

# Farewell, RFK.

# Hello Affordability and Place

RFK Transformation to Neighborhoods

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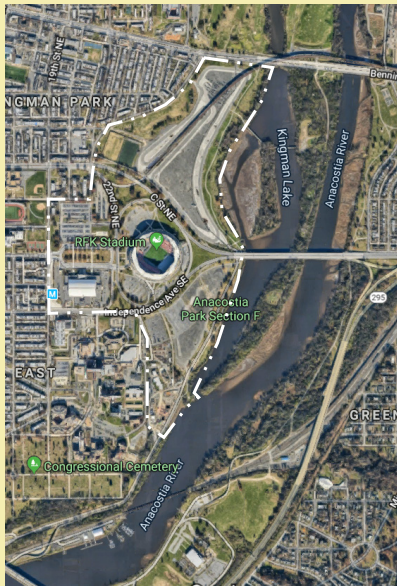
RFK Will be demolished in 2021



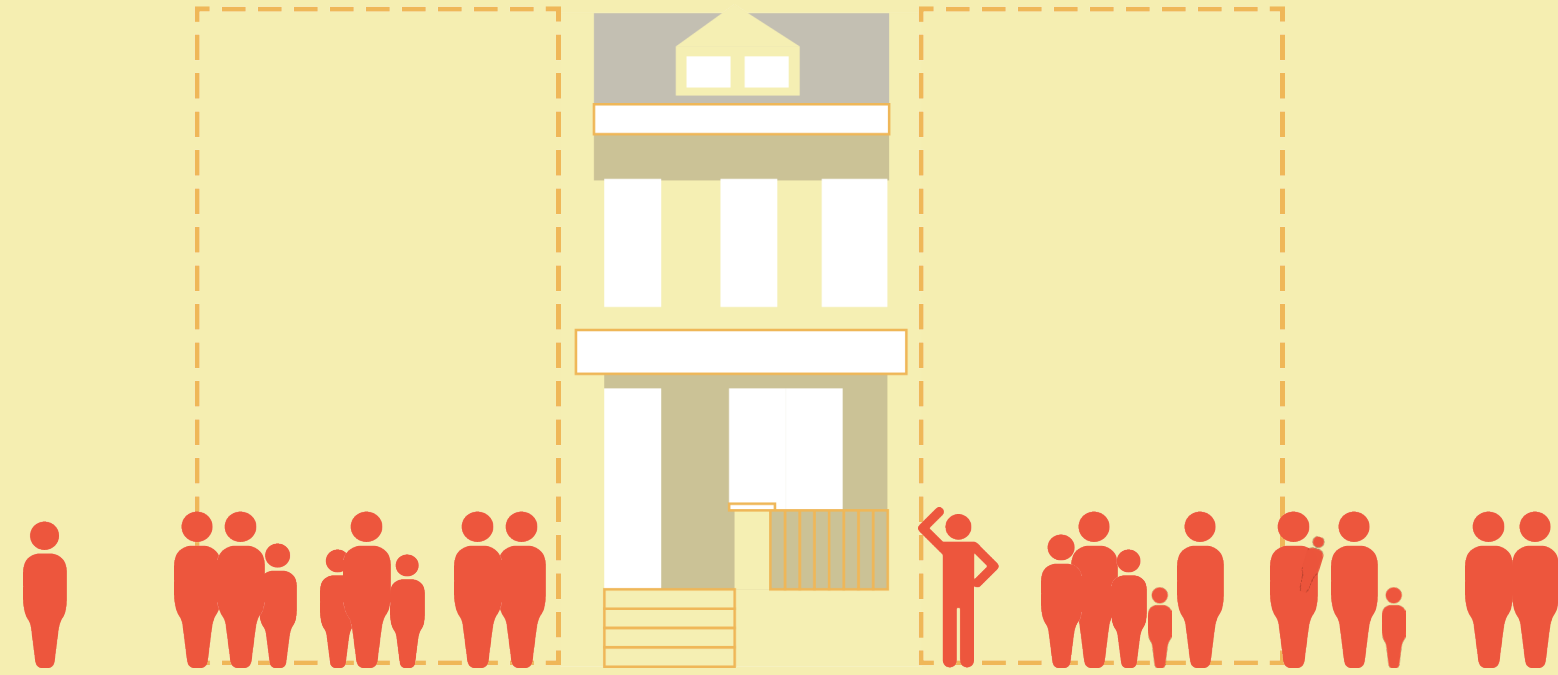
Housing shortage in DC



167 acres of parking lot  
23 acres of green space



Need of place



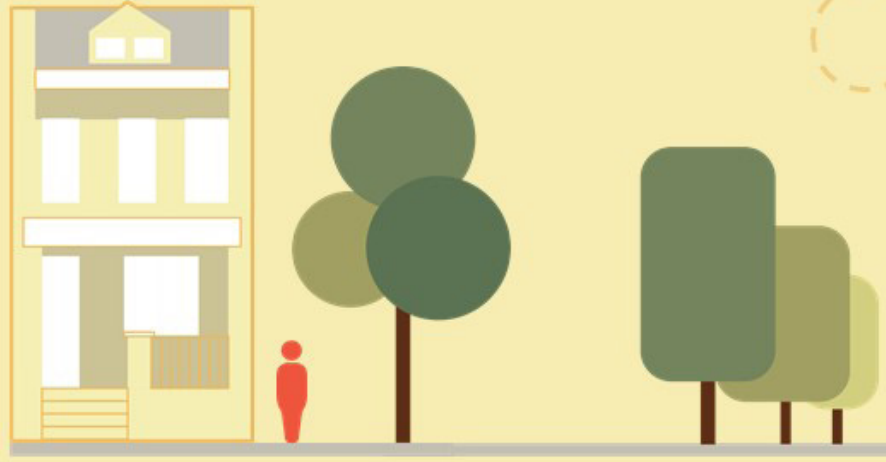
Population growth and not enough affordable housing



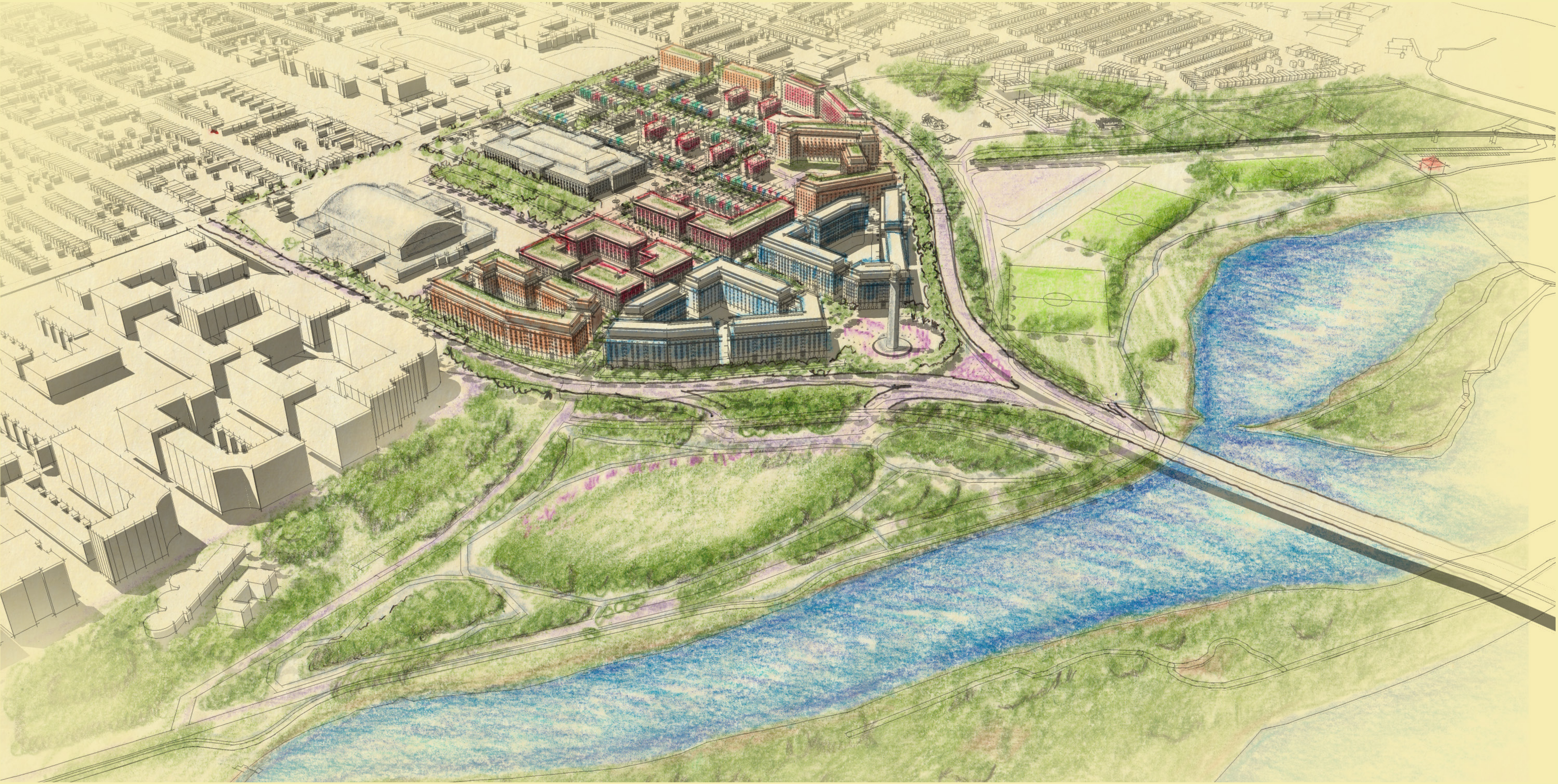
Need of space

## Housing Conditions

- PROS**
- Clear identity in form
  - Great walkable streets
  - Great tree cover
  - Great parks



- CONS**
- Few housing options
  - Only attracts one kind of population



## Housing Types

Rowhouse & 2over1



Large families  
140 units

14 Affordable units

Walk-Up



Single families  
60 units

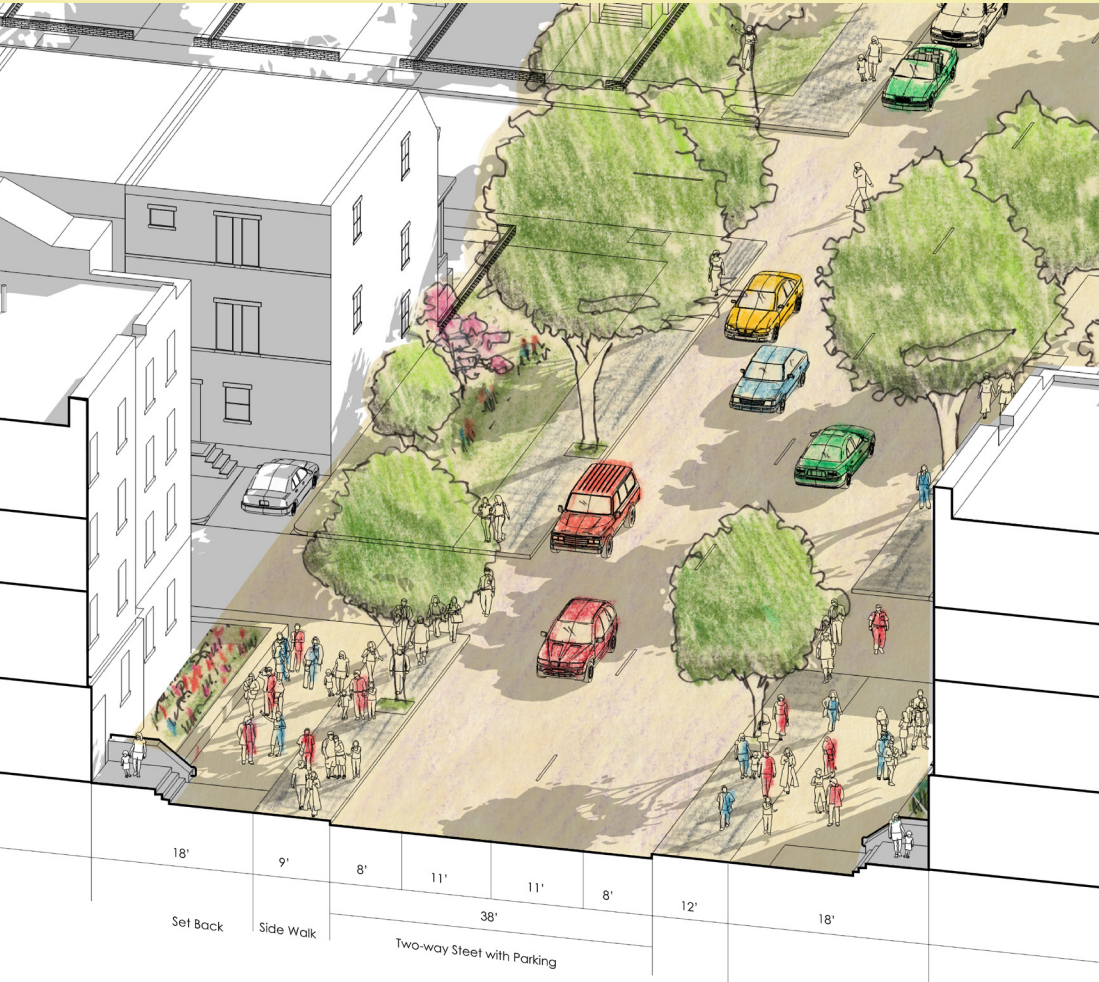
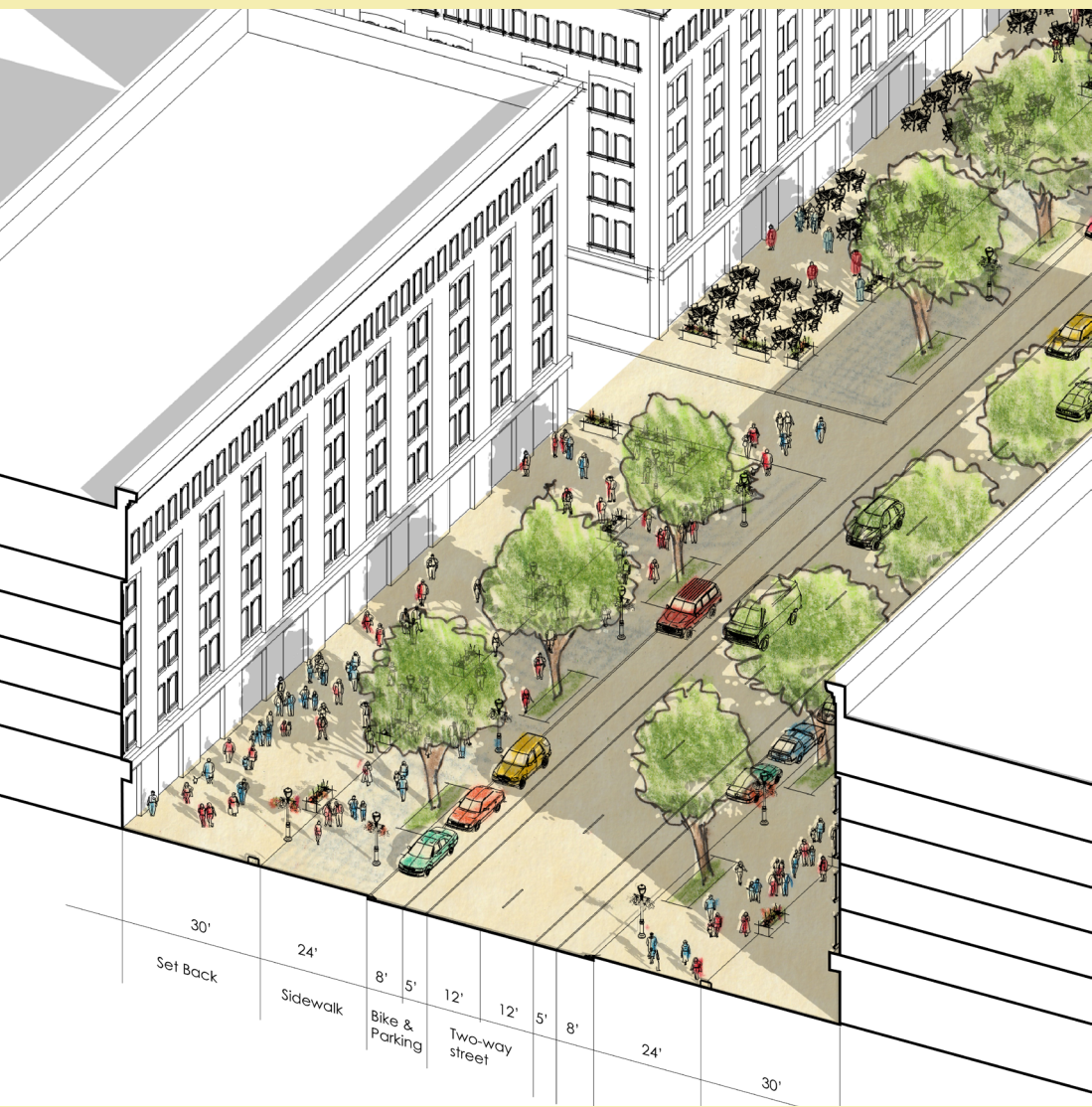
6 Affordable units

Apartments



Single families, singles, retired  
5500 units

550 Affordable units



Proposed Plan

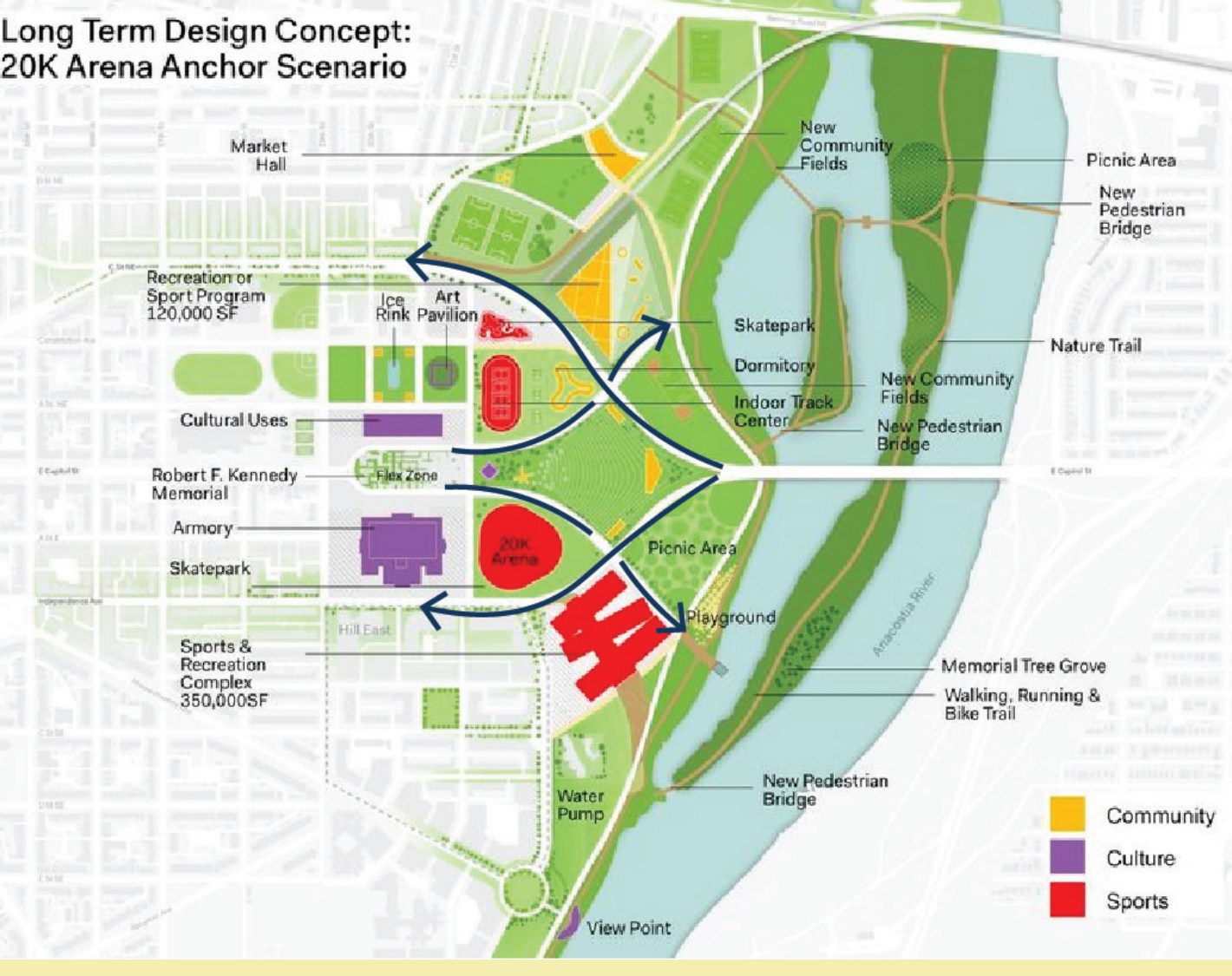
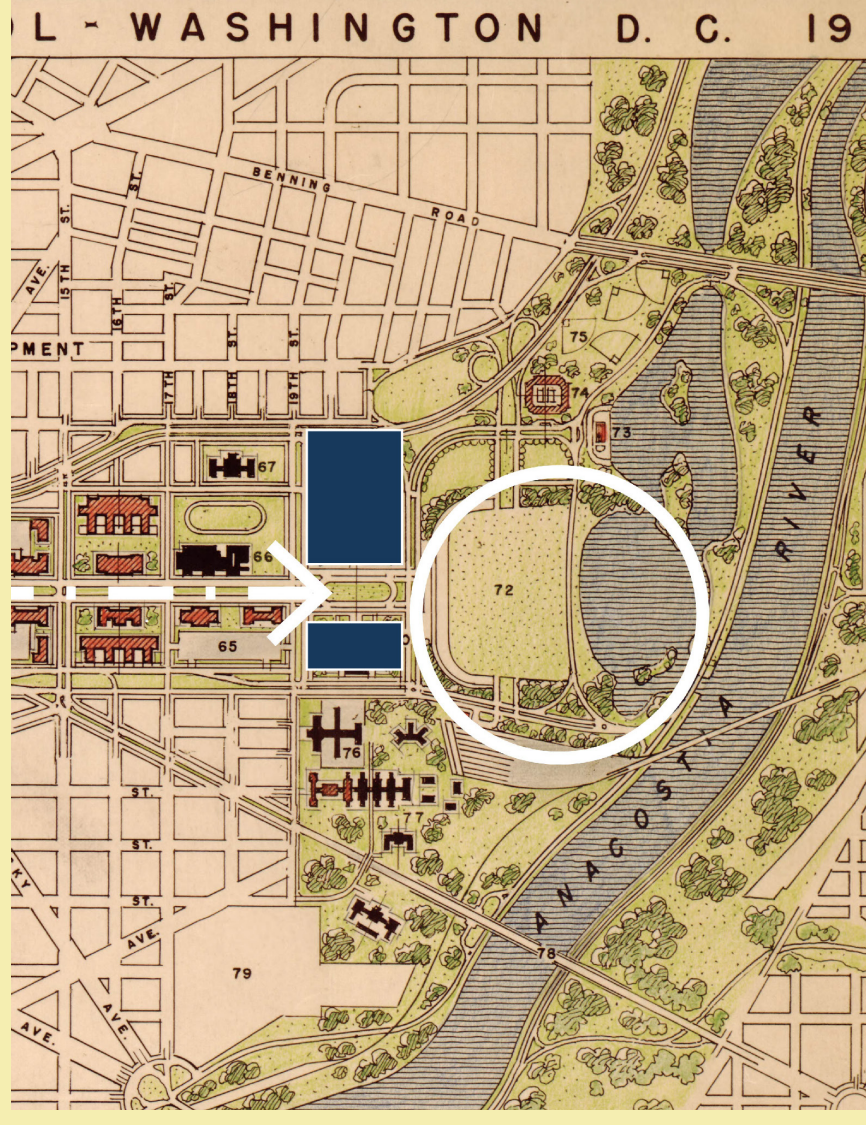
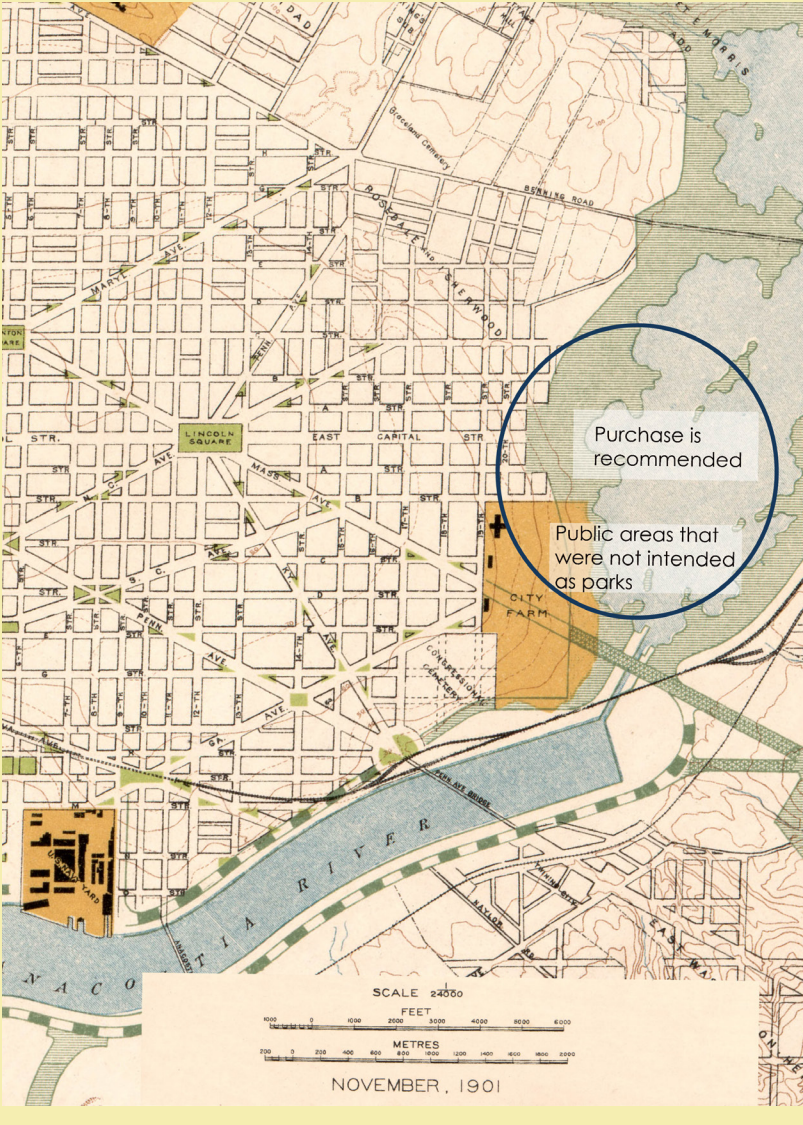
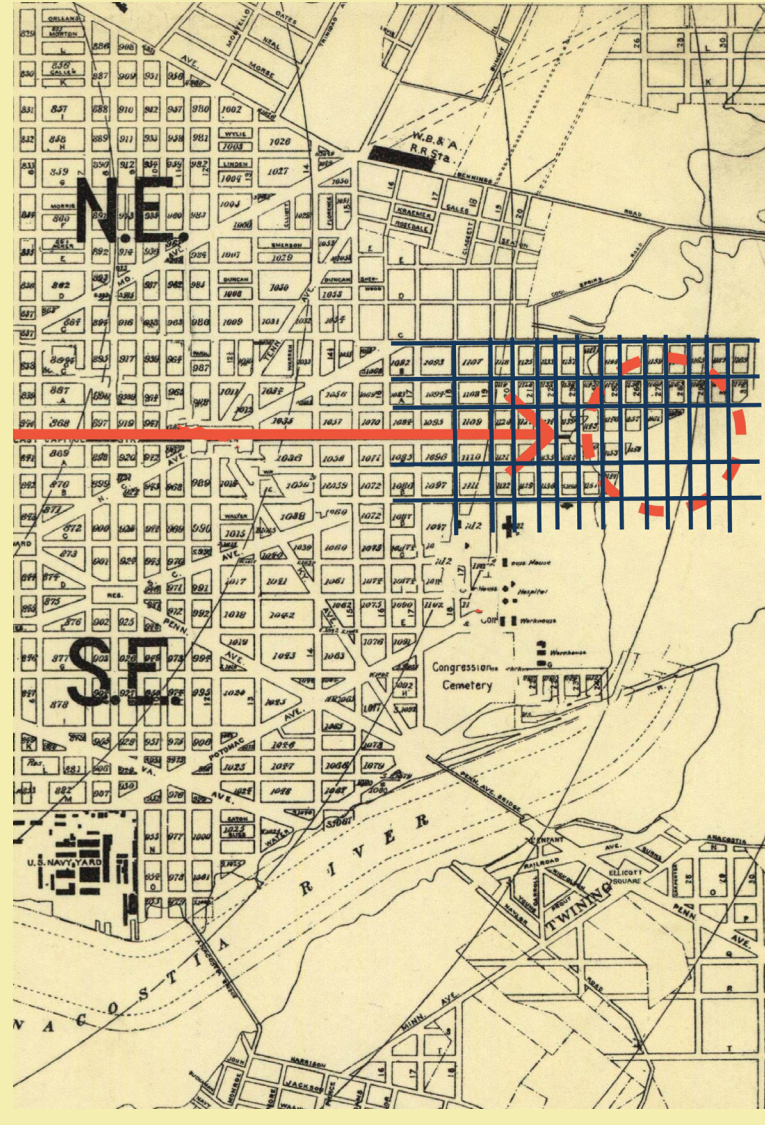
L'Enfant Plan, 1791

Ellicott's Revision, 1792

McMillan Plan, 1902

East-West Monumental  
Corridor, 1941

Current Mater Plan by  
OMA Architects



## Site Conditions

- PROS**
- 190 Acres
  - Access to the river
  - Connection to 295
  - Close to the urban fabric
  - Access to a Metro station



- CONS**
- Too close to the river
  - Divides the site in 3
  - Metro ramp on the northern area
  - Terrain is low and irregular
  - 100-year flood plain takes a big area

