

Streetscape Matrix

The streetscape in Buzzard Point will be created over the next 10 to 15 years through the coordinated efforts of the public and private sector. To ensure consistency within the area, all streetscape plans are required to follow the dimensions and materials along public streets specified in the guidelines.

Street	Dimensions								Materials			
	Total ROW	Cart Path	Step Out	Tree Box	Walk	Plant Area	2nd Walk	Tenant Zone	Street Light	Walk	Curb	Gutter
Potomac Avenue												
1st St SE to 1st St SW	160'	50'	S - 2' N - 0'	S - 6' N - 8'	12'	21'	14'	--	Washington Globe/ Twin 20	Exposed aggregate concrete with permeable granite cobbles	Granite	Brick (to be coordinated with cycle track)
R Street												
1st St SE to 2nd St SE	85'	40'	--	5'	8'	14.5'	--	--	Washington Globe/ Twin 20	Exposed aggregate concrete with permeable granite cobbles	Granite	Brick (to be coordinated with cycle track)
Half Street												
Potomac Ave to T St	80'	40'	1'	5'	8'	--	--	6'	Met Branch Bracket	Poured in place concrete	Concrete	Concrete
2nd Street												
N Street to the River	90'	40'	--	5'	10'	Varies	--	Varies	Washington Globe	Poured in place concrete	Concrete	Concrete
All Other Streets												
1st St, north of Potomac and south of T St	90'	32'	--	6'	8'-10'	13'-15'	--	13'-15'	Washington Globe	Brick, permeable brick paving between tree boxes	Granite	Brick
80'-85' wide ROW	80'-85'	30'-40'	--	5'	8'-10'	5'-12'	--	7.5'-10'	Washington Globe	Brick, permeable brick paving between tree boxes	Granite	Brick
Water Street	Varies		--				--		Washington Globe	Brick, permeable brick paving between tree boxes	Granite	Brick

See page 3 for street sections and specifications.

Buzzard Point Street Trees

Street	Street Tree	Location	Spacing	Height
Potomac Avenue	American Hornbeam	Curb	30' o.c.	20-35'
	Ginkgo "Princeton Sentry"	Planting Area	15' o.c.	50-60'
R Street	American Hornbeam	Curb	30' o.c.	20-35'
2nd Street	Exclamation! London Planetree	Curb (alternating)	30-40' o.c.	60'
	New Harmony Elm	Curb (alternating)	30-40' o.c.	70'
Half Street	Pacific Sunset Maple	Curb	30' o.c.	30'
All Others	Coordinate with the Urban Forestry Administration			

Regulatory Requirements

Streetscapes in Buzzard Point are required to comply with the Anacostia Waterfront Development Zone standards for stormwater design. All streetscape permits are also required to be submitted to the District through DDOTs Transportation Online Permitting System (TOPS). Applicants are advised to schedule a Pre-Design Review Meeting (PDRM) with DDOT's Public Space Permitting Office and seek guidance from DOEE through the Maximum Extent Practical (MEP) process. These processes help applicants work out issues with staff from multiple District agencies prior to submitting an application and significantly reduce the amount of time it takes to process a permit.



Buzzard Point Streetscape Guidelines

A Coordinated Design for the Streets of Buzzard Point



The Buzzard Point neighborhood sits at the confluence of the District's two rivers and will be a dynamic mixed-use community integrated with the natural environment.

Buzzard Point Streetscape Guidelines

Buzzard Point is on the verge of transforming from a bare, industrial area to an environmentally sustainable neighborhood that is highly walkable and oriented toward a destination waterfront that is integrated with the natural habitat. An important part to realizing this vision is a network of streets that visually unifies the neighborhood, integrates advanced stormwater management strategies, serves a mix of uses and amenities, and creates a character distinct to this part of the city.

Buzzard Point's streetscape guidelines have been tailored specifically to take advantage of the area's range of street widths that are both wider and narrower than those typically found in the District of Columbia, the neighborhood's proximity to the Anacostia River, and anticipated mixed-use development that includes 6,000 residential units and ground floor retail. The 160' width of Potomac Avenue will frame monumental views from South Capitol Street to the proposed soccer stadium and include green space for lush landscape, sidewalk cafes, and outdoor seating. The streetscape will be designed to address future concerns about stormwater and flooding by incorporating "living with water" concepts. Specifications

for paving materials and lighting have been selected to recall the area's industrial past. The design and landscape of the public space will create a nature-oriented, environmentally responsible neighborhood through porous paving, natural materials, indigenous plantings, and tree boxes that capture rain water and improve the water quality of the Anacostia River.

Public space contributes to the quality of life for everyone. The area within Buzzard Point is very compact and its streets and rights-of-way must perform multiple roles. Their coordinated look and performance will strengthen environmental, economic, and social conditions. These guidelines ensure that streetscapes will respond to land use, will include infrastructure that collects stormwater, will establish sidewalk widths in commercial areas that encourage show windows and outdoor seating, and will be in sync with the natural environment. As a public asset under the control of the District of Columbia, the street rights-of-way in Buzzard Point are designed to become a beloved public resource that is environmentally responsible and contributes to our everyday lives.

Primary Streets

Street Character

--- Buzzard Point Streetscape Area Boundary

Potomac Avenue – The breadth of this L’Enfant boulevard makes this street a major gateway to the area and to the DC United soccer stadium. The widest street in the neighborhood, it is lined with wide sidewalks, double rows of trees, and landscaped areas with outdoor seating.

Half Street – As the central ‘place’ of Buzzard Point and primary pedestrian link to neighborhoods north and south, the design for the street accommodates ground floor retail, amenities that reduce storm water runoff, and outdoor furnishings.

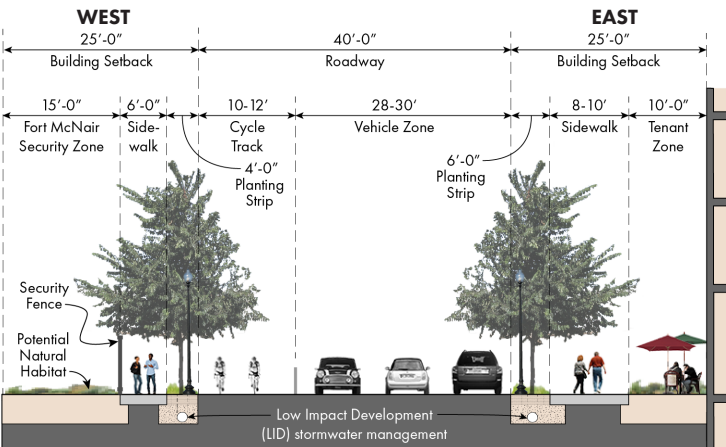
2nd Street – The designated Anacostia Riverwalk’s on-street trail through Buzzard Point and around Fort McNair, this street includes an area designated for natural habitat, bike trail and sidewalks that are part of the future Riverwalk that will extend from the National Mall, along both sides of the Anacostia River, and to trails in Maryland.

Local Streets – These narrow streets offer access points to new development with smaller-scale materials, sidewalks, and pedestrian amenities.



Street Sections

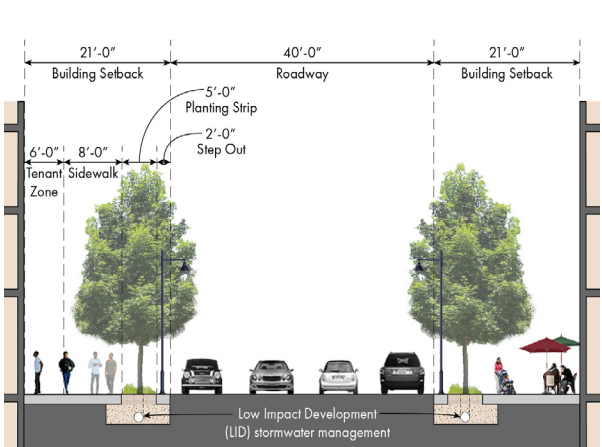
2nd Street (N Street to the River)



Specifications for 2nd Street

- The protected 12' cycle track in the cart path is part of the planned Riverwalk trail that lines both sides of the Anacostia River.
- Streetscape responds to the ground floor use of buildings, with 10' sidewalks at retail and 8' sidewalks with landscaping at residential buildings or along blank walls.
- Standard concrete sidewalk with 3x3 scoring define this area as one that connects this segment of the Riverwalk to the trail beyond Buzzard Point.
- Alternating Exclamation! London Planetrees and New Harmony Elms create a consistent and biologically diverse tree canopy.
- 2nd St allows for a potential natural habitat feature in the tree box or plant area to the west that could include additional stormwater treatments, native planting, and other elements that enhance the street's environmental performance.

Half Street (Potomac Avenue to T Street)

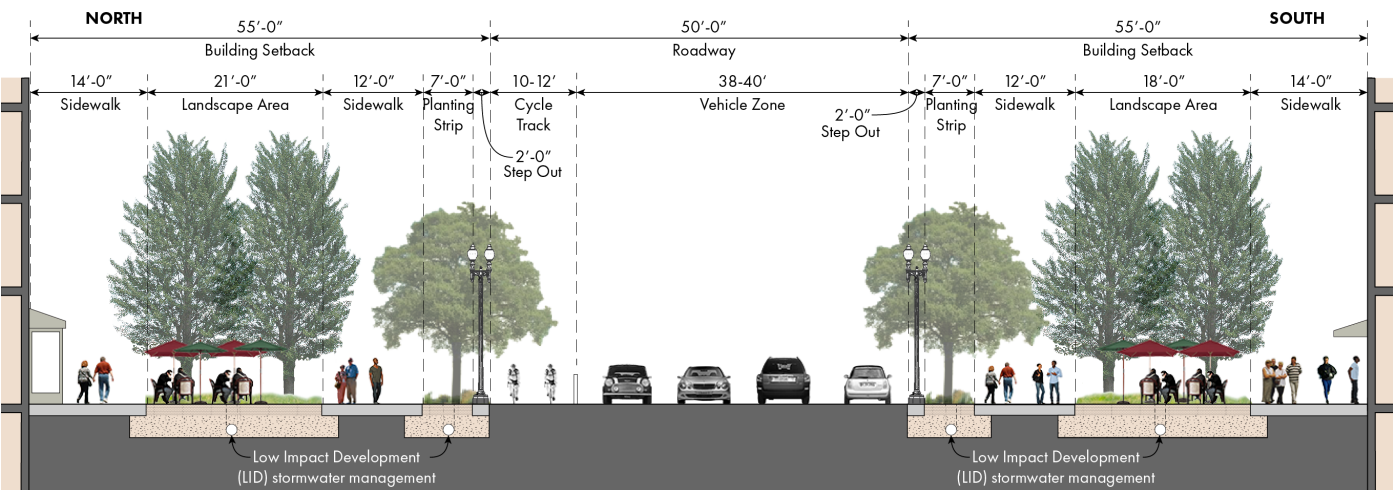


Specifications for Half Street

- Concrete sidewalks with saw cut joints and 2'x2' scoring, red-brick paved furniture zone, and distinctive light fixtures recall the neighborhood's historic, industrial character and define the street as the central commercial area for Buzzard Point and hub of game day activity.
- Eight feet are set aside for a clear pedestrian walkway, leaving 6' of sidewalk along building facades for cafes and other retail activities that will add to a vibrant street.
- Environmental performance is improved by tree soil volumes under sidewalks and grates over LID areas at the curb.

Street Sections

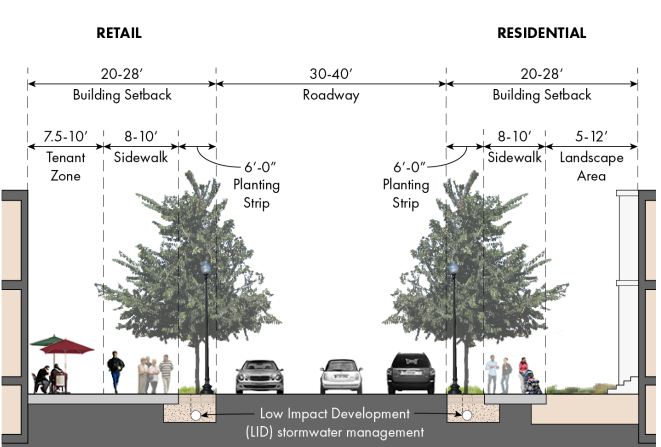
Potomac Avenue (South Capitol Street to 1st Street SW)



Specifications for Potomac Ave

- The 55' width of sidewalks allows space for a 21' planting area that includes bio-retention areas and creates a linear park with places for outdoor seating and cafes.
- A 14' sidewalk along buildings allows for 10' pedestrian sidewalks and 4' show windows.
- American Hornbeams planted at the curb and a double row of 'Princeton Sentry' Ginkgo's in the planting area frame dramatic views along the Avenue.
- Exposed aggregate sidewalks and a permeable granite cobbled furniture zone visually relate the avenue to South Capitol Street.

All Other Streets



Specifications for All Other Streets

- Brick sidewalks, granite curbs, and traditional Washington Globe streetlights create an intimate scale on the narrow 80-85' streets of Buzzard Point.
- Permeable brick pavers between the tree boxes will increase stormwater management efforts.
- Streetscape responds to the ground floor use of buildings, with 10' sidewalks at retail and 8' sidewalks with landscaping at residential buildings or along blank walls.

Potomac Avenue Sidewalk Plan

