

Urban Design Study Team

Scope of Work

The following constitutes the contractual scope of work for the Urban Design Study Team:

Project Goals

The goals for the redesigned Plaza area are:

- to create a welcoming, beautiful, and sustainable landscaped park
- to create a lively animated plaza that serves as Capitol Hill's civic Town Square, and as "connective tissue" that promotes the linkage of the 7th Street retail/business corridor (to the north) with the 8th Street retail/business corridor (to the south), and by extension to the M Street and Anacostia Waterfront initiatives.
- to provide for a coordinated interface of private (pedestrian, auto, bicycle) and public (bus, subway, proposed tram) transportation in the Plaza and its near vicinity, and to improve pedestrian safety.

Timing

The timing of this study is important, because it will build on previous stakeholder meetings and input, Oehme van Sweden's 2003 study, and on recent developments such as the NPS/DDOT transfer of Plaza land control, the announced proposal to close Hines Junior High School, the recent completion of the Eighth Street Barracks Row rejuvenation effort, and the on-going restoration of Eastern Market after its devastating fire.

Definition of Study Area

The focused Study Area is defined as both the public right-of-way land areas of 7th, 9th, and D Streets, SE, and all land areas inscribed by those right-of-ways.

Potential for Aggregation of Land Parcels

Currently, Metro Plaza is approximately an area of 8 acres. Of this area, 4 acres are dedicated to roadbed and 4 acres are "park". Comparatively, Stanton Park is slightly smaller with 7.25 acres of which 3.25 acres are roadbed and 4 acres are "park". Both public squares are lined with relatively low 2 and 3 story structures, with an occasional 4 story structure punctuating the border. Both parks also enjoy a strong axial visual connection to the U.S. Capitol dome.

Despite the equivalent size and defining boundaries of these two public parks, the Capitol Hill Community's collective mind considers Stanton Park to be a "community place" and Metro Plaza to be an amorphous "no-where" land. Several factors are involved in this perception, but one of the underlying reasons for this difference is that Stanton Park's 4 acres of "park" is contained in a single parcel of land, while Metro Plaza's 4 acres of "park" is divided by 3 heavily trafficked roadbeds into 6 different parcels.

One of the first tasks of this study will be to examine the potential for aggregating land parcels (or portions of parcels) by modifying existing roadbeds and/or alignments. In addition to the public space benefits achieved by these modifications, the associated traffic/transportation impacts as well as conceptual financial costs will be studied.

Metro Plaza Task Force

Barracks Row Main Street will establish a Task Force to act as the primary client group for us to interact with during the course of the study. This task force will include representatives of all relevant community groups, including (but not necessarily limited to) BRMS, CHRIS, EMCAC, CHAMPS, ANC 6B Commission, and others BRMS feels are appropriate to serve on this working committee. Each Task Force member will regularly attend all meetings so that the group may work efficiently through the iterative design process and streamline community communications. In addition, each Task Force member will be responsible for communicating all necessary information from their respective groups to the Design Team, and vice versa.

Scope of Services

The following outline describes the Scope of Services and illustrates a process that will lead to a Plaza Concept Design that is based on stakeholder issues and input.

Phase 1 Data Gathering, Inventory, and Analysis

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| Task #1 | Collect all relevant existing conditions data including: <ul style="list-style-type: none">• the history of the Plaza and why it is what it is today• review the survey of the physical aspects of the current Plaza as recorded in the form of a topographic survey by A. Morton Thomas Engineering, Inc.• physical elements of the Eastern Market Metro Station, both above and below grade• Metrobus elements and service in the Plaza's vicinity• traffic & transportation information and issues that exist, and any currently proposed changes or projects by public entities• current DC zoning and planning efforts, and proposed changes and planning efforts that may affect the Plaza• current Federal planning efforts that may affect the Plaza |
| Task #2 | Synthesize Task 1 data into a general urban design analysis of the existing conditions. |
| Task #3 | Meet with the Task Force. This meeting will begin with a presentation of the Task 1 & 2 information, followed by an opportunity for each stakeholder to state the issues, goals, and ideas flowing from their respective organizations.

Meet with Community residents, as directed by the Task Force, for input into the Community's goals, objectives, and thoughts for the area's re-design. |

Phase 2 Concept Alternatives

- Task #4 The Design Team will develop three alternative concepts for the re-designed Plaza:
- Existing roadbeds to remain
 - Some increase of contiguous park space
 - Maximize contiguous park space
- Task #5 The Design team will present the three concepts to the Task Force for comments and input.
- Task #6 Input from the Task 5 meeting will be incorporated into the three concepts, after which the concepts will be conceptually budgeted by the Team's cost consultant.
- Task #7 Meet with the Task Force to present the updated plans and cost information. Selection of the Preferred Alternative Concept.

Phase 3 Preferred Alternative Concept

- Task #8 Prepare presentation materials for the Preferred Alternative Concept.
- Task #9A Presentations to the Advisory Group and DC/Federal Government agencies to solicit comments and input. The presentations will include a brief overview of the three alternative concepts and how they led to the Preferred Alternative. The Preferred Alternative will be presented in greater detail.
- Task #9B Presentation of the #9A material to a Community Open Forum Meeting to solicit comments and input. Immediately following the meeting, the materials presented will be posted to the project website, and a four week period for comment will be held.
- Task #10 The Study Team will further refine the Preferred Alternative to incorporate input received in Tasks 9A and 9B, and refine the conceptual construction budget.
- Task #11 Prepare a Final Report outlining the Preferred Concept in drawing and written form.

Advisory Oversight Committee

An Advisory Oversight Committee will be formed to include representatives from the DC Office of Planning, DC Department of Transportation, WMATA, National Park Service, State Historical Preservation Office, NCPC, Fine Arts, AOC, and other agencies having jurisdiction over or interest in the Plaza development. This will allow efficient communication and coordination of information among all parties, and will streamline the working through of issues during the iterative design process.

Project Website

The Design Team will create, host, and maintain a Project website to facilitate communication and community outreach. The site will include a project description, meeting announcements, and relevant photos, drawings and other graphics. Immediately following the Task 9B public meeting, the proposed design drawings will be posted so that they may be shared more widely with the community, and additional community input be gained. Community members will be able to comment on the preferred alternative design proposal through a link on the website. A special secure area on the site will be dedicated for exclusive use by the Project Team, Task Force, and Advisory Committee.

Certified Topographic & Utility Survey

Barracks Row Main Street will contract with AMT,LLC to provide a survey of the physical aspects of the current Plaza as recorded in the form of a topographic survey. The contract will be executed simultaneously with this Letter of Agreement in order for the survey to be performed in a timely manner and made available to the Design Team during Task #1.

Post Study Steps

At the completion of this Study, the following will be the next steps to be undertaken by the Task Force,

- Identify sources of funding for design and construction of the project
- Develop Design Development and Construction Documents
- Obtain Government approvals and Construction bids
- Monitor and administer the Construction.