

# D.C. UNITED™ STADIUM



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# BUZZARD POINT VISION FRAMEWORK

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The stadium design and planning has respected the wishes of the community and adjacent property owners by re-establishing sidewalks and roadway connections, while enhancing the pedestrian experience.



**Property Owners Listening Map (01/22/2014)**  
Initial property owner ideas and concerns regarding the area's future

The property owners shared their potential plans for their respective properties, as well as features they would like to see within a redeveloped Buzzard Point:

- Mixed-use/residential uses would make the entire area more attractive
- Temporary uses would enliven open spaces until memorials are established
- A pedestrian trail along the Anacostia River and under the Frederick Douglass Bridge would link the Navy Yard Metrorail station and the soccer stadium
- Re-established sidewalks and internal roadway connections would facilitate pedestrian, transit, and vehicular access



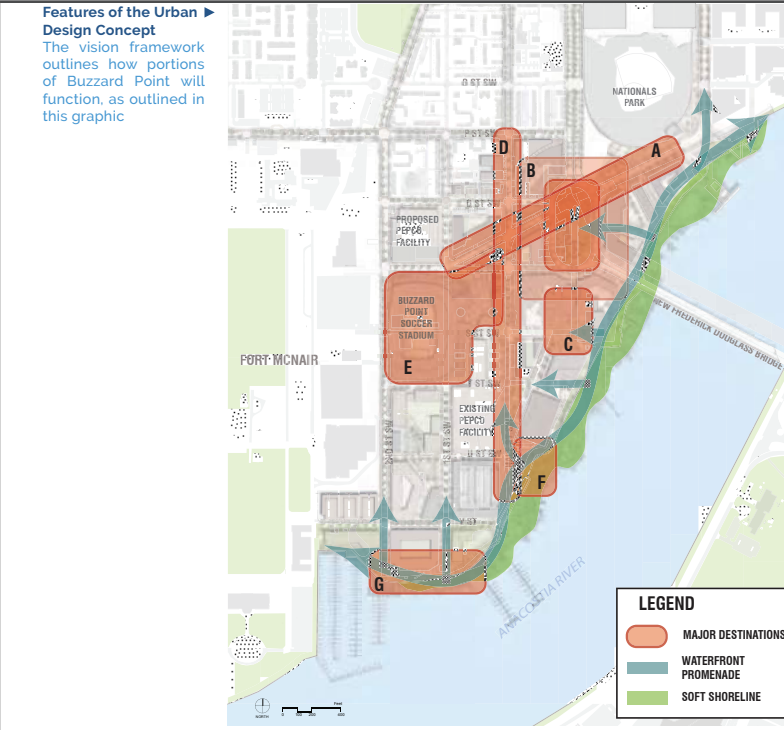
**Community Leaders Listening Map (02/06/2014)**  
Initial community-driven ideas and concerns regarding the area's future

The community leaders reviewed the existing conditions of Buzzard Point and the projects currently underway, identifying the following desires:

- Coordinate construction of the multiple projects in Southwest DC to minimize impacts on the community
- Enhance the pedestrian experience and increase safety through improved streetscape conditions and connections that avoid high-traffic areas
- Reconnect existing neighborhoods to the Anacostia River waterfront
- Provide new, and preserve existing, affordable housing options

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**Features of the Urban Design Concept**  
The vision framework outlines how portions of Buzzard Point will function, as outlined in this graphic



**LEGEND**

- MAJOR DESTINATIONS
- WATERFRONT PROMENADE
- SOFT SHORELINE

**A** Potomac Avenue provides a gateway along a grand boulevard to Buzzard Point from the Capitol Riverfront

**B** Oval Park at South Capitol Street offers active and programmable recreation space and commemorative elements, ringed by a mix of uses framing the oval

**C** Waterfront Plaza terminates South Capitol Street with a node of activity focused on access to the Anacostia River and a cultural element, such as the Maritime Museum

**D** Half Street serves as the primary spine of Buzzard Point and as a linear park, with an activity node focused on the open space at the intersection with Potomac Avenue

**E** Buzzard Point Soccer Stadium hosts events year round and offers activities at its entry plaza

**F** Links from the existing community to the waterfront promenade expand access to and interpretation of the Anacostia River

**G** Southern waterfront provides marinas and links to the Anacostia Riverwalk Trail to emphasize the area's relationship to the water

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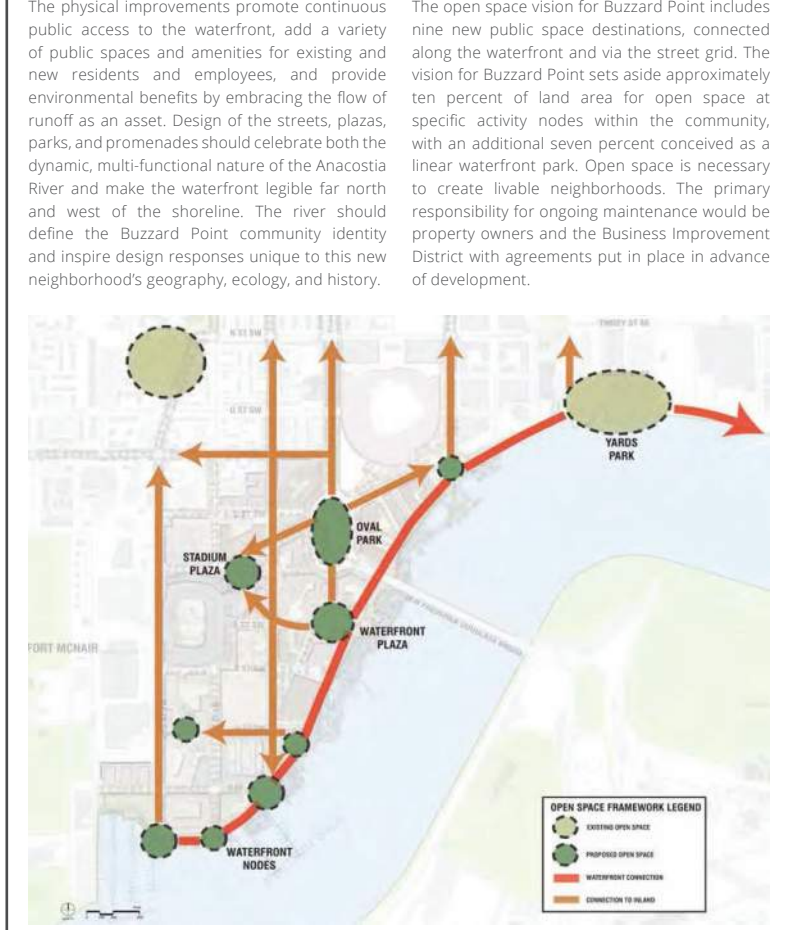
The stadium design and planning embraced Potomac Ave. as the gateway to Buzzard Point. The design of the stadium is oriented to the Grid allowing the stadium to be viewed according to L'Enfant design principles like other grand boulevards throughout D.C.

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The stadium design and planning embraced the Vision Framework plan to create open space. At the corner of Potomac Ave. and Half St., as identified on the map, the stadium design has incorporated a 65,000 s.f. public plaza that also serves as game day festival plaza and queuing.

The physical improvements promote continuous public access to the waterfront, add a variety of public spaces and amenities for existing and new residents and employees, and provide environmental benefits by embracing the flow of runoff as an asset. Design of the streets, plazas, parks, and promenades should celebrate both the dynamic, multi-functional nature of the Anacostia River and make the waterfront legible far north and west of the shoreline. The river should define the Buzzard Point community identity and inspire design responses unique to this new neighborhood's geography, ecology, and history.

The open space vision for Buzzard Point includes nine new public space destinations, connected along the waterfront and via the street grid. The vision for Buzzard Point sets aside approximately ten percent of land area for open space at specific activity nodes within the community, with an additional seven percent conceived as a linear waterfront park. Open space is necessary to create livable neighborhoods. The primary responsibility for ongoing maintenance would be property owners and the Business Improvement District with agreements put in place in advance of development.



**OPEN SPACE FRAMEWORK LEGEND**

- EXISTING OPEN SPACE
- PROPOSED OPEN SPACE
- WATERFRONT CONNECTION
- CONNECTION TO ISLAND

**Connected Series of Waterfront Parks**  
New open space destinations in Buzzard Point, connected along the waterfront by extending the Anacostia Riverwalk Trail and establishing linear waterfront park space

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# BUZZARD POINT VISION FRAMEWORK

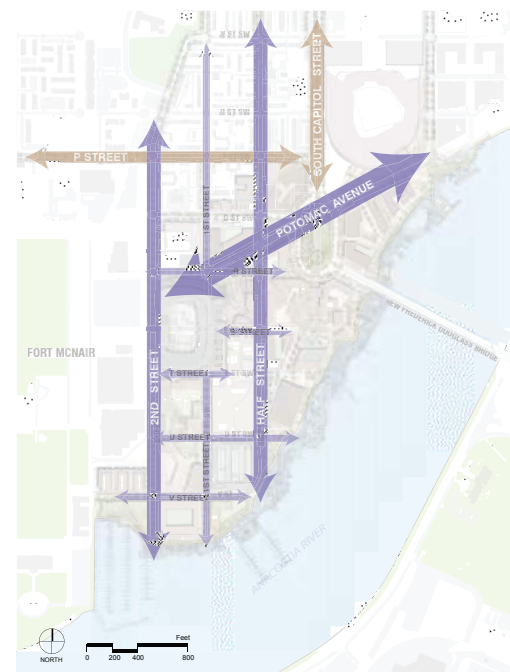
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The stadium design and planning was challenged to maintain as many of the streets and corridors as possible. In doing so the stadium design has benefited from the public space as well as enriched the public space experience by creating a destination in Buzzard Point.

### Streets as Vibrant Public Space

Because the area within Buzzard Point is very compact, streets and rights-of-way must perform multiple roles: public open space, transportation thoroughways, and environmental infrastructure.

Although the individual streets may not perform each of these services, the rights-of-way will combine to create an overall system that facilitates an active neighborhood, with sidewalks featuring LID measures and areas for outdoor seating serving as open space.



**Serving Multiple Functions**  
Streets not only provide connections, they also can offer amenities and serve as gathering spaces that enliven communities

**Potomac Avenue** Diagonal L'Enfant boulevard to serve as major gateway to the neighborhood and the stadium with vibrant streetscape and outdoor seating

**Half Street** Central 'spine' of Buzzard Point and primary pedestrian link to neighborhoods to the north and to the river via a linear park experience

**2nd Street** Connection to Fort McNair and to the river via designated Anacostia Riverfront Trail bike route to P Street

**East-West Streets** Smaller streets to offer access points to new development with smaller-scale, pedestrian amenities

## A Living and Sustainable Environment

Industry occupies much of the area within Buzzard Point, with few basic environmental control facilities in place. Public infrastructure does not adequately support best management practices in addressing environmental conditions.

Because of its scale, underutilized assets, destination proximity, and waterfront access, the redevelopment of Buzzard Point represents the greatest opportunity in the District to imagine what Washington neighborhoods can be in 2050 and map out the steps to get there. In concert with Sustainable DC, the plan outlines strategies that expect to reach that vision from the neighborhood's structures, streets, plazas, and open spaces. The approach mimics the flexible, opportunistic, multi-purpose, interconnected, and synergistic characteristics of natural processes.

### Living and Sustainable Environment Goals:

**Canopy-** Increase tree canopy coverage from less than 10% to greater than 80% within the public right-of-way to improve air quality and microclimate.

**Remediation-** Remove contaminants from previously industrial lands to improve environmental conditions within Buzzard Point

**Water-** Improve water quality through living shoreline, stormwater runoff filtration features and create flood resilient development.

**Energy-** Pursue net-zero energy through productive use of thermal assets such as the O Street Pumping Station, efficiency, and on-site generation.

### Runoff Treatment

Plantings along the river shoreline help treat stormwater runoff before reaching the waterway



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The Buzzard Point Vision Framework plan describes an initiative to create a sustainable environment that would be the bench mark for other D.C. Neighborhoods. The stadium as a participant in the neighborhood embraces sustainability and intends to achieve LEED Gold.

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The stadium design and planning fulfills the basic principles stated in the Buzzard Point Vision framework plan. In addition to the basic principles the stadium strives to generate an experience unrivaled in the MLS as it is one of the most urban stadiums in the MLS.

### The Buzzard Point Soccer Stadium

The Buzzard Point soccer stadium will serve as a catalyst for the redevelopment of the Buzzard Point area, replacing current industrial and parking functions located at the site presently. The stadium is anticipated to host approximately 40 events per year, helping to enliven the Buzzard Point area, and will be the home for Washington's Major League Soccer franchise, DC United. Although the design of the stadium is in its preliminary stages, the following elements are anticipated as part of the development:

- Approximately 20,000 seats
- Approximately 300 parking spaces for stadium staff
- Physical site improvements, including modification, relocation, and improvements to the existing infrastructure; connection of new utility services and communication lines; and site drainage and landscaping
- Ancillary retail development

The proposed soccer stadium will include an outdoor venue suitable for soccer and other events; an open-air plaza suitable for pre-game gatherings; parking; and ancillary commercial development. The 20,000-seat stadium would be oriented north-south on the western portion of the site along 2nd Street between R and T Streets. The primary entrance to the building would be from the northeast corner of the stadium near the intersection of Potomac Avenue and R Street. Visitors coming from S Street would be diverted at Half Street toward this main entry plaza. Secondary entrances would be on the eastern portion of the building north of the S Street axis, and on the western portion of the building on 2nd Street. Delivery and parking access would be available via S Street or through a driveway access point at 1st and T Streets.

As mentioned above, the main stadium entrance will likely be at the terminus of Potomac Avenue, which links Buzzard Point to the Capitol Riverfront

### Soccer Stadium

An aerial view of Buzzard Point and a soccer-specific stadium, looking northeast



S ST. VIEW  
CORRIDOR  
RENDERINGS

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S ST. @ RIVER WALK - NO PARCEL B  
DEVELOPMENT



S ST. @ RIVER WALK - W/ PARCEL B  
DEVELOPMENT



S & HALF STREET - NO PARCEL B  
DEVELOPMENT



S & HALF STREET - W/PARCEL B  
DEVELOPMENT



S & 1ST STREET