

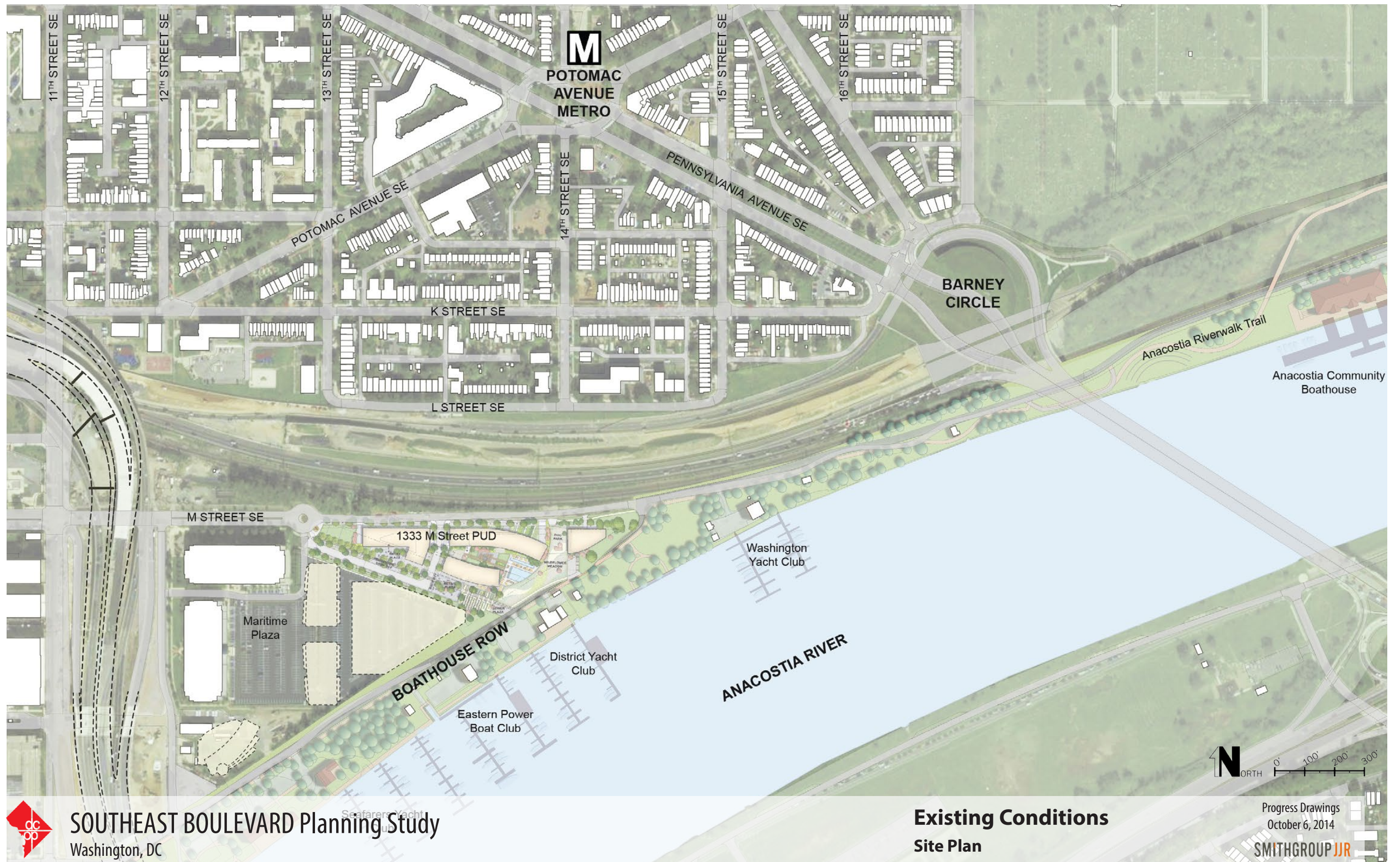


SOUTHEAST BOULEVARD Planning Study

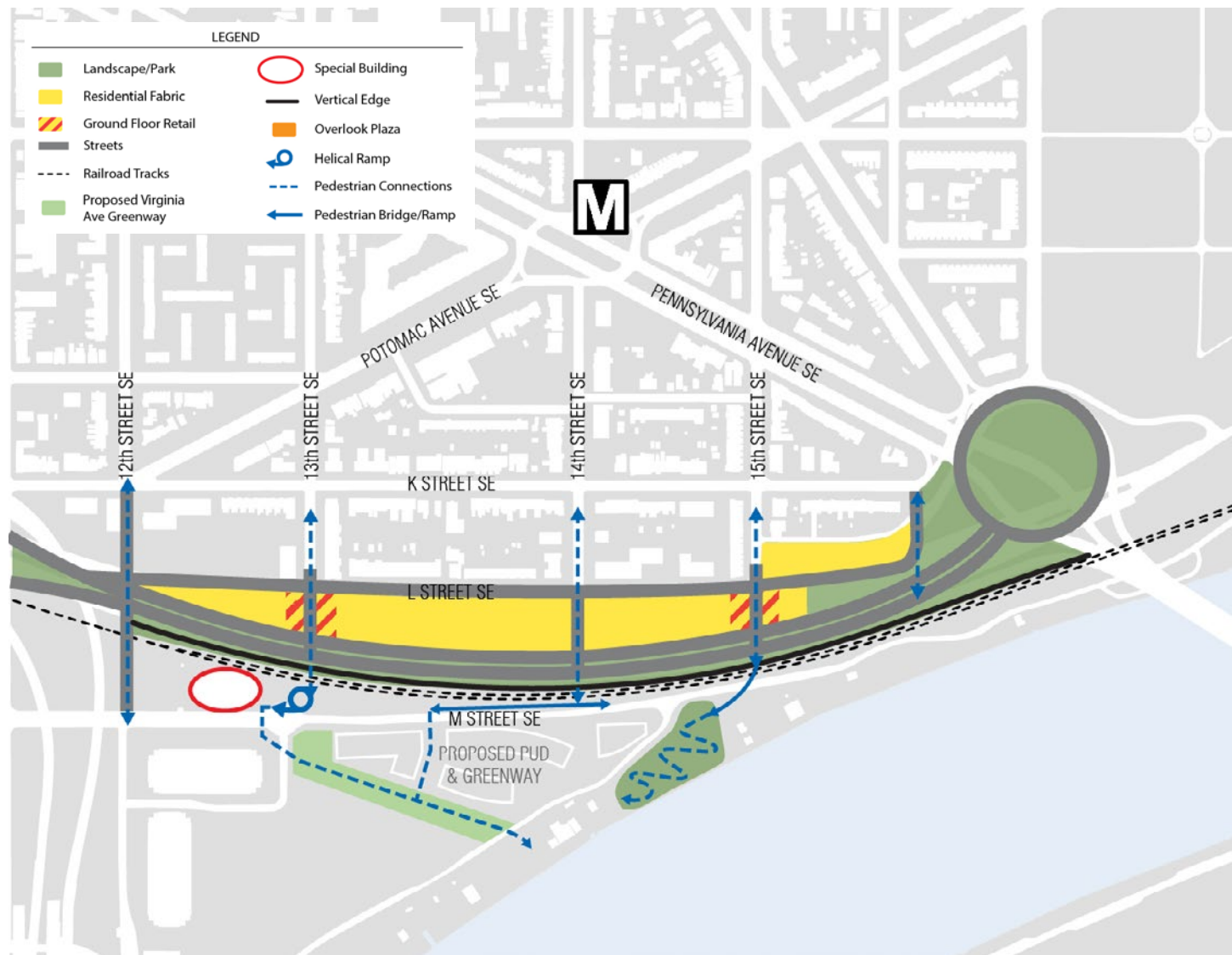
Washington, DC

Progress Drawings
October 6, 2014

SMITHGROUP JJR







Concept A (formerly A-1)

Concept A proposes an expansion of the Capitol Hill neighborhood fabric, and street and block system. 13th, 14th, and 15th Streets SE are extended toward the Anacostia River, ending at a 4-lane boulevard north of the CSX right-of-way. Connections across the CSX tracks to the waterfront are provided for pedestrians and cyclists.

NEW STREETS

- New 4-lane boulevard at L-Street SE elevation extends from 11th Street to Barney Circle.
- New boulevard integrates bike lanes and on-street parking.
- Grid streets extend south and connect to the new boulevard.
- L Street SE becomes double-sided with residential on both sides of the street.

CONNECTIONS TO WATERFRONT

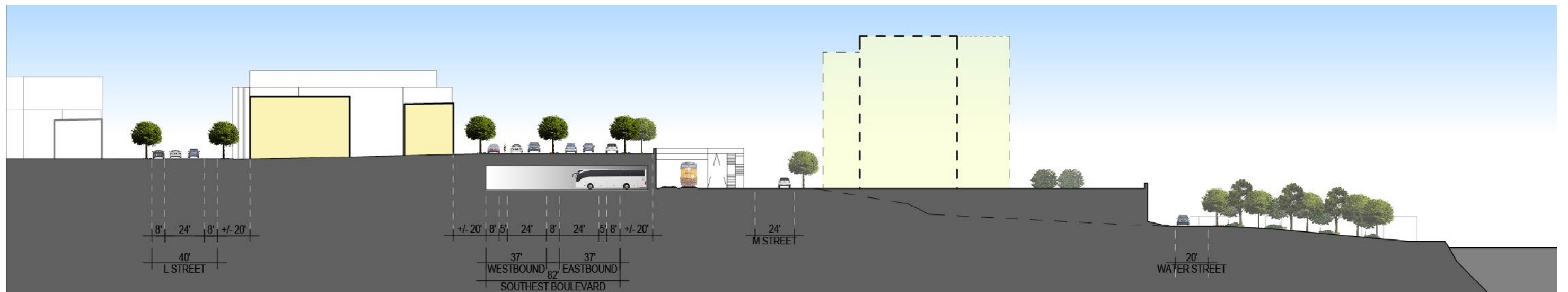
- Pedestrian connections across CSX tracks to Boathouse Row at 13th, 14th and 15th Streets SE.
- 13th Street SE connection could be a spiral ramp for pedestrians and cyclists. Allows connection across M Street to a future revitalized Virginia Avenue.
- 14th Street SE could connect to M Street SE and waterfront via pedestrian stairs and ramp.
- 15th Street SE could connect to a new park at Boathouse Row, implementing an element of the Boathouse Row Planning Study.

LAND USES

- Moderate to medium density residential - predominantly multifamily and/or rowhouse.
- Potential for a small amount of new neighborhood commercial at ground floors of buildings along extension of 13th Street, SE close to Potomac Avenue SE and future revitalize Virginia Avenue SE.
- Potential for a small amount of new neighborhood commercial at ground floors of buildings along extension of 15th Street SE, close to commercial near Barney Circle.
- Potential future new park at Boathouse Row, in keeping with the Boathouse Row Planning Study.
- Potential for a future commercial or recreational building along M Street between 12th and 13th Streets.

BUS PARKING

- Under-deck Commuter/ Tour Bus or Streetcar parking could potentially be located below the new boulevard right-of-way.
- Entry/ exit points for this parking area would be from 11th Street and/or Barney Circle only, ensuring vehicles do not circulate through the residential neighborhood.



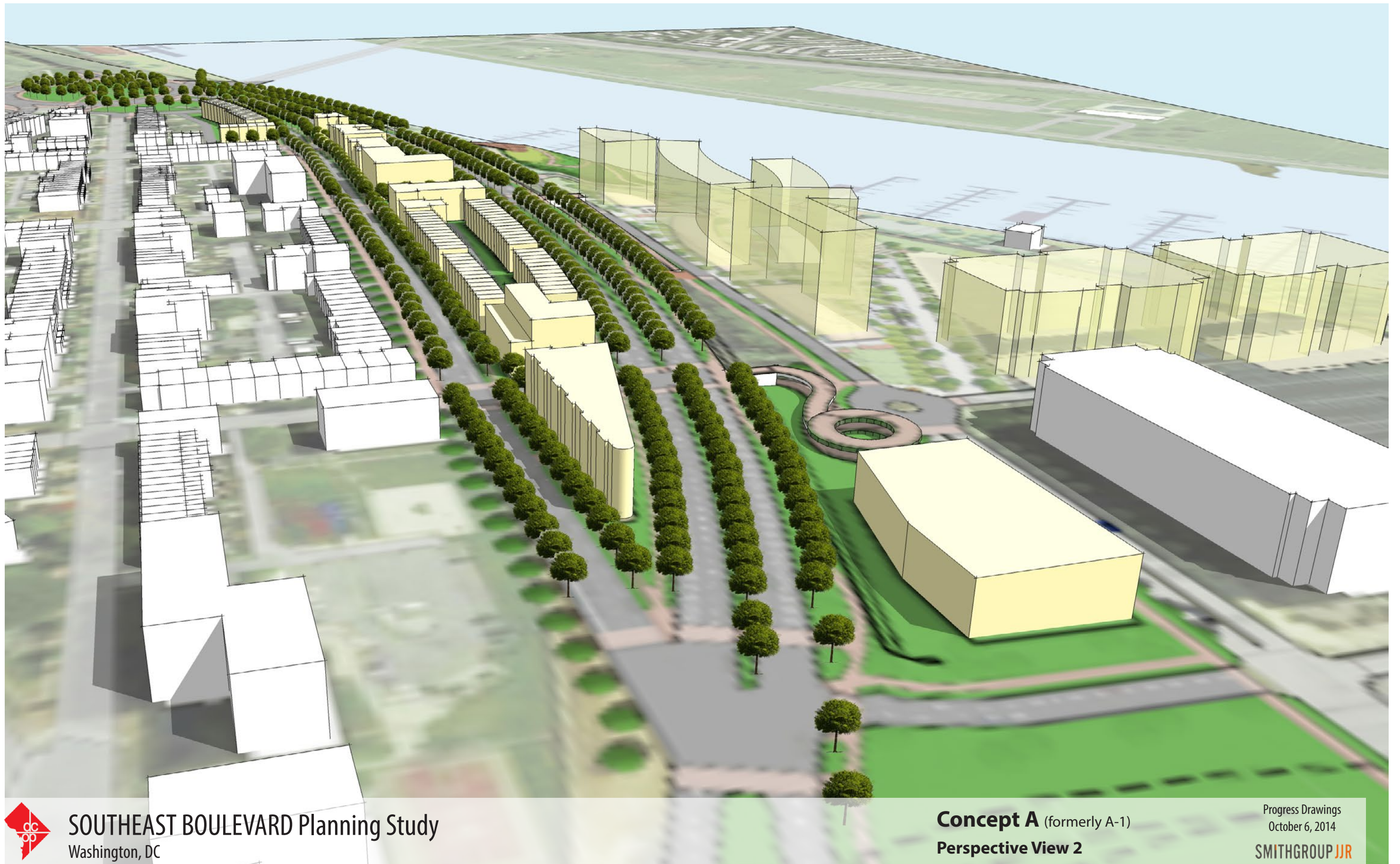




SOUTHEAST BOULEVARD Planning Study
Washington, DC

Concept A (formerly A-1)
Perspective View 1

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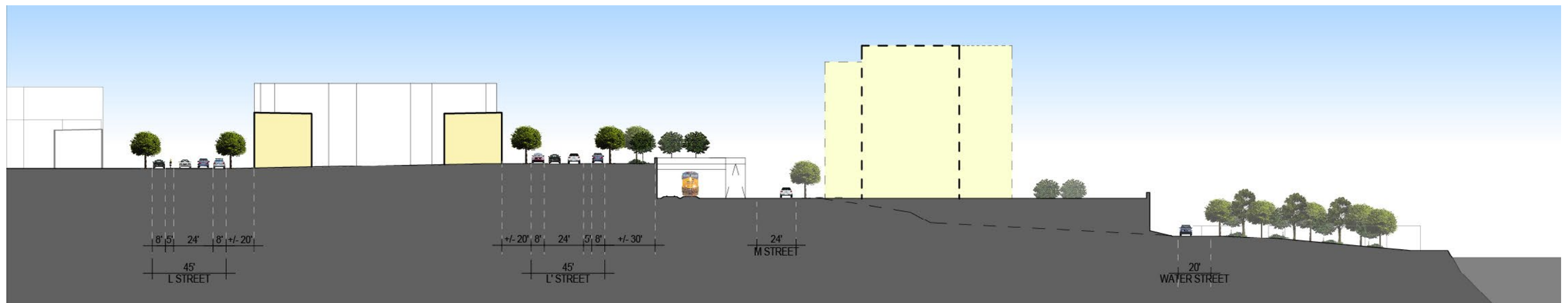
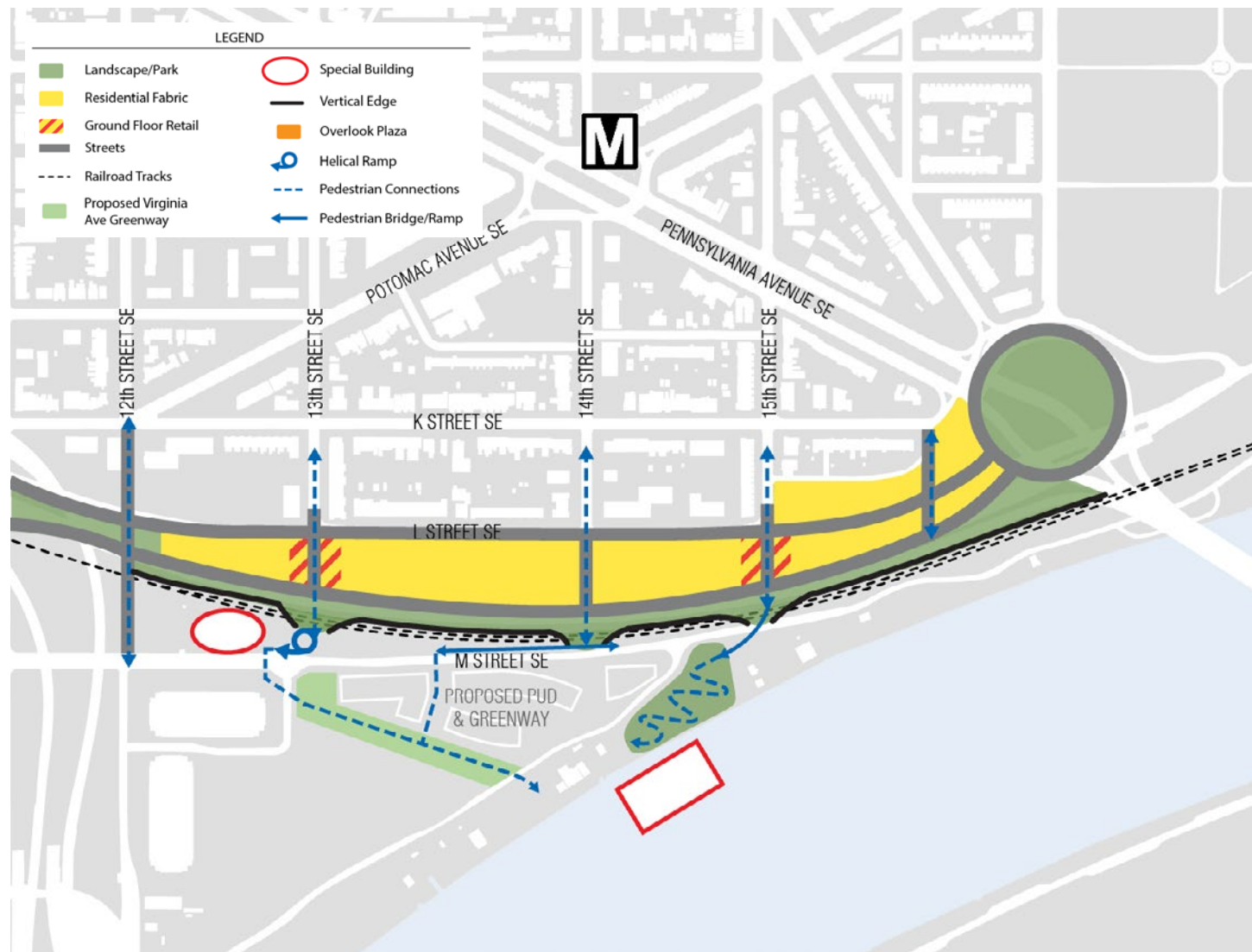
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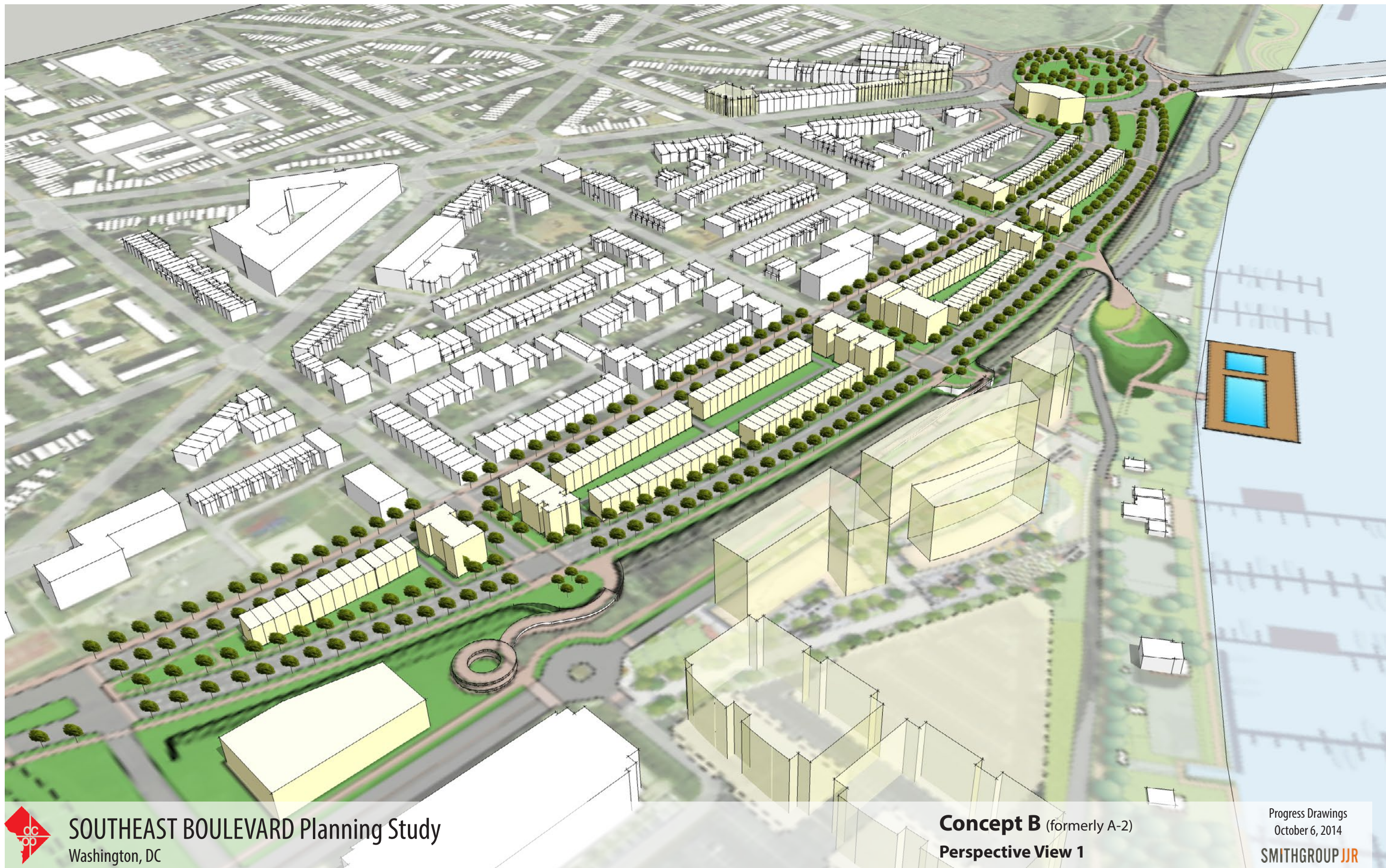
Concept A (formerly A-1)
Perspective View 2

Progress Drawings
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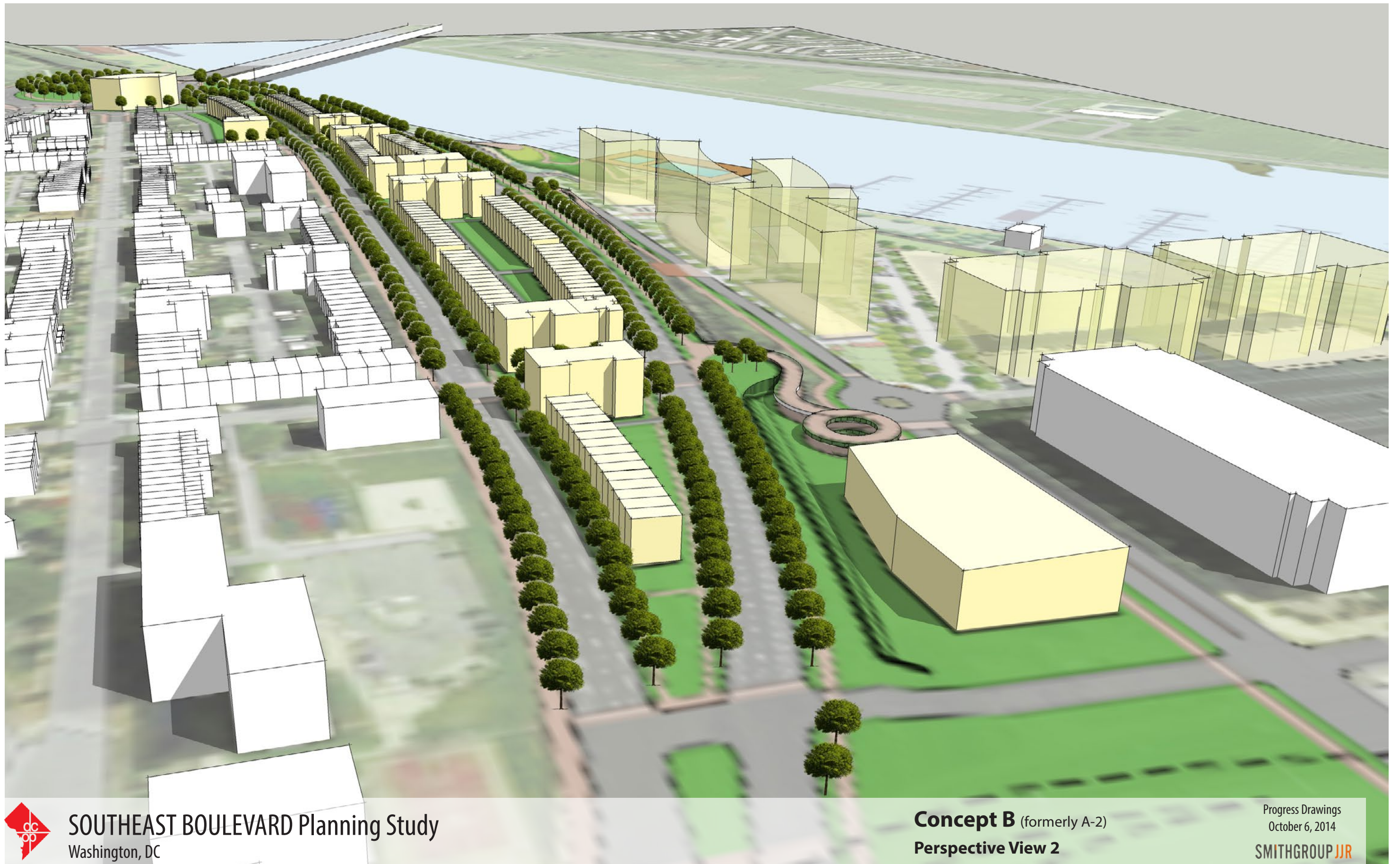




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Concept B (formerly A-2)
Perspective View 1

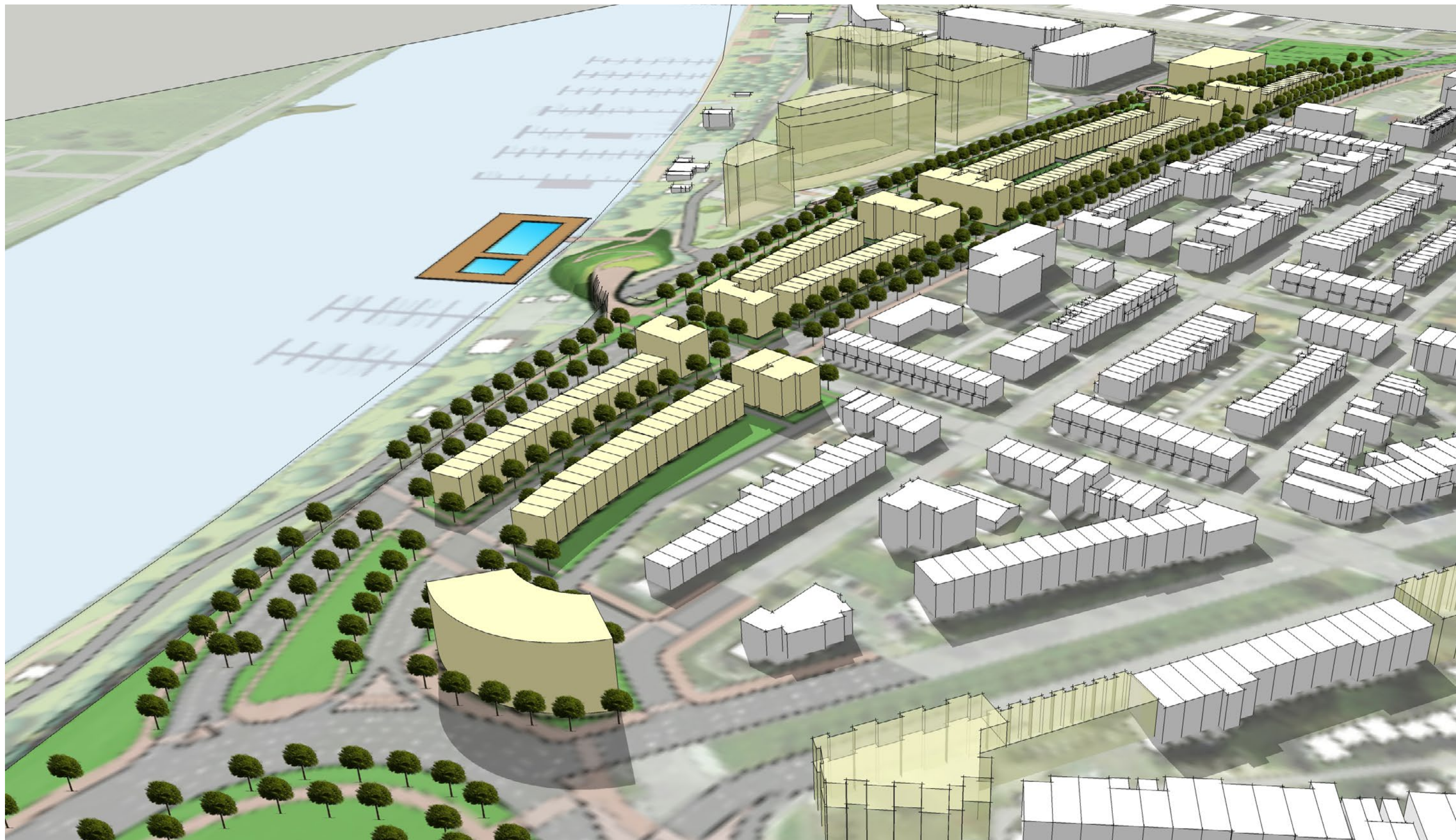
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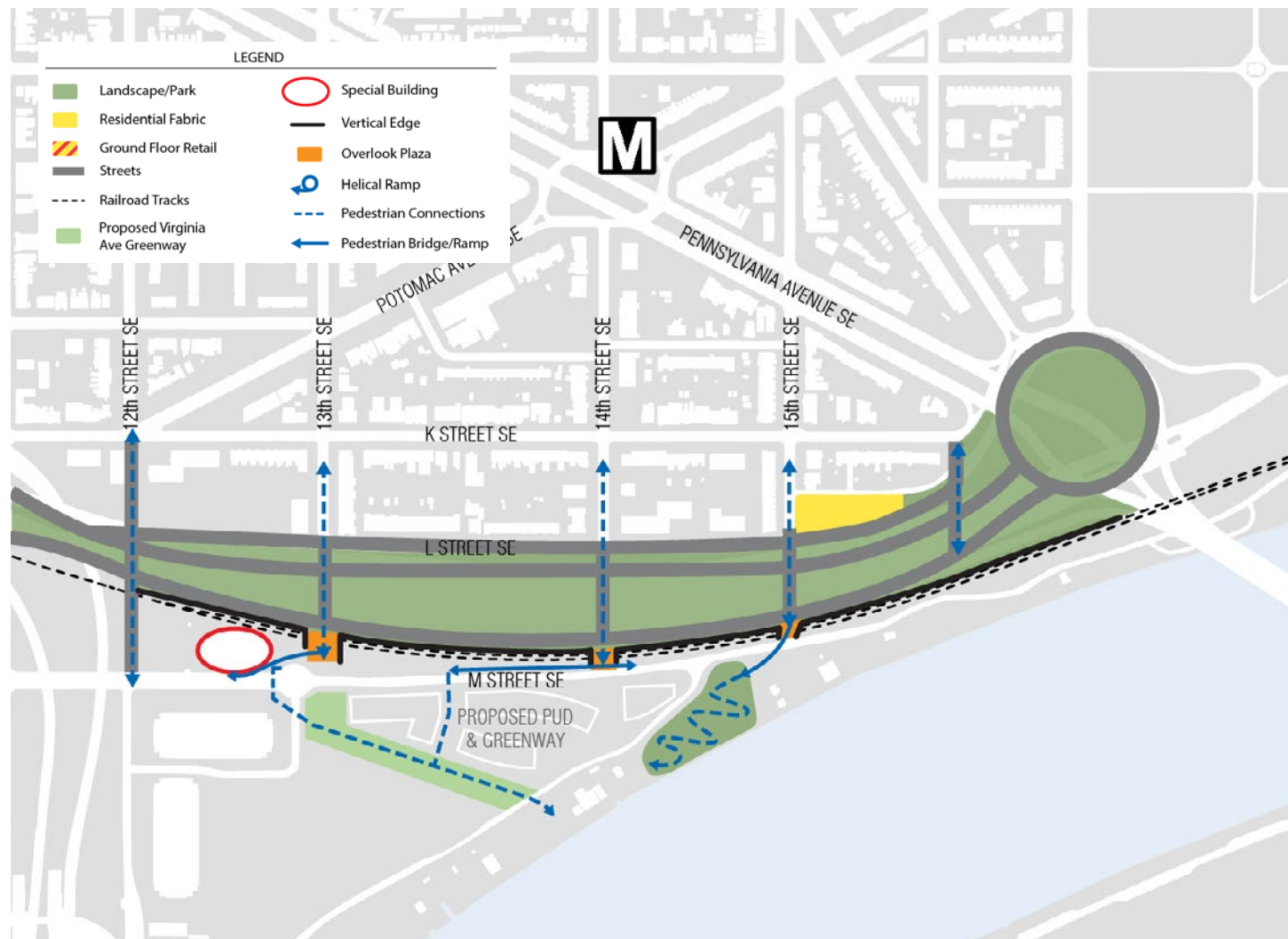
SOUTHEAST BOULEVARD Planning Study
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Concept B (formerly A-2)
Perspective View 2

Progress Drawings
October 6, 2014
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Concept C (formerly C-1)

Concept C proposes a new neighborhood park between the Capitol Hill neighborhood to the north and the CSX right-of way. The four-lane boulevard would split around the park with two westbound lanes north of the park and two eastbound lanes south of the park. 13th, 14th, 15th and 16th Streets SE would be extended toward the Anacostia River, intersecting with the park and new roadways north of the CSX right-of-way. Connections across the CSX tracks to the waterfront would be provided for pedestrians and cyclists.

NEW STREETS

- 4-lane boulevard extends from 11th Street SE to Barney Circle and splits around the new park with two westbound lanes north of the park and two eastbound lanes south of the park.
- Grid streets extend south and connect to new park and split boulevard.
- L Street SE would be separated from the new roadways and park by a tree-lined promenade.

CONNECTIONS TO WATERFRONT

- Pedestrian connections across CSX tracks to Boathouse Row at 13th, 14th and 15th Streets SE.
- 13th Street SE connection could be a spiral ramp for pedestrians and cyclists. Allows connection across M Street to future revitalized Virginia Avenue.

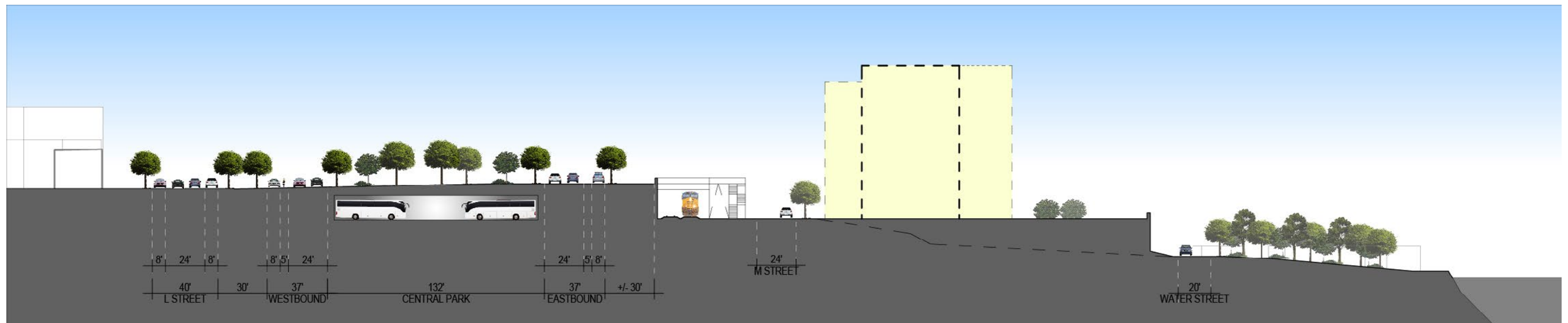
- 14th Street SE could connect to M Street SE via pedestrian stairs and ramp.
- 15th Street SE could connect to a new park at Boathouse Row, implementing an element of the Boathouse Row Planning Study.

LAND USES

- Predominant land use is park space.
- A small amount of residential infill could be located at the extension of 15th and L Streets SE.
- Potential future new park at Boathouse Row, in keeping with the Boathouse Row Planning Study.
- Potential for a future building along M Street between 12th and 13th Streets.

BUS PARKING

- Under-deck Commuter/ Tour Bus or Streetcar parking could potentially be located below the new park and boulevard rights-of-way.
- Entry/ exit points for this parking area would be from 11th Street and/or Barney Circle only, ensuring vehicles do not circulate through the residential neighborhood.





SOUTHEAST BOULEVARD Planning Study
Washington, DC

Concept C (formerly C-1)
Perspective View 1

Progress Drawings
October 6, 2014
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SOUTHEAST BOULEVARD Planning Study
Washington, DC

Concept C (formerly C-1)
Perspective View 2

Progress Drawings
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Rendering Views





SOUTHEAST BOULEVARD Planning Study
Washington, DC

Concept B (formerly A-2)
Perspective View for Render

Progress Drawings
October 6, 2014
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