



Executive Director's Recommendation

Commission Meeting: September 6, 2018

PROJECT RFK Campus Redevelopment - Multiuse Fields 2400 East Capitol Street, SE Washington, DC	NCPC FILE NUMBER 7972
SUBMITTED BY Events DC	NCPC MAP FILE NUMBER 8.40(38.00)44799
REVIEW AUTHORITY District Projects Outside the Central Area per 40 U.S.C. § 8722(b)(1)	APPLICANT'S REQUEST Approval of final site and building plans
	PROPOSED ACTION Approve final site and building plans with comments
	ACTION ITEM TYPE Consent Calendar

PROJECT SUMMARY

Events DC has submitted for Commission review and approval site and building plans for multiuse fields at the Robert F. Kennedy (RFK) Campus in Washington, DC. The plans received preliminary approval from the Commission in April 2018. This project is part of a larger redevelopment of the RFK Campus, which is currently held under a long-term lease agreement with the National Park Service (NPS) by Events DC, on behalf of the District government. The campus covers approximately 190 acres of contiguous land along the Anacostia River, and is prominently located at the eastern end of the city's east-west axis and monument corridor. Key landmarks along this access include the Lincoln Memorial, Washington Monument, and U.S. Capitol Building. The RFK Memorial Stadium was built at this location in 1961, and has served as the home for several tenants since that time. The current tenant, DC United, has moved to a new stadium, and the on-site parking associated with the stadium is no longer needed.

Events DC began a strategic planning process in 2014 that explored options for repurposing the RFK stadium process, which resulted in a master plan that was presented to the community in 2017. The master plan includes a series of projects that are intended to provide amenities for the residents of the immediate neighborhoods, residents across the District of Columbia, and visitors. The first phase of the plan is the development of a new multipurpose field complex, which seeks to convert a large impervious asphalt parking lot to the northeast of RFK Memorial Stadium into useable green space that includes athletic and recreational facilities.

The multiuse fields project consists of three synthetic turf fields made up of two soccer fields and one multipurpose field that includes baseball/softball diamonds, and is also striped for soccer/lacrosse. The project will also include two 600 square-foot visitor/support and maintenance/storage buildings, one 750 square-foot restroom building, a tensile pavilion, a shade structure, landscaping, park/green space, and walking/biking trails. A small triangle of asphalt will

remain to accommodate parking, and an access road will be constructed along the perimeter of the site to the south and west. Events DC has noted that the project proposal is consistent with the terms and conditions of the lease, which stipulates that the land is used for “stadium purposes; providing recreation facilities, open space, or public outdoor opportunities.”

KEY INFORMATION

- Events DC, on behalf of the District government, is undergoing a planning process to determine the future of the RFK Campus in Washington.
- The first project as part of the redevelopment effort is the development of three multiuse fields and associated facilities on an existing surface parking lot northeast of the stadium.
- The project will sit adjacent to the Anacostia River and Anacostia Riverwalk Trail system.
- Much of the site will be dedicated as green space, including landscaping, bio-retention areas, and an extensive stormwater management system.
- The project represents a major new recreational amenity for residents and visitors, and a substantial improvement to resource conditions in a sensitive natural area.
- The project proposes three structures of similar architectural style (wood panel and stone), and a celebratory tensile pavilion.
- A new access road is proposed along the western edge of the site as part of this project, which will avoid impacts to natural areas along the river, and allow for public access to the waterfront.
- Longer-term plans indicate that the access road would continue under the East Capitol Street overpass to the south along the Anacostia River. The Commission noted on preliminary review that this segment of the alignment could impact natural resources and impede public access to the waterfront.
- Events DC has provided a memorandum with this submission that indicates it will explore alternative alignments for this future access road as part of the master plan for the site.
- The project proposal aligns with an NCPC study that was completed for the site, which indicated active recreational uses at this specific location. The project also complies with the Federal Elements of the Comprehensive Plan.
- The larger master plan for the site is still under development, and will be submitted for NCPC review before any future projects are submitted. Staff supports the review of this project independent of the master plan because of its relatively small size, and because previous studies have support recreational uses at this location.

RECOMMENDATION

The Commission:

Approves final site and building plans for multiuse fields as part of the RFK Campus Redevelopment project.

Notes that Events DC has relocated the support facilities from the central plaza to more dispersed locations on the site, and has refined the building designs to include benches and seating. These changes create intimate gathering areas that are oriented around activity centers and green spaces.

Finds that the support facilities share a similar architectural style that is distinct from that of the tensile pavilion, and that the modified placement of these facilities does not require a strong relationship in design.

Notes that Events DC has indicated that it will consider visitor access to the waterfront and natural resource protection in the alignment of any future access road under the East Capitol Street overpass to the south, and that details will be determined as part of the master plan for the RFK Campus, which will be submitted for Commission review at a later date.

Notes that the Zoning Commission of the District of Columbia has referred to NCPC a text amendment (ZC 18-04) that would require Zoning Commission design review of the tensile pavilion.

Requires that Events DC resubmits the project for NCPC review and approval if the District design review process substantially changes the design of the tensile pavilion.

PROJECT REVIEW TIMELINE

Previous actions	April 2018 – Approval of Preliminary Site and Building Plans
Remaining actions (anticipated)	– Concept review of master plan for RFK Campus Redevelopment

PROJECT ANALYSIS

Executive Summary

Staff has evaluated the submitted materials and finds that the proposed multiuse fields would establish new recreational uses in this area of the city, improve natural resource conditions, and enhance public access to the Anacostia River and adjacent trails. The modifications are a notable improvement from current conditions at the site, and represent a positive first step in the redevelopment of the RFK Campus overall. Further, the changes made since the preliminary site and building plans were approved, along with clarification provided in a supplemental transportation memo, address outstanding Commission concerns since that review. Therefore, staff recommends that the Commission **approves final site and building plans for multiuse fields as part of the RFK Campus Redevelopment project.**

Analysis

In the first of many planned projects for the RFK Campus, Events DC seeks to replace a large, unused parking lot with three new synthetic turf fields, support facilities, a playground, a celebratory pavilion, and recreational trails. The remainder of the site will be dedicated as green space, which will include landscaping, bio-retention areas, and an extensive stormwater management system that seeks to accommodate and retain stormwater on-site. Adjacent to the Anacostia River, which is quickly becoming a destination for outdoor recreation in the Washington region, the proposed project represents not only a major new recreational amenity for residents and visitors, but also a substantial improvement to resource conditions in a sensitive natural area.

Architecture and Design

As part of the project, the applicant is proposing the construction of four new structures to support the recreational uses, including a visitor/support building (600 square feet), a maintenance/storage building (600 square feet), a restroom facility (750 square feet), a shade structure, and a celebratory tensile pavilion. As proposed, the single-story visitor/support building and maintenance/storage building are nearly identical in design—both featuring exterior wood paneling and stone detailing. Since the preliminary submission, the applicant has relocated the buildings from directly adjacent to the central plaza and tensile pavilion to more dispersed areas of the site. Staff finds that the relocated facilities create more intimate gatherings areas that are oriented around dedicated green spaces, and have easier access to activity centers and fields throughout the site. Further, the refined designs for these facilities include shades structures and benches, as well as adjacent seating areas that provide protection during periods of high sun exposure. A shade and seating component has also been added to the restroom facility, and a new shade structure with picnic tables and seating is now proposed adjacent to the playground.

On preliminary review, the Commission expressed concern with the design of the tensile pavilion, particularly as it related to the adjacent support structures. The tensile pavilion design has been further refined to include seating around the support columns, but the design remains largely unchanged. While the design of the pavilion is still distinct from that of the architecture of the proposed support structures, which are cohesive in style, staff believes that the relocation of these facilities away from the central plaza lessens concerns with cohesion in design. Further, the applicant has indicated that the tensile structure is intended to respond to the architecture of the existing RFK stadium, which features a more modern style with a rolling roofline. Staff recommends that the Commission **finds that the support facilities share a similar architectural style that is distinct from that of the tensile pavilion, and that the modified placement of these facilities does not require a strong relationship in design.**

Access Road

On preliminary review, the Commission expressed overall support for the location of the proposed access road along the outside of the site, which would preserve the bluff and riverfront to improve

natural habitat and enhance public access. However, though not a part of this project, it also expressed concerns with longer-term plans to extend this road to the south, under the East Capitol Street overpass and along the Anacostia River, noting that this alignment could impact natural resources and impede public access. The current submission does not identify an alternative alignment for the southern access road at this time, but the applicant has noted in a supplemental transportation memo that they will consider visitor access to the waterfront and natural resource protection in the alignment of any future access road to the south. They indicated that details will be determined as part of the master plan for the RFK Campus. Staff notes that this master plan will be submitted for Commission review and comment at a later date.

Related Referral from the Zoning Commission of the District of Columbia (ZC 18-04)

A referral from the Zoning Commission of the District of Columbia has been submitted to NCPC for comment under file number ZC 18-04, which proposes text amendments to the District Zoning Regulations, specifically related to the Restrictions on Unzoned Land, and Building Permit Requirements. As part of that application, the Zoning Commission is considering text that would require design review for the tensile pavilion proposed for the central plaza. Staff recommends that the Commission **requires that Events DC resubmits the project for NCPC review and approval if the District design review process substantially changes the design of the tensile pavilion.**

CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

Comprehensive Plan for the National Capital

NCPC staff has reviewed this proposal for compliance with relevant guidance and has determined that it is not inconsistent with the policies established in the Federal Elements of the *Comprehensive Plan for the National Capital*. In particular, the project is supported by policies in the Federal Environment and Parks and Open Space Elements.

National Historic Preservation Act

As a District project on land leased from the federal government, the applicant is subject to both local and federal historic preservation laws. They have provided a finding of effect from the National Park Service that indicates a finding of "No Adverse Effect," as well as concurrence from the DC State Historic Preservation Office (SHPO) on this finding. The site itself is not historic, and there are no historic properties in the immediate vicinity. Since NCPC is advisory on federal land leased to the District, it does not have an independent responsibility to comply with the National Historic Preservation Act (NHPA).

National Environmental Policy Act

As a District project on land leased from the federal government, the applicant is subject to both local and federal environmental protection laws. They have indicated that local environmental compliances processes have been followed, and have provided documentation from the NPS that a categorical exclusion has been applied to the project under NPS law and policy. Since NCPC is advisory on federal land leased to the District, it does not have an independent responsibility to comply with the National Environmental Policy Act (NEPA).

CONSULTATION

Coordinating Committee

Without objection, the Coordinating Committee forwarded the proposed final master plan to the Commission with the statement that the proposal has been coordinated with all participating agencies. The DC Office of Planning (DCOP) coordinated, but noted that there are inconsistencies with the number of buildings proposed in this submission and the modifications to the Zoning Regulations as part of the text amendment. The DC Department of Energy and Environment indicated that the details of stormwater compliance are still ongoing.

U.S. Commission of Fine Arts

The U.S. Commission of Fine Arts will consider the proposal for final approval at its September 2018 meeting.

ONLINE REFERENCE

The following supporting documents for this project are available online at www.ncpc.gov:

- Project Synopsis
- Submission Materials

Prepared by John Gerbich
08/17/2018

POWERPOINT (ATTACHED)

RFK Campus Redevelopment Multiuse Fields

2400 East Capitol Street, SE
Washington, DC

Approval of Final Site and Building Plans

Events DC

Project Summary

Commission Meeting Date: September 6, 2018

NCPC Review Authority: 40 U.S.C. § 8722(b)(1)

Applicant Request: Approval of Final Site and Building Plans

Session: Consent Calendar

NCPC Review Officer: John Gerbich

NCPC File Number: 7972

Project Summary:

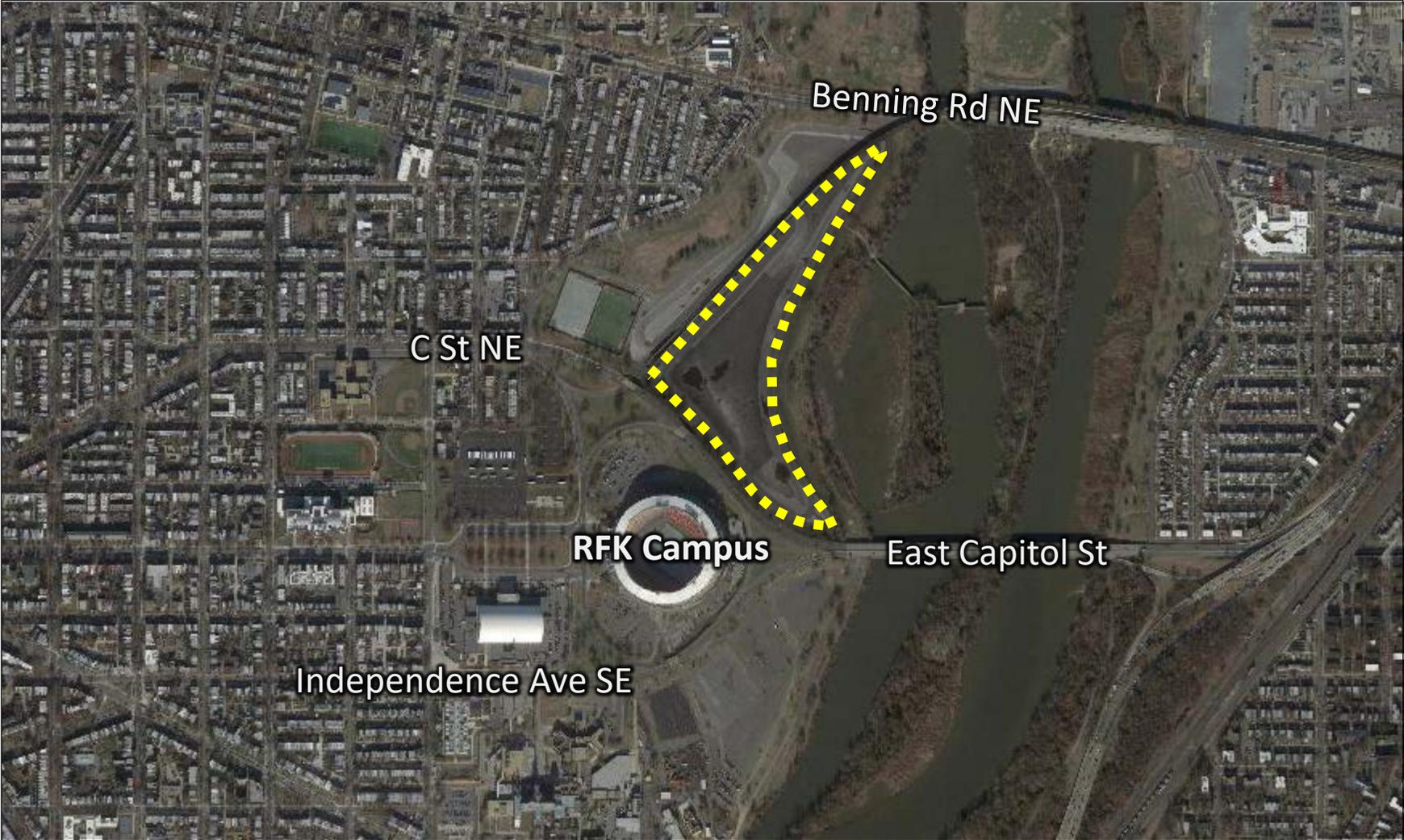
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Events DC began a strategic planning process in 2014 that explored options for repurposing the RFK stadium process, which resulted in a master plan that was presented to the community in 2017. The master plan includes a series of both short- and long-term projects that were intended to provide amenities for the residents of the immediate neighborhoods, residents across the District of Columbia, and visitors. The first phase of the short-term plan is the development of a new multipurpose field complex, which seeks to convert a large impervious asphalt parking lot to the northeast of RFK Memorial Stadium into useable green space that includes athletic and recreational facilities.

Project Summary

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Site Location



Location Map

Existing Conditions Photos



View of parking lot and adjacent RFK Stadium



View of parking lot and adjacent wooded land along Kingman Lake



View of parking lot and adjacent WMATA tracks to the northwest



View of western boundary of the site

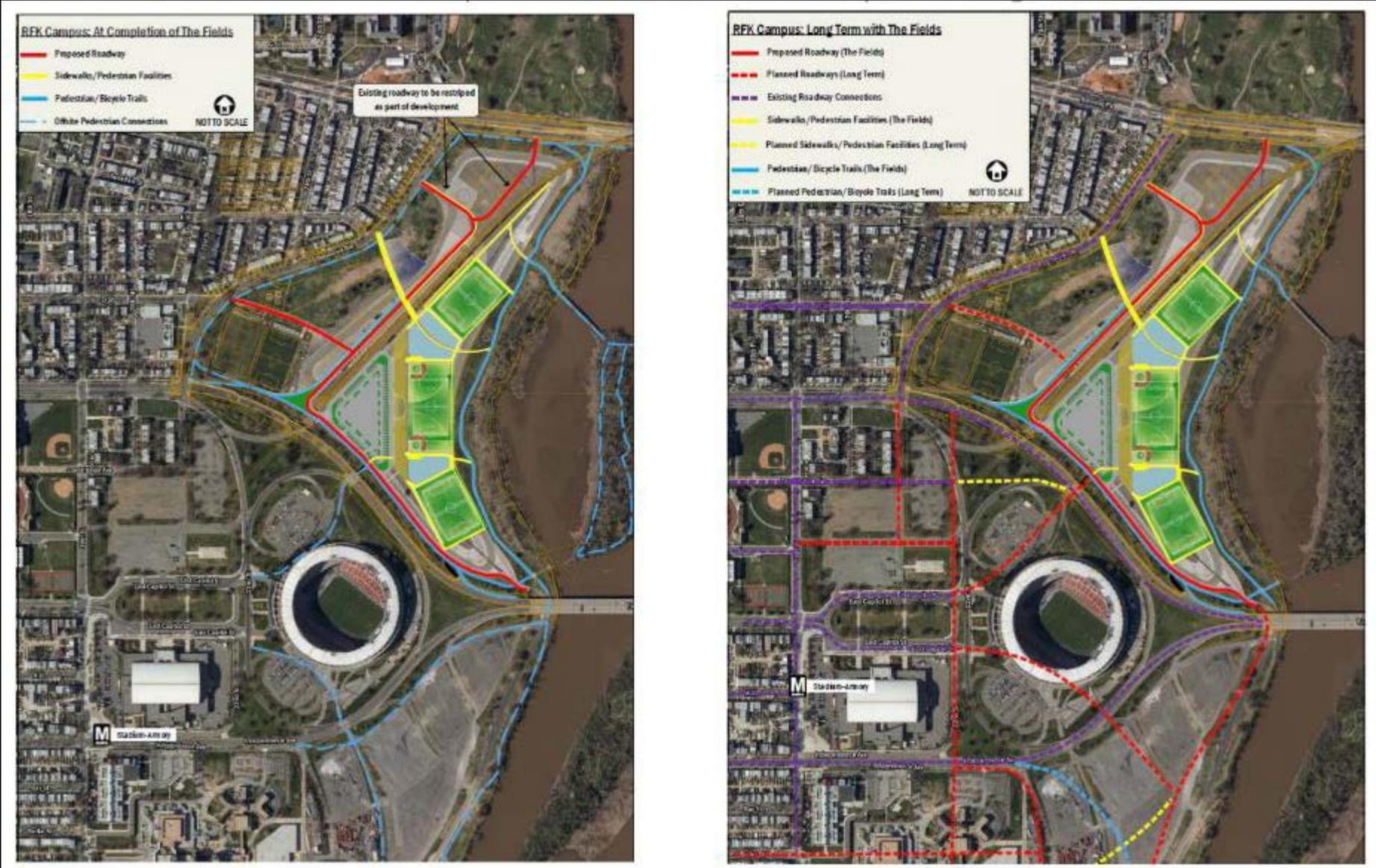


View of southeastern boundary of the site

Planned Short-Term Development



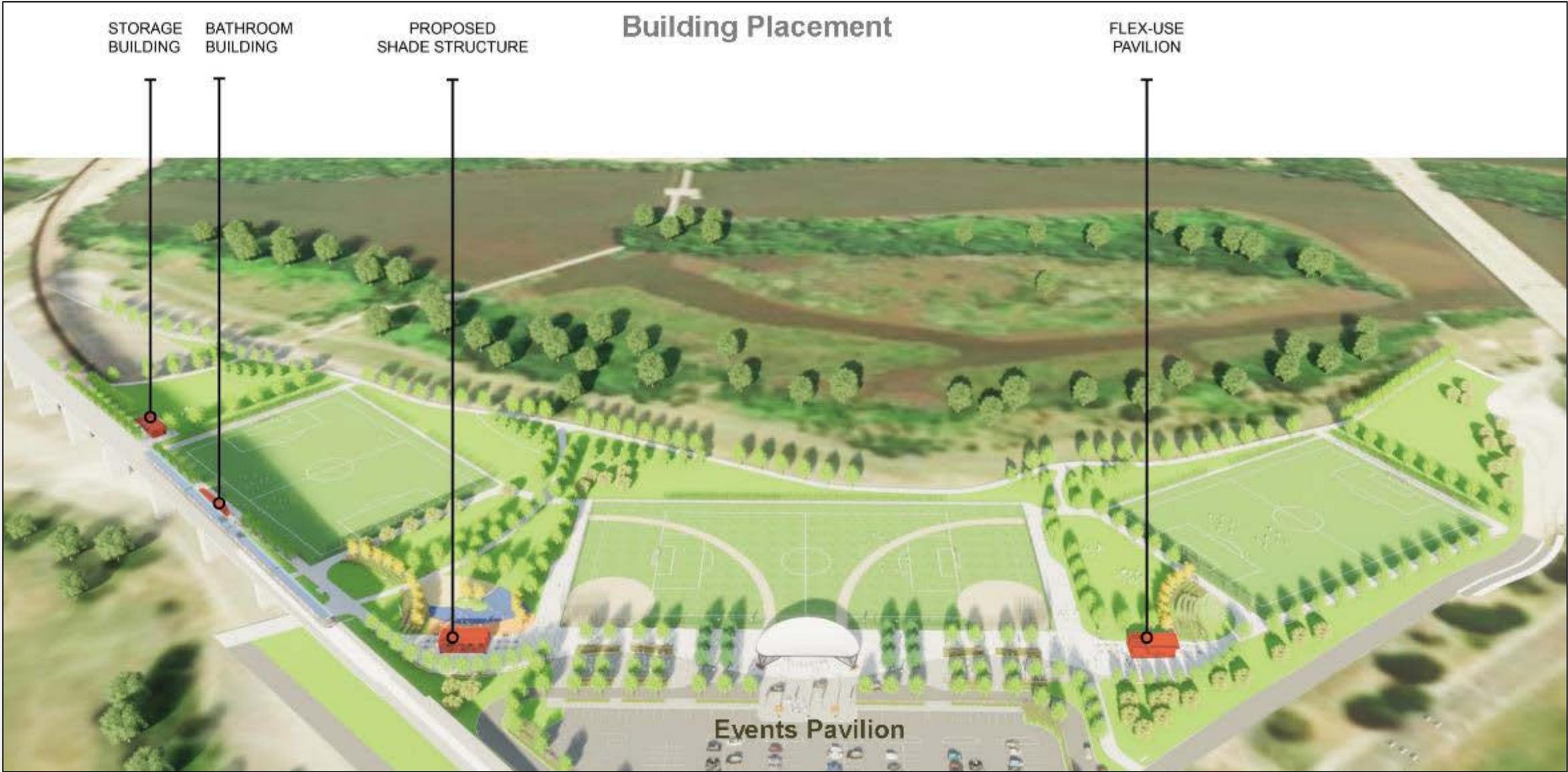
Pedestrian and Vehicular Circulation Plans



Site Context



Building Placement



Site Plan



Site Overview – Looking East



Central Plaza – Detail



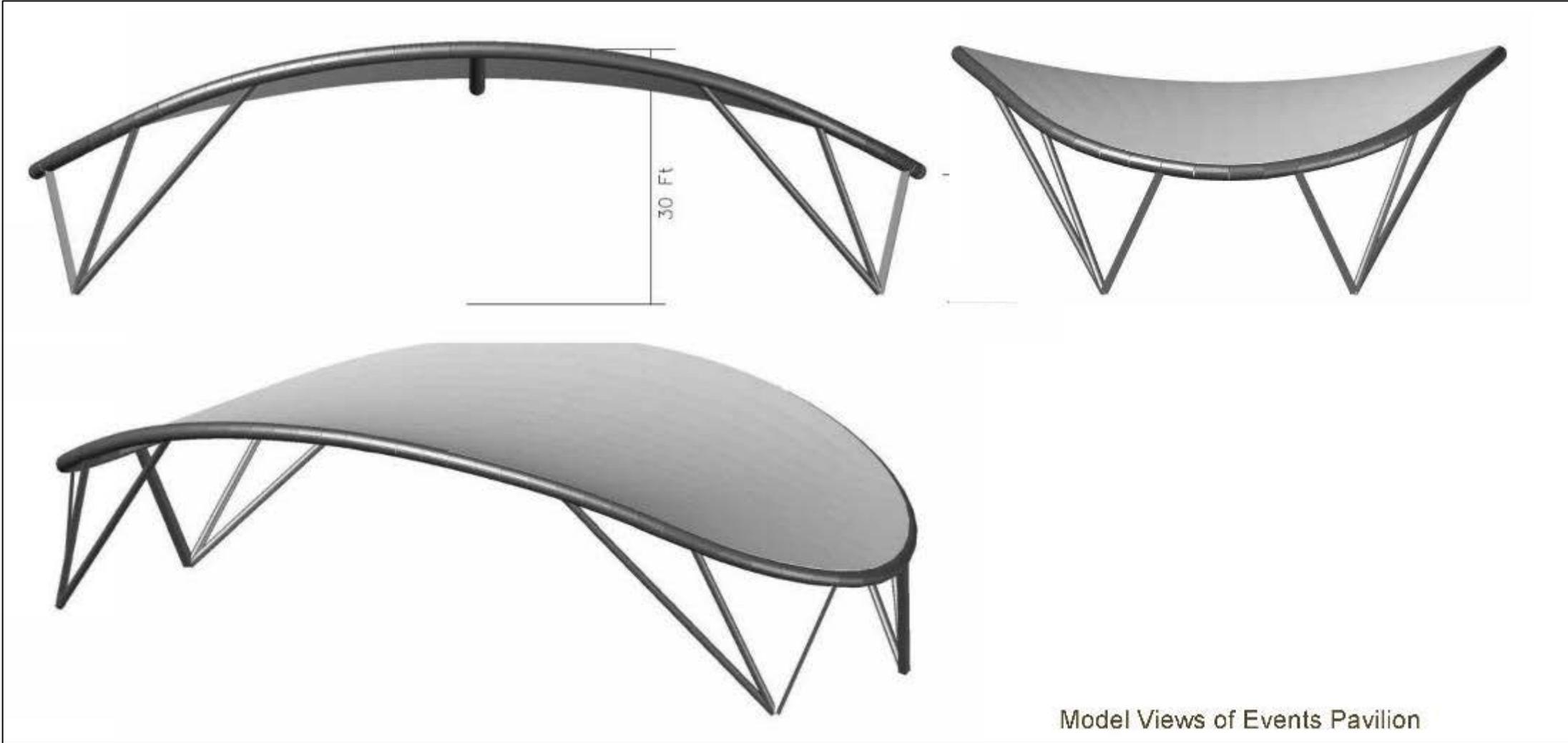
Central Plaza – Looking East



Central Plaza – Looking North



Events Pavilion Model



Events Pavilion – Looking South



Events Pavilion – Looking East (from Parking Lot)



Flex-Use Pavilion – Detail



Flex-Use Pavilion – Looking East



Flex-Use Pavilion – Looking South



Shade Pavilion – Detail



Shade Pavilion – Looking North



Restroom Pavilion – Looking North



Restroom Pavilion – Looking West



Restroom Pavilion – Looking West



Storage Pavilion – Looking South



Lighting Plan

Lighting Exhibit – Site Lighting Environmental Control

Environmental Light Control

Plaza Light Fixtures (Pedestrian Scale 14' ht.)

Selux
Saturn Cutoff LED

Saturn Cutoff and Cutoff LED feature IES distribution types I, II, III and V with IDA-Approved "Dark-Sky Friendly" performance.

Site Light Fixtures (Pedestrian Scale 14' ht.)

Landscape Forms
Hi Glo Area Light
LED

Zero uplight, International Dark Sky approved

Bollard Lights (Height 43")

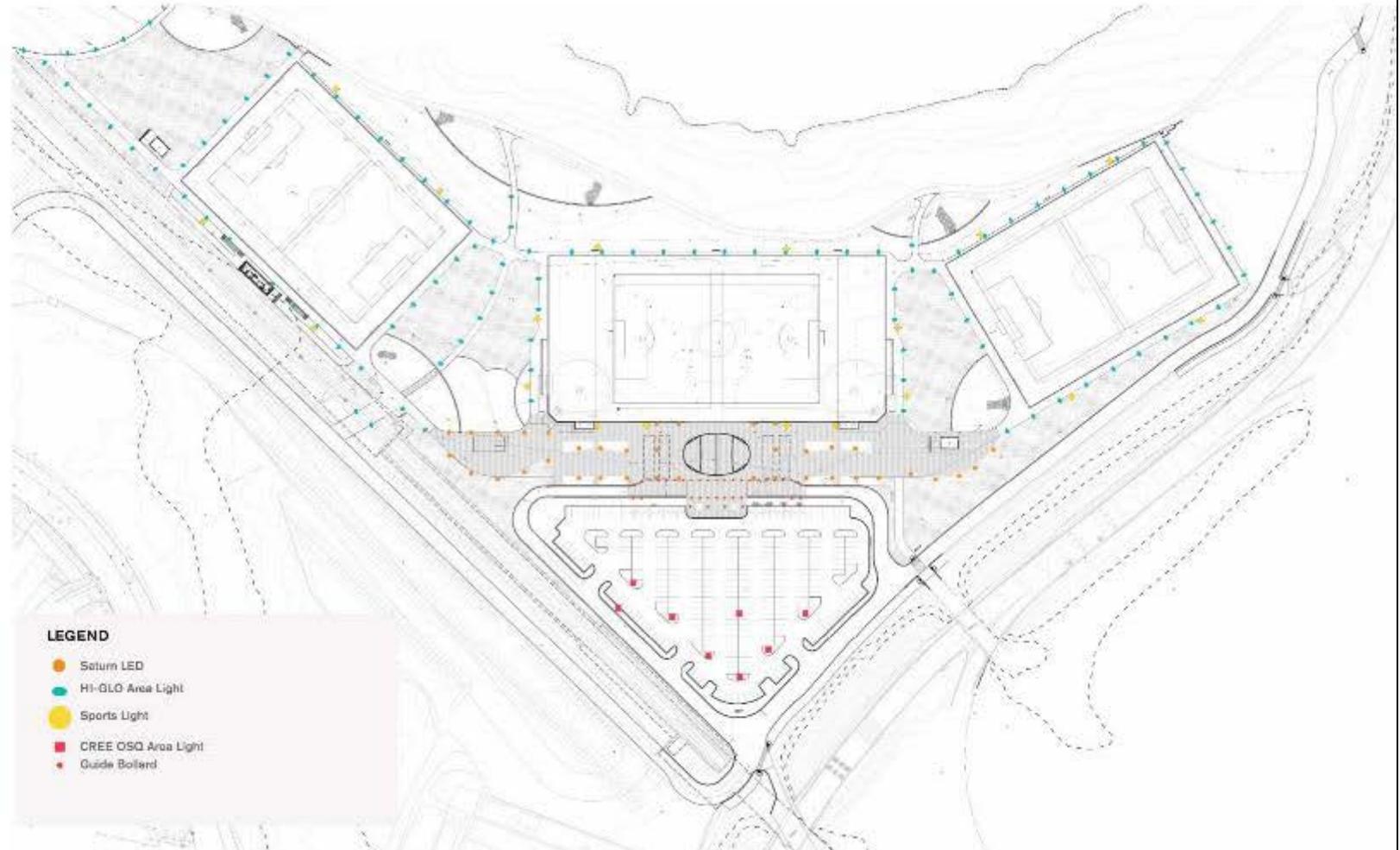
Landscape Forms
Guide Bollard
LED

Diffused lens directing light downward to ground plane

Parking Lot Lights (30' ht.)

Cree OSQ
LED AREA Light

Dark Sky Friendly, IDA Approved when ordered with 30K CCT and DA mount.

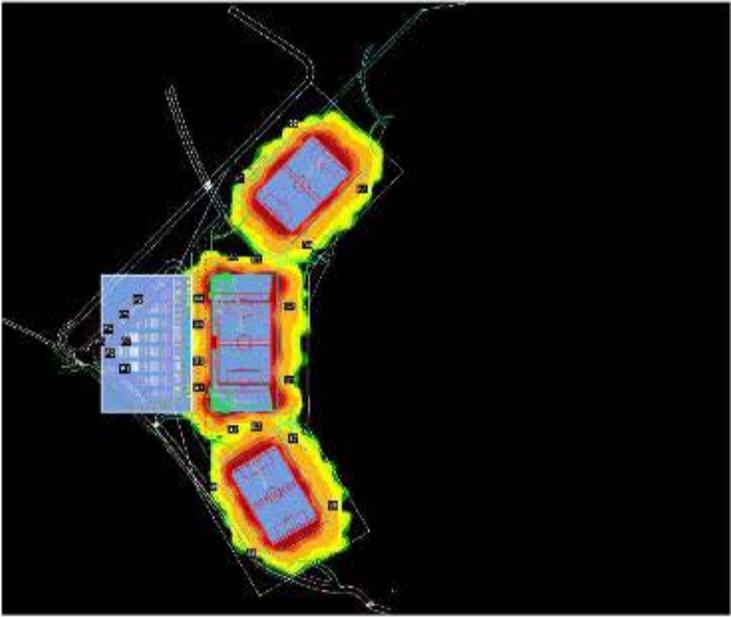


Lighting Plan

Lighting Exhibit – Field Lighting

Environmental Light Control: It is a primary goal of this project to minimize spill light to adjoining properties and glare to the players, spectators and neighbors. Spill Light and Glare Control: To minimize impact on adjacent properties, spill light and candela values must not exceed the following.

Location	Average	Maximum
150' From Fields Maximum Vertical Foot-candles	0.0010 FC	0.01 FC
150' From Fields Horizontal Foot-candles	0.0002 FC	0.00 FC
150' From Fields Max Candela	111.8458 Cd	728.83 Cd



RFC Soccer Fields
 Field Lighting
OBJECTIVES
 Provide uniform lighting for all areas of the field.
 Minimize spill light to surrounding areas.
 Provide adequate lighting for all areas of the field.
SCOPE
 High Quality LED lighting systems.
 Provide uniform lighting for all areas of the field.
 Minimize spill light to surrounding areas.
 Provide adequate lighting for all areas of the field.

