

PARCEL B POTENTIAL

D.C. UNITED STADIUM HAS THE POTENTIAL TO CHANGE THE BUZZARD POINT NEIGHBORHOOD

Day one when the stadium opens Buzzard Point will be forever changed. As a new landmark for the neighborhood D.C. United Stadium is designed with the future in mind. The key components of the Stadium design to allow for future success are: lively plaza settings with canopy gardens and public splash fountain, a newly aligned pedestrian friendly 1st Street that maintains connections to all parts of Buzzard Point. These same key components will also allow for successful future development. Though Parcel B is not included in this submission it's important to understand the stadium presence in conjunction with what could be a dense, lively, and complimentary mixed use development.

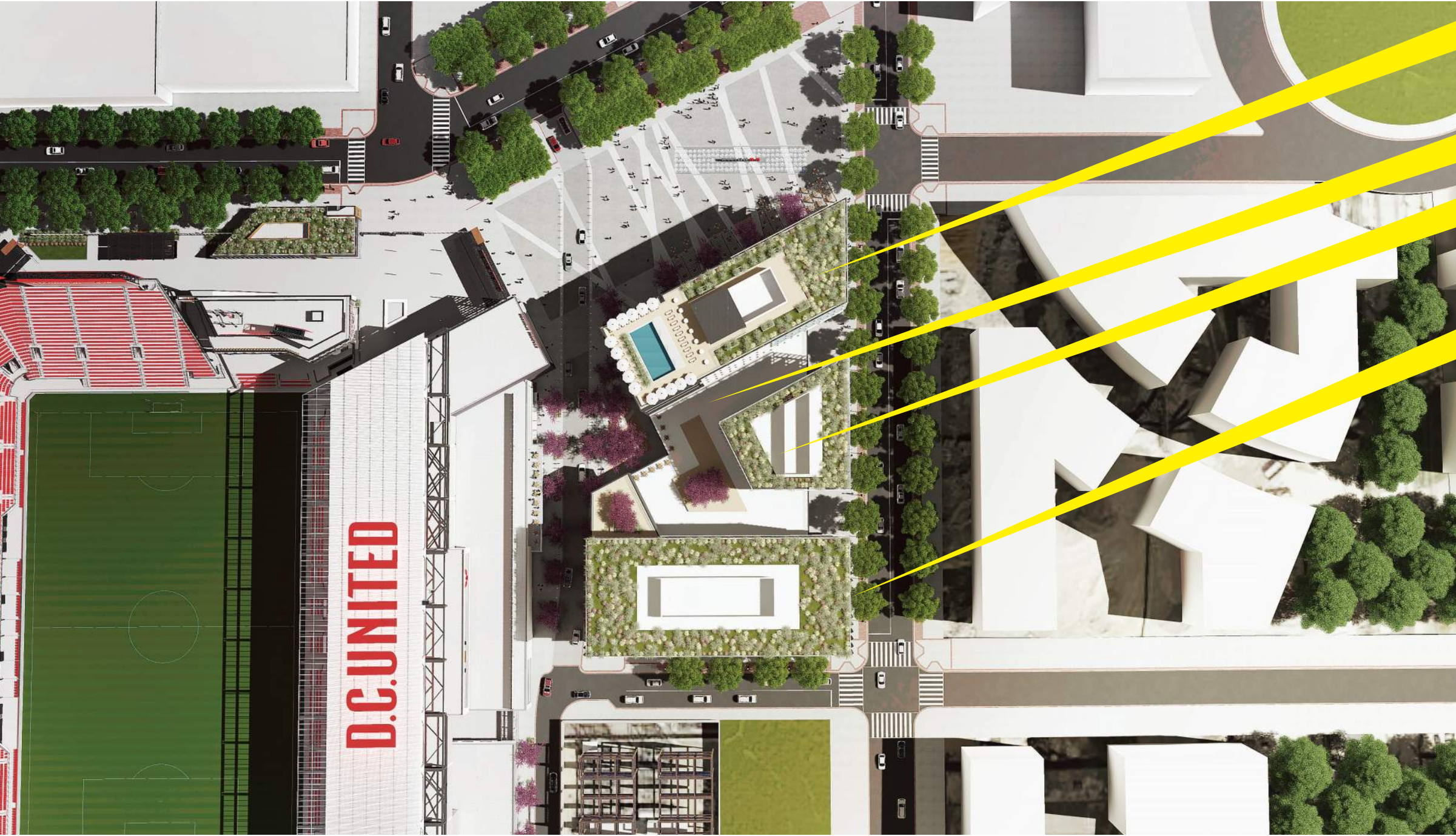
As described in the Buzzard Point Vision Framework the corner of Potomac and Half is deemed as a public plaza and this concept will remain intact when planning the Parcel B development. During the planning phase of Parcel B it will be important to develop a program that plays off the adjacency to the plaza to further enhance

the plaza experience. In addition to the plaza edge the newly aligned 1st Street becomes an opportunity to work in concert with the stadium to create a dense streetscape experience. The base of the development along 1st Street should be designed with retail and restaurants to play up the friendly pedestrian experience created by the newly aligned 1st Street. The scale and size of Parcel B affords the potential to create ground level retail and restaurants that face both Half and 1st Street.

The following images depict the potential of Parcel B that includes but not limited to, hotels, events spaces, leasable office space, ground level retail and restaurants.



PARCEL B POTENTIAL



HOTEL & EVENT CENTER

ELEVATED COURTYARD
ABOVE RETAIL BASE

OFFICE SPACE

OFFICE SPACE



PARCEL B
POTENTIAL



