



D.C. UNITED™

STADIUM

ZONING COMMISSION HEARING
NOVEMBER 28, 2016

POPULOUS®

Turner

Marshall | Moya Design

LEGENDS®
PROJECT DEVELOPMENT

ZONING COMMISSION
District of Columbia
CASE NO. 16-02
EXHIBIT NO. 82A1

THE **STADIUM** RESPONDS TO THE BUZZARD POINT VISION FRAMEWORK PLAN:

1. Maintain a public open space at the corner of Potomac Ave. & Half Street
2. Include vibrant and active retail at the base of the stadium
3. Maintain the established grid
4. Design streetscapes to be dynamic as public open space
5. Create dynamic parks and open spaces that are community assets
6. Incorporate bike parking and bike valet to support multi-modal transportation systems
7. Host events year round inside and outside the stadium
8. Plan and incorporating sustainable features
9. Locate primary stadium entrances at the northeast plaza and S Street Axis

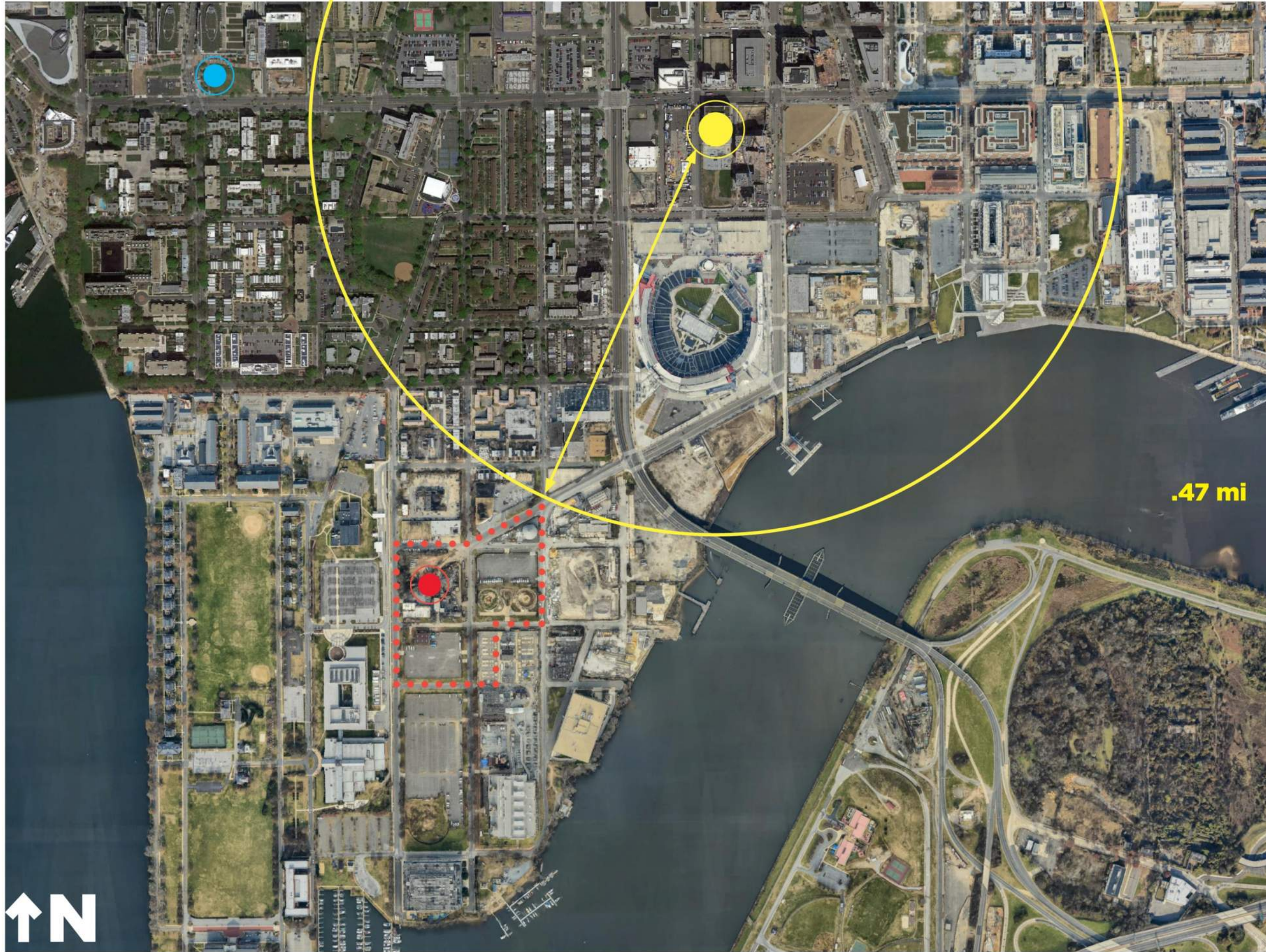
// SITE CONTEXT MAP



 **STADIUM SITE**



// SITE CONTEXT MAP



 **NAVY YARD METRO**

 **WATERFRONT METRO**

 **STADIUM SITE**



// SITE CONTEXT MAP



**2ND STREET
PRIMARY BICYCLE
PATH**

STADIUM SITE



// SITE CONTEXT MAP



**2ND STREET
PRIMARY BICYCLE
PATH**

**HALF STREET
PRIMARY VEHICLE
AND PEDESTRIAN
BOULEVARD**

STADIUM SITE



// SITE CONTEXT MAP



**2ND STREET
PRIMARY BICYCLE
PATH**

**HALF STREET
PRIMARY VEHICLE
AND PEDESTRIAN
BOULEVARD**

**POTOMAC AVE.
PRIMARY ACCESS TO
STADIUM**

STADIUM SITE



// SITE CONTEXT MAP



**2ND STREET
PRIMARY BICYCLE
PATH**

**HALF STREET
PRIMARY VEHICLE
AND PEDESTRIAN
BOULEVARD**

**POTOMAC AVE.
PRIMARY ACCESS TO
STADIUM**

**S STREET PRIMARY
CONNECTION TO
RIVERFRONT**

STADIUM SITE



// SITE CONTEXT MAP



**2ND STREET
PRIMARY BICYCLE
PATH**

**HALF STREET
PRIMARY VEHICLE
AND PEDESTRIAN
BOULEVARD**

**POTOMAC AVE.
PRIMARY ACCESS TO
STADIUM**

**S STREET PRIMARY
CONNECTION TO
RIVERFRONT**

**FUTURE ANACOSTIA
RIVERWALK TRAIL**

STADIUM SITE



// SOUTHWEST EXISTING CONTEXT PHOTO



// PHOTO CREDIT Duane Lempke



// NORTHEAST EXISTING CONTEXT PHOTO



// PHOTO CREDIT Duane Lempke



PART A - EXTENT OF STADIUM PUD SUBMISSION



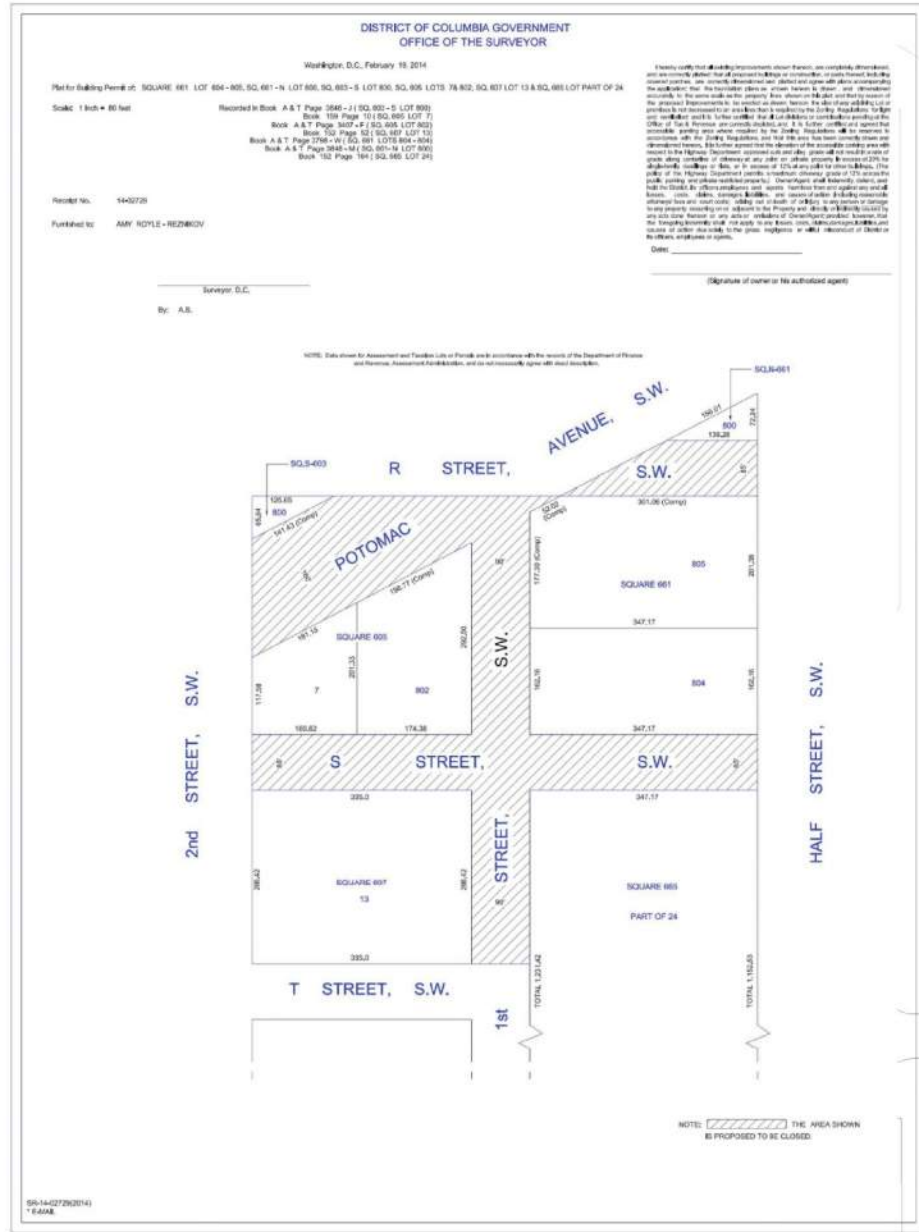
PART B - NOT PART OF STADIUM PUD SUBMISSION
DESIGN INTENT SHOWN FOR REFERENCE ONLY



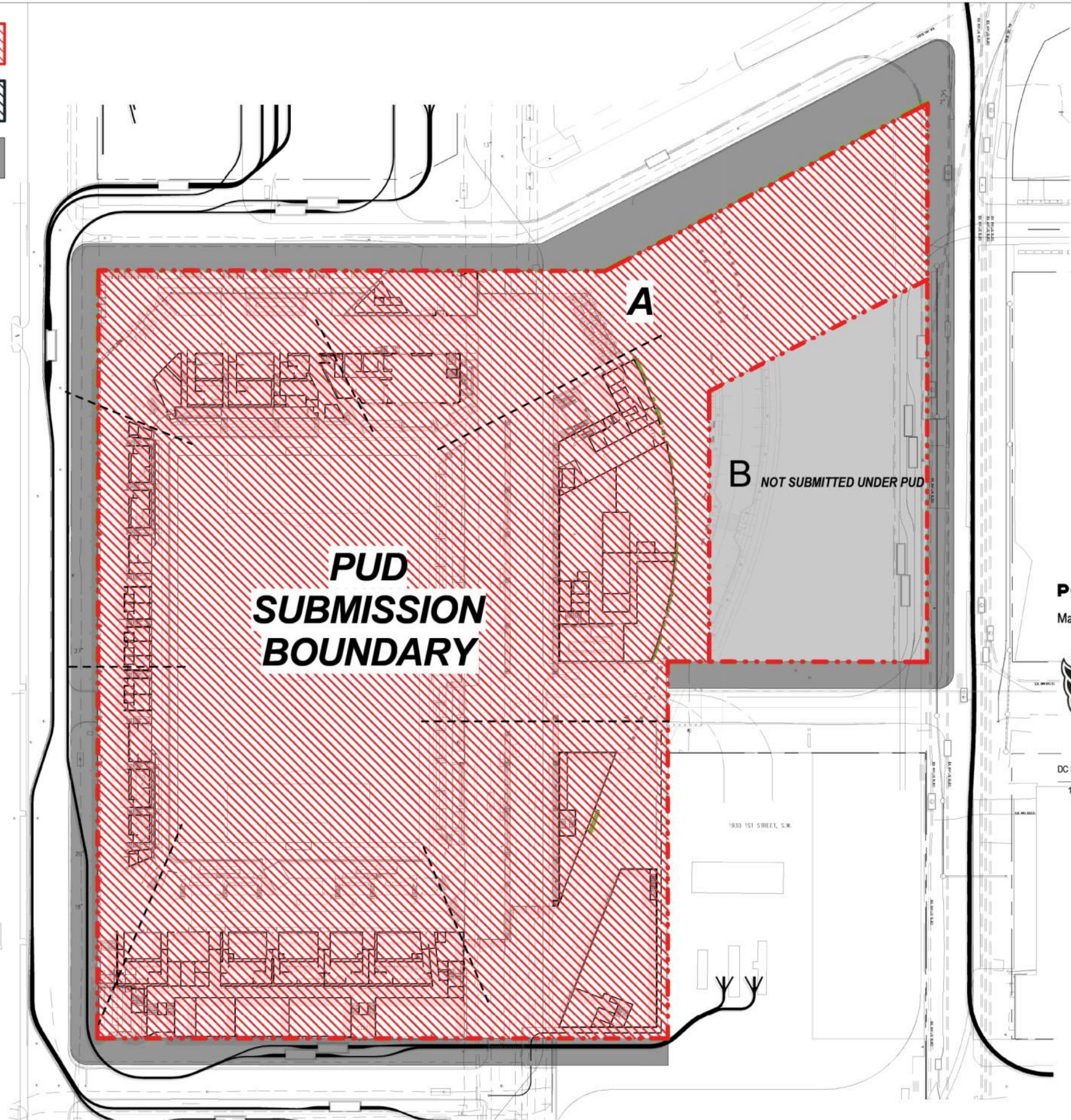
PUBLIC REALM - NOT PART OF PUD SUBMISSION,
DESIGN INTENT SHOWN FOR REFERENCE ONLY



DISTRICT OF COLUMBIA RESPONSIBLE FOR DESIGN OF
PUBLIC REALM



CONSOLIDATE PROPERTY SURVEY

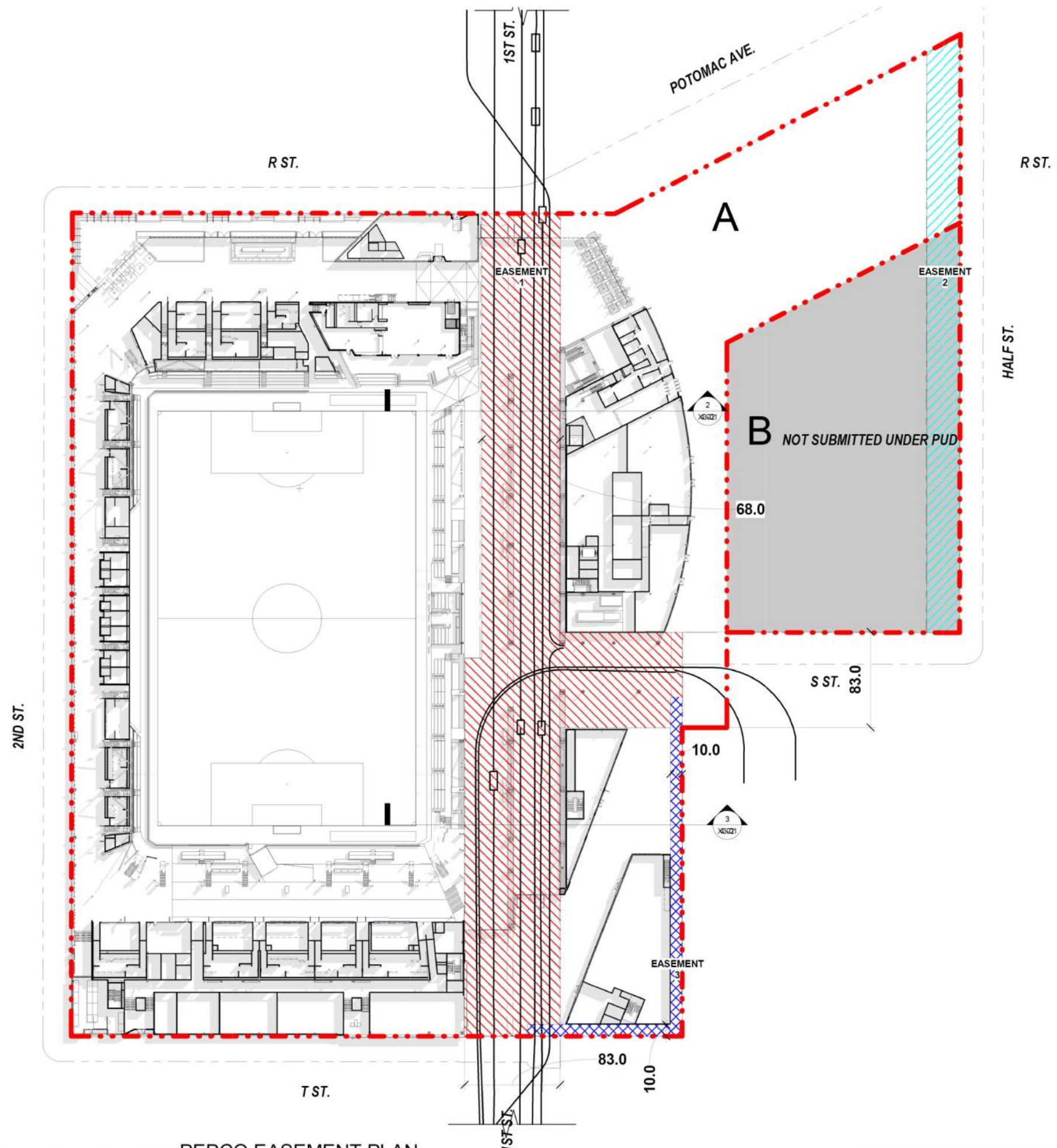


1 PUD SUBMISSION BOUNDARY
1" = 50'-0"

POPULOUS
Marshall | Moya Design



DC UNITED SOCCER STADIUM
100 Potomac Avenue, SW
Washington, DC 20024



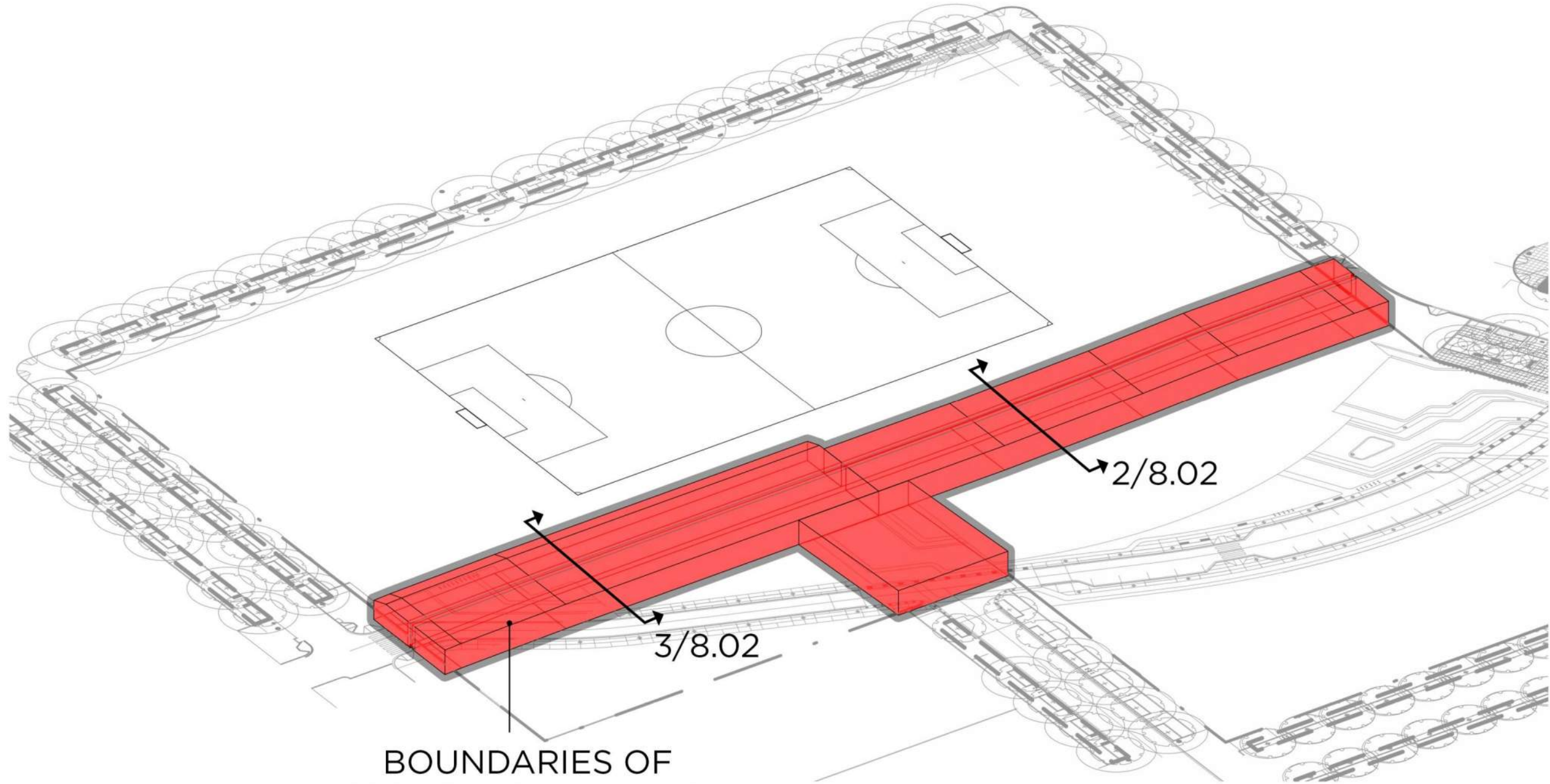
1 PEPCO EASEMENT PLAN
1" = 50'-0"

POPULOUS
Marshall | Moya Design

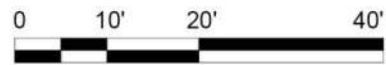
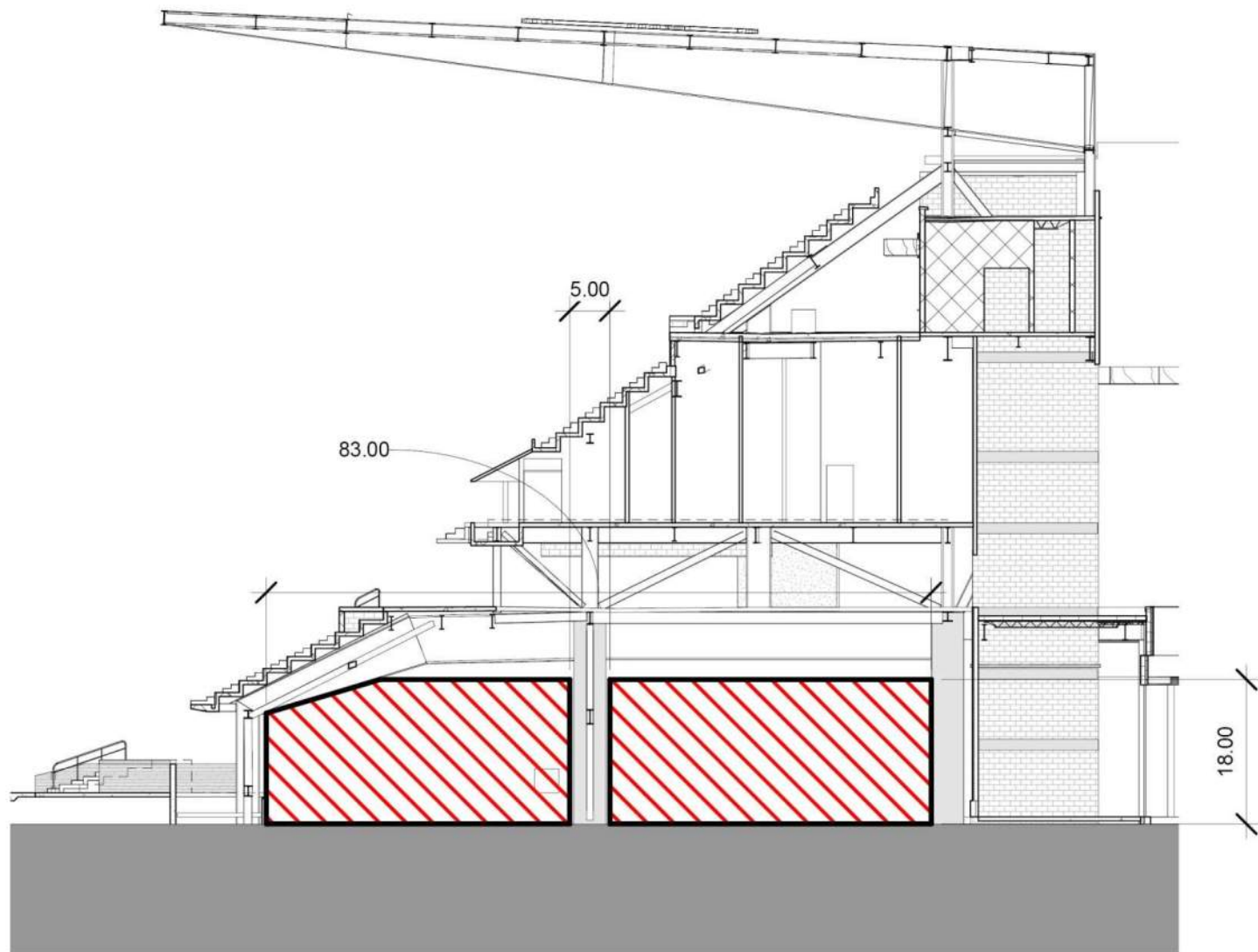


DC UNITED SOCCER STADIUM
100 Potomac Avenue, SW
Washington, DC 20024

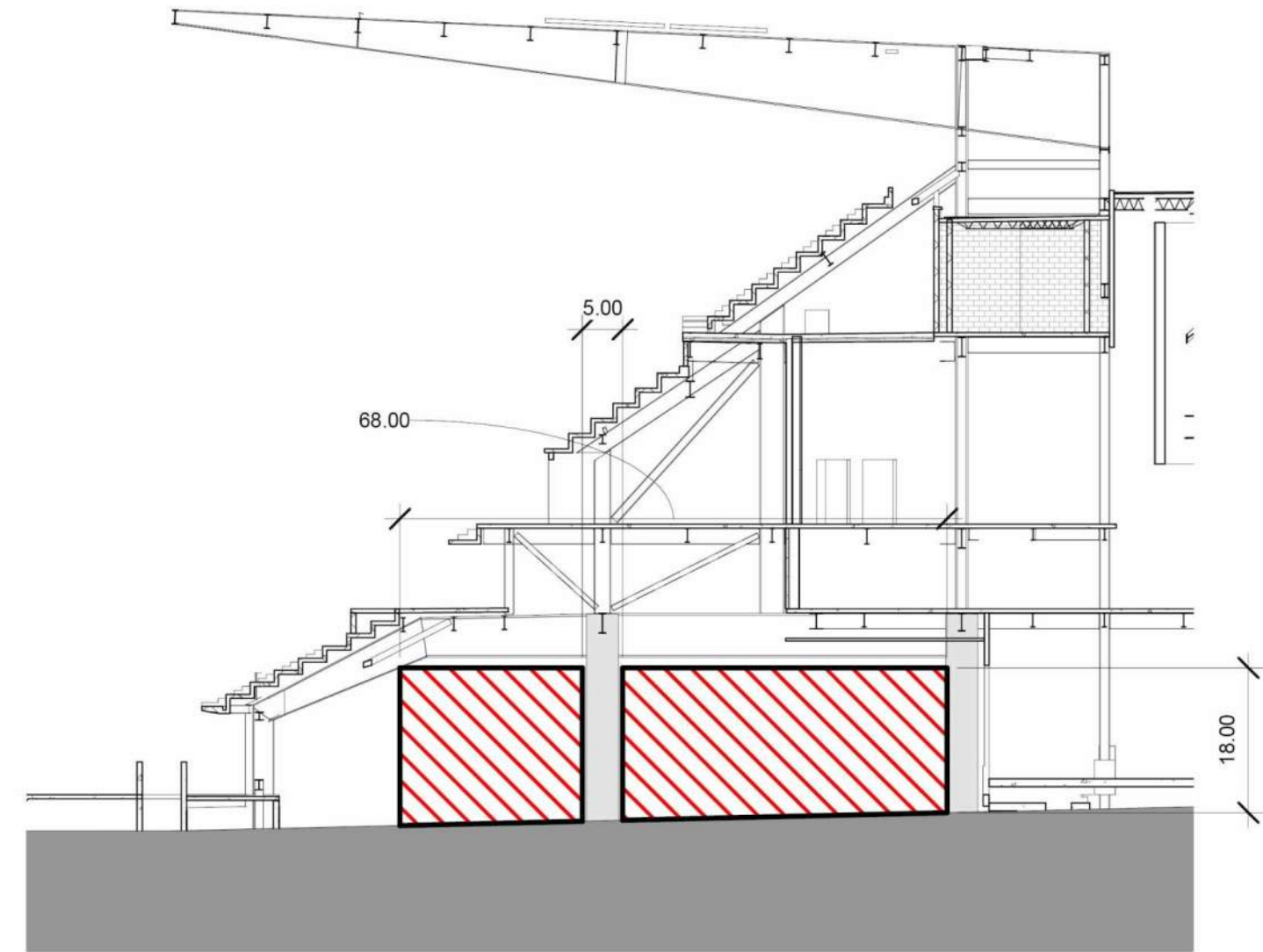
PROGRESS PRINTING



BOUNDARIES OF
UNBUILDABLE AREA
ABOVE EASEMENT

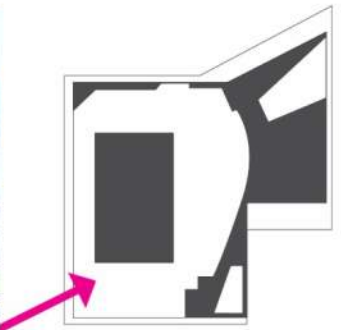


3 EASEMENT SECTION
1" = 20'-0"



2 EASEMENT SECTION
1" = 20'-0"

// SOUTHWEST AERIAL RENDERING



// NORTHEAST AERIAL RENDERING

