

ULI Washington

**Land Use Leadership Institute
mini Technical Assistance Panel**

Uniontown Bridge

11th Street Bridge

Washington, DC

Ward 6 & Ward 8

May 17, 2012

Uniontown Bridge Project

Panelists:

- Diane Caslow, MedStar Health
- Brian Sykes, HDR Architecture
- Matt Leakan, Rodgers Consulting, Inc
- Jamison Weinbaum, The JBG Companies
- Martha Ross, Brookings Metropolitan Policy Program
- Ivan Gaviria, Inter-American Development Bank

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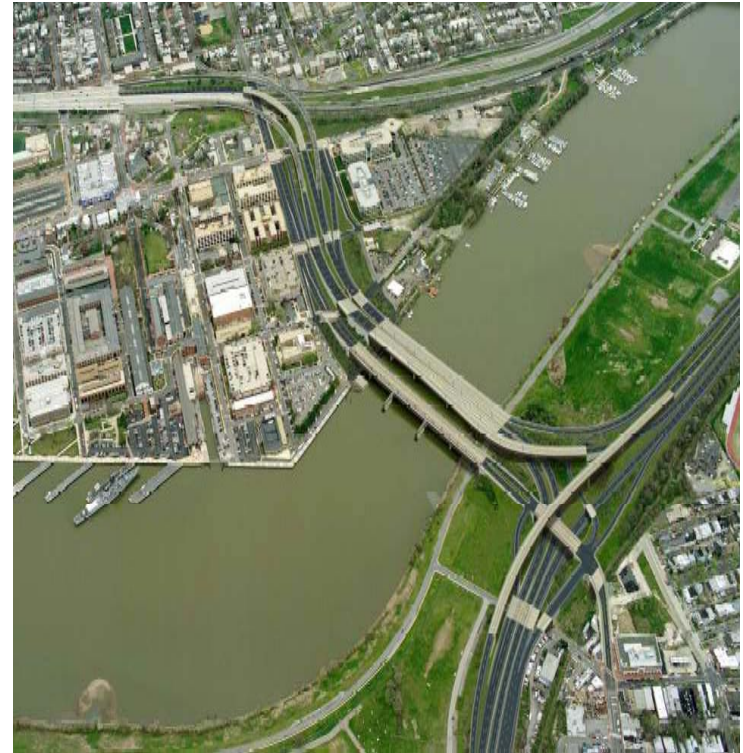
Site Background

- The core of what is now the Anacostia historic district was incorporated in 1854 as **Uniontown** and was one of the first suburbs in the District of Columbia.
 - Designed to be financially available to Washington's working class, many of whom were employed across the river at the Navy Yard; its (then) location outside of and isolated from the city made its real estate inexpensive.
 - Initial subdivision of 1854 carried restrictive covenants prohibiting the sale, rental or lease of property to anyone of African or Irish descent.
 - Abolitionist Frederick Douglass, often called "the sage of Anacostia," bought Cedar Hill, the estate belonging to the developer of Uniontown, in 1877 and lived there until he died in 1895. The home is still maintained as a historical site in Anacostia.

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Site Background

- The District of Columbia has made the decision to cancel or at least postpone the demolition of the 11th Street Bridges spanning the Anacostia River and explore reuse.
- Reuse concepts being explored include developing a hub of adventure recreation and connecting parks and recreation on both sides of the river.



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Project Goals and Objectives:

Re-purpose the existing 11th Street Bridge Infrastructure to:

- Advance Policy Goals:
 - Advance *Region Forward* ‘...a vision for a more accessible, sustainable, prosperous, and livable National Capital Region’- developed by the [Greater Washington 2050 Coalition](#)
 - Promote the D.C. *One City* message
- Facilitate local connectivity options - residents to the Anacostia River and unite the city
- Contribute to Healthy People goals through active programming
- Create a regional destination/icon to promote and market a positive Anacostia identity
- Promote community and economic development opportunities for Ward 6 and Ward 8
- Promote adaptive reuse and economic and environmental sustainability

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Major Project Challenges

- Economic viability questions
 - Funding/revenue generation?
 - Initial cost (funding sources)
 - Life-cycle cost and operations
 - Implications of development impacts
 - Market acceptance
 - Cost/benefit analysis of project with other measures to achieve policy goals
- Political costs
- Differing perceptions/expectations between Ward 6 and Ward 8
- Ability to impact and change health behavior through infrastructure improvements

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Findings and Recommendations: General Business Case

•Capital cost and financing structure

- Public private funding
 - Benefits of public private structure
 - Corporate, academic, foundations and healthcare providers
- Naming rights
- Taxing district
- Federal funds

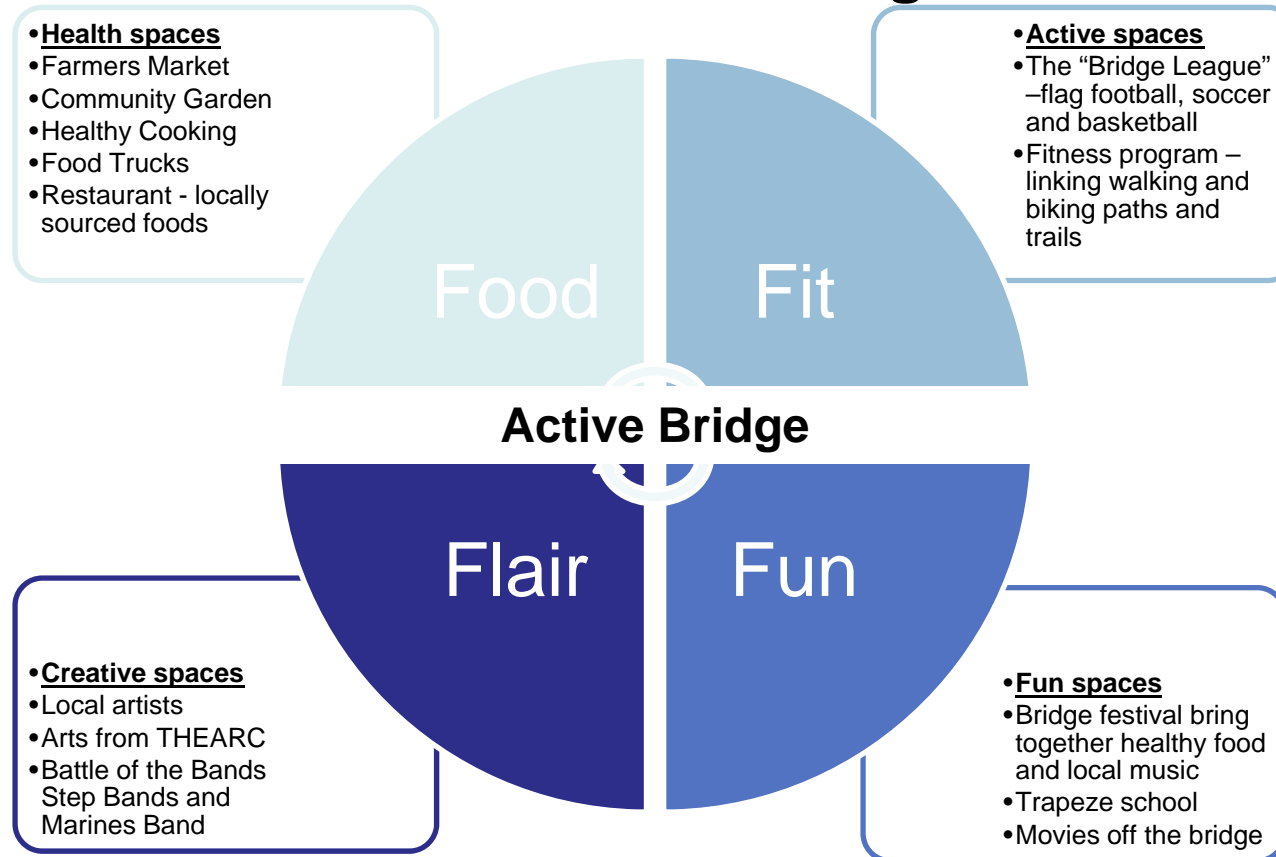
•Operational cost

- Multiple revenue streams
- Federal funds

•Life-cycle cost

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Findings and Recommendations: Bridge Use Concepts



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Regional Benefits

Regional Benefit

Re-using aging infrastructure to address health and access inequities.

- Contribute to reducing obesity rates in adults and children
- Create world-class icon which promotes regional connectivity

Region Forward Goal

The majority of Healthy People Goals are met for the region.

Healthy People 2020			
Health Indicators Nutrition, Physical Activity and Obesity			
Physical Activity Guidelines	Adults Who Are Obese	Children and Adolescents Who Are Considered Obese	Total Vegetable Intake for Persons Aged 2 And Older
Overarching Goals			
Attain high quality, longer lives	Achieve health equity	Create environments that promote good health	Promote quality of life, health and behaviors

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Design Considerations

- Use local traffic bridge for 'off-hours' parking
- Consider a cantilever off of existing substructure for new bridge deck

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Design Considerations

- Zone activities on the bridge
 - Shopping
 - Passive
 - Active
- Keep activities flexible within zones

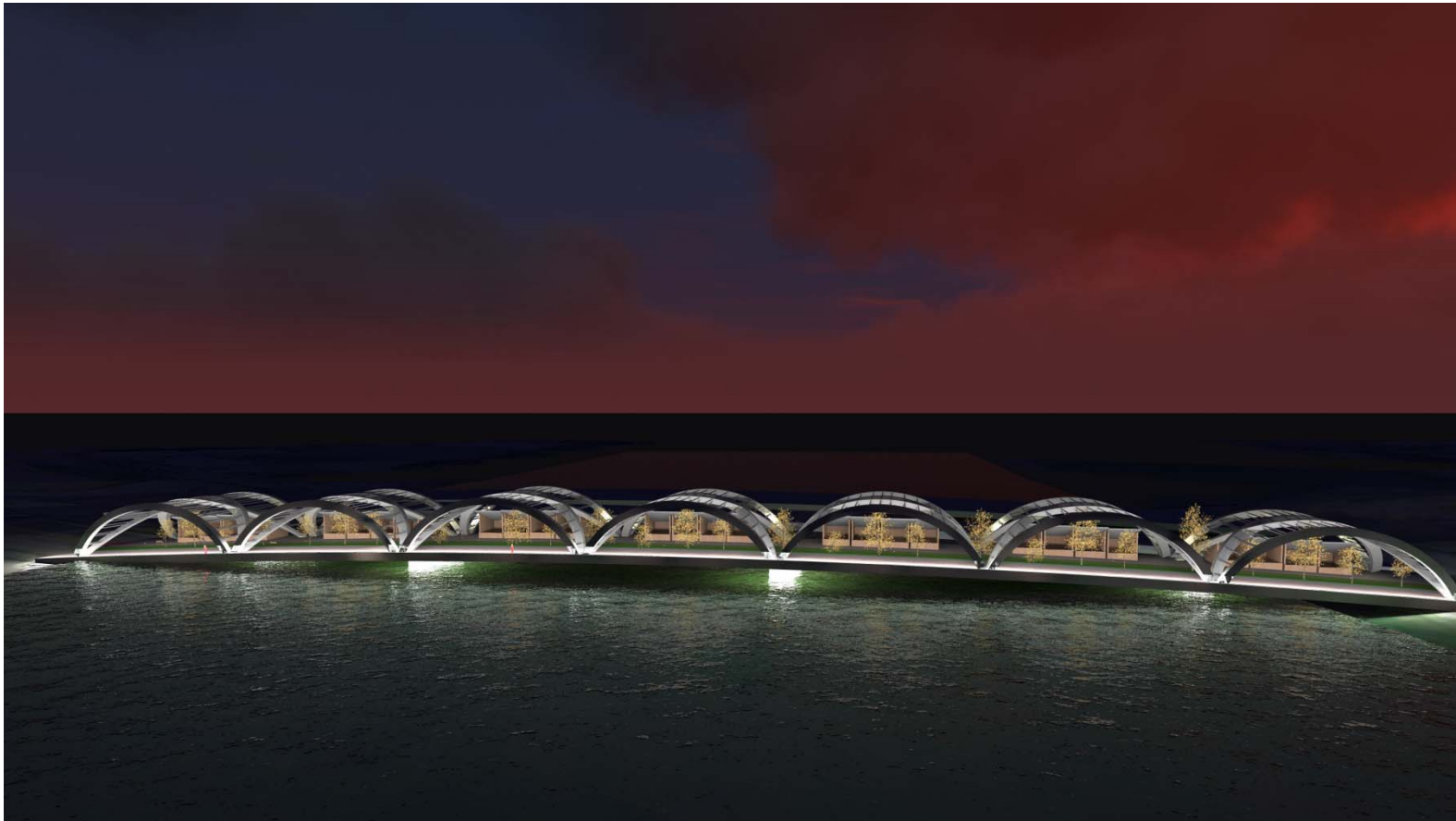
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Design Considerations – Remember the view



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Design Considerations – Remember You Are On Water

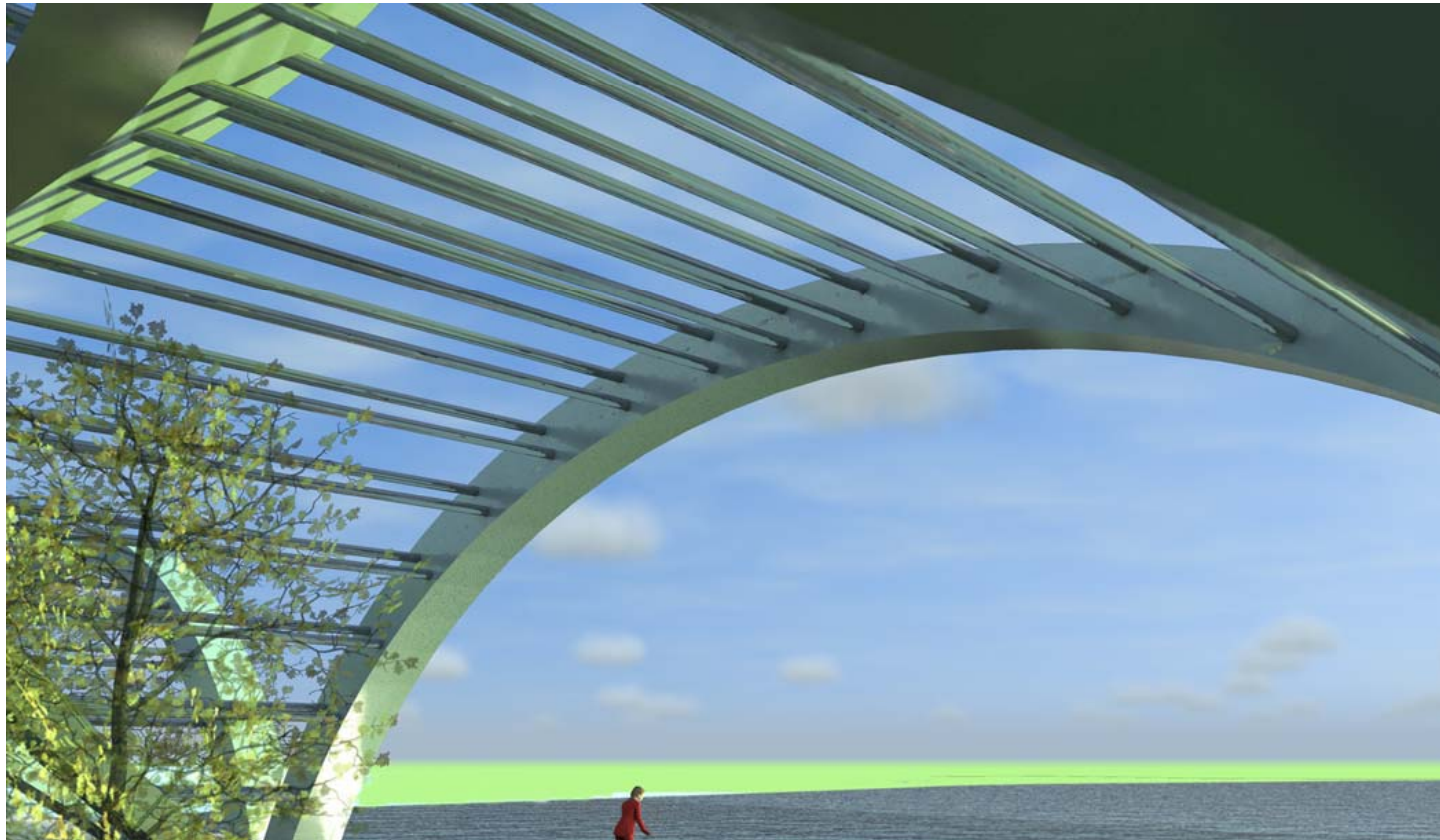


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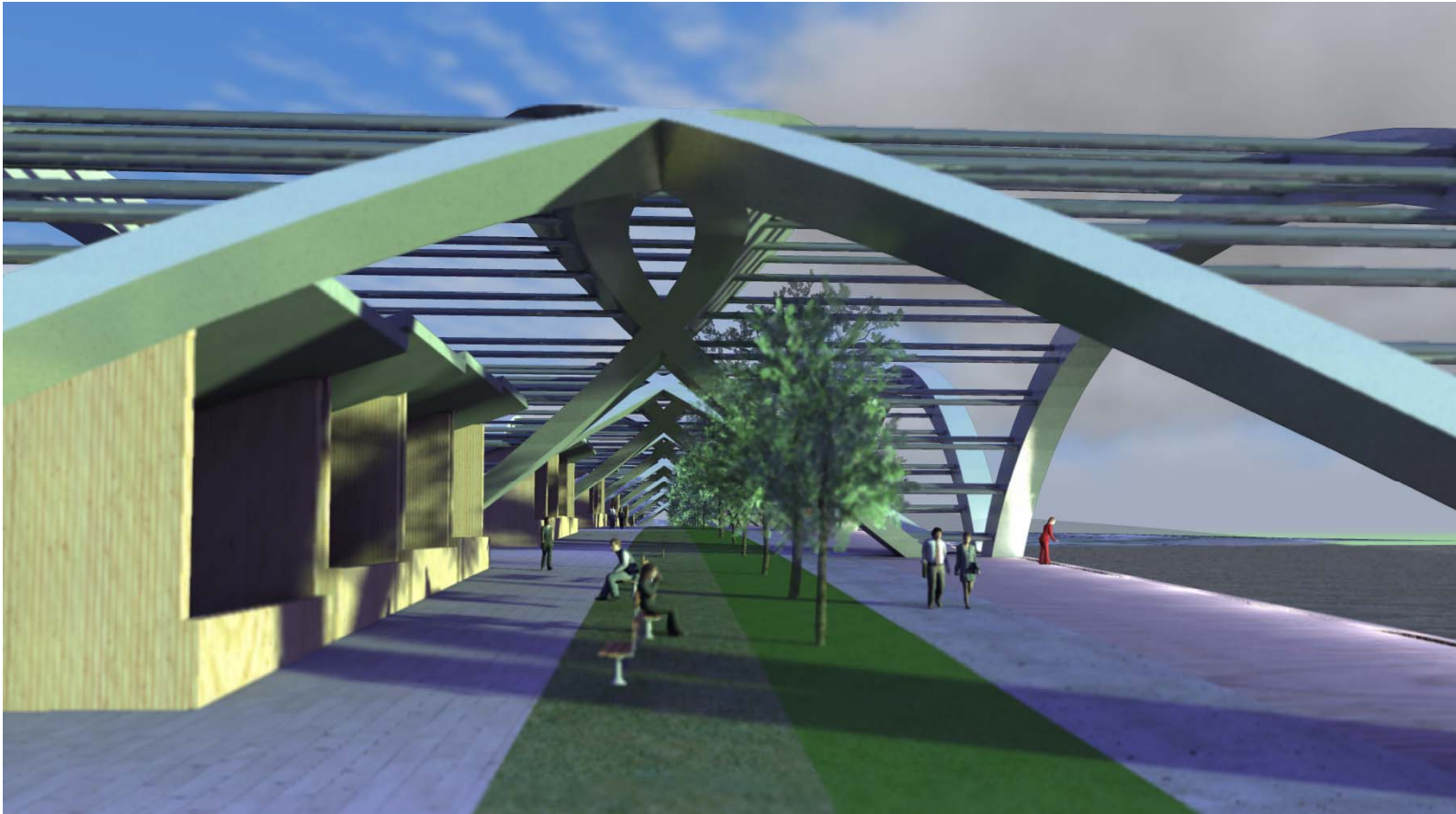
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Design Concept – Looking out over the Anacostia River



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Design Concept – Bridge Zones



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Questions and Feedback?