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## APPENDIX:

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- UPDATED PUD BOUNDARY
- UPDATED PUD OVERVIEW SHEETS
- UPDATED GAR CALCULATION SHEET
- DIMENSIONED CONCOURSE LEVEL PLAN & DIMENSIONED SECTIONS
- CONCOURSE LIGHTING DESIGN SCHEMATIC SHEETS
- WEST CANOPY ROOF DRAIN DIAGRAM
- MATERIAL UPDATES & EXAMPLES
- POCKET PARKS
- SIGNAGE AND GRAPHICS DETAIL SHEETS

PART A - EXTENT OF STADIUM PUD SUBMISSION



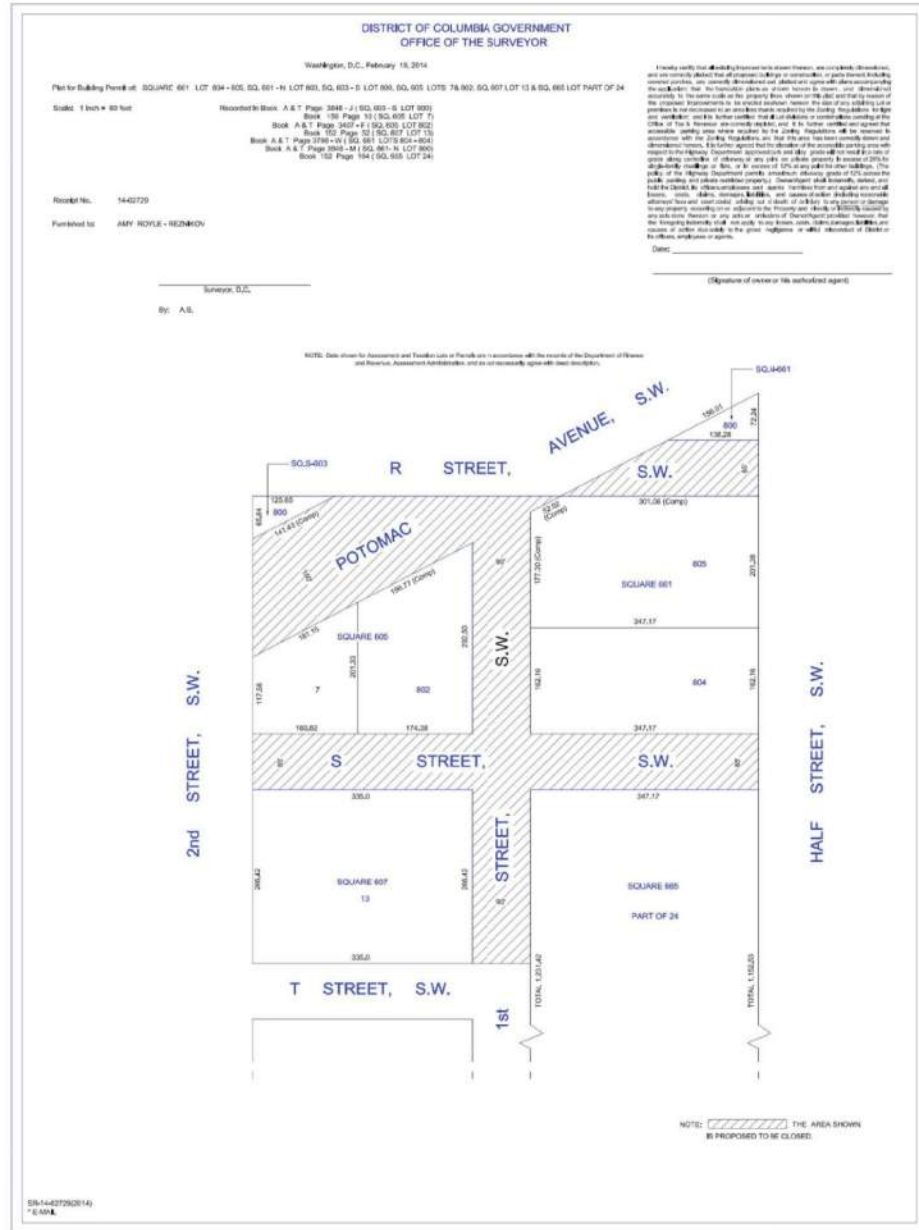
PART B - NOT PART OF STADIUM PUD SUBMISSION  
DESIGN INTENT SHOWN FOR REFERENCE ONLY



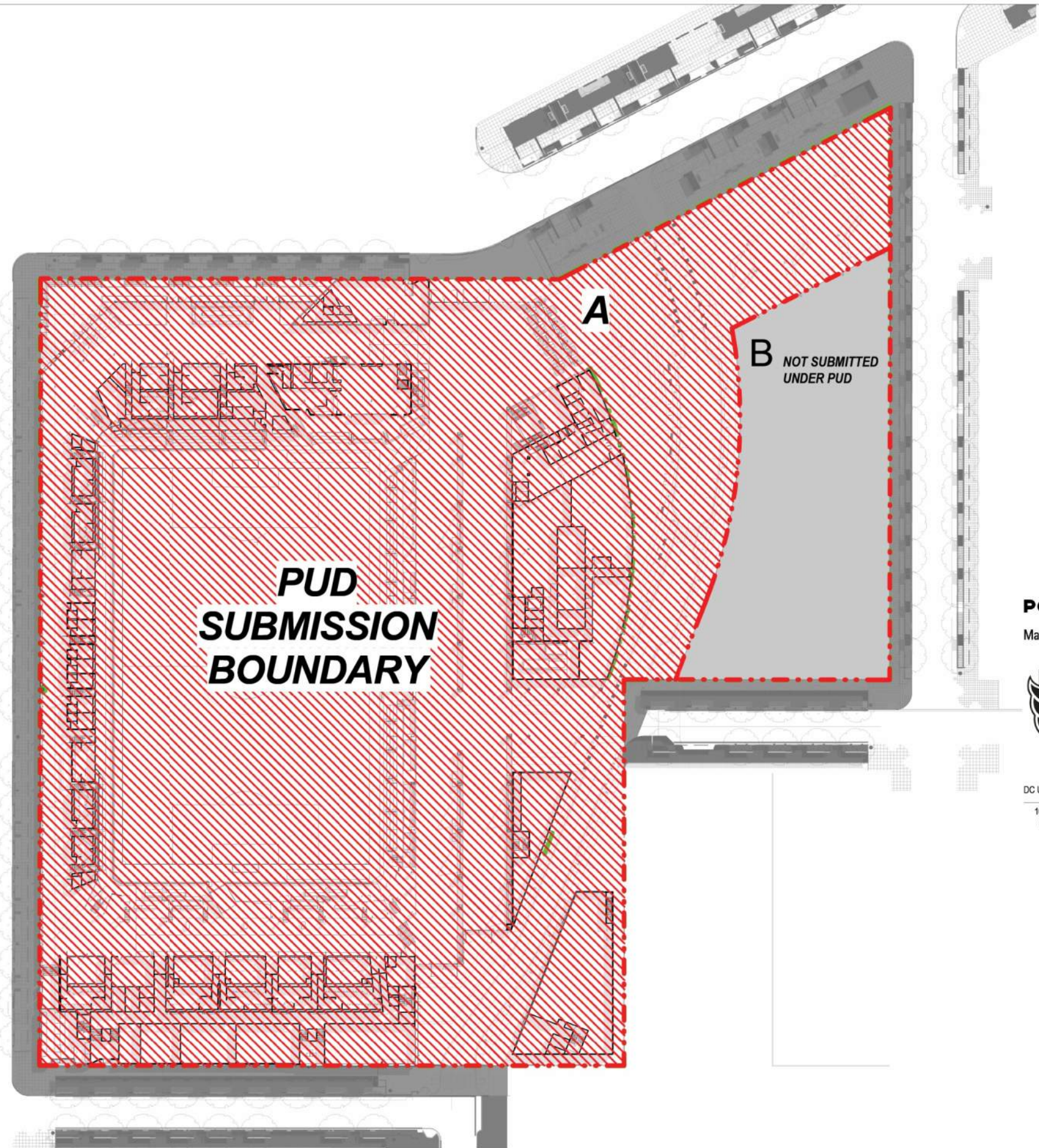
PUBLIC REALM - NOT PART OF PUD SUBMISSION,  
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PUBLIC REALM



CONSOLIDATE PROPERTY SURVEY



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100 Potomac Avenue, SW  
Washington, DC 20024

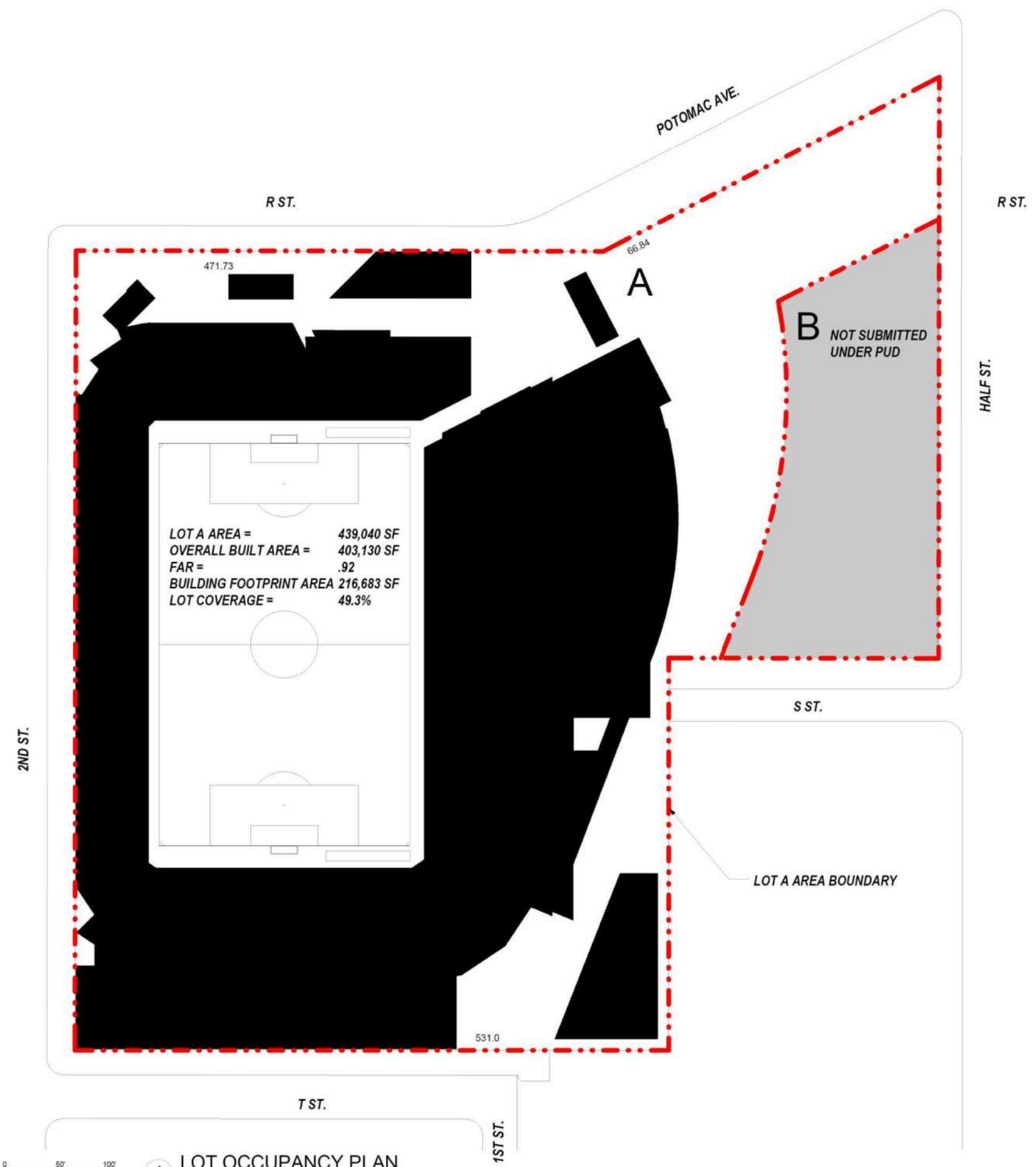


1 PUD SUBMISSION BOUNDARY  
1" = 50'-0" 2

PART B - NOT PART OF STADIUM  
PUD SUBMISSION, DESIGN INTENT  
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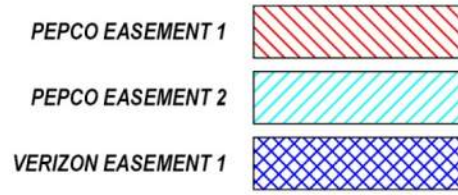
PUBLIC REALM - NOT PART OF PUD  
SUBMISSION, DESIGN INTENT SHOWN  
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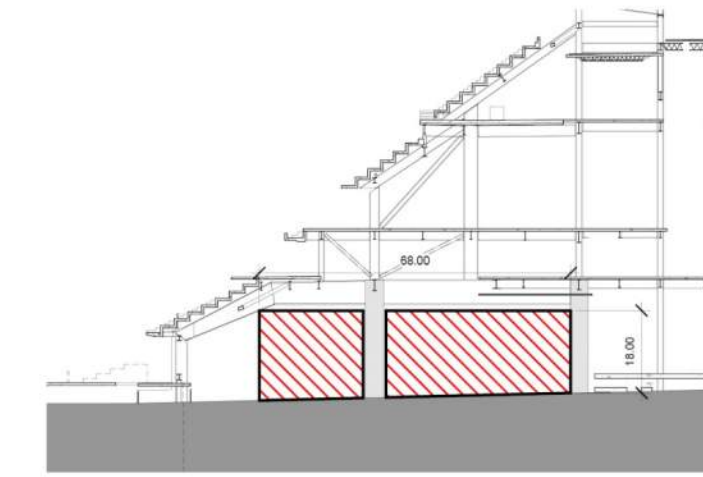
DC UNITED SOCCER STADIUM  
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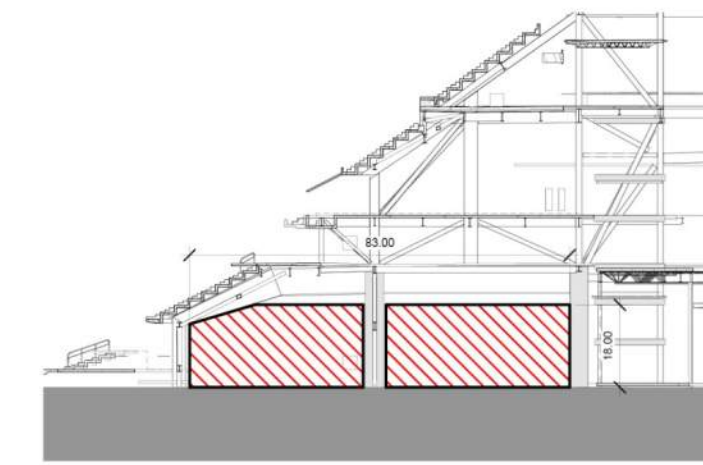
PART B - NOT PART OF STADIUM  
PUD SUBMISSION, DESIGN INTENT  
SHOWN FOR REFERENCE ONLY

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

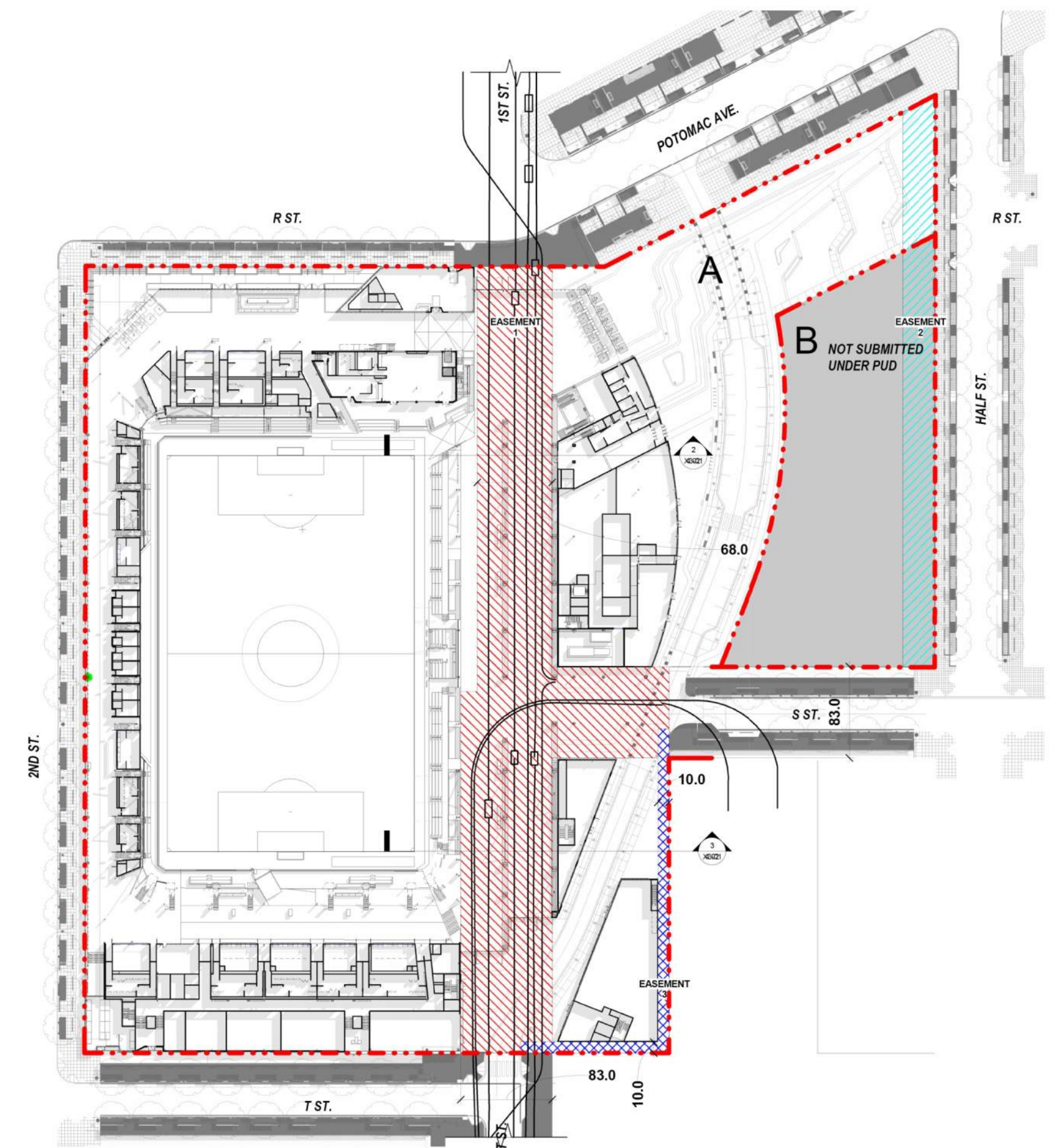
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2 EASEMENT SECTION  
1" = 20'-0"



3 EASEMENT SECTION  
1" = 20'-0"



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

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100 Potomac Avenue, SW  
Washington, DC 20024

## ZONING DATA SUMMARY - 100 POTOMAC AVENUE, SW WASHINGTON, DC 20024

CONSOLIDATED LOT – Z LOT A SQUARES 603S, 605, 607, 661, 661N, PART OF SQUARE 665 AND PARTS OF POTOMAC AVENUE S.W., R STREET S.W. AND S STREET S.W.	Allowed / Required	PROPOSED
SITE AREA (LOT A)	CG/C-R	
GROSS FLOOR AREA (FAR) - COMMERCIAL	429,084 SF	439,040 SF
FAR	NONE REQUIRED	403,130 SF
BUILDING HEIGHT	3.0 (MOR) - 4.0 (PUD)	.92 FAR
LOT OCCUPANCY - COMMERCIAL	90 FEET (MOR) - 110 FEET (PUD)	110 FEET
OPEN SPACE	100%	49.3 %
COURTS	AT LEAST 10% OF THE LOT AREA SHALL BE RESERVED AS PUBLIC OPEN SPACE	22%
REAR YARD	NONE REQUIRED; THEN ITS WIDTH MUST MEASURE 2.5" PER FOOT OF COURT HEIGHT AND NOT LESS THAN 6' (OPEN) OR 12' (CLOSED)	NONE REQUIRED
SIDE YARD	NONE REQUIRED	NONE REQUIRED
PARKING	NONE REQUIRED; IF PROVIDED, THEN MUST MEASURE 3" PER FOOT OF HEIGHT BUT NOT LESS THAN 8'	NONE REQUIRED
BICYCLE PARKING	1 FOR EACH 10 SEATS FOR THE FIRST 10,000 SEATS PLUS 1 PER 20 SEATS ABOVE THAT	PROVIDED OFF-SITE
BICYCLE VALET PARKING	83 BICYCLES (PER LEED REQUIREMENTS)	83 BICYCLES
LOADING RETAIL OR SERVICE	150 BICYCLES (PER LEED REQUIREMENTS)	190 BICYCLES
<ul style="list-style-type: none"> <li>• LOADING BERTHS (12' x 30')</li> <li>• LOADING BERTHS (12' x 55')</li> <li>• LOADING PLATFORM (100 SF)</li> <li>• LOADING PLATFORM (200 SF)</li> <li>• SERVICE / DELIVERY (IN EASEMENT)</li> </ul>	<ul style="list-style-type: none"> <li>1 REQUIRED</li> <li>1 REQUIRED</li> <li>1 REQUIRED</li> <li>1 REQUIRED</li> <li>1 REQUIRED</li> </ul>	<ul style="list-style-type: none"> <li>0 PROVIDED</li> <li>0 PROVIDED</li> <li>0 PROVIDED</li> <li>0 PROVIDED</li> <li>2 PROVIDED</li> </ul>
GREEN AREA RATIO (GAR)	0.2	0.262



<b>GROSS FLOOR AREA TABULATION</b>			
<b>LEVEL</b>	<b>STADIUM</b>	<b>OFFICE / LEASABLE SPACE</b>	<b>TOTAL</b>
SOUTH BASEMENT LEVEL	34,808 SF	-	34,808 SF
CONCOURSE (FIELD) LEVEL	122,458 SF	RETAIL 28,316 SF	150,775 SF
SOUTH OFFICE LEVEL	6,323 SF	TEAM OFFICE 18,605 SF	24,928 SF
EAST CLUB & NORTH SUITE LEVEL & SE CORNER 2ND LEVEL	42,612 SF	LEASABLE 9,343 SF	51,955 SF
SE CORNER 3RD LEVEL		LEASABLE 9,343 SF	9,343 SF
SUITE & PRESS LEVEL	25,100 SF	-	25,100 SF
NORTH MVP ROOF DECK	5,763 SF	-	5,763 SF
UPPER EAST CONCOURSE	25,432 SF	-	25,432 SF
STADIUM SEATING BOWL	109,835 SF	-	108,902 SF
<b>NET</b>	<b>372,331 SF</b>	<b>65,607 SF</b>	<b>437,938 SF</b>

**Green Area Ratio Scoresheet**

Address: **100 Potomac Avenue SW, Washington, DC**

Ward: **6** Lot: **705/607** Square: **CG-4**

Other / BZA Order:

enter sq ft of lot: **439,040** multipl SCORE: **0.262**

Lot size (enter this value first) \*

Landscape Elements		Square Ft.	Factor	Total
<b>A Landscaped areas (select one of the following for each area)</b>				
1	Landscaped areas with a soil depth of less than 24"	enter sq ft <b>15,822</b>	0.3	4,746.6
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft <b>92,590</b>	0.6	55,554.0
3	Bioretention facilities	enter sq ft <b>0</b>	0.4	-
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>				
1	Groundcovers, or other plants less than 2' tall at maturity	enter sq ft <b>106,414</b>	0.2	21,282.8
2	Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants <b>600</b>	5400 0.3	1,620.0
3	Tree canopy for all new trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees <b>54</b>	2700 0.5	1,350.0
4	Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees <b>5</b>	1250 0.6	750.0
5	Tree canopy for preservation of existing tree 6" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees <b>0</b>	0 0.7	-
6	Tree canopy for preservation of existing tree 12" to 18" diameter or larger or equivalent - calculated at 600 sq ft per tree	enter number of trees <b>0</b>	0 0.7	-
7	Tree canopy for preservation of all existing trees 18" to 24" dia. or equivalent - calculated at 1300 sq ft per tree	enter number of trees <b>0</b>	0 0.7	-
8	Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree	enter number of trees <b>0</b>	0 0.8	-

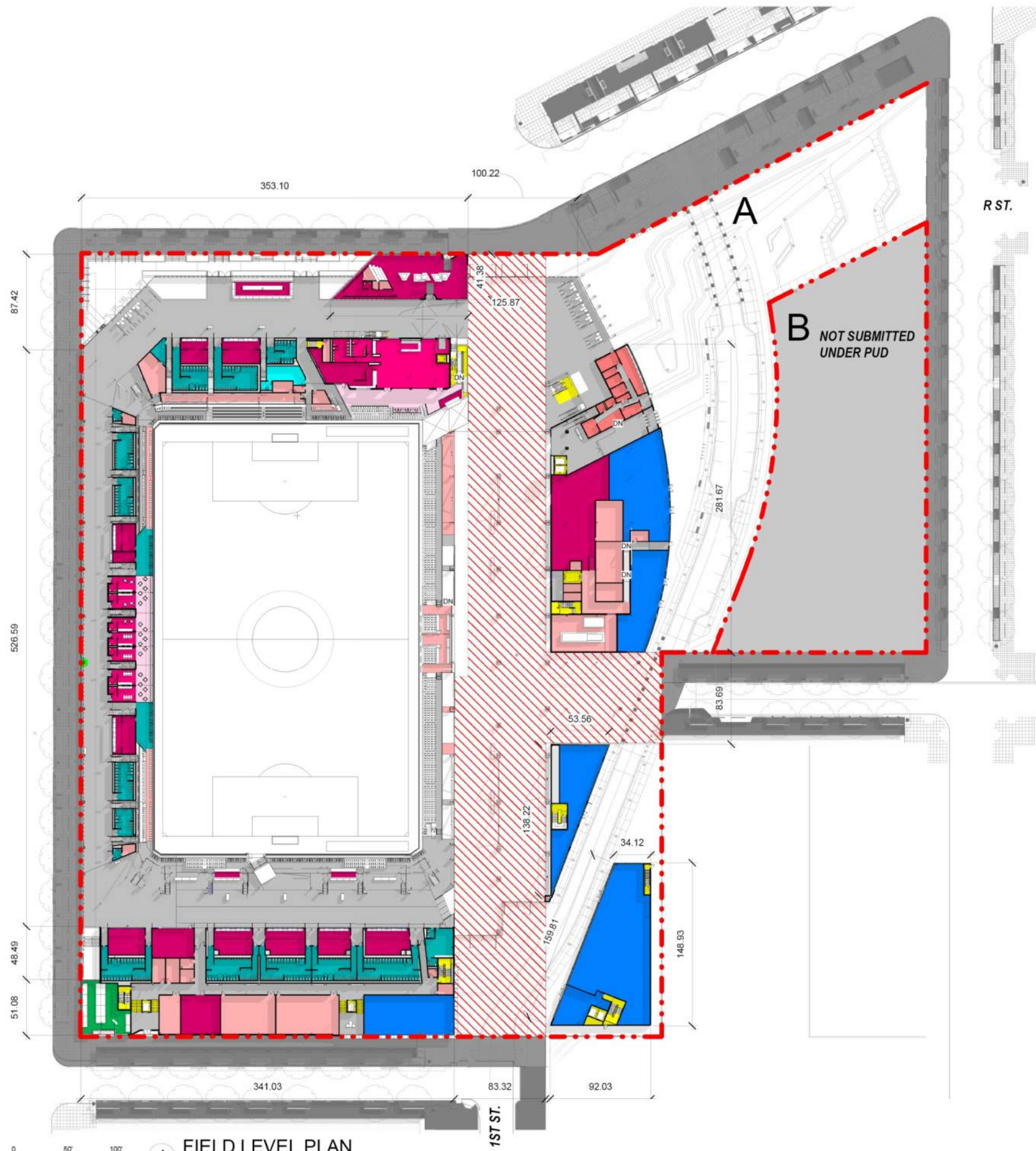
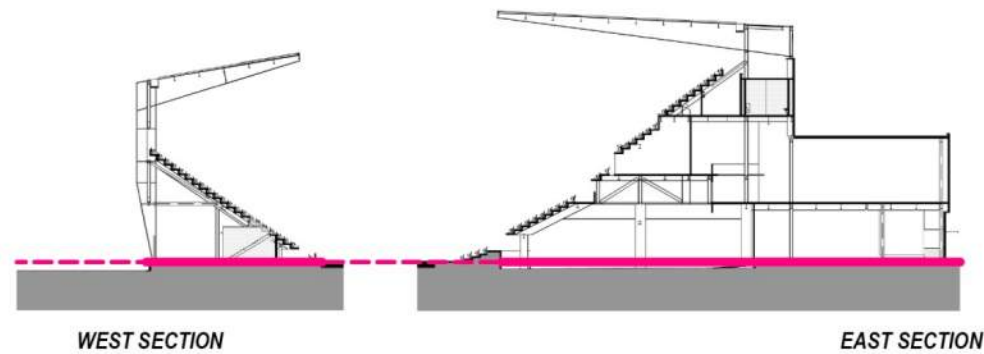
9	Vegetated wall, plantings on a vertical surface	enter sq ft <b>0</b>	0.6	-
<b>C Vegetated or "green" roofs</b>				
1	Over at least 2" and less than 8" of growth medium	enter sq ft <b>0</b>	0.6	-
2	Over at least 8" of growth medium	enter sq ft <b>5,917</b>	0.8	4,733.6
<b>D Permeable Paving***</b>				
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft <b>57,775</b>	0.4	23,110.0
2	Permeable paving over at least 24" of soil or gravel	enter sq ft <b>0</b>	0.5	-
<b>E Other</b>				
1	Enhanced tree growth systems***	enter sq ft <b>0</b>	0.4	-
2	Renewable energy generation	enter sq ft <b>2,900</b>	0.5	1,450.0
3	Approved water features	enter sq ft <b>0</b>	0.2	-
		sub-total of sq ft = 290,768		
<b>H Bonuses</b>				
1	Native plant species	enter sq ft <b>5,860</b>	0.1	586.0
2	Landscaping in food cultivation	enter sq ft <b>0</b>	0.1	-
3	Harvested stormwater irrigation	enter sq ft <b>0</b>	0.1	-
		Green Area Ratio numerator = 115,183		
* Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.				
Total square footage of all permeable paving and enhanced tree growth				23,110

- 1 - SPECTATOR FACILITIES
- 1 - SPECTATOR FACILITIES - PREMIUM
- 1 - SPECTATOR FACILITIES - PREMIUM PATIO
- 2 - FOOD SERVICE & RETAIL
- 2 - FOOD SERVICE & RETAIL - NON STADIUM
- 3 - TEAM FACILITIES
- 3 - TEAM FACILITIES HOME
- 4 - MEDIA FACILITIES
- 5 - ADMINISTRATION FACILITIES
- 6 - SERVICE & OPERATIONS
- 7 - CIRCULATION
- 7 - VERTICAL CIRCULATION
- 8 - BIKE VALET

**PART B - NOT PART OF STADIUM**  
**PUD SUBMISSION, DESIGN INTENT**  
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**PUBLIC REALM - NOT PART OF PUD**  
**SUBMISSION, DESIGN INTENT SHOWN**  
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R ST.

A

B NOT SUBMITTED UNDER PUD

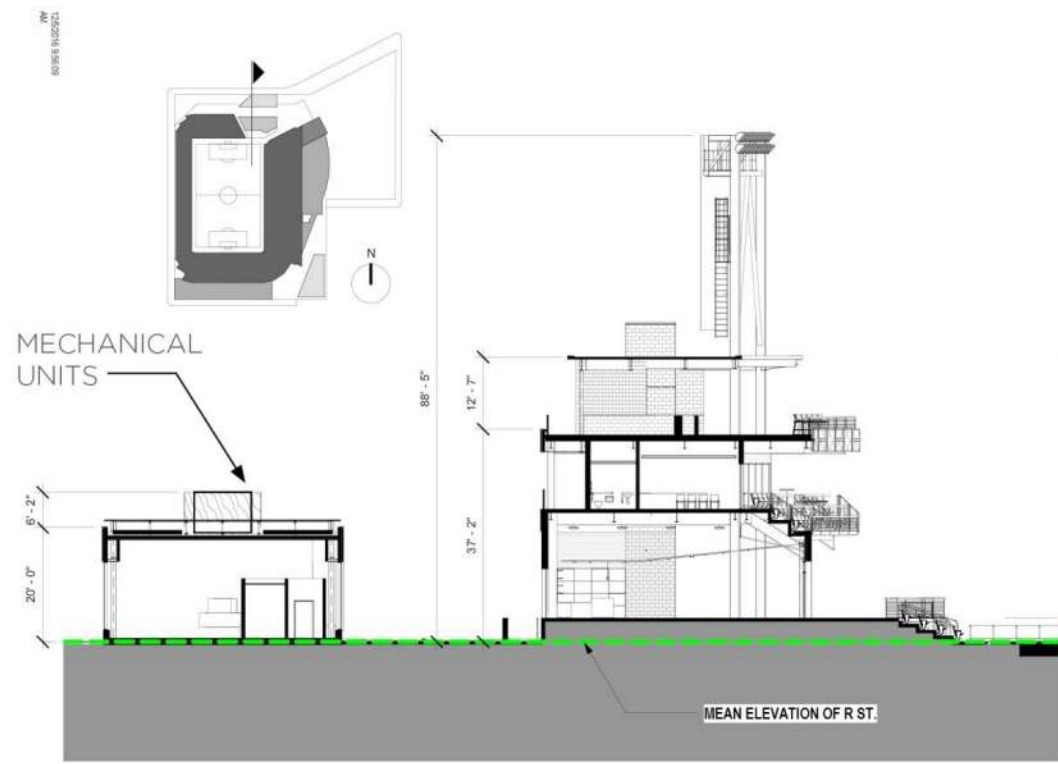
1ST ST.

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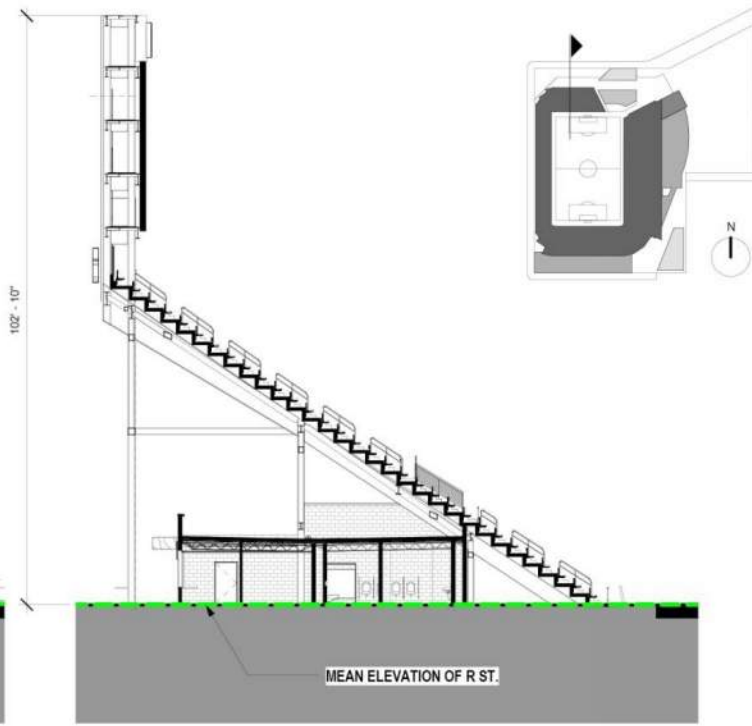


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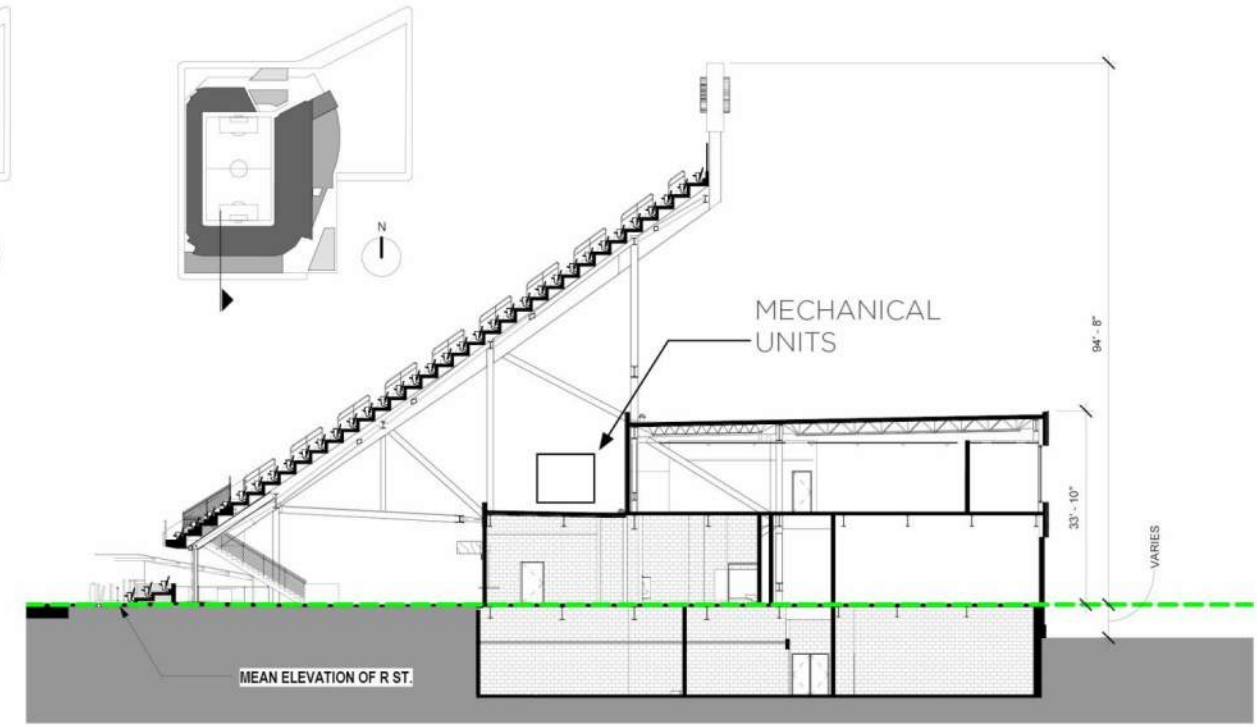




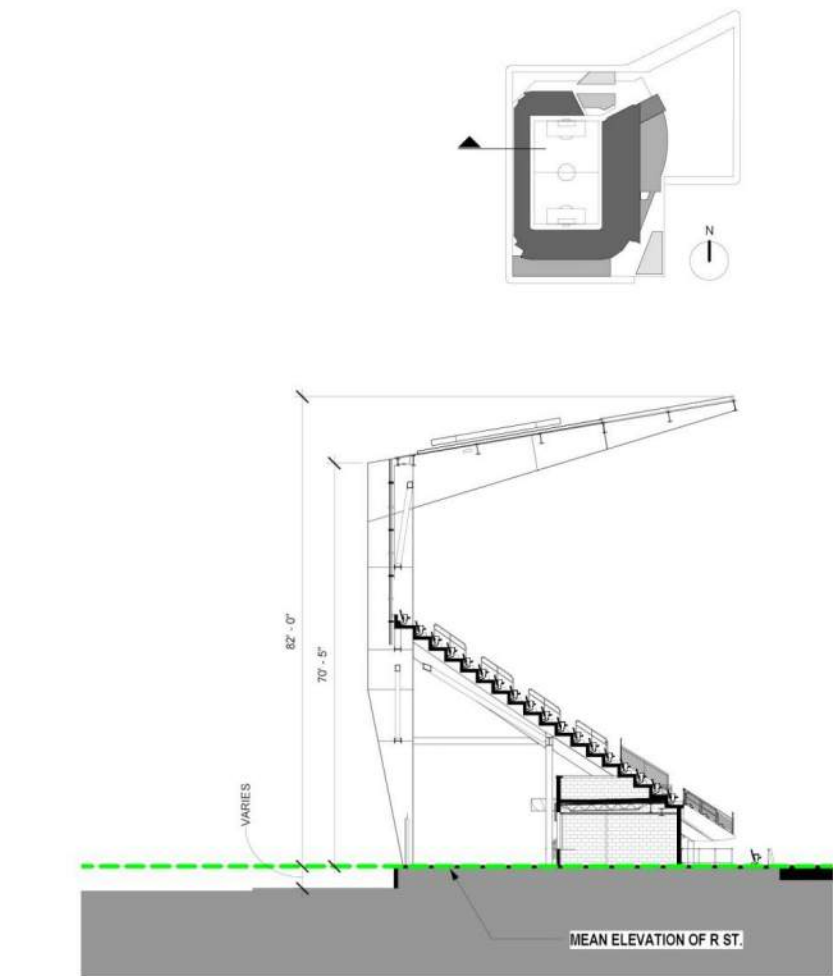
5 NORTH ENLARGED SECTION @ CLUB  
1/16" = 1'-0"



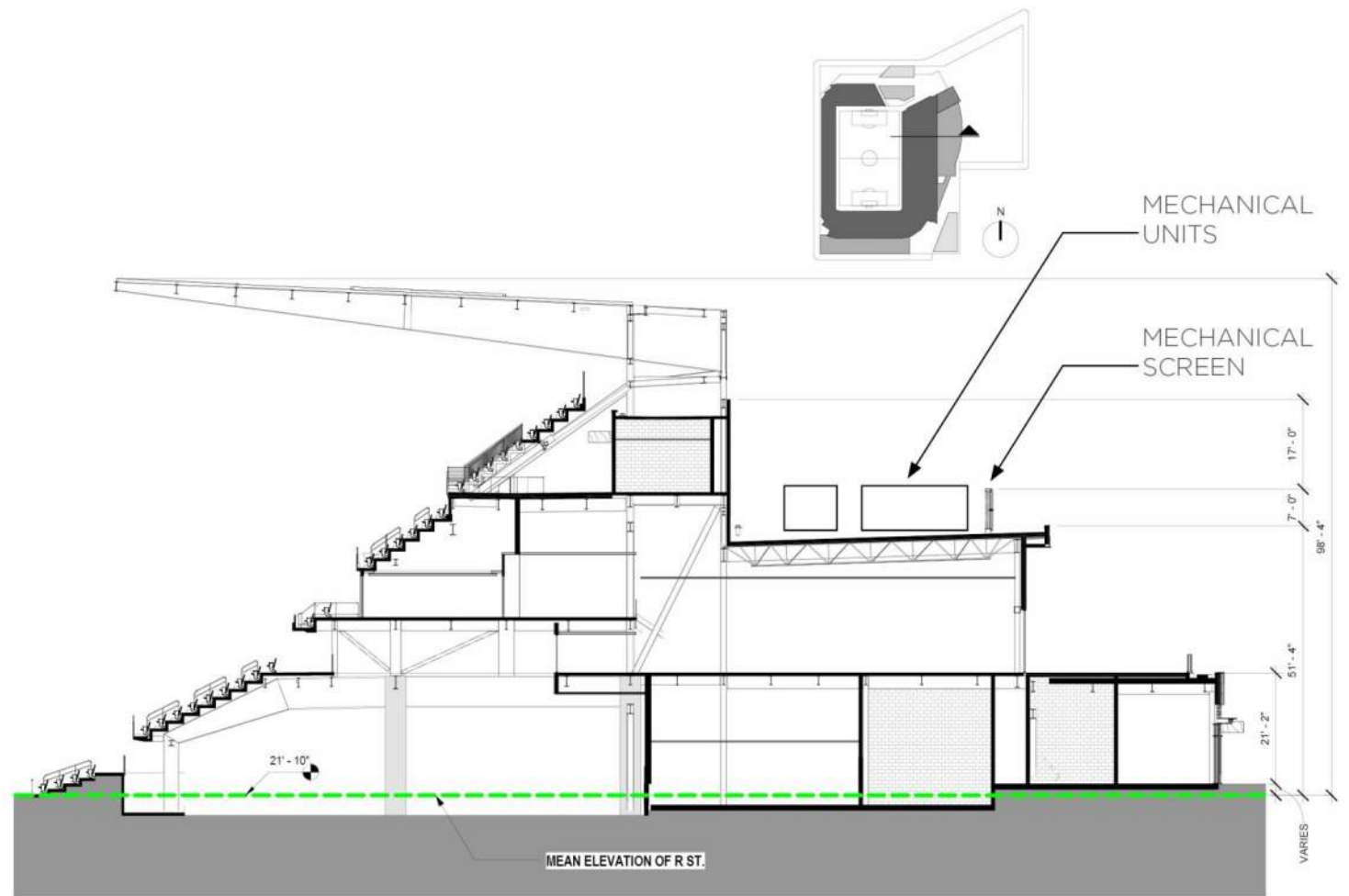
4 NORTH ENLARGED SECTION  
1/16" = 1'-0"



3 SOUTH ENLARGED SECTION  
1/16" = 1'-0"



2 WEST ENLARGED SECTION  
1/16" = 1'-0"



1 EAST ENLARGED SECTION  
1/16" = 1'-0"

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# // STADIUM ARCHITECTURAL LIGHTING



LED POLE LIGHTING

LINEAR LED ACCENT LIGHTING

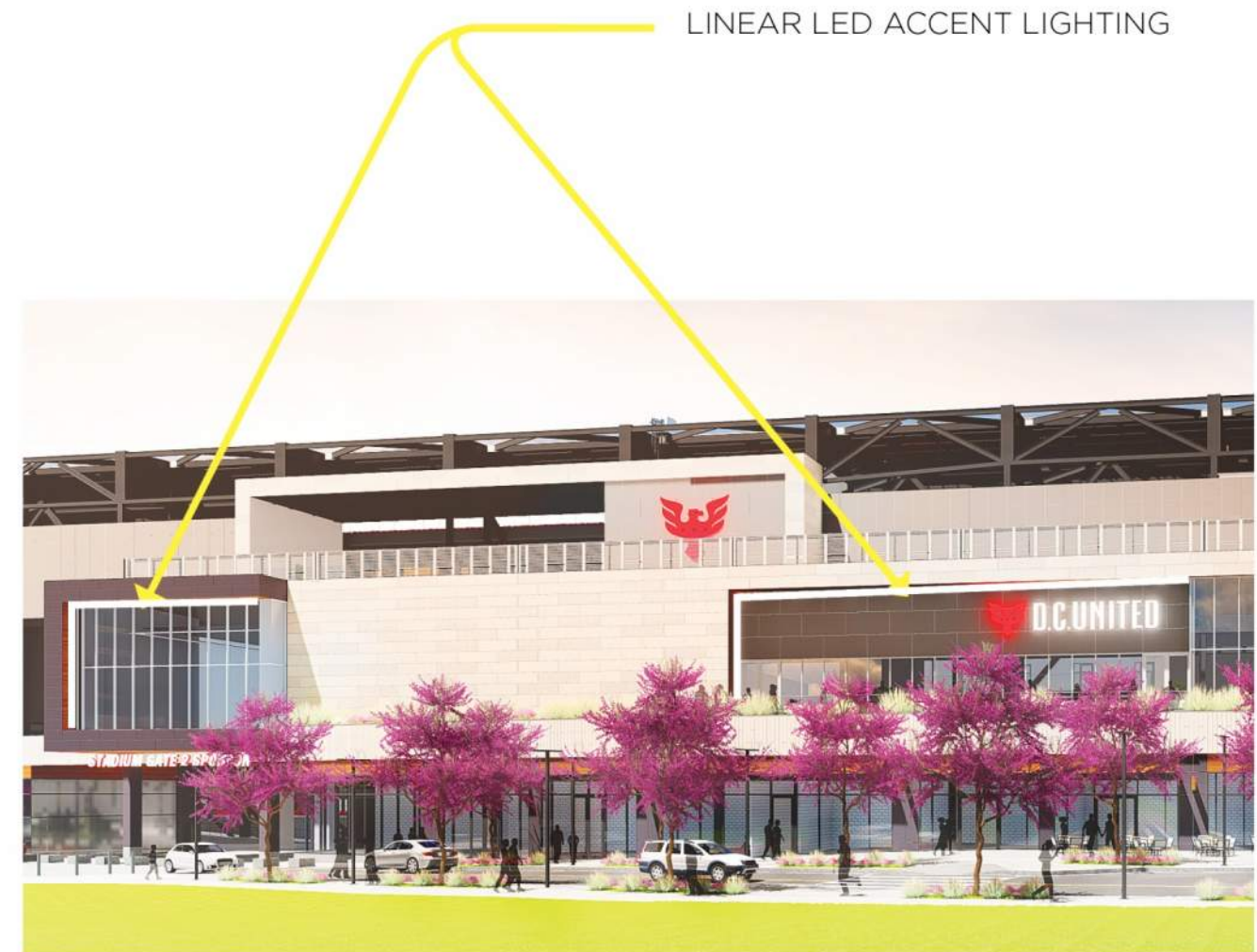
LINEAR LED ACCENT LIGHTING



// STADIUM ARCHITECTURAL LIGHTING

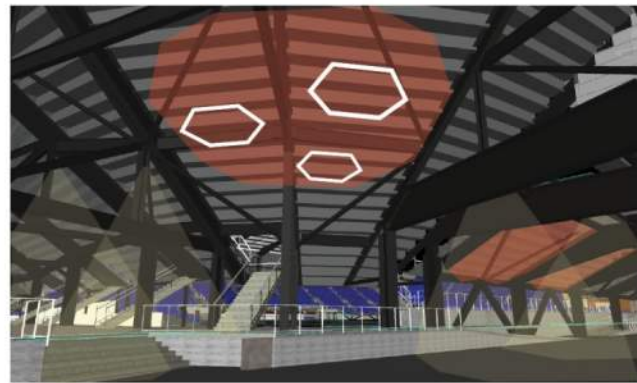


LINEAR LED ACCENT LIGHTING

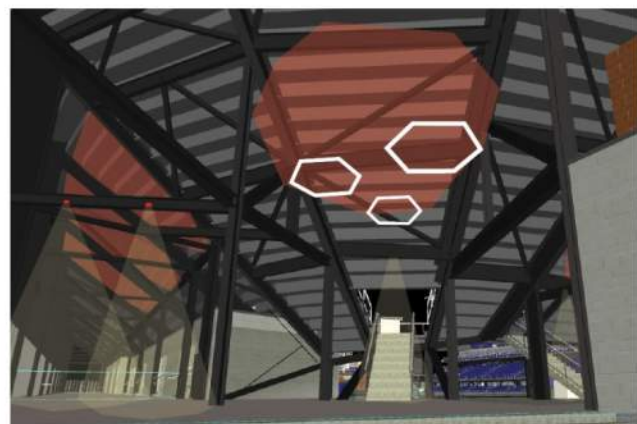


LINEAR LED ACCENT LIGHTING

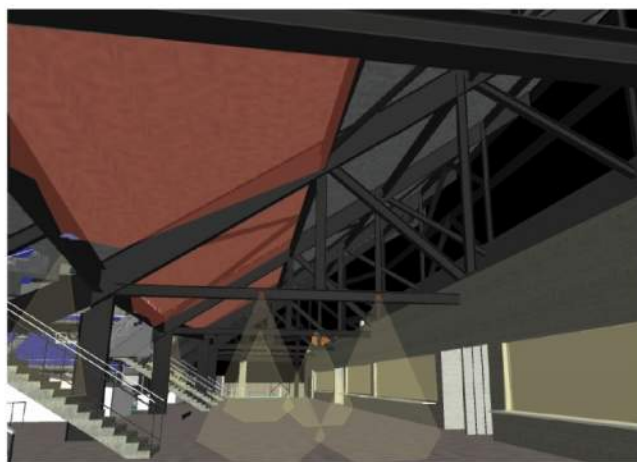




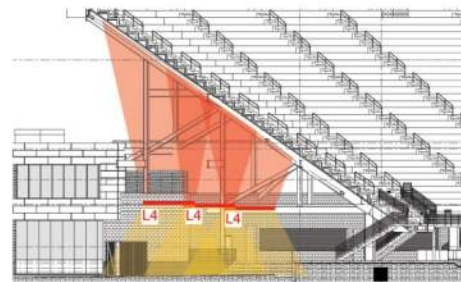
8 MAIN CONCOURSE VIEW OF S-E CORNER  
NTS



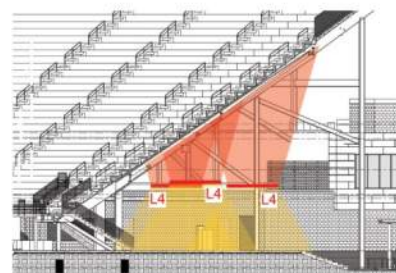
9 MAIN CONCOURSE VIEW OF S-W CORNER  
NTS



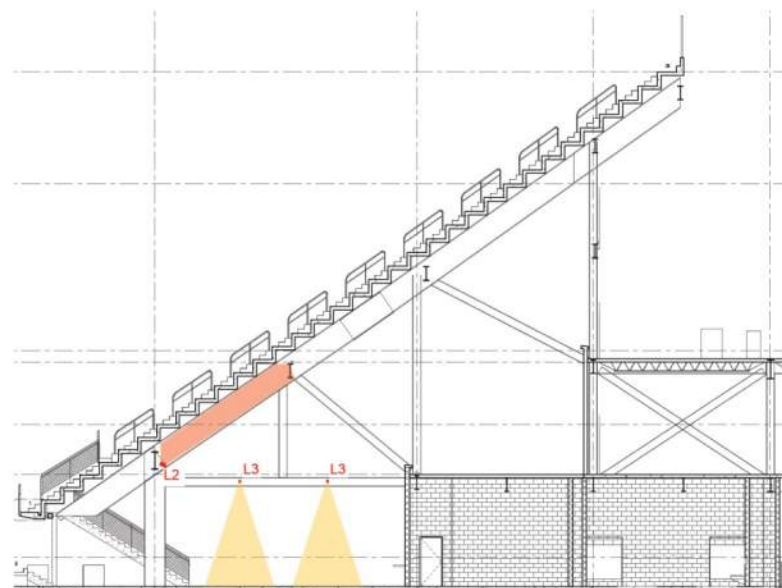
3 MAIN CONCOURSE SOUTH - VIEW EAST  
NTS



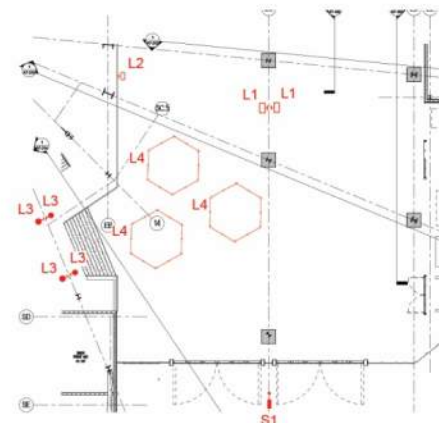
6 SOUTH-EAST CORNER LTG. SECTION  
1/16" = 1'-0"



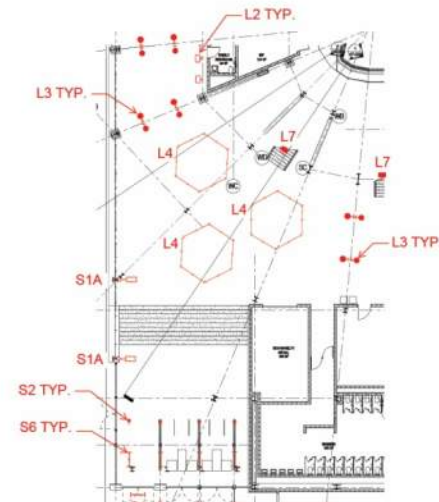
7 SOUTH-WEST CORNER LTG. SECTION  
1/16" = 1'-0"



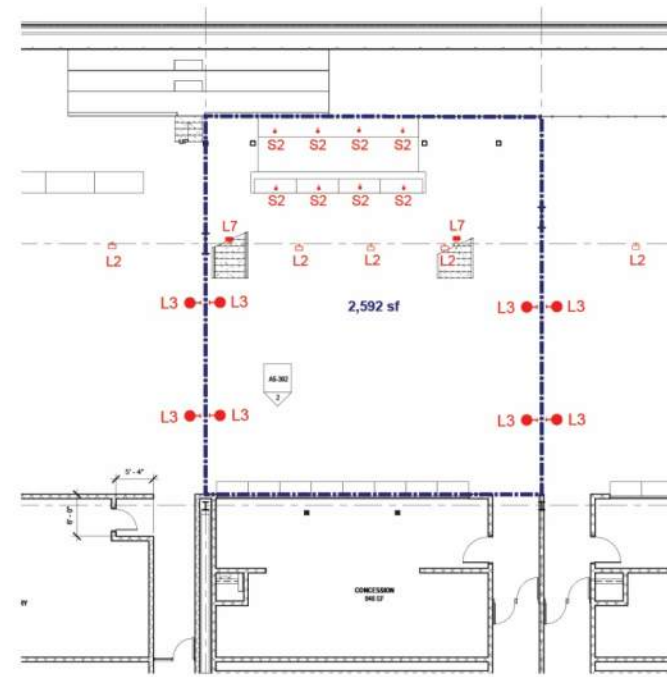
2 MAIN CONC. SOUTH - LTG. SECTION  
1/8" = 1'-0"



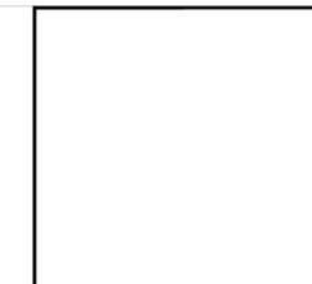
4 MAIN CONCOURSE S-E CORNER  
1/16" = 1'-0"



5 MAIN CONCOURSE S-W CORNER  
1/16" = 1'-0"



1 MAIN CONCOURSE SOUTH - TYPICAL BAY  
1/8" = 1'-0"



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& Engineering  
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**STRUCTURAL ENGINEER**  
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**MEP ENGINEERS**  
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Dulles, VA 20146

**SCHEMATIC DESIGN & ENGINEERING**  
M.E. Coleman  
1400 Dever West Parkway, Suite 300  
Dulles, VA 20146

**CIVIL ENGINEERS**  
W.C. Parsons Brinckerhoff  
1100 14th Street, NW, Suite 400  
Washington, DC 20005

**PAVING SPECIALISTS**  
T.R. Greenlee & Sons, Inc.  
2146 Potomac Avenue, SW  
Washington, DC 20027

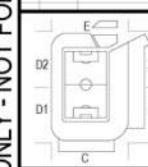
**DOCK CONSULTANTS**  
Jesse Johnson  
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Broomfield, CO 80020

**ACCESSIBILITY CONSULTANTS**  
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2000 Howard Boulevard  
Columbia, MD 21046

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

SCHEMATIC DESIGN  
SEPTEMBER 2, 2016

NO.	DATE	DESCRIPTION



PROJECT NO. DV14020  
ME ENGINEERS®

TYP CONCOURSE  
LTG - MAIN CONCOURSE - SOUTH

EL3-102

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1. LIGHTING SHOWN ON THIS PAGE ARE INDICATIVE OF THE FINAL LIGHTING SCHEME. THE IMAGES AND PLANS A PRESENTED TO INFORM THE LEVEL OF LIGHTING INCLUDED AT THE TIME OF SCHEMATIC DESIGN.
2. THE IMAGES ON THIS DOCUMENT IS PRE PUD SUBMISISON AND DO NOT REFLECT THE CURRENT DESIGN.





November 29, 2016

Mr. Clark Mleynek  
Populous  
4800 Main Street | Suite 300  
Kansas City, Missouri 64112

**RE: DC United Soccer Stadium  
Light Spill Analysis  
(M-E Engineers Project No. DV14029)**

Dear Clark,

In regards to the potential for spill light from the concourse lighting, we have analyzed the most current lighting design and have determined that the contribution from the concourse lighting will have minimal contribution. On the South and East sides, we are not concerned with concourse spill lighting due to the fact that the entirety of the South and East sides will be blocked by the architecture of the stadium buildings. The Western concourse faces a street and a wall directly adjacent to the building. The lighting design will have a minimal impact on spill light from this side. The Western lighting scheme is currently side mounted flood lights that are aimed down at the ground with a metal screen fence on the West further blocking any light spill. The Western spill result will not be have any significant spill light effect to the surrounding neighborhood. The lighting design to the North side does not have structure to mount to, therefore the design will consist of 14' -16' tall pedestrian scale light poles to illuminate the North concourse. Additionally, a portion of the North concourse will be shielded from the neighborhood by the team store. The light poles will incorporate an LED head with a full cut-off, downward only distribution. The fixtures will not directly spill light into the neighboring properties, and the reflected light from the dark pavement ground will be very minimal. We do not expect any significant contribution to spill light.

Please contact our office if you have any further questions on this issue.

Kind Regards,

**M-E ENGINEERS, INC.**  
**Denver Office**



Corey Berhost, PE  
Senior Associate

cc: Scott V. Gerard, Lauren LaBella, Michael Shepard, Rachel Lee – ME Engineers