
DC UNITED STADIUM

ANACOSTIA WATERFRONT
100 POTOMAC AVENUE, SW
WASHINGTON, DC 20024
CONSOLIDATED PUD
OCTOBER 10, 2016
SUPPLEMENTAL SUBMISSION



D.C. UNITED™

POPULOUS®

Turner

Marshall Moya Design

 **LEGENDS**®
PROJECT DEVELOPMENT

ZONING COMMISSION
District of Columbia
CASE NO. 15-02
EXHIBIT NO. 2281

INTRODUCTION

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DC UNITED STADIUM

ANACOSTIA WATERFRONT

100 POTOMAC AVENUE, SW

WASHINGTON, DC 20024

CONSOLIDATED PUD

AUGUST 19, 2016

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D.C. UNITEDTM STADIUM

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.

SECTION

01

PUD OVERVIEW
ZONING DOCUMENTS
GAR CALCULATIONS
SITE CONTEXT PHOTOS

SECTION

02

STADIUM IN BUZZARD POINT CONTEXT
CIRCULATION DIAGRAMS
TRUCK TURNING STUDIES

SECTION

03

BUZZARD POINT FRAMEWORK
S ST VIEWS
FAN EXPERIENCE
NEIGHBORHOOD EXPERIENCE
PARCEL B POTENTIAL

SECTION

04

EASEMENT DIAGRAMS
STADIUM TECHNICAL DRAWINGS

SECTION

05

EXTERIOR FINISHES
EXTERIOR RENDERINGS

SECTION

06

CIVIL DRAWINGS
HARDSCAPE/LANDSCAPE DRAWINGS

SECTION

07

GRAPHICS
SIGNAGE DIAGRAM

SECTION

08

STADIUM LIGHT STUDY
STADIUM SOUND STUDY
STADIUM SUN STUDY

SECTION

09

SUSTAINABILITY BENEFITS
LEED

SECTION

10

APPENDIX:
STADIUM SEATING COMPARISONS
STADIUM PRECEDENT IMAGES
STADIUM MULTI USE CONFIGURATIONS