



# EASTERN MARKET METRO PARK

COMMISSION OF FINE ARTS HEARING

**MAY 2, 2019**





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# TEAM INTRODUCTION

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# SITE LOCATION + HISTORY



**EASTERN  
MARKET  
METRO PARK**



**PENNSYLVANIA AVENUE**

**I-395**

**PROJECT  
LOCATION**

**CITY**





SEWARD  
SQUARE

EASTERN  
MARKET

PENNSYLVANIA  
AVENUE

EASTERN  
MARKET  
METRO PARK

SOUTH CAROLINA  
AVENUE

MARION  
PARK

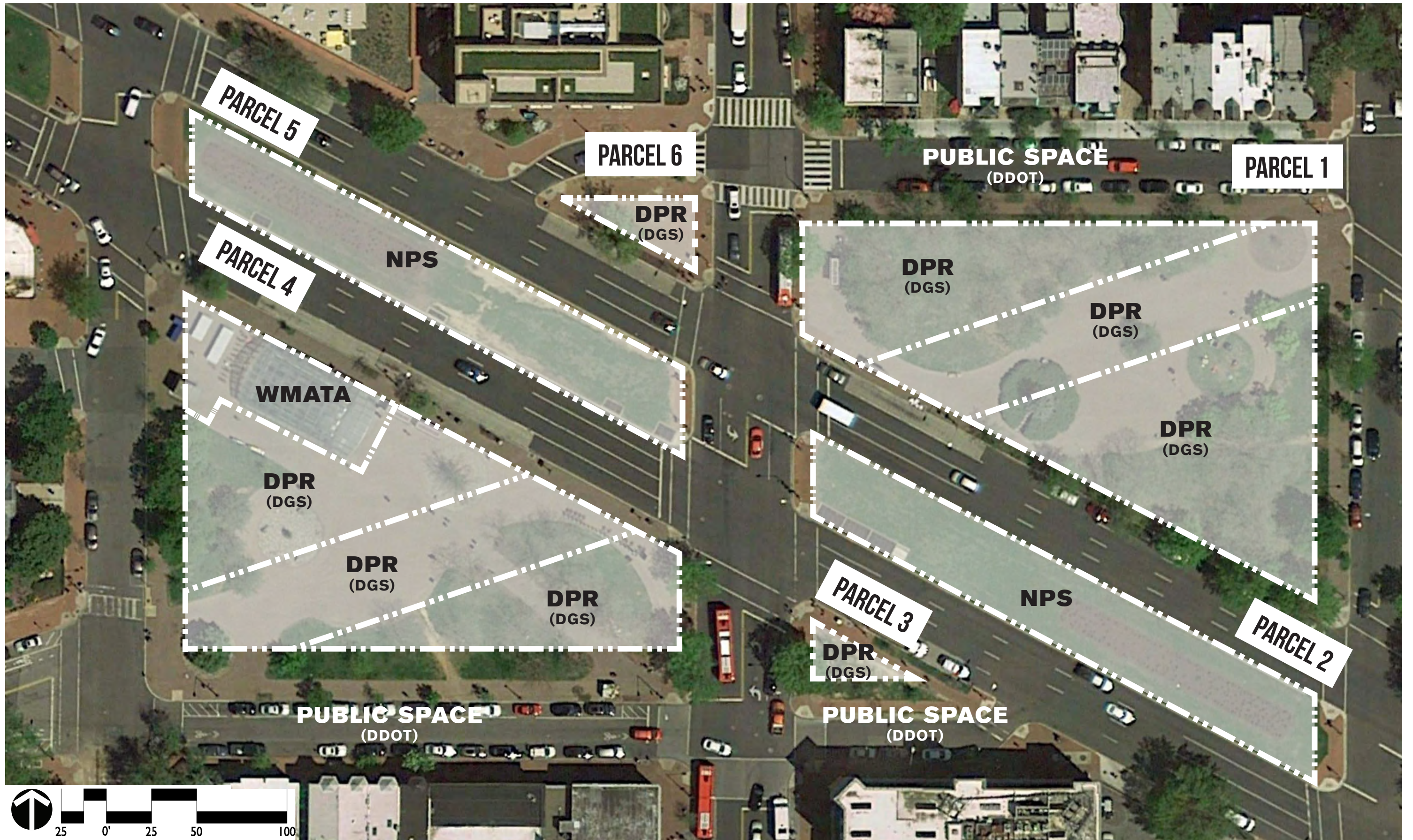
8TH STREET

PROJECT  
LOCATION

NEIGHBORHOOD









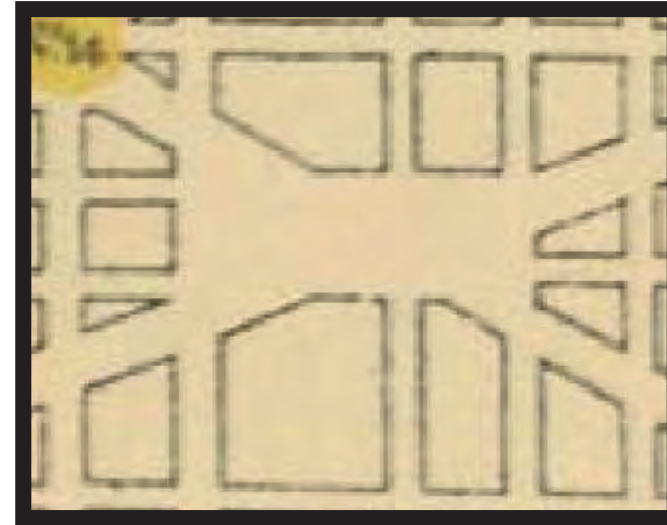
# HISTORY OF THE SITE

In summary, the history of this L'Enfant Plan open space consists of two consistent parallel threads:

**Transportation Hub** - The open space was treated as a transportation hub beginning with a stage coach and later introductions of streetcars, buses, and the metrorail system.

**Landscaped Public Park** - The open space was also seen, in planning maps, as having the potential to be developed as a central landscaped park by the diversion of surrounding streets.

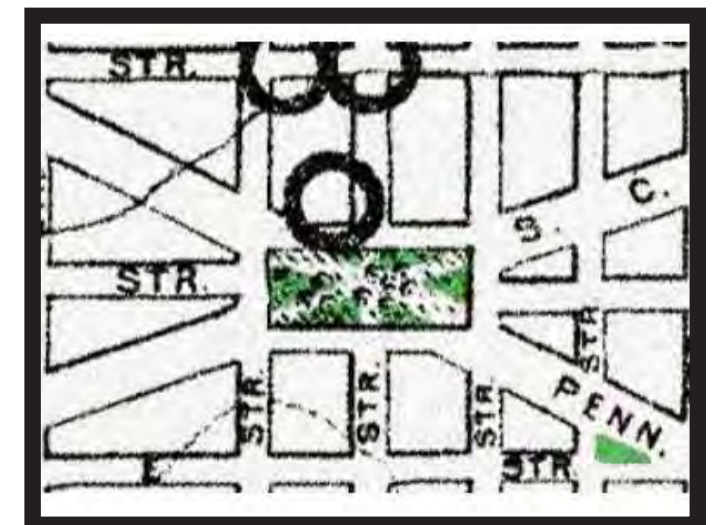
FROM EASTERN MARKET METRO STATION PARK AND PLAZA URBAN DESIGN STUDY (2010)



1792

L'ENFANT PLAN

Clear articulation of open space at intersection of Pennsylvania Avenue and South Carolina Avenue.



1901

MCMILLAN PLAN

The axis of South Carolina Avenue bisects the park and is visibly more narrow than the street right-of-way.



1872

PUBLISHED BY PETERSON & ETHOFFER  
FOR US COASTAL SURVEY [LC]

A horsedrawn streetcar travels southeast along Pennsylvania and cuts right through the open space to continue down 8th Street.



1949

PRE-METRO AERIAL (GOOGLE EARTH)

Clear articulation of open space areas shown.





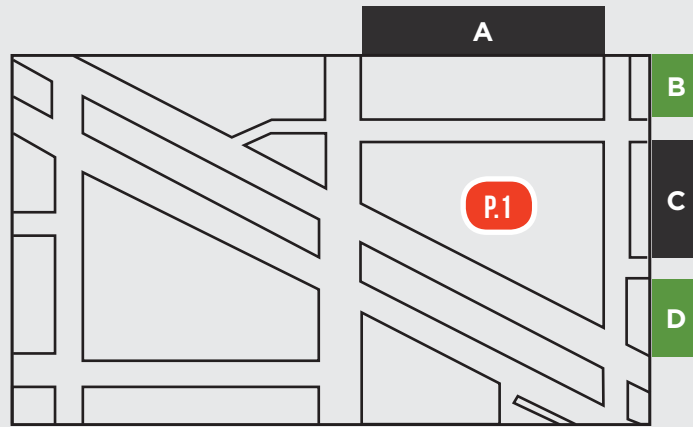
# EXISTING CONDITIONS

ADOPTION EVENT!  
733 8th Street SE, DC



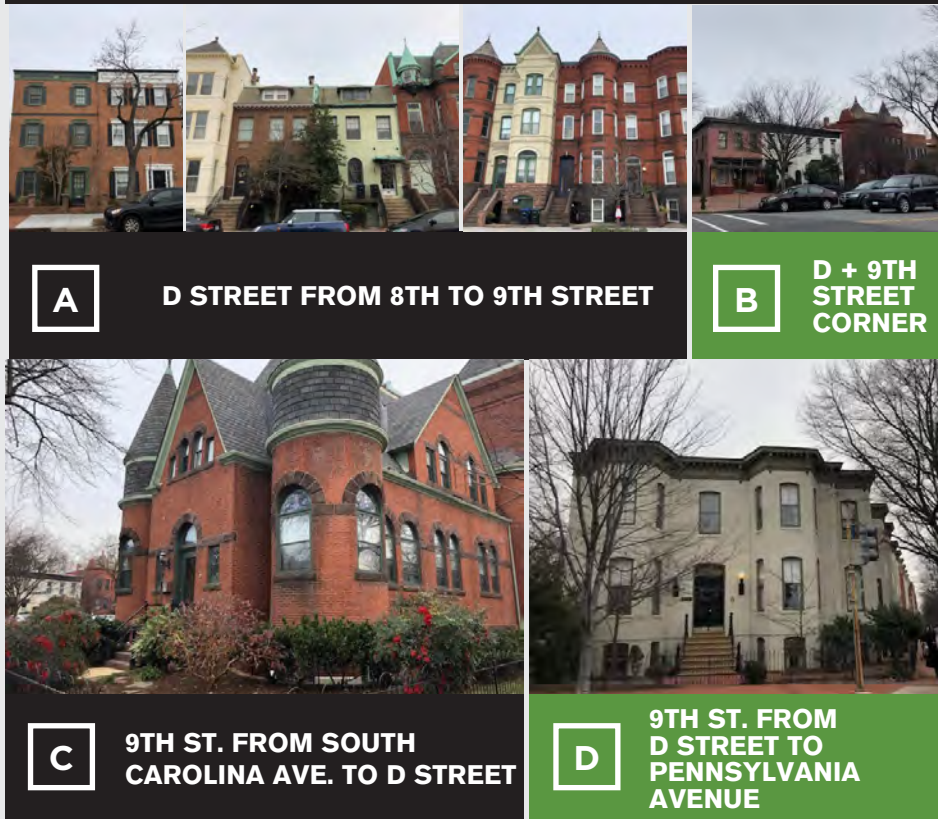






# EXISTING CONDITIONS PARCEL 1

## ADJACENT PROPERTIES INDEX



VIEW LOOKING SOUTHWEST TOWARD PARCEL 4

VIEW LOOKING NORTHEAST

## CIRCULATION



PEDESTRIAN DESIRE LINE

BUS STOP

PEDESTRIAN CROSSING

## TREES



"BIG GEORGE"

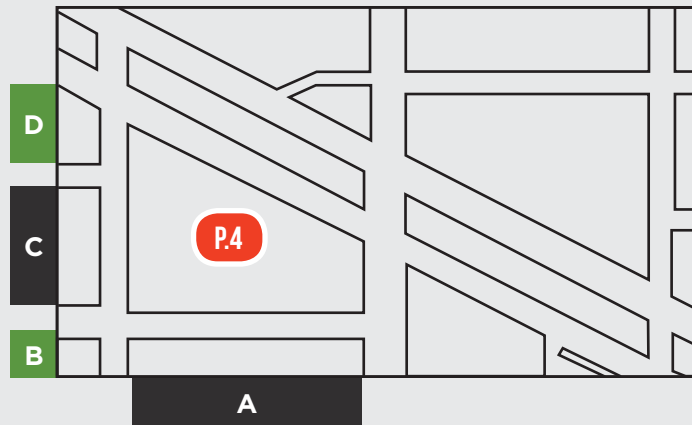
GROVE ALONG PENNSYLVANIA

GROVE ALONG 8TH

## EXISTING CONDITIONS: PARCEL 1 | EASTERN MARKET METRO PARK

May 2, 2019





# EXISTING CONDITIONS PARCEL 4

## ADJACENT PROPERTIES INDEX



A

D STREET FROM 7TH TO 8TH STREET



B

SOUTH  
CAROLINA AVE  
+ D STREET  
CORNER

C

LIBRARY

D

CVS

## OVERALL VIEWS



VIEW LOOKING SOUTHWEST TOWARD LIBRARY



VIEW LOOKING NORTHEAST TOWARD PARCEL 1

## CIRCULATION



METRO PLAZA



METRO ELEVATOR



8TH STREET CUT-THROUGH

## TREES



LIBRARY VIEW SCREENED



ALLEE ALONG PATH

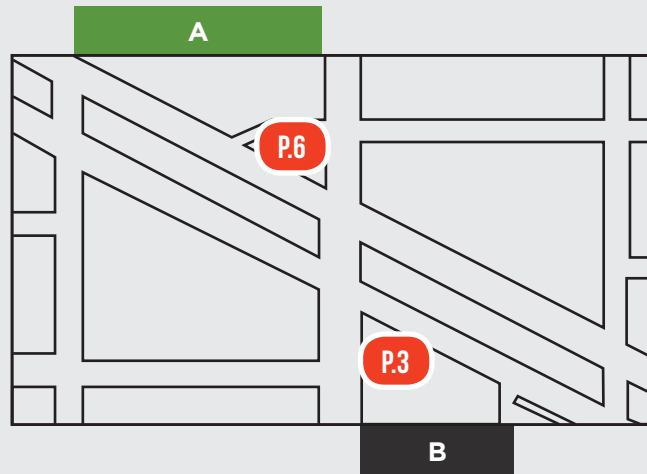


STREET TREES ALONG D STREET

## EXISTING CONDITIONS: PARCEL 4 | EASTERN MARKET METRO PARK

May 2, 2019





# EXISTING CONDITIONS PARCELS 3 + 6

## ADJACENT PROPERTIES INDEX



## OVERALL VIEWS

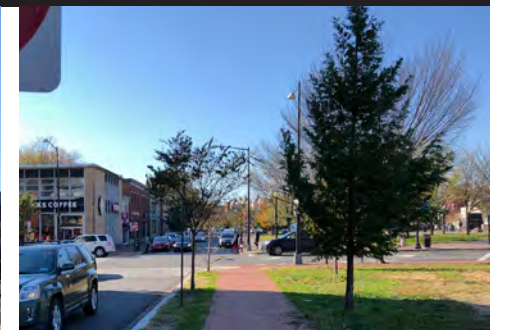


## CIRCULATION



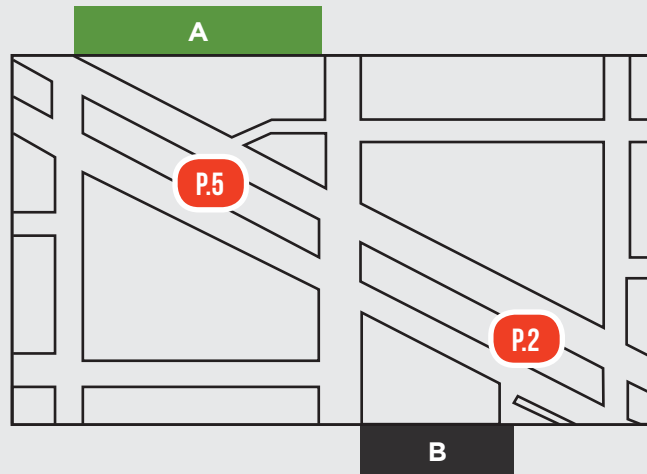
PARCEL 6, SIDEWALK

## TREES



PARCEL 6, STREET TREE





# EXISTING CONDITIONS PARCELS 2 + 5

## ADJACENT PROPERTIES INDEX



**A** D STREET FROM  
7TH TO 8TH STREET



**B** D STREET FROM  
8TH TO 9TH STREET

## OVERALL VIEWS



PARCEL 5, VIEW LOOKING SOUTHEAST



PARCEL 2, VIEW LOOKING NORTHWEST

## CIRCULATION



PARCEL 5, SOUTHEAST NOSE



PARCEL 2 SOUTHEAST NOSE



PARCEL 5, NORTHEAST NOSE



PARCEL 2 NORTHEAST NOSE





PAVING



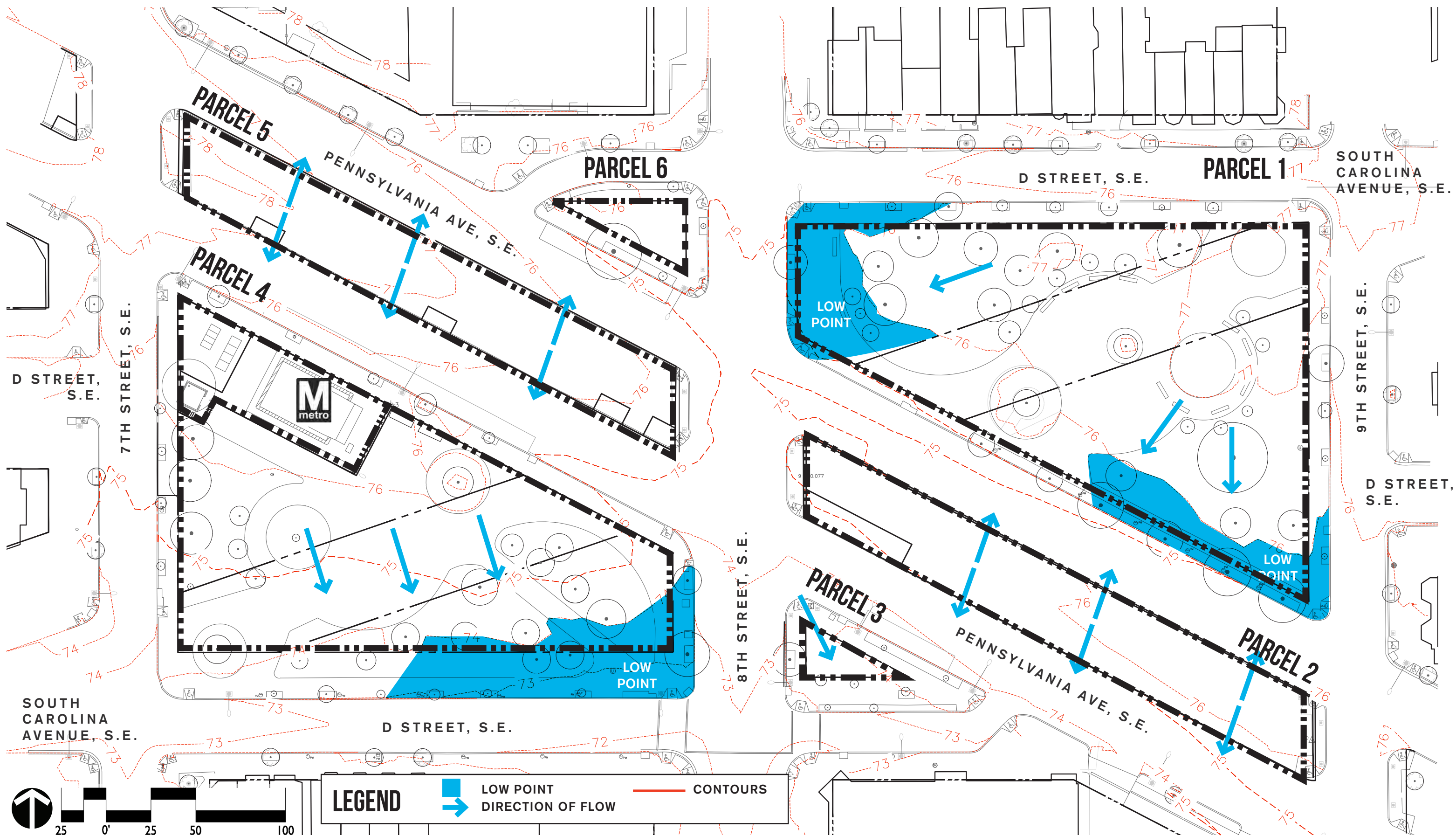
SITE FURNITURE



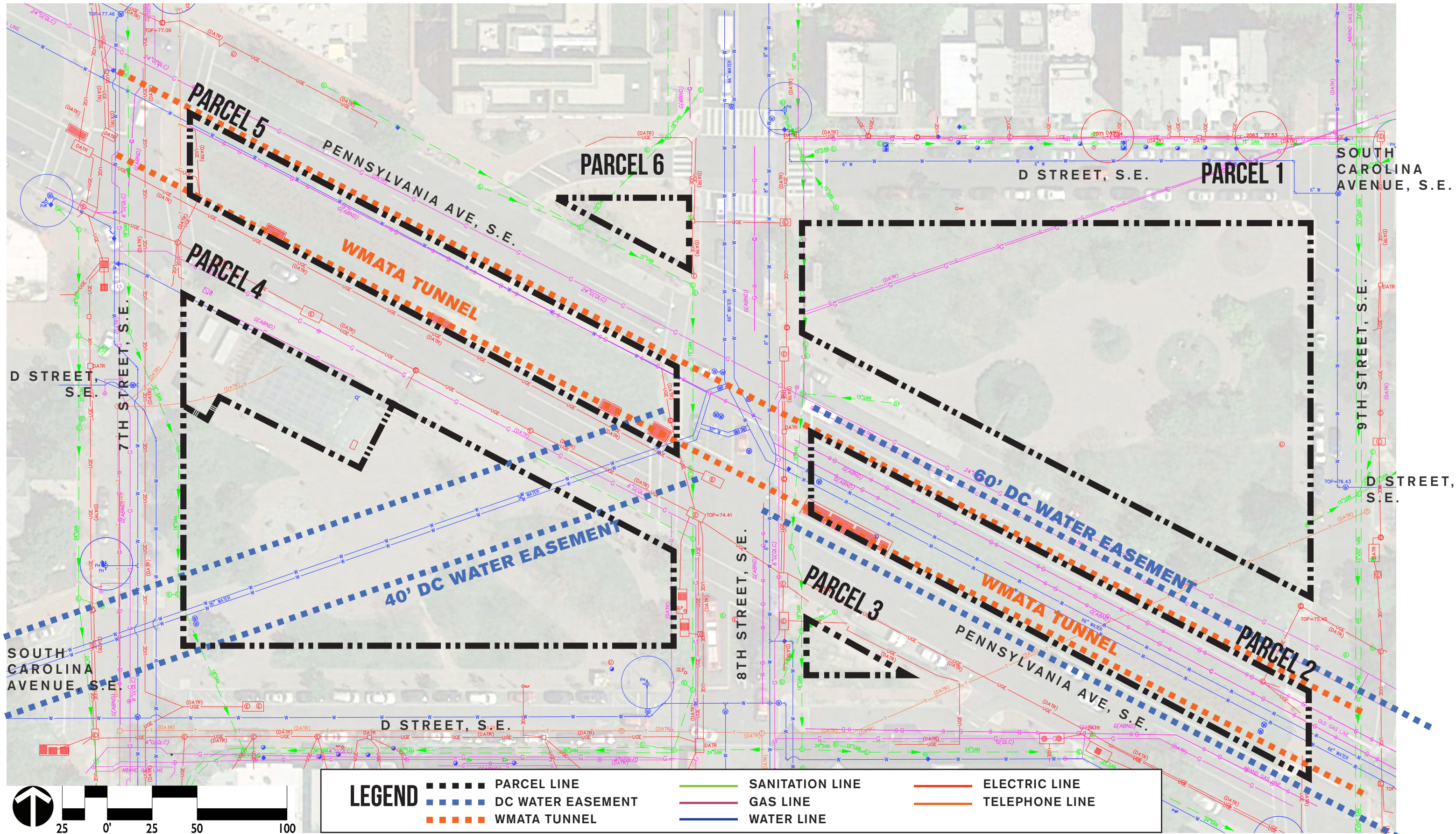
LIGHTS

**EXISTING MATERIALS | EASTERN MARKET METRO PARK**  
 May 2, 2019

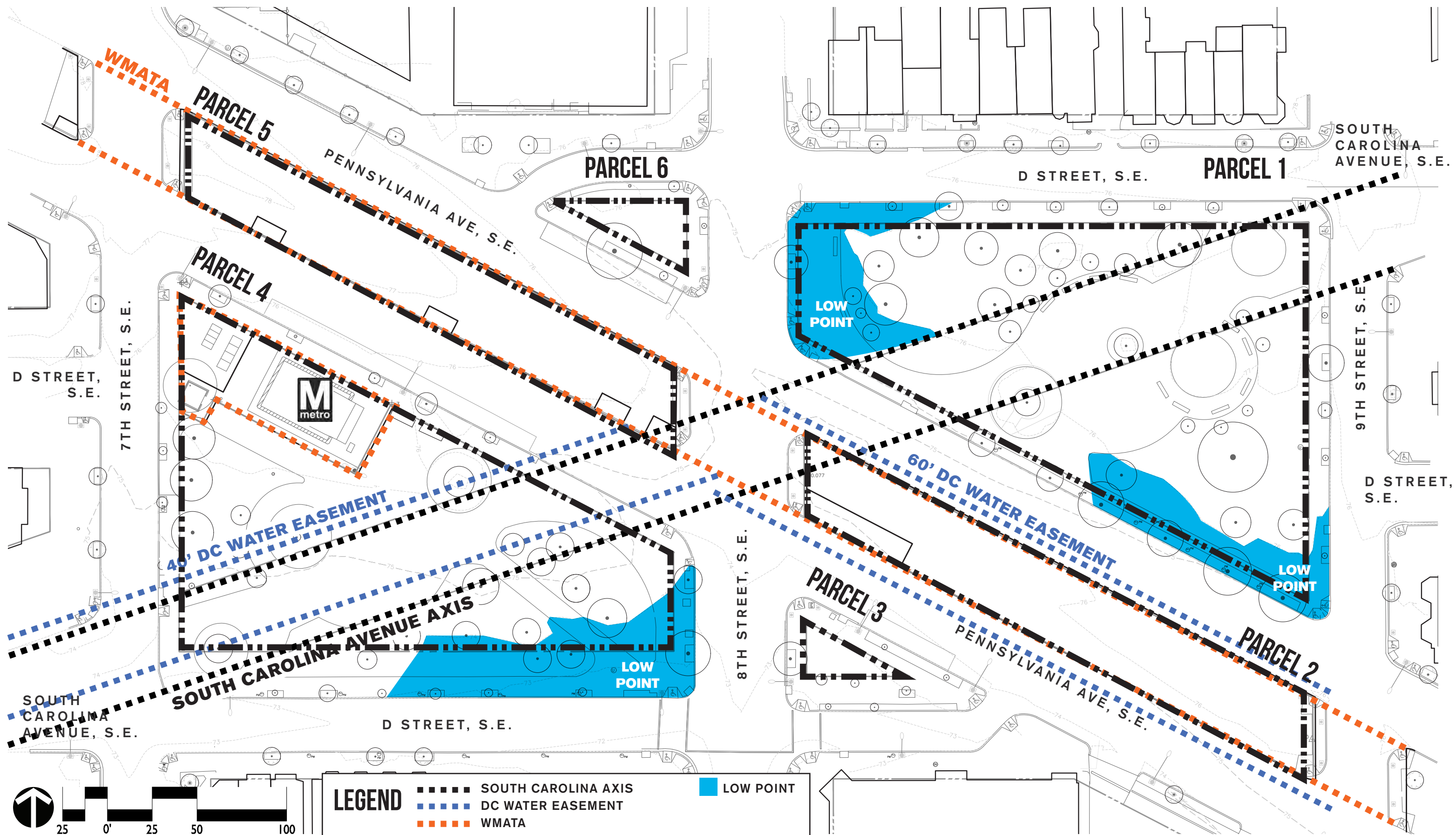




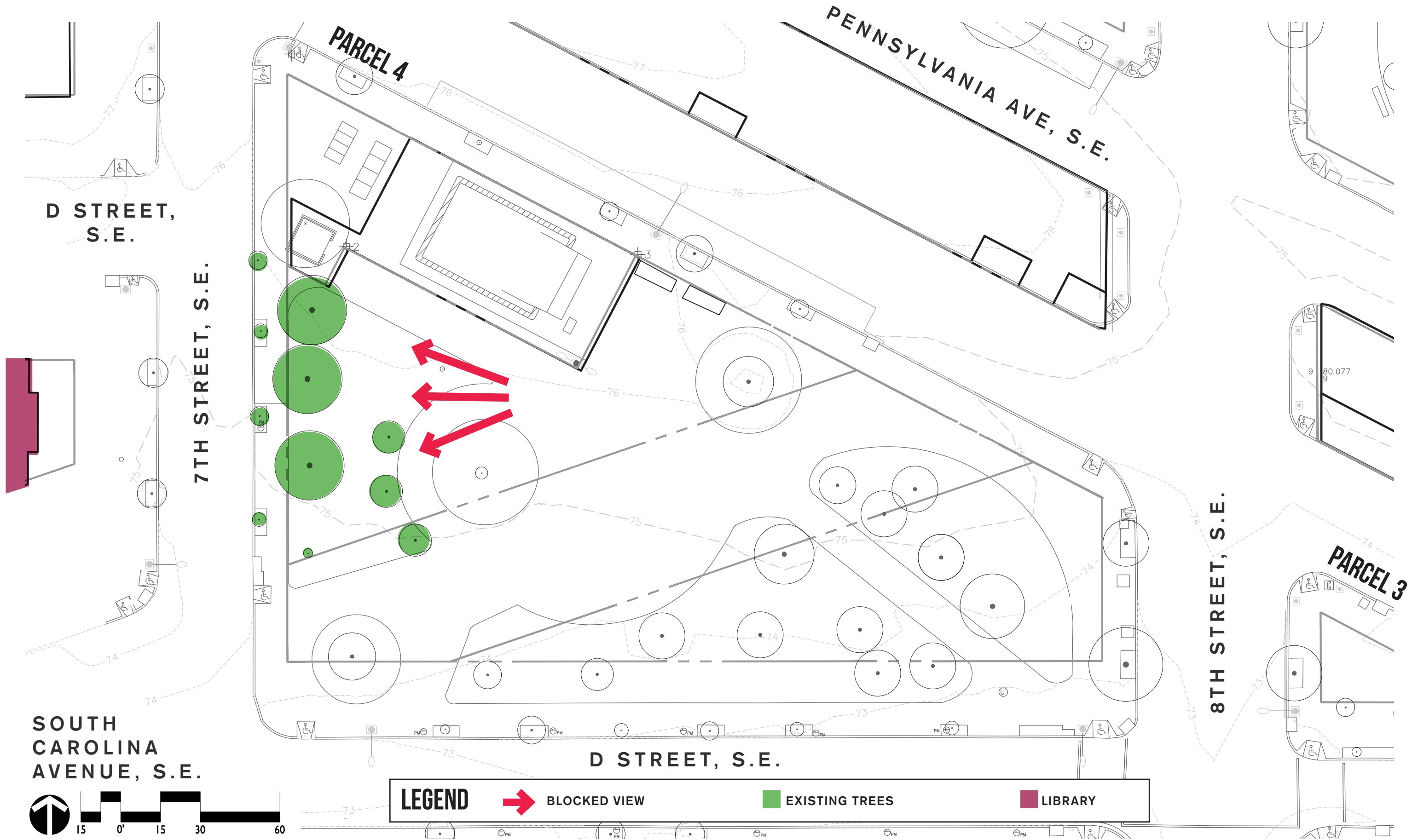




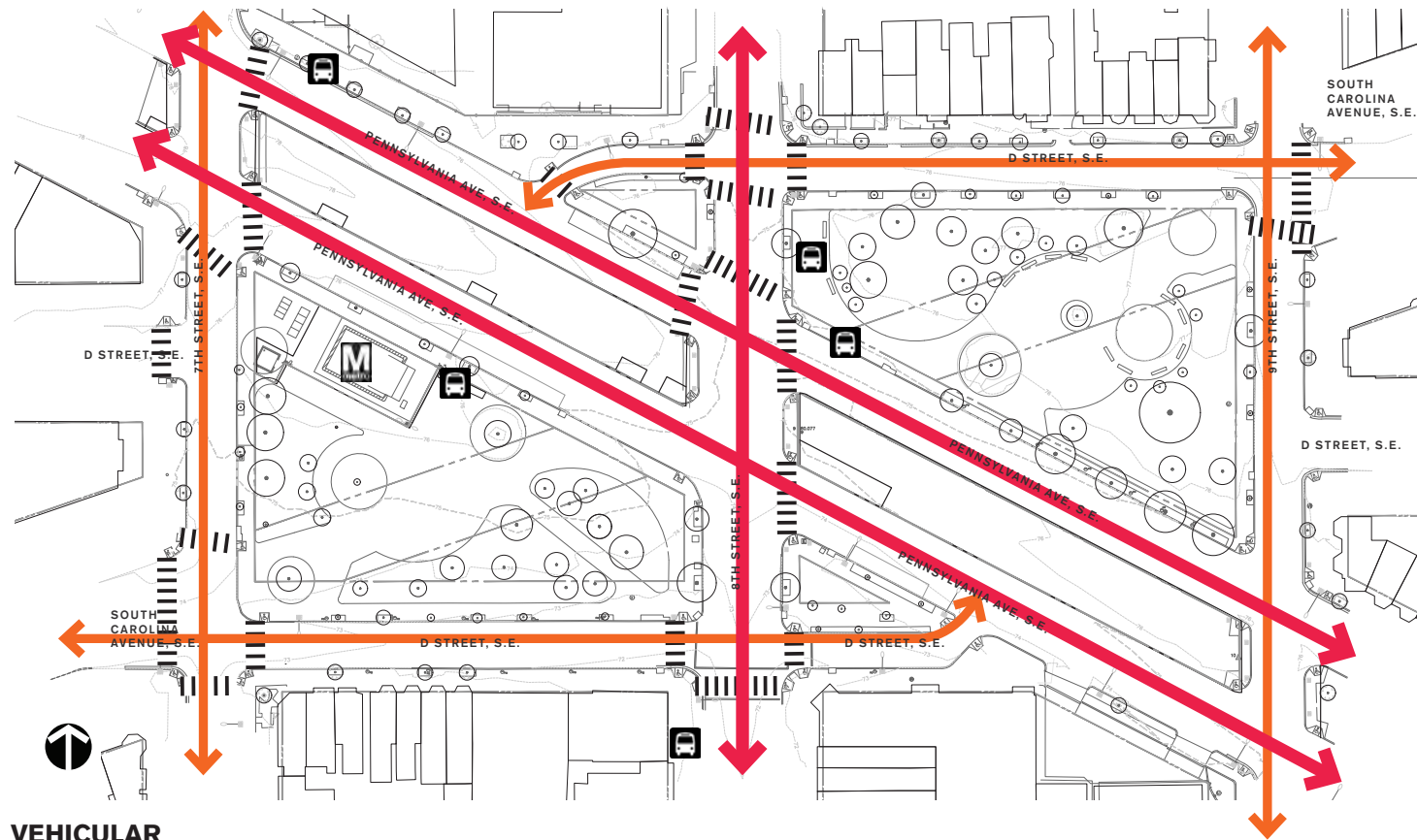




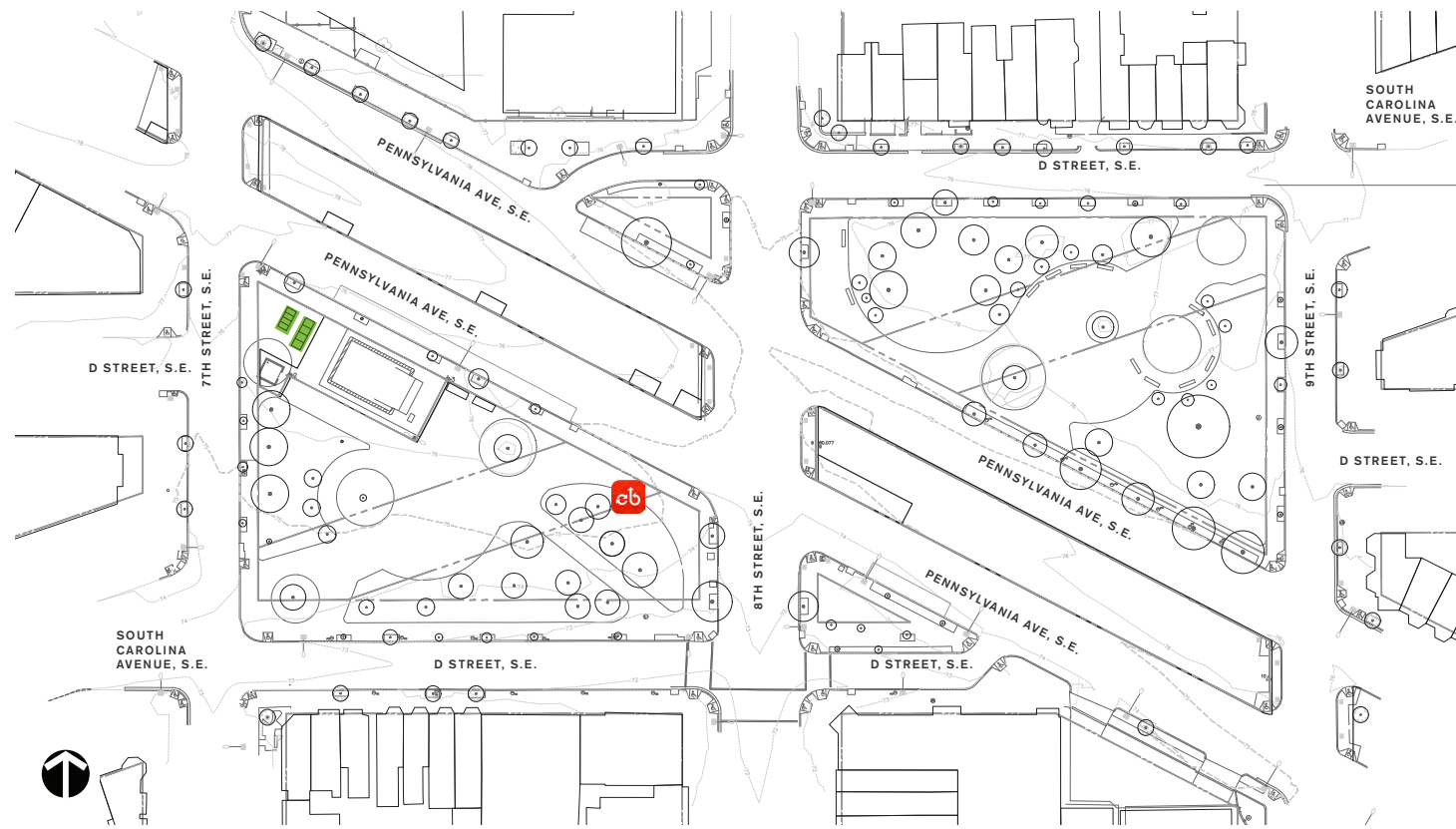




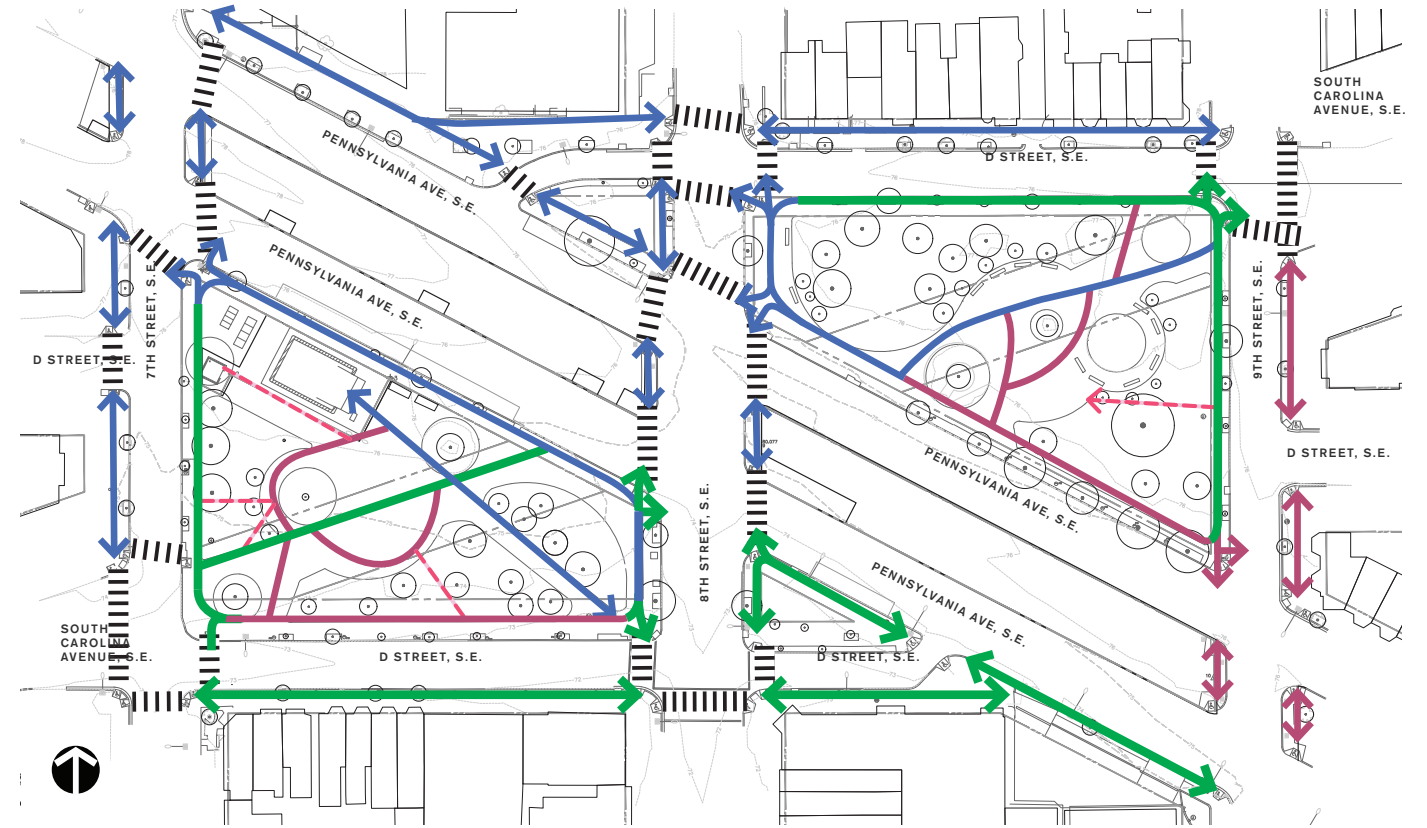




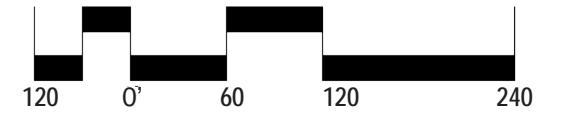
VEHICULAR



BIKE



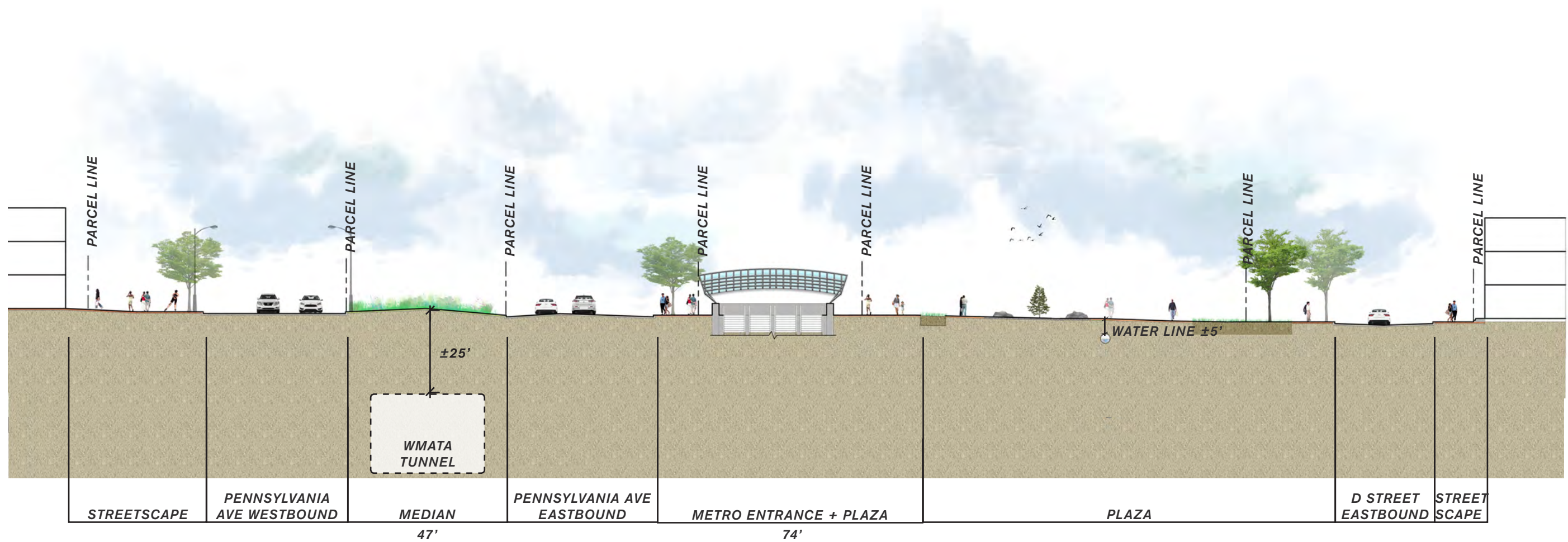
PEDESTRIAN



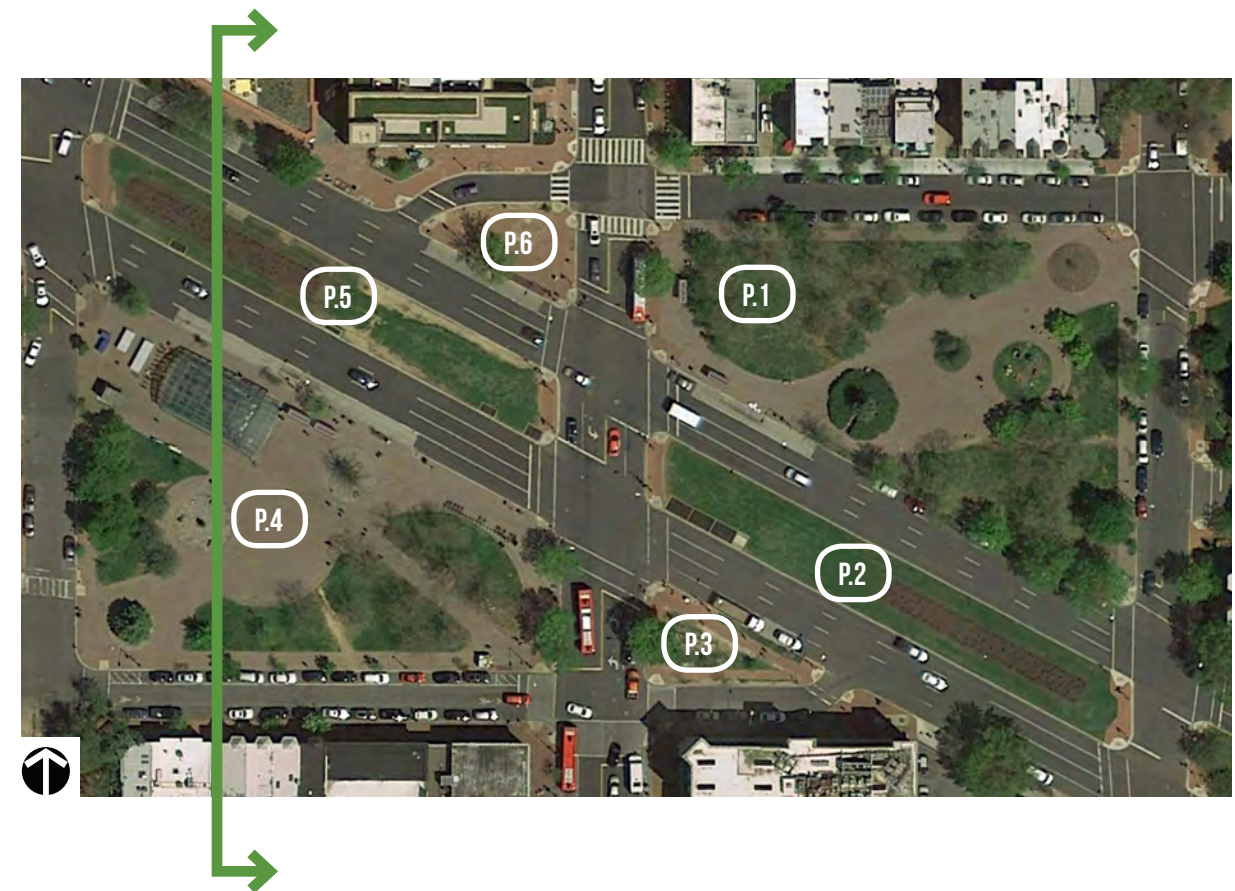
## LEGEND

- PRIMARY VEHICULAR CIRCULATION
- SECONDARY VEHICULAR CIRCULATION
  
- PRIMARY PEDESTRIAN CIRCULATION
- SECONDARY PEDESTRIAN CIRCULATION
- TERTIARY PEDESTRIAN CIRCULATION
  
- BICYCLE RACKS
- BICYCLE LANE
- CAPITAL BIKESHARE





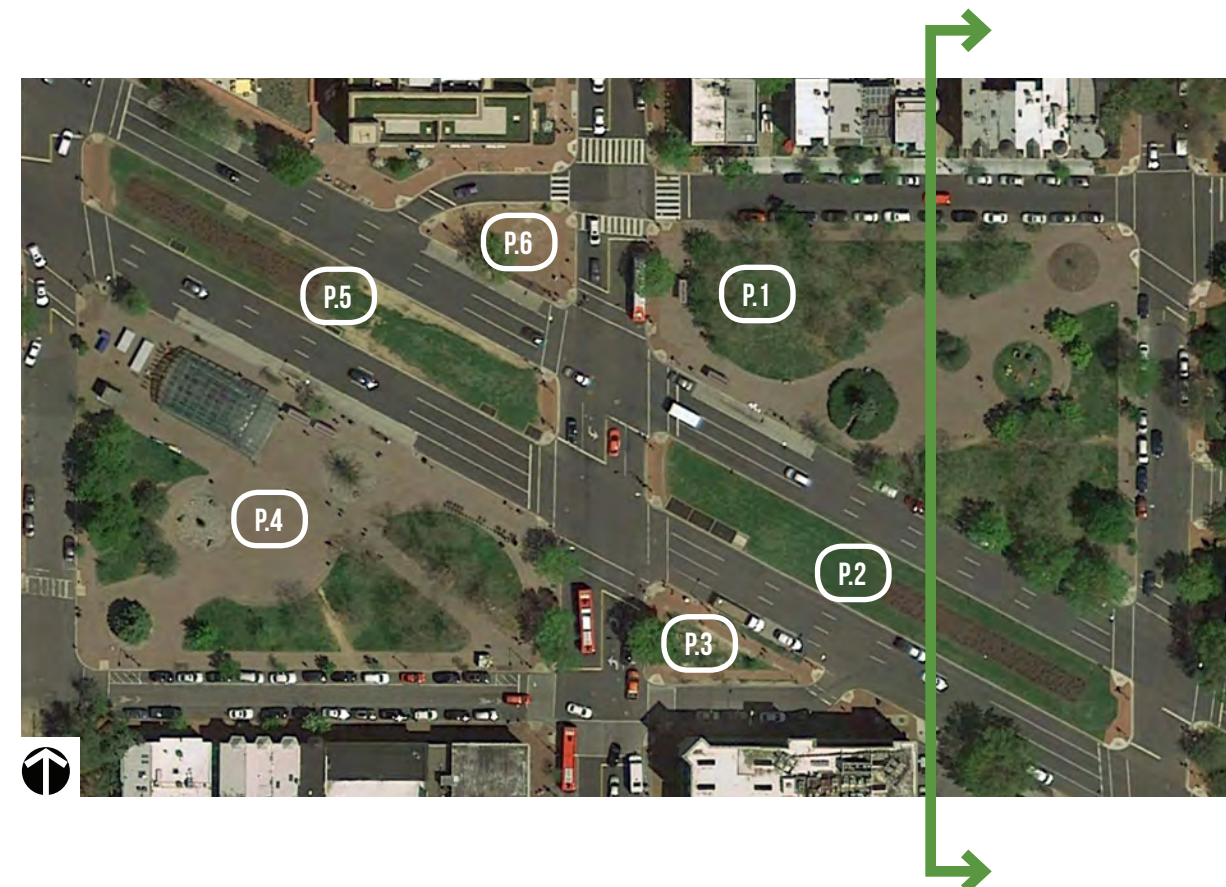
# EXISTING SITE SECTION PARCEL 4







# EXISTING SITE SECTION PARCEL 1





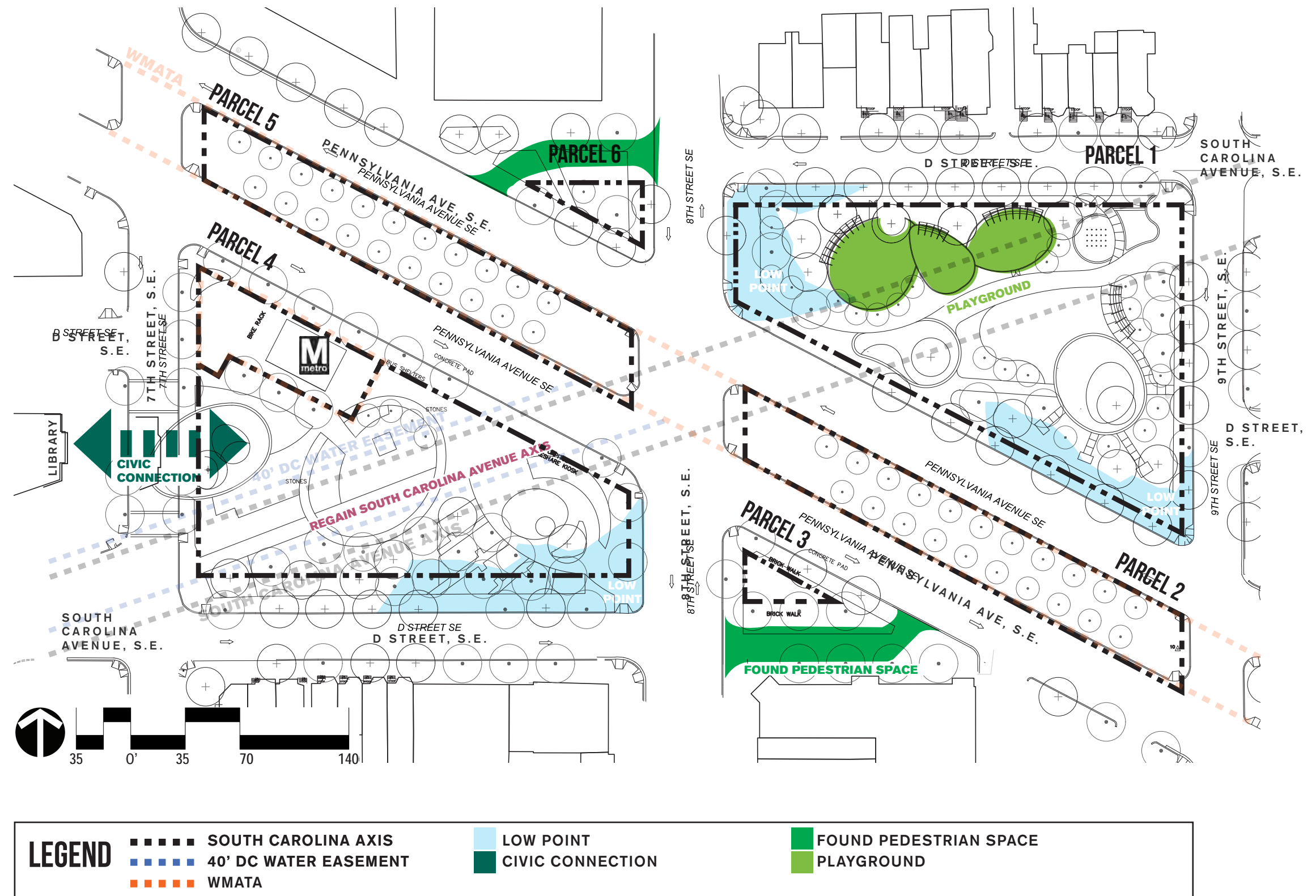


# SITE PLAN

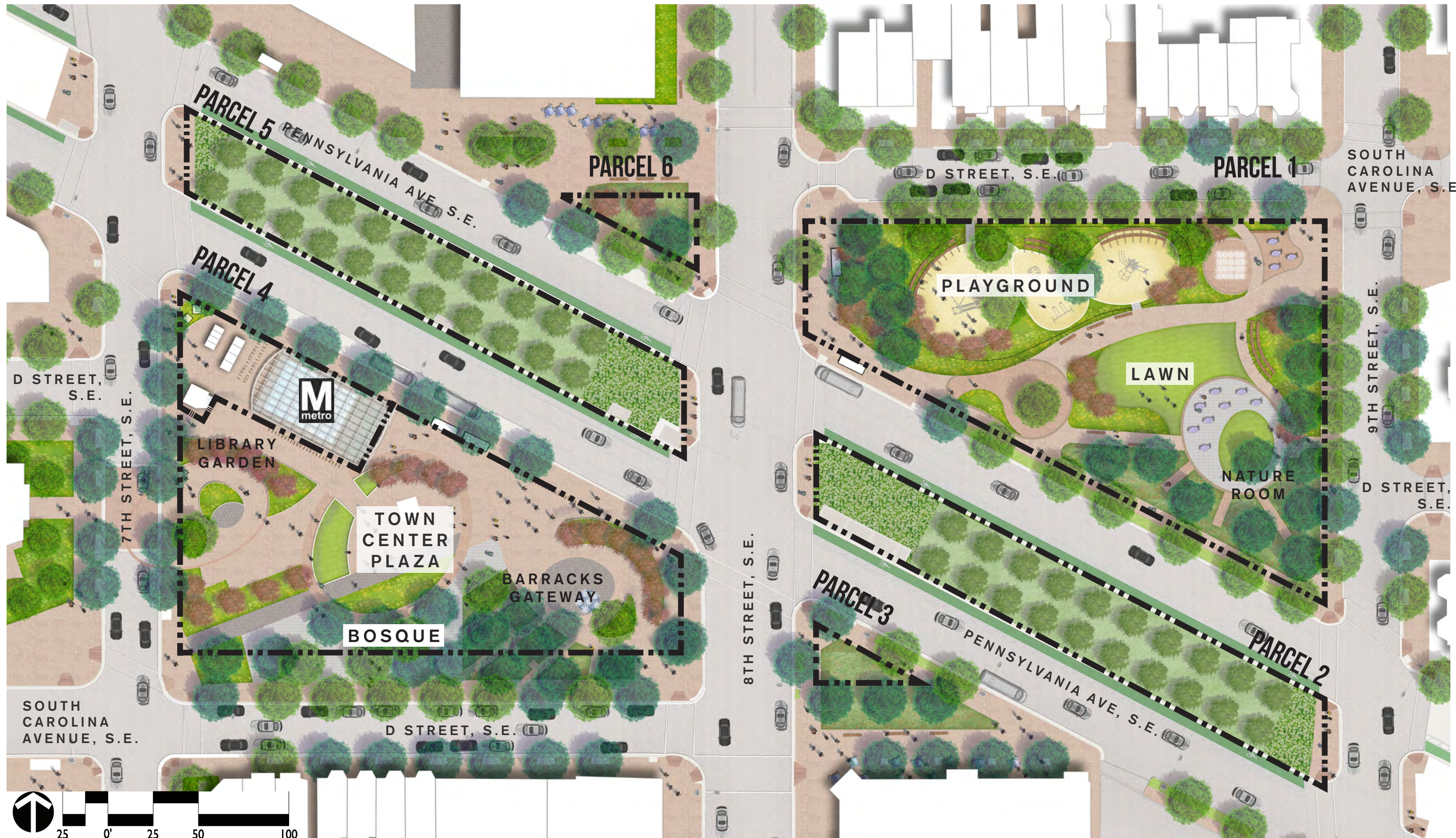


# KEY GOALS CONCEPT PLAN

- Update park to 21st-century standards and best practices in programming, materials, safety and sustainability
- Improve circulation and wayfinding
- Introduce playground amenity
- Improve physical relationship with library









# NARRATIVE OF DESIGN REFINEMENTS

The purpose of the design refinements shown are to address key comments received over the course of the last month from CFA staff and other agencies. These comments have been largely centered on the layout of Parcel 4 to improve the cohesiveness of the program uses (transit pathways, park activities) and elements (Metro canopy, plaza, water feature) together, while softening the language of the circulation pathways, which were described as too rigidly defined and in need of more relaxed edges.

A key component in addressing these comments while still protecting all of the community desired design elements, is to change the design vocabulary at the ground plane to interject curvilinear lines that pull the dynamic center of gravity for the park towards the kiosk and locate it more centrally in the “Town Center” plaza. Although the largest parcels, 1 and 4, have different purposes and activities proposed, the design vocabulary of curvilinear lines, circles and relaxed ovals will provide visual connections throughout the entire park for pedestrians.

## Parcel 4 - Transit Oriented Plaza and Park

The Comprehensive Plan calls for the Eastern Market Metro Park to be the “Town Center” of Capitol Hill. This quality of space is best suited for Parcel 4, which is closest to the commercial core, and where the confluence of transit types and pedestrian pathways is at its peak.

- A centrally located, flexible plaza and events area is a key component of the park as Town Center. This area can accommodate a variety of event sizes- from a few people to several hundred. On a non-event day, it can accommodate moveable furniture so park users can choose between the open sunny plaza or the shady tree grove. Tilted lawn panels flush with the pavement at one end, gently rise to meet 18” high seat walls or benches. These offer visual relief to the hardscape plaza, while allowing informal seating opportunities for the every day and events.

The **Town Center Plaza (#18)** is anchored by the kiosk located in the center where it aligns beautifully with the library façade while maintaining great visibility from the metro entrance and sight lines of the South Carolina Avenue cart way. Ornamental or understory trees and low landscape beds add shade, visual relief and seating opportunities while breaks in alignment allow clear paths and sight lines through key directions for wayfinding.

- A new location is proposed for the water feature, near the center of the park at the corner of Pennsylvania and 8th, at **Barracks Gateway (#21)**. While near enough to the corner to be easily seen, it is pulled slightly into the site so as to fully engage with and activate the 8th and D Street pedestrian connection to the metro entrance. A seat wall and low plant bed wrap the edge to protect the fountain activity from traffic while visually highlighting and providing wayfinding to passersby. This fountain gateway location allows flexibility to adjust the size of the bioretention area to help meet stormwater management requirements.

The water feature is proposed to be a true circle. The paving bands and seat areas (benches and seat walls) around it are shown as a more “flexible” oval shape to allow for pedestrian movement and flow.

- A **Public Art Feature (#14)** anchors the northern-most corner of the parcel and creates a signature element that welcomes visitors approaching the park from the west.
- The existing trees are to be preserved as much as possible, including select trees within the South Carolina Avenue viewshed, with the

exception of a few trees directly at the water feature. This will ensure the water feature is in full sun the majority of mid-day summer periods, the best orientation for capturing the reflective quality of the water droplets for maximum interest.

- The **Library Garden (#16)** is a beautiful little nook with seat walls that can accommodate smaller groups of poetry readings and story time. Low landscape beds and the **Metro Grove (#15)** of grated trees wrap the edges to create an intimate space for smaller groups and help insulate the space from traffic noise. Ornamental or understory trees wrap around the south side of the space and provide critical shade while defining the space and providing light separation from the larger plaza area to create a more intimate feel for library events.
- In front of the library is a flush “table top” crossing creating a direct connection between the library and the park. Enhanced paving visually connects the spaces and guides users back and forth, while carrying the broader gesture of the Library Garden Room through as another visual cue of the connection.
- The **Bosque of Trees (#19)** has been maintained and expanded to form a more cohesive grouping of trees. However, the edge along the cart way is less rigid and less tied to the underground utilities or strict edge of the cart path. Existing trees within the cart path and selectively located ornamental trees provide a more organic edge to the grove.
- Bioretention will be a key method of stormwater management for the park as a whole, and due to regulations requires each parcel to provide its own measures to treat the water that falls on it. The bioretention for Parcel 4 is located in the lowest point of the parcel, in the southeastern area. Though a significant amount of space will be required for treatment, the space is activated by boardwalk pathways that facilitate circulation through the space to other points of interest, as well as pauses for sitting and enjoying the lushness of the space.
- Lines of sight and pathway desire lines have been carefully considered to aid in wayfinding and support a safe environment.

## Parcel 1 - Neighborhood Serving Park

The neighborhood serving playground portion of the park is very similar to the previous design but the layout – walkways, playground, trees, lawn and trellis – have been infused with a similar design vocabulary. The gestures of the shapes are softened in response to the more organic nature of the residential focus, as seen through the use of curving paths lined with benches and overlapping oval like shapes.

- Shade structure elements in the **Playground (#1)** supplement the existing tree canopy that is to be preserved.
- The **Splash Pad (#2)** is a true circle, in echo of the water feature on Parcel 4. A seat wall surrounds a portion of the splash pad to provide a buffer to other passersby and as a safety measure for the children while offering seating to their caregivers. Adjacent to the splash pad is a larger seating area with movable furniture where families can gather and spend the afternoon playing and picnicking.
- The **Recreation Lawn (#3)** remains the central organizing element of the parcel, providing an informal connection between all elements. Ringed with pathways and landscape areas, it offers opportunities for lounging, play and neighborhood events like movie nights.
- A small area of crushed granite with movable furniture surrounds the largest existing tree on the parcel and forms the center of the **Nature Room (#6)**, and is a pause in the circulation through the park both

north/south and east/west.

- Overlook pathways and moments draw residents into (not through) the bioretention areas for opportunities to experience natural elements.
- A small plaza around the community’s beloved tree Big George provides circulation and a home for holiday events to decorate the tree.
- Ornamental trees highlight walkway edges in select areas to soften the visual corridors while reinforcing the gestural lines.

## Parcels 2 & 5 - Pennsylvania Ave Medians

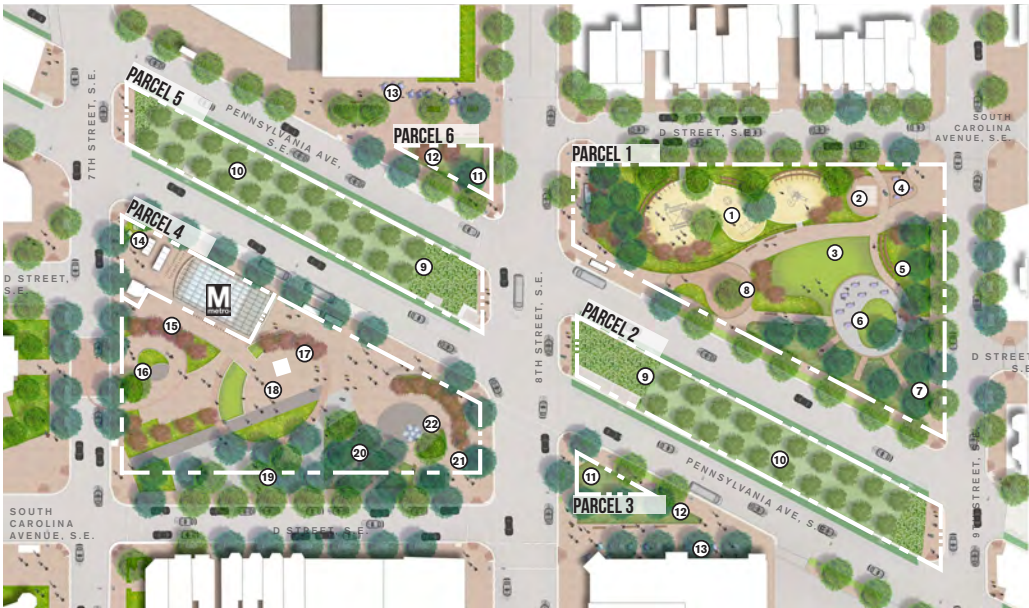
The medians in Pennsylvania Avenue both divide and unite the park spaces. As the primary major thoroughfare through the site, this streetscape rhythm and materials is given precedent over all others. The planting layout for the medians has been updated per NPS comments to use **Crabapple Trees (#10)**.

- Per the original historic installation intent, these are in complete double rows. The trees stop short of the ends of the medians to allow for adequate vehicular and pedestrian sight distances for safety and wayfinding. Exact spacing between the rows varies according to underground utility requirements.
- Low **Landscape Areas (#9)** comprised of native plants selected for drought tolerance and support of pollinators complete the planting at these ends and help discourage jaywalking.

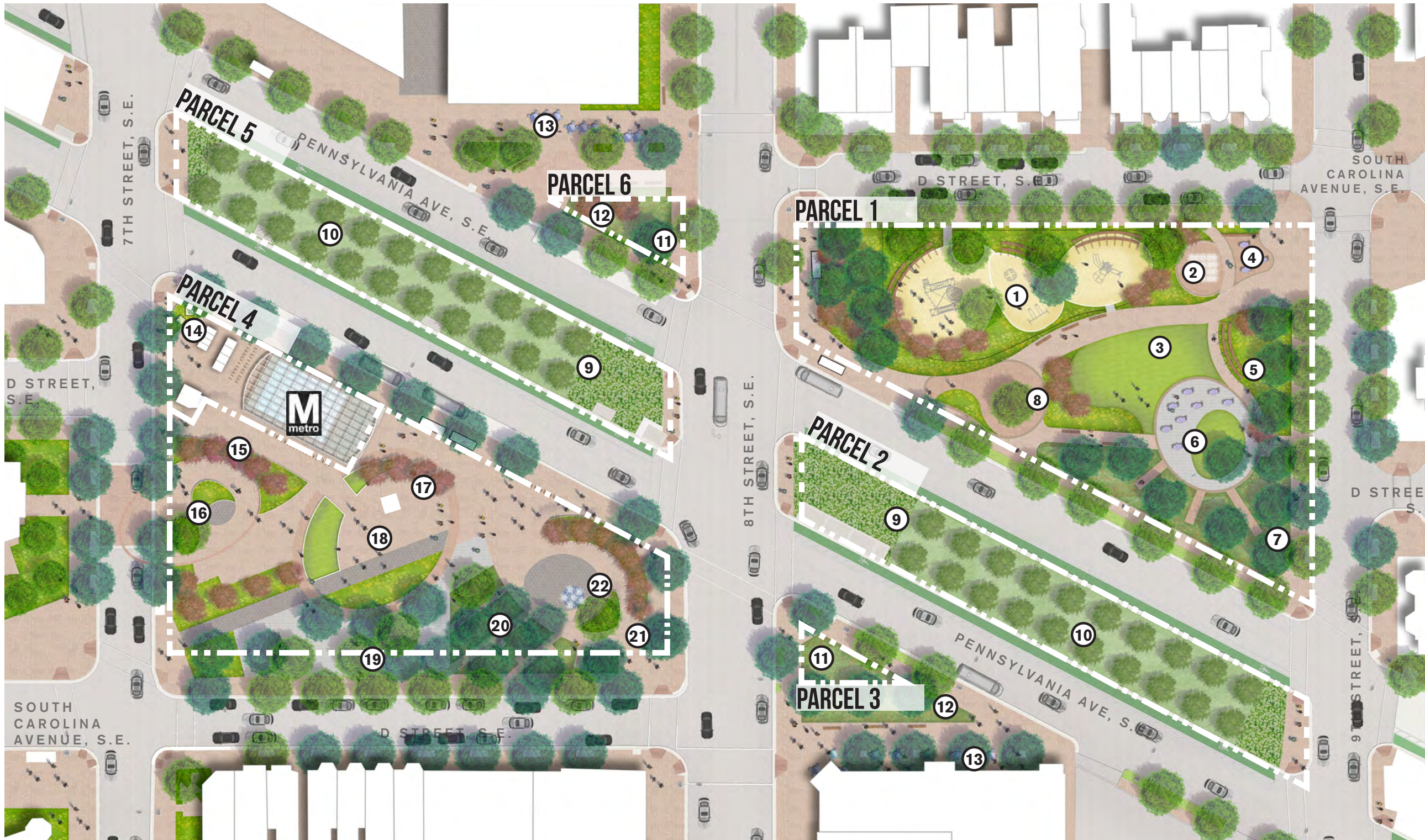
## Parcels 3 & 6 - “Bow Ties”

The “bow ties”, Parcels 3 and 6, have large passive centers with circulation at the edges for the most part. While not completely symmetrical, they are intentionally similar in approach, so that together with the medians, help bring balance and cohesion to the park as a whole.

- Large **Landscape Areas (#12)** reduce stormwater runoff and heat island effect.
- A secondary pathway through the landscape on Parcel 6 follows existing desire lines and is a valid pedestrian path that allows for ease of navigation.







## PARCEL 1

- ① PLAYGROUND
- ② SPLASH PAD
- ③ RECREATION LAWN
- ④ GATHERING AREA
- ⑤ SHADE STRUCTURE
- ⑥ NATURE ROOM
- ⑦ BIORETENTION
- ⑧ BIG GEORGE

## PARCEL 2 + 5

- ⑨ LANDSCAPE AREA
- ⑩ CRABAPPLE TREE BOSQUE

## PARCEL 3 + 6

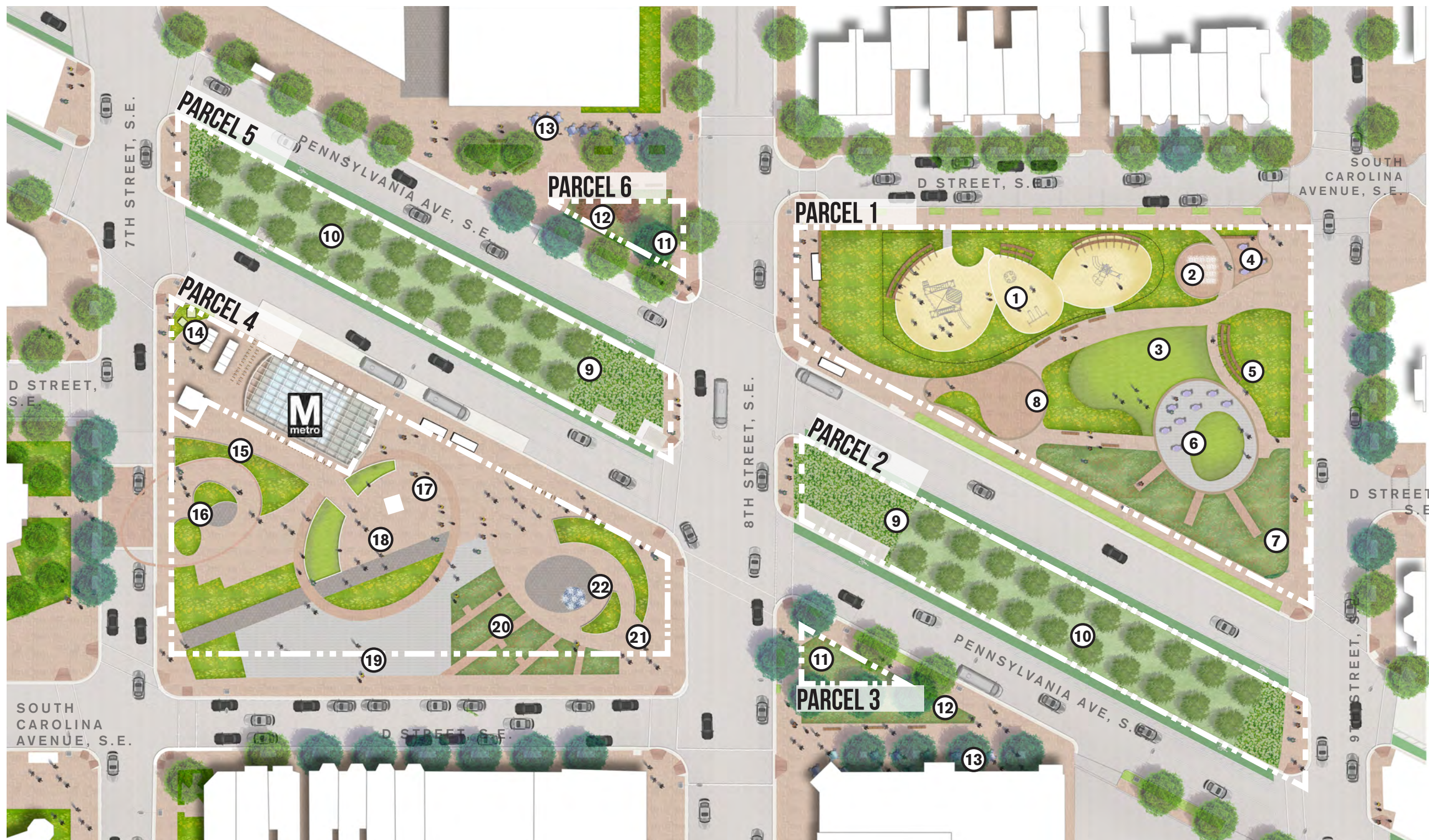
- ⑪ RAIN GARDEN
- ⑫ LANDSCAPE AREA
- ⑬ OUTDOOR RETAIL FURNITURE

## PARCEL 4

- ⑭ PUBLIC ART FEATURE
- ⑮ METRO GROVE
- ⑯ LIBRARY GARDEN
- ⑰ KIOSK
- ⑱ TOWN CENTER PLAZA
- ⑲ BOSQUE OF TREES
- ⑳ BIORETENTION
- ㉑ BARRACKS GATEWAY
- ㉒ WATER FEATURE







## PARCEL 1

- ① PLAYGROUND
- ② SPLASH PAD
- ③ RECREATION LAWN
- ④ GATHERING AREA
- ⑤ SHADE STRUCTURE
- ⑥ NATURE ROOM
- ⑦ BIORETENTION
- ⑧ BIG GEORGE

## PARCEL 2 + 5

- ⑨ LANDSCAPE AREA
- ⑩ CRABAPPLE TREE BOSQUE

## PARCEL 3 + 6

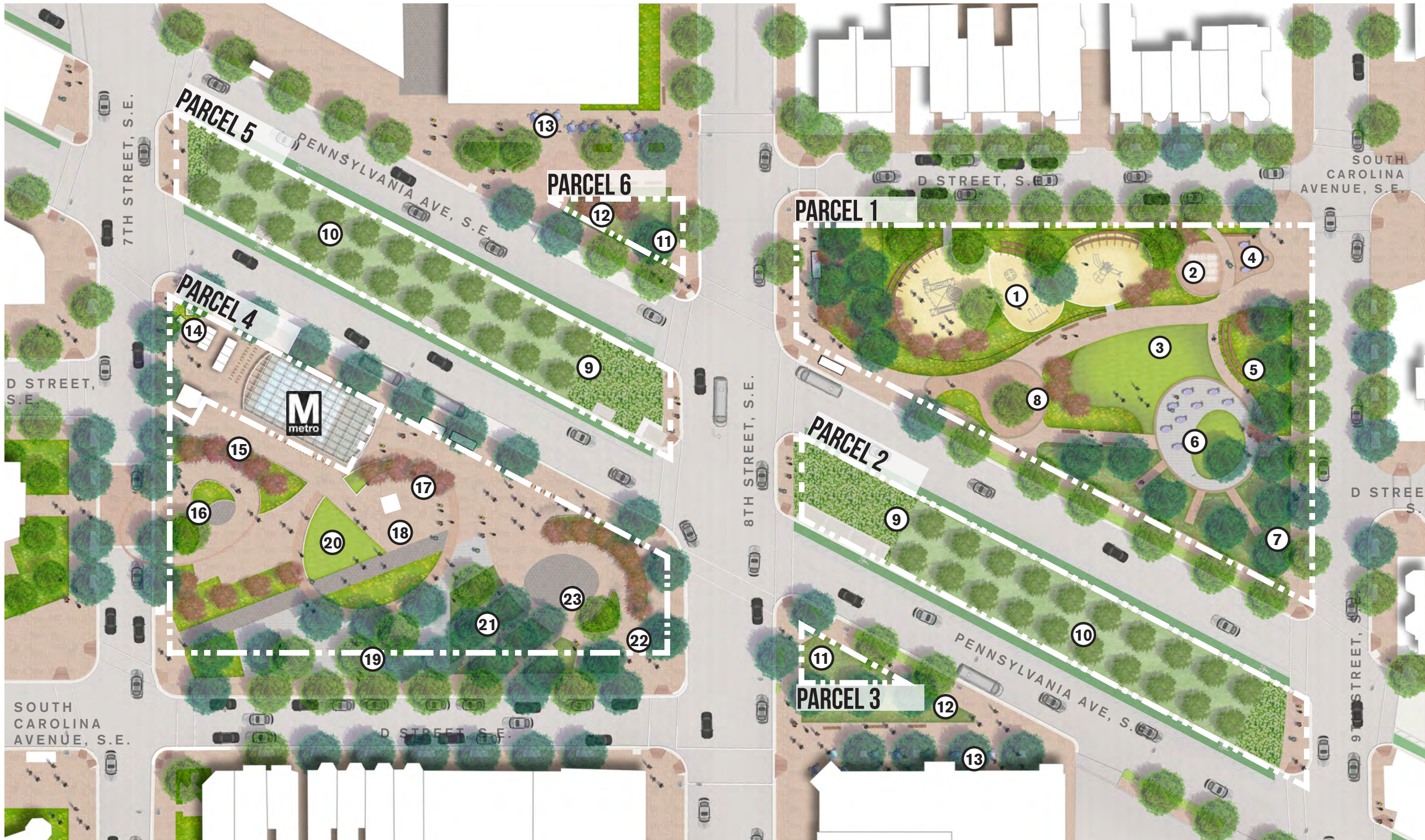
- ⑪ RAIN GARDEN
- ⑫ LANDSCAPE AREA
- ⑬ OUTDOOR RETAIL FURNITURE

## PARCEL 4

- ⑭ PUBLIC ART FEATURE
- ⑮ METRO GROVE
- ⑯ LIBRARY GARDEN
- ⑰ KIOSK
- ⑱ TOWN CENTER PLAZA
- ⑲ BOSQUE OF TREES
- ⑳ BIORETENTION
- ㉑ BARRACKS GATEWAY
- ㉒ WATER FEATURE







## PARCEL 1

- ① PLAYGROUND
- ② SPLASH PAD
- ③ RECREATION LAWN
- ④ GATHERING AREA
- ⑤ SHADE STRUCTURE
- ⑥ NATURE ROOM
- ⑦ BIORETENTION
- ⑧ BIG GEORGE

## PARCEL 2 + 5

- ⑨ LANDSCAPE AREA
- ⑩ CRABAPPLE TREE BOSQUE

## PARCEL 3 + 6

- ⑪ RAIN GARDEN
- ⑫ LANDSCAPE AREA
- ⑬ OUTDOOR RETAIL FURNITURE

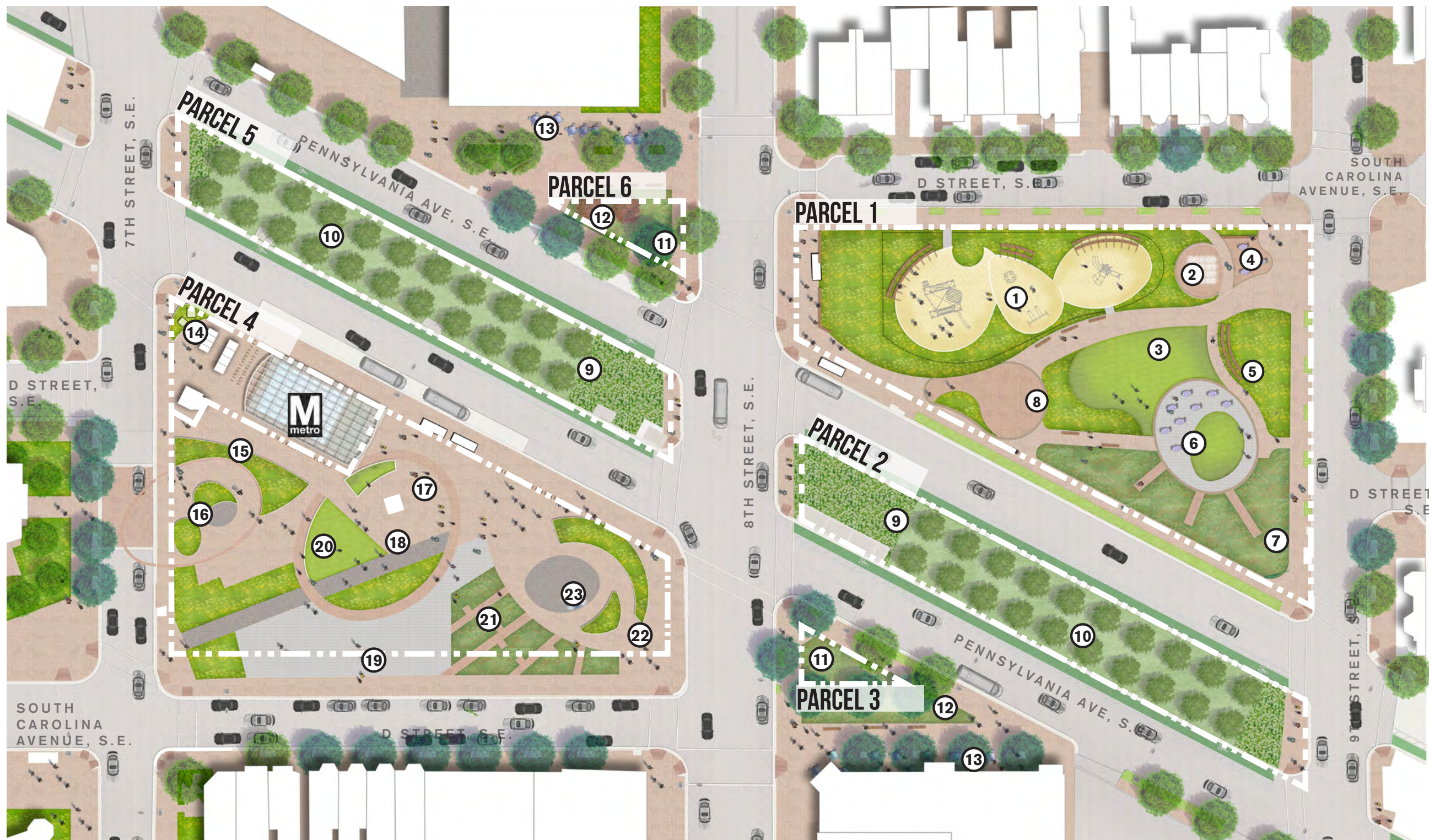
## PARCEL 4

- ⑭ PUBLIC ART FEATURE
- ⑮ METRO GROVE
- ⑯ LIBRARY GARDEN
- ⑰ KIOSK
- ⑱ TOWN CENTER PLAZA
- ⑲ BOSQUE OF TREES
- ⑳ LAWN
- ㉑ BIORETENTION
- ㉒ BARRACKS GATEWAY
- ㉓ WATER FEATURE

## OPTION 2 CONCEPT PLAN | EASTERN MARKET METRO PARK

May 2, 2019





## PARCEL 1

- ① PLAYGROUND
- ② SPLASH PAD
- ③ RECREATION LAWN
- ④ GATHERING AREA
- ⑤ SHADE STRUCTURE
- ⑥ NATURE ROOM
- ⑦ BIORETENTION
- ⑧ BIG GEORGE

## PARCEL 2 + 5

- ⑨ LANDSCAPE AREA
- ⑩ CRAB APPLE TREE BOSQUE

## PARCEL 3 + 6

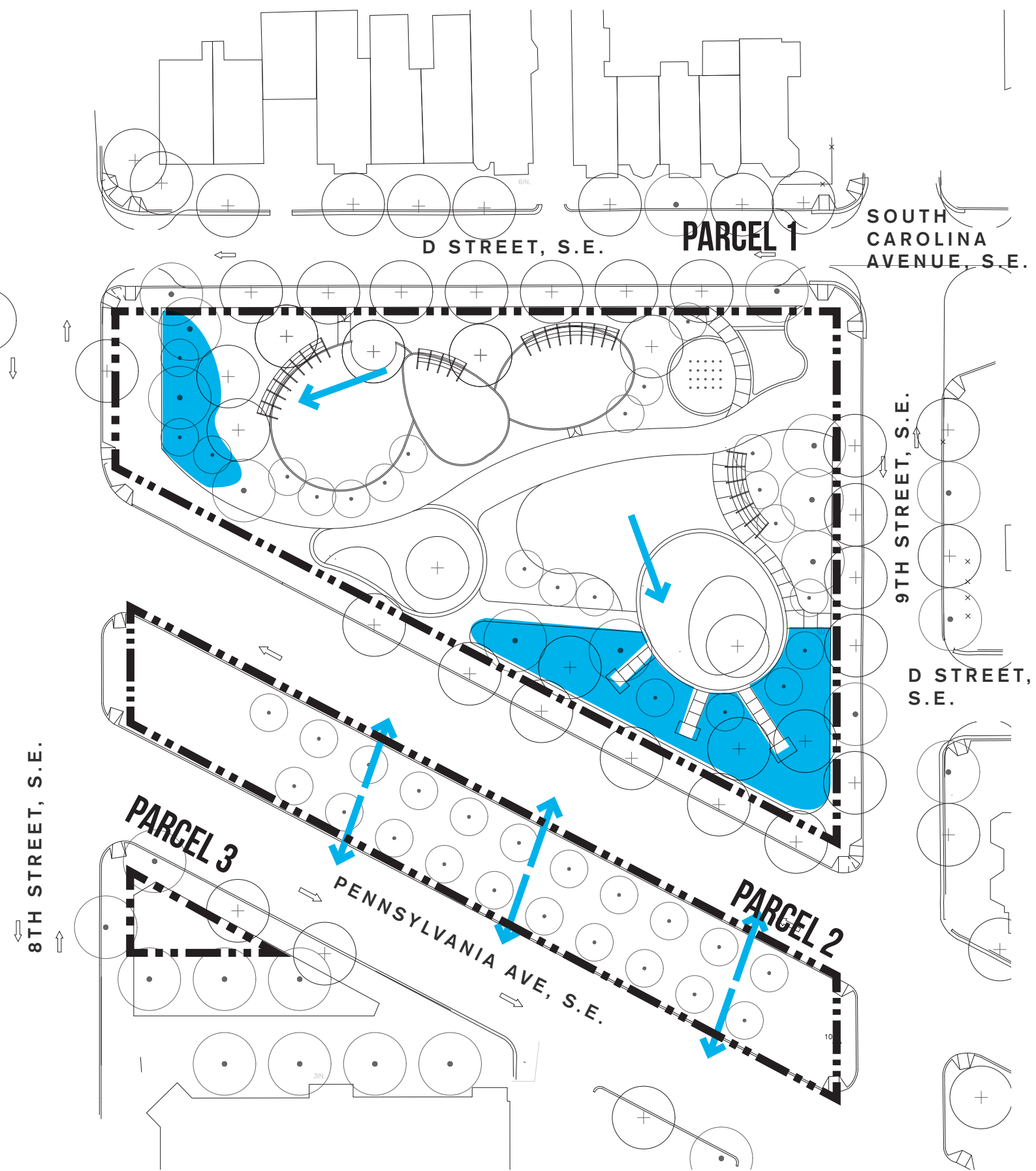
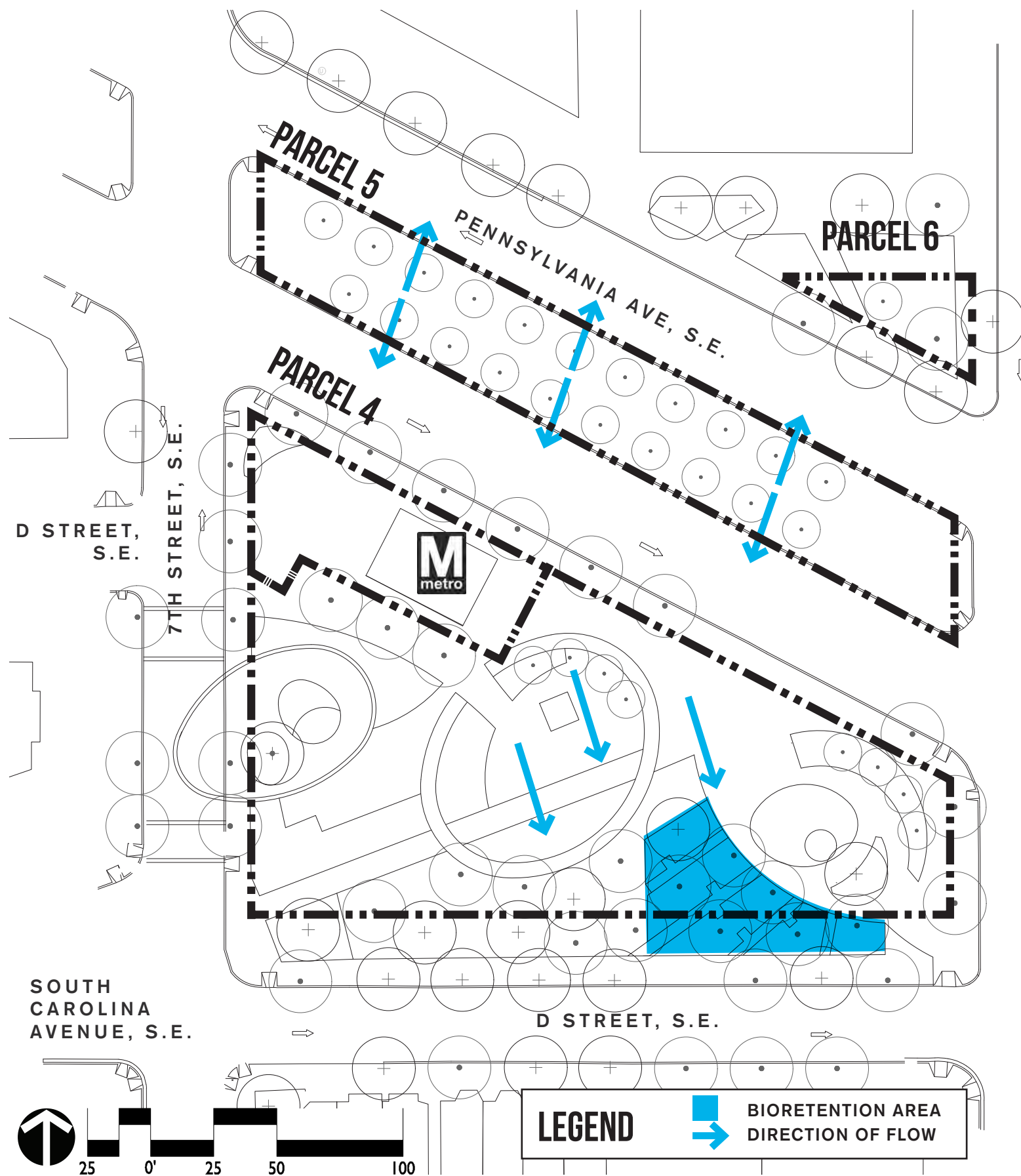
- ⑪ RAIN GARDEN
- ⑫ LANDSCAPE AREA
- ⑬ OUTDOOR RETAIL FURNITURE

## PARCEL 4

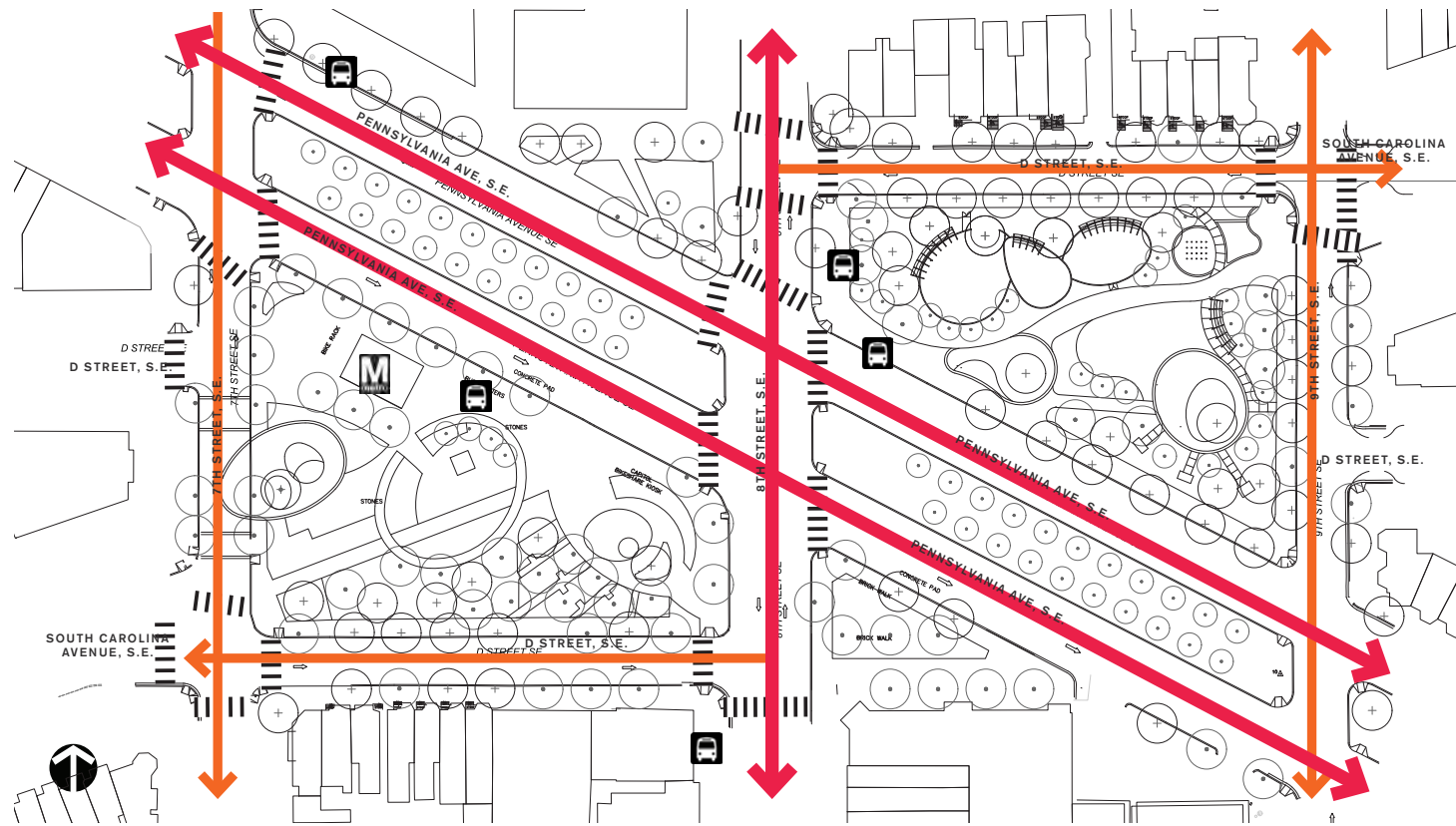
- ⑭ PUBLIC ART FEATURE
- ⑮ METRO GROVE
- ⑯ LIBRARY GARDEN
- ⑰ KIOSK
- ⑱ TOWN CENTER PLAZA
- ⑲ BOSQUE OF TREES
- ⑳ LAWN
- ㉑ BIORETENTION
- ㉒ BARRACKS GATEWAY
- ㉓ WATER FEATURE



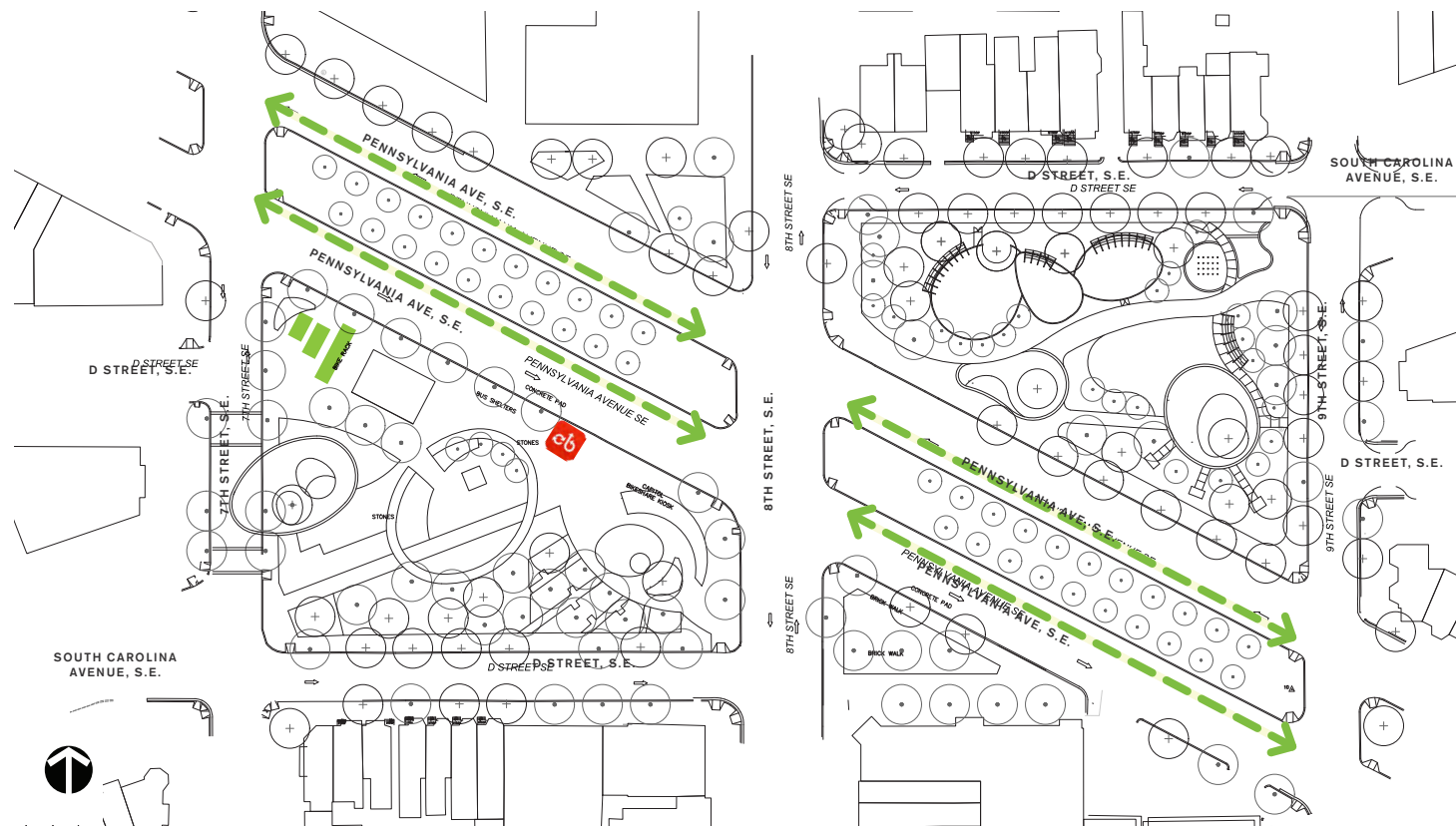




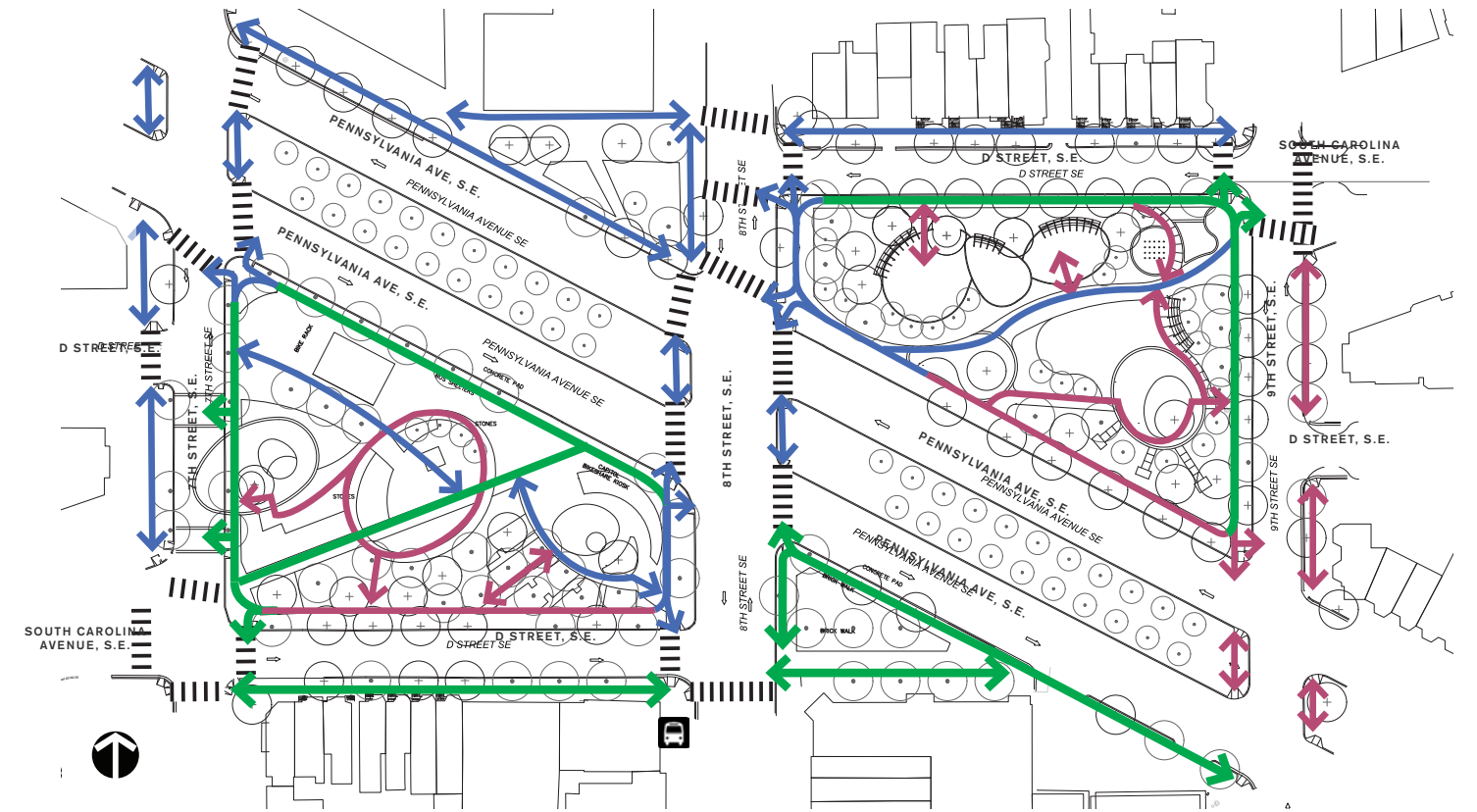




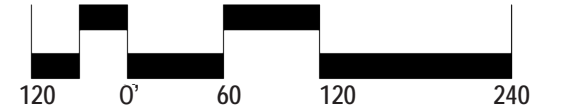
VEHICULAR



BIKE



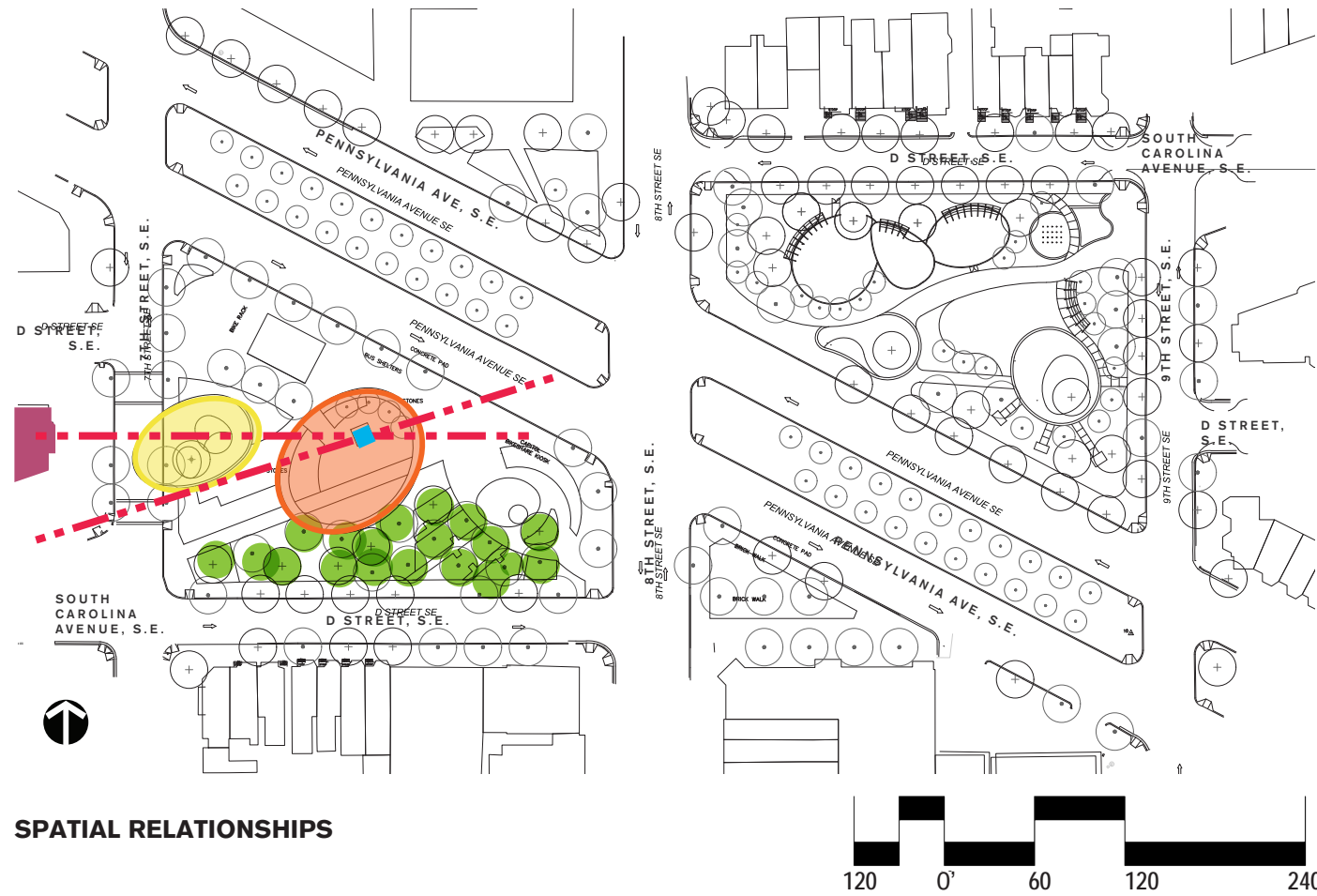
PEDESTRIAN



## LEGEND

- PRIMARY VEHICULAR CIRCULATION
- SECONDARY VEHICULAR CIRCULATION
- PRIMARY PEDESTRIAN CIRCULATION
- SECONDARY PEDESTRIAN CIRCULATION
- TERTIARY PEDESTRIAN CIRCULATION
- - - BICYCLE LANE
- eb CAPITAL BIKESHARE

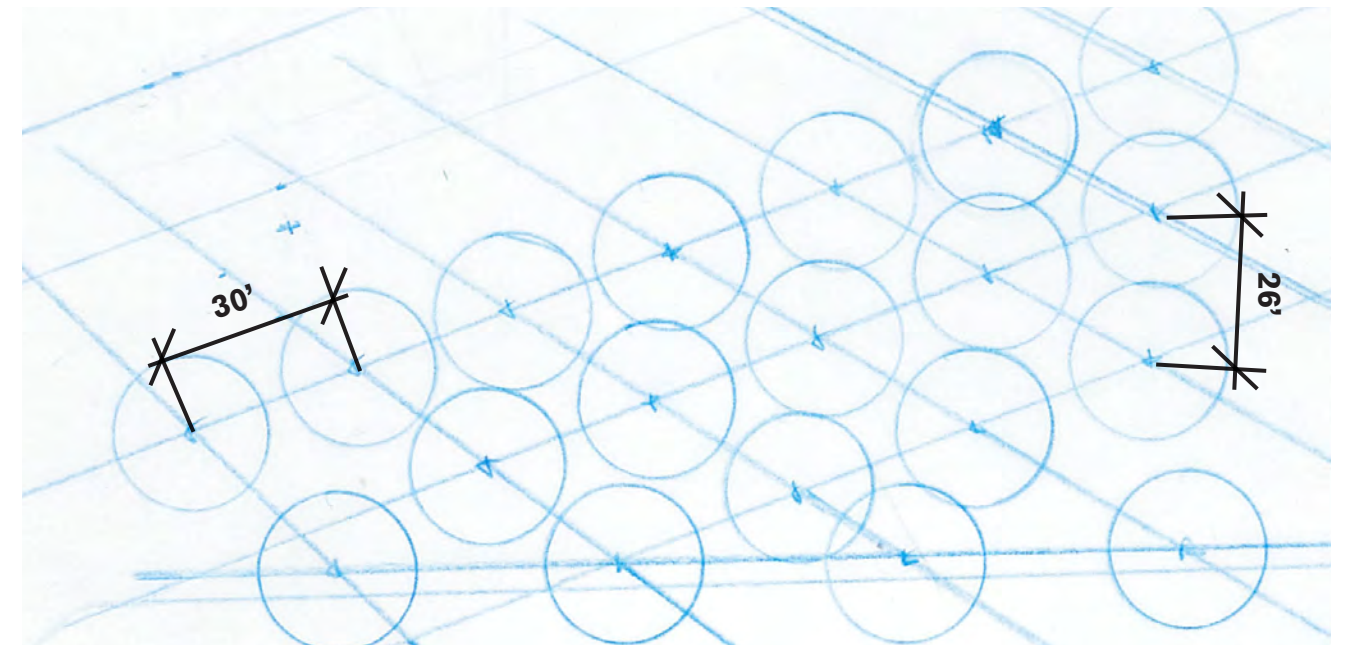




**SPATIAL RELATIONSHIPS**



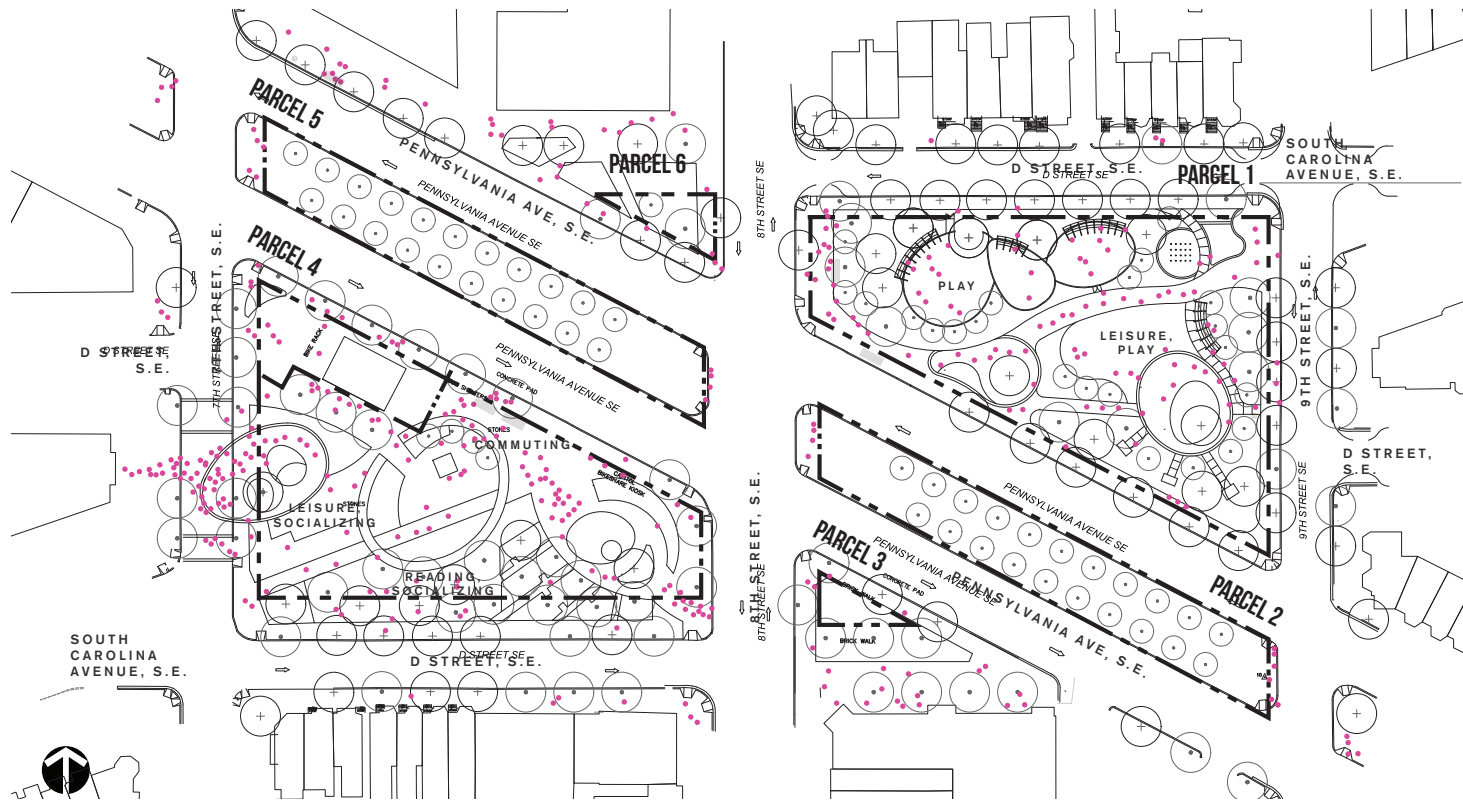
**DAPPLIED, ACTIVE**



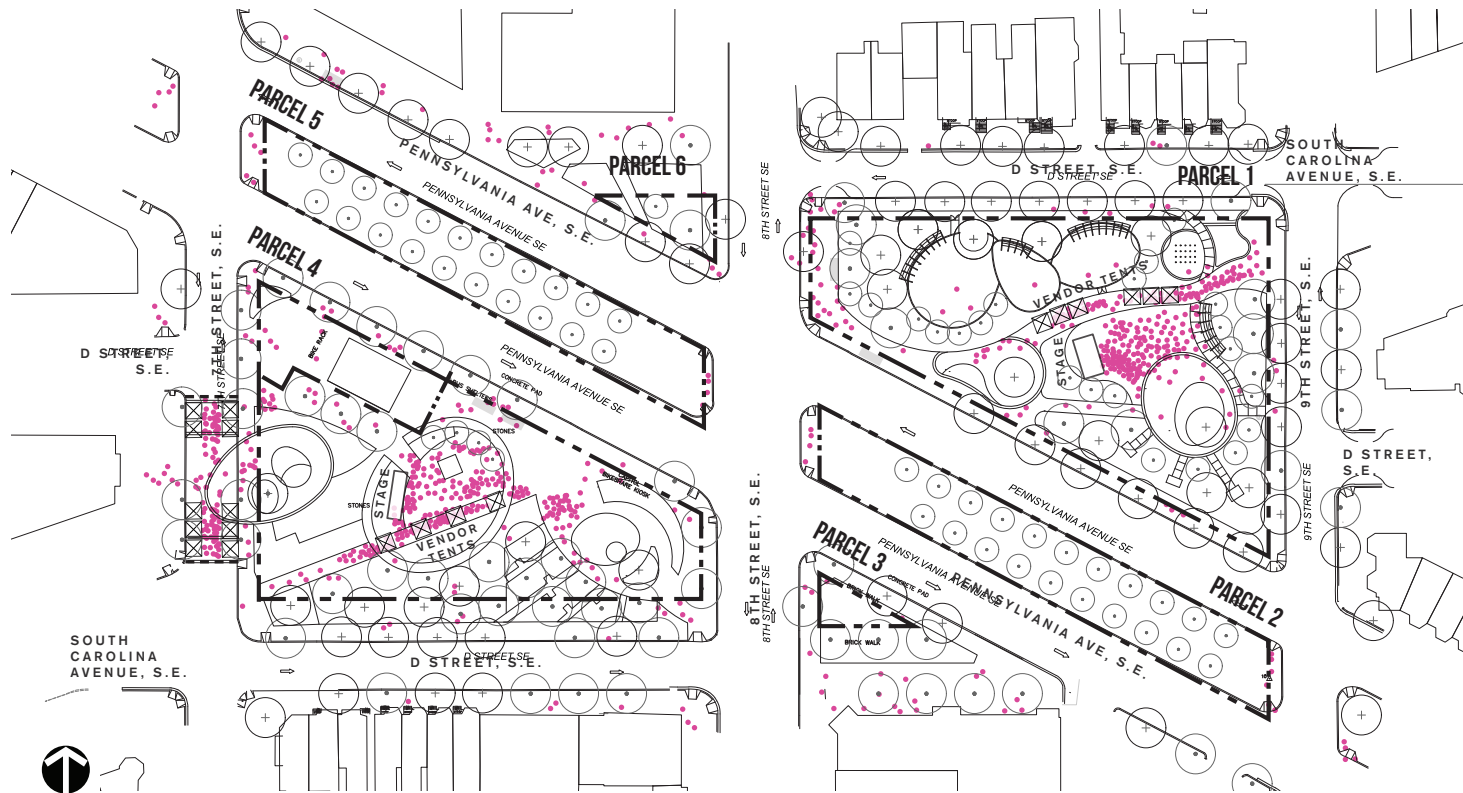
**IDEAL SPACING STUDY**

LEGEND	KIOSK	LIBRARY	LIBRARY GARDEN	TOWN CENTER	BOSQUE	CRITICAL AXES
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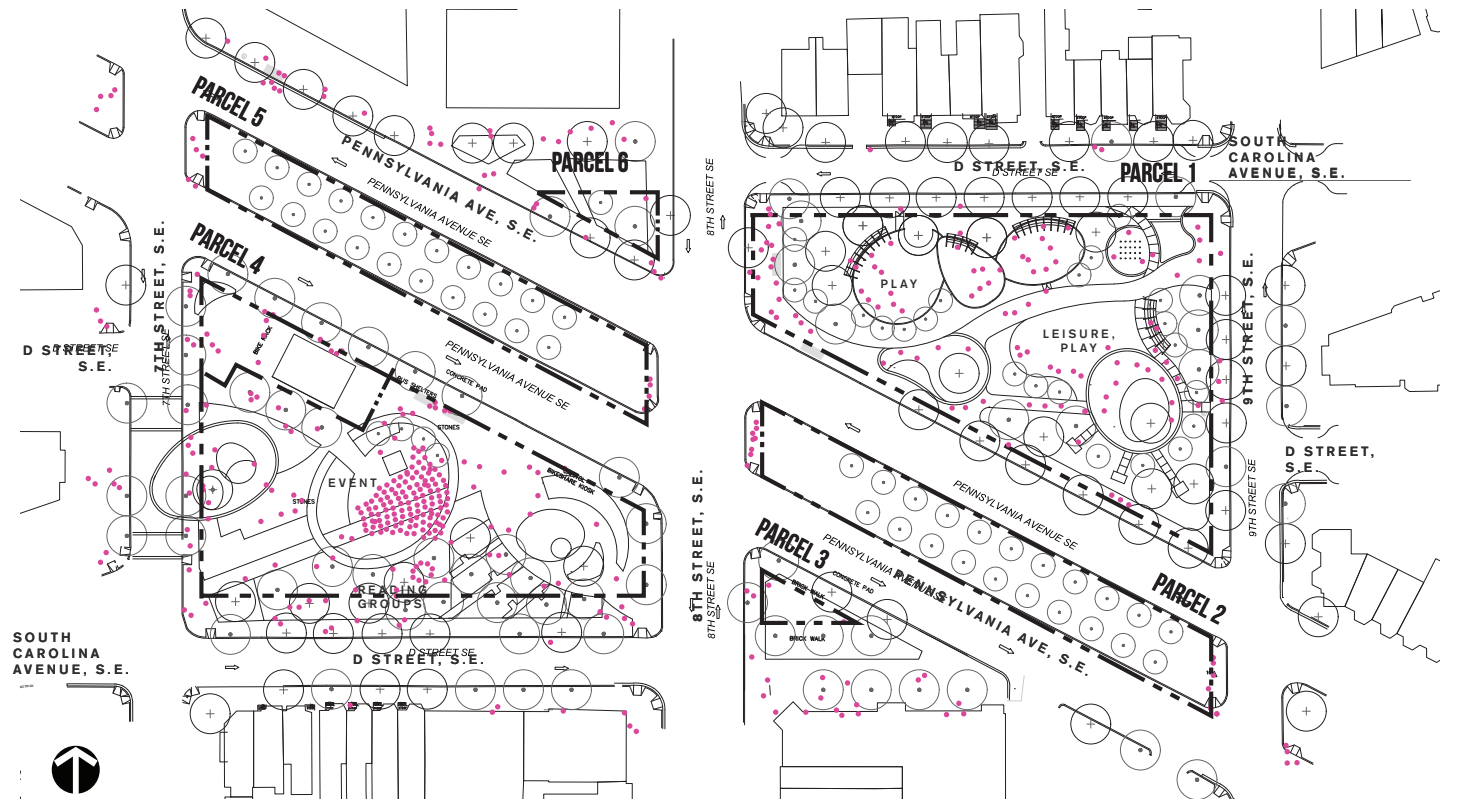




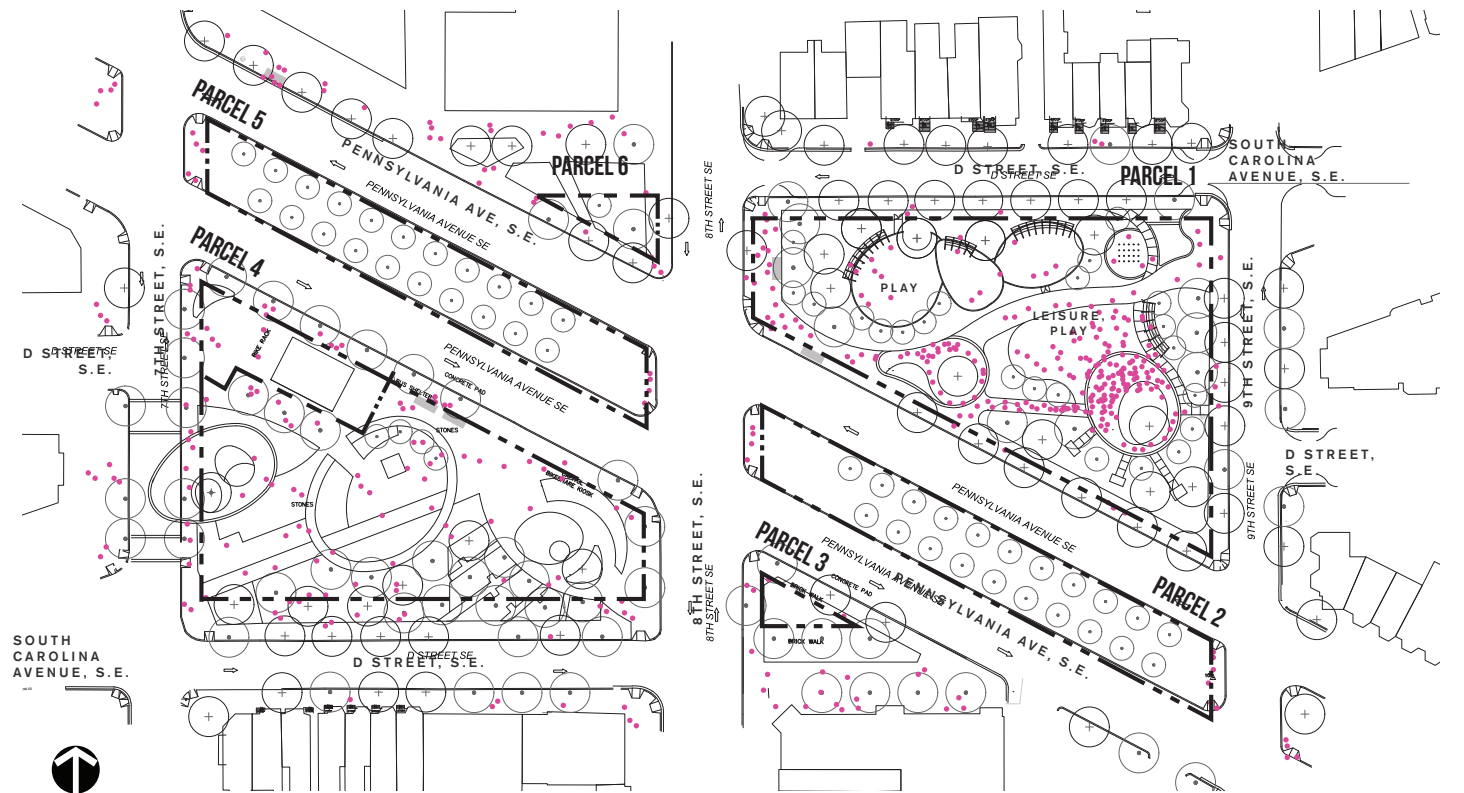
PROGRAMMING: EVERY DAY



PROGRAMMING: LARGE FESTIVAL



PROGRAMMING: LIBRARY EVENT



PROGRAMMING: HOLIDAY TREE LIGHTING



SPRING



9 AM



12 PM



6 PM

SUMMER



9 AM



12 PM



6 PM

WINTER



9 AM

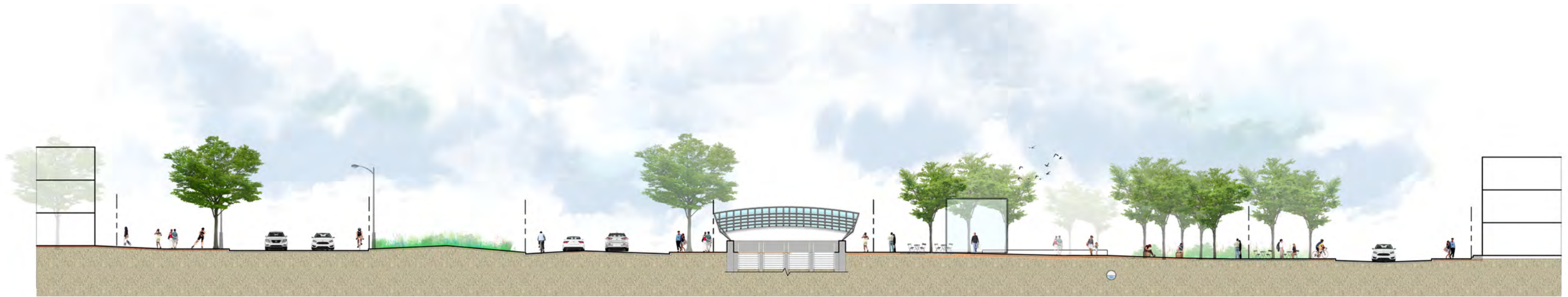


12 PM



6 PM













OVERALL  
**PERSPECTIVE VIEW | EASTERN MARKET METRO PARK**  
 May 2, 2019





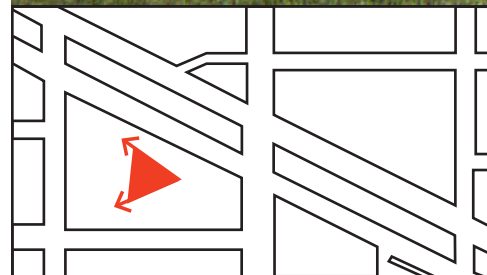
PENNSYLVANIA AVENUE

**PERSPECTIVE VIEW | EASTERN MARKET METRO PARK**

May 2, 2019





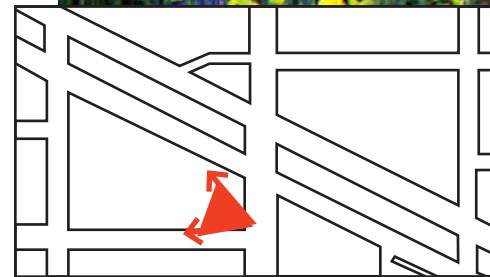


PARCEL 4, LOOKING TOWARD LIBRARY

## PERSPECTIVE VIEW | EASTERN MARKET METRO PARK

May 2, 2019





PARCEL 4, BIORETENTION AREA

**PERSPECTIVE VIEW | EASTERN MARKET METRO PARK**

May 2, 2019





PARCEL 4, VIEW LOOKING UP SOUTH CAROLINA AXIS  
**PERSPECTIVE VIEW | EASTERN MARKET METRO PARK**  
 May 2, 2019





PARCEL 4, BOSQUE

**PERSPECTIVE VIEW | EASTERN MARKET METRO PARK**

May 2, 2019







PARCEL 1, PLAYGROUND AREA

**PERSPECTIVE VIEW | EASTERN MARKET METRO PARK**

May 2, 2019







PARCEL 1, LAWN AREA

**PERSPECTIVE VIEW | EASTERN MARKET METRO PARK**

May 2, 2019

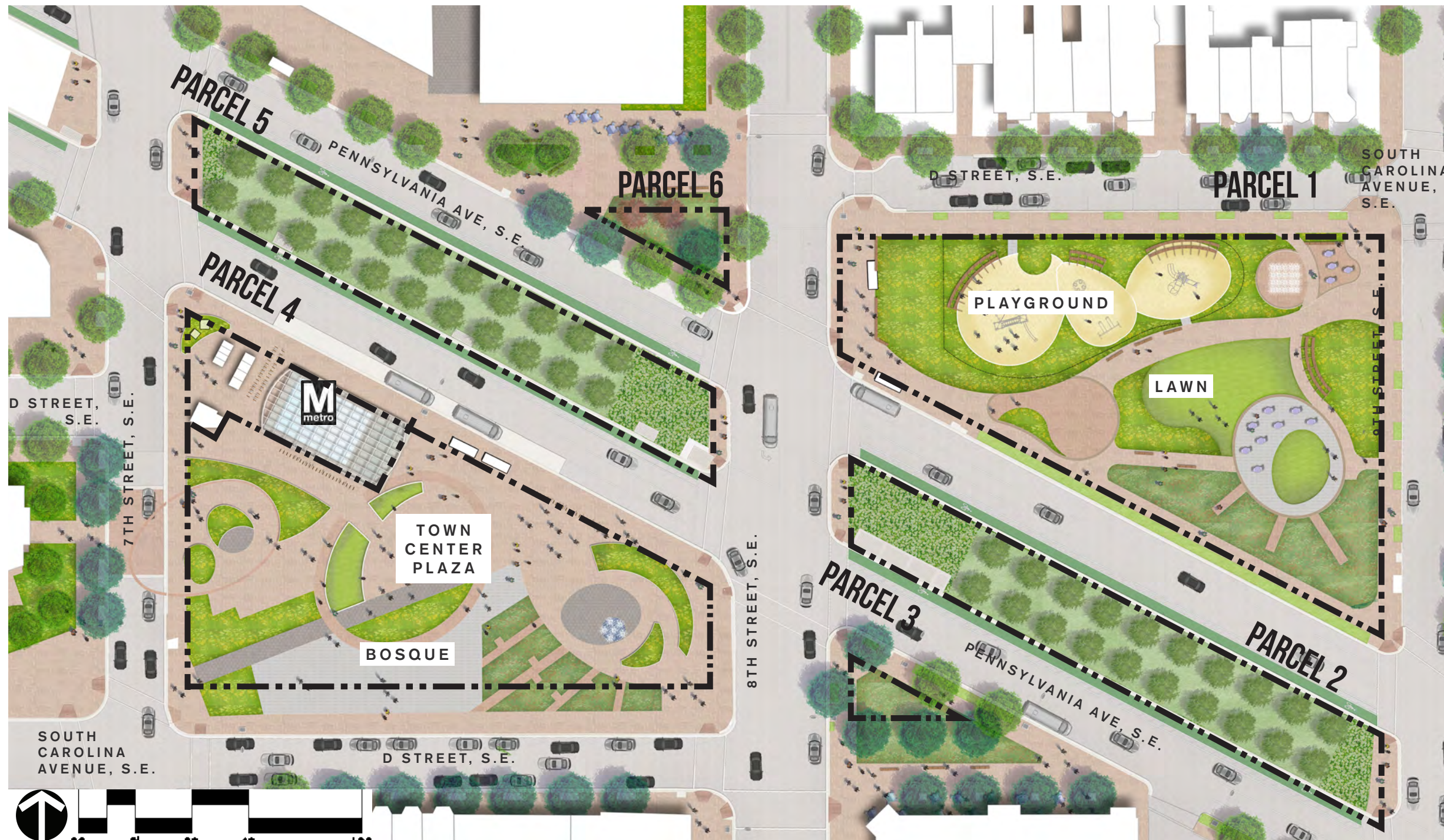






# PROPOSED MATERIALS





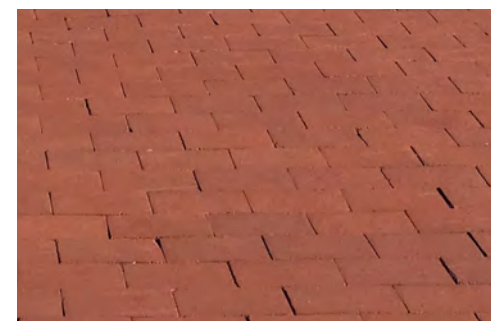
**LIGHT POST**



**BENCH**



**EXISTING NON-STANDARD BRICK**



**EXISTING STANDARD BRICK**



**GRANITE SETTS**



**GRANITE PAVERS**



**CRUSHED GRANITE**



**LITER**

## PROPOSED MATERIALS | EASTERN MARKET METRO PARK

May 2, 2019







**BOSQUE**



**BIORETENTION**



**WATER ELEMENT**



**PLAZA**

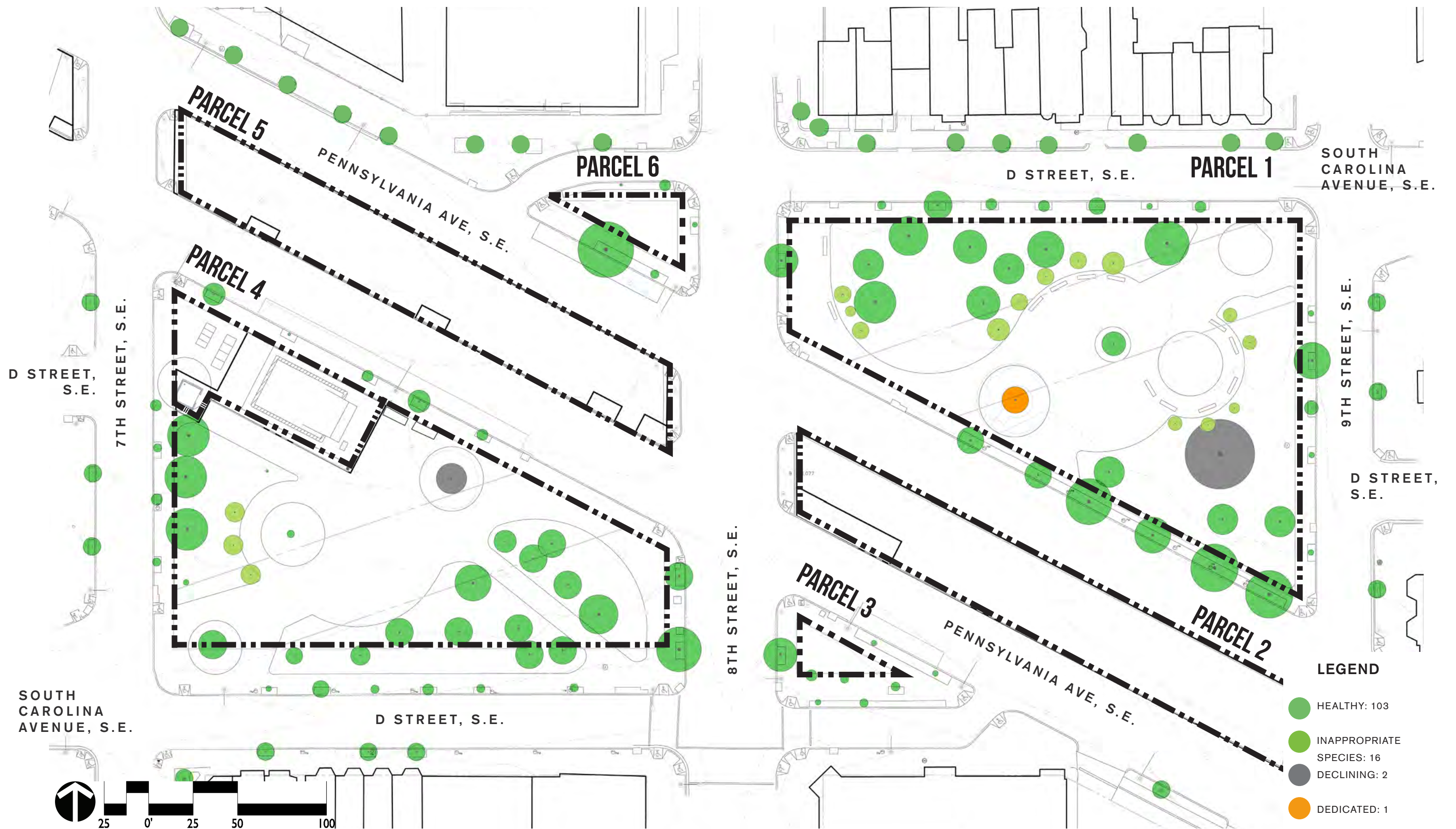


**LAWN**



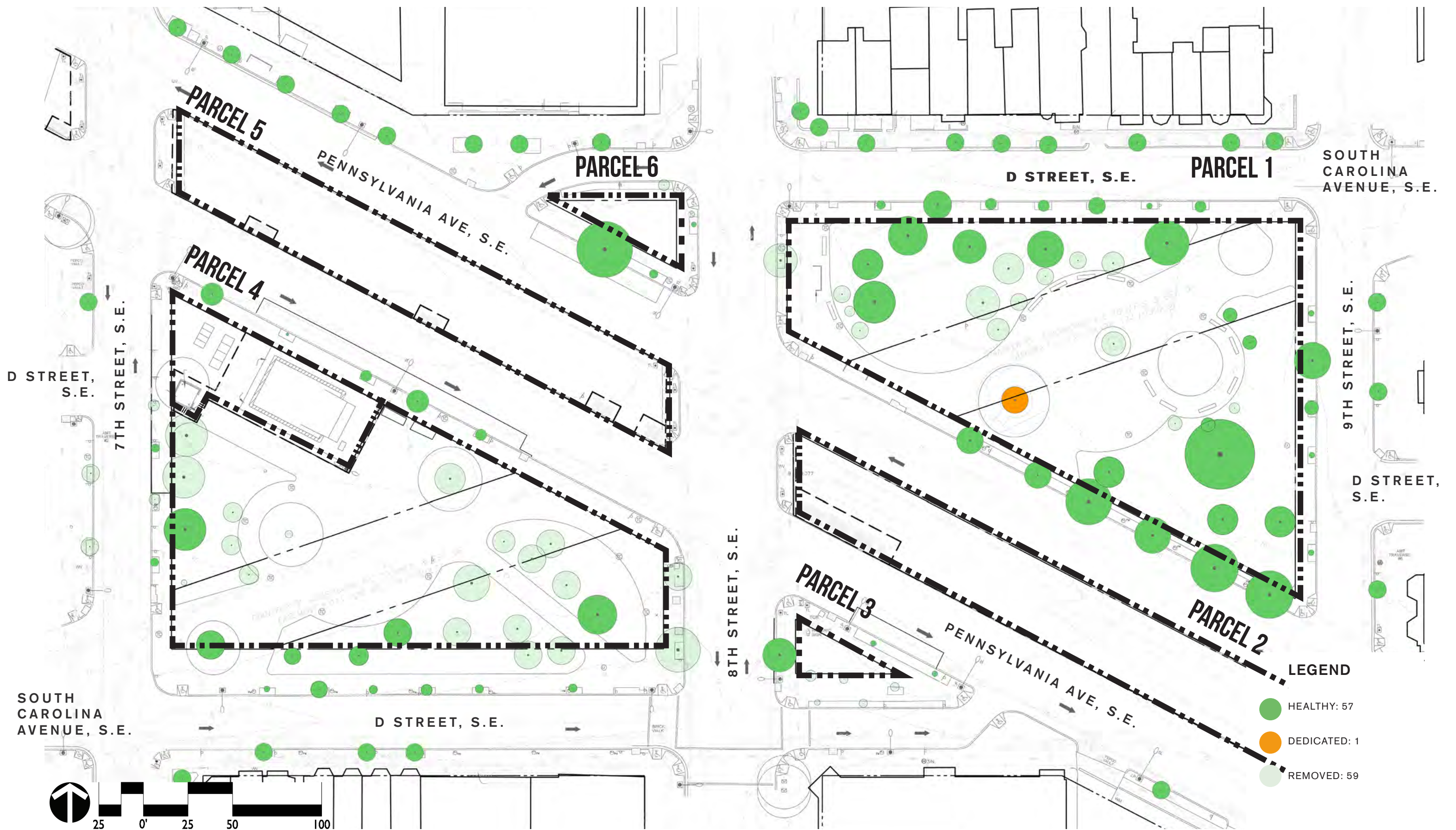
**PLAYGROUND**





**TREES: EXISTING | EASTERN MARKET METRO PARK**  
May 2, 2019

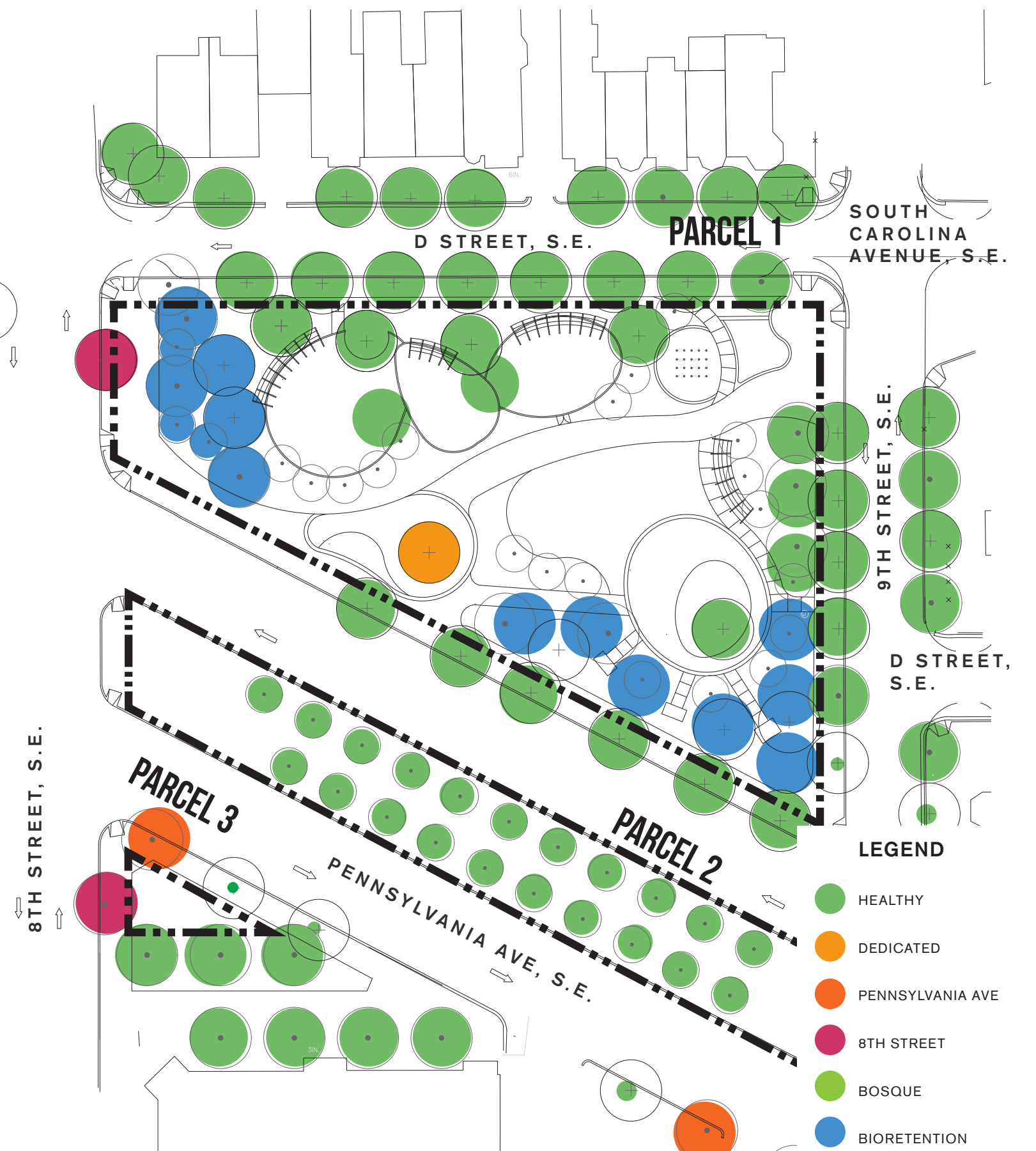
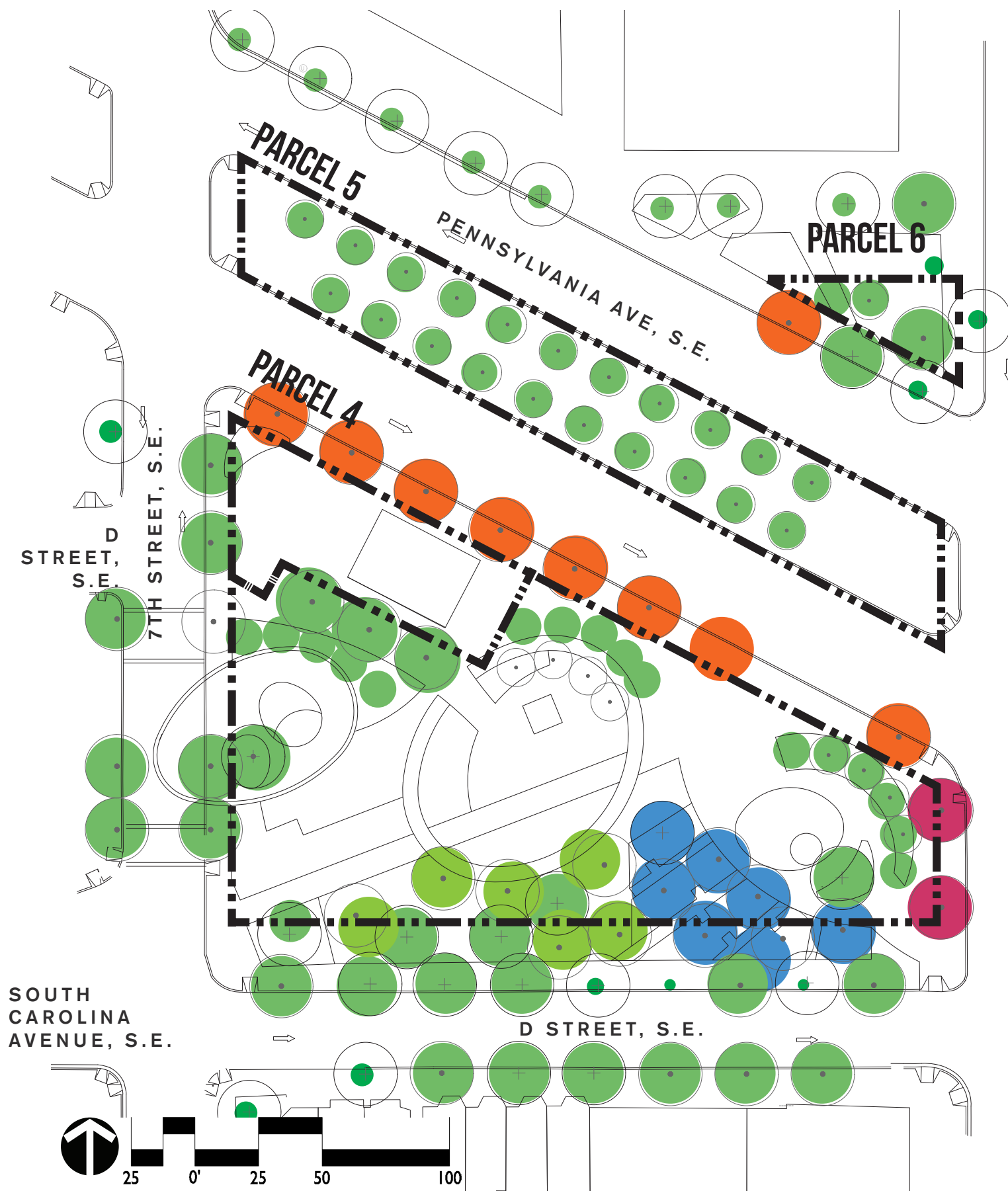




## TREES: WITH REMOVAL DUE TO STORMWATER MANAGEMENT & PROJECT GOALS

May 2, 2019





**TREES: TO REMAIN + PROPOSED | EASTERN MARKET METRO PARK**  
 May 2, 2019



PENNSYLVANIA AVENUE

**QUERCUS PHELLOS**  
WILLOW OAK



8TH STREET

**QUERCUS RUBRA**  
RED OAK



UNDERSTORY TREE

**KOUSA**  
CREPE MYRTL  
RED BUD



BOSQUE

**GLEDITSIA TRIACANTHOS VAR. INERMIS**  
THORNLESS HONEYLOCUST



**CERCIDIPHYLLUM JAPONICUM**  
KATSURA TREE



**PLATANUS X ACERIFOLIA 'BLOODGOOD'**  
LONDON PLANE TREE 'BLOODGOOD'



BIORETENTION

**MAGNOLIA VIRGINIANA**  
SWEET BAY MAGNOLIA



**BETULA NIGRA 'BNMTF'**  
RIVER BIRCH 'DURAHEAT'



**PLATANUS OCCIDENTALIS**  
AMERICAN SYCAMORE



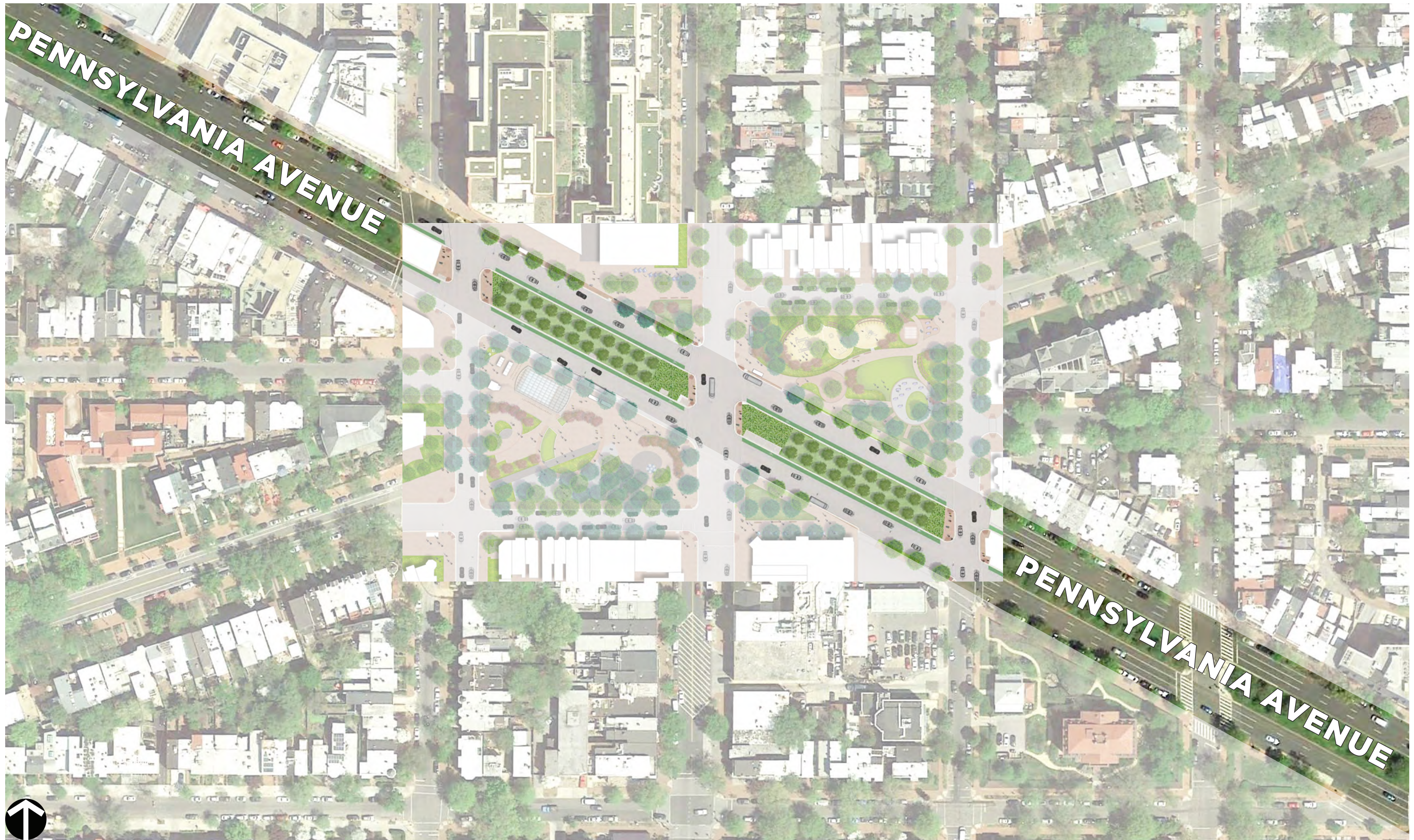












## PENN AVE TREE CONTEXT | EASTERN MARKET METRO PARK

May 2, 2019

