

SITE DESIGN

LANDSCAPE NARRATIVE

The site design at Hill East II is designed as a distinctive series of neighborhood-scale, pedestrian-focused spaces. Parks, pedestrian corridors, tree-lined streetscapes, plazas, and courtyards combine to create a healthy and vibrant new community.

The park in the northeast corner is a broad sweep of lawn that is consistent with the scale of the adjacent building massing, Independence Avenue, and the stadium space to the north. It follows the descending grade with curved step-seating and is framed by layers of textural native planting to the north and south and generous pedestrian paths on either side.

The northern edge of the site serves retail and hotel uses with a variety of seating options, planters, and an inviting pedestrian plaza at the northern edge of the alley. A Capital Bikeshare station provides a convenient option for residents and visitors; the new station at Hill East I is about a quarter-mile distant, and this location satisfies the program's distribution goals.

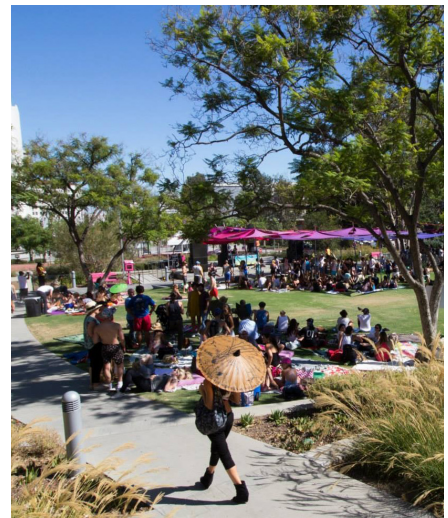
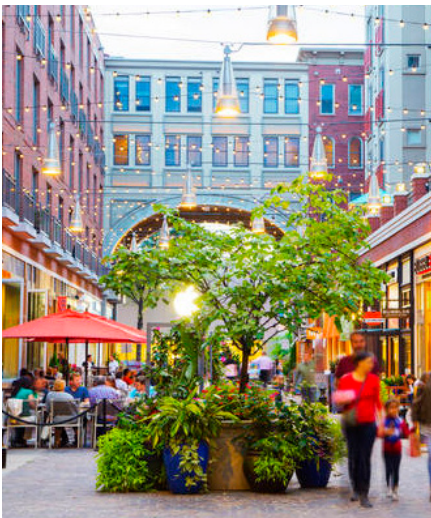
The spatial sequence continues southward through the alley, which serves parking garage, loading and delivery functions while maintaining an attractive and safe pedestrian corridor. The southern end opens to another plaza, featuring café areas, festive lighting, and planters.

The Central Park is a one-acre, neighborhood scale park that can also be a destination for visitors to shops, cafes, and the hotel. A climbable sculpture provides a striking focal point on axis with 21st Street, flanked by an amphitheater space and a water plaza that brings movement and sound to the space. A tree-covered plaza at the northeast corner creates a strong link to retail and restaurant uses, while a playground and quieter passive park areas to the south offer amenities to residents. The street segment to the east is raised to provide a large and seamless plaza space for markets and festivals, and acts as a traffic calming measure.

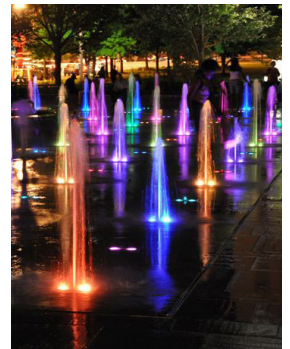
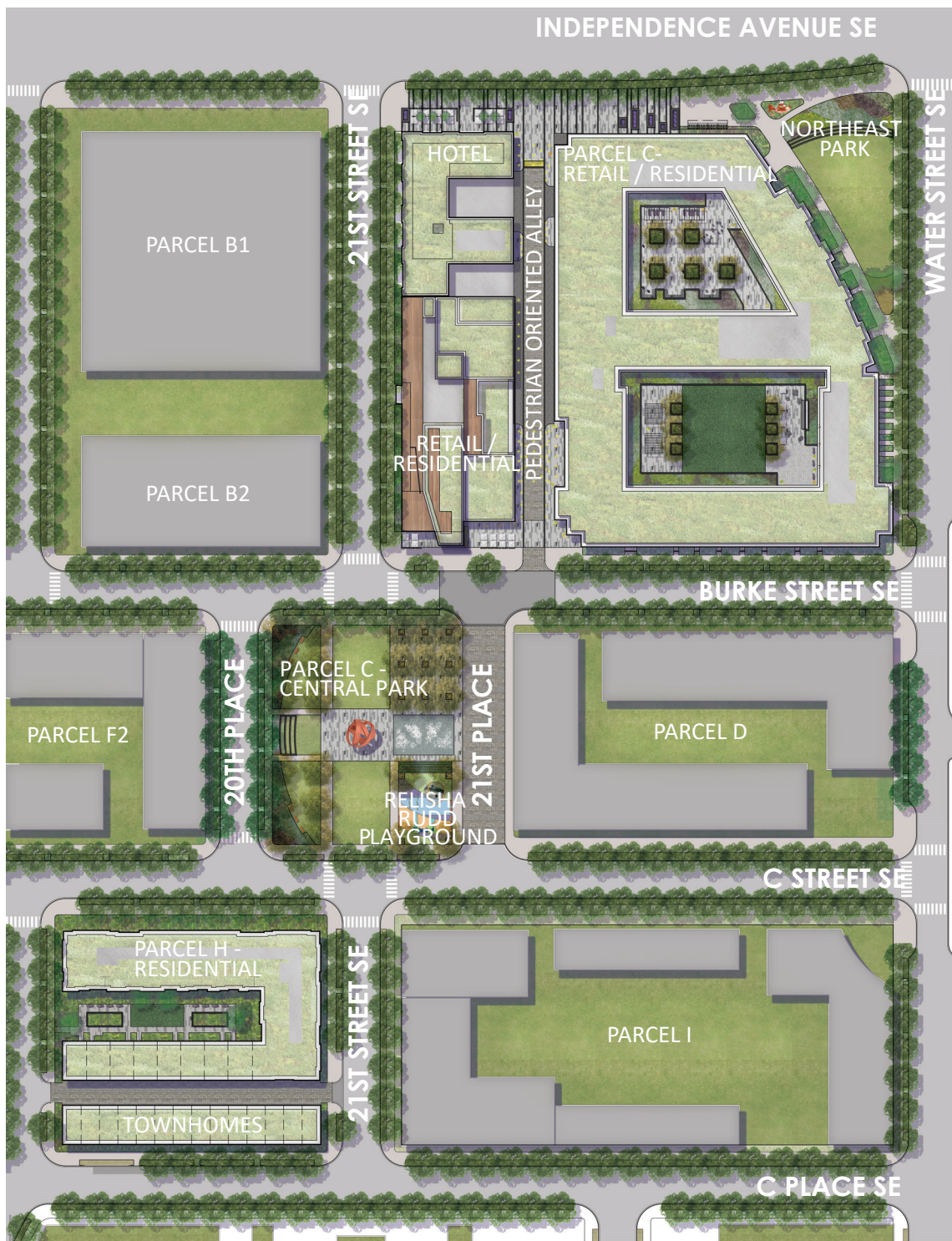
The streetscape has been designed to DDOT standards as well as the Hill East Design Guidelines, with carefully selected native street trees in continuous bioretention strips that are heavily planted with low-maintenance, native materials.

Hill East, or as it was known until recently, Reservation 13, has an interesting if sad history. Once home to poorhouses, infirmaries, asylums, prisons and "potter's fields", the community can be reimagined in a positive new light, while providing opportunities to acknowledge its past. A History and Culture walk has been incorporated into the design to reference past uses and events, Robert F. Kennedy's legacy, and the Anacostia River. Winding its way throughout the neighborhood, the circuit features sculptural elements and other artistic expressions of the site's unique background, in addition to information signs and plaques.

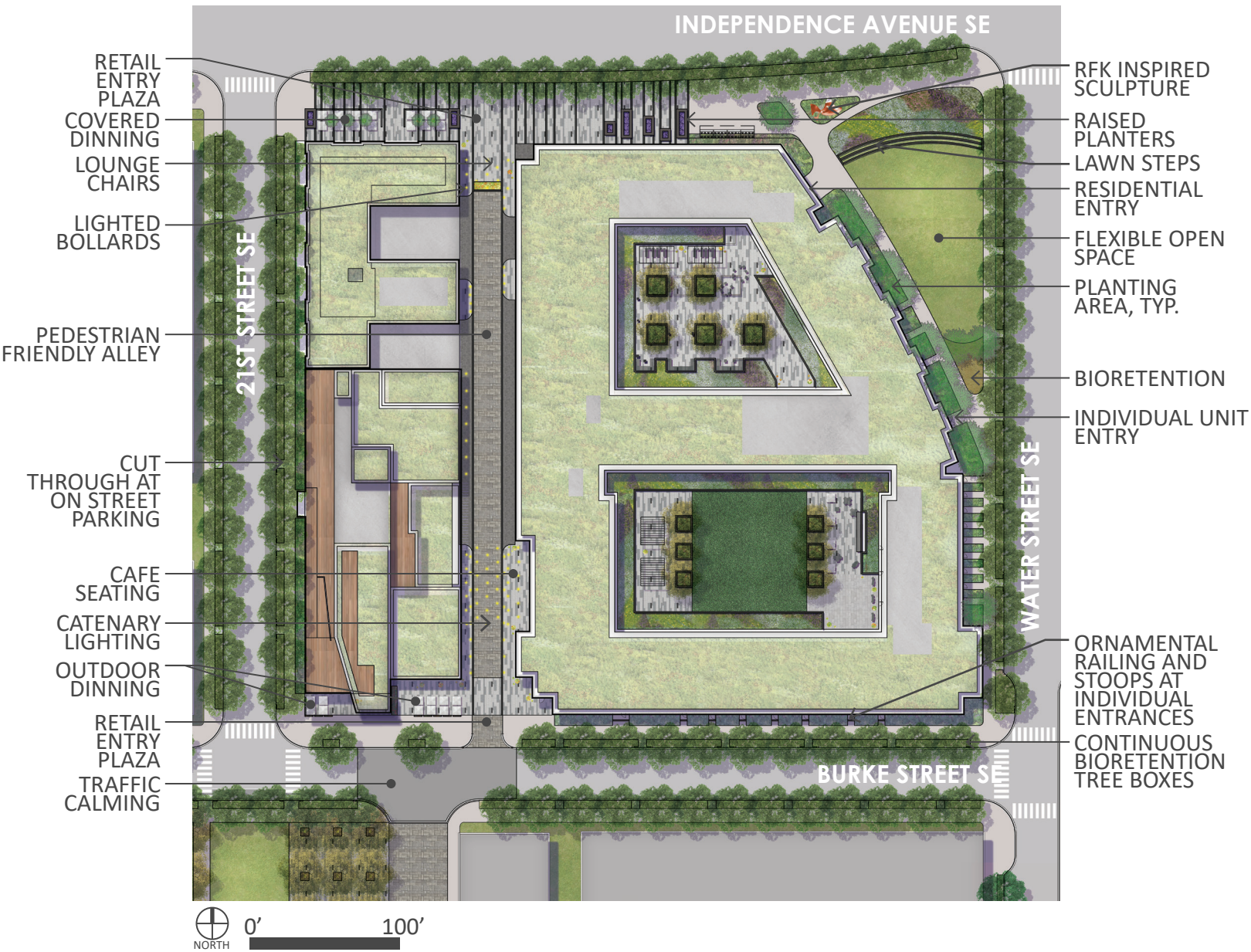
By incorporating ecologically, economically, and socially sustainable systems throughout the site, the team proposes a high-performance, cohesive community that also promotes healthy lifestyles and strong connections to the natural environment.



OVERALL SITE PLAN



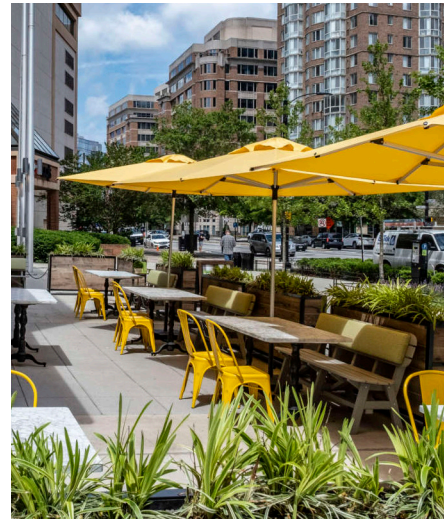
PARCEL C



SITE ORGANIZATION & PLANTING

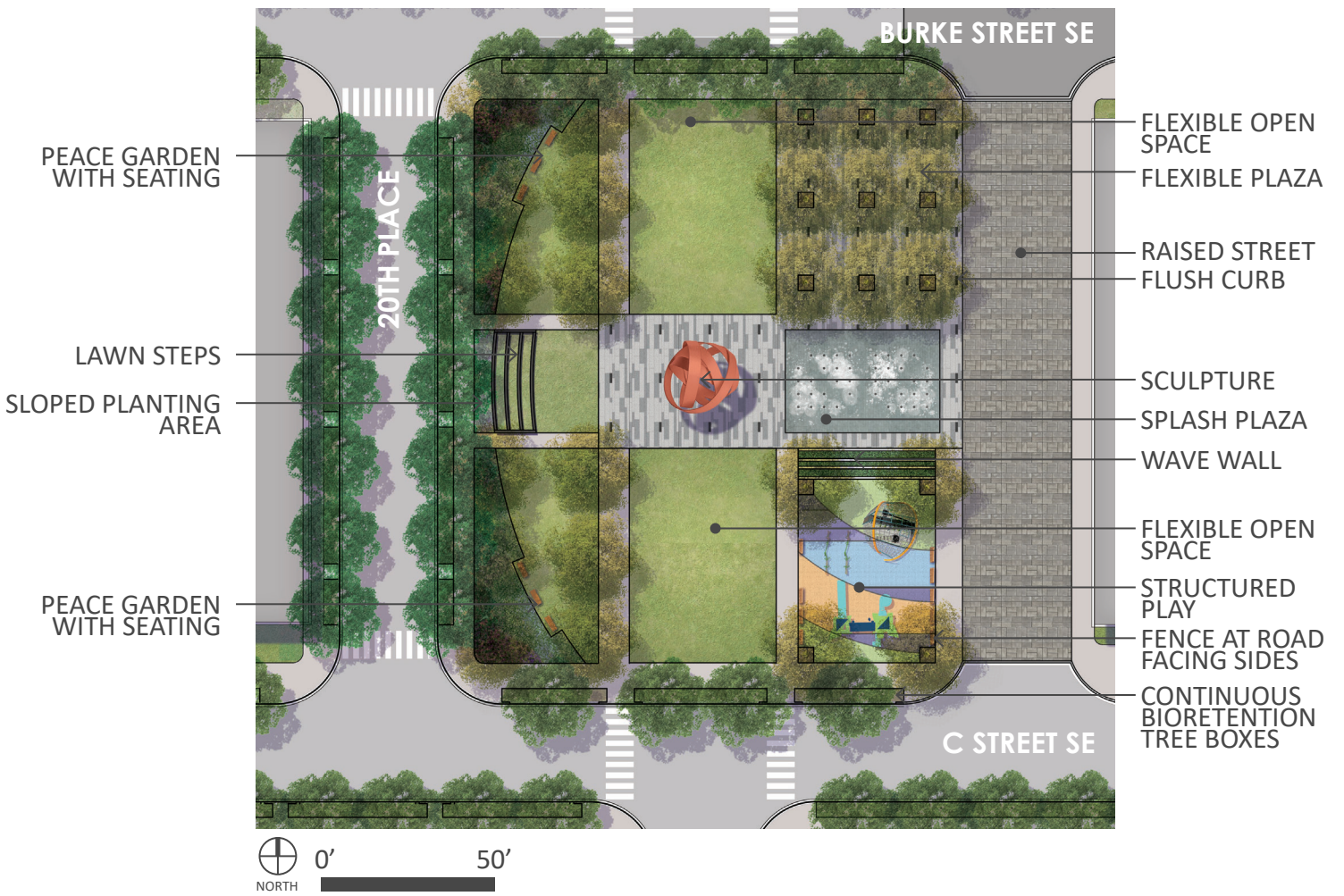


LAWN STEPS



OUTDOOR DINING

PARCEL E



STRUCTURED PLAY



FLEXIBLE SPACE - FARMERS MARKET



PEACE GARDEN



SPLASH PLAZA



WAVE WALLS



CONNECTED FLEXIBLE SPACES

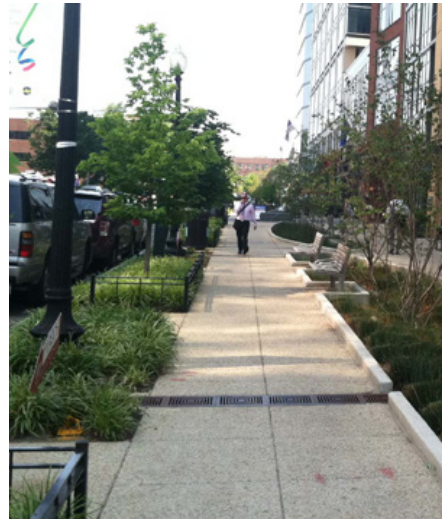
STREETSCAPE



SITE FURNISHINGS

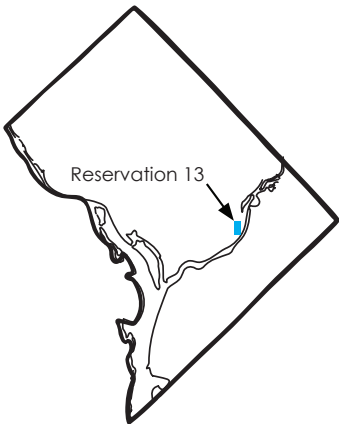


SITE LIGHTING



CONTINUOUS BIORETENTION PLANTING

RESERVATION 13



MEDICAL CENTER - Reservation 13 has acted as an asylum, mental ward, and a General hospital for DC. Although once named "Marine Hospital Square", no Marine hospital was ever built on site.

CORRECTIONAL FACILITY- Since 1872 this site has been the location of a DC correctional facility.

HOMELESS HOUSING- One of the first uses of this site was to house the homeless in close quarters with work houses and a hospital complex. After much of the site was shut down, it continued to serve homeless people in DC

1814 - Asylum Square's poorhouse or Almshouse is constructed to "house the poor, infirm, and diseased person or vagrants"

1846 - Washington Infirmary moved to Reservation 13 and was renamed Washington Asylum Hospital. It served as a workhouse for minor criminals in addition to housing DC's "indigent patients", later a smallpox unit, quarantine station, disinfection plant, and crematorium were added. There is likely a potter's field and smallpox cemetery on site or at the nearby Congressional Cemetery.

1872 - The first prison was built on Reservation 13

1879 - Reservation 13 was set aside in L'enfant's design of DC

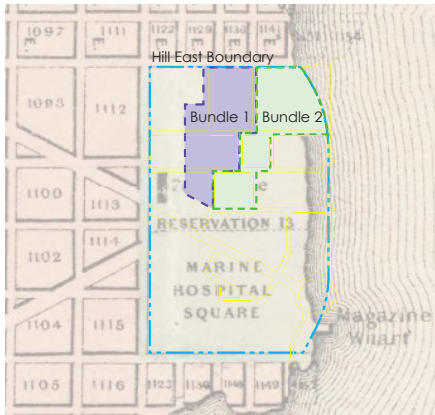
1922 - DC Asylum Hospital was renamed Gallinger Municipal Hospital after a new building was constructed. The final hospital name was changed to DC General Hospital in 1953

2002 - The first master plan to recreate Reservation 13 was drafted

2018 - Until 2018, DC general continued to house homeless residents of DC, DC General Detention Facility still operates on Reservation 13

2020 - Hill East Phase 2 is announced by D.C.'s Office for Planning and Economic Development

HISTORIC SITE MAPS



RESERVATION 13 - 1800-1892

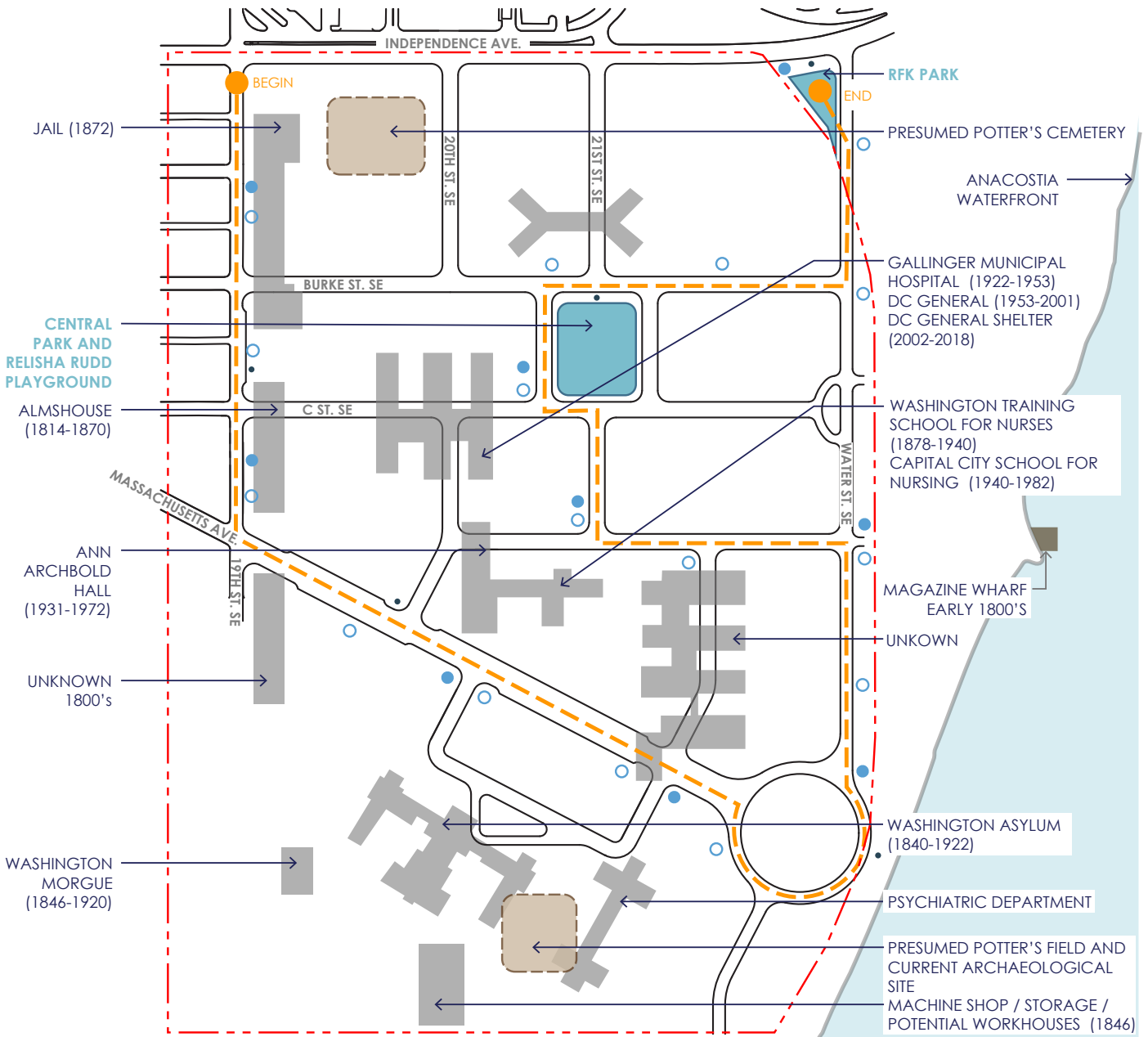


RESERVATION 13 - 1994



RESERVATION 13 - 1988

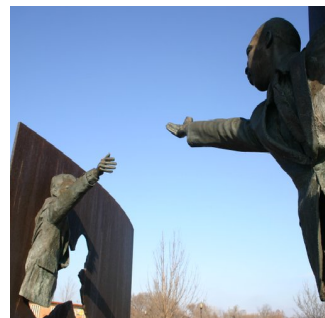
CULTURAL TRAIL



● CULTURAL TRAIL SIGNAGE



○ TRAIL MARKER



● ART



■ HISTORICAL NAMEAKE