



Resilient Waterfront Design: Buzzard Point Vision Framework

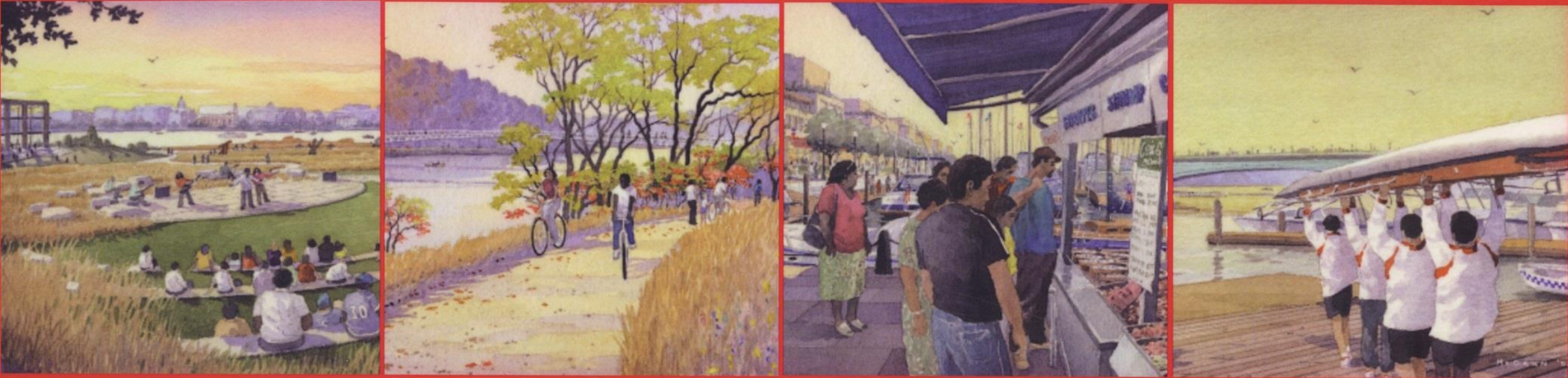
MWCOG Planning Directors Advisory Committee

1.19.2018



Buzzard Point





The Anacostia Waterfront Framework Plan

District of Columbia, Office of Planning November 2003



Capitol Riverfront/Navy Yard [Urban Waterfront District 1.0]



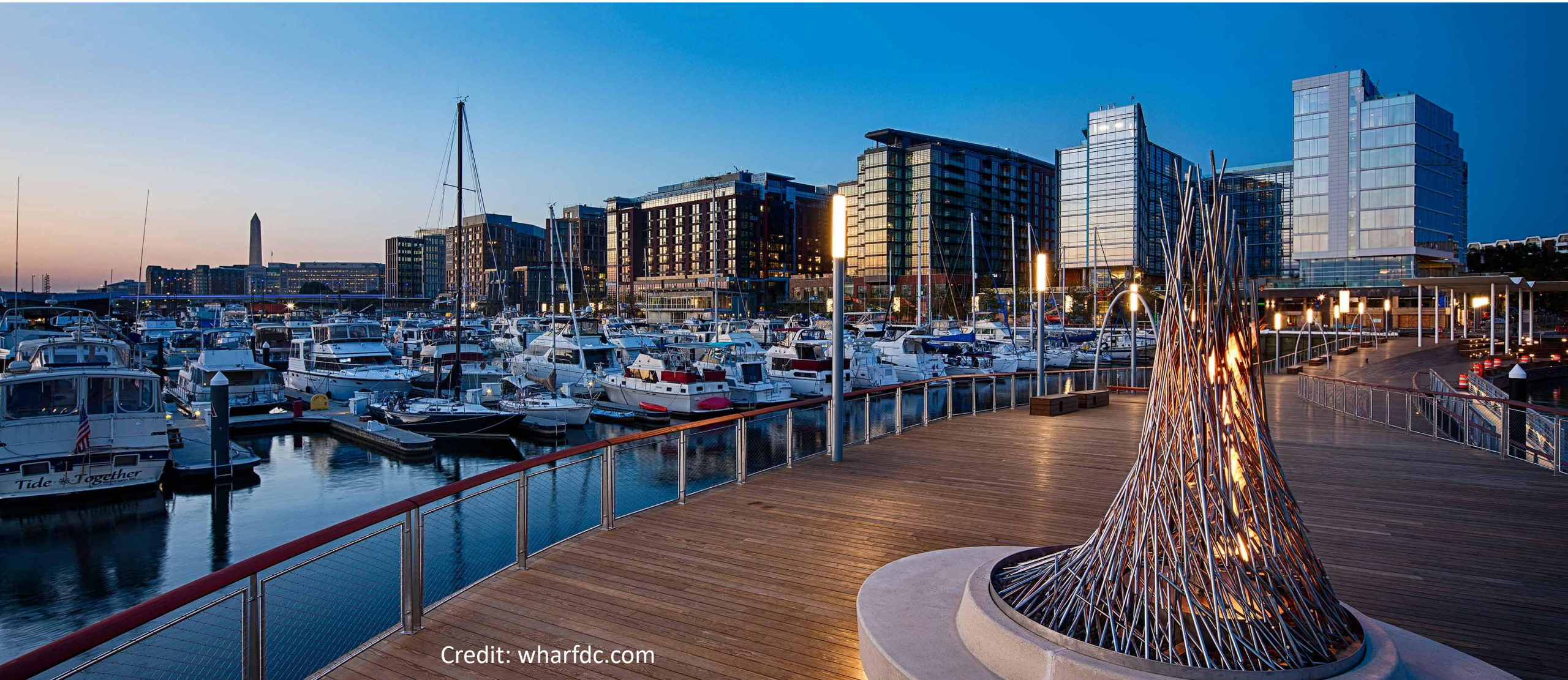
The Washington Post
Democracy Dies in Darkness

Express

Navy Yard on track to be D.C.'s most densely populated neighborhood

The Wharf

[Urban Waterfront District 2.0]



Credit: wharfdc.com



Buzzard Point: Urban Waterfront District 3.0



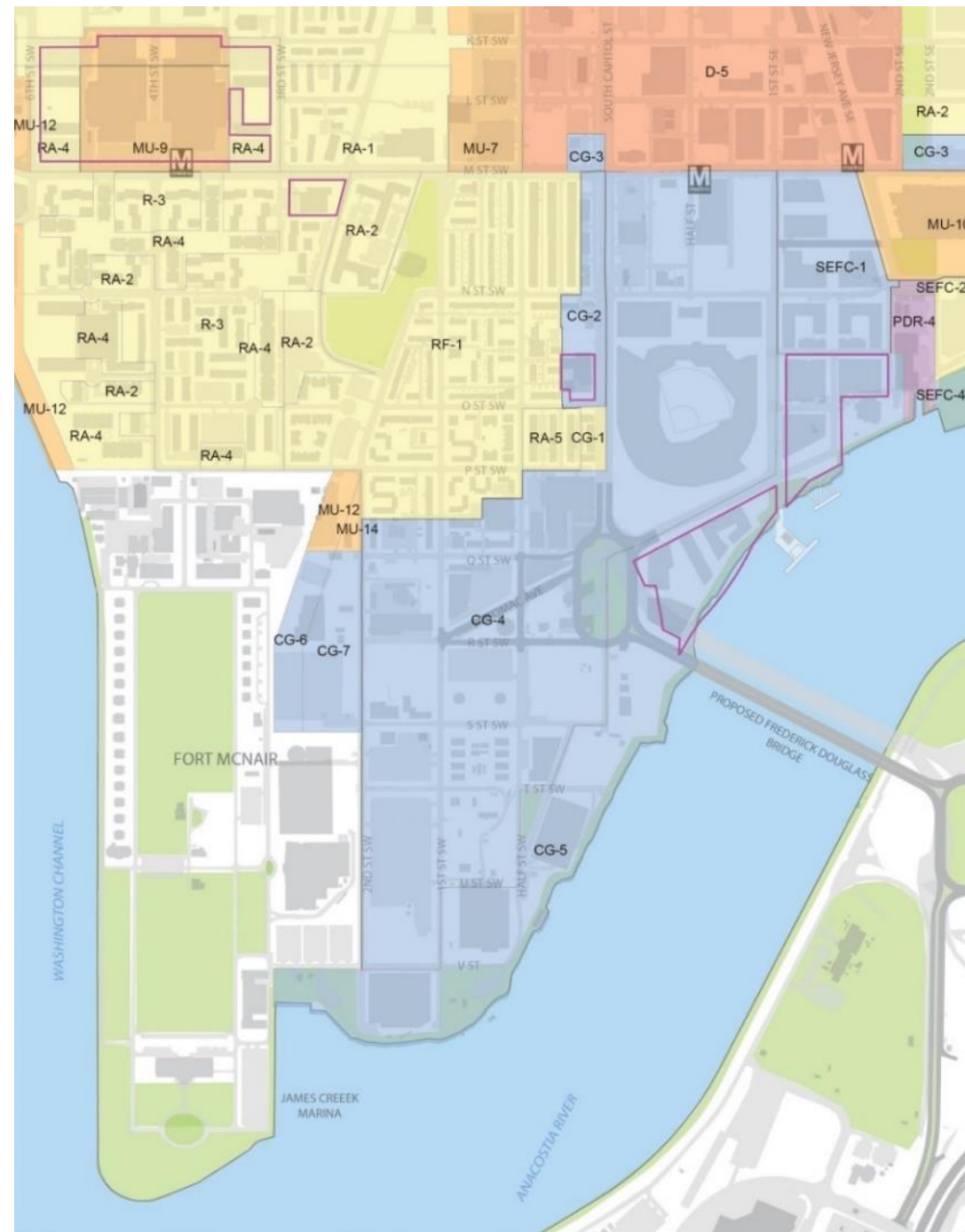
Buzzard Point— Zoning (2002)

Capitol Gateway (CG) Zones

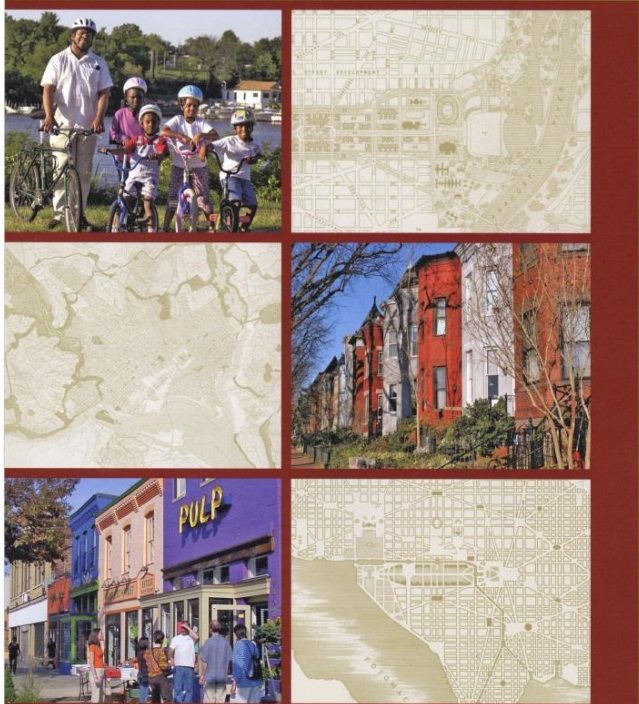
- Medium to high density mixed-use
- Requires design review

Waterfront Setback:

- Minimum setback of 75 feet
- Properties fronting Anacostia or Potomac rivers
- 25 feet reserved for public pedestrian & bicycle trail



THE COMPREHENSIVE PLAN
FOR THE NATIONAL CAPITAL:
DISTRICT ELEMENTS



GROWING AN INCLUSIVE CITY, FROM VISION TO REALITY

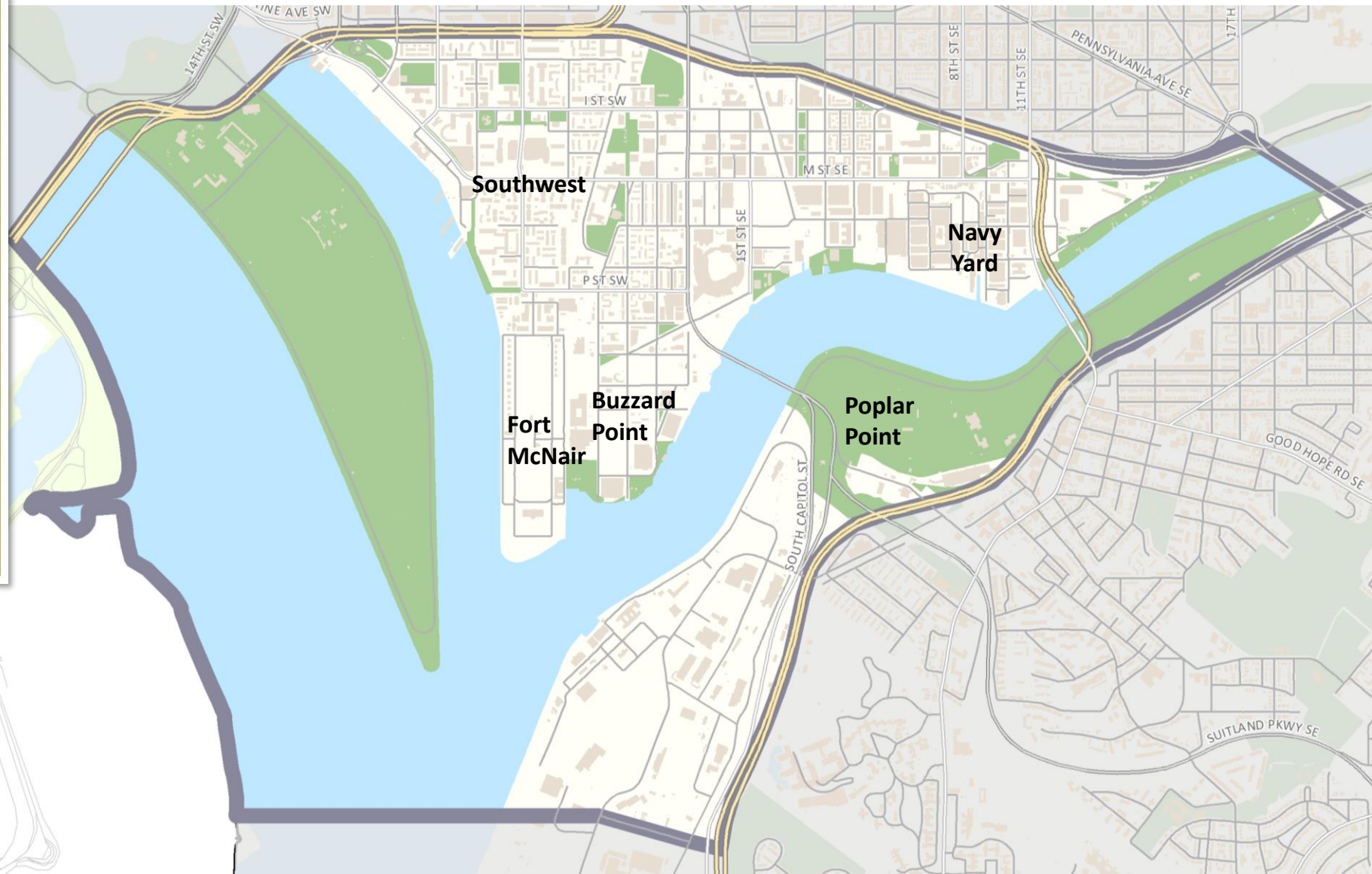
10 DCMR • PART 1

DC OFFICE OF DOCUMENTS AND ADMINISTRATIVE ISSUANCES
ADRIAN M. FENTY, MAYOR • OCTOBER 2007 • LASHANDA J. HOLLOWAY, DIRECTOR

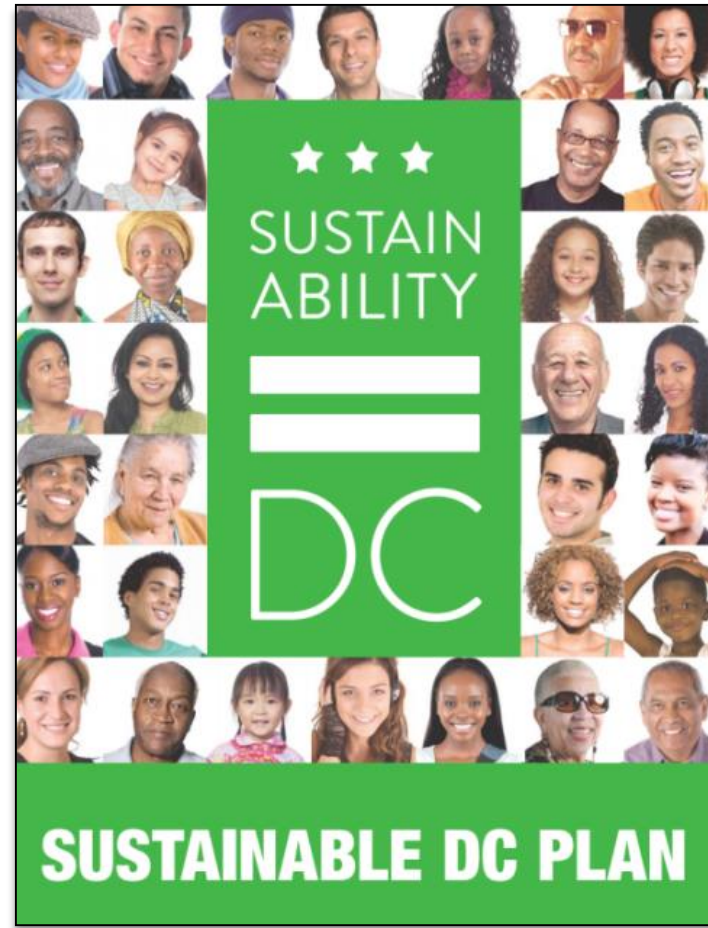


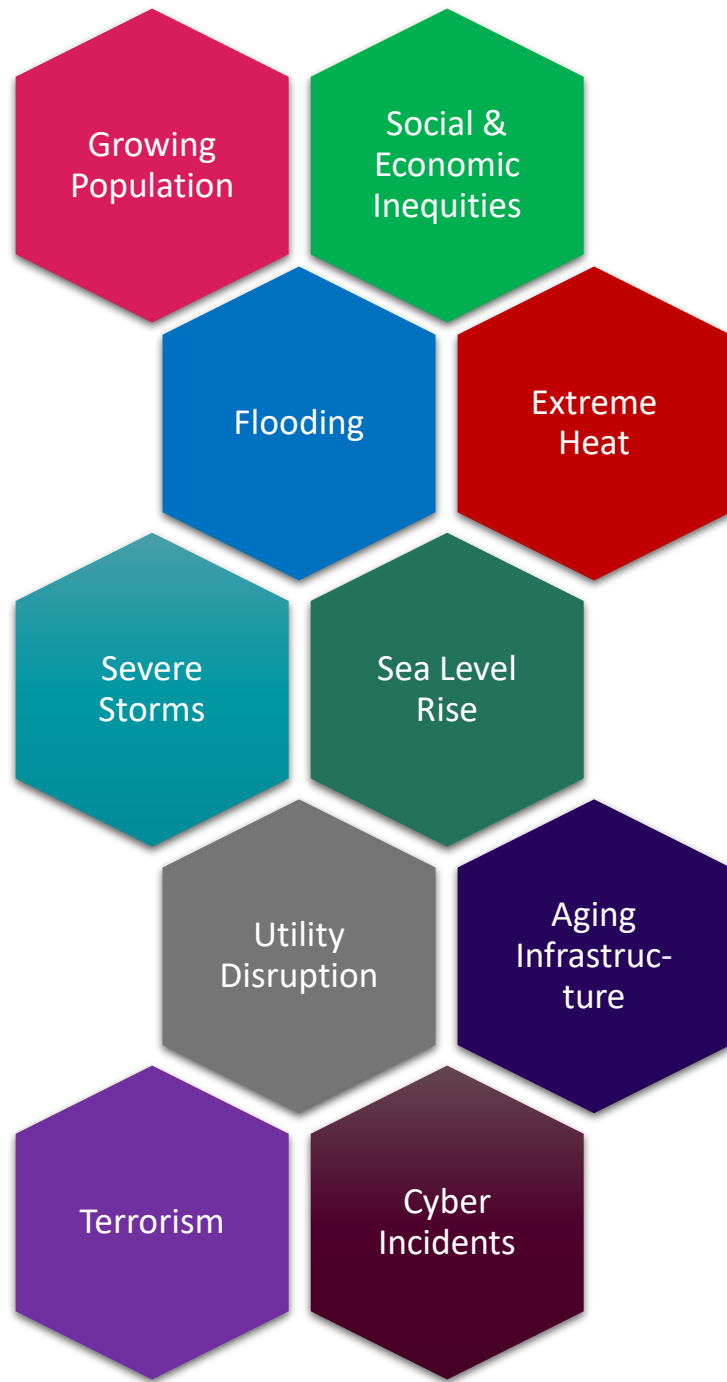
2006

Lower Anacostia Waterfront/Near Southwest Area Element



Recent plans influencing Buzzard Point redevelopment





Resilience:

A new Comprehensive Plan
framework

BUZZARD POINT

Vision Framework + Design Review Guide

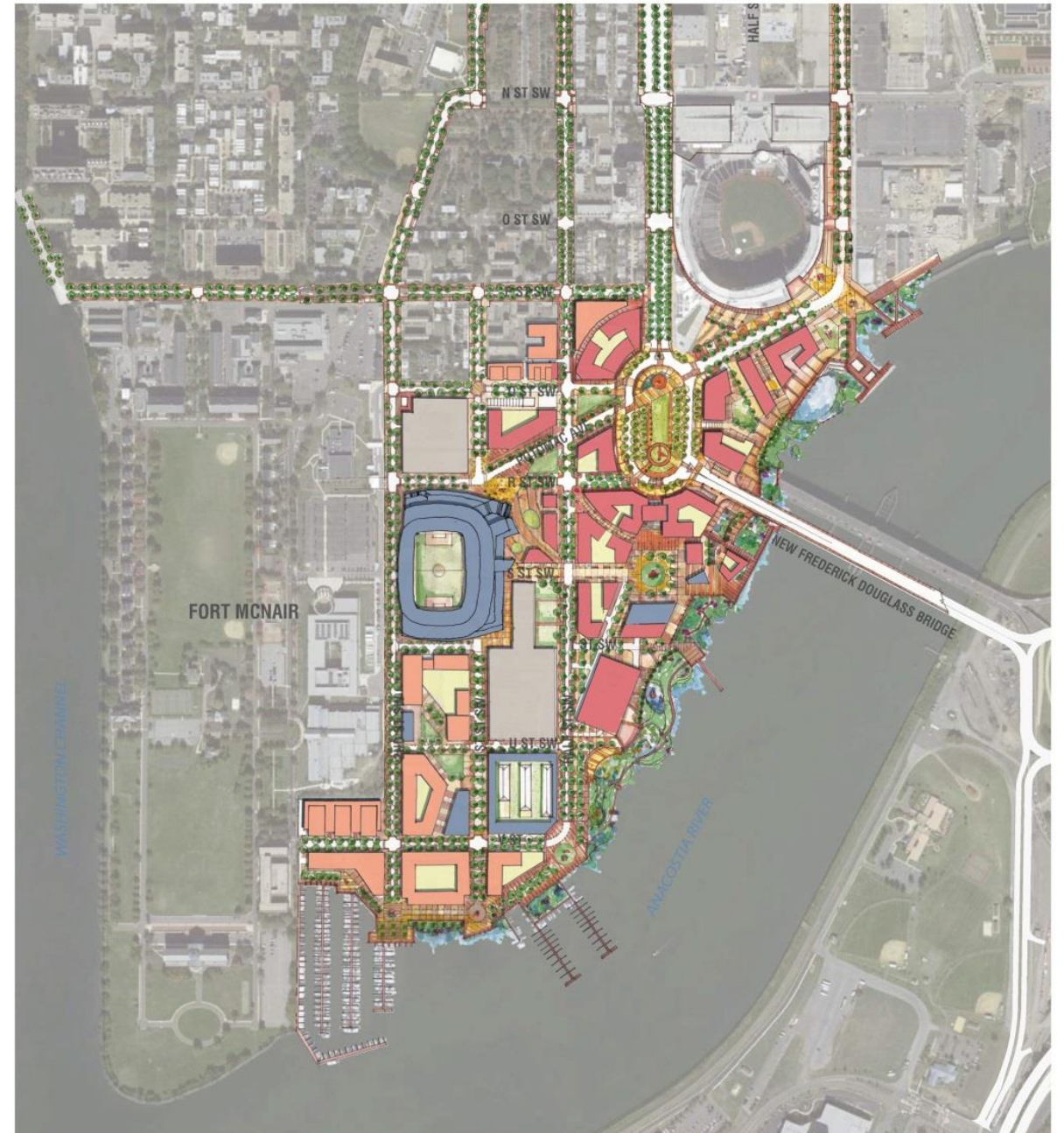
NOVEMBER 2017



Buzzard Point—Waterfront Design for Resilience

Buzzard Point Development Program

	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



Buzzard Point Vision Framework + Design Review Guide: Overarching Goals

1. A Well Designed Waterfront Neighborhood



2. Dynamic Parks, Public Spaces, and Waterfront

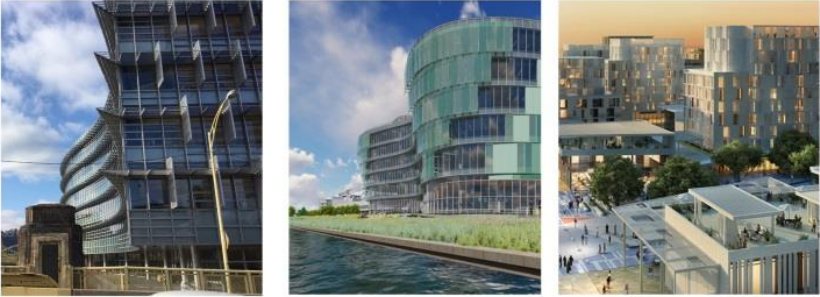


3. A Well-Connected Transportation Network

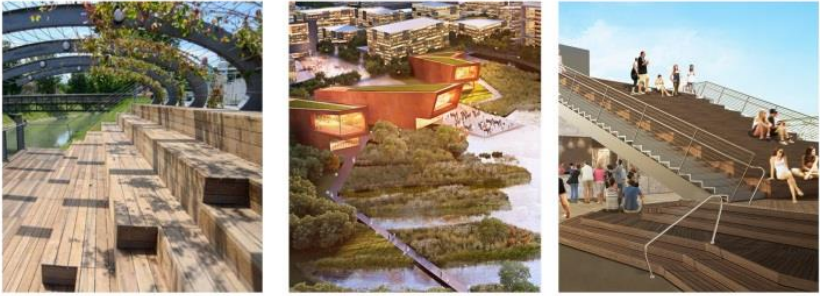


BPVF—Design Principles

1. Bold Architecture



2. Resilient Urbanism & Materials



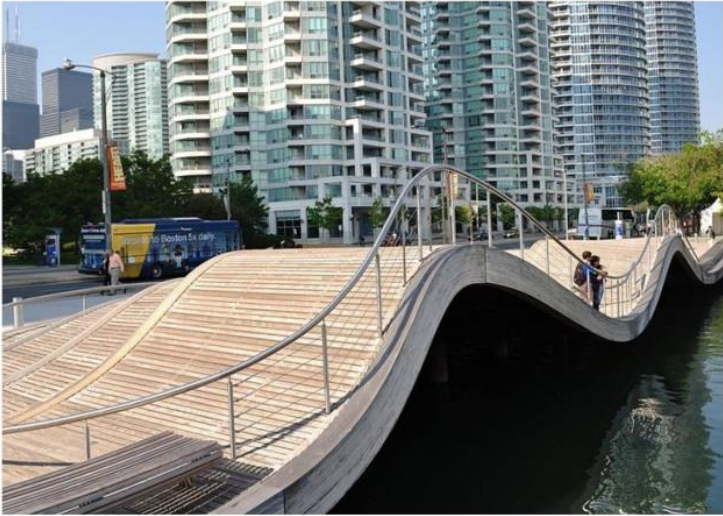
3. Main Levels Shape Memorable Places



4. Massing & Transitions



5. Spaces for Life



Resilient Infrastructure, Buildings, & Public Space

- Store rainwater & include green roofs and parks/bio swales
- Create floodable areas in new parks and retrofit existing parklands
- Ensure that bio swales & berms can be used as parks, paths, amphitheaters, etc.
- Design garages to flood/store floodwaters
- Consider breakaway walls & wind resistant windows in new construction to reduce storm damage
- Include green infrastructure techniques in public space & private development



Water is re-directed by a new levee, formed with the excavated material from canals and underground parking structures.

DEFLECT



Large volume capacity is created so the tributary and garage cisterns fill up before damage occurs on street level.

CONTAIN



Spaces in high-risk places were designed so that water could flush through them with minimal damage. Garages and open spaces occupy most lower levels. Permeable pavers, rain gardens, storm water tanks and canals flanked by vegetation all welcome the chance to drink up the flood.

ABSORB



As water is held in place while conditions return to normal, gates at the river's edge will allow the day-lit tributary to slowly drain back into the Cumberland River.

DISCHARGE

Resilient Waterfront Edge

Design a resilient & ecologically beneficial waterfront edge consistent with Climate Ready DC



Install a living shoreline rather than a continuous bulkhead

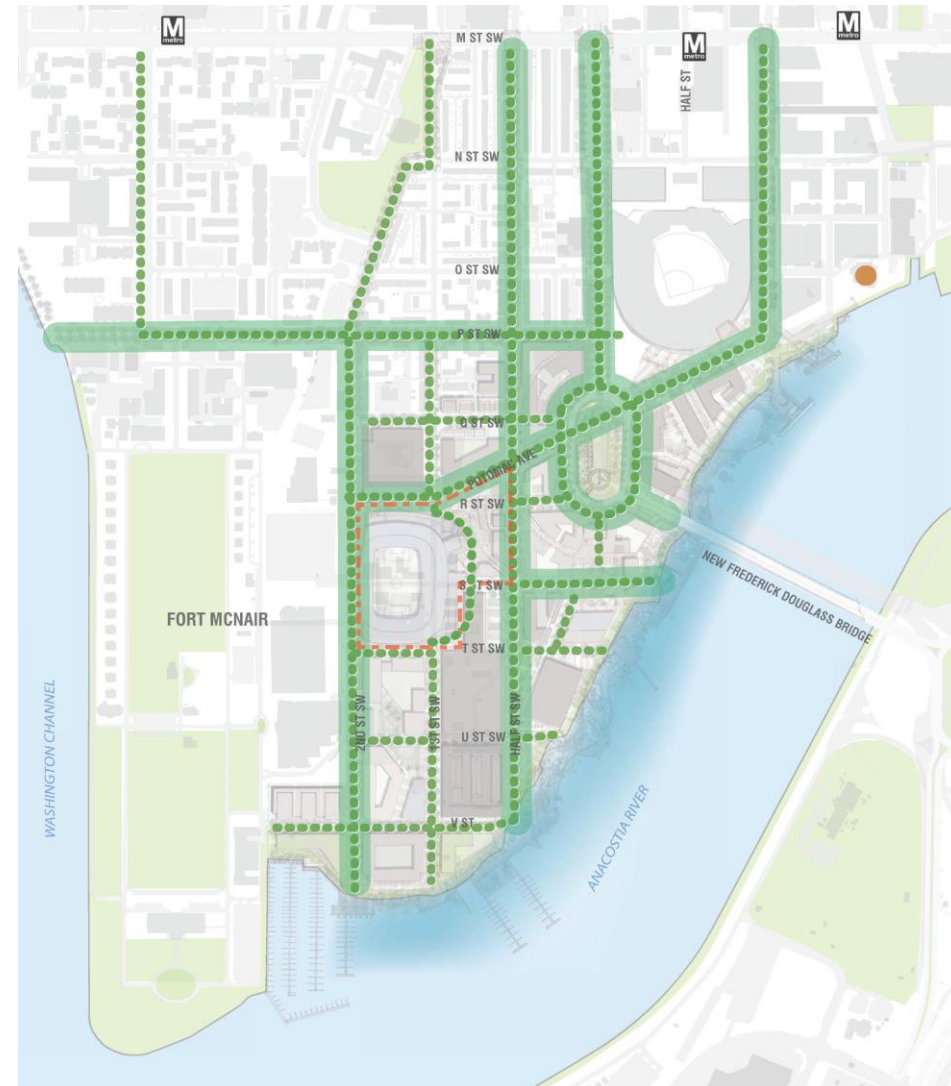
Integrate water filtration gardens into public space, where streets terminate



Streets as Green Infrastructure

Capture 100% of street runoff

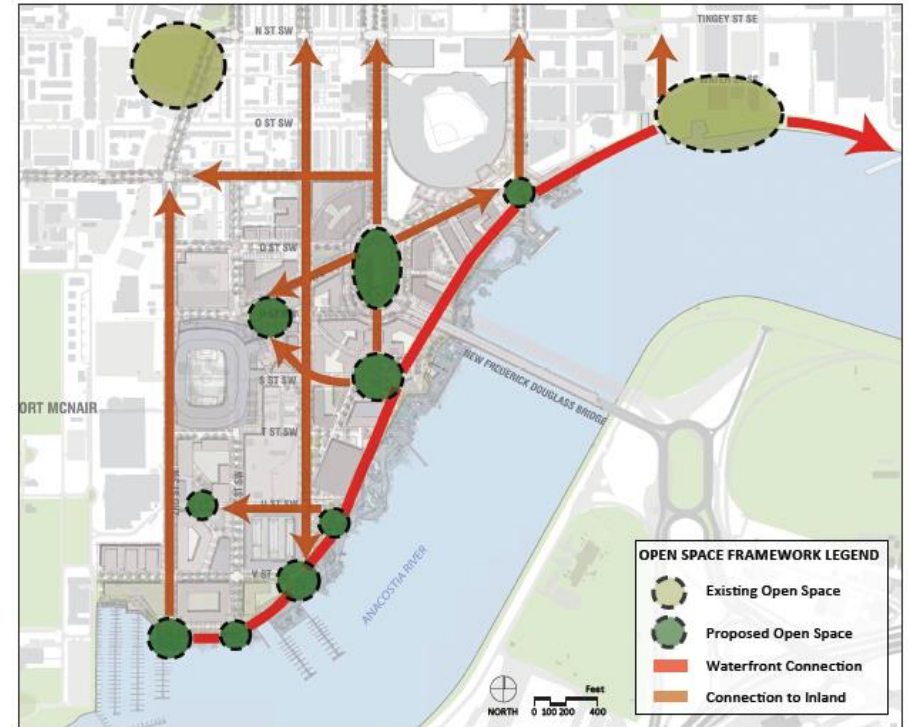
Incorporate innovative “cloud burst” design



Streets with Potential Green Infrastructure

Public Accessibility to the Waterfront

Design the waterfront to be **publicly accessible from adjacent neighborhoods & as an uninterrupted trail** connecting Buzzard Point, the Southeast Waterfront & the Wharf



Waterfront Promenade. Create a continuous connection along the Anacostia River that can **maximize engagement with water & accommodate pedestrian and cyclists.**

Multiple Uses in Public Space

Create a **trail with active ground floor uses in adjacent buildings & open spaces oriented toward the waterfront**



Include at least one **signature waterfront feature per site** that defines the waterfront as a destination for leisure activity



Create **amenities** that encourage **leisurely use of the Anacostia Riverwalk Trail**



Soccer Stadium Design Objectives

A Great Destination Within a Neighborhood

Relationships between the DC United Soccer Stadium and its ancillary development and adjacent public spaces are critical to establishing the future vibrancy and identity of the stadium area and the Buzzard Point neighborhood. The stadium's programmatic amenities and associated physical design should engage and enliven the adjacent streets and public areas day-to-day, connect to existing and new neighborhoods, serve as a catalyst for sustainable mixed-use development and provide improvements for circulation and transit. In order to help achieve these goals, the following design parameters offer guidance to leverage the soccer stadium as a contributing amenity to Buzzard Point.

STADIUM SITE AND URBAN DESIGN

- Locate a signature central plaza near Potomac Avenue and the main entrance to the stadium.
- Establish the central plaza as an inviting and vibrant neighborhood destination during non-event days.
- Ensure that the plaza is accommodating and human-scaled, supporting flexible use by diverse groups at varying times, and providing food, interim, and temporary activities.
- Provide north/south access through the site along the 1st Street corridor during non-event times.
- Achieve site porosity for intuitive, animated pedestrian connectivity through access ways and the ground floor space of

the ancillary development to encourage pedestrian access to the plaza from adjacent streets, especially Half Street and S Street.

- Provide sidewalks adjacent to the stadium that are shaded, appropriately scaled, and treated as linear public parks.

STADIUM ARCHITECTURE

- Design the stadium as a primary civic feature that reflects the identity, atmosphere, and history of Buzzard Point.
- Focus the stadium externally so that it relates to adjacent streets and contributes to their activation.
- Comply with existing applicable zoning regulations regarding mass and scale, permitting a maximum building height of 100'.
- Utilize high quality, durable materials that weather well.
- Evoke the history of Buzzard Point through architectural design, contributing to future neighborhood distinction and identity.
- Create a dialogue between the Soccer Stadium and Nationals Park along Potomac Avenue; this could be accomplished through an iconic pylion, scale or material elements.
- Ensure a street-level presence on all sides of the stadium; avoid dead zones or the appearance of a 'back' side of the stadium.
- Enhance the day-to-day experiences in the Buzzard Point neighborhood with openness and views into the stadium.
- Provide an exciting nighttime presence that complements adjacent development and the neighborhood.



SITE AND URBAN DESIGN - First Street continues around the stadium, connecting neighborhoods to and from the waterfront and providing improved access to new development areas. The neighborhood plaza offers program opportunities for non-game days.

STADIUM ARCHITECTURE - The DC United Stadium will be one of the primary civic buildings in Buzzard Point - in close proximity to Nationals Park - designed as a neighborhood place with scale elements and street level activity.



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.

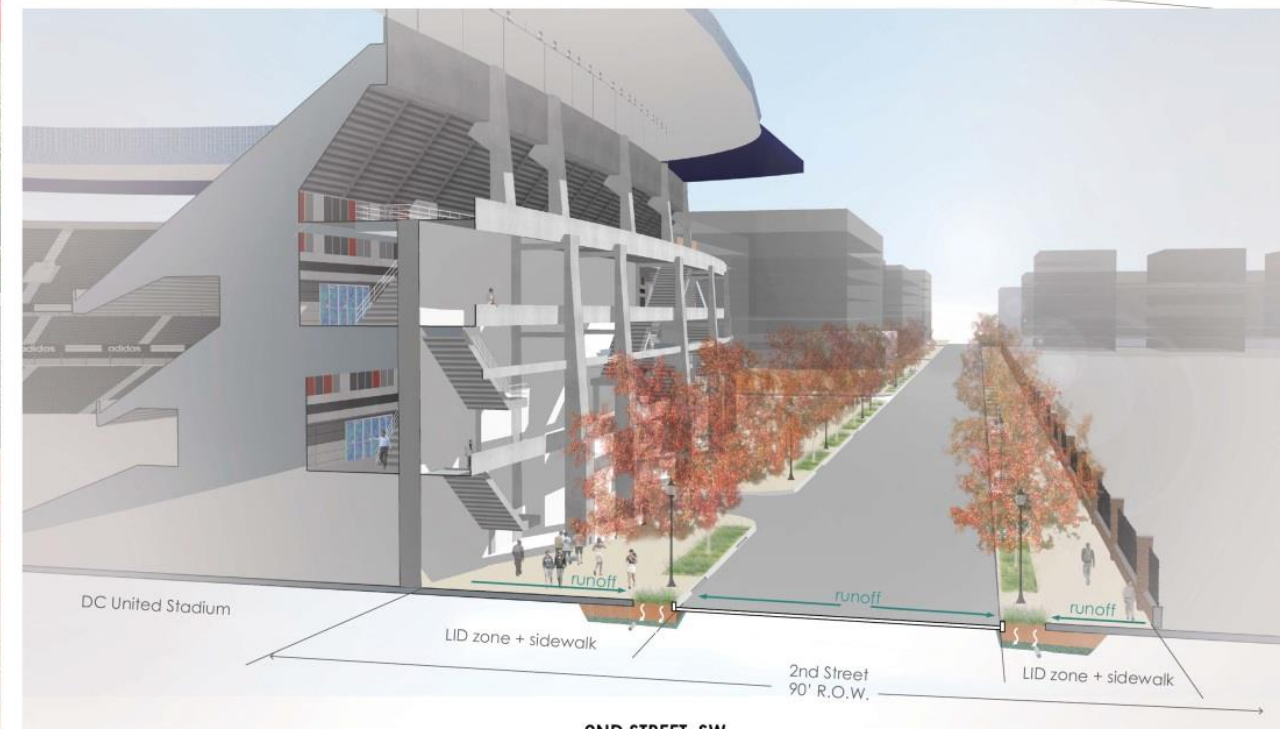
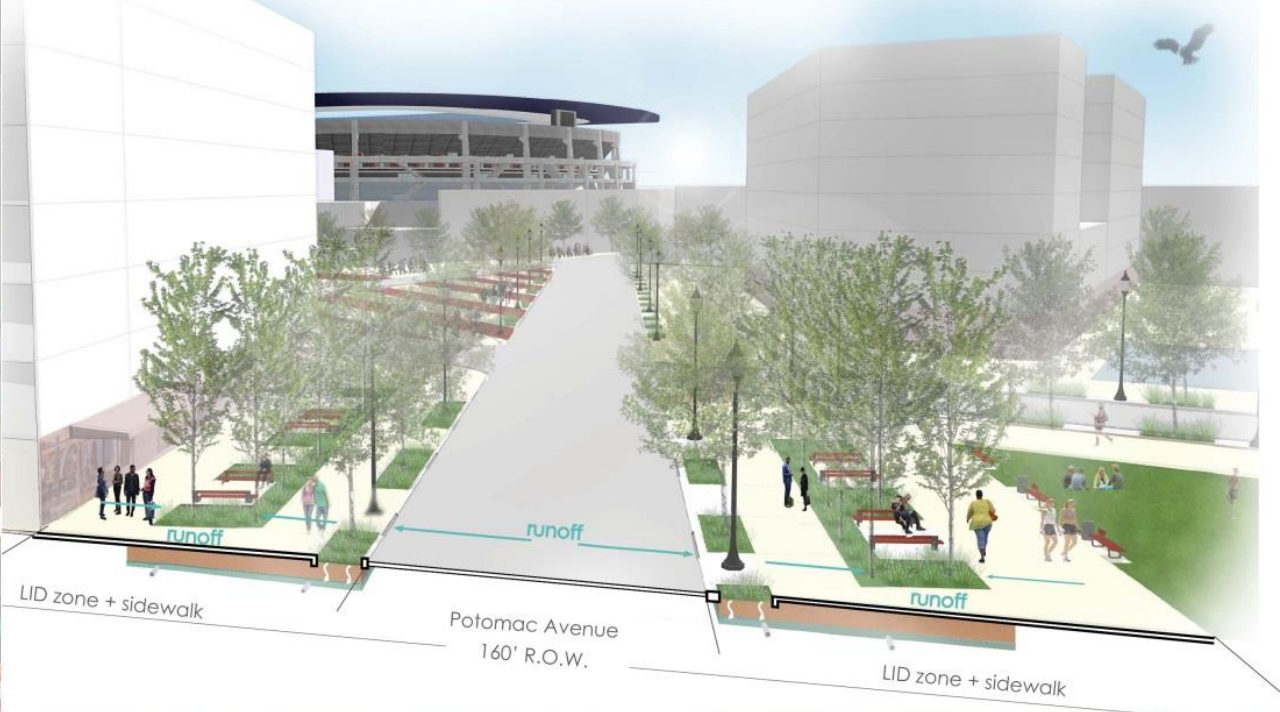
Buzzard Point Streetscape Guidelines

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.



Riverwalk Design Guidelines

A Coordinated Design for the Buzzard Point Riverwalk



Buzzard Point Riverwalk Guidelines

The Anacostia River shoreline, currently inaccessible through most of Buzzard Point, is envisioned as a living, interconnected waterfront with a great range of experiences. This proposed section of the Anacostia Riverwalk will connect what is already built in Capitol Riverfront to the east to what is under construction at the Wharf along the Washington Channel to the west. The Riverwalk will connect to the overall National Capital area park system by tying into existing trails. More specifically, the Riverwalk will connect the neighborhoods of eastern Washington to the rest of the city and the region. More localized Riverwalk circuits, or loops, will allow users to experience the different basins along the Anacostia river, and will unite neighborhoods by linking activities and places on either side.

The existing shoreline at Buzzard Point presents an opportunity to create a cohesive, multi-use trail that is visually connected and which enables diverse types of users, including walkers, bikers, and the disabled, to traverse easily in an attractive and unified trail experience.

These Guidelines establish a set of standards that will create a resilient waterfront with a distinct identity connected to nature and defined by a continuous trail, mix of uses, and shared material and plant palette. The Guidelines are a vital tool for creating a visually and physically connected trail because the Riverwalk will be constructed in segments by various development teams, and over a period of time, rather than all at once.



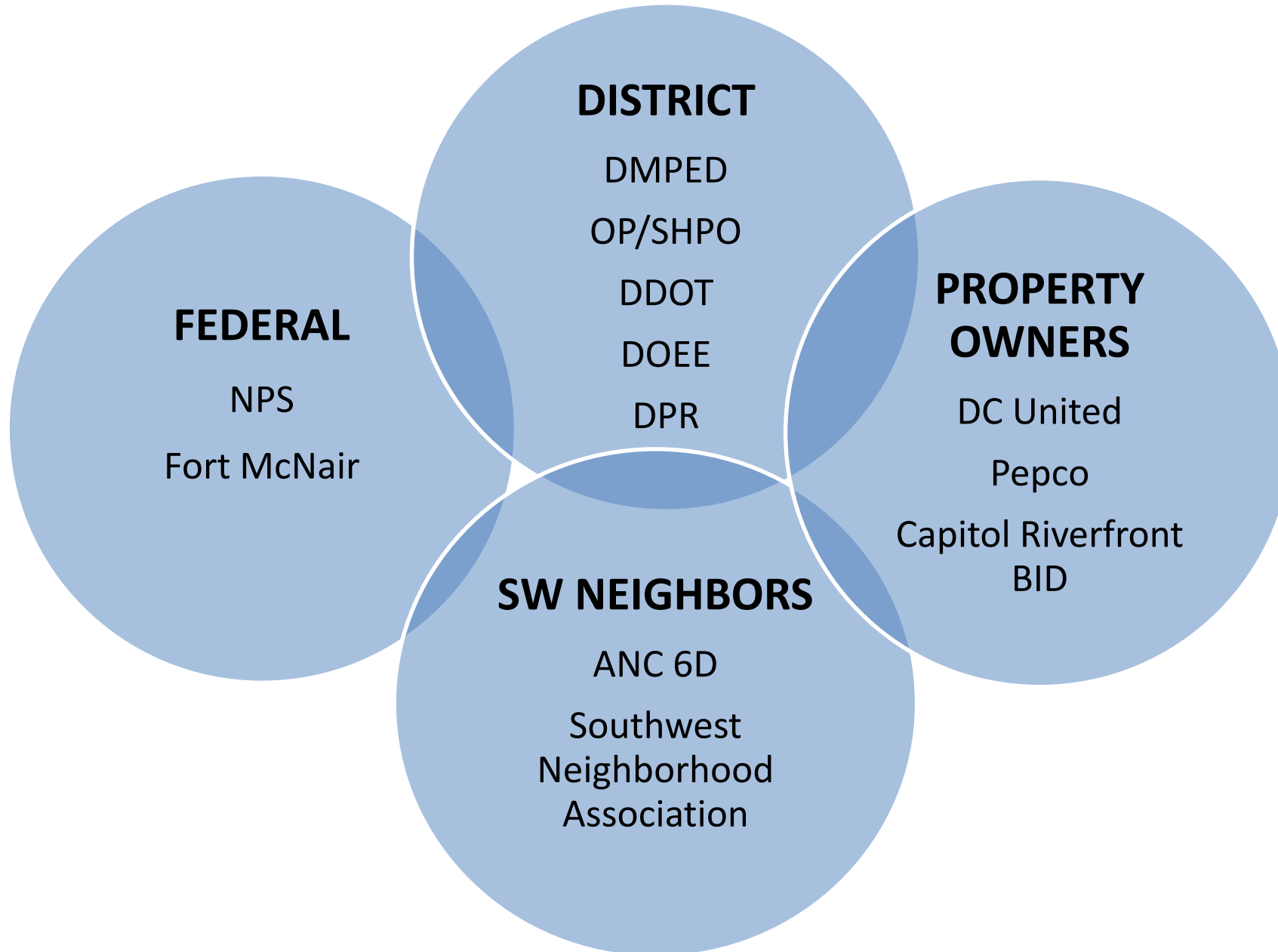
The Anacostia riverwalk extends from Bladensburg and connects to the Wharf and includes 2nd Street.

The Riverwalk will provide access to all of the waterfront's major recreation, cultural, interpretive and entertainment venues. In addition, the Riverwalk is also a transportation alternative for Washington-area commuters, connecting neighborhoods to each other and to the greater park system.

The design guidelines will be applied to the review of Board of Zoning Adjustment and Zoning Commission cases in the area covered by the Buzzard Point Vision Framework.



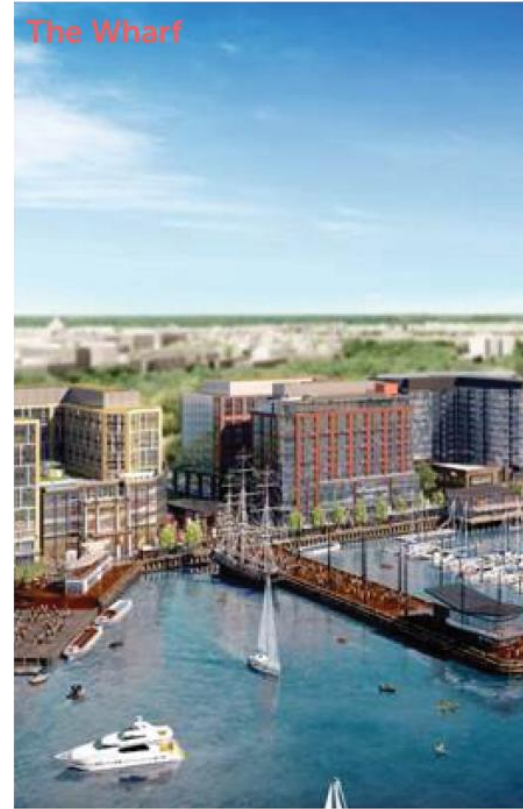
Buzzard Point Redevelopment Partners



Ongoing Development



1. The Wharf
2. Waterfront Station
3. PEPCO Waterfront Substation
4. DC United Soccer Stadium
5. Riverpoint



6. Peninsula 88
7. 1900 Half Street
8. Florida Rock
9. South Capitol Street Corridor (Oval Park and Frederick Douglass Bridge)



Buzzard Point Vision Framework—**Why is it a success?**

- An evolution in how we do waterfront planning & design
- A “Plan” that isn’t a plan
- A new **design-forward** tool that extends the reach of earlier planning
- A model for place-based resilient land use planning
- An resilience planning approach that can be applied to non-waterfront sites with resilience challenges



Regional Planning Goals

Alignment with *Region Forward*

Region Forward: A Comprehensive Guide for Regional Planning

The Greater Washington 2050 Coalition developed *Region Forward*, a planning guide that reflects our shared, regional goals, helps us measure regional progress, and demonstrates the many benefits of working together more closely. *Region Forward* is not a one-size fits all vision. It accepts the differences among our communities. But it also embraces something that residents of the District of Columbia, suburban Maryland and Northern Virginia understand: our futures are interconnected. *Region Forward* is an important step toward shaping a more accessible, sustainable, prosperous and livable region over the next half-century.

Goals



Land Use

We seek the enhancement of established neighborhoods of differing densities with compact, walkable infill development, rehabilitation and retention of historic sites and districts, and preservation of open space, farmland and environmental resource land in rural areas. (Sustainability)

We seek transit-oriented and mixed-use communities emerging in Regional Activity Centers that will capture new employment and household growth. (Accessibility)



Transportation

We seek a broad range of public and private transportation choices for our Region which maximizes accessibility and affordability to everyone and minimizes reliance upon single occupancy use of the automobile. (Accessibility)

We seek a transportation system that maximizes community connectivity and walkability, and minimizes ecological harm to the Region and world beyond. (Accessibility)



Environmental

We seek to maximize protection and enhancement of the Region's environmental resources by meeting and exceeding standards for our air, water, and land. (Sustainability)

We seek preservation and enhancement of our Region's open space, green space, and wildlife preserves. (Sustainability)



Climate & Energy

We seek a significant decrease in greenhouse gas emissions, with substantial reductions from the built environment and transportation sector. (Sustainability)

We seek efficient public and private use of energy Region-wide, with reliance upon renewable energy and alternative fuels for buildings, vehicles, and public transportation. (Sustainability)



Economic

We seek a diversified, stable, and competitive economy, with a wide range of employment opportunities and a focus on sustainable economic development. (Prosperity)

We seek to minimize economic disparities and enhance the prosperity of each jurisdiction and the Region as a whole through balanced growth and access to high-quality jobs for everyone. (Prosperity)

We seek to fully recognize and enhance the benefits that accrue to the region as the seat of the National government and as a world capital. (Prosperity)



Housing

We seek a variety of housing types and choices in diverse, vibrant, safe, healthy, and sustainable neighborhoods, affordable to persons at all income levels. (Accessibility)

We seek to make the production, preservation, and distribution of affordable housing a priority throughout the Region. (Livability)



Health & Human Services

We seek healthy communities with greater access to quality health care and a focus on wellness and prevention. (Livability)

We seek to provide access and delivery of quality social services to all residents. (Livability)



Education

We seek to provide greater access to the best education at all levels, from pre-kindergarten to graduate school. (Prosperity)

We seek to make our Region a pre-eminent knowledge hub, through educational venues, workforce development, and institutional collaboration. (Prosperity)



Public Safety

We seek safe communities for residents and visitors. (Livability)

We seek partnerships that manage emergencies, protect the public health, safety, welfare, and preserve the lives, property and economic well-being of the region and its residents. (Livability)