

# D.C. UNITED<sup>TM</sup> STADIUM



ZONING COMMISSION  
District of Columbia  
CASS NO. 15-02  
EXHIBIT NO. 37B3

## SECTION

# 02

**COMMUNITY ASSETS:**  
PUBLIC PARK DESIGN

STREET DESIGN

NW PUBLIC SPACE

POCKET PARKS

HARDSCAPE/LANDSCAPE  
DRAWINGS

- 2.01 COMMUNITY ASSETS
- 2.02 COMMUNITY ASSET LOCATION PLAN
  
- 2.03 1ST STREET DESIGN GOALS & 1ST STREET DESIGN DETAILS
- 2.04 1ST STREET OVERALL PLAN
  
- 2.05 PUBLIC PARK DESIGN GOALS
- 2.06 PUBLIC PARK DESIGN INSPIRATION
- 2.07 PUBLIC PARK / 1ST STREET PROGRAM DIAGRAMS
- 2.08 PUBLIC PARK DESIGN RENDERING
- 2.09 PUBLIC PARK DESIGN RENDERING
- 2.10 PUBLIC PARK DESIGN RENDERING
- 2.11 PUBLIC PARK/PLAZA ENLARGED PLAN
- 2.12 PUBLIC PARK/PLAZA DETAILS
  
- 2.13 NW PUBLIC SPACE DESIGN RENDERINGS
- 2.14 NW PUBLIC SPACE ENLARGED PLAN + S STREET PLAZA ENLARGED PLAN
  
- 2.15 SITE SECTIONS
- 2.16 SITE SECTIONS
  
- 2.17 POCKET PARKS
- 2.18 2ND STREET POCKET PARK
- 2.19 2ND STREET POCKET PARK
- 2.20 T STREET POCKET PARK

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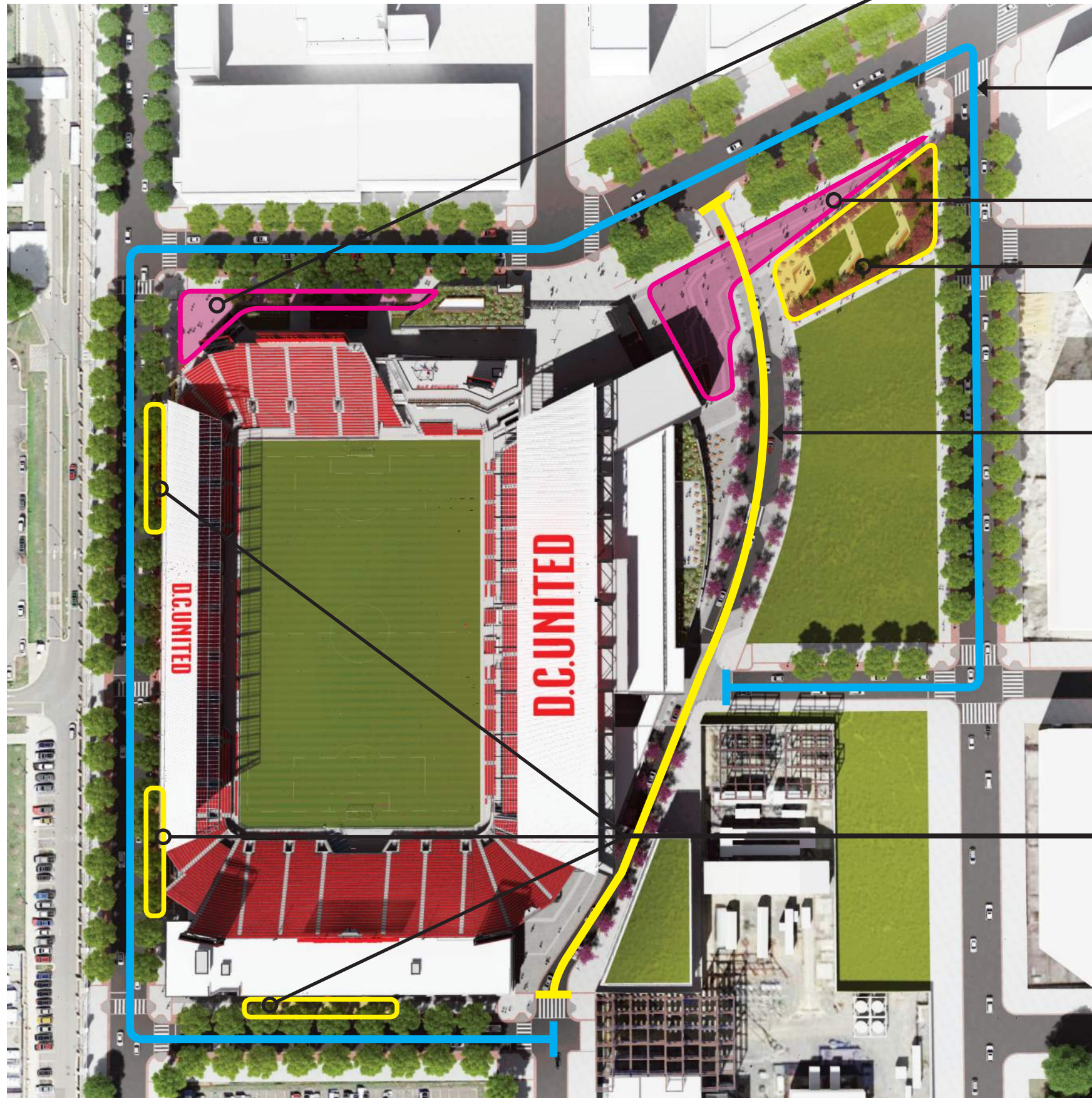
A **PLACE**  
TO BE

D.C. **UNITED**™

## COMMUNITY **ASSETS:**

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RE- ALIGNED 1ST STREET  
NORTHEAST PUBLIC PARK  
NORTHEAST PUBLIC OPEN SPACE  
NORTHWEST PUBLIC OPEN SPACES  
POCKET PARKS  
UPGRADED STREETS AND PUBLIC REALM



NORTHWEST PUBLIC OPEN SPACE

UPGRADED STREETS AND PUBLIC REALM THAT MATCH D.C. DESIGN STANDARDS

NORTHEAST PUBLIC OPEN SPACE

NORTHEAST PUBLIC PARK

RE-ALIGNED 1ST STREET WITH UNIQUE DESIGN STANDARDS TO COMPLEMENT D.C. UNITED STADIUM, ACTIVATED WITH COMMERCIAL SPACE ON BOTH SIDES OF THE STREET.

3 UNIQUELY DESIGNED POCKET PARKS

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## 1ST STREET DESIGN **GOALS:**

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1. Integrated into the Buzzard Point Vision Framework plan
2. Connects all adjacent properties back to the grid
3. Creates a new corridor and view shed through the stadium site to the south
4. Moderates and controls speed of traffic
5. Reconnect S Street to the grid
6. Establish a stadium entry gate at S Street
7. Become a vibrant street on both match day and non match day

## 1ST STREET **DETAILS:**

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1. 2 way street / 10'-0" driving lanes
2. Parallel parking on both sides from S Street to the northeast plaza / 9'-0" parking lanes
3. @ Potomac - Right turn in / Left turn in / Right turn out

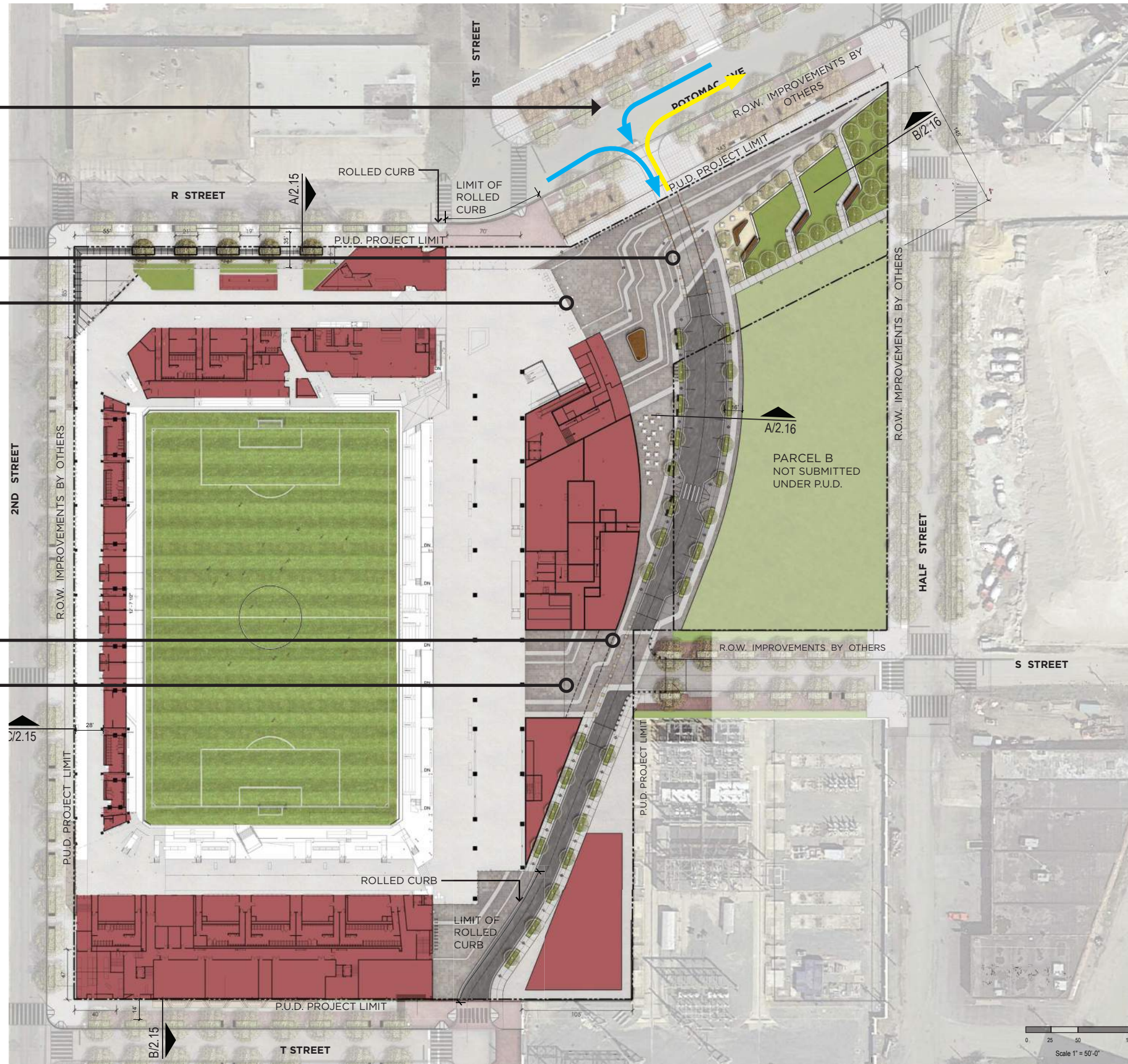
OPTIONS FOR ACCESS AND EXIT OF 1ST STREET @ POTOMAC

FLUSH PLAZA + SPEED TABLE

NORTHEAST PLAZA ENTRY GATE

FLUSH PLAZA + SPEED TABLE

S STREET ENTRY GATE



**LEGEND**

- 5' x 10' GRAY UNIT PAVERS
- C.I.P. CONCRETE PAVEMENT - INTEGRAL COLOR CARBON
- C.I.P. CONCRETE PAVEMENT - GRAY
- NATURAL TURF
- DECOMPOSED GRANITE
- DECIDUOUS SHADE TREE
- ORNAMENTAL TREE
- PEDESTRIAN LIGHT
- PLAZA TABLES/ CHAIRS
- BENCH
- PIPE BOLLARD
- MILLED GRANITE BLOCK - 3W x 3D x 2H
- BIKE RACK

**NOTES**

1. STREETScape MATERIALS/DETAILS ARE SHOWN IN CONCEPT FOR ILLUSTRATIVE PURPOSES. THE FINAL MATERIALS OF THE SITE STADIUM IMPROVEMENTS WILL BE SELECTED DURING DETAILED DESIGN PHASES OF WORK AND CONFORM WITH APPLICABLE DESIGN AND PERMITTING STANDARDS.
2. PLANT SPECIES SELECTIONS IDENTIFIED ON THE PLANS/ SCHEDULES ARE SHOWN TO ILLUSTRATE DESIGN INTENT ONLY. THE PURPOSE IS TO GENERALLY DEFINE PLANT SIZE, CHARACTER, AND LOCATIONS. REFINEMENTS TO THE PLANTING DESIGN AND FINAL SELECTION OF ALL PLANT MATERIALS CONSISTENT WITH THE SPECIES SHOWN SHALL BE DEVELOPED DURING DETAILED DESIGN PHASES OF WORK.
3. ALL R.O.W. IMPROVEMENTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES AND ARE BY OTHERS.
4. BUILDING LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN.
5. PARCEL B IS NOT A PART OF STADIUM PUD SUBMISSION, DESIGN INTENT SHOWN FOR REFERENCE ONLY.
6. DISTRICT OF COLUMBIA RESPONSIBLE FOR DESIGN OF R.O.W. IMPROVEMENTS, DESIGN INTENT SHOWN FOR REFERENCE ONLY.

**POPULOUS**  
Marshall | Moya Design



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