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**BUZZARD POINT
CONCEPT PLAN
REVIEW MEETING**



Meeting Agenda

1. Welcome and Introductions
2. Project Background
3. Work Completed to Date
4. Review Concept Design Alternatives
5. Next Planning Steps
6. Discussion, Comments, and Feedback

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- The goal of this project is to investigate new opportunities for Buzzard Point Park that provide fun, safe access to the Anacostia River for neighbors and visitors alike. Our hope is that the future park will improve access to the river, create new and diverse recreational activities, and help meet the goal of a fishable, swimmable Anacostia River.
- Develop a set of recommendations for creating recreation opportunities at the park by enhancing underutilized spaces for public enjoyment.



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Buzzard Point Park

Existing Planning Studies

The Anacostia Waterfront Initiative Framework Plan

Strategic opportunities for improvements along the Anacostia waterfront include:

- Improve water and air quality, remediate toxins, and enhance habitat to make the watershed safer for restoration of water-dependent activities on the Anacostia River
- Restore natural wetland and floodplain systems, streams, riparian buffers, and wildlife habitat
- Reduce the environmental impact of development
- Establish clear waterfront access
- Establish connections through a citywide network of parks
- Expand range of activities for recreation at the Anacostia river parks
- Highlight history and culture
- Build strong revitalized waterfront neighborhoods
- Create a continuous riverwalk with a variety of moods throughout

Framework Intent

Planning Studies Improve the public realm and physical environment of Buzzard Point and connect with the emerging Capitol Riverfront area to the east.

Buzzard Point Park

Existing Planning Studies

Buzzard Point Urban Design Framework Summary

- Explore future redevelopment improvements and amenities
- Establish a mixed-use, highly walkable neighborhood
- Orient to an enhanced waterfront
- Phase new infrastructure for short, medium, and long term
- Improve environmental conditions
- Determine the possible presence of hazardous materials
- Enhance access to major regional connections
- Protect existing public housing
- Create additional residential opportunities

Framework Intent

Planning Studies Inform future redevelopment, improve the public realm, and establish a mixed-use, connected neighborhood that is oriented towards a healthy and accessible waterfront to create a vibrant and inclusive public amenity at Buzzard Point.

Buzzard Point Park

Existing Planning Studies

Southwest Neighborhood Plan

- Vision and goals are to create a model community, a modernist gem, a green oasis, an arts & cultural destination, a thriving town center, optimized district parcels, and form vibrant connections.
- Create a thriving, active environment that preserves and enhances the southwest neighborhood's culture and character

Framework Intent

Planning Studies Develop a community based strategy through urban design, land use, and neighborhood preservation to enhance park, pedestrian, and street connections, community amenities, enhance transportation choices and guide the direction of future growth in the southwest neighborhood.



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WASHINGTON BY-WAYS.

Some Odd Nooks and Corners Within the City Limits.

In the extreme southernmost end of the city jutting out into the Anacostia river, about on a line with the south end of the Arsenal grounds, stands a high bald promontory bearing the questionably euphonious title of Buzzard Point. It reaches so far south of the Capitol that the alphabetical vernacular used in naming the streets well nigh exhausts itself in the attempt to provide names for all. V street south may properly lay claim to being the shortest of all the lettered and numbered streets of the city. Its length is about two blocks. Buzzard Point is about a mile south of Seventh street wharf, and two miles south of the Capitol.

It may be fairly claimed that this region, particularly below the Anacostia street car line, is the least frequented by outsiders of any part of the city. It is a genuine *terra incognita* to the ordinary Washingtonian, and it so unlike anything else within the city limits that its existence is a surprising revelation to almost any one who chances that way.

I do not believe that five strangers a month ever find their way into this extreme southern end of the town, and I hope I will not be accused of a lack of pride in the growth of the city when I say that a real-estate boom probably never set foot among the long levels of that section.

Though so secluded by land, Buzzard Point is sometimes visited by water. It is a familiar object to the oarsman on the Branch, who, at times, when the wind blew fresh from the fertilizer factory, has been known to speak of it in the warmest terms as he rowed passed, with averted head and bated breath. It can claim the honor of once having had a distinguished yachting party spend several hours near it. When Mr. James Gordon Bennett visited Washington with his princely yacht he invited President Arthur and Cabinet to go to Mt. Vernon. The *Namouna* steamed merrily away from the navy yard, but when it was opposite Buzzard Point it came to a standstill. The wine flowed free, the jest went round, but the yacht remained stationary. The illustrious visitors finally departed by small boats, and when the returning tide gently floated in and the yacht steamed back to the navy yard, the figure of its owner might have been seen gazing at the hospitable Point and muttering language which would not do to print in a Sunday paper.

RUSSELL GRAY.

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History of Buzzard Point.....

- 1933 FDR puts DC Parks under the NPS oversight
- 1964 Lady Bird Johnson hires Halprin to develop recommendations for the outdoor environment as part of her non profit The Society For a More Beautiful Capital. His recommendations was that the Anacostia Park lands be developed to their highest recreation potential both for local and citywide use.
- 1976 funding became available for basketball, softball, skating, play and picnic areas.
- 1998 Mayor Williams pledges to make the river a priority.
- 2003 Anacostia Waterfront plan was developed
- 2015 start to see some significant improvements

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Multiple design ideas have been put forth.....

1. What is the significance of the park location ?
2. What are some of the major site limitations?
3. What should be the purpose of this park and how should it fit into the overall waterfront system and the renaissance of the area?
4. How should it be redeveloped to meet current and future needs?
 - Who are the park users?
 - What recreational facilities and amenities should be provided?
5. What opportunities exist for programming and partnership development?

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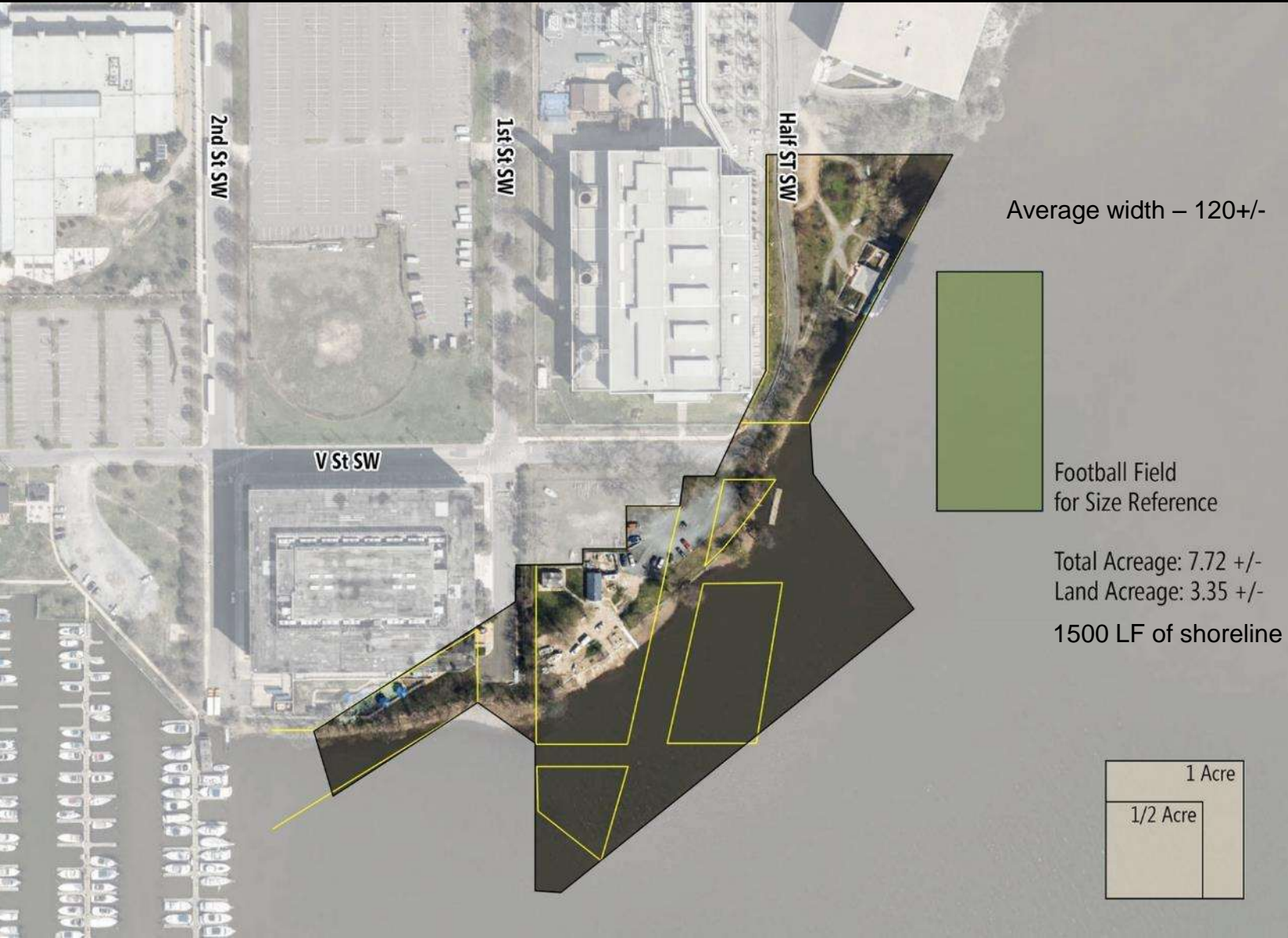
This bird's-eye representation of the urban design concept illustrates the potential build-out of Buzzard Point as a sustainable, connected, and vibrant neighborhood that builds on its industrial heritage. The vision for Buzzard Point as a livable and sustainable neighborhood means that the same elements featured in this illustrative concept support both environmental goals and the community's public experience.



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Shoreline Condition 1 & 2

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Shoreline Condition 3

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Shoreline Condition 4

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July 14, 2016 public meeting

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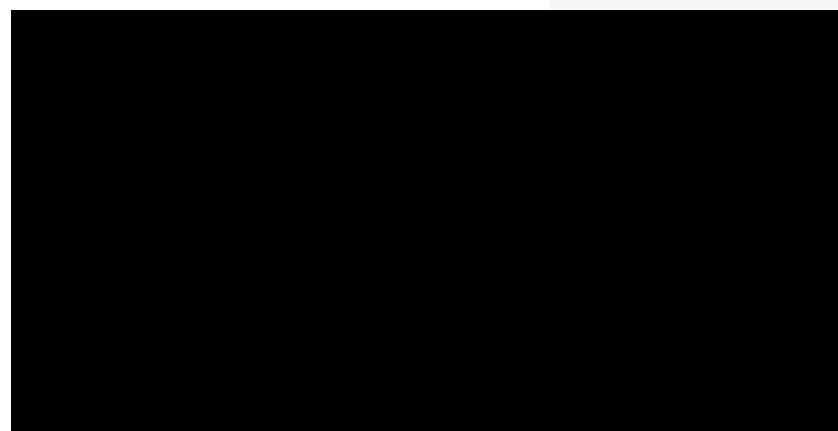
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Least favored images – public meeting



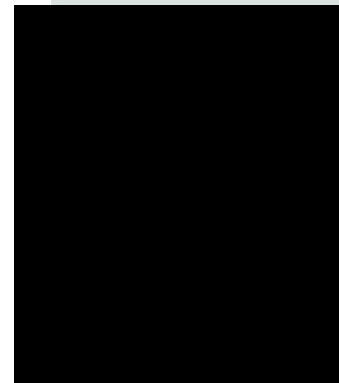
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Least favored images – online responses

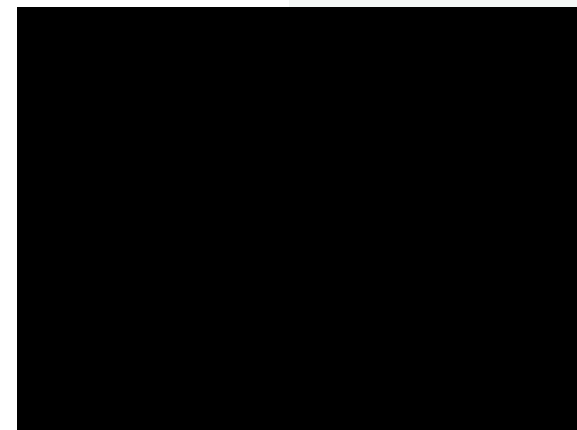


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most favored images – public meeting



most favored images – online responses



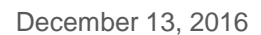


In general the public participation and public comments indicate:

1. A unique and distinct park setting is desired - not an extension of the existing urban waterfront fabric.
2. Desired activities are water based and the park should support and provide maximum accessibility.
3. Waterfront trail and pedestrian connections are important. Bike and walking paths should be provided.
4. A natural shoreline should be developed and more trees and natural vegetation should be provided.
5. Direct access to the water should be provided without over-developing the shoreline.

YP Nearby Public River Access Points

GM Potential Public Access



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Nearby Water Access



1900 Half Street



Paddling Distance 0.1 Miles
from Buzzard Point Park

Amenities

- Private development with public launch area



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Nearby Water Access



Diamond Teague Dock (Ballpark Boathouse)

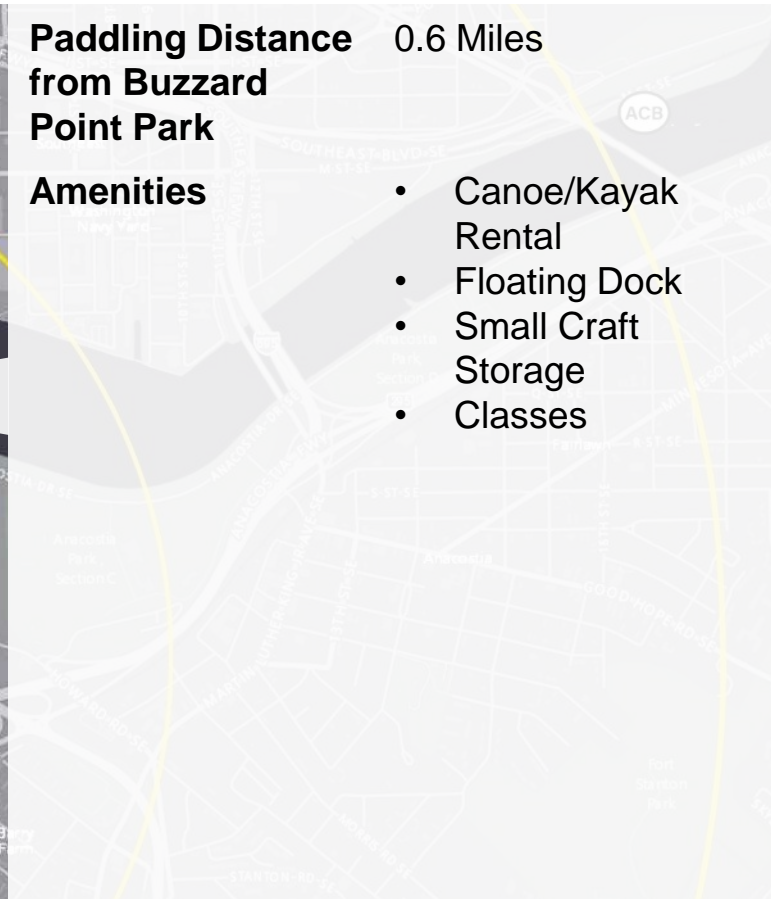
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**Paddling Distance
from Buzzard
Point Park** 0.6 Miles

Amenities

- Canoe/Kayak Rental
- Floating Dock
- Small Craft Storage
- Classes



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Nearby Water Access



Yards Park

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Paddling Distance from Buzzard Point Park 0.8 Miles

Amenities

- Restrooms
- Canoe/Kayak Launch
- Marina Operated and Programmed by Living Classrooms



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Nearby Water Access



Anacostia Community Boathouse

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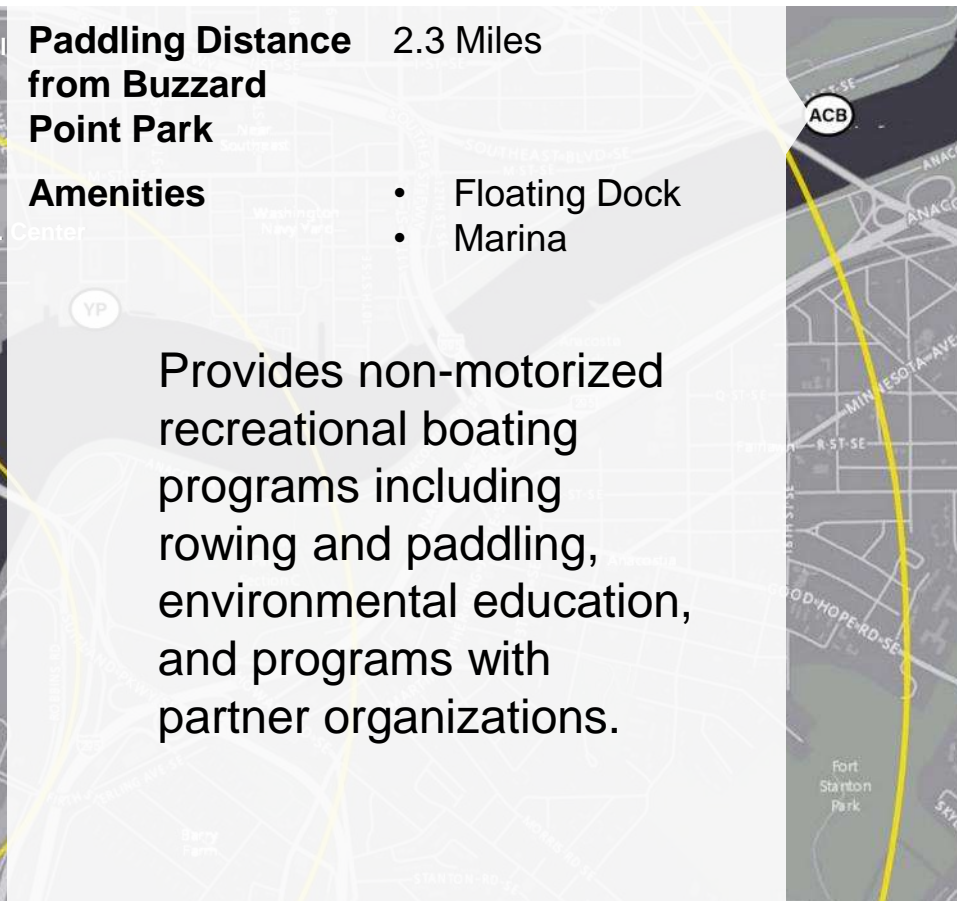


Paddling Distance 2.3 Miles
from Buzzard Point Park

Amenities

- Floating Dock
- Marina

Provides non-motorized recreational boating programs including rowing and paddling, environmental education, and programs with partner organizations.



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Planned Adjacent Developments

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Pepco Bldg.

Riverpoint
+/-535 Units

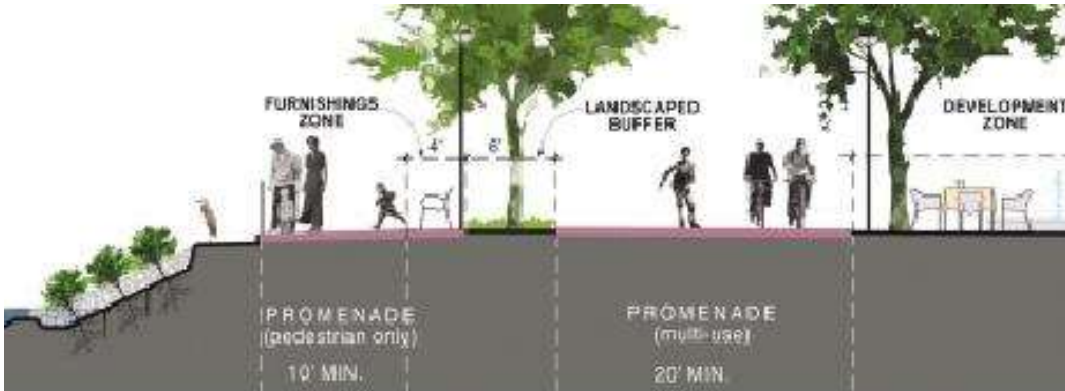
1900 Half Street
+/-462 Units

Peninsula 88
+/-110 Units

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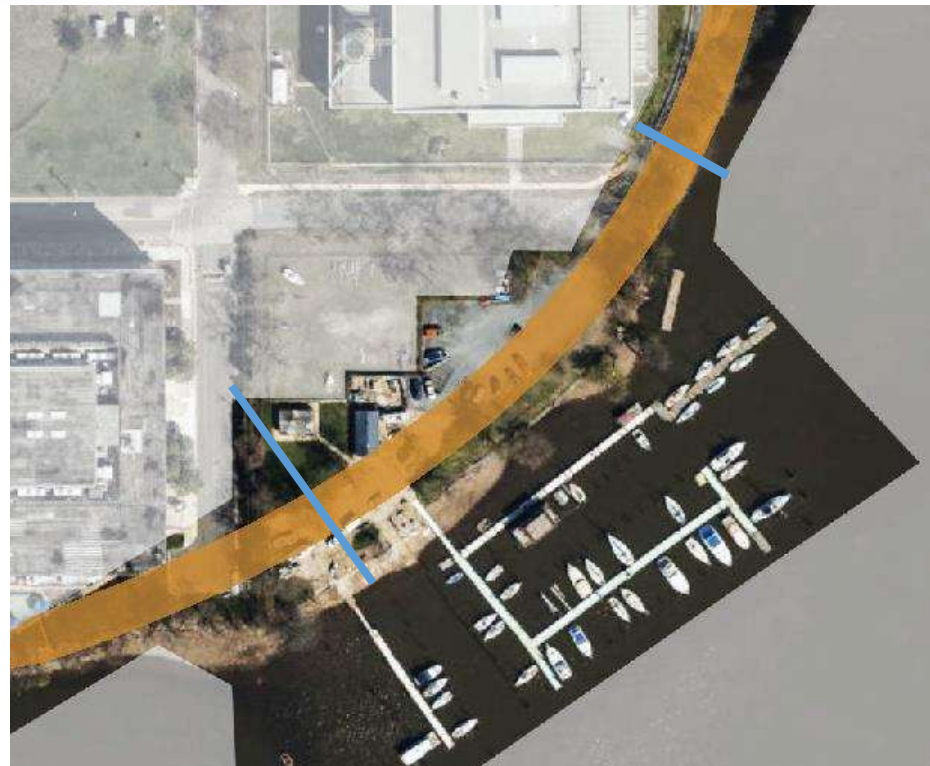


Promenade

Section of a promenade, as proposed along Buzzard Point.

Narrowest:
point 50'

Widest point
200'



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Key Recommendations

1. Maximize and increase value of recreational space by developing an interconnected system of elevated trails within the waterway that connect to the Anacostia River Trail and Promenade.
2. Integrate the concepts and guidelines set forth by the Buzzard Point Vision Framework and Implementation Plan.
3. Create a unique area that serves as a green oasis and respite for local residents and visitors.
4. Provide a series of Rec Pods and un-programmed spaces within the park.
5. Provide multiple opportunities for local access for water based activities.
6. Implement a Kayak Share program.

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Design Concept

Inspired by the native marshland that historically softened the transition between land and water, our design concept for Buzzard Point Park seeks to restore the natural beauty of the site. Located in a busy urban area, Buzzard Point Park will become a neighborhood treasure where residents can stroll down a shoreline promenade lined with trees and marsh grasses, muffling the sounds of the city. The waterfront, once inaccessible, will be transformed into a peaceful retreat for both recreation and relaxation.

Our design begins with the shoreline. In sharp contrast to the hard lines traditionally used in waterfront parks, our concept utilizes soft edges and organic shapes defined by native marsh plantings. This holistic approach provides shoreline stability and flood protection, while making the waterfront accessible. To enhance this experience, a Kayak Share program allows residents a new way to engage with the waterfront.

Rec Pods provide quiet areas of respite, delineated by lush, green transition areas. Visitors seeking active recreation will be able to utilize the continuation of the Anacostia River Trail, linking to the existing trail ending at Diamond Teague Park. Buzzard Point Park will become a peaceful retreat nestled along the shoreline for generations of residents to enjoy.

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Concept 1



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Concept 1

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- 1 Adjacent mixed-use land development
- 2 Landscape transition zone
- 3 Open lawn
- 4 Rec Pod
- 5 Landscape buffer

- 6 Multi-use trail
- 7 Stormwater filtration
- 8 Riverwalk – pedestrian only
- 9 Curvilinear graded banks with stepped sills
- 10 River



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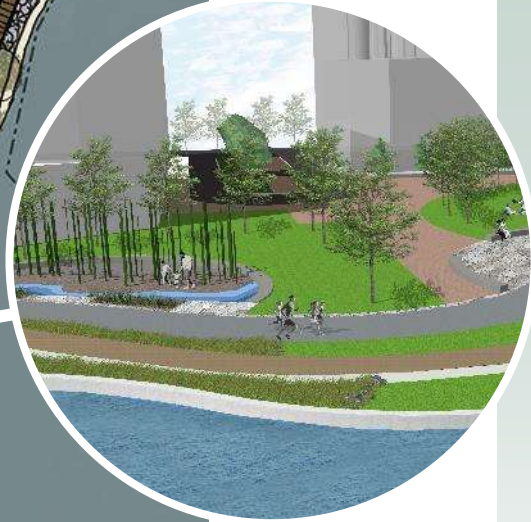
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Concept 2



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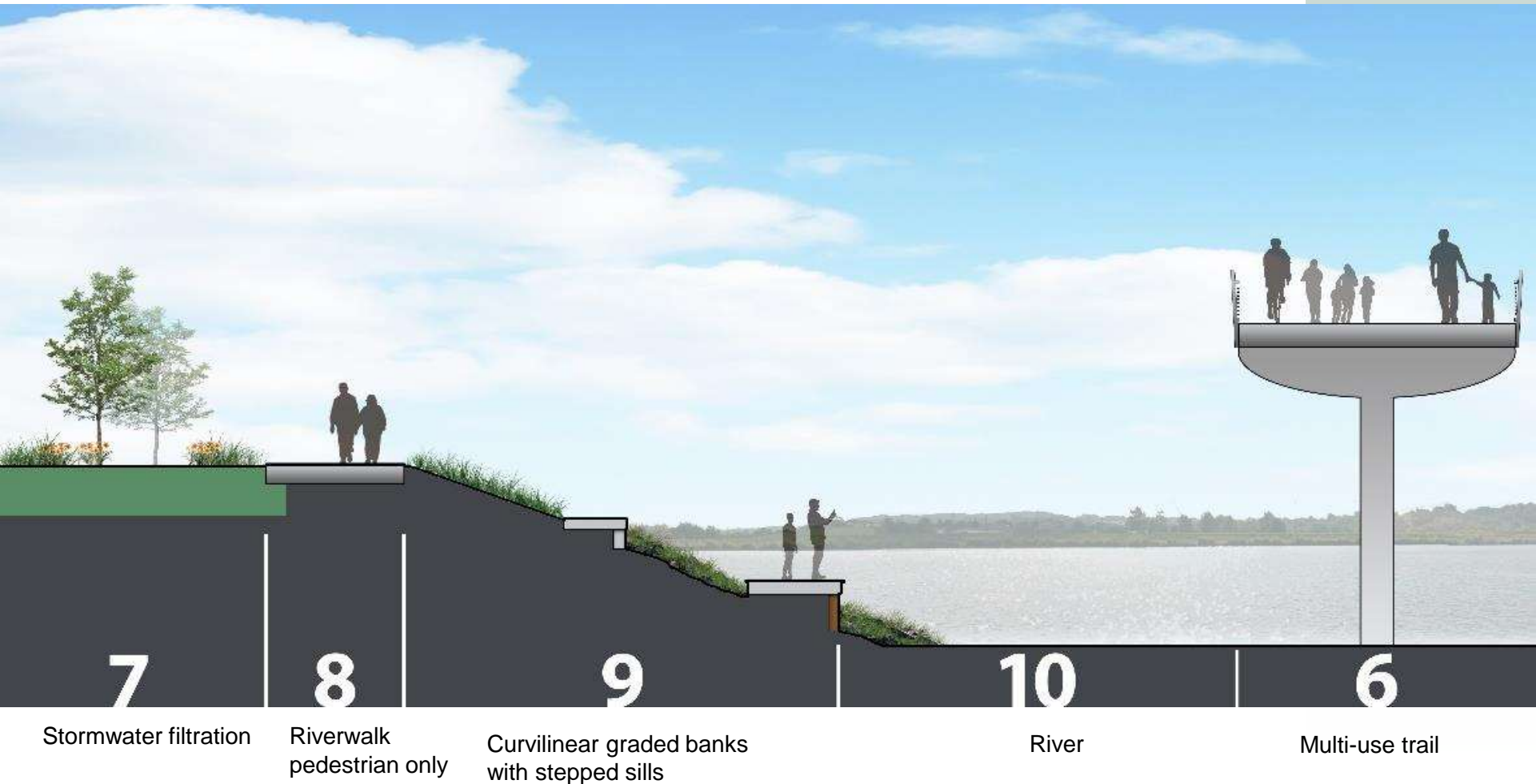
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Concept 2

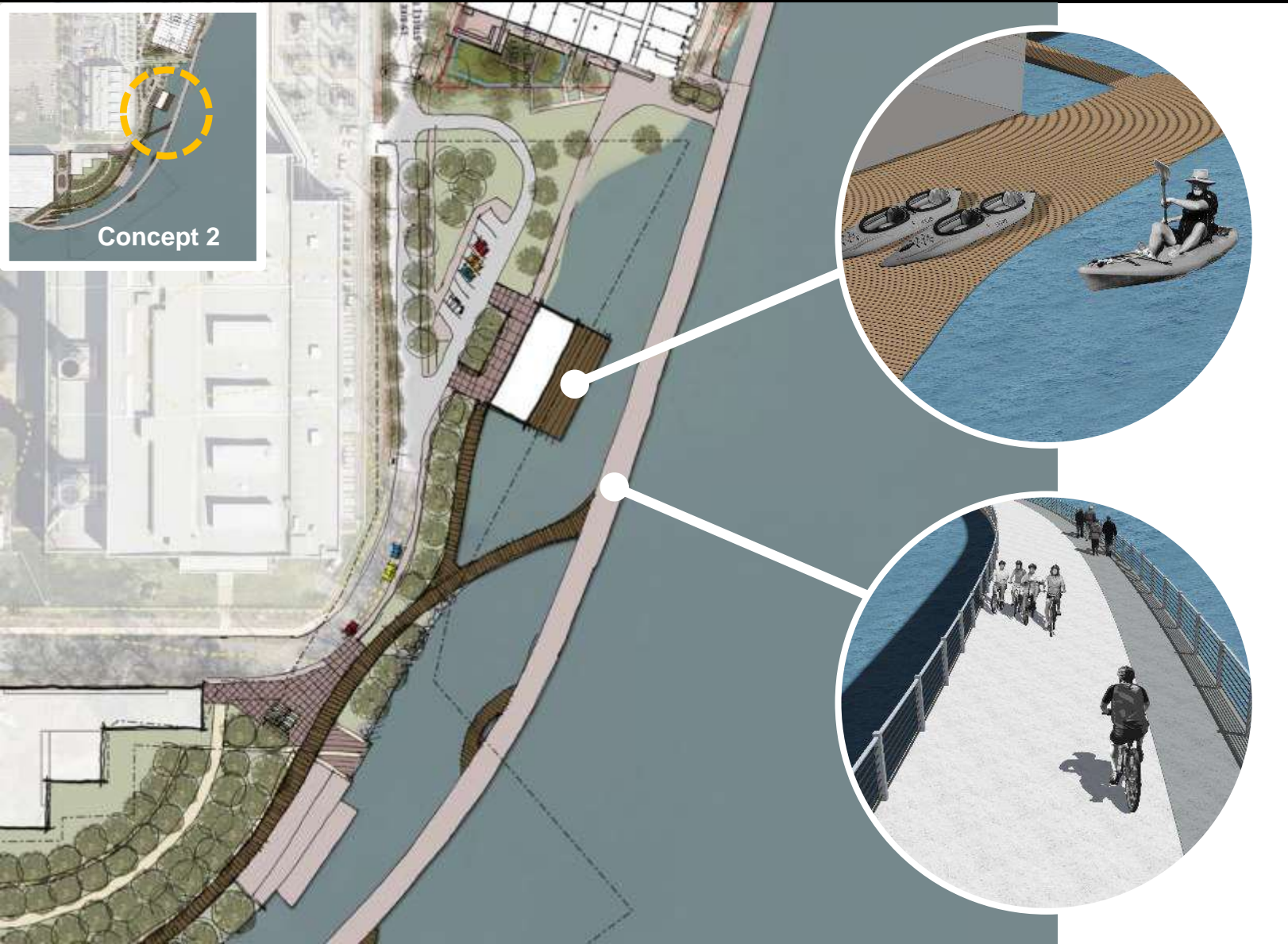
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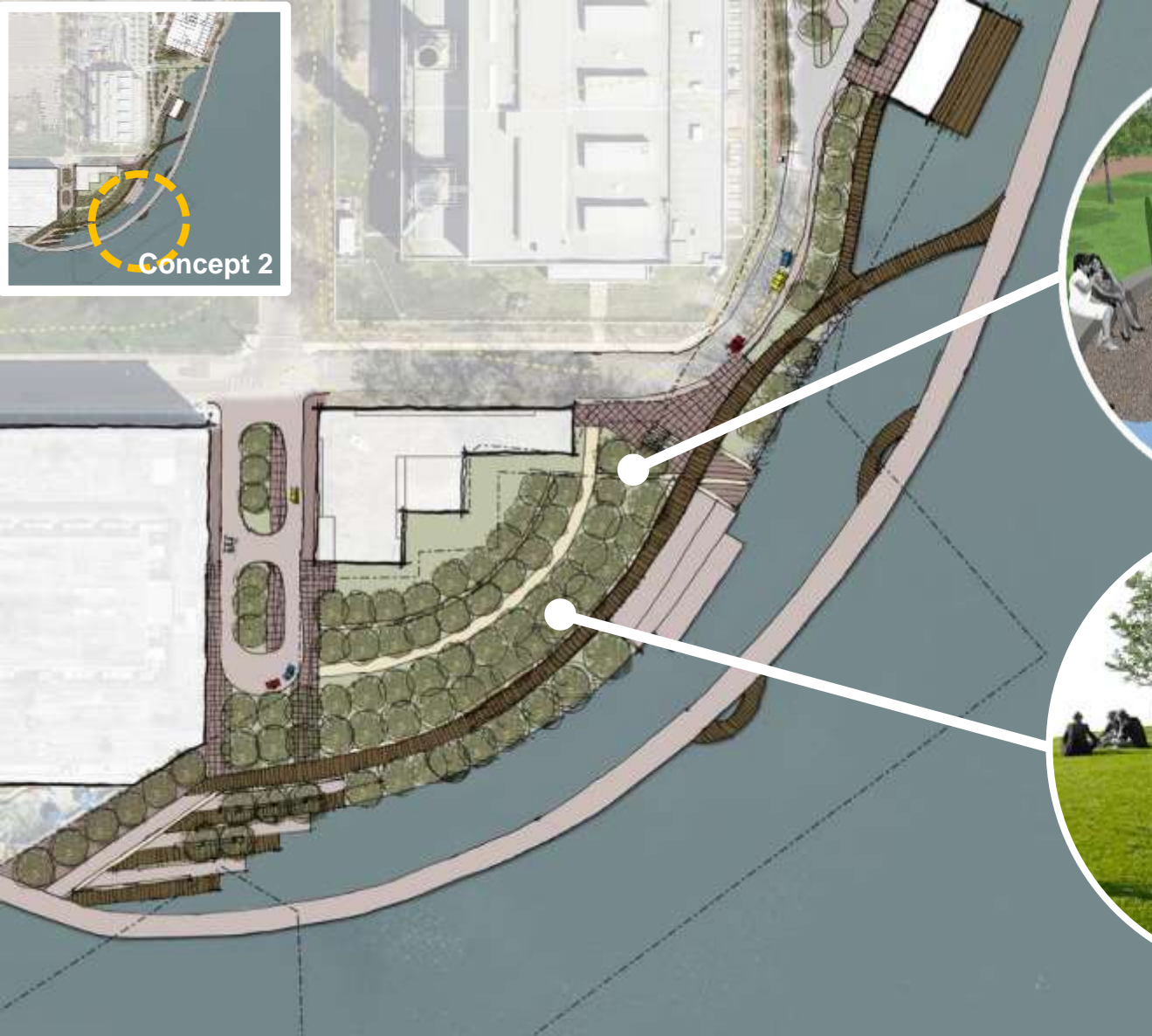


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Next Planning Steps

1. Continue to gather public input regarding the park and the concept designs
2. Review comments received
3. Revise and update concept plans
4. Develop final concept plans
5. Prepare final report