

Example of an Appropriate Development Concept for the Hine Junior High School Site

This concept is an example of how the site could be developed for the long-term benefit of all. This example focuses on the site plan, building size, functions, traffic accommodation, safety and relevance to the community. Facade design and other details are intentionally not addressed.

Important Features:

- Creatively ties Eastern Market to Barracks Row and Metro Plaza - with arcades along Pennsylvania Ave, 7th Street and C Street
- Commercial and residential uses are separated without isolating existing residential areas
- Density is high with very large buildings but some natural light and open space is preserved - maximum height is four stories and rooflines vary in height - while still providing approximately 75% of the floor space of the Stanton/Eastbanc proposal
- The inclusion of alleys is consistent with Capitol Hill street layout and provides for better and safer pedestrian, auto, truck, and emergency vehicle access and traffic flow - all of which will increase with this development
- Parking garage and truck dock entrances are in the alleys to minimize traffic congestion and to preserve a livable, walkable environment
- Adequate space is provided for the Flea Market without requiring street closures - future policies on street closures cannot be taken for granted
- Respects the site's status as public land, its location in the middle of a neighborhood of mainly two-story townhouses, and its proximity to historic sites including the Eastern Market