
DC UNITED STADIUM

ANACOSTIA WATERFRONT
100 POTOMAC AVENUE, SW
WASHINGTON, DC 20024
CONSOLIDATED PUD
AUGUST 19, 2016



D.C. UNITED™

POPULOUS®

Turner

Marshall | Moya Design

LEGENDS®
PROJECT DEVELOPMENT

ZONING COMMISSION
D.C. Columbia
CASE NO. 15-02
EXHIBIT NO. 10B1

INTRODUCTION

00

DC UNITED STADIUM

ANACOSTIA WATERFRONT

100 POTOMAC AVENUE, SW

WASHINGTON, DC 20024

CONSOLIDATED PUD

AUGUST 19, 2016

PROJECT TEAM

OWNER

DC STADIUM LLC
2400 EAST CAPITOL ST., SE
WASHINGTON, DC 20003

OWNERS REP

LEGENDS PROJECT DEVELOPMENT
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CIVIL ENGINEER

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TRAFFIC CONSULTANT

GOROVE SLADE
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WASHINGTON, DC 20036

LEED CONSULTANT

ECO IMPACT CONSULTING, LLC
800 25TH STREET NW, SUITE 503
WASHINGTON, DC 20037

DESIGN BUILDER

TURNER CONSTRUCTION COMPANY
11413 ISAAC NEWTON SQUARE
RESTON, VA 20190



INTRODUCTION

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The primary goal of the design team and D.C. United was to create a transformative soccer experience for all D.C. United fans, Buzzard Point, Washington D.C., and the entire region. It is important to the team that the soccer experience be unique to D.C. In an effort to create that distinct linkage back to the District, the design team studied the Buzzard Point Framework Plan in an effort to ensure that the new stadium design supported its goals of developing a vibrant mixed use neighborhood, dynamic public open spaces and well connected pedestrian pathways all in support of the best soccer experience in the country. It was important to D.C. United and the design team that the stadium become an active partner with those elements and help create a new design language for the area.

The MLS has strongly promoted urban stadiums as a means to increase the visibility of the sport and to connect more strongly with core fans. Buzzard Point is the future of D.C. United Soccer and a strong understanding of this unique and challenging urban site was essential. There is much to appreciate about the site: it's proximity to existing infrastructure, the promise of future development to support the vitality of a new destination in D.C., the re-establishment of the streets with pedestrian

friendly sidewalks, links to existing bicycle paths, and the stadium as the initial destination and catalyst critical to the success of The Buzzard Point Vision Framework Plan. However, this site is not without its complications and challenges, ranging from an above ground easement running the length of the site to maintaining critical north-south pedestrian and vehicular connections, and one of the most, if not the most narrow site on which to locate an MLS stadium.

The design team devoted considerable time making what is an extremely challenging design problem seem simple. It required working from the inside out, starting with the seating bowl. We quickly determined the stadium could fit on the site but it required a design that contradicted all best practices for seat locations in typical stadium design. The narrowness of the site precluded the placement of premium seats and broadcast press on the west as is typically found in MLS stadiums. Similarly, this narrowness inhibited the placement of the greatest number of general seats along the sideline of the playing field as is also typical of MLS facilities. In MLS stadium design, the location and adjacencies of all essential program elements that support the fan experience are based on the location of the fan in the stadium. This essential principle governs the locations of such things as premium

clubs, premium suites, restrooms, concessions, public bars, guest service, first aid, and fan security command centers. Each program element listed above is then supported by any number of additional spaces requiring the proper adjacency and access. Due to the vast majority of the stadium population being located on the east and south sides of the facility, the majority of essential program is also located on the east and south sides.

This document describes a unique stadium whose step-by-step design process created a one-of-a-kind fan experience born out of a number of complex restrictions. Simultaneously, the process created an aesthetically and operationally successful building which will serve as a catalyst for future development and support the needs and desires of the D.C. United team and fans, the community of Buzzard Point, and its immediate neighbors for many years to come.

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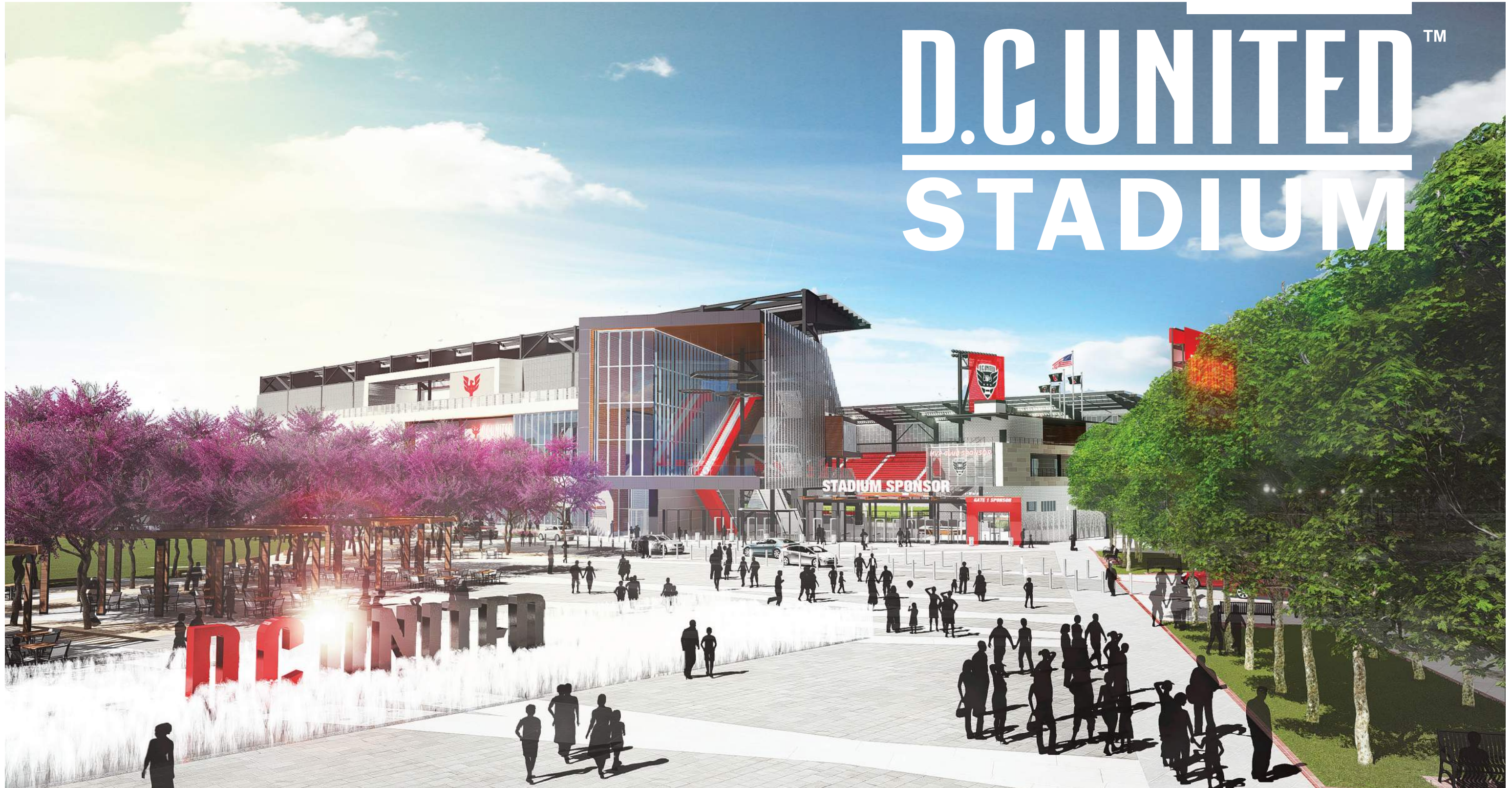
SUSTAINABILITY
BENEFITS
LEED

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APPENDIX:
STADIUM SEATING
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D.C. UNITED™ STADIUM



SECTION

01

PUD OVERVIEW

ZONING
DOCUMENTS

SITE CONTEXT
PHOTOS

- 1.01 PUD OVERVIEW
- 1.02 PUD OVERVIEW

- 1.03 EXISTING ZONING MAP
- 1.04 CONTEXT MAP
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- 1.08 PUD SUBMISSION BOUNDARY
- 1.09 LOT OCCUPANCY PLAN
- 1.10 ZONING BUILDING HEIGHT

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

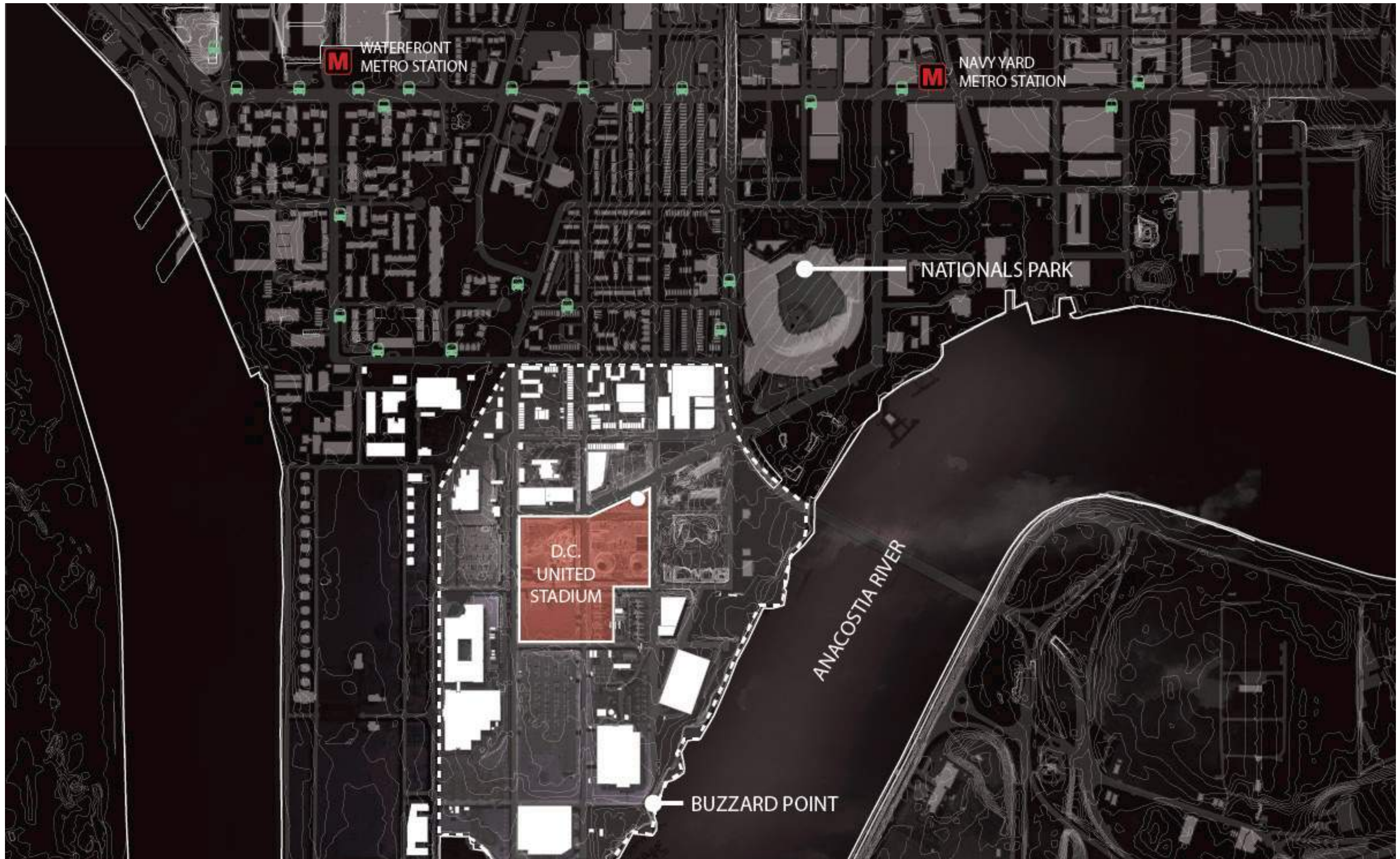
CONSOLIDATED LOT – Z LOT A SQUARES 603S, 605, 607, 661, 661N, PART OF SQUARE 665 AND PARTS OF POTOMAC AVENUE S.W., R STREET S.W. AND S STREET S.W.	Allowed / Required	PROPOSED
	CG/C-R	
SITE AREA (LOT A)	429,084 SF	429,084 SF
GROSS FLOOR AREA (FAR) - COMMERCIAL	NONE REQUIRED	361,581 SF
FAR	3.0 (MOR) - 4.0 (PUD)	.84 FAR
BUILDING HEIGHT	90 FEET (MOR) - 110 FEET (PUD)	98.06 FEET
LOT OCCUPANCY - COMMERCIAL	100%	54.03 %
OPEN SPACE	AT LEAST 10% OF THE LOT AREA SHALL BE RESERVED AS PUBLIC OPEN SPACE	18%
COURTS	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
REAR YARD	NONE REQUIRED	NONE REQUIRED
SIDE YARD	NONE REQUIRED; IF PROVIDED, THEN MUST MEASURE 3" PER FOOT OF HEIGHT BUT NOT LESS THAN 8'	NONE REQUIRED
PARKING	1 FOR EACH 10 SEATS FOR THE FIRST 10,000 SEATS PLUS 1 PER 20 SEATS ABOVE THAT	PROVIDED OFF-SITE
BICYCLE PARKING	83 BICYCLES (PER LEED REQUIREMENTS)	83 BICYCLES
BICYCLE VALET PARKING	150 BICYCLES (PER LEED REQUIREMENTS)	150 BICYCLES
LOADING RETAIL OR SERVICE <ul style="list-style-type: none"> • LOADING BERTHS (12' x 30') • LOADING BERTHS (12' x 55') • LOADING PLATFORM (100 SF) • LOADING PLATFORM (200 SF) • SERVICE / DELIVERY (10' x 20') • TV TRUCK PARKING 	<ul style="list-style-type: none"> 1 REQUIRED 1 REQUIRED 1 REQUIRED 1 REQUIRED 1 REQUIRED 0 REQUIRED 	<ul style="list-style-type: none"> 0 PROVIDED 2 PROVIDED 2 PROVIDED 0 PROVIDED (250 SF) 1 PROVIDED (71' x 152') 3 PROVIDED (71' x 152')
GREEN AREA RATIO (GAR)	0.2	0.202



GROSS FLOOR AREA TABULATION

LEVEL	STADIUM	OFFICE	TOTAL
SOUTH BASEMENT LEVEL	33,579 SF	-	33,579 SF
CONCOURSE (FIELD) LEVEL	124,664 SF	8,976 SF	133,640 SF
SOUTH OFFICE LEVEL	-	21,916 SF	21,916 SF
EAST CLUB & NORTH SUITE LEVEL	42,612 SF	-	42,612 SF
SUITE & PRESS LEVEL	23,306 SF	-	23,306 SF
NORTH MVP ROOF DECK	5,763 SF	-	5,763 SF
UPPER EAST CONCOURSE	25,442 SF	-	25,442 SF
STADIUM SEATING BOWL	108,902 SF	-	108,902 SF
NET	364,268 SF	30,892 SF	395,160 SF





STADIUM SITE



VIEW LOOKING SOUTH

VIEW LOOKING WEST

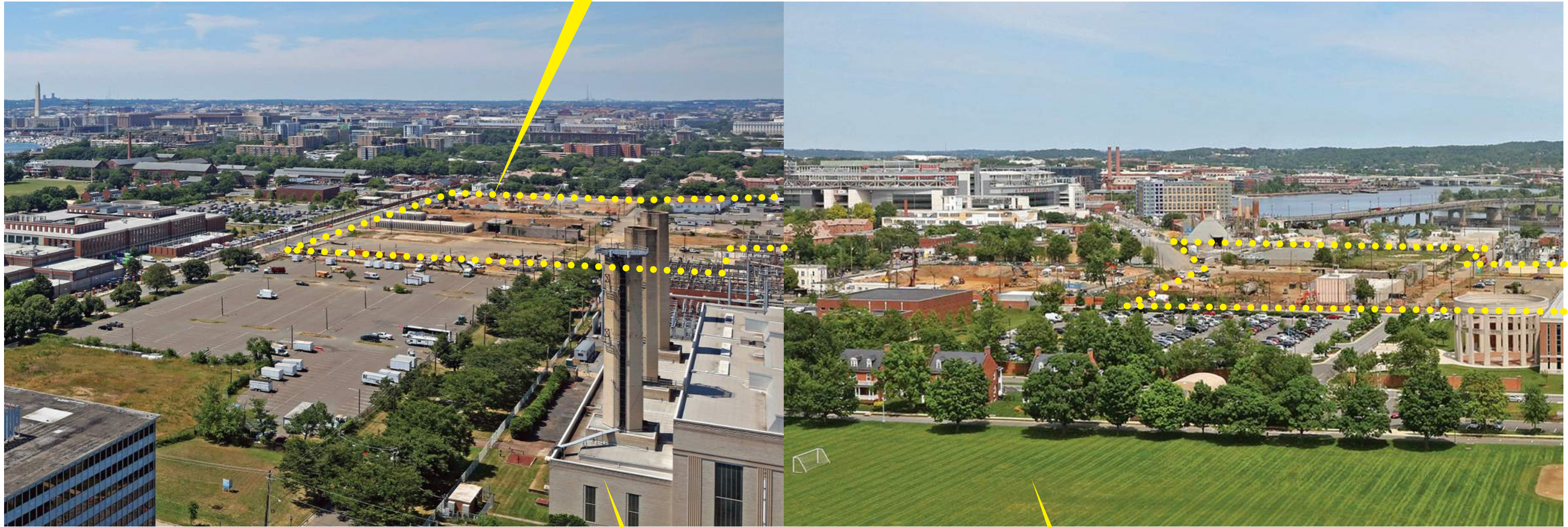
NEW PEPCO SUBSTATION

1ST STREET

2ND STREET

S STREET

STADIUM SITE

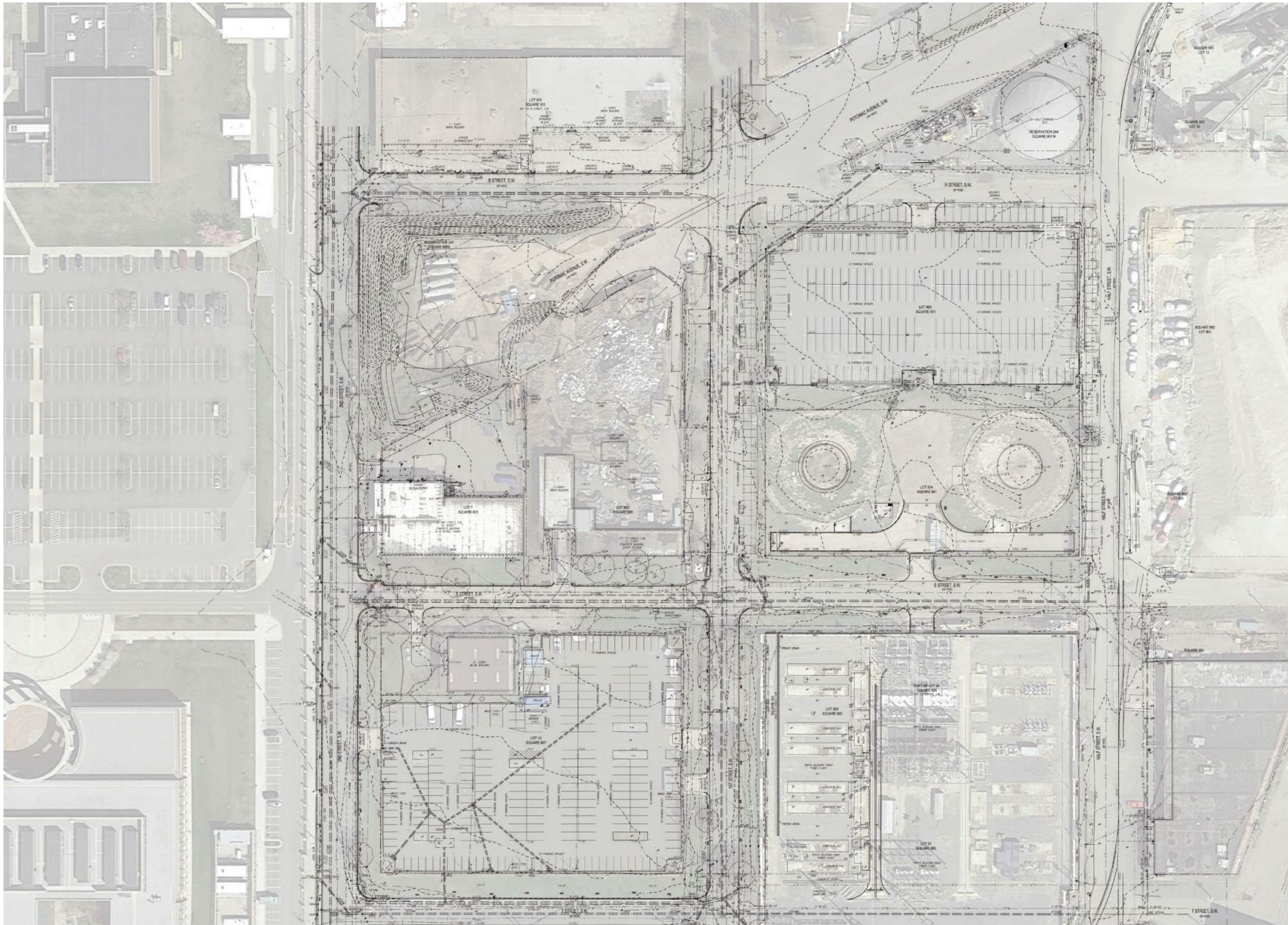


VIEW LOOKING NORTHWEST

VIEW LOOKING EAST

PEPCO

FORT MCNAIR



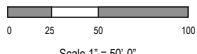
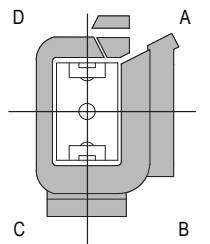
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PUD #2 SUBMISSION



PART A - EXTENT OF STADIUM PUD SUBMISSION



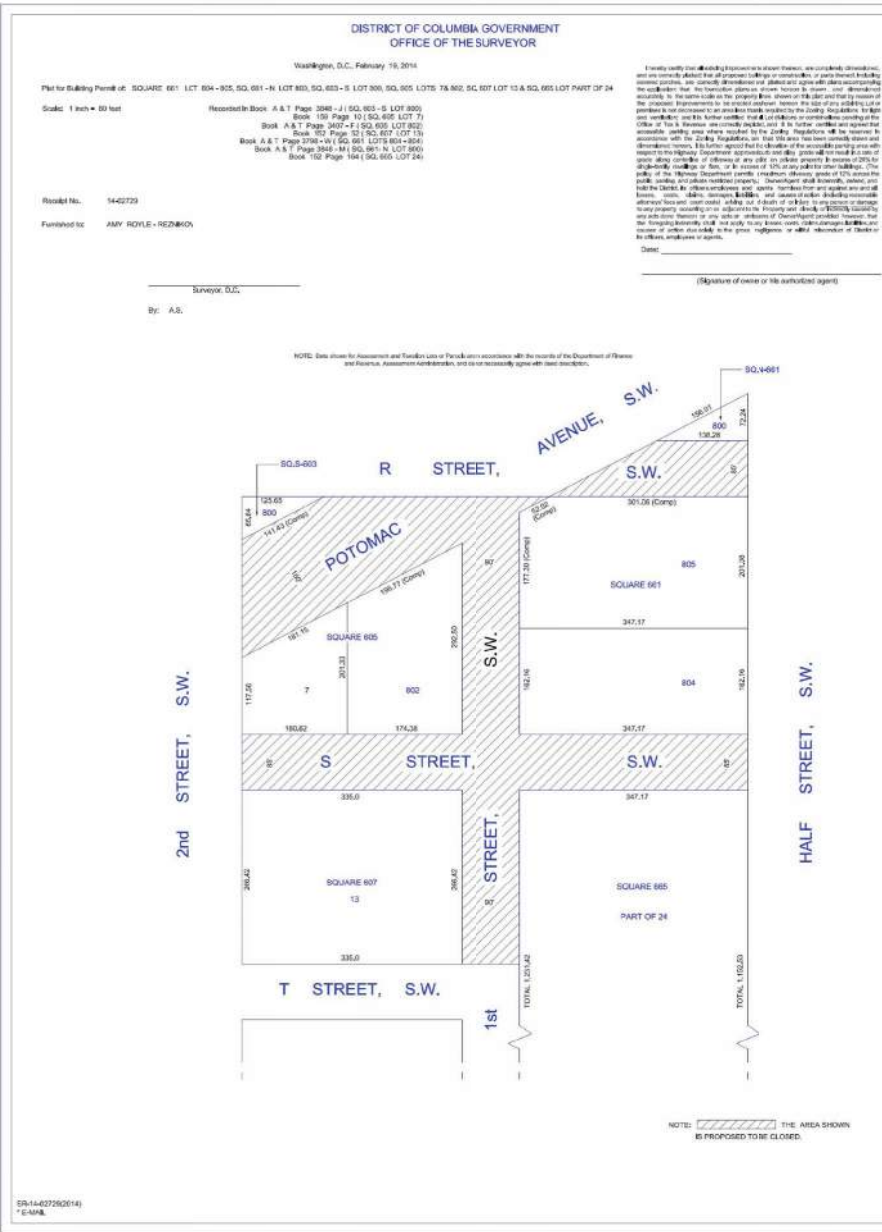
PART B - NOT PART OF STADIUM PUD SUBMISSION
DESIGN INTENT SHOWN FOR REFERENCE ONLY



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

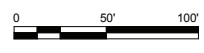
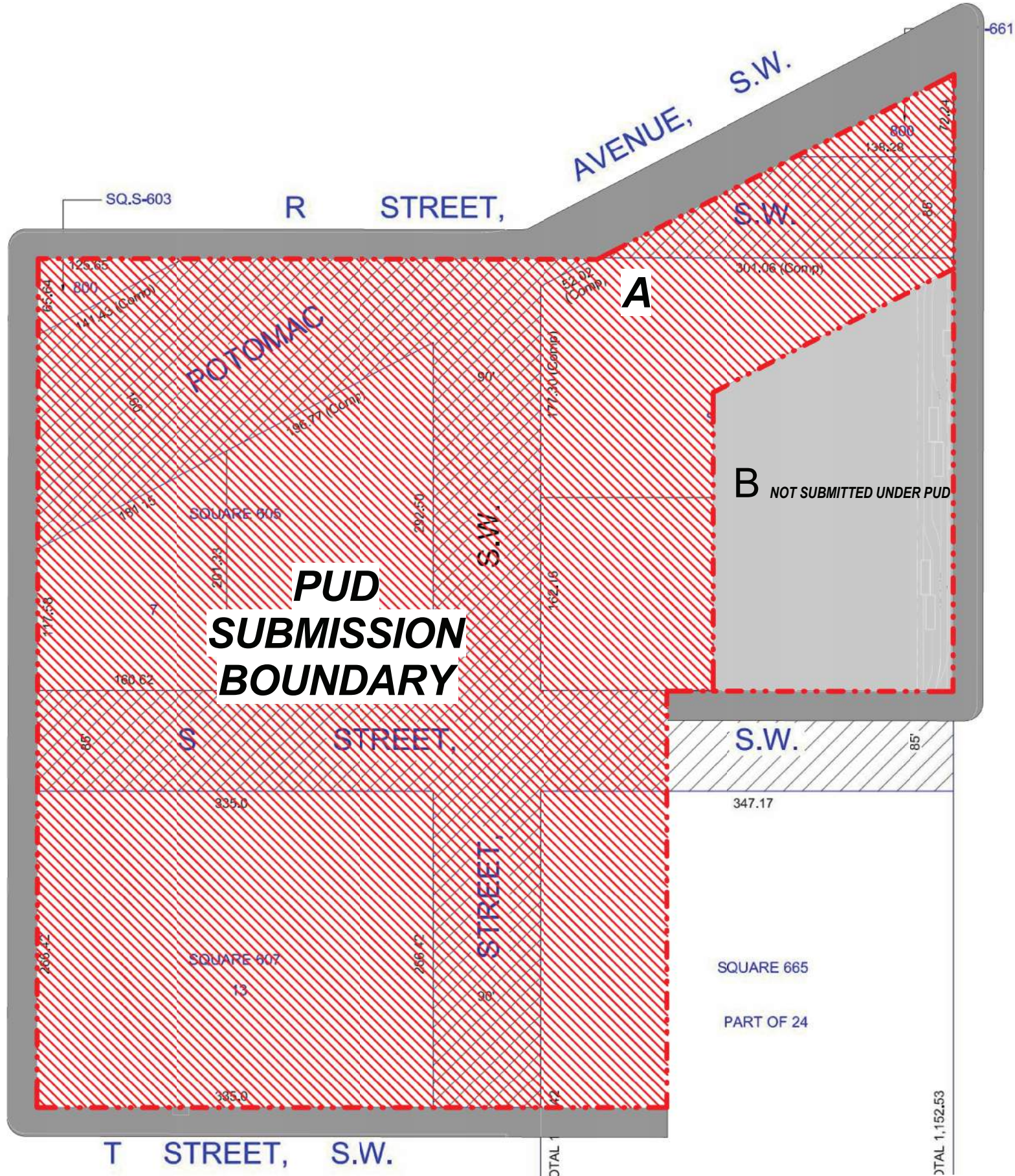


DISTRICT OF COLUMBIA RESPONSIBLE FOR DESIGN OF
PUBLIC REALM



CONSOLIDATE PROPERTY SURVEY

2nd STREET, S.W.



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

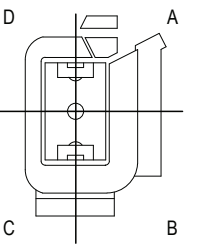
HALF STREET, S.W.

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PUD #2 SUBMISSION

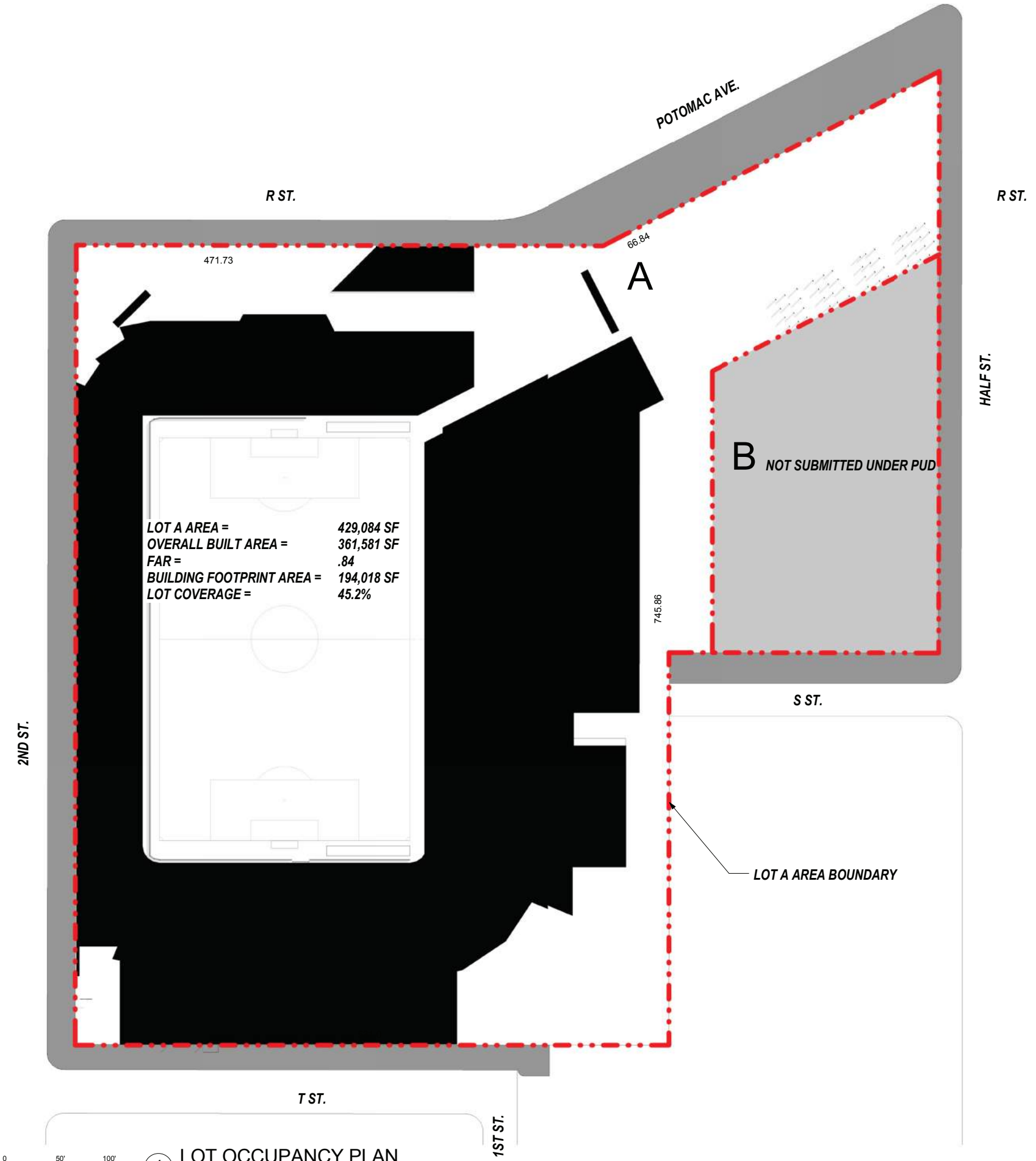


PUD SUBMISSION BOUNDARY

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



LOT A AREA =	429,084 SF
OVERALL BUILT AREA =	361,581 SF
FAR =	.84
BUILDING FOOTPRINT AREA =	194,018 SF
LOT COVERAGE =	45.2%

B NOT SUBMITTED UNDER PUD

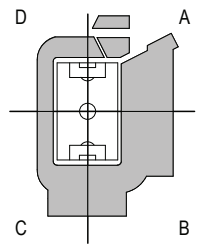
LOT A AREA BOUNDARY

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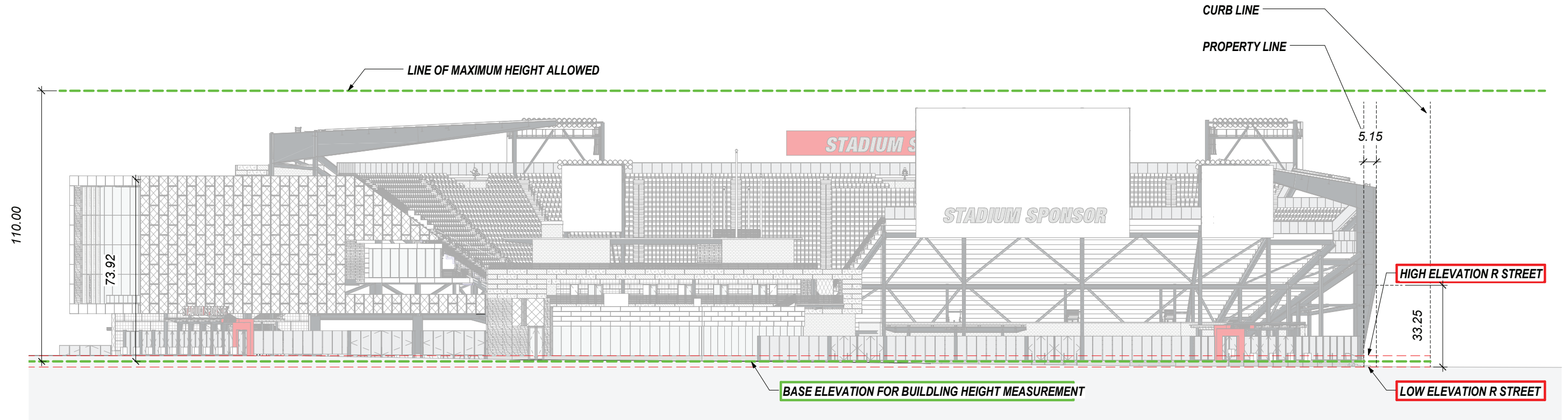


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PUD #2 SUBMISSION



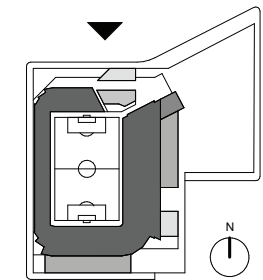
LOT OCCUPANCY PLAN



0 10' 20' 40' **1** ZONING BUILDING HEIGHT
1" = 20'-0"

POTOMAC AND R STREET IS USED AS THE PRIMARY STREETS TO ESTABLISH THE BASE ELEVATION TO MEASURE THE OVERALL BUILDING HEIGHT

THE NORTH ELEVATION OF THE STADIUM FRONTS POTOMAC AND R STREET

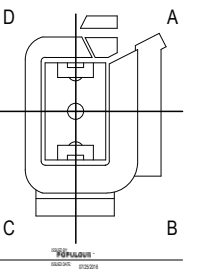


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Marshall | Moya Design



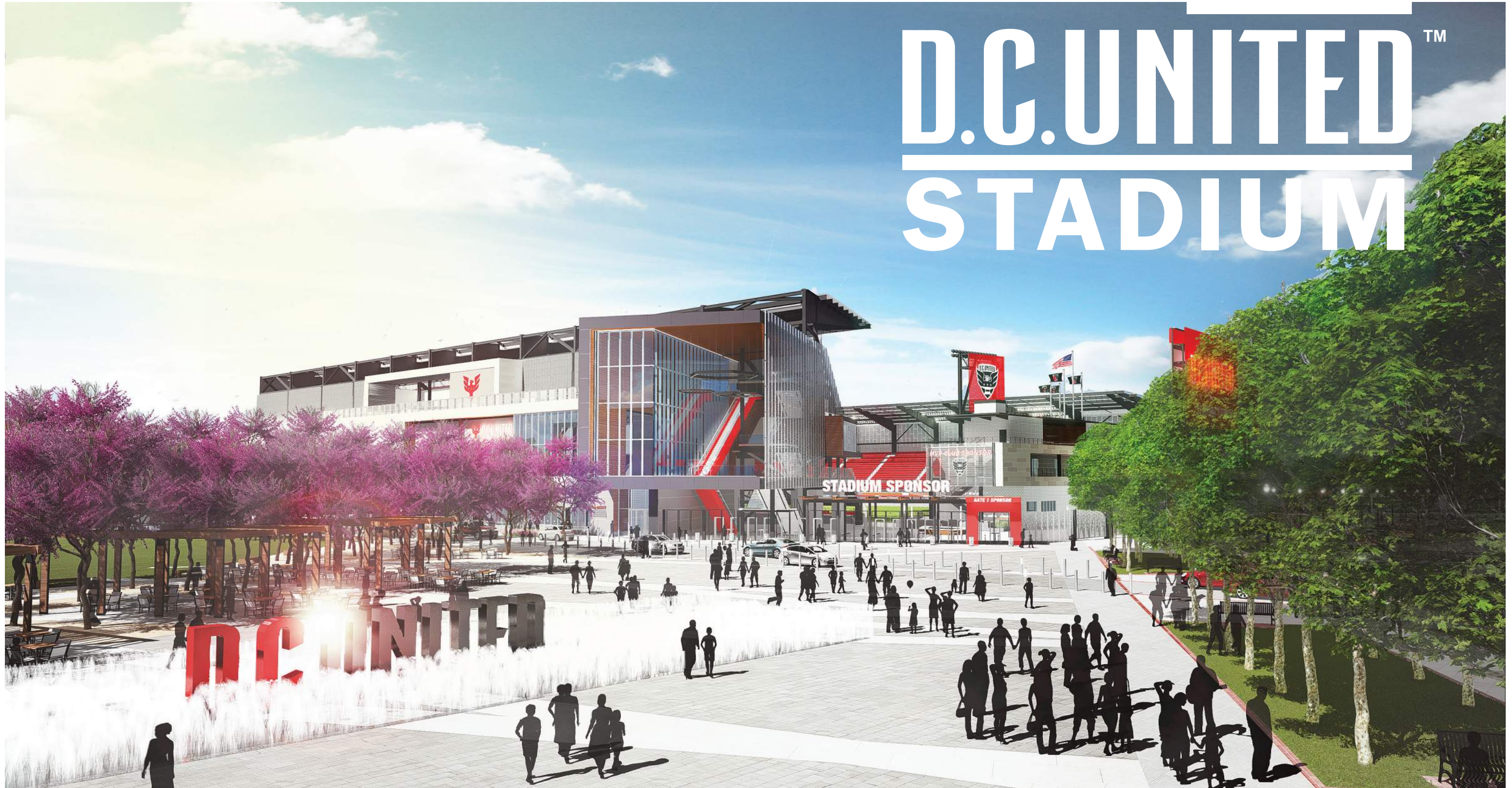
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PUD #2 SUBMISSION



ZONING BUILDING HEIGHT

D.C. UNITED™ STADIUM



SECTION

02

STADIUM IN
BUZZARD POINT
CONTEXT

CIRCULATION
DIAGRAMS

TRUCK TURNING
STUDIES

- 2.01 STADIUM IN BUZZARD POINT CONTEXT
- 2.02 STADIUM IN BUZZARD POINT CONTEXT
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- 2.11 BROADCAST TRUCK TURNING STUDY - ENTRY
- 2.12 BROADCAST TRUCK TURNING STUDY - EXIT

STADIUM IN
BUZZARD POINT
CONTEXT





NORTHEAST AERIAL VIEW



NORTHWEST AERIAL VIEW



SOUTHWEST AERIAL VIEW



SOUTHEAST AERIAL VIEW

