

# South Capitol Street Waterfront District

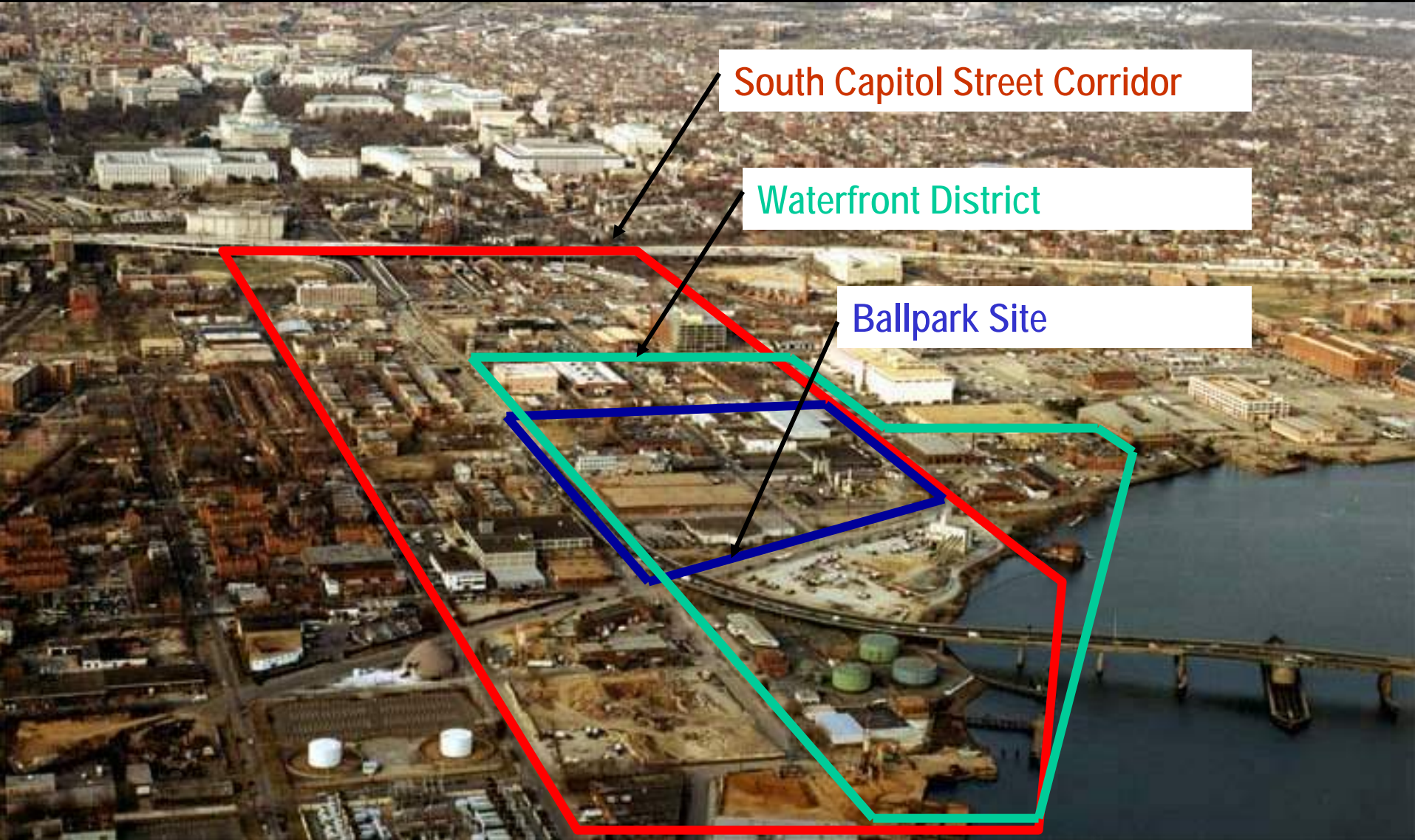
## Summary of Recommendations

December 2005



# South Capitol Street Waterfront District

The Ballpark Site, the Ballpark District and the South Capitol Street Corridor



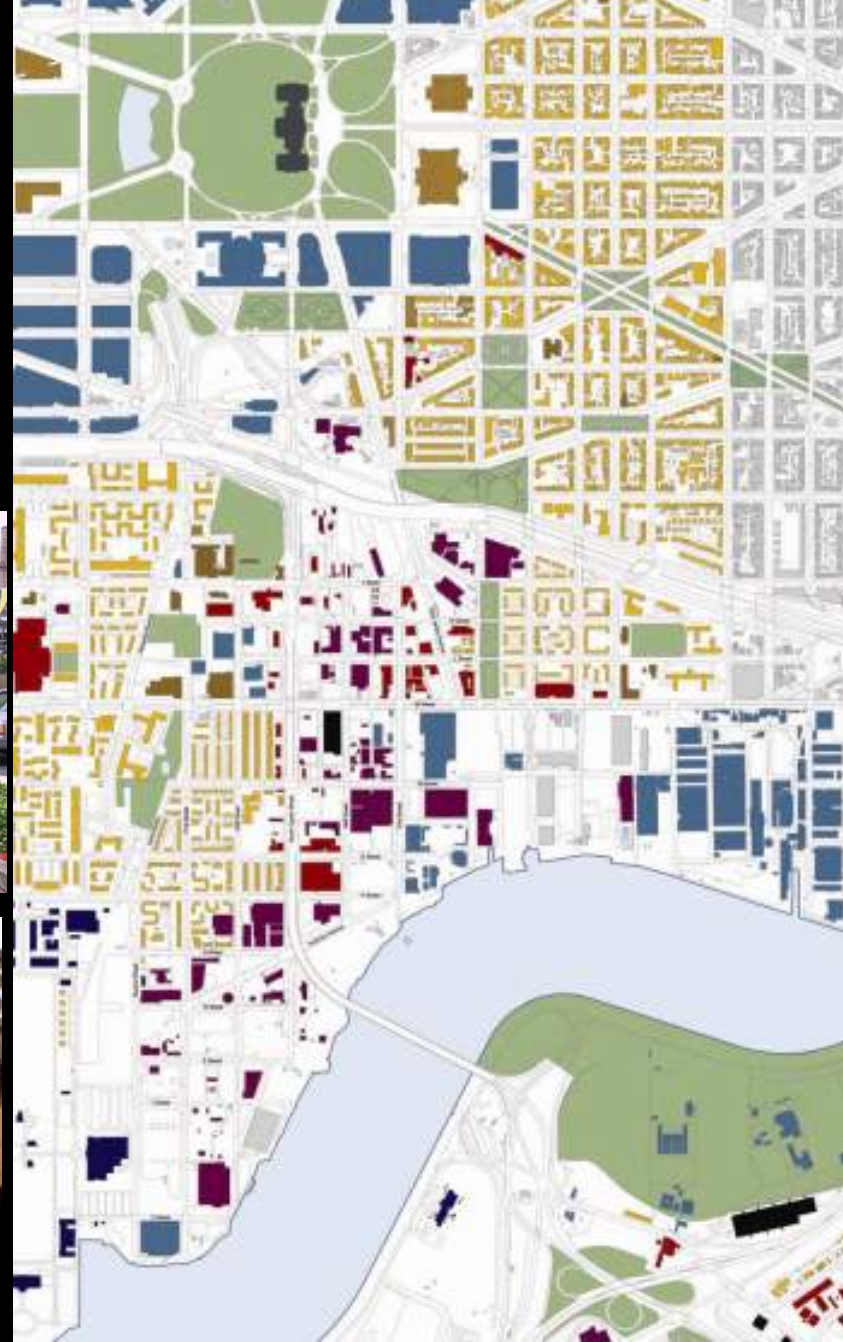
South Capitol Street Corridor

Waterfront District

Ballpark Site

# South Capitol Today

An area in transition



# South Capitol Tomorrow

A grand gateway, a waterfront destination  
and a new growth corridor for Washington



# District Development Objectives

The Ballpark District Development Strategy leverages public lands and the public investment of the new ballpark to create a *new place in the city* – a vibrant, mixed-use destination on the Anacostia River.

## Development Objectives:

- Create an exciting urban destination on the Anacostia River;
- 2. Provide a unique and exceptional fan experience at the ballpark;
- 3. Promote public benefit, economic development and economic inclusion;
- 4. Achieve excellence in execution by aligning public and private stakeholders to support a common vision.



# Waterfront District Vision

The development plan for the Waterfront Ballpark District defines a vision for the Nation's Pastime and the City's most valuable forgotten resource – the Anacostia River.

- Mixed Use – 24/7 district
- Ballpark is an anchor but not the primary focus
- An animated waterfront should be the primary focus with First and Potomac as a great address
- First Street – primary commercial corridor
- Retail is “the glue”



# Waterfront District Vision

A density and diversity of uses where Half Street and First Street become new retail and entertainment destinations

- *Retail and Entertainment Uses*
- *Residential*
- *Office*
- *Hotel*



# Waterfront District Vision

A significant active and programmable public open space at the water's edge at First Street & Potomac Avenue





# Waterfront District Vision

A ballpark design that creates a great fan experience AND contributes to the vitality of the larger district

- A continuous retail edge along First Street with maximum retail leasing depths
- A publicly accessible open space at the north entrance to facilitate a dramatic entry sequence (regardless of orientation)
- The ballpark must have a civic identity on South Capitol Street and towards the Anacostia River



# Designated Developers

Forest City Washington / Western Development Corporation

Forest City Washington  
Western Development Corporation  
The Jair Lynch Companies  
The Jarvis Company  
KUD, International, LLC  
MacFarlane Partners-DC

MR / Cordish, LLC

Monument Realty  
The Cordish Company  
Urban Asset Management  
Trident Development Group  
EastBanc, Inc.



Image courtesy MR/Cordish, LLC



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