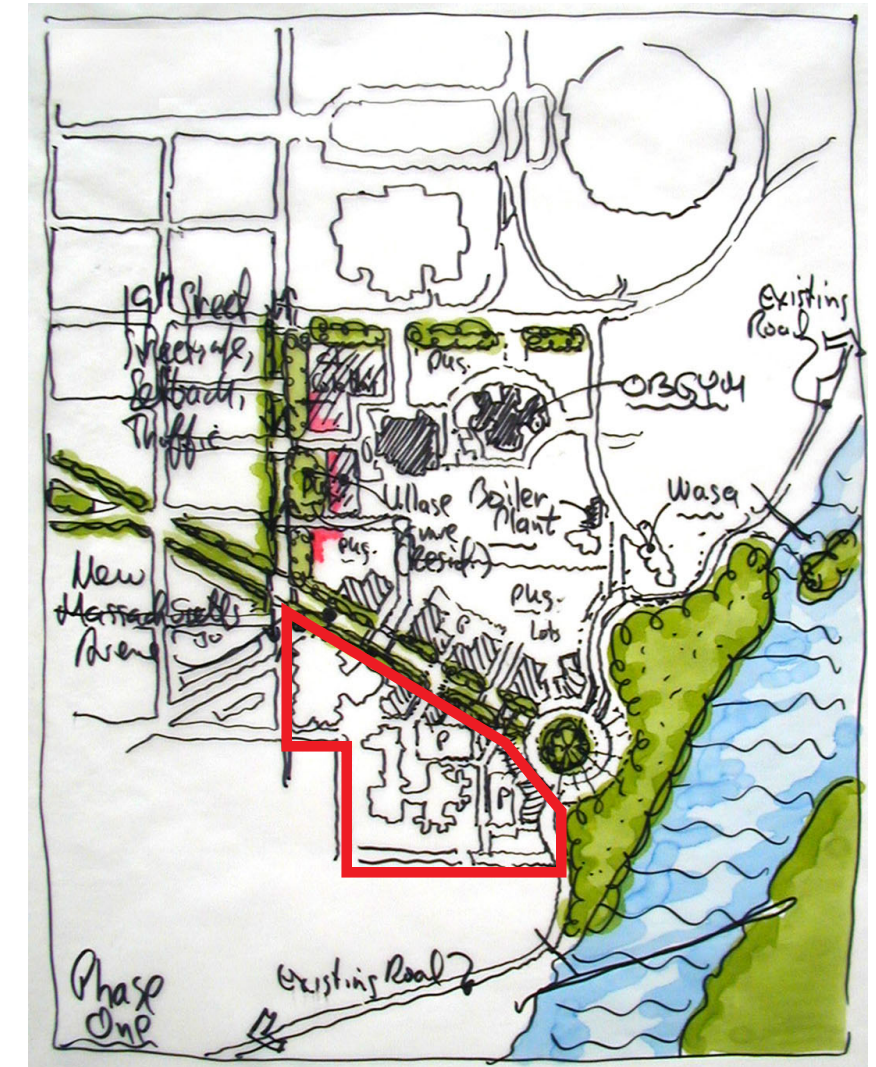
Correctional Facilities
Limit improvements to correctional facilities to areas south of Massachusetts Avenue
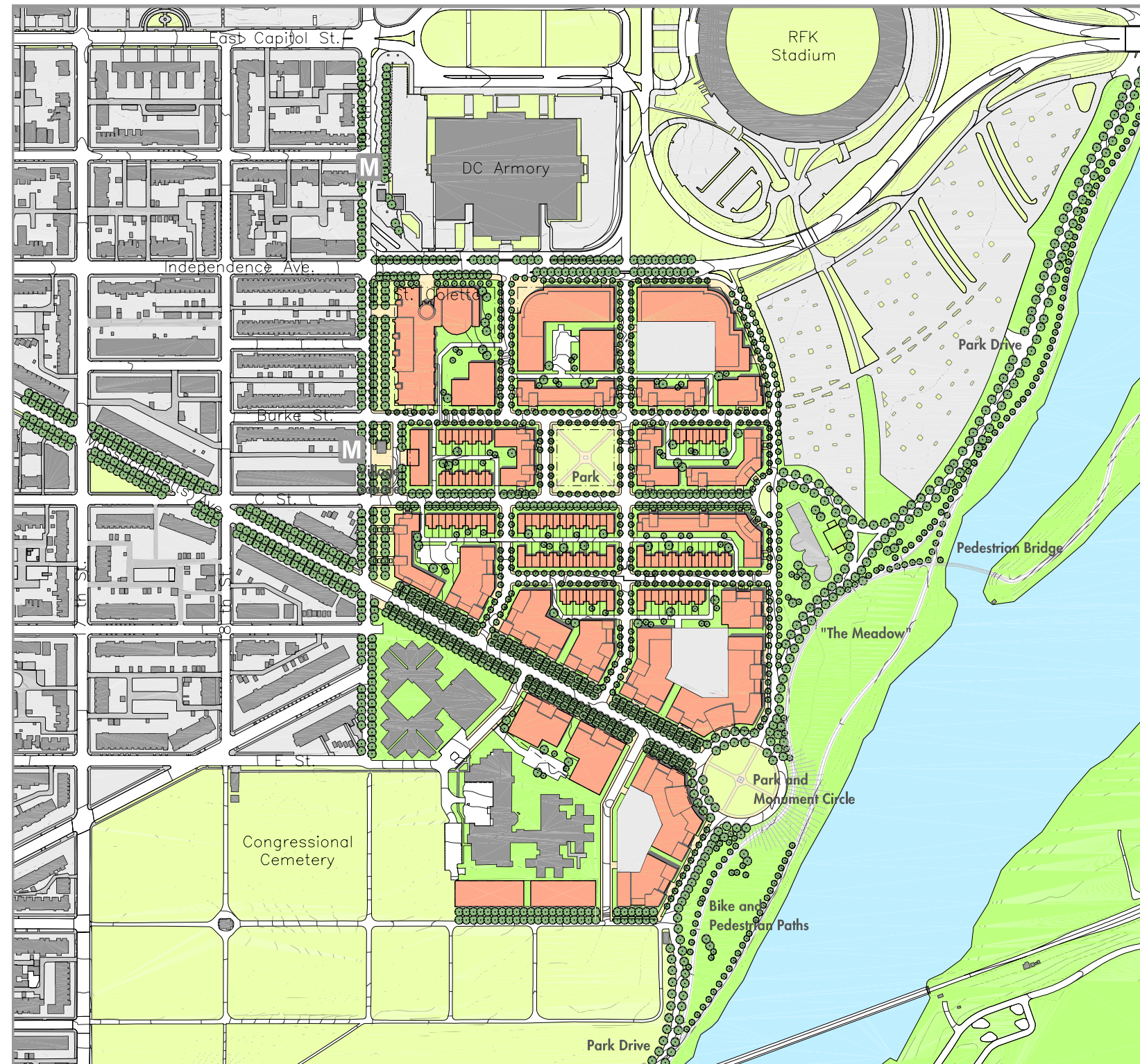
VII. Draft Master Plan

Illustrative Plan

The objective of the illustrative site plan is to give a sense of how the plan will be constructed over time, an idea of the main features that describe the plan, and how the plan relates to the adjacent context. The illustrative plan also reveals the character of the site, such as public spaces and parks, tree-lined streets and the size of proposed buildings. It identifies sites for buildings and locations where public amenities, such as parks and open spaces will be constructed.

The plan illustrated here features:

· An extended street grid from the Hill East neighborhood

· A mix of health-care, residential, municipal and institutional uses.

· A great public park ('the Meadow"); a monumental overlook and series of pedestrian paths along the waterfront; a public mixed- use square at the Metro station at 19th Street; and a new public park as a center for the new neighborhood.

This version of the Draft Master Plan shows a maximum build- out and includes 3.2 million gsf for health care uses, clinics and offices, approximately 800 residential dwelling units and 35,200 gsf for retail construction. It approximately doubles the current amount of gross square feet built on the site. Future planning and building design will determine the actual amount of space to be constructed on the site.
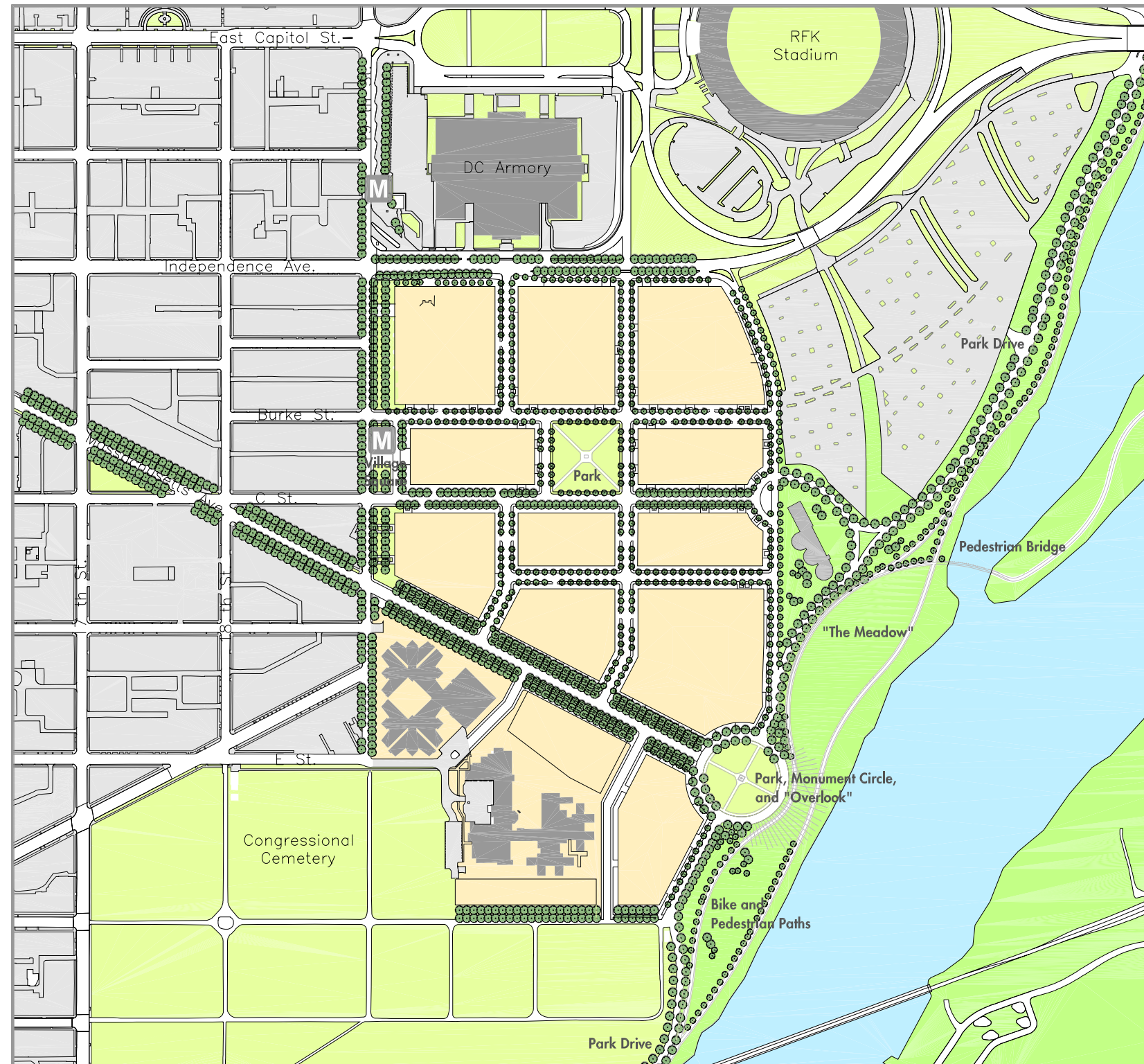
Streets, Blocks and Circulation

The Draft Master Plan enhances and accommodates future transportation needs by providing an integrated street network with many connections to existing streets. The grid replicates the existing pattern of streets, blocks and public squares that make Washington, in general, and Hill East in particular, so successful as urban neighborhoods. It offers multi- modal opportunities by providing sites for development at Metro stations. Parking is accommodated in garages throughout the site, reducing the need for surface parking lots and providing an environment at street level for both the pedestrian and the automobile. Specific recommendations include:

· Providing on- street parallel parking for all streets

· Locating shared parking structures in convenient, yet less visible locations.

· Returning 19th Street SE to two -way traffic, thereby making the street easier to cross and functioning as a neighborhood center.

· Locating large, city-wide uses on Independence Avenue to reduce the amount of heavy traffic passing through the neighborhood.

· Providing an integrated street grid to reduce the impact of traffic on existing neighborhood streets.

· Providing a Park Drive on adjacent National Park Service land to improve access and enhance local traffic circulation.

· Providing sidewalks throughout the site, quality streetscapes and traffic calming techniques for safe and pleasant pedestrian movement.