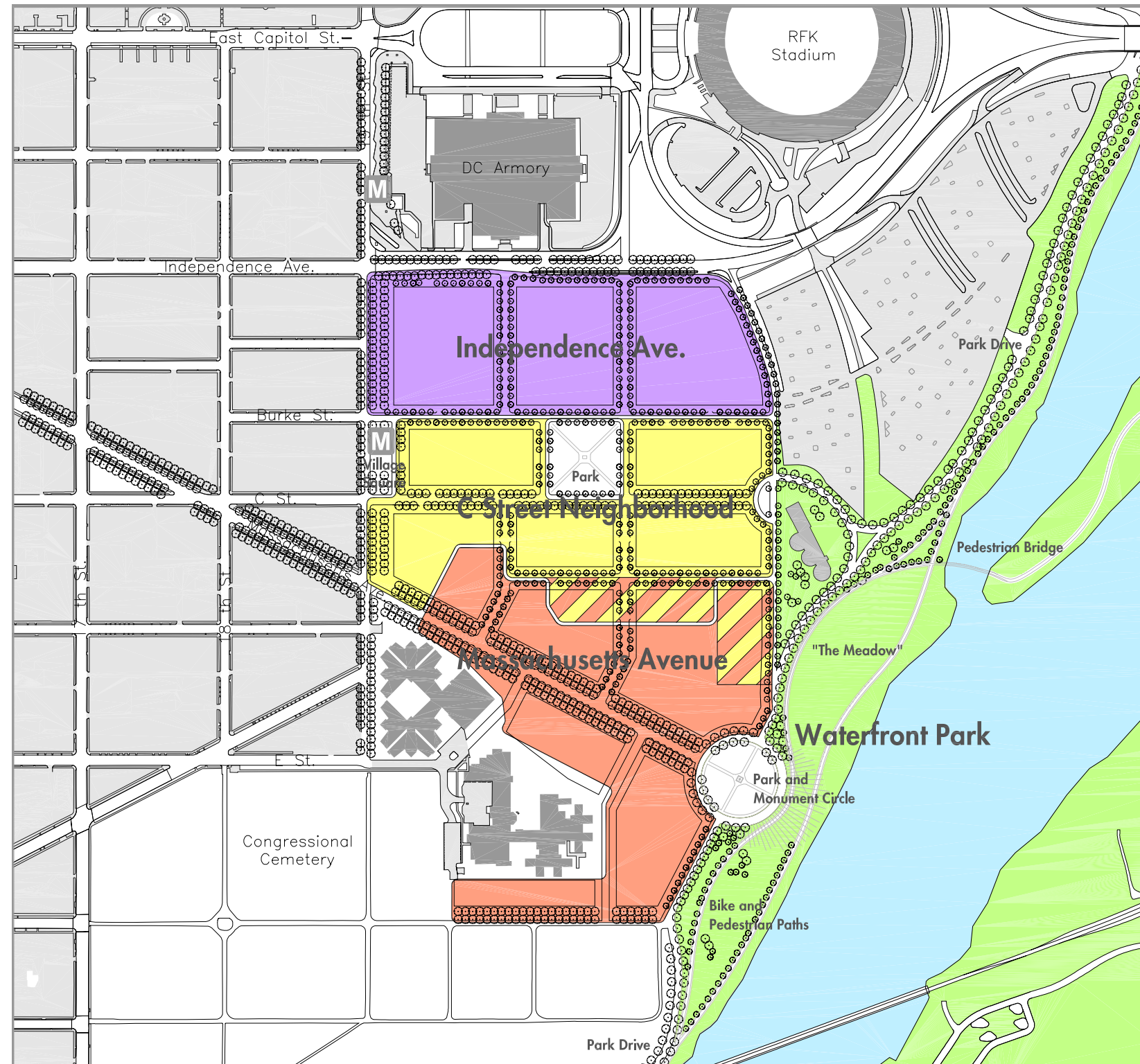


Districts

The Draft Master Plan is comprised of four districts: Independence Avenue District, C Street Neighborhood, Massachusetts Avenue District and the Waterfront District. Each district is different in character and use and serves a different need. The variety of districts in the plan help relate the plan to the very diverse areas surrounding the site area and establish diversity within the plan itself. The uses of the districts are:

- Independence Avenue District-** This area provides easy access from Independence Avenue and the surrounding regional network of roads and will be devoted to city-wide uses, St. Coletta School and services including health-care, recreation, and education. (Sites in this area are also large enough to support the construction of a new hospital, should future need or funding for one be demonstrated).
- C Street Neighborhood-** This district is the extension of the Hill East neighborhood to the east along C Street and Burke Street and is primarily residential in use with other neighborhood amenities. Retail will be located at the Village Square along 19th Street SE.
- Massachusetts Avenue District-** This district will be comprised of new civic and municipal buildings dedicated to health care and municipal services. It will also define the space of the avenue to the waterfront.
- Waterfront District (National Park Service land) -** New parklands characterize this district stretching along the banks of the river. These park spaces are places of great variety with a Meadow, a Monument Circle in the Washington, DC tradition, a series of bike and pedestrian paths and a Park Drive for low speed automobile movement. Connections are proposed to Kingman Island and to linear park up and down the river. The Park Drive will provide a pleasurable way to move along the river's edge in an automobile and continue access to parking lots for sporting events at RFK Stadium.

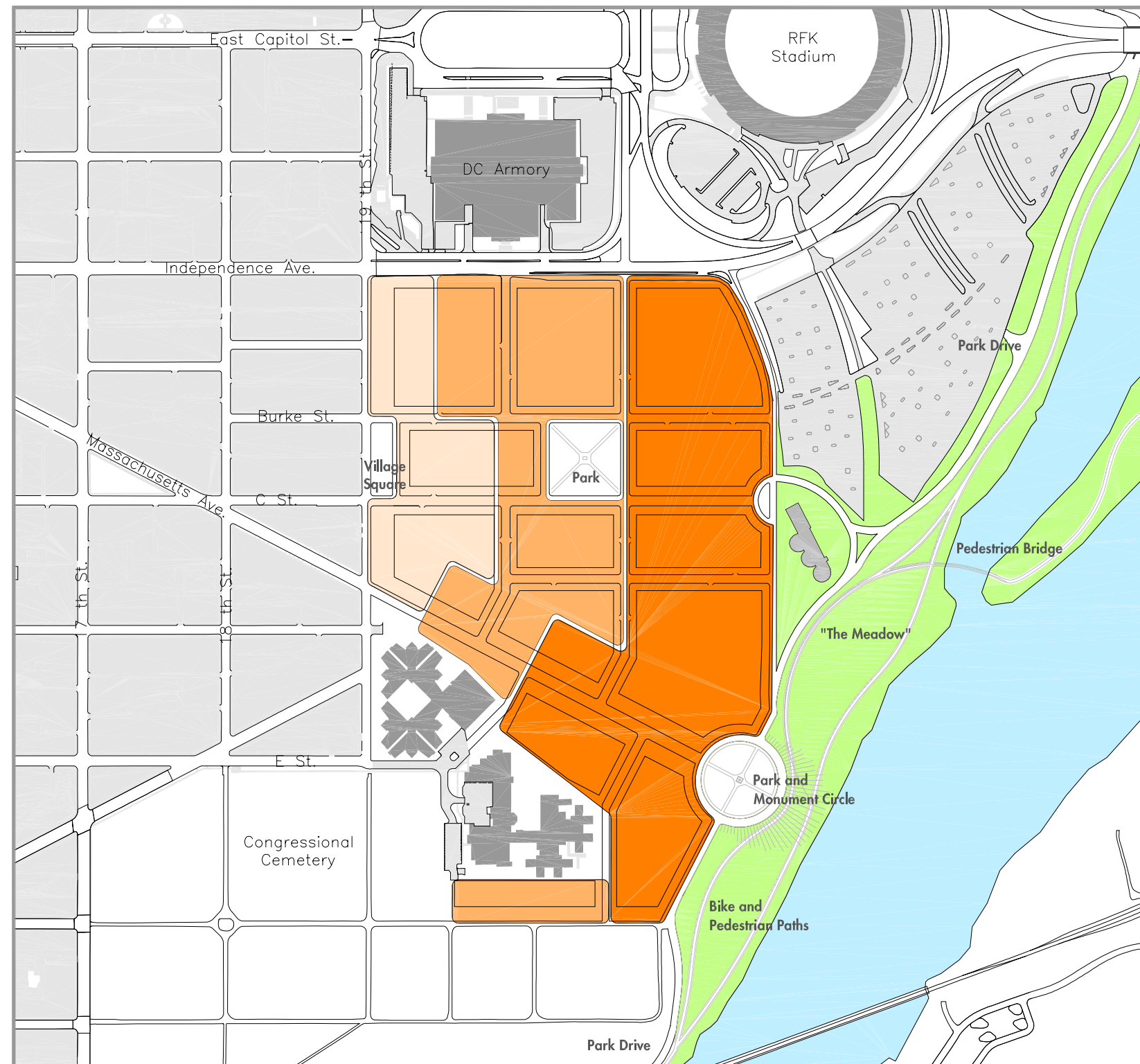


General Uses

- Independence Avenue District**
 - City Wide Uses and Services
 - Health Services
 - Recreation
 - Education
- C Street Neighborhood**
 - Residential
 - Health Services
 - Community Amenities
 - Neighborhood Retail
- Massachusetts Avenue District**
 - Health Services
 - Civic Buildings
 - Municipal Offices
 - Correctional Treatment Facilities (limited to south of Massachusetts Avenue)
- Waterfront District**
 - National Park Service Parkland



0 100' 200' 500' 1000'



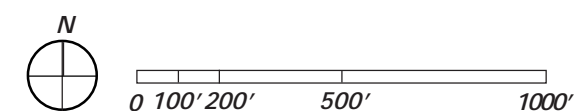
Building Massing and Heights

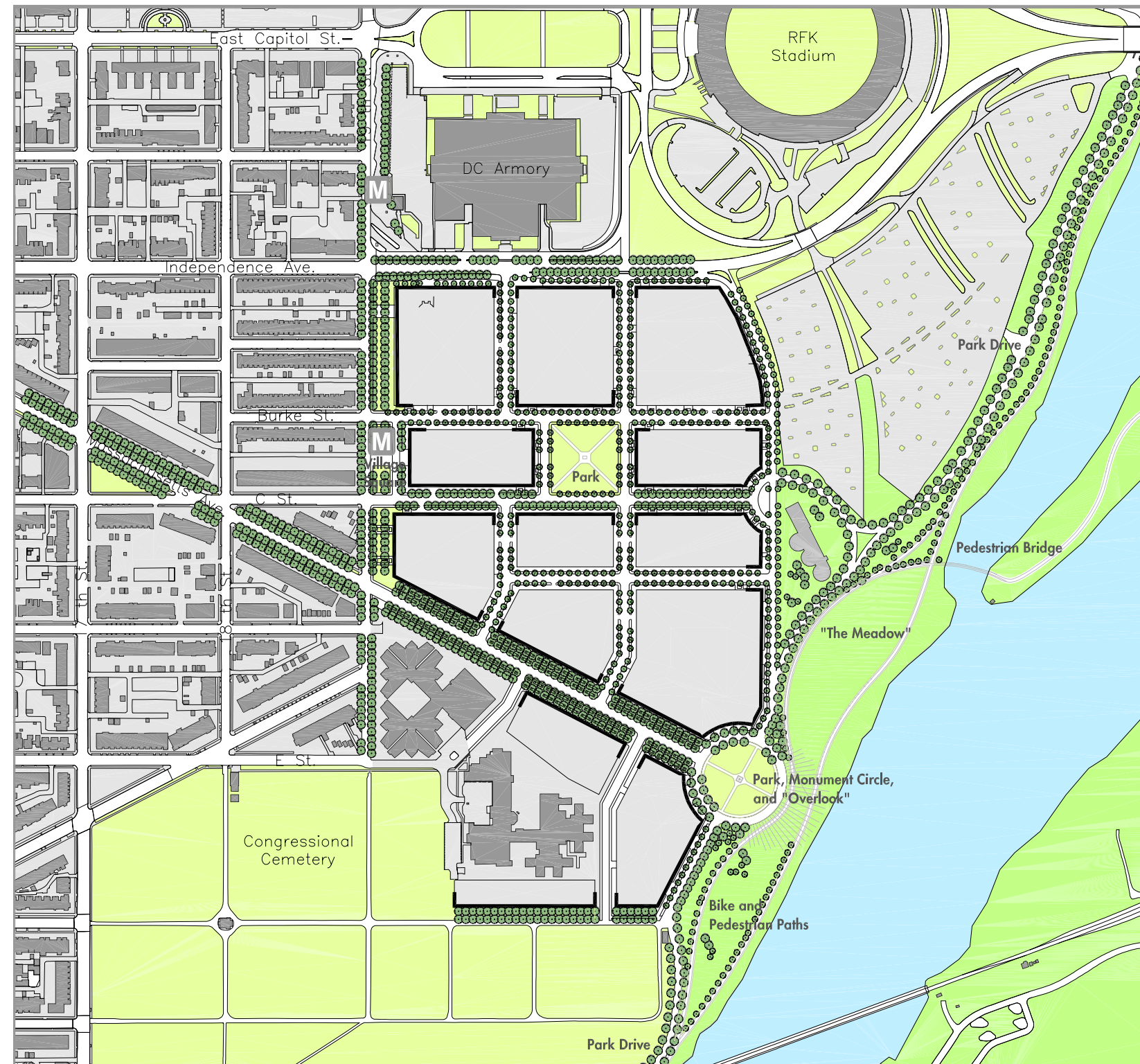
The site slopes down to the river (45' total) and provides the opportunity to develop great variety in the heights of buildings and the overall skyline. In general building heights will increase towards the water, although the apparent height of the buildings from the Hill East neighborhood will be diminished because of that slope. Building sites closest to 19th Street SE will approximately match the townhouse neighborhoods to the west in two to four story heights. The central section of the plan will be heights of four to seven floors with the tallest buildings reserved for the sites closest to the waterfront and the lower end of the Massachusetts Avenue District.

The heights are a range of heights in the area and the plan provides for a roofscape of great variety and interest.

Range of Building Heights

- 2-4 Story Buildings**
- 4-7 Story Buildings**
- 7-10 Story Building**





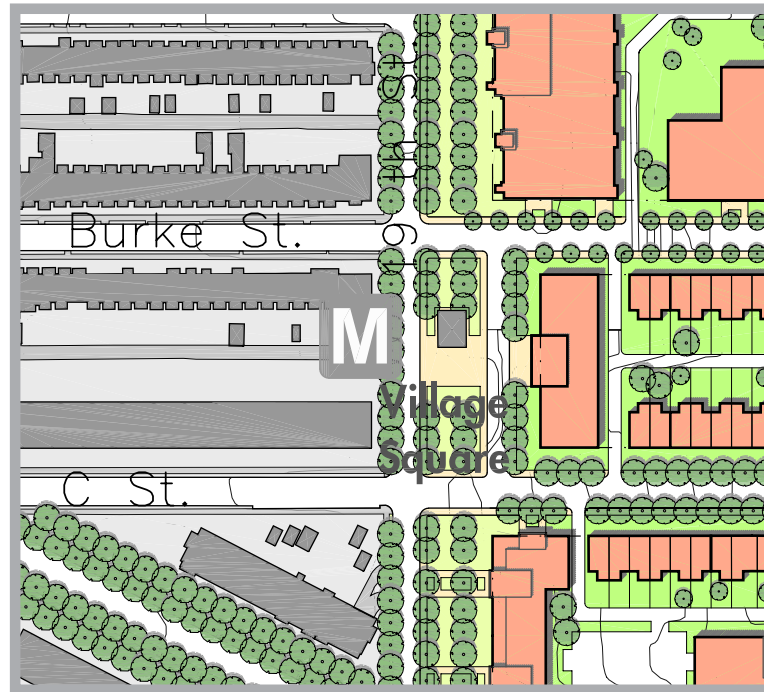
Public Open Spaces and Waterfront Park

The Draft Master Plan includes many public open spaces and public parks.

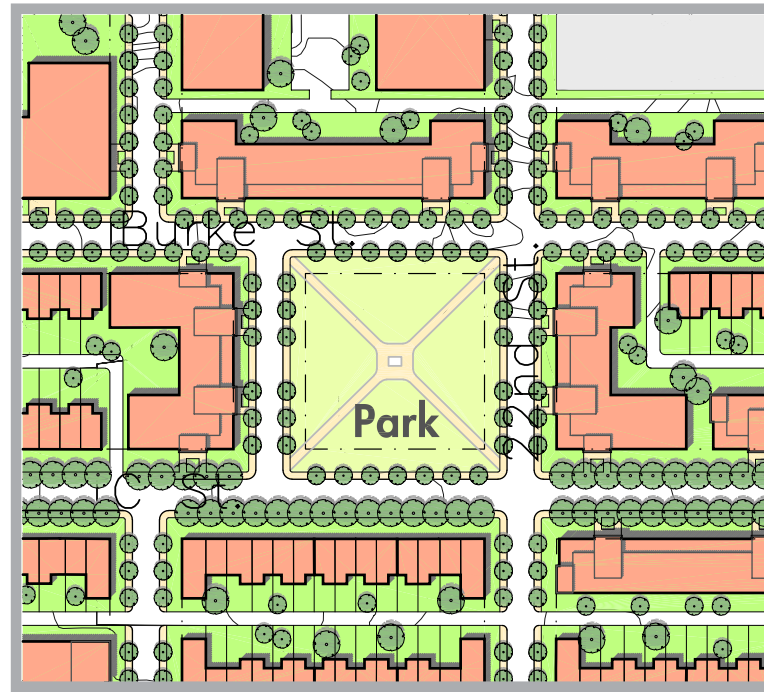
Since the Senate Park Commission Plan of 1902, Washington, DC has been graced by a grand park network of public green spaces large and small. The Anacostia Waterfront Initiative sees the enhancement of these public spaces as vital to the future of the city. Parks developed in this plan total approximately fifteen acres of new park space and range from neighborhood scale to a waterfront park that ties into the large network of parks and green spaces throughout the city.

The introduction of parks, some on National Park Service land at the waterfront, serves to provide passive and active recreation spaces in a area of the city with minimal parkland. New parks can also help to minimize the harmful effects of runoff and provide environmental healing.

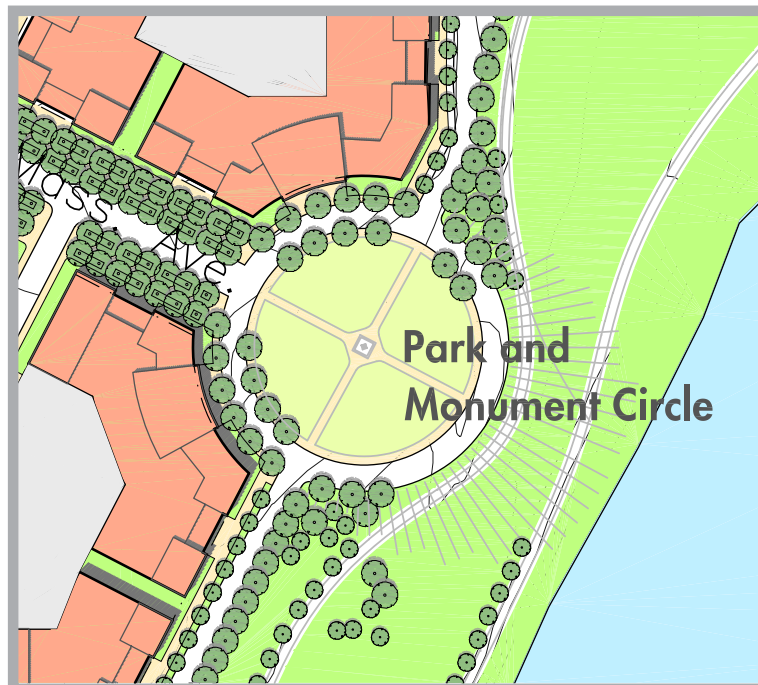
Set-back lines in the Draft Master Plan are also conceived to continue current set-backs in the adjacent Hill East neighborhood. These set-backs allow for the development of green 'front-yard' spaces and greatly increase the amount of landscaped space in the new plan.



Village Square



The Park



Park, Monument Circle and the Overlook



The Meadow

Places

Places in the Draft Master Plan help to give identity, character and variety to the plan and a sense of how one place will be different from another. Each of the Places in the Draft Master Plan are conceived to be different and to help give variety to the neighborhood as well as contribute to orientation and way finding throughout the City. All of the Places in the plan support the overall vision and also address specific needs for open space of character and distinction.

Places in the plan include:

- **The Village Square:** The Square is a mixed- use center with neighborhood- scale retail at ground level with residential units above. The square is a vibrant place and is located at the center of the existing Hill East neighborhood and the new Hill East Waterfront. It is at the location of one entry to the Armory- RFK Stadium Metro stop
- **The Park:** The Park is a smaller version of the lush, green, neighborhood squares of Capitol Hill such as Stanton Park or Lincoln Park. It is tree- filled and primarily residential in character.
- **Park, Monument Circle and the Overlook:** These spaces provide an appropriate termination to Massachusetts Avenue, a significant location to view the river, and connect the tree-lined streets of the neighborhood to the Park Drive and the meadow on the new waterfront.
- **The Meadow:** The Meadow is a new waterfront park focused on the river and a place of both active and passive recreational activity. The Meadow embraces the river and provides much needed park space to the neighborhoods and the city. The place is also part of the system of open spaces and parklands along the banks of the Anacostia River.

VIII. Implementation and Next Steps

Plan Implementation and Next Steps

The Draft Master Plan is just that: a draft. For the vision to be implemented and for Reservation 13 to play a more important and central role in the life of the District, additional study will be necessary to translate the recommendations of this document into public policy and agency actions. The following actions are necessary for this to occur:

ADOPTION OF THE DRAFT MASTER PLAN

The process of adopting this Draft Master Plan will require the following actions:

DC COUNCIL VOTE OF APPROVAL TO ACCEPT THE TRANSFER OF JURISDICTION OF RESERVATION 13

In March 2002, the DC Council voted to accept the Transfer of Jurisdiction from the United States of America to the District of Columbia. This vote allows the current owner of the land, the General Services Administration to proceed with the Transfer of Jurisdiction by gaining the approval of the National Capital Planning Commission.

SUBMITTAL OF DRAFT MASTER PLAN TO DC COUNCIL

This plan will be submitted to the DC Council by March 31, 2002.

NCPC APPROVAL OF TRANSFER OF JURISDICTION

Reservation 13 is owned by the United States and is controlled by the General Services Administration (GSA). All planning and development actions are currently reviewed by the National Capital Planning Commission (NCPC) and are not subject to the District of Columbia’s jurisdiction. The GSA seeks to transfer the jurisdiction of the property to the District of Columbia, an action which must be approved by the NCPC. Estimated time of completion: May/June 2002.

ZONING OF RESERVATION 13

Upon transfer to the District of Columbia, the Office of Planning will initiate a zoning case of the site with the District of Columbia Zoning Commission. This case will propose the specific zoning policy which meets the land use goals and criteria established in the Draft Master Plan document. The report for the zoning case to the Zoning Commission will develop and refine the recommendations of this Draft Plan to result in the specific language of the zoning text as well as a set of complementary Building Design Guidelines to guide the architectural design of buildings and landscape elements on the site. Estimated time of completion: December 2002.

MAPPING OF PROPOSED STREETS

Upon transfer, the Office of Planning in collaboration with the Office of the Surveyor and the District Department of Transportation will initiate the proposed mapping of the streets on the site. It is likely that a detailed traffic analysis will be completed as a component of the street mapping which will include traffic recommendations to streets adjacent to the site. (Please note that Massachusetts Avenue is already mapped as a street). This process will include detailed survey information and will require preliminary site engineering in order to establish site grading benchmarks and to accurately map proposed streets. The DC Council is required to vote and approve the proposed street mapping. Estimated time of completion: September 2002.

PREPARATION OF AGENCY BUDGETS AND THE CAPITAL IMPROVEMENT PLAN

Ongoing preparation of agency budgets for capital improvement projects will determine which building sites will be constructed first.