

# D.C. UNITED™ STADIUM



## SECTION

# 03

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DESIGN

EXTERIOR FINISHES

STADIUM RENDERINGS

STADIUM IN BUZZARD  
POINT EXISTING CONTEXT

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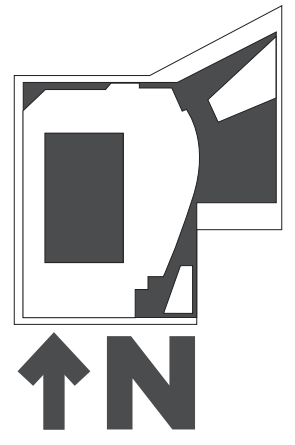
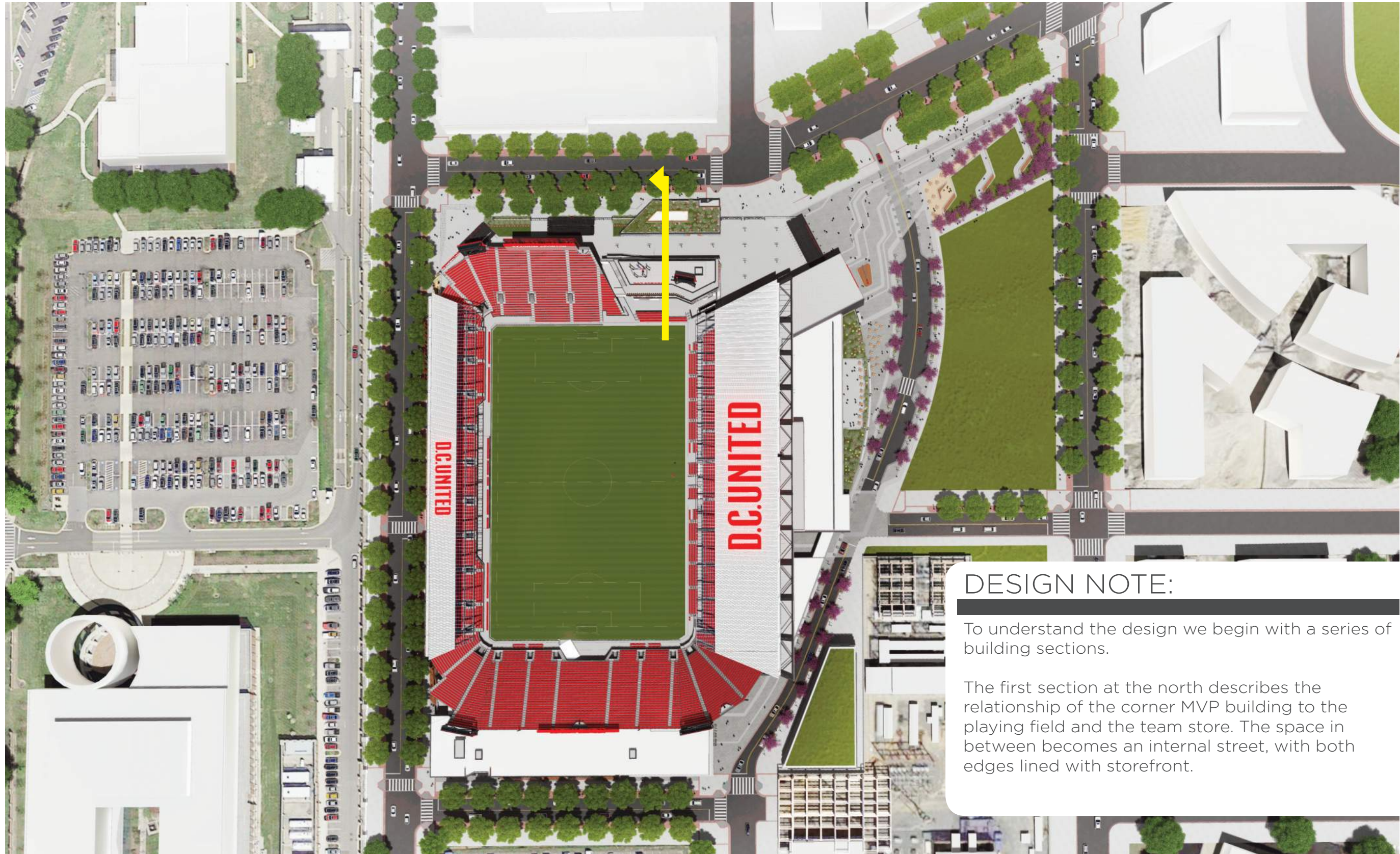
3.29 STADIUM RENDERINGS  
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# // STADIUM PLAN RENDERING



## DESIGN NOTE:

To understand the design we begin with a series of building sections.

The first section at the north describes the relationship of the corner MVP building to the playing field and the team store. The space in between becomes an internal street, with both edges lined with storefront.

// NORTH SECTION THROUGH TEAM STORE & MVP BUILDING



ROOF TOP BAR & STANDING ROOM ONLY BALCONY

5 MVP CORNER SUITES

DEEP TRAY LIVING GREEN ROOF

CONCOURSE / INTERIOR STREET

TEAM STORE

NORTHWEST PUBLIC OPEN SPACE

MVP CLUB

MVP CLUB SEATING & PATIO

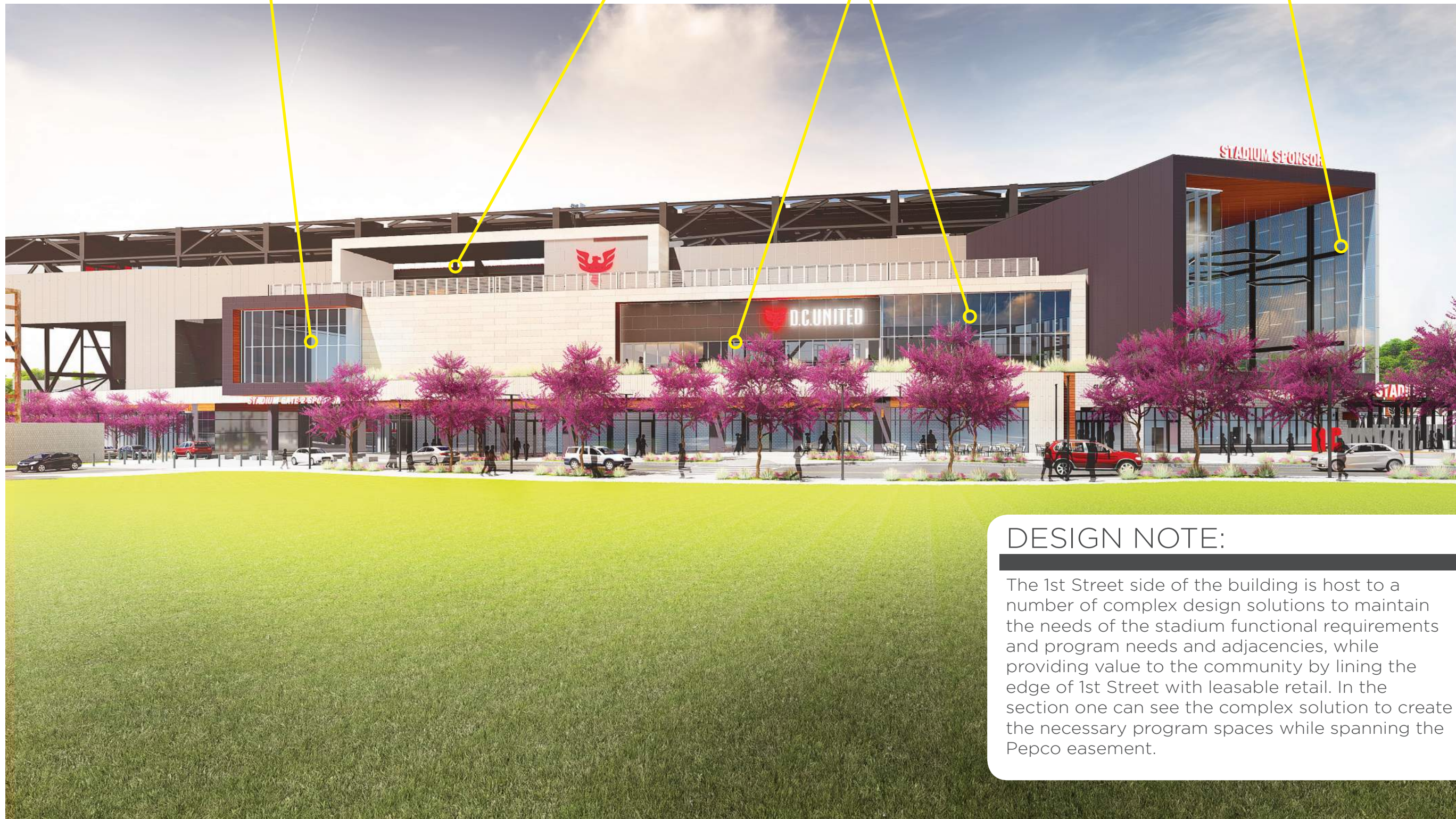
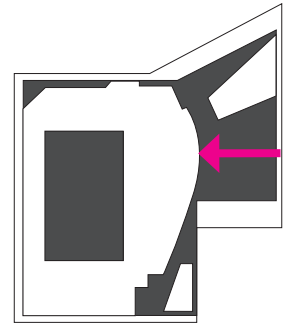
# // EAST ELEVATION

DIRECTORS CLUB

UPPER CONCOURSE OPEN SPACE & BAR

MAIN CLUB

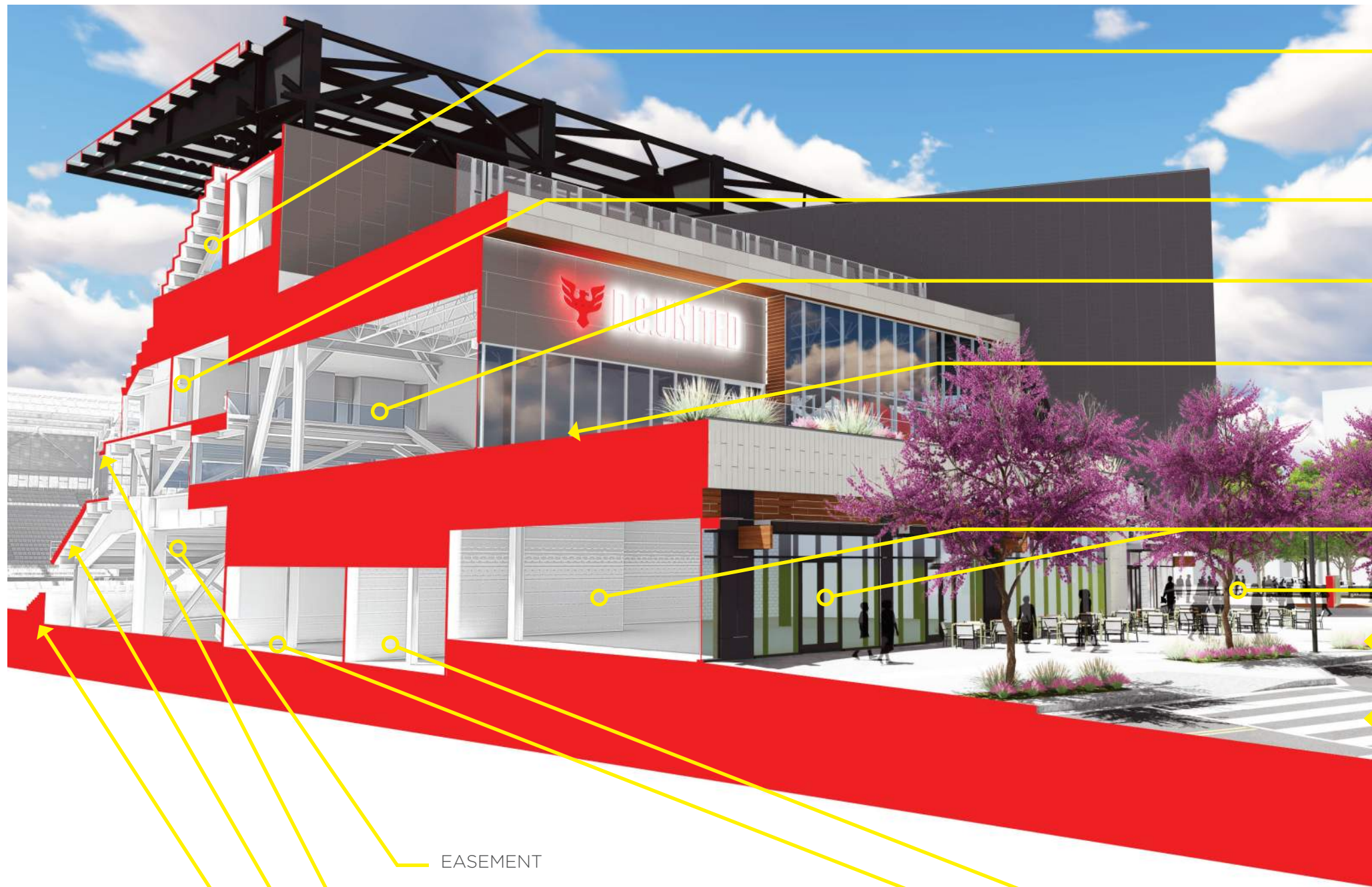
CIRCULATION TOWER TO UPPER CONCOURSE INCLUDES A GRAND STAIR AND ESCALATORS



## DESIGN NOTE:

The 1st Street side of the building is host to a number of complex design solutions to maintain the needs of the stadium functional requirements and program needs and adjacencies, while providing value to the community by lining the edge of 1st Street with leasable retail. In the section one can see the complex solution to create the necessary program spaces while spanning the Pepco easement.

# // EAST SECTION THROUGH MAIN CLUB & EXTERIOR BALCONY



UPPER CONCOURSE

19 EAST SUITES

MAIN CLUB

CLUB EXTERIOR BALCONY  
SURROUNDED W/ DEEP TRAY LIVING GREEN  
ROOF

1ST STREET RETAIL

PUBLIC OPEN SPACE

ACTIVE FRIENDLY STREET-SCAPE DESIGN

1ST STREET

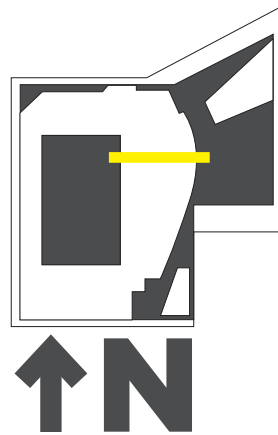
EASEMENT

EAST SIDELINE SUITE SEATS

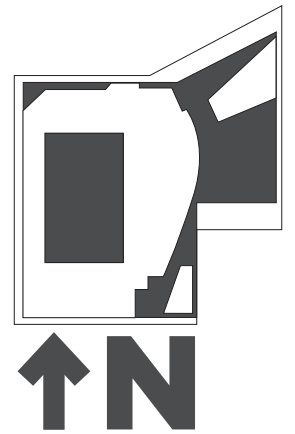
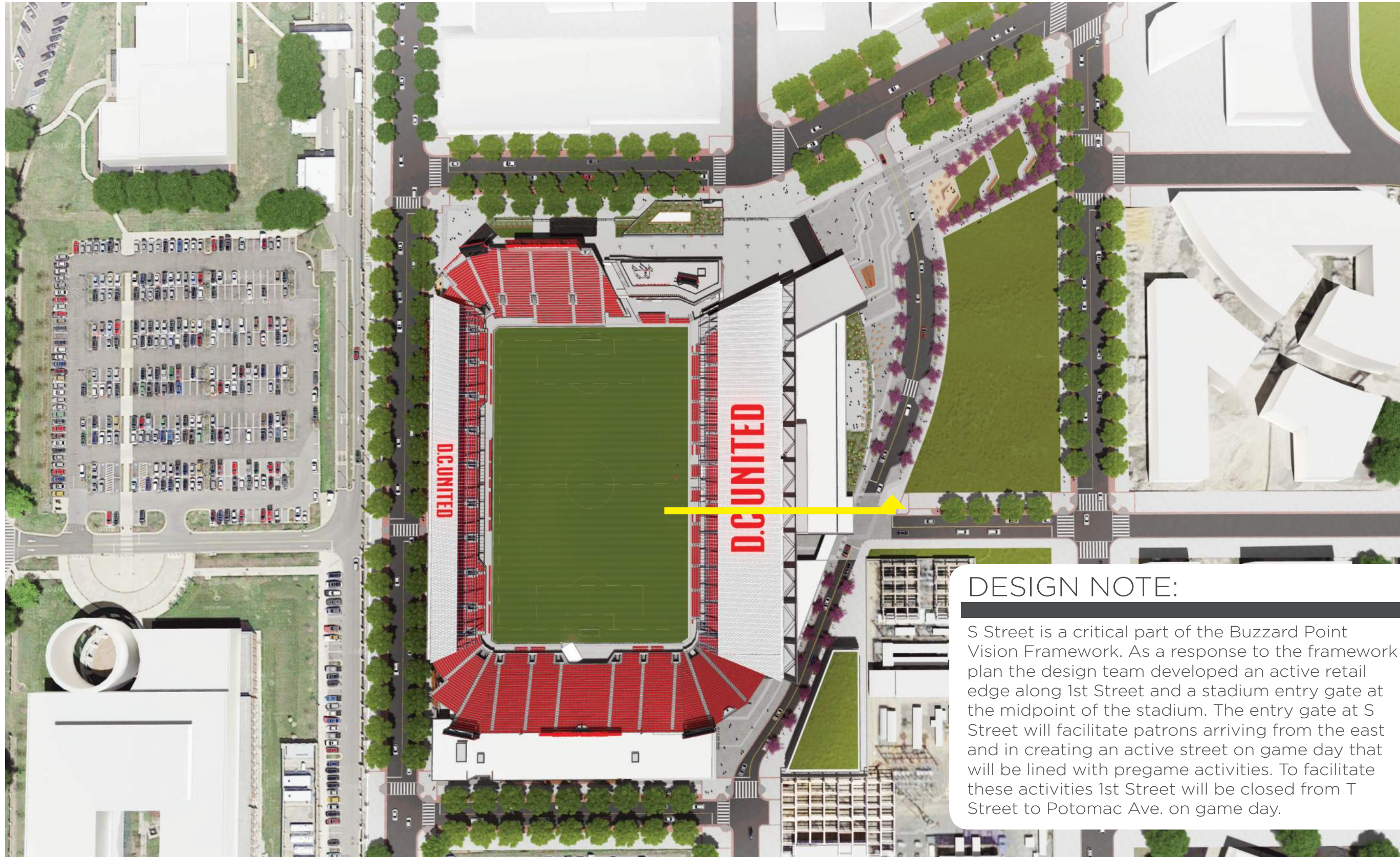
EAST SIDELINE CLUB SEATS

EAST SIDELINE MVP SEATS

BUILDING OPERATIONS



# // STADIUM PLAN RENDERING



**DESIGN NOTE:**

S Street is a critical part of the Buzzard Point Vision Framework. As a response to the framework plan the design team developed an active retail edge along 1st Street and a stadium entry gate at the midpoint of the stadium. The entry gate at S Street will facilitate patrons arriving from the east and in creating an active street on game day that will be lined with pregame activities. To facilitate these activities 1st Street will be closed from T Street to Potomac Ave. on game day.

// EAST SECTION @ S STREET THROUGH S STREET GATE & DIRECTORS LOUNGE



UPPER CONCOURSE OPEN SPACE & BAR WITH VIEWS DOWN S STREET TO THE WATER

MECHANICAL EQUIPMENT LOCATION WITH ALUMINUM PERFORATED SCREEN WALL

19 EAST SUITES

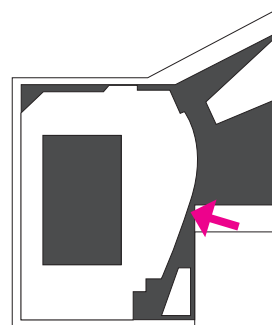
DIRECTORS CLUB

DEEP TRAY LIVING GREEN ROOF

1ST STREET RETAIL

S STREET ENTRY GATE PLAZA

S STREET ENTRY GATE WILL BE SECURED WITH S.S. MESH COILING OVERHEAD DOORS. THE LOCATION IS SET BACK TO MAINTAIN AS MUCH OPEN PUBLIC PLAZA SPACE AS POSSIBLE. THE QUEUING AND SECURITY PROCESS WILL BE MANAGED WITH PORTABLE MAGNETOMETERS AND PORTABLE RAILS. THE S STREET GATE IS TECHNICALLY PART OF THE EASEMENT AGREEMENT WITH PEPCO SO ALL EQUIPMENT IS REQUIRED TO BE PORTABLE

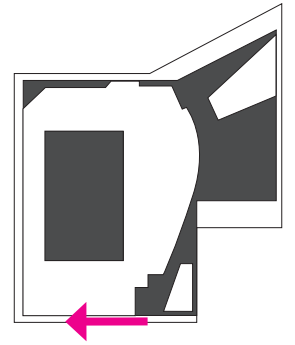




# // SOUTH BUILDING RENDERING LOOKING WEST

## DESIGN NOTE:

The south building hosts a number of critical game day and non game day functions. The lower level provides all the game day team facilities and staff facilities. This program organization is atypical for MLS stadiums but this provides a unique field entry for the players.



// SOUTH SECTION @ STAFF ENTRY



34 ROWS OF GENERAL SOUTH SEATING

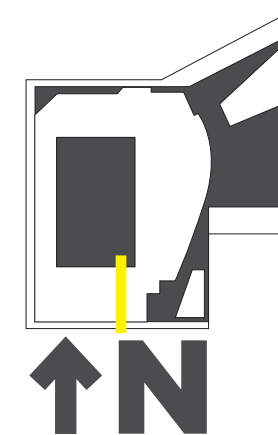
D.C. UNITED TEAM OFFICES, SECURITY & OPERATIONS SPACE

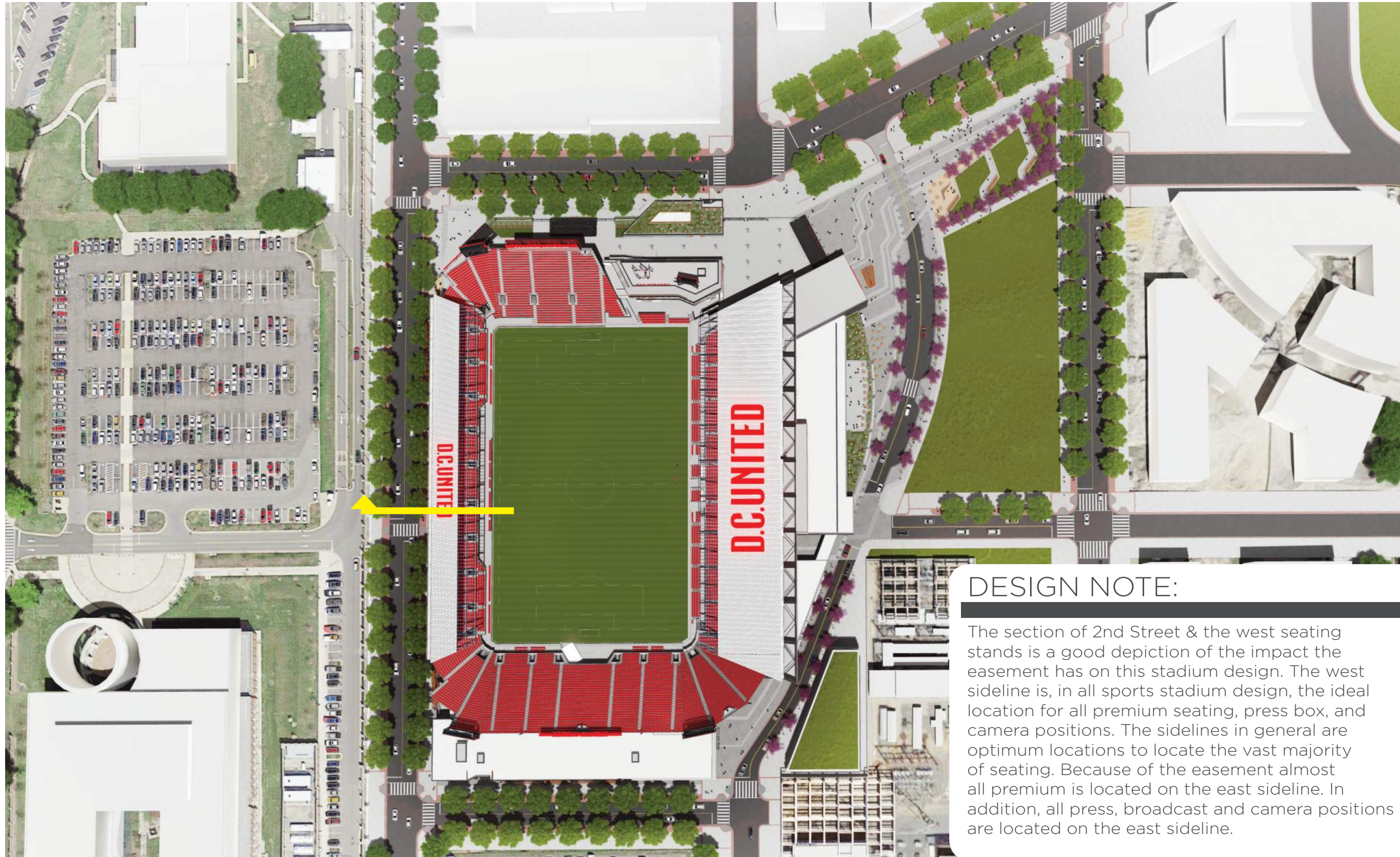
SOUTH CONCOURSE

BASEMENT LEVEL TEAM & OPERATIONS SPACE

STAFF & OPERATIONS ENTRY LOBBY

STAFF & OPERATIONS ENTRY

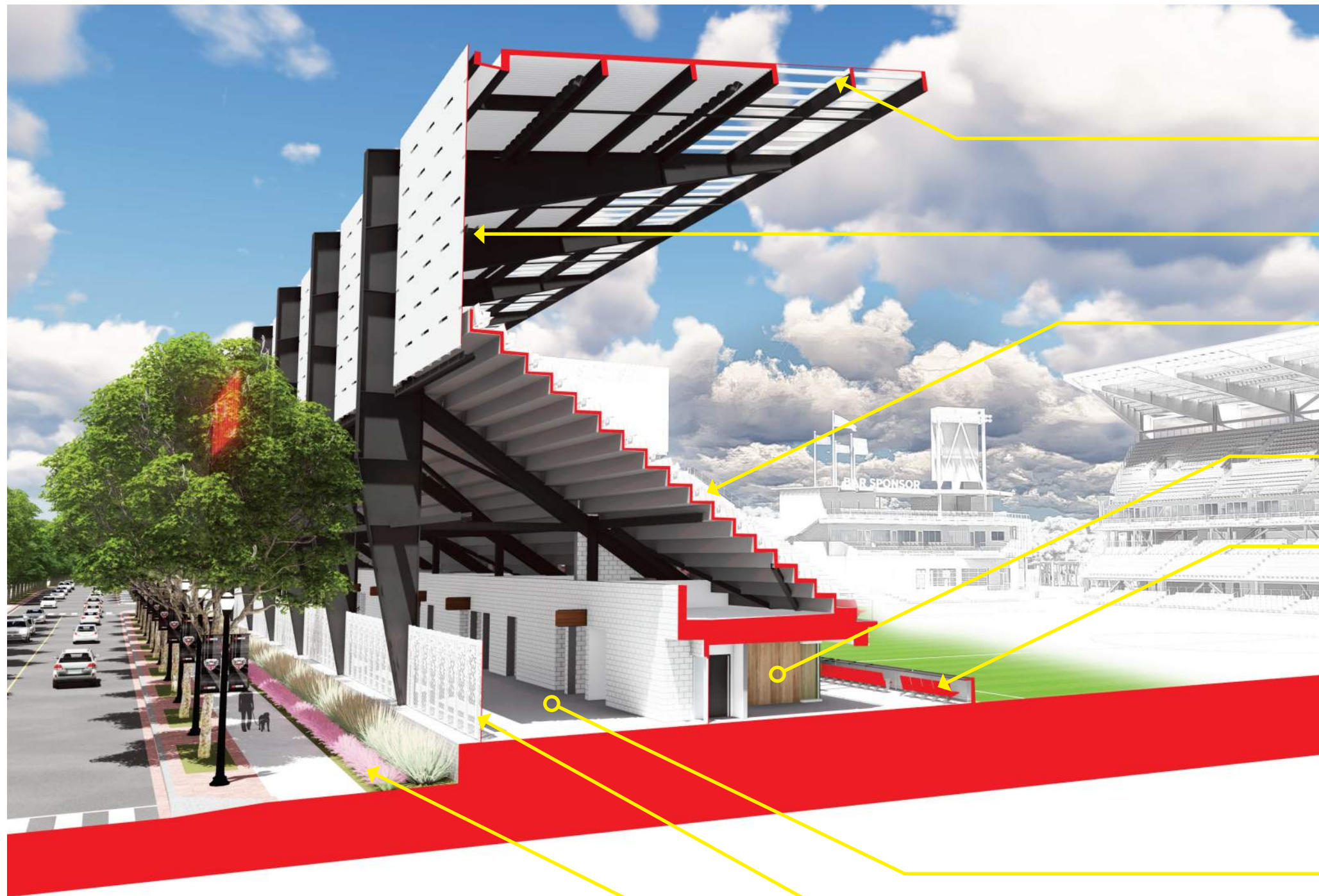




### DESIGN NOTE:

The section of 2nd Street & the west seating stands is a good depiction of the impact the easement has on this stadium design. The west sideline is, in all sports stadium design, the ideal location for all premium seating, press box, and camera positions. The sidelines in general are optimum locations to locate the vast majority of seating. Because of the easement almost all premium is located on the east sideline. In addition, all press, broadcast and camera positions are located on the east sideline.

# // WEST SECTION THROUGH FIELD SUITES



POLYCARBONATE TRANSPARENT PANELS

WEST SCREEN WALL & SHADING DEVICE FOR THE EAST SIDELINE

21 ROWS OF GENERAL WEST SEATING

INTERIOR OF FIELD SUITE

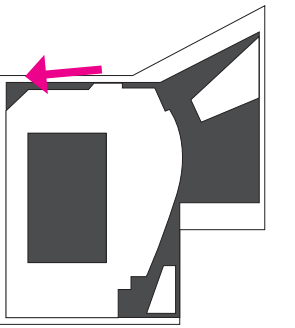
EXTERIOR SUITE SPACE @ FIELD LEVEL  
SUITE SEATS 8'-0" FROM FIELD TOUCH LINE

WEST CONCOURSE

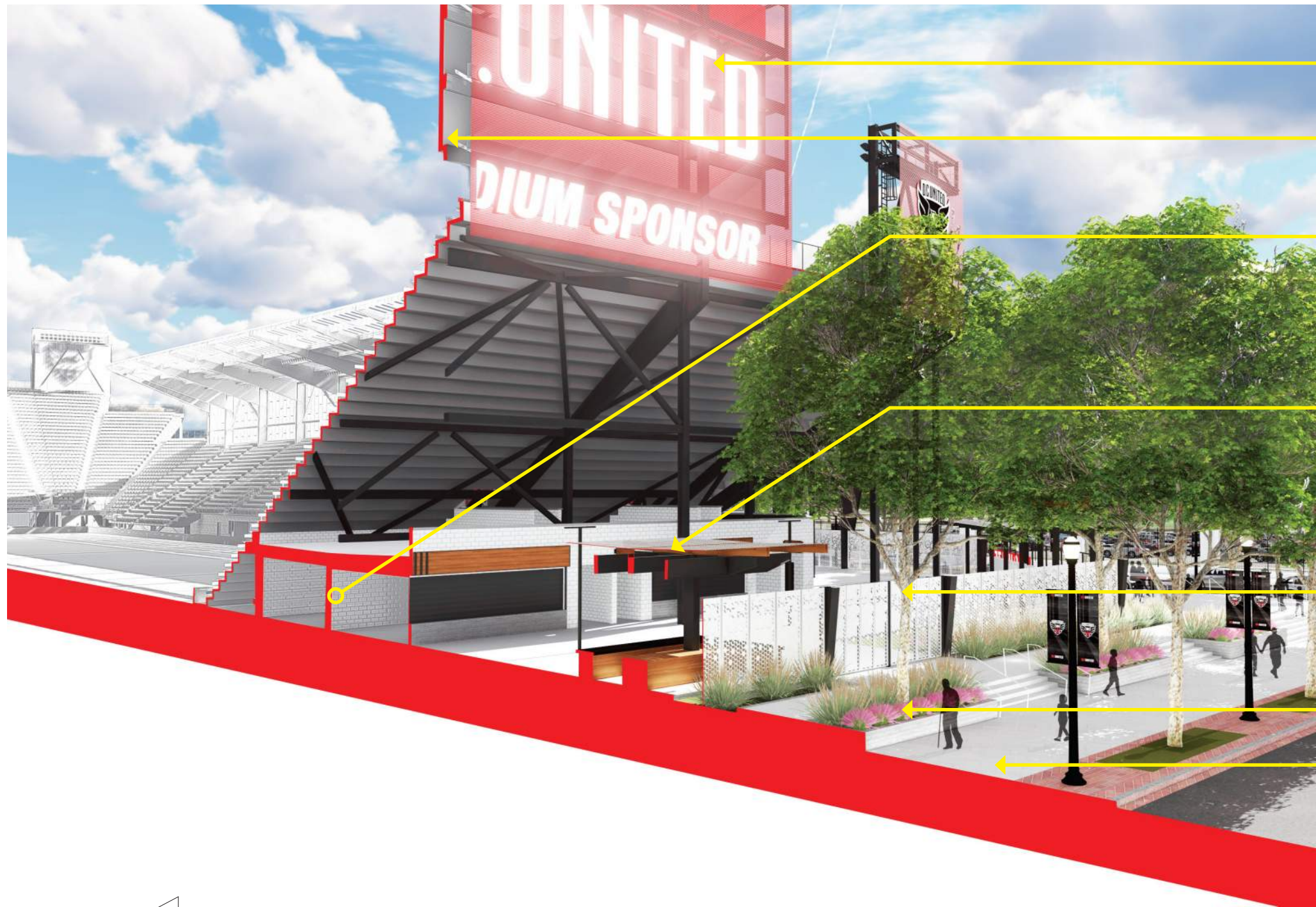
EXTERIOR MURAL PERIMETER FENCE

PUBLIC REALM

// NORTHWEST PUBLIC OPEN SPACE @ R STREET



# // NORTH SECTION THROUGH LED VIDEO BOARD & NORTH CONCOURSE



CUSTOM PRINTED GRAPHIC MESH VIDEO BOARD BACKING WITH TEAM BRANDING & STADIUM SPONSOR BRANDING

LED VIDEO BOARD

CONCESSION AND RESTROOMS

GLASS PHOTOVOLTAIC PANEL CANOPY OVER NORTH END BAR

EXTERIOR MURAL PERIMETER FENCE

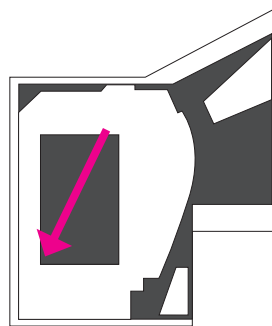
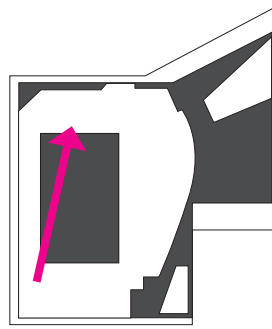
PUBLIC OPEN SPACE

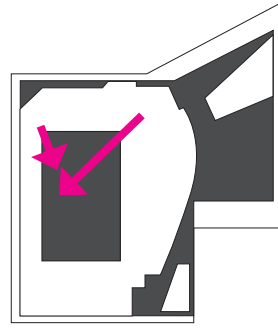
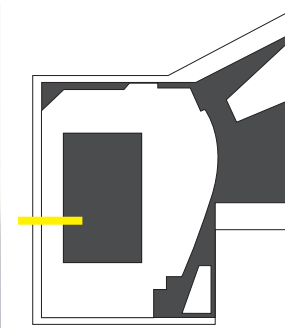
PUBLIC REALM



## SEATING BOWL DESIGN

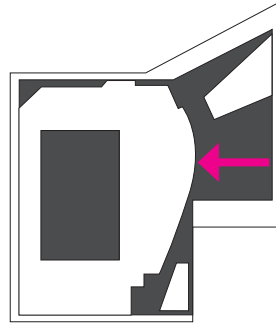
The seating bowl has a direct connection to the form and function of the building. In the case of the D.C. United stadium the seating bowl had to be resolved first before any steps could be made to resolve all other program functions. The bowl is designed as a single steep rake to clear the easement on the east side. The steepness of the rake allowed the design team to insert additional seating types, suites, broadcast booths, and writing press along the east side and achieve all necessary ADA seating requirements for those sections. In addition to the steepness the first seating tread on all sides are closer than any other seating tread in the MLS. The goal of any stadium is to maintain the integrity of the playing field with regards to field dimensions. The field will be maintained at the MLS standard size but the run off (the edges outside the touch-lines) will be narrowed to help fit the design within the easement and property boundaries. Both the steepness and the closeness of the seats will make this a one of a kind soccer watching experience. There will be no closer seat in the MLS than the seats at D.C. United stadium.







BUILDING  
FACADE  
MATERIALS

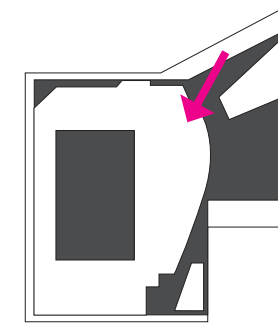


ENGINEERED WOOD  
GFRG TYPE 1  
ANODIZED ALUMINUM  
CURTAIN WALL  
INSULATED GLAZING

GFRG TYPE 2  
GFRG TYPES 2 & 3  
GFRG TYPES 4

ANODIZED ALUMINUM 1"  
PERFORATED METAL  
MECHANICAL SCREEN WALL  
ANODIZED ALUMINUM  
CURTAIN WALL  
INSULATED GLAZING

GFRG TYPE 1  
ANODIZED ALUMINUM 1"  
PERFORATED METAL



# BUILDING FACADE MATERIALS



GFRC TYPE 1

PAINTED STEEL STRUCTURAL  
FRAME

ENGINEERED WOOD

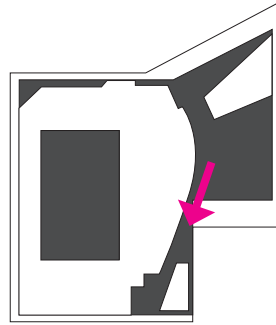
ANODIZED ALUMINUM 1"  
PERFORATED METAL

ANODIZED ALUMINUM  
CURTAIN WALL  
INSULATED GLAZING

GFRC TYPE 1

ENGINEERED WOOD

# BUILDING FACADE MATERIALS



ANODIZED ALUMINUM  
CURTAIN WALL  
INSULATED GLAZING  
GFRP TYPE 2

GFRP TYPE 1

ENGINEERED WOOD

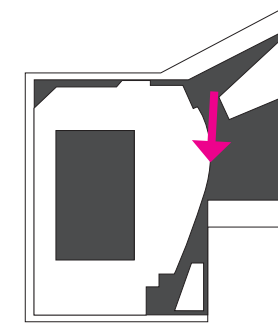
GFRP TYPE 1

ENGINEERED WOOD SOFFIT

GFRP TYPE 1

CAST-IN-PLACE CONCRETE  
W/ GRAY COLOR ADDITIVE  
W/ WOOD PLANK FORM-  
LINER

PAINTED ALUMINUM CURTAIN  
WALL, INSULATED GLAZING



## BUILDING FACADE MATERIALS



ENGINEERED WOOD SOFFIT

WHITE PORCELAIN EXTERIOR  
TILE

GFRC TYPE 2

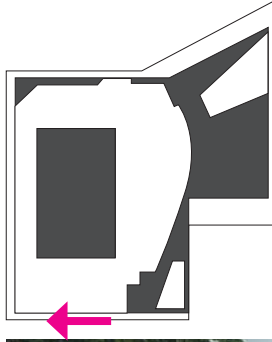
ENGINEERED WOOD

PAINTED ALUMINUM CURTAIN  
WALL, INSULATED GLAZING

COMPOSITE METAL PANEL  
CANOPY AND SOFFIT

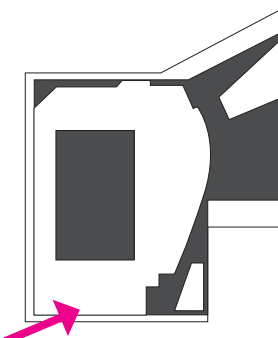
CAST-IN-PLACE CONCRETE  
W/ GRAY COLOR ADDITIVE  
W/ WOOD PLANK FORM-  
LINER

# BUILDING FACADE MATERIALS



- GFRC TYPE 1
- GFRC TYPE 2
- ANODIZED ALUMINUM  
CURTAIN WALL  
INSULATED GLAZING
- ENGINEERED WOOD
- GFRC TYPE 1
- PAINTED ALUMINUM FINNS,  
EACH FIN TO REPRESENT  
EVERY MLS TEAM COLOR  
DISPLAYED IN TEAM  
SCARVES.
- WHITE PORCELAIN EXTERIOR  
TILE
- PAINTED ALUMINUM CURTAIN  
WALL, INSULATED GLAZING
- CAST-IN-PLACE CONCRETE  
W/ GRAY COLOR ADDITIVE  
W/ WOOD PLANK FORM-  
LINER



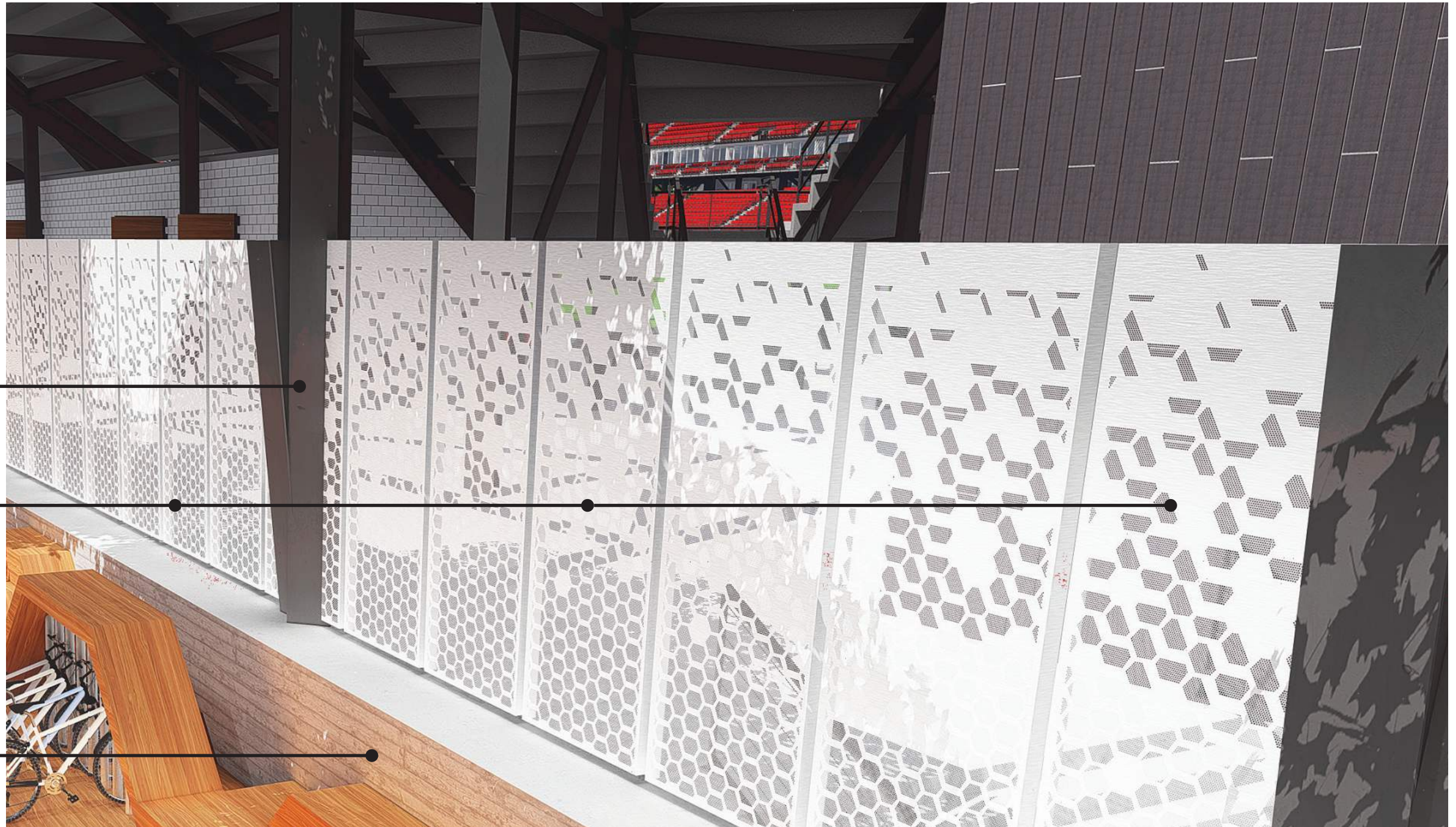
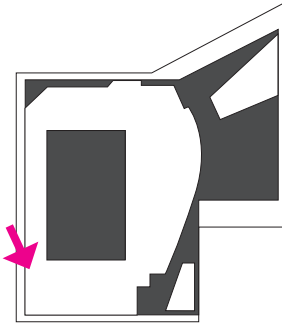


# BUILDING FACADE MATERIALS



- ENGINEERED WOOD
- GRAPHICS RE: SECTION 4
- GFRP TYPE 1
- ANODIZED ALUMINUM CURTAIN WALL INSULATED GLAZING
- GRAPHICS RE: SECTION 4
- GFRP TYPE 1
- WHITE PORCELAIN EXTERIOR TILE
- PAINTED ALUMINUM FINNS, EACH FIN TO REPRESENT EVERY MLS TEAM COLOR DISPLAYED IN TEAM SCARVES
- ANODIZED ALUMINUM CURTAIN WALL INSULATED GLAZING
- CAST-IN-PLACE CONCRETE W/ GRAY COLOR ADDITIVE W/ WOOD PLANK FORM-LINER

BUILDING  
FACADE  
MATERIALS

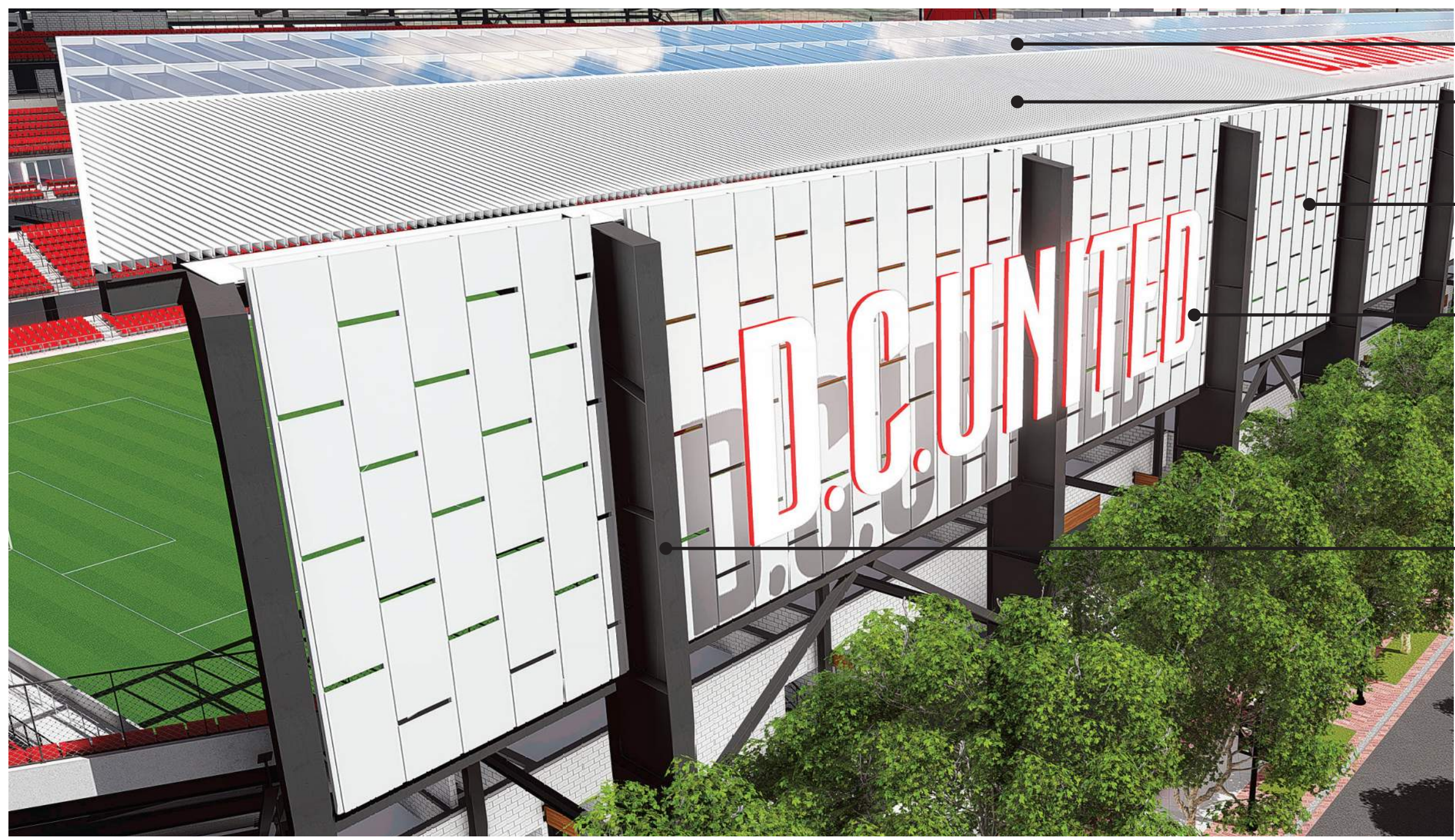
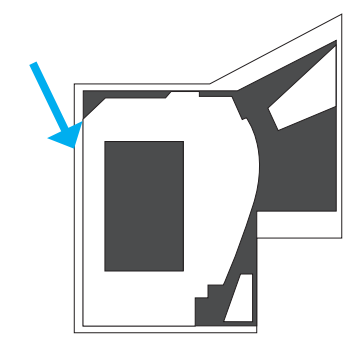


PAINTED STEEL STRUCTURAL  
FRAME

CUSTOM PERFORATION  
PATTERN MURAL PERIMETER  
FENCE  
ANODIZED ALUMINUM  
PANELS

CAST-IN-PLACE CONCRETE  
W/ GRAY COLOR ADDITIVE  
W/ WOOD PLANK FORM-  
LINER

# BUILDING FACADE MATERIALS



TRANSPARENT  
POLYCARBONATE PANELS

GALVALUME METAL DECK

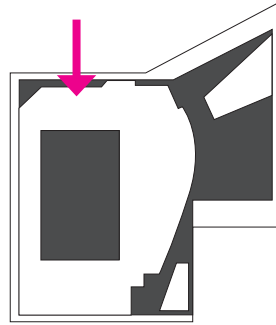
ANODIZED ALUMINUM PANEL  
NON PERFORATED

GRAPHICS: RE SECTION 4

PAINTED STEEL STRUCTURAL  
FRAME



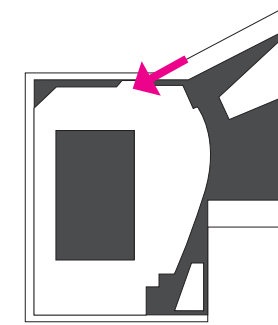
BUILDING  
FACADE  
MATERIALS



CUSTOM PRINTED FABRIC  
SCRIMS  
RE: SECTION 4

GRAPHICS: RE SECTION 4





# BUILDING FACADE MATERIALS



12" DEEP TRAY LIVING GREEN ROOF

GFRC TYPE 1

GRAPHICS: RE SECTION 4

GRAPHICS: RE SECTION 4

LINEAR LED LIGHT

PAINTED ALUMINUM LIGHT COVE SHIELD

ANODIZED ALUMINUM CURTAIN WALL INSULATED GLAZING

ENGINEERED WOOD

CAST-IN-PLACE CONCRETE W/ GRAY COLOR ADDITIVE W/ WOOD PLANK FORM-LINER