






# LANDSCAPE DESIGN



LEGEND

-  proposed DC United stadium location
-  site
-  extended site
-  Buzzard Point study area
-  Navy Yard Metro egress

# 1900 HALF STREET

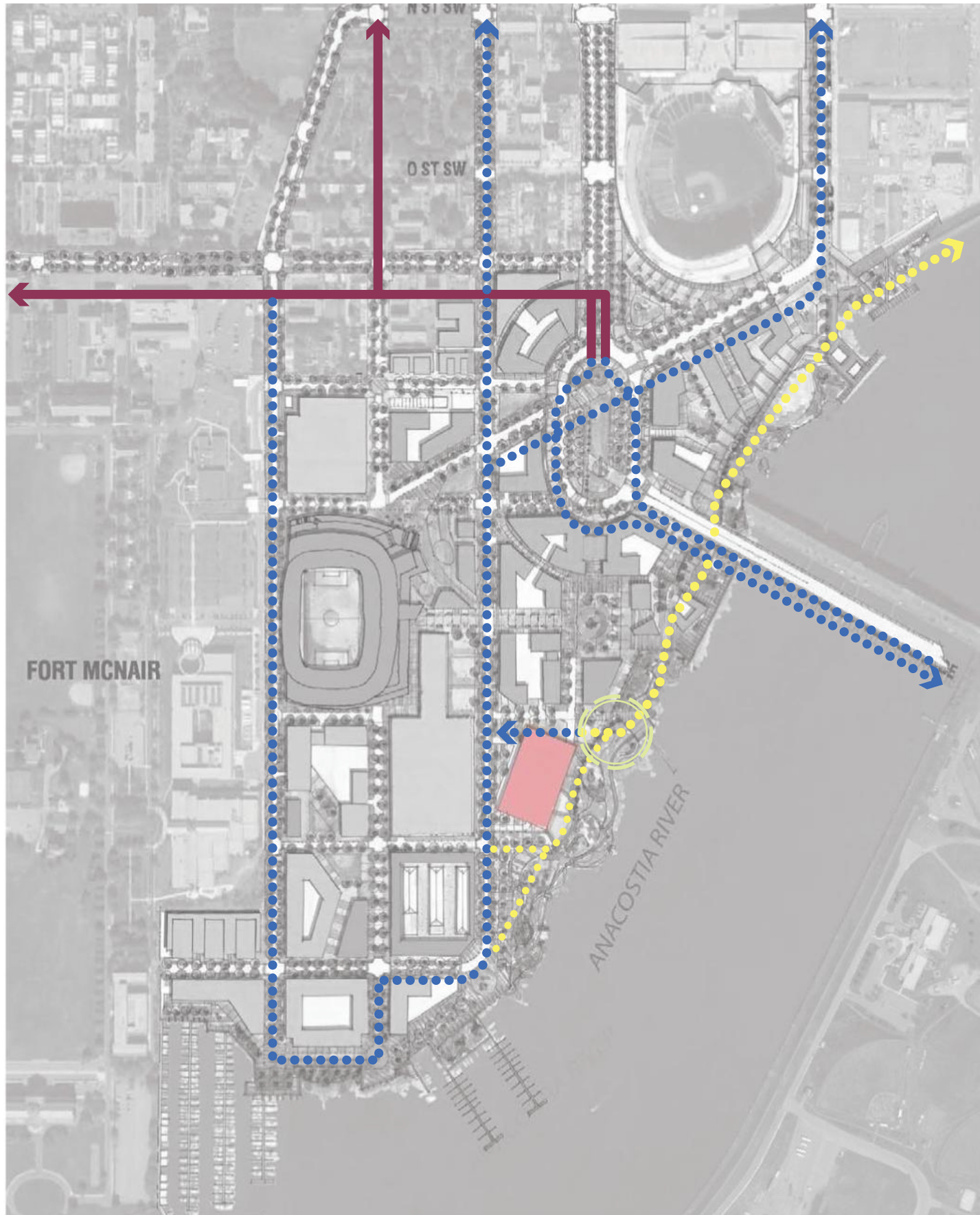
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site analysis | buzzard point area

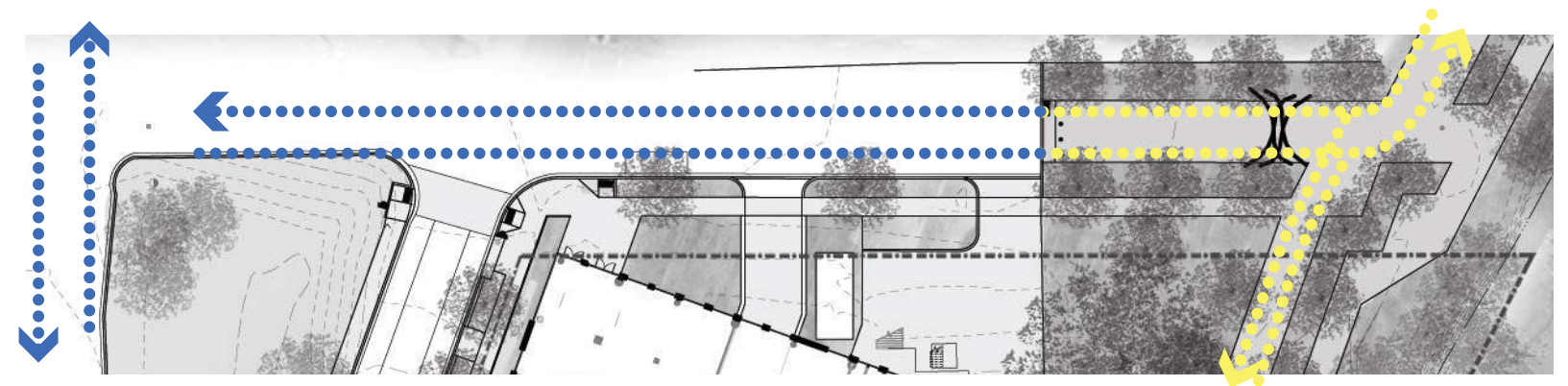
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- LEGEND
- existing shared street
  - proposed shared street
  - proposed bike route
  - point of interest

PROPOSED BIKE CIRCULATION AT POINT OF INTEREST



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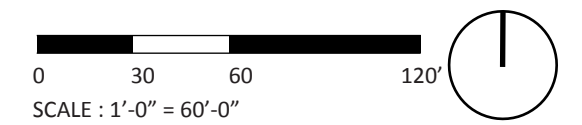
site analysis | bicycle routes

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LEGEND

- - - property line
- existing tree
- bulkhead at river
- existing green space
- existing pavement



# 1900 HALF STREET

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## site analysis | existing site

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ADDITIONAL INFORMATION

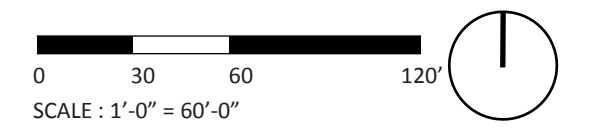
**100 Year flood plain effects on site:**

100 year flood elevation: 11'-0"

Proposed promenade elevation: 11'-6"

LEGEND

- - - property line
- existing tree
- bulkhead at river
- existing green space
- existing pavement
- 100 year flood line



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site analysis | 100 year flood plain

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ADDITIONAL INFORMATION

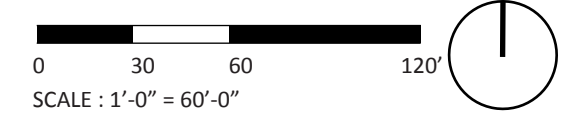
Existing water lines outfall directly into Anacostia River, which places additional environmental value on low impact development measures on site.



example of outfall at Anacostia River

LEGEND

- - - property line
- existing tree
- bulkhead at river
- existing green space
- existing pavement
- water line
- utility corridor
- - - existing combined sewer lines
- existing pepco vaults



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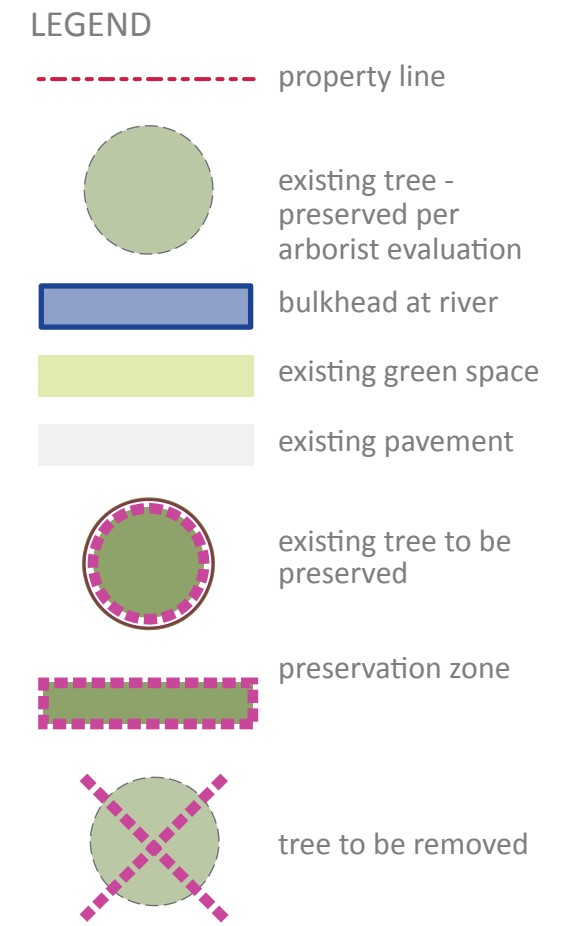
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## site analysis | existing utilities

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ADDITIONAL INFORMATION  
Trees appear in good condition



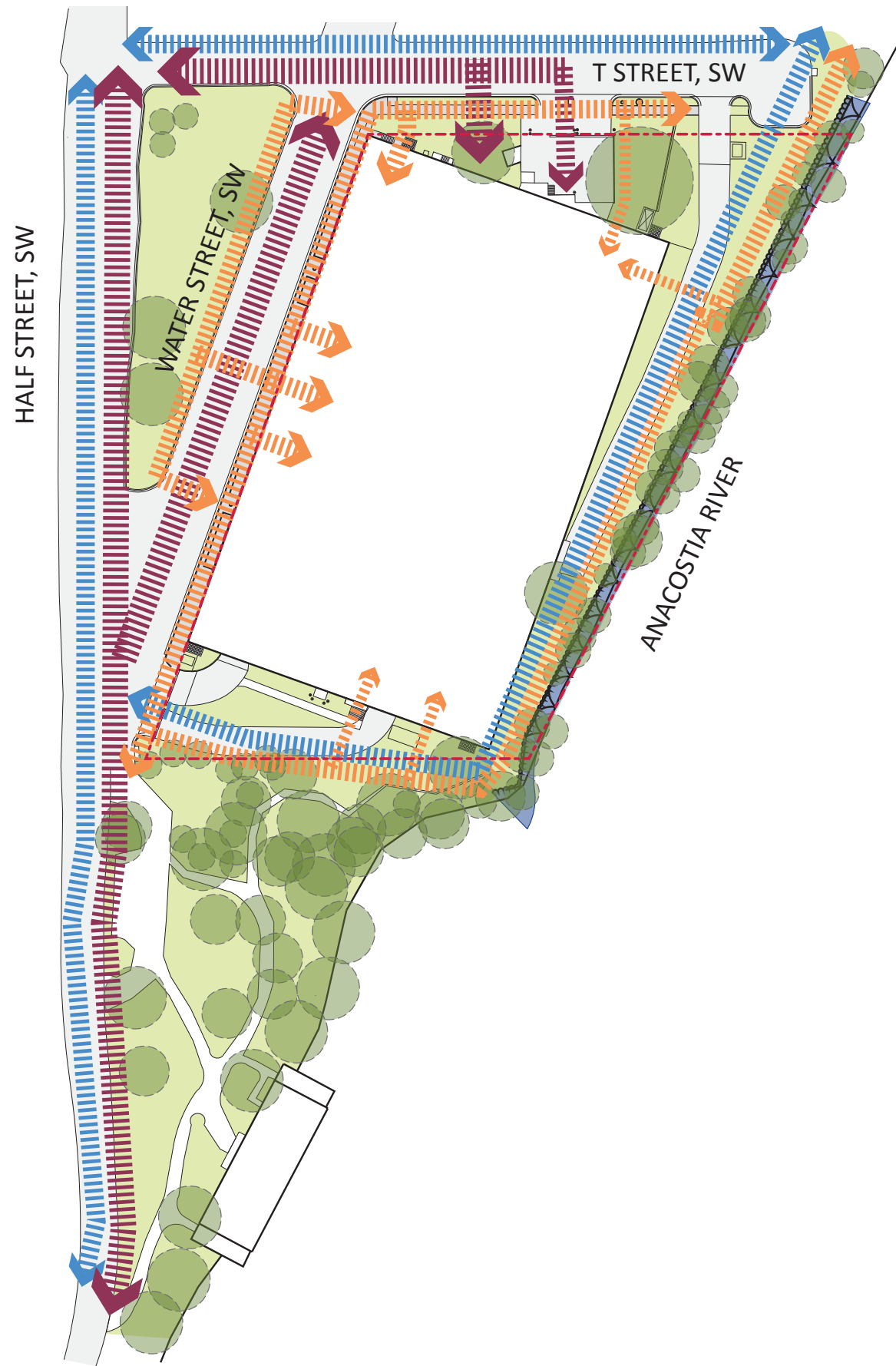
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site analysis | site preservation

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**LEGEND**

- property line
- existing tree
- bulkhead at river
- existing green space
- existing pavement
- vehicular traffic
- pedestrian traffic
- bicycle traffic

0 30 60 120'

SCALE : 1'-0" = 60'-0"

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site analysis | proposed circulation

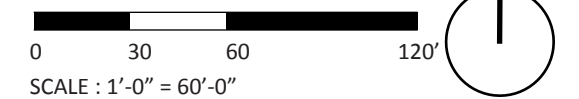
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LEGEND

- - - property line
- existing tree
- bulkhead at river
- existing green space
- existing pavement
- opportunity for green space



# 1900 HALF STREET

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## site analysis | green space opportunities




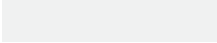



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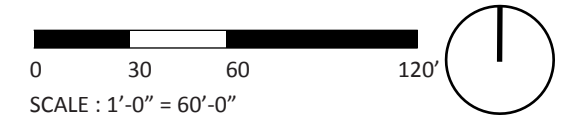


ADDITIONAL INFORMATION

Entry points pose grading conflicts and ADA accessibility challenges.

LEGEND

- - - property line
-  existing tree
-  bulkhead at river
-  existing green space
-  existing pavement
-  entry level 1
-  entry level P1
-  grading conflict areas



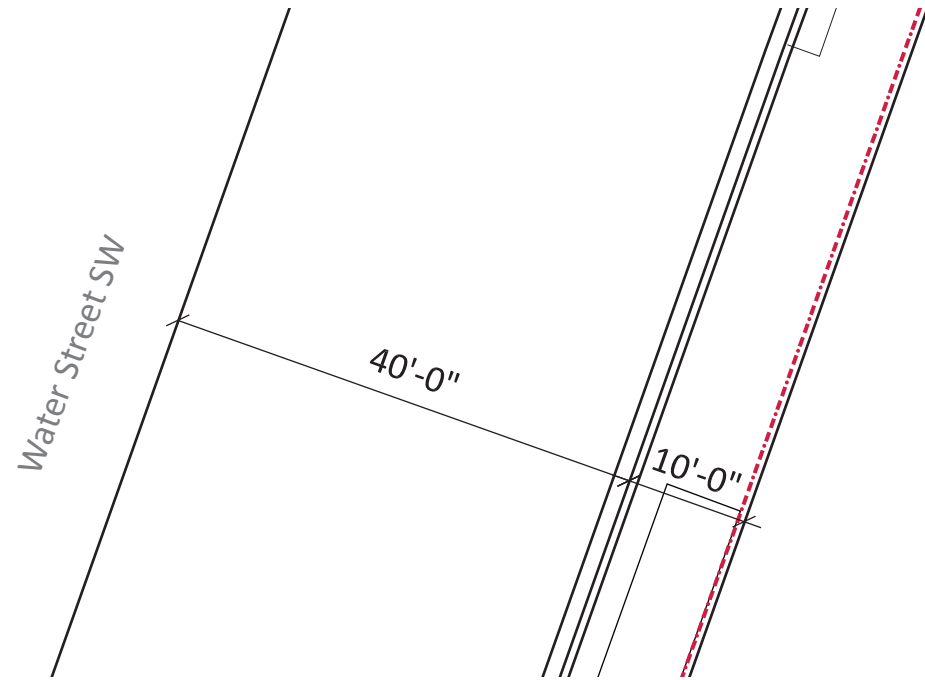
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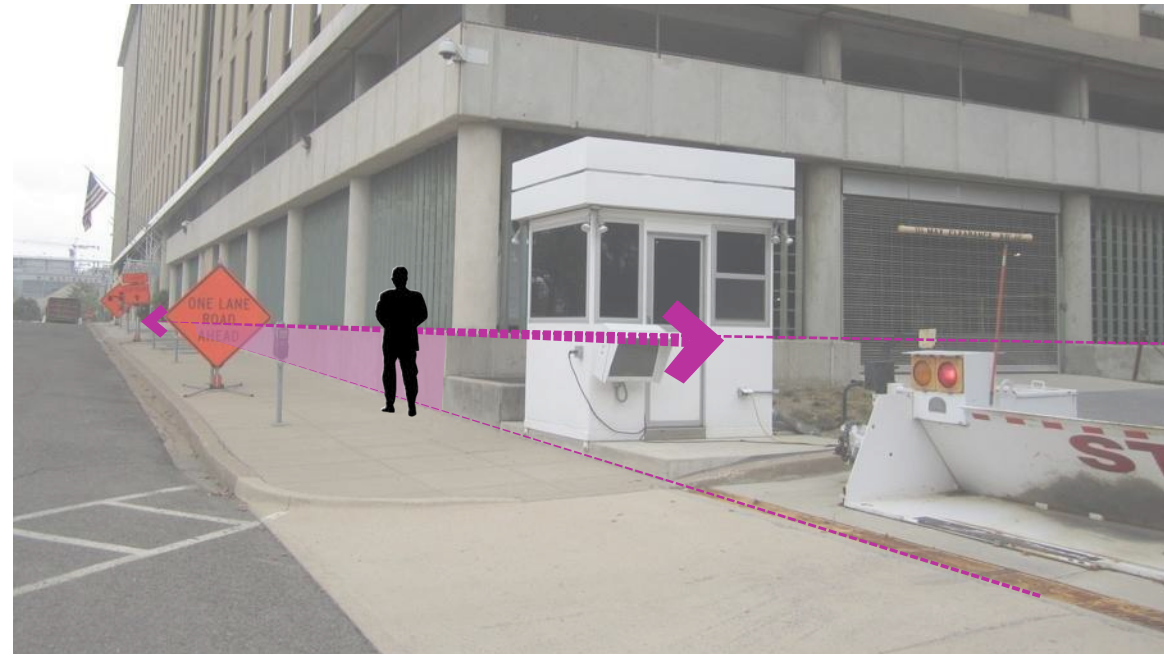
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site analysis | topography

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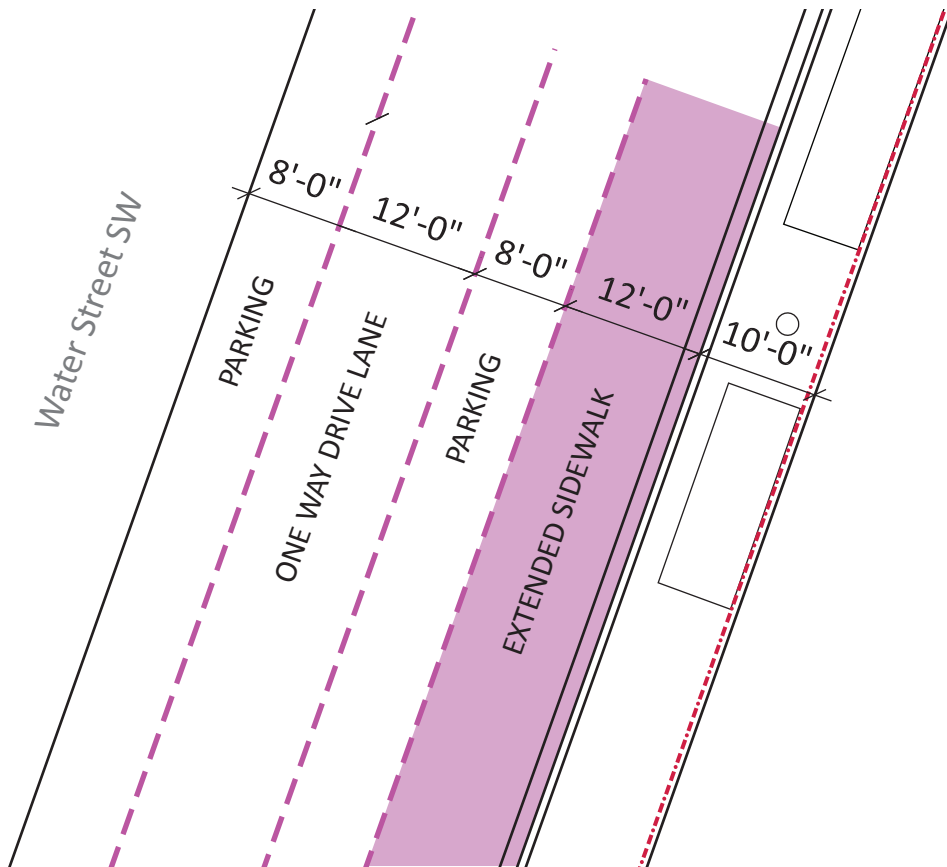


Existing condition at Water Street

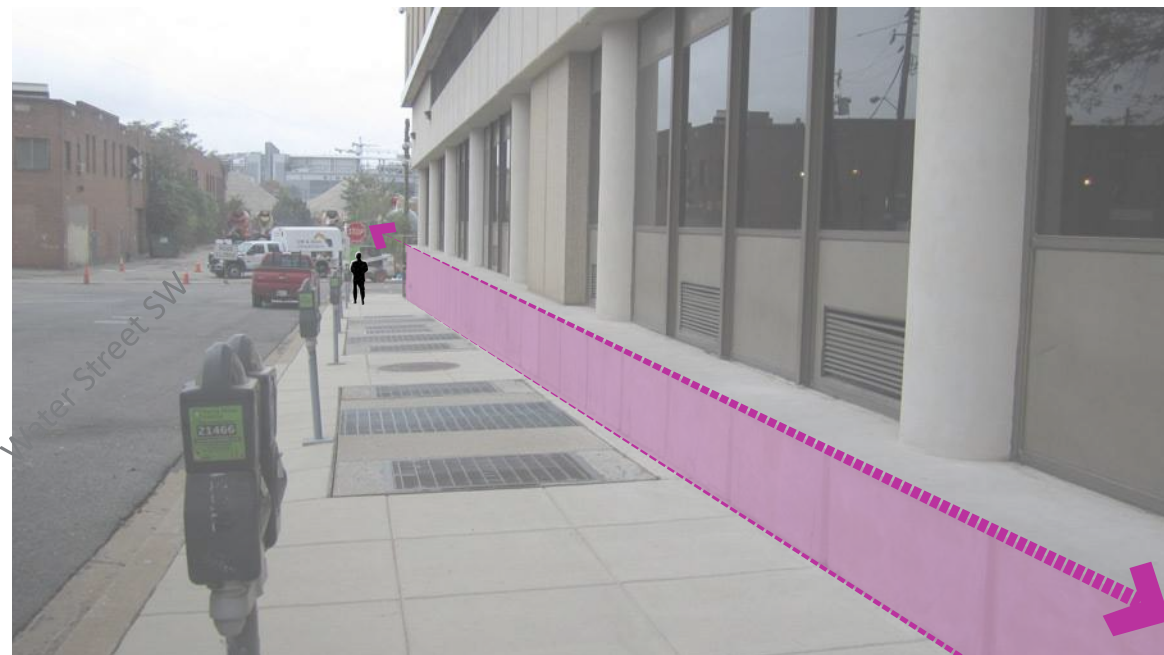


Water Street at southern end of building

**ADDITIONAL INFORMATION**  
Grading of Water Street creates a difficult situation to connect the existing sidewalk with proposed retail entrances on the Ground Floor. Addition space in the pedestrian zone will provide room to incorporate ADA accessible entry points and provide additional green space along this expanse.



Proposed condition at Water Street to explore solutions to grading conflicts at retail entrances and expansion of pedestrian space



Water Street at northern end of building

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site analysis | water street

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site plan | riverwalk

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river walk trail - exposed aggregate concrete



river walk trail over critical roots zones - flexi-pave



concrete sidewalk - Half Street. & T Street



street furnishing -bike racks



sidewalk - Water Street, SW



street furnishing - trash receptacles



street furnishing - bench



street furnishing -parking meter

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site materials | typical site elements

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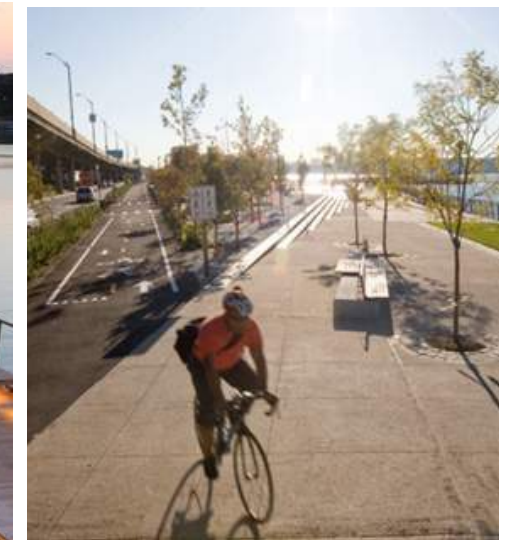
concrete path connections



outdoor seating



path separation



scored concrete



outside patio space



streetscape



public art

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image precedents | site spaces

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## CANOPY TREES

spring/summer

fall



spring

summer

fall



spring/summer

fall



## UNDERSTORY TREES

spring

summer

fall



## GRASSES

spring/summer

fall/winter



spring

summer

fall/winter



## SHRUBS

spring/summer

fall/winter



## PERENNIALS

summer/fall



spring/summer/fall



fall



summer/fall



# 1900 HALF STREET

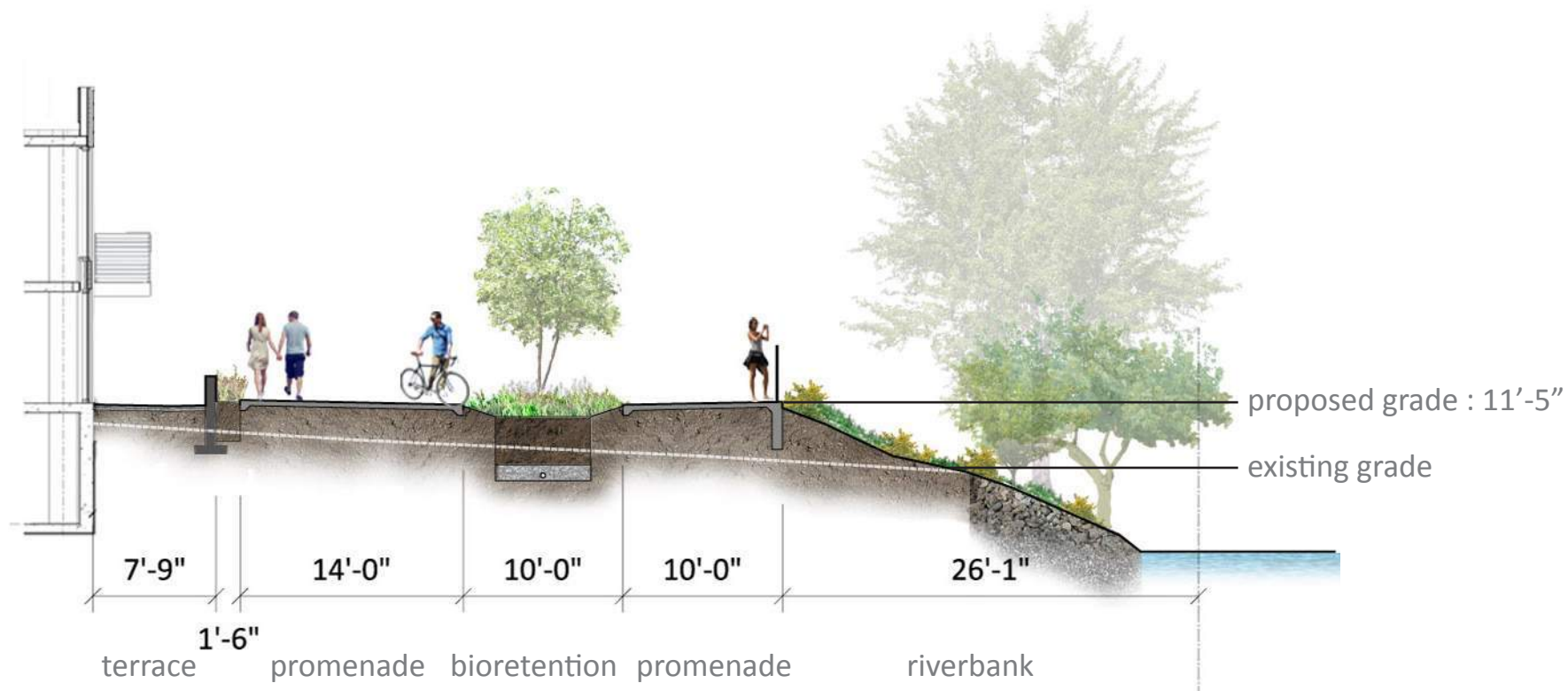
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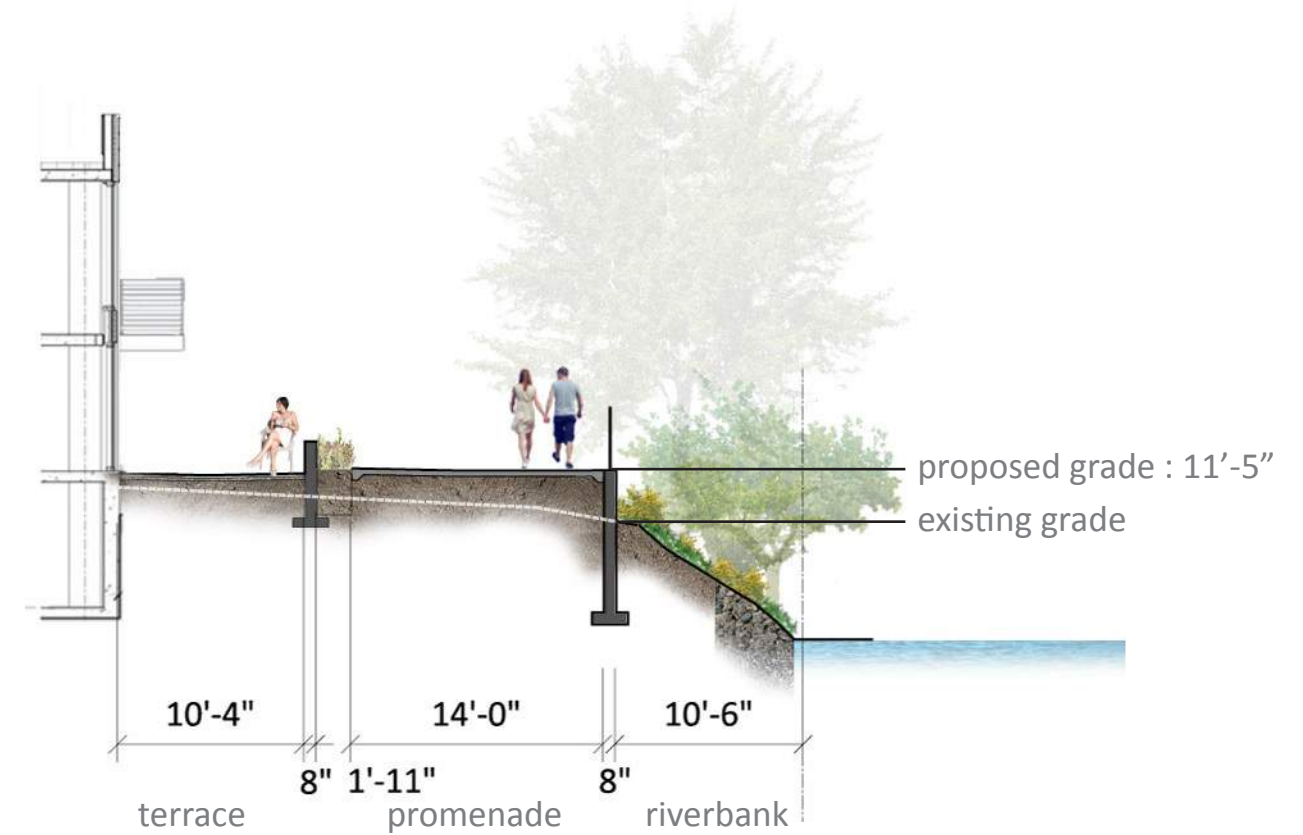
landscape planting | site landscape planting

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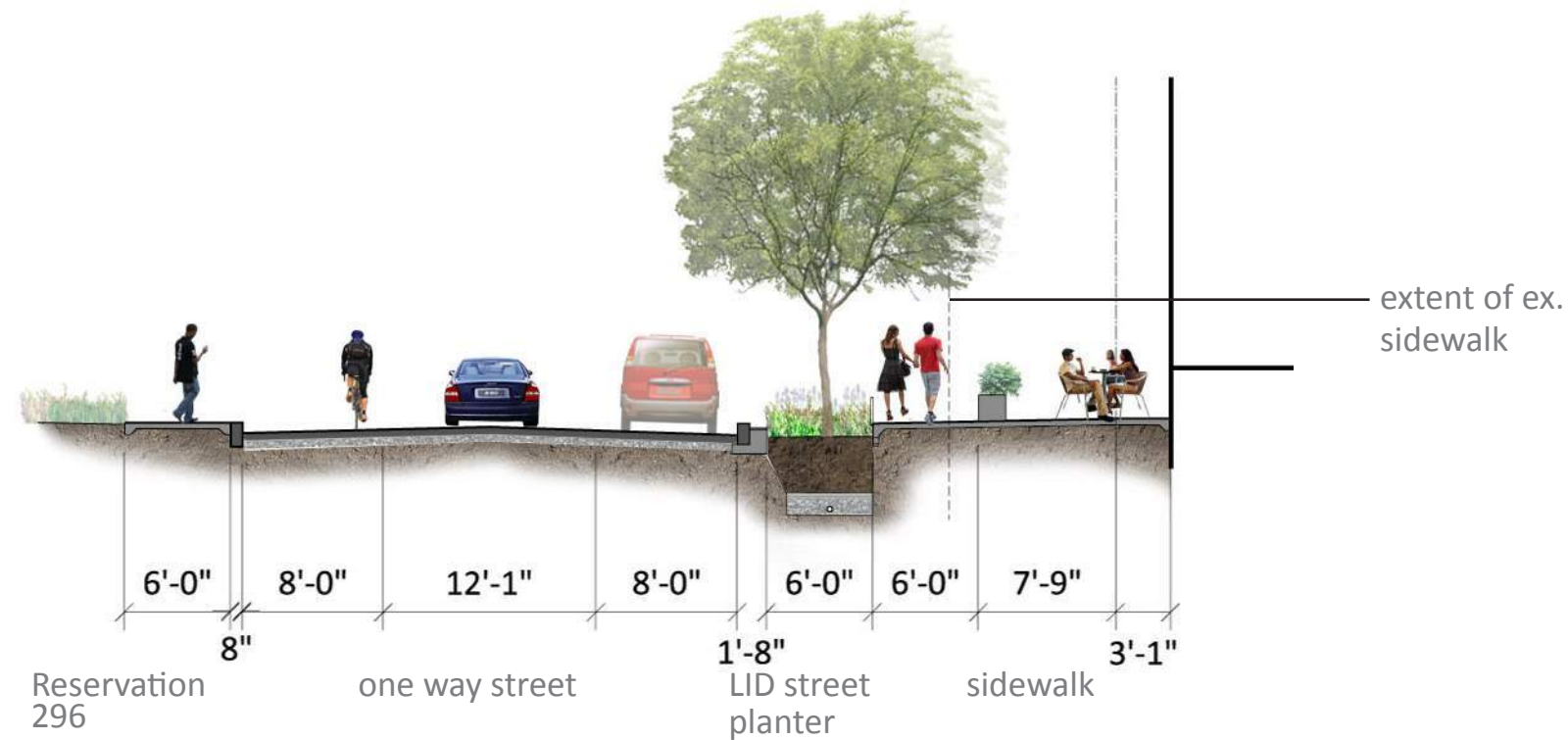




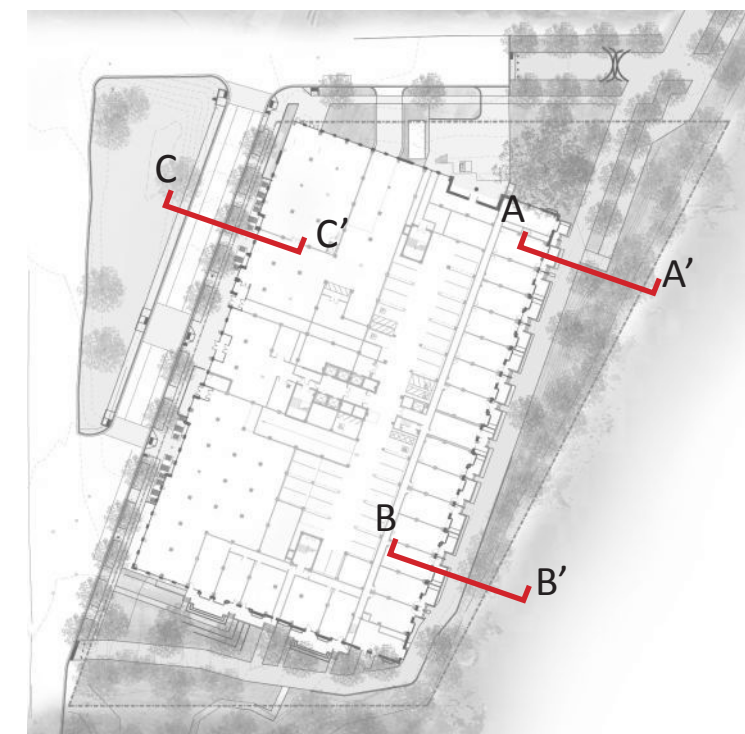
Riverwalk Section A



Riverwalk Section B



Water Street Section C



Key Plan

# 1900 HALF STREET

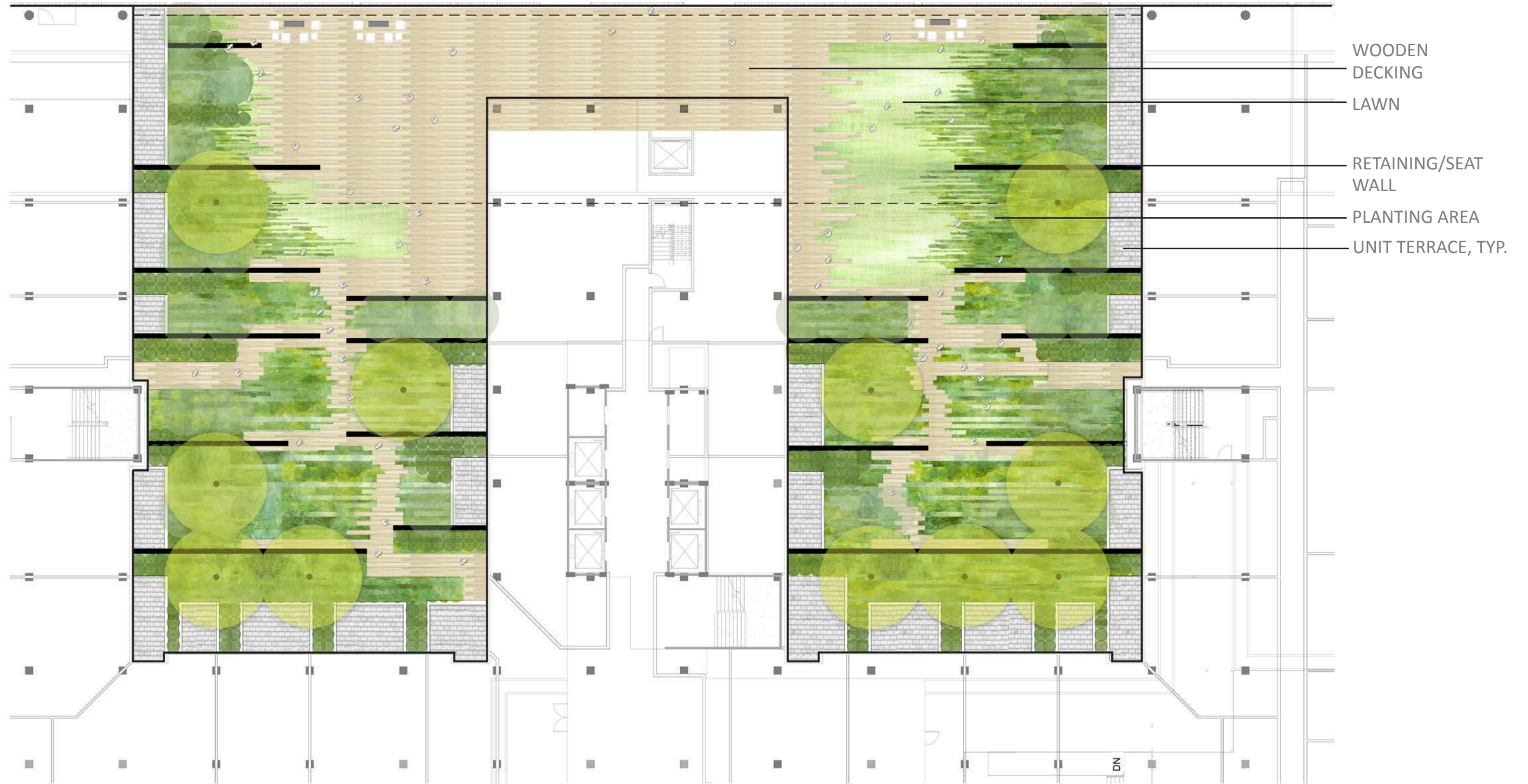
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sections and elevations | on-grade spaces

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site plan | level 2 courtyard

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rectilinear planting



outdoor relaxation space



wood decking



flexible pavement



dense groundcover

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material images | courtyard

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**CANOPY TREES**

spring

summer

fall



**UNDERSTORY TREES**

spring

summer

fall



**SHRUBS**

all seasons

all seasons



**GRASSES**

spring/summer/fall winter

spring/summer/fall



**PERENNIALS AND GROUNDCOVERS**

spring

summer/fall/  
winter

spring/summer/  
fall

winter

spring/summer

fall/winter



**1900 HALF STREET**

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landscape planting | courtyard

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Low Area @ Center of  
Courtyard to drain and  
accommodate paths

Soil Mound up to 30"+  
@ Column Heads  
to plant Canopy Trees

24" CMU  
Wall  
to retain  
soil  
depth

Private  
Terrace

# 1900 HALF STREET

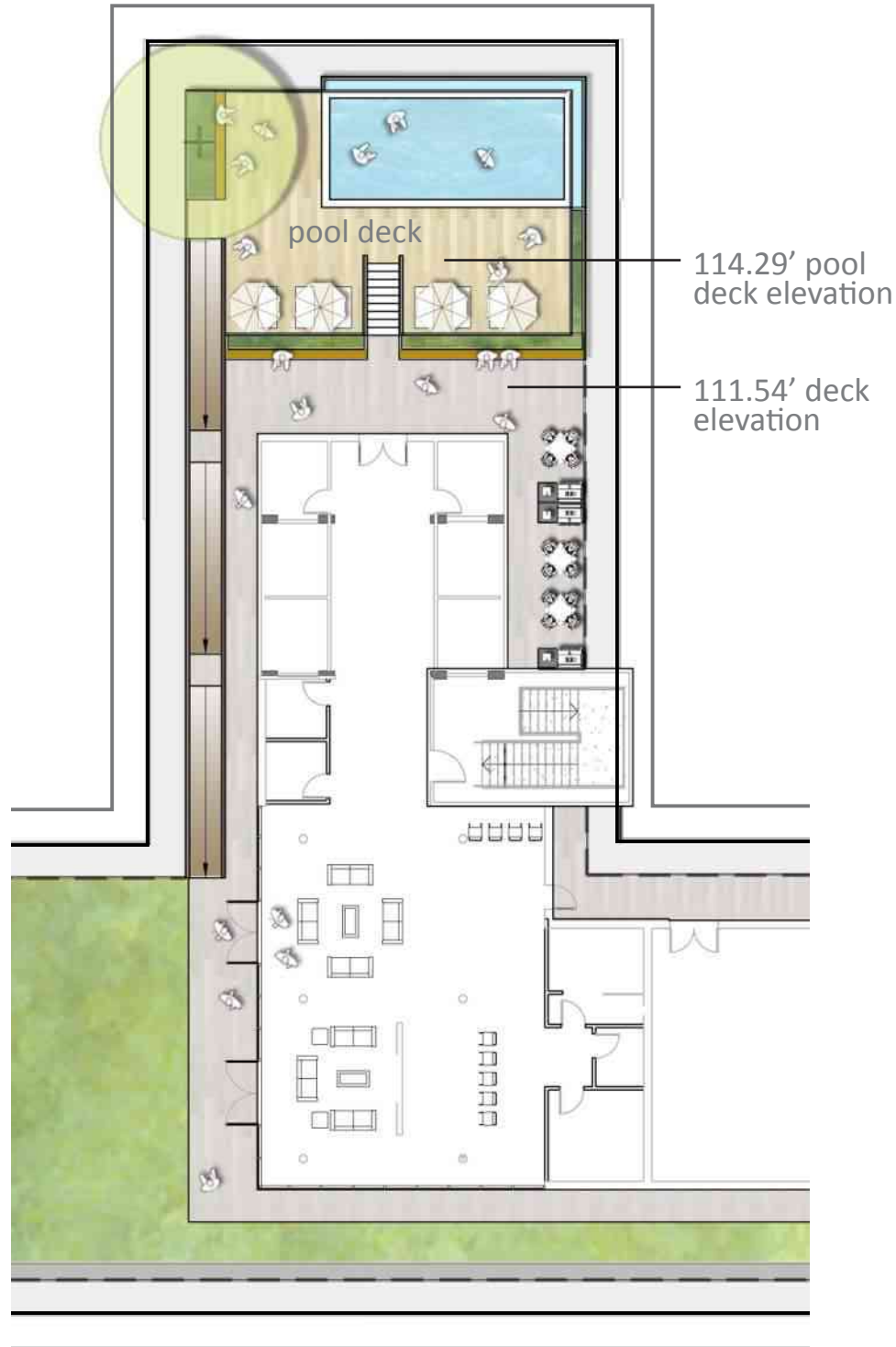
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sections | level 2 typical section

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wooden shade structure



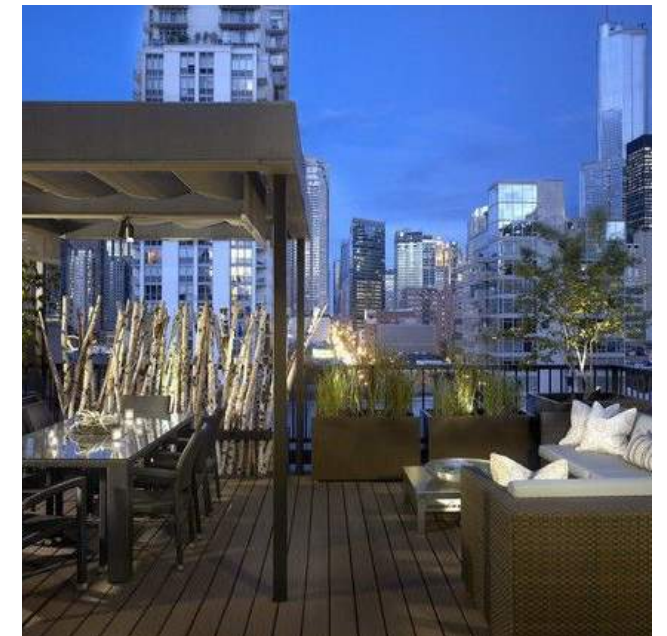
pool with infinity edge



combined planting and seating



fire feature



movable seating

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site plan & precedent images | rooftop

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## CANOPY TREES

spring



summer



fall



## GRASSES

spring/summer/fall winter



spring/summer/fall



## SHRUBS

spring/summer



fall/winter



## PERENNIALS

spring/summer/fall



summer/fall



## GROUNDCOVERS

spring



summer/fall/  
winter



spring/summer/  
fall



winter



spring/summer



fall/winter



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## landscape planting | rooftop

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