



# Tonight's Presentation and Discussion

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Opening and Welcome

**Office of Planning** - Goal for Meeting, Team Introductions

Planning Background

Purpose of Vision Framework; Planning History

Buzzard Point Challenges and Opportunities

How Draft Plan is Currently Being Used; How it Will Be Used

Key Topics and Subject Areas Addressed in the Plan

***Living and Sustainable Neighborhood***

***Mixed Use Neighborhood***

***Dynamic Parks and Public spaces***

***Transportation Network***

***Regional and Local Amenities***

**District Office on Energy and the Environment** – A Living and Sustainable Neighborhood

**District Department** of Transportation - A Well-Connected Transportation Network

SWNA and Team - Q & A

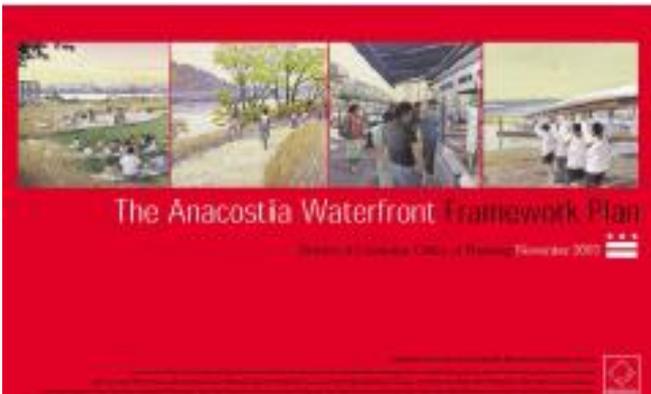
**[Project Timeline/Deadline for Comments: Tuesday 2/16/2016 COB](#)**



# Overview of Opportunity – DC's Waterfront Neighborhoods

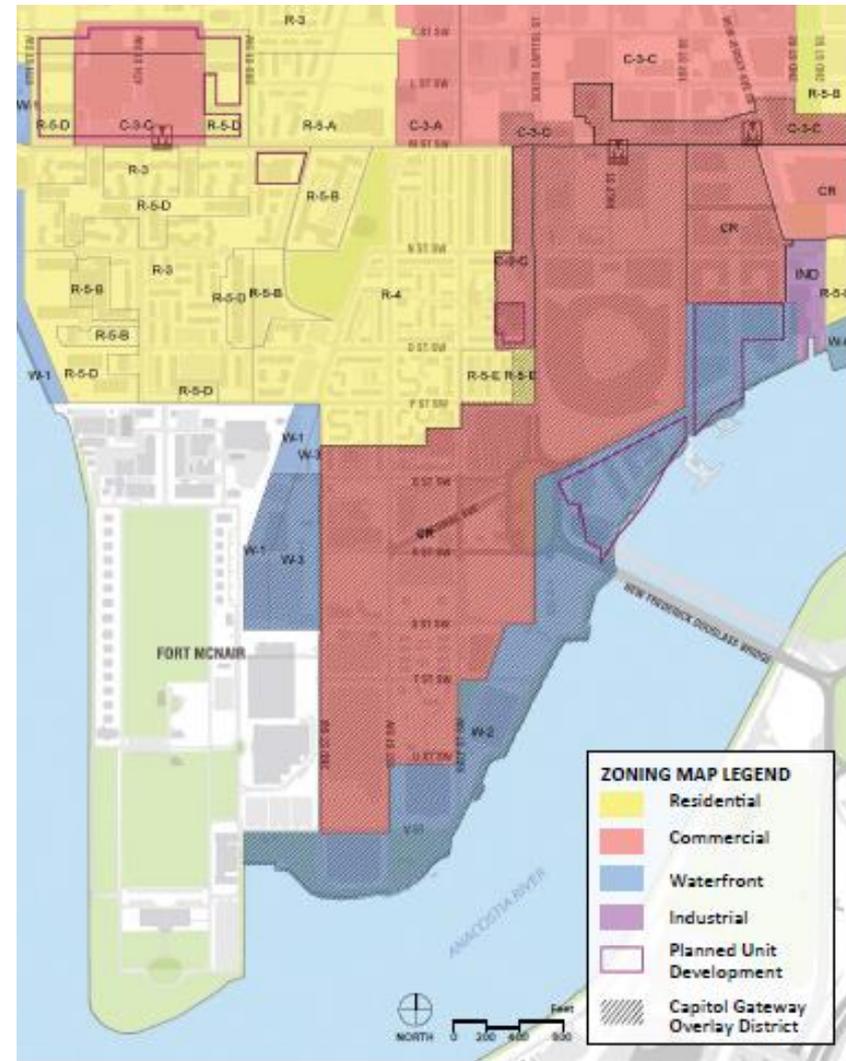


## Existing Conditions – Opportunity and Challenge



- **Comprehensive Plan of the National Capitol – District Elements** (update 2016-17)
- **Southwest Neighborhood Plan** (2015)
- **moveDC** (2014)
- **Capitol Riverfront Urban Design Framework Plan** (2013)
- **Sustainable DC** (2012)
- **Anacostia Waterfront Initiative** (2000)  
Capital Gateway Overlay 2002

# Existing Conditions – Opportunity and Challenge



## Zoning in Place – A Very Urban Waterfront Neighborhood

## Estimated Development Potential

	Capacity under Current Zoning	Urban Concept Development (with Stadium)	Anticipated Capacity with Stadium and Urban Design Plan
Total Potential Gross Square Feet	11.9 million	10.8 million	10.2 million
Estimated Potential Residential Units	5,480	5,240	6,200
Total Potential Affordable Residential Units	370	360	400

NOTE: Affordable Residential Units could go higher, however this is what we get under IZ

## BUZZARD POINT Vision Framework + Implementation Plan

PUBLIC DRAFT | REVISED SEPTEMBER 2015



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# Overview of Recommendations – A Vibrant Mixed Use Neighborhood



**The Land Use Mix: Residential, Commercial, Hospitality, Retail** <sup>8</sup>

# Overview of Recommendations – A Vibrant Mixed Use Neighborhood



## Mixed Income Neighborhoods and Housing

# Overview of Opportunity – Establishing an Identity



## ▲ Historic Resources

Map depicting historic structures and districts within and near Buzzard Point



# Community Culture + Historic Resources

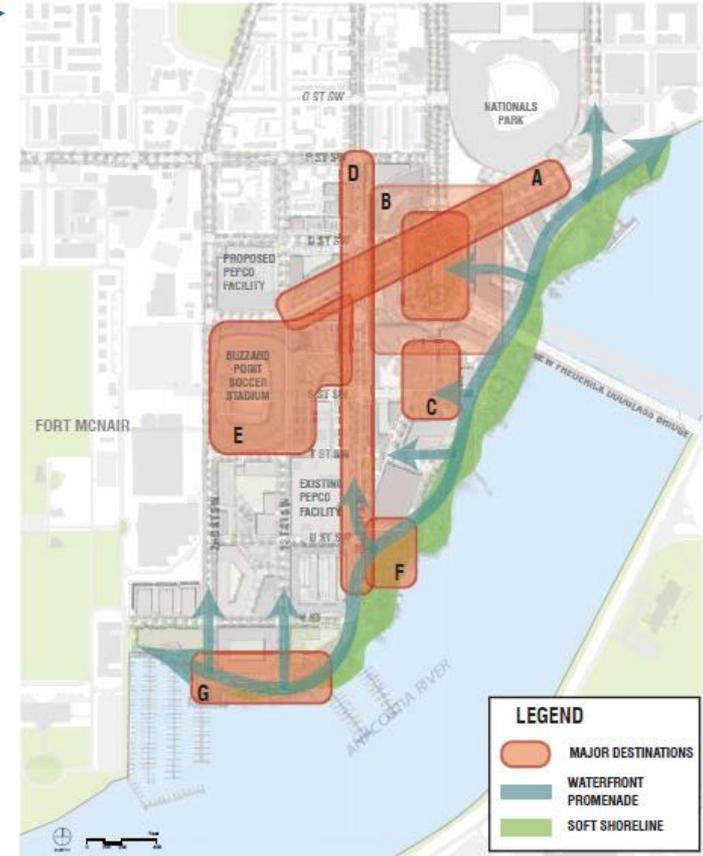
# Overview of Recommendations – Dynamic Parks and Public Places



**▲ 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



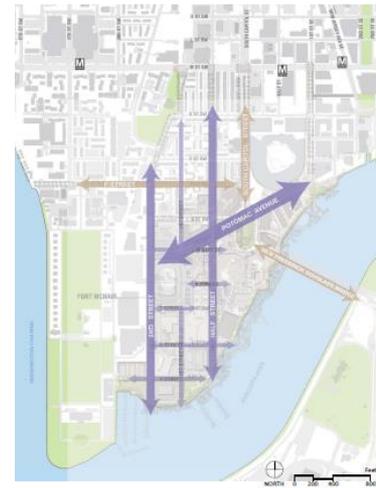
**Features of the Urban Design Concept**  
The vision framework outlines how portions of Buzzard Point will function, as outlined in this graphic



- 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
- 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

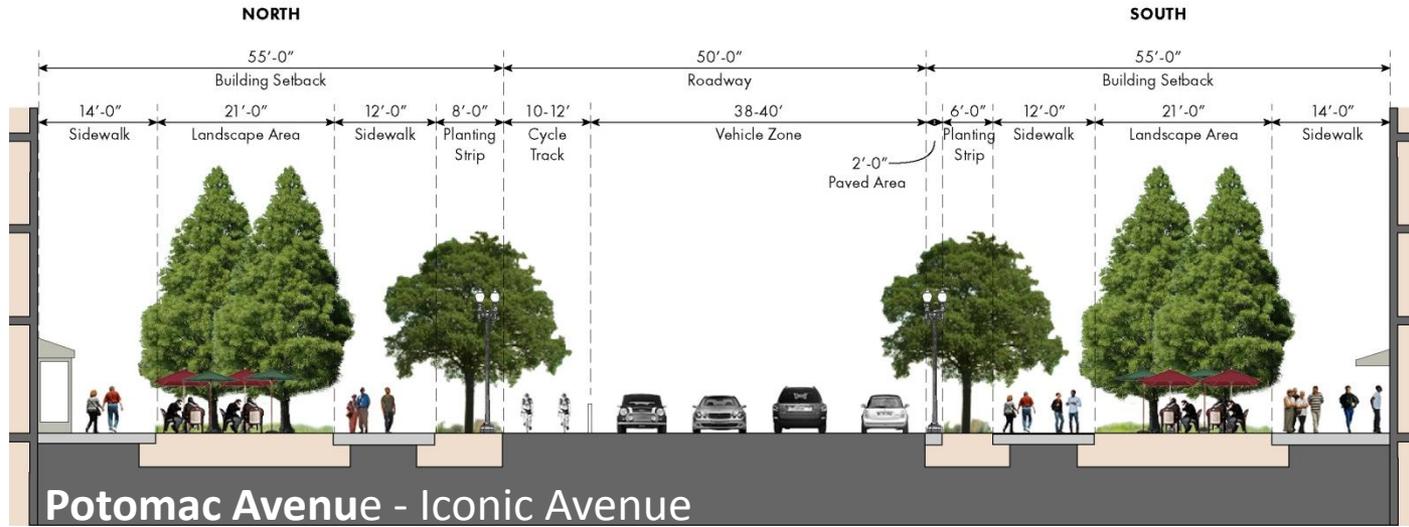
## Neighborhood Places + Social Spaces

# Overview of Recommendations – Dynamic Parks and Public Places



## Neighborhood Places + Social Spaces

# Design Guidelines For Streetscape : Streets as Vibrant Public Places

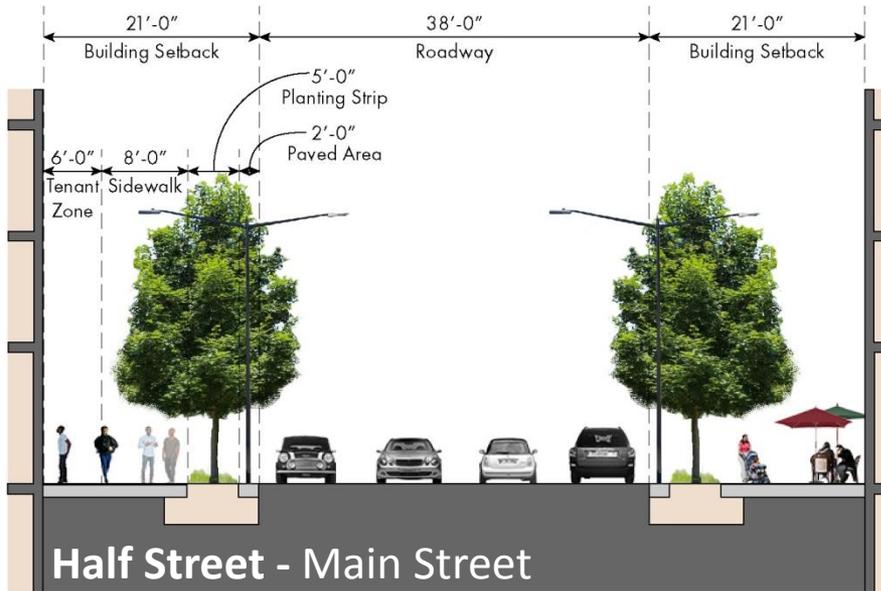


## Second Street

Multimodal Transit

Local Streets

Neighborhood Places



# Infrastructure Design + Coordination

# Overview of Opportunity – A Living and Sustainable Neighborhood



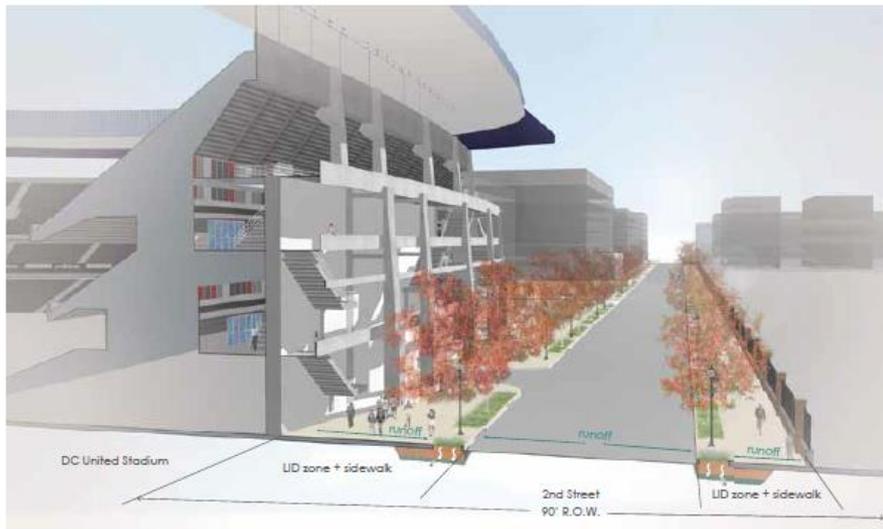
## ▲ Potomac Avenue as Public Space

The broad right of way for Potomac Avenue connects the soccer stadium with the Nationals Ballpark and allows for a double row of trees and green infrastructure as well as public gathering space



## ▲ Half Street as Public Space

Half Street should be the central tree-shaded pedestrian route connecting existing and future neighborhoods with the Anacostia waterfront, and should be lined with state-of-the-art filtration and bioretention systems



## ▲ 2nd Street as Public Space

2nd Street should be a bike route within the Anacostia Riverwalk system and include state-of-the-art filtration and bioretention systems to take advantage of its lower topographical profile

## ▼ East-West Streets as Public Space

Smaller, shorter east-west streets should be designed to accommodate service access and pedestrian amenities



# Soccer Stadium - Common Design Principles for Stadium and Ancillary Development



## The Stadium

- Stadium design that **manages scale** to create intimacy and to integrate the structure with the urban blocks of the surrounding emerging neighborhood
- A **terminus at the stadium with civic qualities** that takes advantage of the vista down Potomac Avenue; no advertising
- The stadium is **interesting and active at the street level** to enliven the sidewalks and avoid dead zones
- The stadium creates **an exciting nighttime presence** that is complimentary to future neighborhood developments
- The stadium is designed as **energy and sustainability role model**; and this is highlighted in the architecture
- Stadium design considers **views down S Street** when heading toward the stadium
- Stadium design exploits **the experience from outside the walls** of the stadium on all sides
- Stadium design considers **fan experience and local traditions on game day**

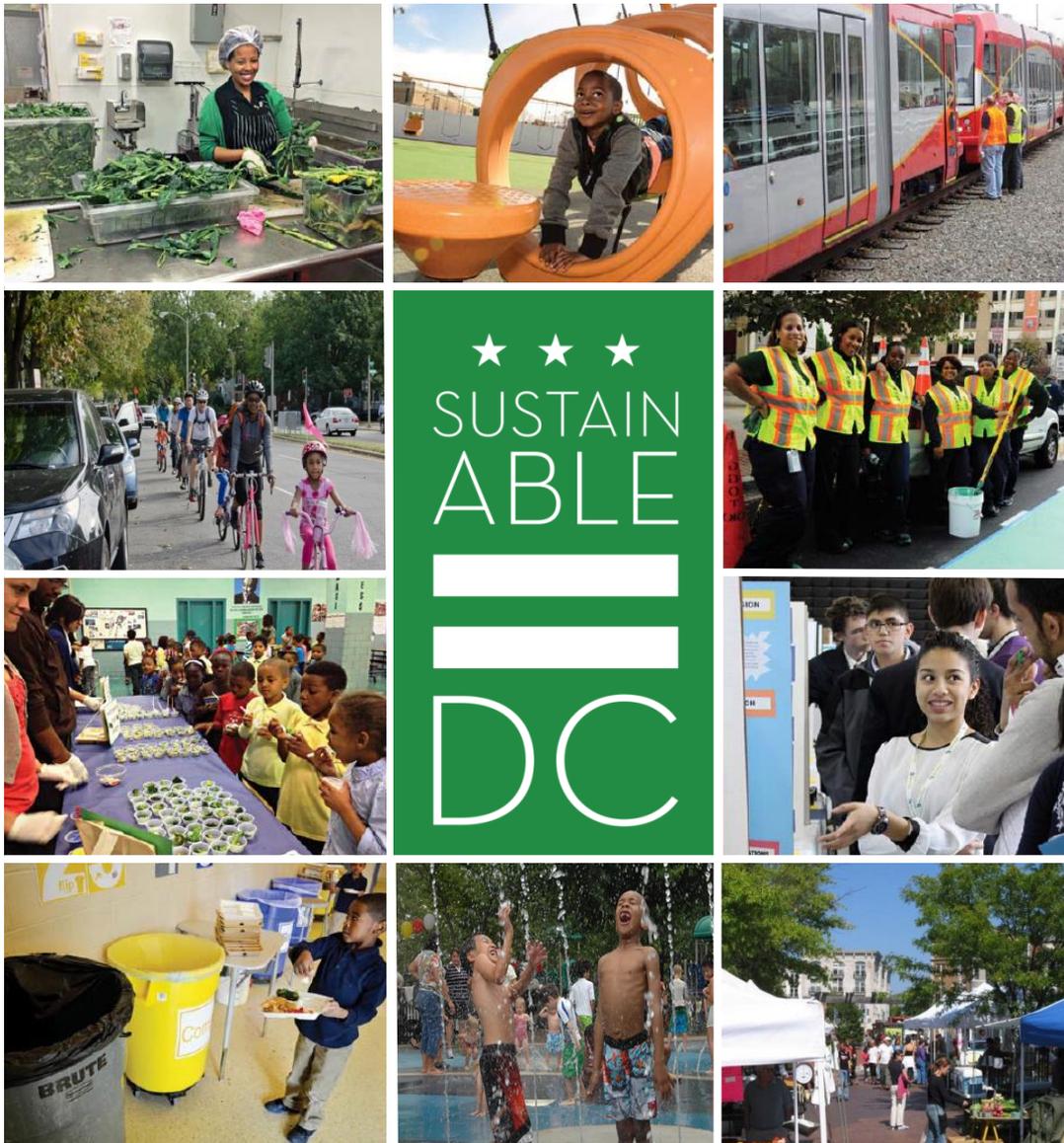
## The Plaza

- Plaza designed as the **central gathering place for the entire neighborhood**; serves stadium functions during events while functioning as the main neighborhood social space at non-event times and relating to Potomac Ave
- Plaza design that supports programming that includes interim uses and **temporary events** to animate the space prior to full development of the surrounding blocks
- Development around the plaza incorporates uses and design elements that **activate and frame the plaza**

## Connections

- Inviting **connections to and from the waterfront** to the south and east are created and accessible during events
- A strong sense of **First Street and S Street** -- as pedestrian places -- connect the site to the surrounding blocks
- Access and service locations to stadium and associated development **facilitates pedestrian flow** to and from the waterfronts to the east and the south

# Overview of Plan – Towards a Sustainable DC



*In just one generation—20 years—the District of Columbia will be the healthiest, greenest, and most livable city in the United States.*

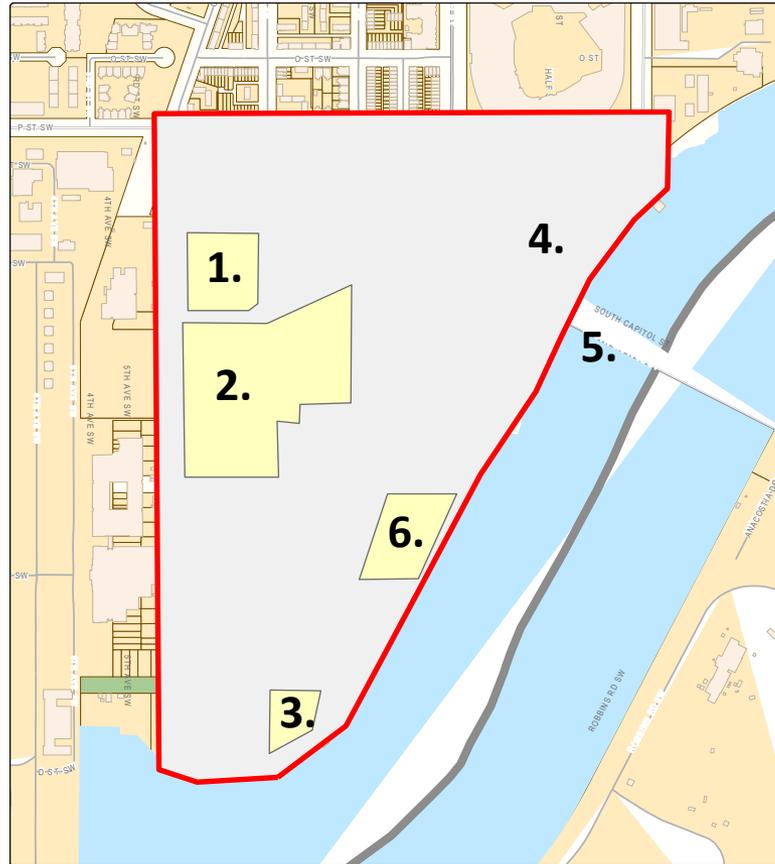
# Buildings are responsible for 76% of all GHG emissions in the District

- Maximize energy efficiency
- Incorporate renewables
- Embrace new technologies like waste water heat recovery
- Collaboration for more sustainable infrastructure
- Best practice waste management to reduce pick-up

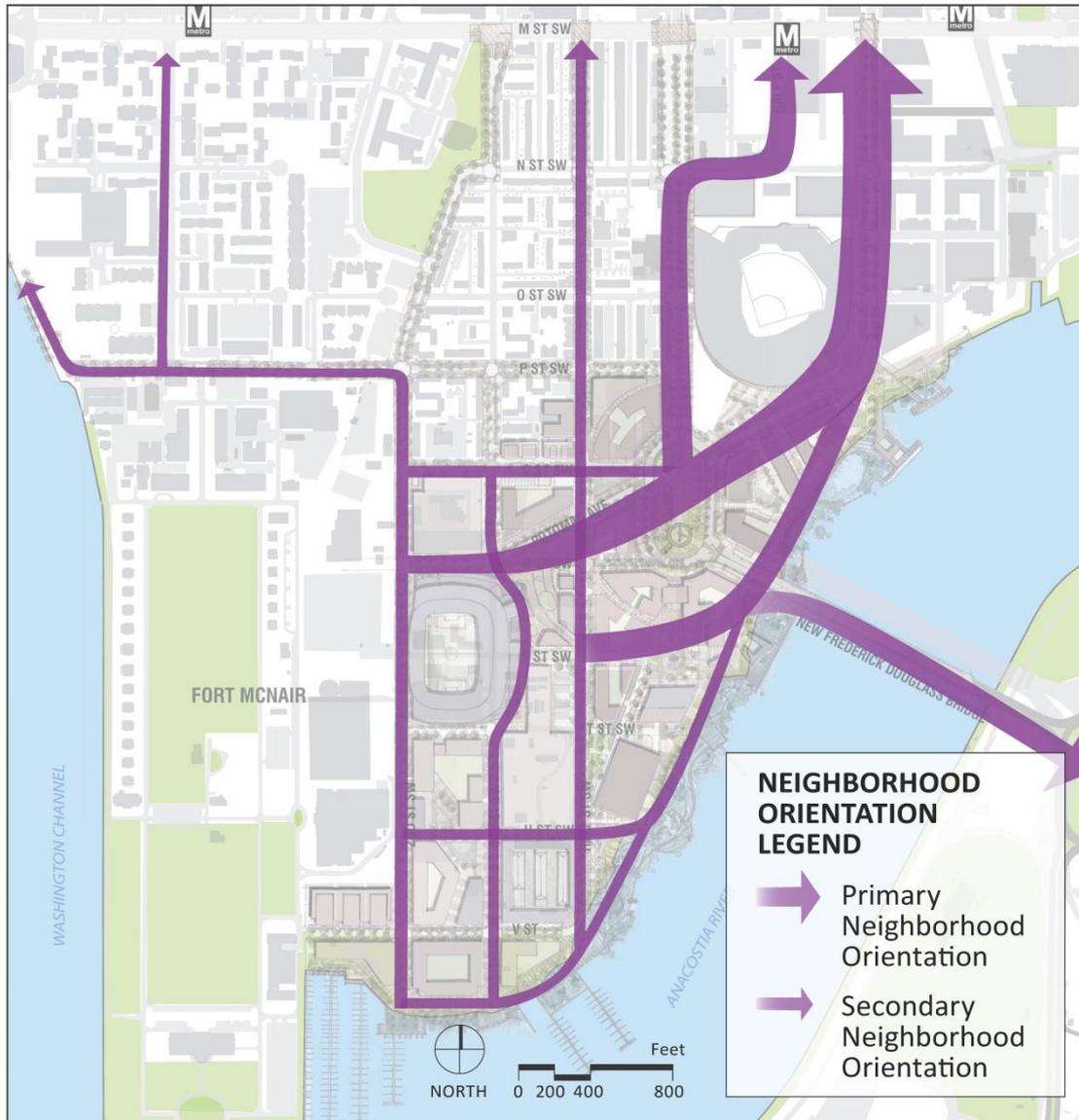
# Overview of Plan – Stormwater and flood management

- **Strong stormwater management regulations**
- **Green roofs and low-impact development**
- **Flood mitigation strategies**
- **Embrace and celebrate the waterfront**

# Development Pipeline

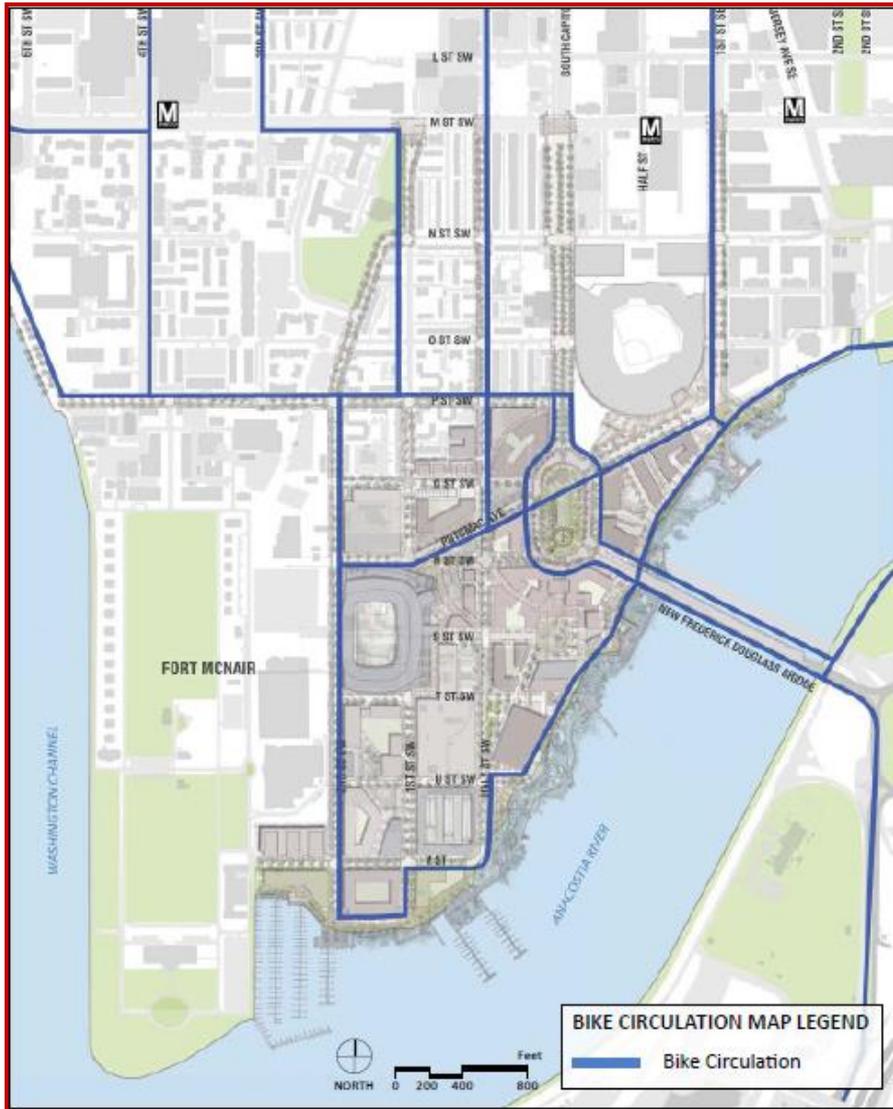


# Pedestrian Connections



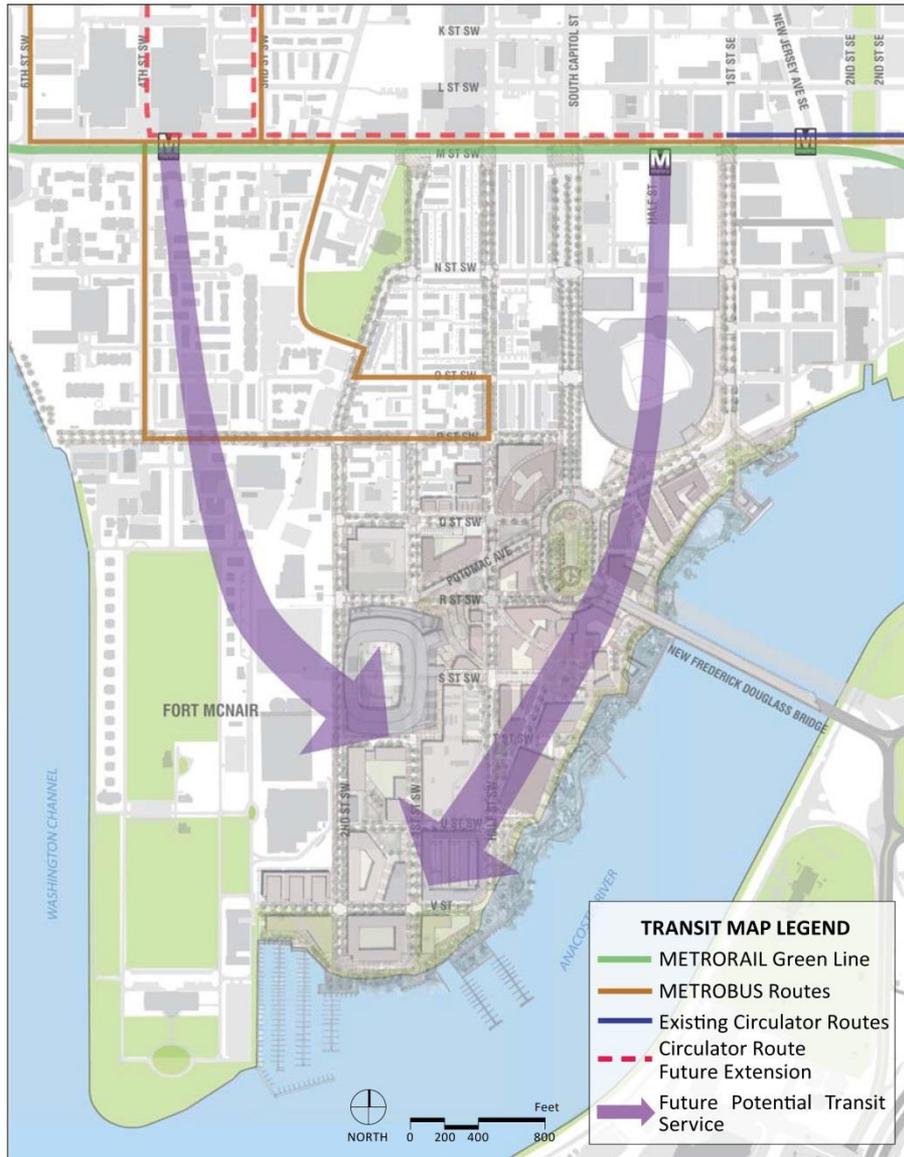
- Connections between existing and planned development
- Streetscape guidelines establish generous sidewalks and other pedestrian amenities

## A Well-Connected Transportation Network



- Anacostia Riverwalk Trail and 2<sup>nd</sup> Street Cycletrack will provide highest quality bike facilities
- Bicycle connections in all directions

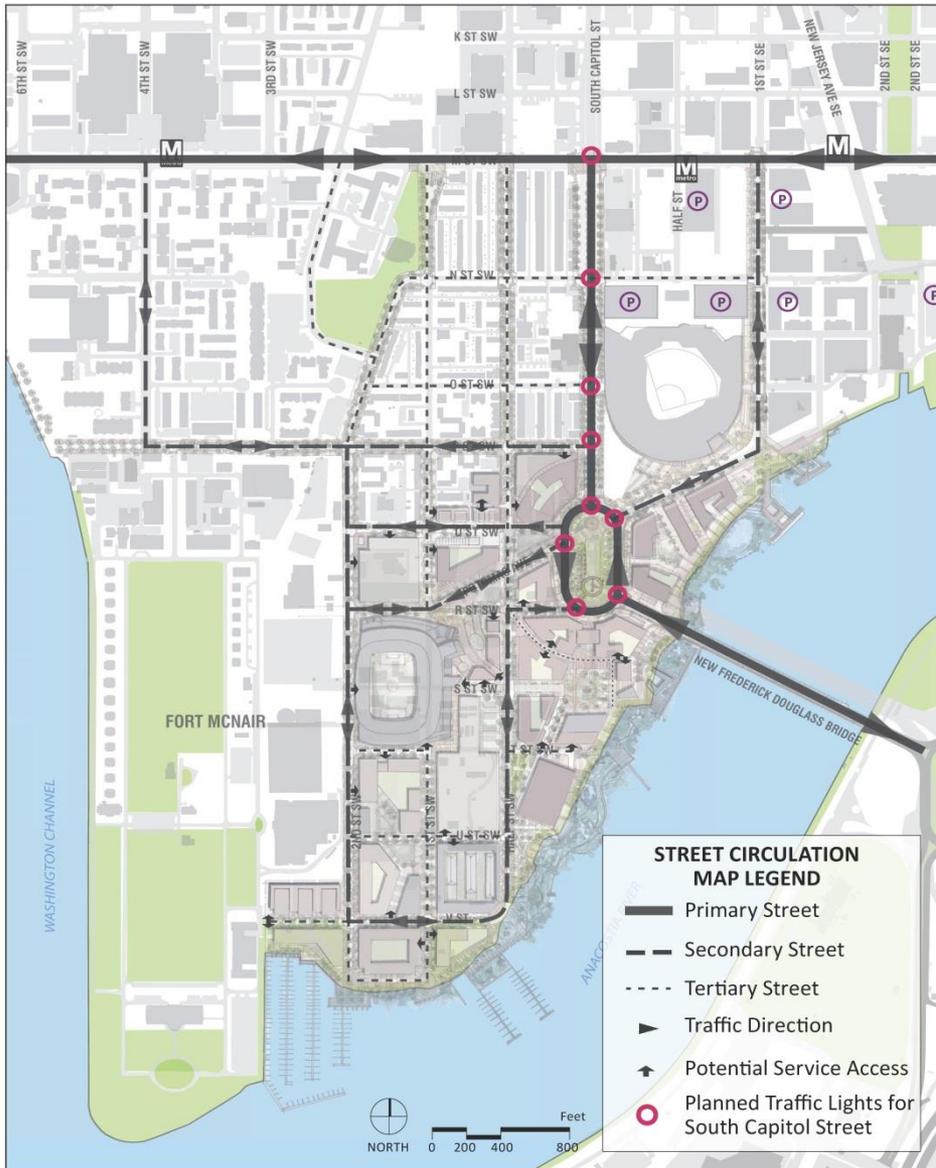
# Transit Connections



- Navy Yard + Waterfront Green Line Metrorail stations
- Role of existing and future Circulator routes
- Metrobus routes

## A Well-Connected Transportation Network

# Street Circulation

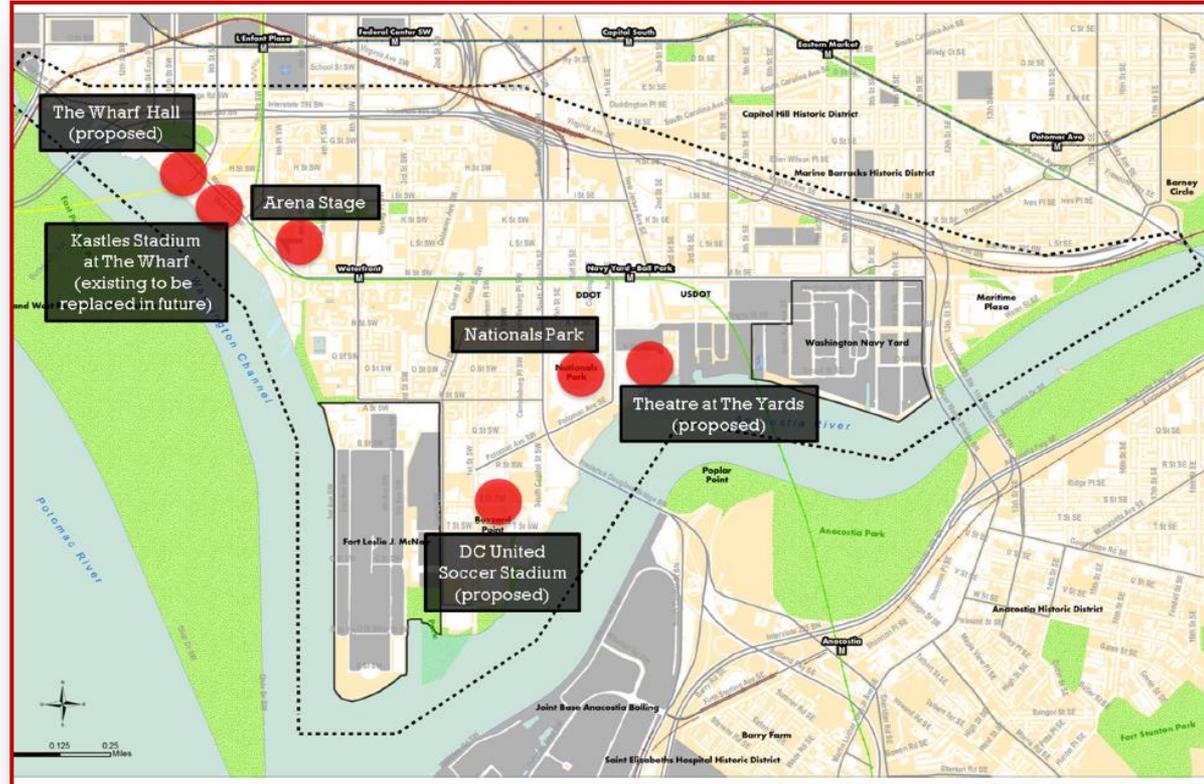


- Planned traffic signals on South Capitol Street and oval
- One-way and two-way streets provide access for daily trips and event traffic
- Keep regional traffic on regional roads (M Street and South Capitol Street)

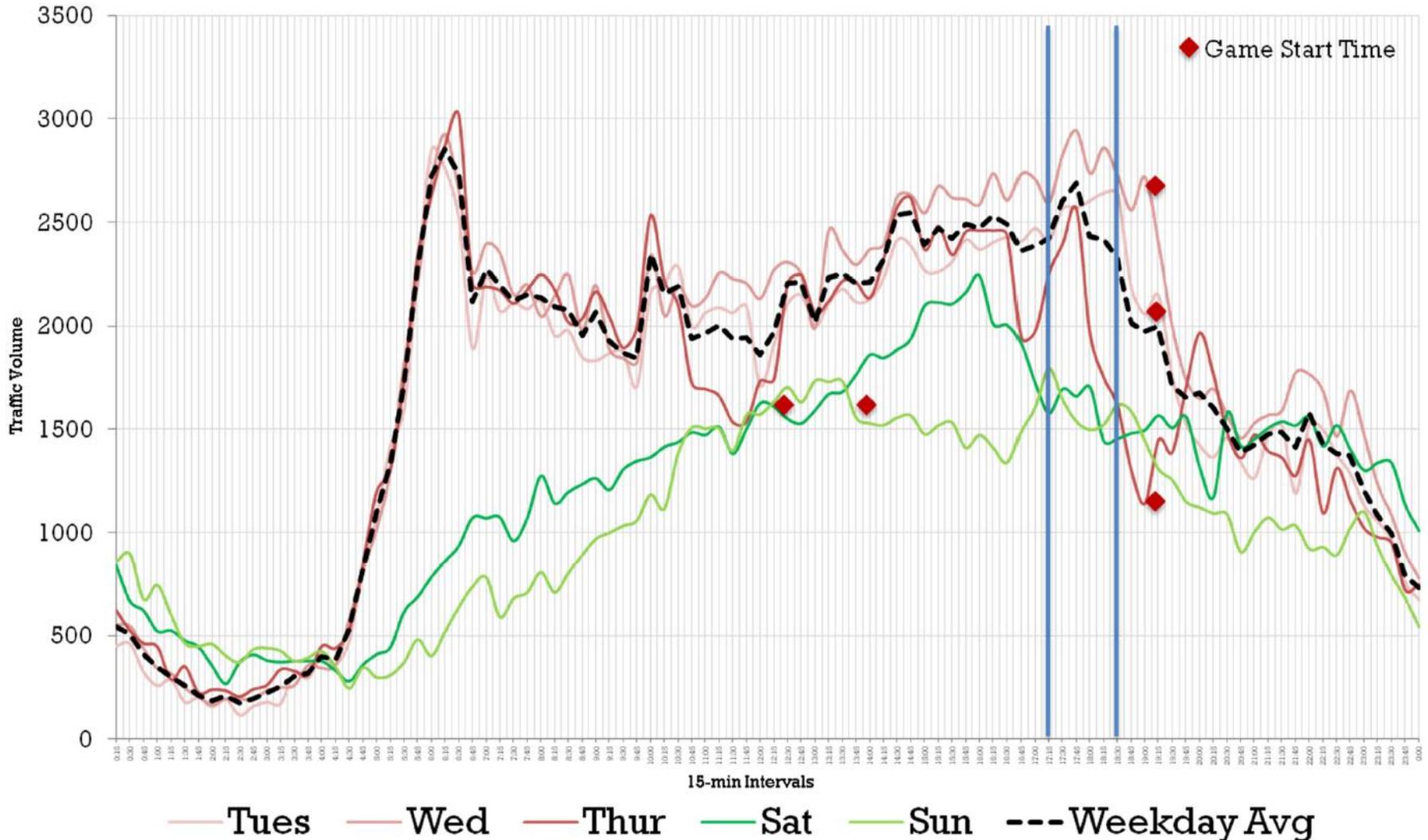
## A Well-Connected Transportation Network

- How will people access Buzzard Point on a daily basis?
  - Residential has lower trip generation than office
  - Circulator serves daily trips
  - Anacostia Riverwalk Trail
- How is DDOT planning for event visitors?
  - Detailed Traffic Operations and Parking Plan for Nationals (and will be created for DC United ~12-18 months before stadium opens)
  - M Street Southeast-Southwest Event Study

- DDOT study to evaluate transportation network to support Soccer Stadium and other existing and planned development
- Strategies to improve traffic conditions and mitigate impact of event traffic

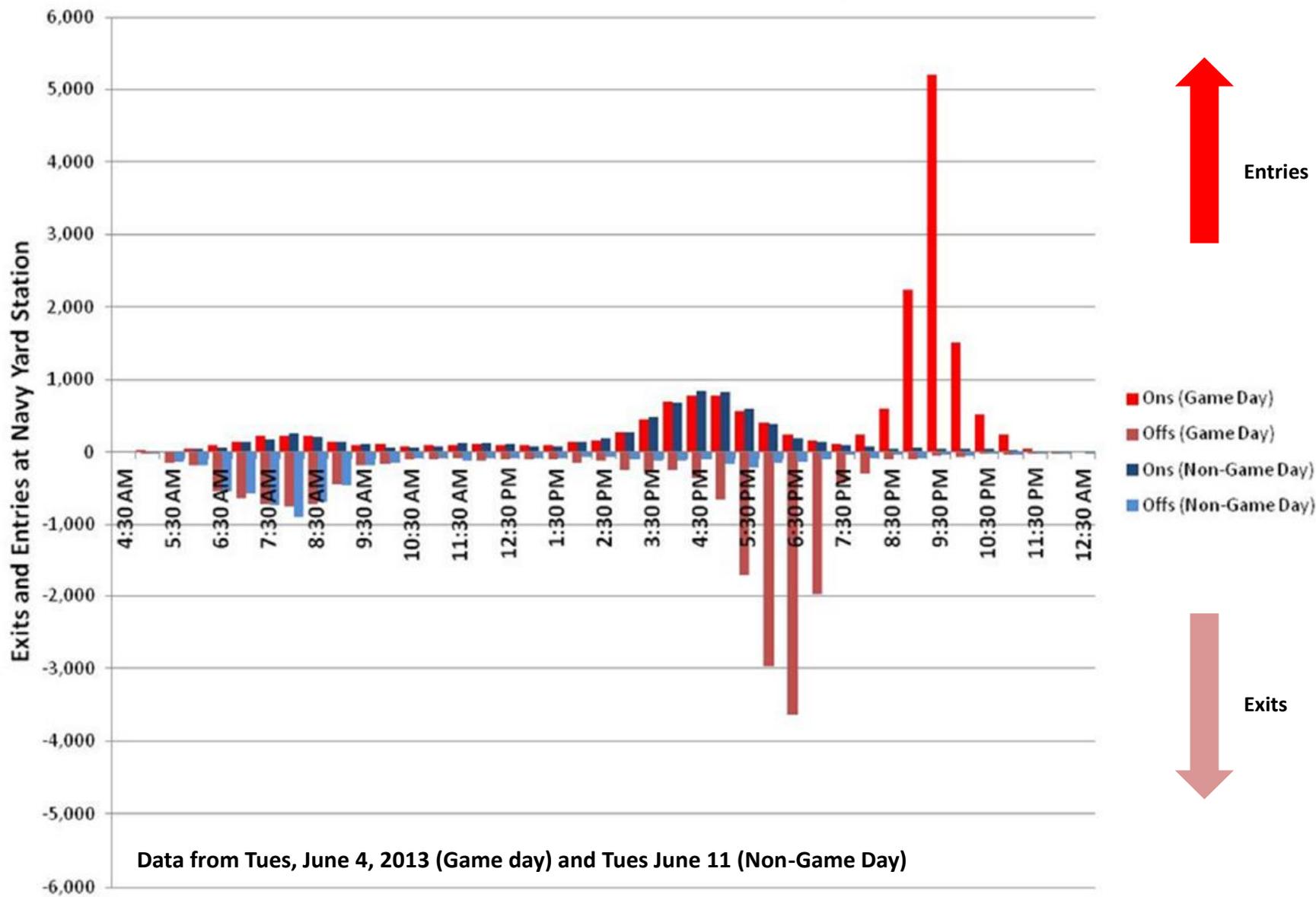


## Existing Conditions – Daily Game Day Traffic Distributions



**A Well-Connected Transportation Network**

### Entries and Exits from Navy Yard-Ballpark Station



## Scenario Development

- Single event vs. multiple event
- Afternoon vs. evening
- Weekday vs. weekend
- Pre-event vs. post-event



## Key Findings

- High- Activity Scenarios generate significant potential impacts for all modes (auto, pedestrian and transit capacity)
- Other scenarios can be managed
  - Traffic Control Officers ( TCOs)
  - Special signal timing
- Continued investments in transit capacity and roadway improvements are important as build out continues in the broader neighborhood



## South Capitol Street Bridge

- December 2016 – DDOT Design/Build Contract awarded
- January 2017 – Notice to Proceed
- 2020 – Estimated project completion



## DC United Soccer Stadium

- September 2016 – Site delivered to DC United
- March 2018 – Stadium opens



- July 2018 – Nationals host Major League Baseball All-Star Game

# Buzzard Point - A Living and Sustainable Neighborhood



## Ideas, Suggestions, and Questions

# Buzzard Point - A Living and Sustainable Neighborhood



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