

# D.C. UNITED™ STADIUM



SECTION

01

**BUZZARD POINT:**  
BUZZARD POINT  
FRAMEWORK PLAN

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## THE **STADIUMS** RESPONDS TO THE BUZZARD POINT VISION FRAMEWORK PLAN BY:

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1. Maintaining a public open space / plaza / park at the corner of Potomac Ave. and Half Street
2. Including a vibrant and active retail base in as many points as possible along the stadium edges
3. Maintaining the established grid with a newly aligned 1st Street through the stadium site
4. Designing 1st Street to be dynamic as public open spaces
5. Creating dynamic parks and open spaces that are intended to be community assets
6. Incorporating bike parking and bike valet to support a multi-model transportation system
7. Hosting events year round inside and outside the stadium
8. Planning and incorporating sustainable features like PV panels, increased tree canopy, and achieving LEED Gold
9. Locating primary stadium entrances at the northeast plaza and S Street axis
10. Listening and incorporating ideas from the adjacent property owners and current neighbors in Buzzard Point

# BUZZARD POINT VISION FRAMEWORK

## P. 23

The stadium design and planning has respected the wishes of the community and adjacent property owners by re-establishing sidewalks and roadway connections, while enhancing the pedestrian experience.

One of the key elements expressed in the sketches is the attention to pedestrian traffic coming from the east along Potomac Ave. and S Street. The stadium design has directly responded to the desires of the adjacent property owners by locating two primary gates, one at the Northeast main plaza and one on access with S Street at the midpoint of the stadium. The S Street entry gate is significant because we believe it does two very important things. It connects the stadium and adjacent properties to the future riverfront development and it encourages patrons to approach the stadium from the east in an attempt to decrease the amount of patrons circulating through the neighborhoods to the north.



◀ **Property Owners Listening Map (01/22/2014)**  
Initial property owner ideas and concerns regarding the area's future

The property owners shared their potential plans for their respective properties, as well as features they would like to see within a redeveloped Buzzard Point:

- Mixed-use/residential uses would make the entire area more attractive
- Temporary uses would enliven open spaces until memorials are established
- A pedestrian trail along the Anacostia River and under the Frederick Douglass Bridge would link the Navy Yard Metrorail station and the soccer stadium
- Re-established sidewalks and internal roadway connections would facilitate pedestrian, transit, and vehicular access



◀ **Community Leaders Listening Map (02/06/2014)**  
Initial community-driven ideas and concerns regarding the area's future

The community leaders reviewed the existing conditions of Buzzard Point and the projects currently underway, identifying the following desires:

- Coordinate construction of the multiple projects in Southwest DC to minimize impacts on the community
- Enhance the pedestrian experience and increase safety through improved streetscape conditions and connections that avoid high-traffic areas
- Reconnect existing neighborhoods to the Anacostia River waterfront
- Provide new, and preserve existing, affordable housing options

# BUZZARD POINT VISION FRAMEWORK

## P. 32

The stadium design and planning embraced Potomac Ave. as the gateway to Buzzard Point. The design of the stadium is oriented to the Grid allowing the stadium to be viewed according to L'Enfant design principles like other grand boulevards throughout D.C.

**Features of the Urban Design Concept**  
The vision framework outlines how portions of Buzzard Point will function, as outlined in this graphic

**LEGEND**  
 MAJOR DESTINATIONS  
 WATERFRONT PROMENADE  
 SOFT SHORELINE

**A** Potomac Avenue provides a gateway along a grand boulevard to Buzzard Point from the Capitol Riverfront

**B** Oval Park at South Capitol Street offers active and programmable recreation space and commemorative elements, ringed by a mix of uses framing the oval

**C** Waterfront Plaza terminates South Capitol Street with a node of activity focused on access to the Anacostia River and a cultural element, such as the Maritime Museum

**D** Half Street serves as the primary spine of Buzzard Point and as a linear park, with an activity node focused on the open space at the intersection with Potomac Avenue

**E** Buzzard Point Soccer Stadium hosts events year round and offers activities at its entry plaza

**F** Links from the existing community to the waterfront promenade expand access to and interpretation of the Anacostia River

**G** Southern waterfront provides marinas and links to the Anacostia Riverwalk Trail to emphasize the area's relationship to the water

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### Dynamic Parks and Public Spaces

While the existing physical character of Buzzard Point presents challenges, this area also has intrinsic strengths. The waterfront and its influence are Buzzard Point's greatest assets, given that the area sits at the confluence of the Anacostia and Potomac Rivers, as well as the historic course of James Creek and the canal that replaced it. That intersection of ecological, economic, and social infrastructures historically supported a growing District of Columbia. Now the future Buzzard Point public realm should embody that same confluence and responsibility.

The urban design concept intends to transform Buzzard Point and connect the new, walkable neighborhood with the waterfront by making the most of existing but underutilized rights-of-way, and establishing a complete array of public spaces in the form of parks, plazas, and nodes that create dynamic gathering and recreation spaces. The public realm enhancements also include improved pedestrian circulation options and increase connectivity to the surrounding community.

#### Dynamic Parks and Public Space Goals:

**Waterfront Promenade-** Create a continuous connection along the Anacostia River that can maximize engagement with the water and accommodate pedestrians and cyclists.

**Connecting to Nature-** Install public facilities along the waterfront promenade that connect people to the water, such as viewing platforms and a kayak launch.

**Nodes of Activity-** Develop a series of small parks, particularly along the waterfront, that provide access to the water, public gathering space, and water filtration by vegetation.

**Streets as Vibrant Public Space-** Design streets to serve as public open space and as links to nodes of activity.

**Community Spaces**  
Mixing residential, retail, and recreational uses yields inviting community spaces



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The stadium design incorporates a number of exciting and useful public spaces. In addition to the main plaza at the corner of Half and Potomac the stadium incorporates a series of pocket parks on 2nd Street and T Street, a public space at the north end of the stadium and a pedestrian friendly street scape on the new 1 Street that can serve as open public space.

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The stadium design and planning embraced the Vision Framework plan to create open space. At the corner of Potomac Ave. and Half St., as identified on the map. The stadium design has incorporated a 40,000 s.f. public plaza that is divided into two parts. One part is a year-round public park, and the second serves as public open space as well as queuing and access to the stadium.

The physical improvements promote continuous public access to the waterfront, add a variety of public spaces and amenities for existing and new residents and employees, and provide environmental benefits by embracing the flow of runoff as an asset. Design of the streets, plazas, parks, and promenades should celebrate both the dynamic, multi-functional nature of the Anacostia River and make the waterfront legible far north and west of the shoreline. The river should define the Buzzard Point community identity and inspire design responses unique to this new neighborhood's geography, ecology, and history.

The open space vision for Buzzard Point includes nine new public space destinations, connected along the waterfront and via the street grid. The vision for Buzzard Point sets aside approximately ten percent of land area for open space at specific activity nodes within the community, with an additional seven percent conceived as a linear waterfront park. Open space is necessary to create livable neighborhoods. The primary responsibility for ongoing maintenance would be property owners and the Business Improvement District with agreements put in place in advance of development.

**OPEN SPACE FRAMEWORK LEGEND**  
 EXISTING OPEN SPACE  
 PROPOSED OPEN SPACE  
 WATERFRONT CONNECTION  
 CONNECTION TO ISLAND

**Connected Series of Waterfront Parks**  
New open space destinations in Buzzard Point, connected along the waterfront by extending the Anacostia Riverwalk Trail and establishing linear waterfront park space

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The stadium design and planning team was challenged to maintain as many of the streets and corridors as possible. In doing so the stadium design has benefitted from the public space as well as enriched the public space experience by creating a destination in Buzzard Point.

**Streets as Vibrant Public Space**

Because the area within Buzzard Point is very compact, streets and rights-of-way must perform multiple roles: public open space, transportation thoroughways, and environmental infrastructure.

Although the individual streets may not perform each of these services, the rights-of-way will combine to create an overall system that facilitates an active neighborhood, with sidewalks featuring LID measures and areas for outdoor seating serving as open space.

**Serving Multiple Functions**  
Streets not only provide connections, they also can offer amenities and serve as gathering spaces that enliven communities

**Potomac Avenue** Diagonal L'Enfant boulevard to serve as major gateway to the neighborhood and the stadium with vibrant streetscape and outdoor seating

**2nd Street** Connection to Fort McNair and to the river via designated Anacostia Riverfront Trail bike route to P Street

**Half Street** Central 'spine' of Buzzard Point and primary pedestrian link to neighborhoods to the north and to the river via a linear park experience

**East-West Streets** Smaller streets to offer access points to new development with smaller-scale, pedestrian amenities

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## A Living and Sustainable Environment

Industry occupies much of the area within Buzzard Point, with few basic environmental control facilities in place. Public infrastructure does not adequately support best management practices in addressing environmental conditions.

Because of its scale, underutilized assets, destination proximity, and waterfront access, the redevelopment of Buzzard Point represents the greatest opportunity in the District to imagine what Washington neighborhoods can be in 2050 and map out the steps to get there. In concert with Sustainable DC, the plan outlines strategies that expect to reach that vision from the neighborhood's structures, streets, plazas, and open spaces. The approach mimics the flexible, opportunistic, multi-purpose, interconnected, and synergistic characteristics of natural processes.

### Living and Sustainable Environment Goals:

**Canopy-** Increase tree canopy coverage from less than 10% to greater than 80% within the public right-of-way to improve air quality and microclimate.

**Remediation-** Remove contaminants from previously industrial lands to improve environmental conditions within Buzzard Point

**Water-** Improve water quality through living shoreline, stormwater runoff filtration features and create flood resilient development.

**Energy-** Pursue net-zero energy through productive use of thermal assets such as the O Street Pumping Station, efficiency, and on-site generation.

### Runoff Treatment

Plantings along the river shoreline help treat stormwater runoff before reaching the waterway



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The Buzzard Point Vision Framework plan describes an initiative to create a sustainable environment that would be the benchmark for other D.C. Neighborhoods. The stadium as a participant in the neighborhood embraces sustainability and intends to achieve LEED Gold.

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The stadium design and planning fulfills the basic principles stated in the Buzzard Point Vision framework plan. In addition to the basic principles the stadium strives to generate an experience unrivaled in the MLS as it is one of the most urban stadiums in the MLS.

## The Buzzard Point Soccer Stadium

The Buzzard Point soccer stadium will serve as a catalyst for the redevelopment of the Buzzard Point area, replacing current industrial and parking functions located at the site presently. The stadium is anticipated to host approximately 40 events per year, helping to enliven the Buzzard Point area, and will be the home for Washington's Major League Soccer franchise, DC United. Although the design of the stadium is in its preliminary stages, the following elements are anticipated as part of the development:

- Approximately 20,000 seats
- Approximately 300 parking spaces for stadium staff
- Physical site improvements, including modification, relocation, and improvements to the existing infrastructure; connection of new utility services and communication lines; and site drainage and landscaping
- Ancillary retail development

The proposed soccer stadium will include an outdoor venue suitable for soccer and other events; an open-air plaza suitable for pre-game gatherings; parking; and ancillary commercial development. The 20,000-seat stadium would be oriented north-south on the western portion of the site along 2nd Street between R and T Streets. The primary entrance to the building would be from the northeast corner of the stadium near the intersection of Potomac Avenue and R Street. Visitors coming from S Street would be diverted at Half Street toward this main entry plaza. Secondary entrances would be on the eastern portion of the building north of the S Street axis, and on the western portion of the building from 2nd Street. Delivery and parking access would be available via S Street or through a driveway access point at 1st and T Streets.

As mentioned above, the main stadium entrance will likely be at the terminus of Potomac Avenue, which links Buzzard Point to the Capitol Riverfront

### Soccer Stadium

An aerial view of Buzzard Point and a soccer-specific stadium, looking northeast



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**STADIUM SITE**



VIEW LOOKING SOUTH

VIEW LOOKING WEST

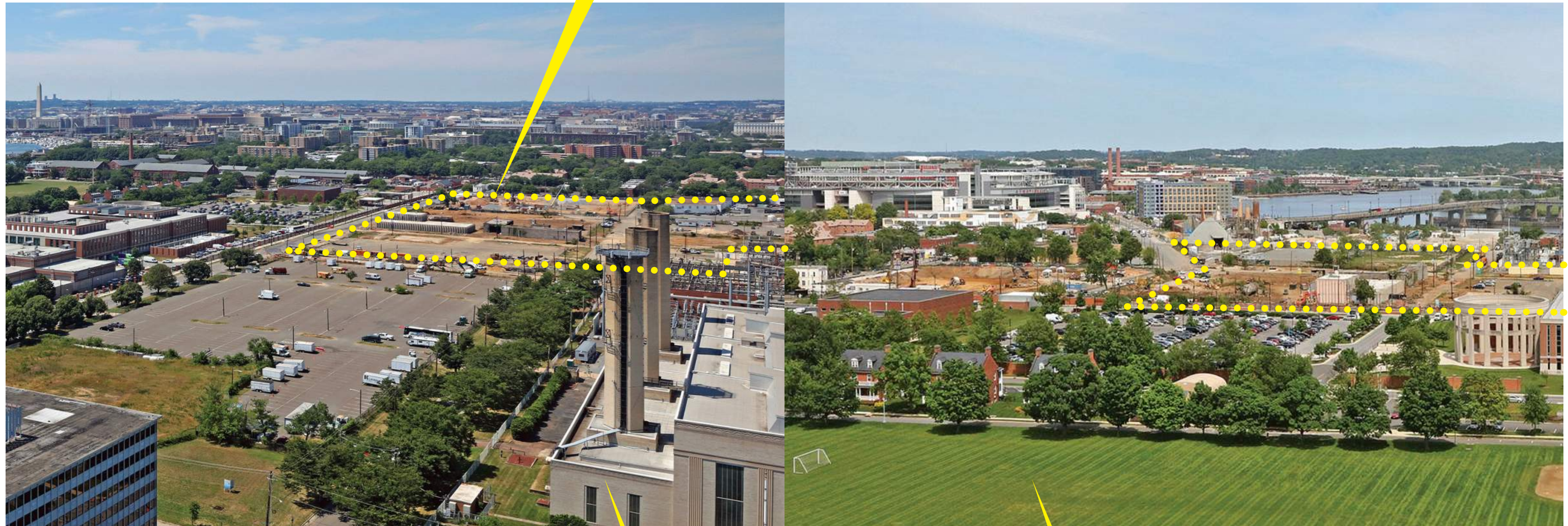
**NEW PEPCO SUBSTATION**

**1ST STREET**

**2ND STREET**

**S STREET**

**STADIUM SITE**



VIEW LOOKING NORTHWEST

VIEW LOOKING EAST

PEPCO

FORT MCNAIR