

# EXHIBIT C

# BUZZARD POINT

## Vision Framework + Design Review Guide

NOVEMBER 2017



# ACHIEVING THE VISION

The long-anticipated redevelopment of Buzzard Point is beginning to materialize and the area is being planned and designed to eventually take its place as one of a series of Washington, DC's distinct new waterfront neighborhoods. Several new mixed use projects are currently proceeding along the Anacostia River in Buzzard Point, adding new residential and retail. Those projects and the impending construction of the DC United Soccer Stadium and the South Capitol Street Corridor and Frederick Douglass Memorial Bridge Project will dramatically increase the marketability of Buzzard Point and better connect it with its surroundings. A transformed Buzzard Point will create continuity among DC's growing waterfront areas, including a future Poplar Point neighborhood on the other side of the river.

Key to this vision is coordinating new development projects with public infrastructure improvements, green infrastructure, and sustainability initiatives. It will be critical that existing and new Buzzard Point stakeholders become involved, maintain good communication, and assume leadership in making decisions about the future neighborhood and participate in its programming.

The goals and recommendations, the roadmap to achieving this vision, are introduced below and described in greater detail in the chapters that follow in the *Buzzard Point Vision Framework + Design Review Guide*. In this way, the framework aims to realize the promise of an exciting waterfront destination and a distinct new neighborhood, critically situated between the Wharf and Capitol Riverfront, two rapidly developing and highly invested areas along the Anacostia River and the Washington Channel.

## Three Overarching Goals to Realize the Vision

Building on the Anacostia Waterfront Framework Plan (2003), the *Buzzard Point Vision Framework + Design Review Guide* advances the following three overarching goals in order to provide guidance for public and private investments and to help transform this area into a successful DC neighborhood. An overview of these goals is provided here. In addition, the Buzzard Point Vision Framework includes a chapter dedicated to each goal, with specific recommendations at the end of each chapter.

## Goal One: A Well Designed Waterfront Neighborhood

New development within Buzzard Point is expected to provide a mix of use types and activities, including residential, commercial, retail, cultural, civic, and institutional uses. The new commercial and residential mix has the advantage of the waterfront as a great future destination and place to live and the adjacent existing neighborhood residents as stakeholders who participate in the future life of the neighborhood.

The existing zoning, mainly CG-4 and CG-5, permits the redevelopment of properties that result in a medium-high density neighborhood while buffering existing residential areas with lower scale development. Higher density mixed-use redevelopment is oriented to South Capitol Street and the future Oval Park. All new development throughout the neighborhood is to be designed with the future in mind, incorporating the latest sustainable design technology and integrating resilience techniques that adapt to flooding from the adjacent Anacostia River. New architecture will be evaluated as to how well it relates to the existing neighborhood in terms of scale and design features, its contribution to a strong public realm, and its reflection of its waterfront location.



Credit: Rob Deutscher

**NEIGHBORHOOD** – The waterfront will become the focal point of Buzzard Point, transforming the neighborhood into a vibrant, mixed use community. (HafenCity quarter of Hamburg, Germany)

## Goal Two: Dynamic Parks, Public Spaces, and Waterfront

The vision for Buzzard Point identifies a varied array of parks, playgrounds, plazas, and public gathering and recreation spaces to serve existing and new residents and to make a great neighborhood that delights residents, employees, and visitors. In addition to neighborhood parks—Soccer Stadium Plaza, Buzzard Point Park, the Anacostia Riverwalk, and Oval Park—the streets and sidewalk network is designed as part of the open space and social space network for the neighborhood. This promotes pedestrian and bicycle circulation, creates continuous public access to the waterfront, and fosters seamless connectivity to and from the surrounding community. Buzzard Point has the unique opportunity to be part of the dynamic, multi-functional opportunities of the Anacostia River corridor, providing environmental benefits and embracing storm water runoff while ensuring that the public realm functions well whether dry or under water.

## Goal Three: A Well-Connected Transportation Network

Improved connectivity across multiple modes of transportation establishes a well-integrated community while minimizing parking needs and utilizing the infrastructure of the street and sidewalk for management of storm water and flooding. This urban design concept advocates for enhanced connectivity both within Buzzard Point and to and from the surrounding community, applying specific guidelines for well-designed streetscapes and capitalizing on the circulation and safety improvements incorporated into the South Capitol Street Corridor project. An emphasis is placed on maximizing future travel options, including water transportation, walking and biking, with strong connections to Metrorail stations and future expansion of transit options.



Credit: Kevin Jarrett

**PARKS** – Enhanced outdoor spaces and pedestrian routes through neighborhoods encourage interaction.



**TRANSPORTATION OPTIONS** – Multi-modal corridors encourage efficient navigation of the neighborhood for all modes of transportation, including cars, bicycles, and pedestrians.



# UNDERSTANDING THE AREA

Today's Buzzard Point is an isolated and under-developed peninsula, with environmental degradation in specific locations. The area suffers from a lack of transportation infrastructure and pedestrian amenities. The majority of roadways within the study area do not have sidewalks, crosswalks, or curbs. Street tree placement is intermittent and non-existent on some streets, including primary streets like Half Street SW and much of Potomac Avenue. Industry historically gravitated here for river access, yet Buzzard Point has almost no relationship to the established residential neighborhood to the north nor the waterfront sections other than James Creek Marina and Buzzard Point Park, both operated by the National Park Service.

With long-anticipated redevelopment of Buzzard Point beginning to materialize, this Vision Framework builds on the existing industrial character of the neighborhood. Development of the DC United Soccer Stadium and other projects in Buzzard Point will be shaped by existing land use plans and policies, zoning regulations, and the design recommendations for new

developments included in this Vision Framework, in addition to the guidelines included in the Implementation chapter for the soccer stadium, streetscapes and Anacostia Riverwalk in Buzzard Point. The CG Zone provides the Zoning Commission design review authority of developments along the waterfront and South Capitol Street and will use these guidelines and the design recommendations contained in this document as the basis for that review. The following sections further outline the existing conditions and planning context for the *Buzzard Point Vision Framework + Design Review Guide*:

- Current Land Uses**
- History of Buzzard Point**
- Planning Background**
- Regulatory Framework**
- Regional Destinations**
- Ongoing Development Projects**
- The Buzzard Point Planning Process**

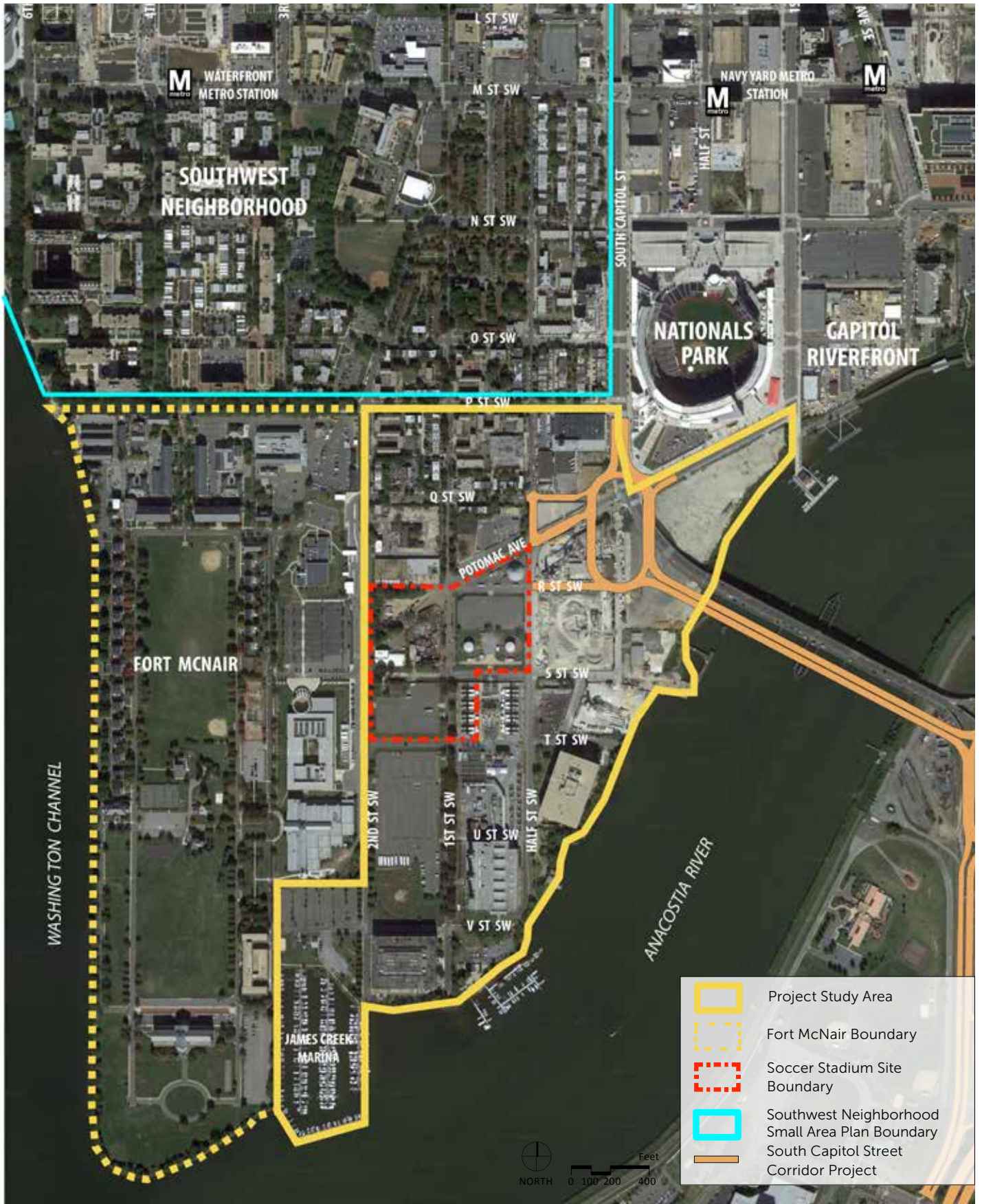


Credit: See Acknowledgments (page 103)

Buzzard Point transforms from an early settlement to a livable neighborhood and waterfront destination.



# BUZZARD POINT PENINSULA



The Buzzard Point Vision Framework addresses the entire peninsula, including the plan’s study area and its relationship with Fort McNair.

# CREATING A NEW NEIGHBORHOOD

The *Buzzard Point Vision Framework + Design Review Guide* establishes a design agenda for an entirely new “design forward” waterfront neighborhood in the nation’s capital city. Poised to join other increasingly active waterfront areas such as Capitol Riverfront, the Wharf, and Georgetown, Buzzard Point is expected to become a prime area for new places to live, work and recreate with access to the water.

As the pressure for additional housing grows along with DC’s burgeoning population, it is critical for new development blocks to create distinct local identities and to include sustainable and resilient buildings that have relationships to the network of streets and open spaces, nature, and the surrounding adjacent neighborhoods. This vision aims to ensure that the existing neighborhoods adjacent to Buzzard Point and the new development on the blocks within Buzzard Point are well connected and reflect mutually beneficial design and land use relationships.

The Buzzard Point neighborhood is planned to offer new neighborhood services; opportunities for new businesses; new streets, parks and buildings, including new residential, commercial, cultural, and civic land uses; and a transformed public realm with parks, an accessible waterfront, and social spaces along tree-lined streets. In addition, the Buzzard Point neighborhood is planned to include high performing environmental strategies to address building energy use and storm water management. Improved traffic safety and transportation connections across the peninsula and along the water’s edge will facilitate movement of pedestrians, bicyclists, transit users, and drivers, and serve new development and existing residential areas north of P Street and to the east of South Capitol Street.

New construction in Buzzard Point must comply with requirements for design excellence and design review contained in the Capitol Gateway and further outlined in the *Buzzard Point Vision Framework + Design Review Guide*.

## Components of a Well-Designed Waterfront Neighborhood:

New development in Buzzard Point should include the following characteristics to ensure its future success as a vibrant, mixed-use community along the Anacostia River waterfront:

**High-Quality Design and Materials.** The design of new construction should be shaped by guidance in the *Buzzard*

*Point Vision Framework + Design Review Guide* and the design review requirements of the Capitol Gateway.

**Distinct Identity and a Waterfront Focus.** Located on a peninsula with water views in three directions, Buzzard Point has distinct design potential in the city.

**Residential Choices.** A waterfront neighborhood with a mix of housing unit types and mixed-income and affordable housing opportunities achieves diversity and meets the needs of multiple types of households.

**Retail Services.** Retail clusters along Half Street, in the vicinity of the DC United Soccer Stadium and around the proposed waterfront plaza, support existing and new residents and contribute to the success of the area’s regional attractions.

**Commercial, Hospitality, Cultural/Civic and Employment Opportunities.** A commercial and cultural district surrounding Oval Park and at other locations in Buzzard Point will respond to the area’s location along primary circulation routes. The blocks framing Oval Park are also a great location for hotels and hospitality establishments, within view of the Capitol building and other federal establishments.

**Parks, Plazas, and Walkable Streets.** The vision framework’s design guidelines for streets and for the Anacostia Riverwalk will produce a strong customized image for Buzzard Point, tailored to the demands and opportunities for high degrees of livability and dynamic commercial activity.

**A Multi-Modal Tree-Lined Street Network.** Buzzard Point will include a hierarchy of street types that create safe and convenient access to the entire neighborhood, encourage walking and biking, manage stormwater, prioritize places for retail and other neighborhood activity and manage access to services and parking.

**Adequate Public Facilities.** As the neighborhood develops, the need for additional public services and facilities (e.g schools, police, EMS, utilities, etc.) should be evaluated. Design excellence and opportunities for co-location will need to be realized.

**Events Programming.** Neighborhood parks, the Soccer Stadium Plaza, Buzzard Point Park, and Oval Park provide exciting places for a series of local and regional events to occur through good design and active programming.

**Resilience and Environmentally Responsive Design.** Buzzard Point presents an opportunity to undertake new approaches to energy generation, environmental health, and stormwater management.



**DESIGN FRAMEWORK**

