

Farewell, RFK.  
Hello Affordability and Place  
RFK Transformation to Neighborhoods

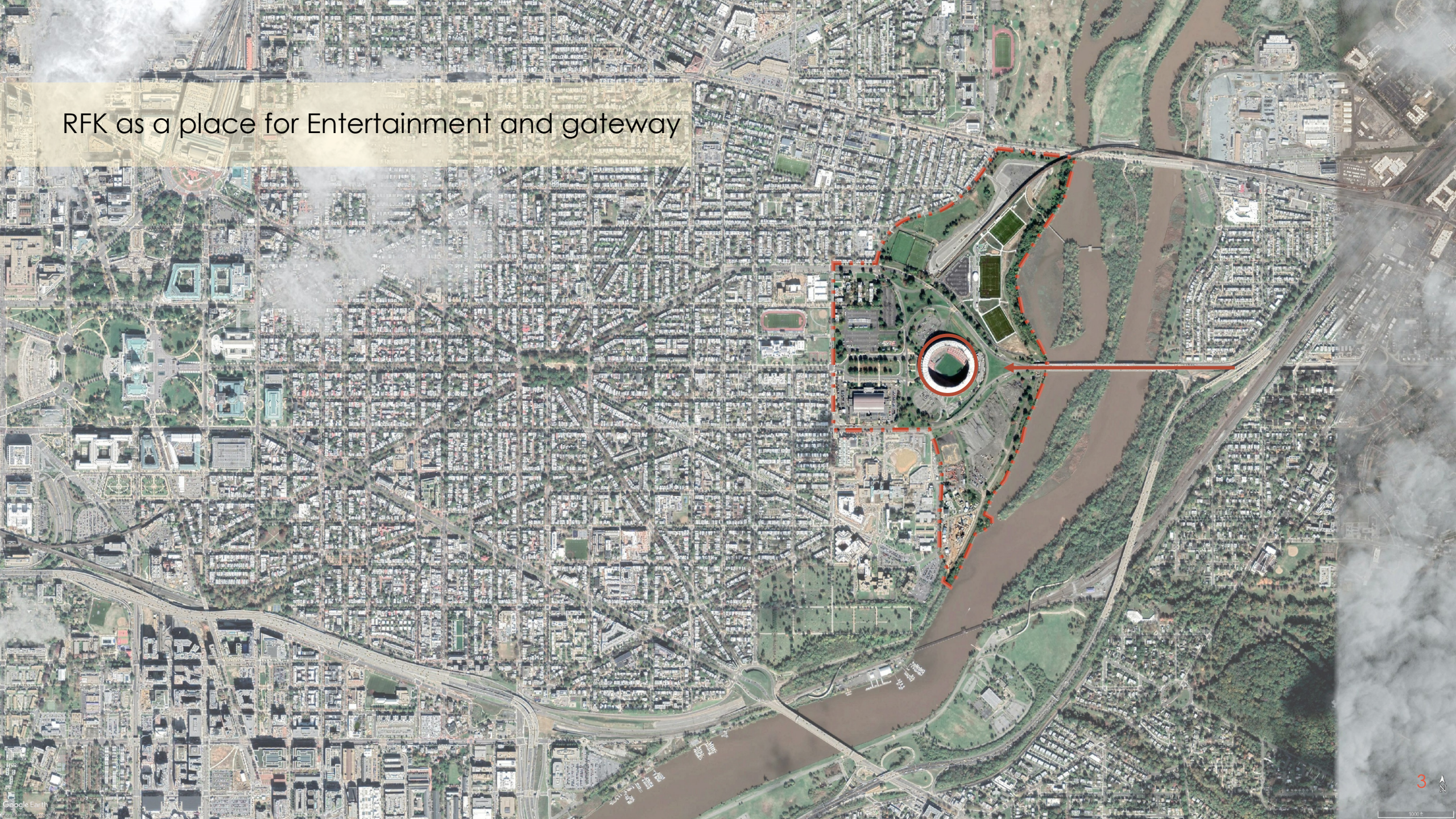


RFK was scheduled to be demolished in 2021



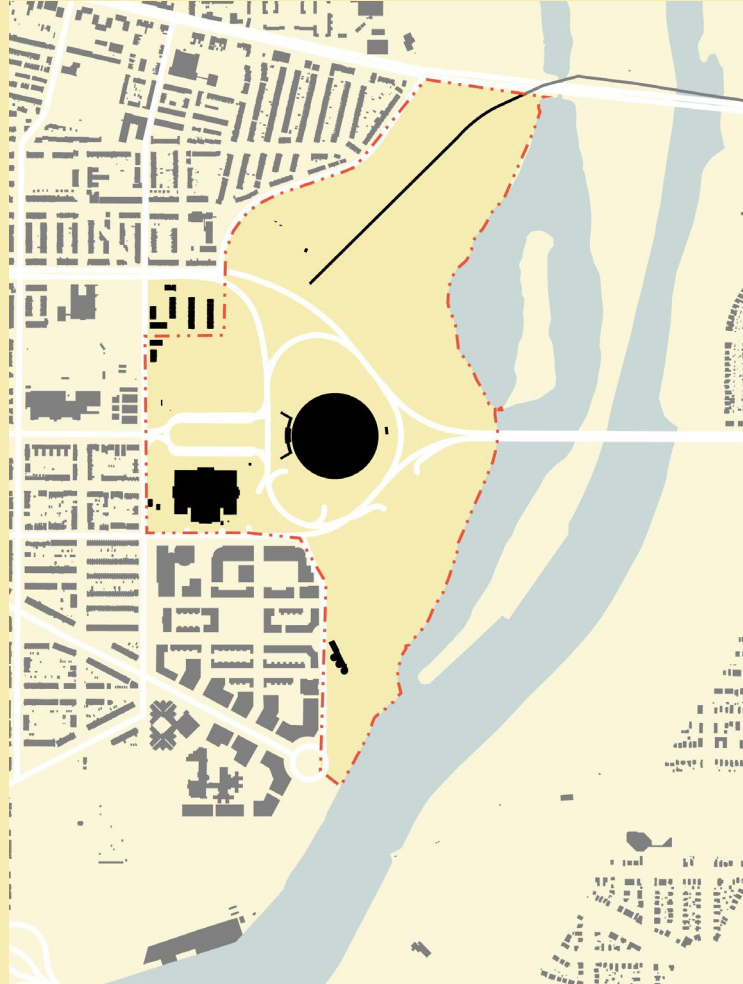


RFK as a place for Entertainment and gateway





The opportunity of  
a beautiful place

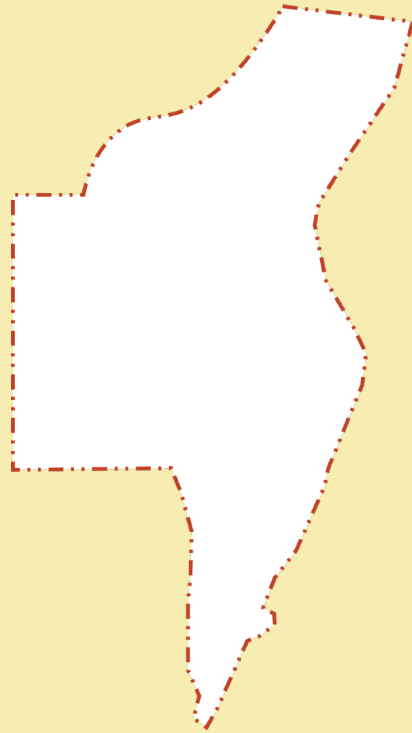


190 acres



167 acres parking lot  
23 acres of green space





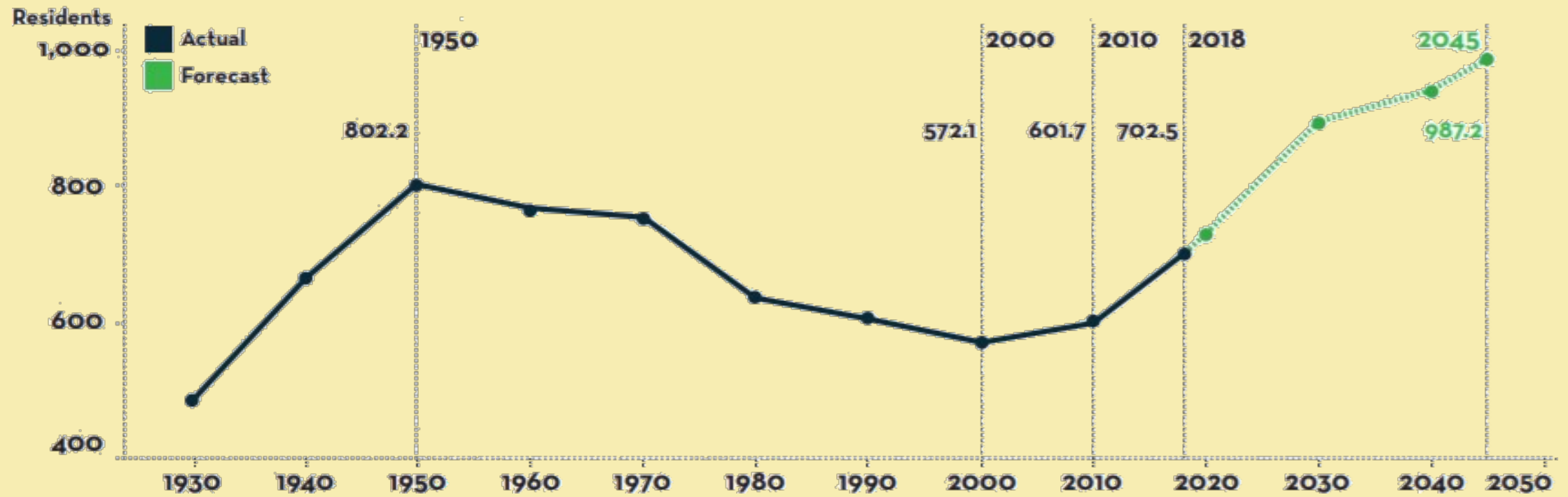


## Housing Shortage in DC



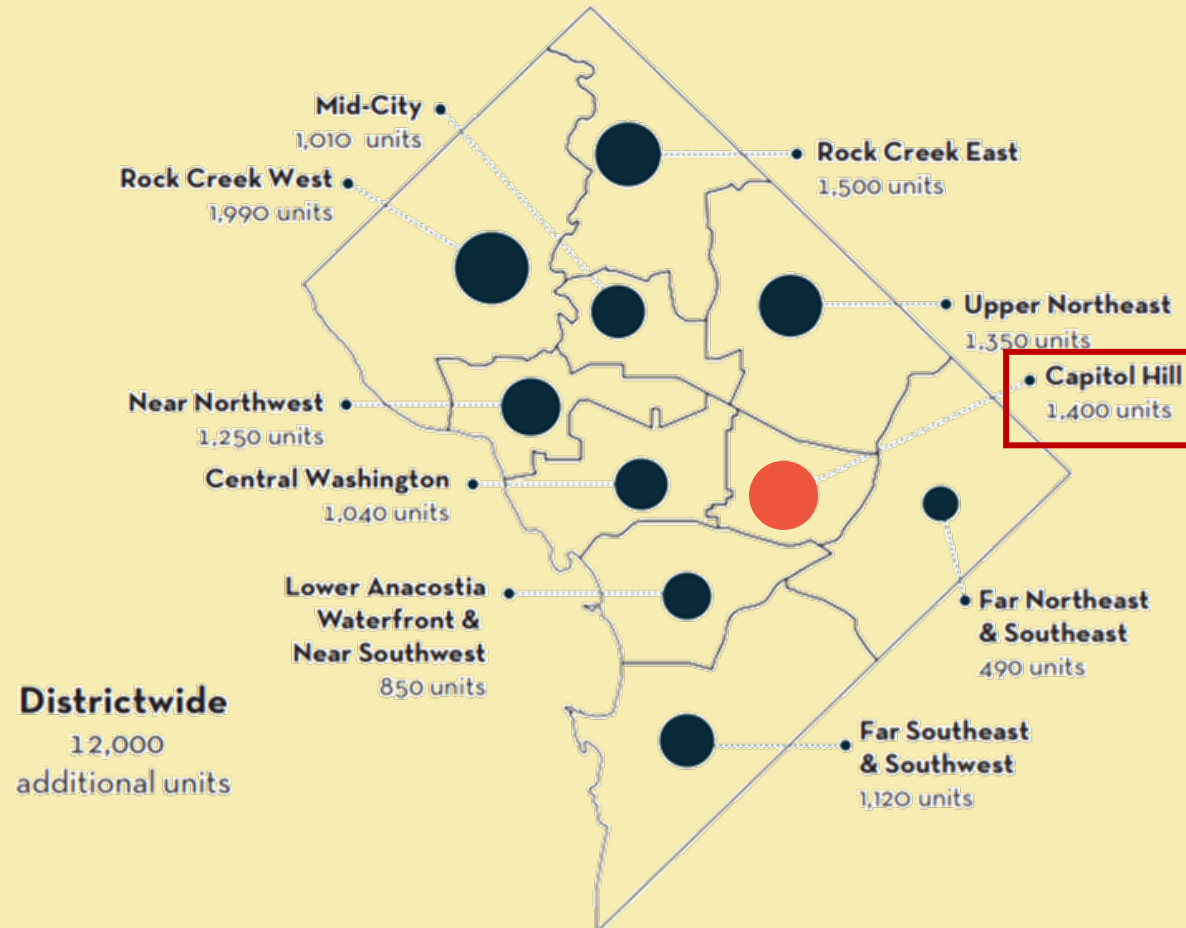


Figure 3. Washington, DC Population Growth & Forecast (000s)



# Affordable Housing Goals

Figure 2. 2025 Dedicated Affordable Housing Production Goals



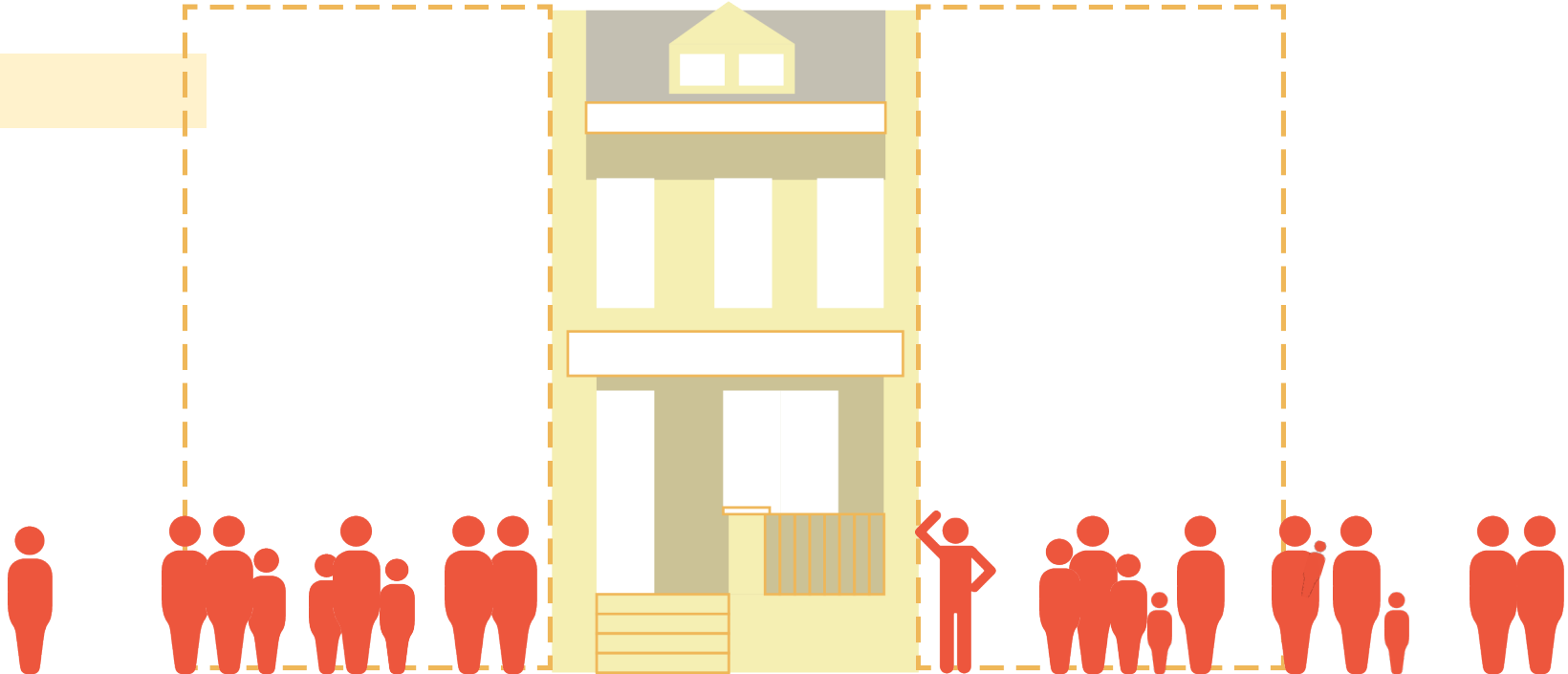


DC needs housing

1 400 (goal)

-280 (current)

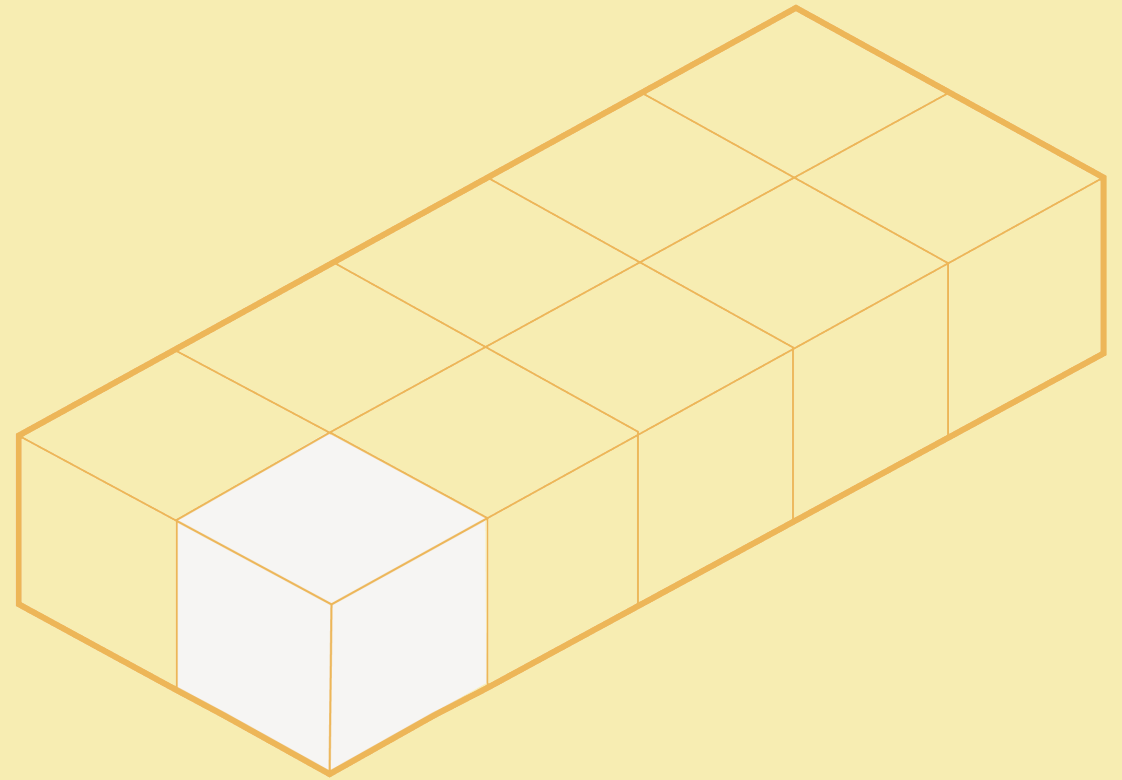
**1 120** affordable units needed



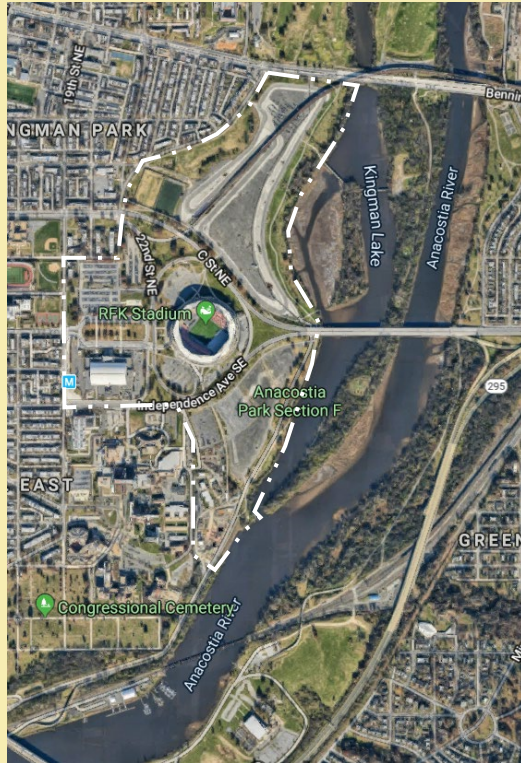
# Affordable Housing in DC

## Inclusionary Zones

requires 8 %–10 % of the residential floor area be set aside for affordable rental or for-sale units







Need of place



Need of space



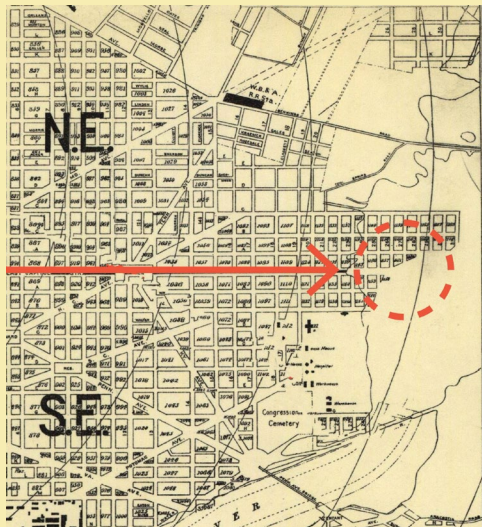


# History of the Site





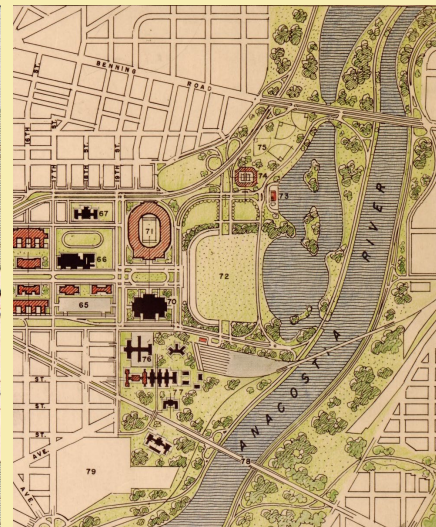
L'Enfant Plan, 1791



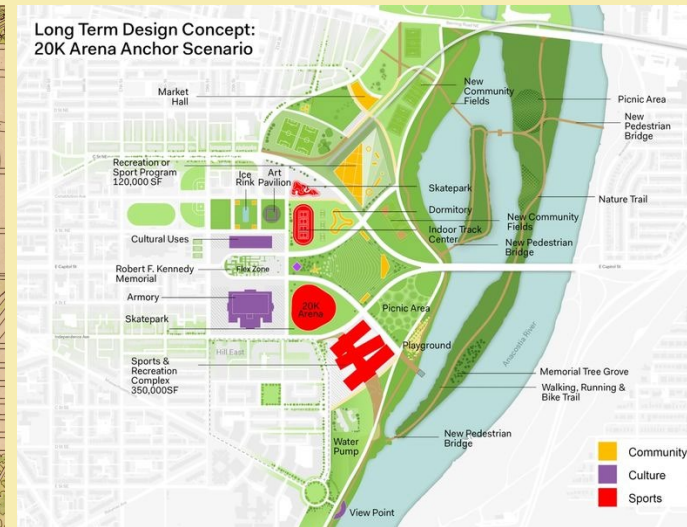
Ellicott's Revision, 1792



McMillan Plan, 1902  
"The Report of the Senate Park Commission. The Improvement of the Park System of the District of Columbia"



Development of the central area west and east of the Capitol-Washington D.C. 1941



Current Master Plan by OMA Architects

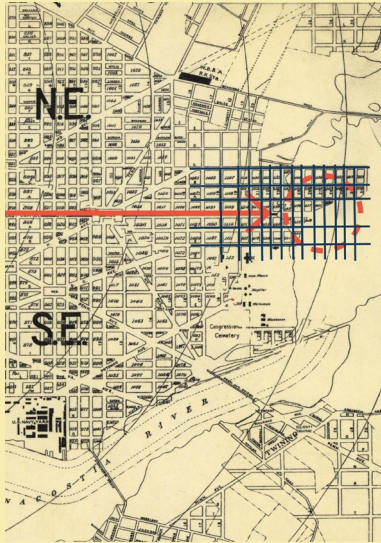


# Lessons from History



L'Enfant Plan, 1791

Public space and connections



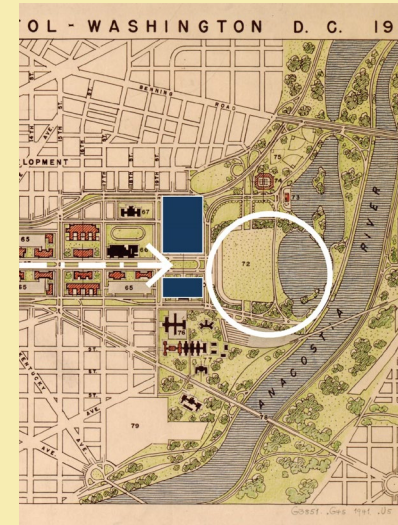
Ellicott's Revision, 1792

Extension of the residential grid



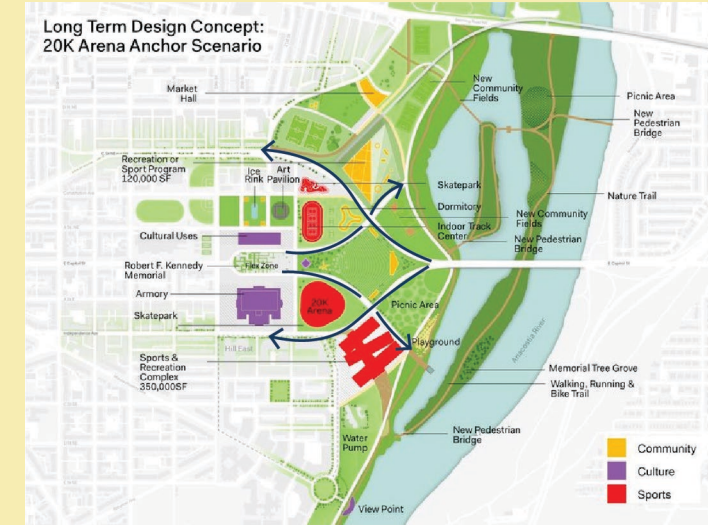
McMillan Plan, 1902  
"The Report of the Senate Park Commission. The Improvement of the Park System of the District of Columbia"

The value of the park



Development of the central area west and east of the Capitol-Washington D.C. 1941

Institutional core, Building across DC Armory



Long Term Design Concept: 20K Arena Anchor Scenario

Keep existing infrastructure



# Site Conditions

## PROS

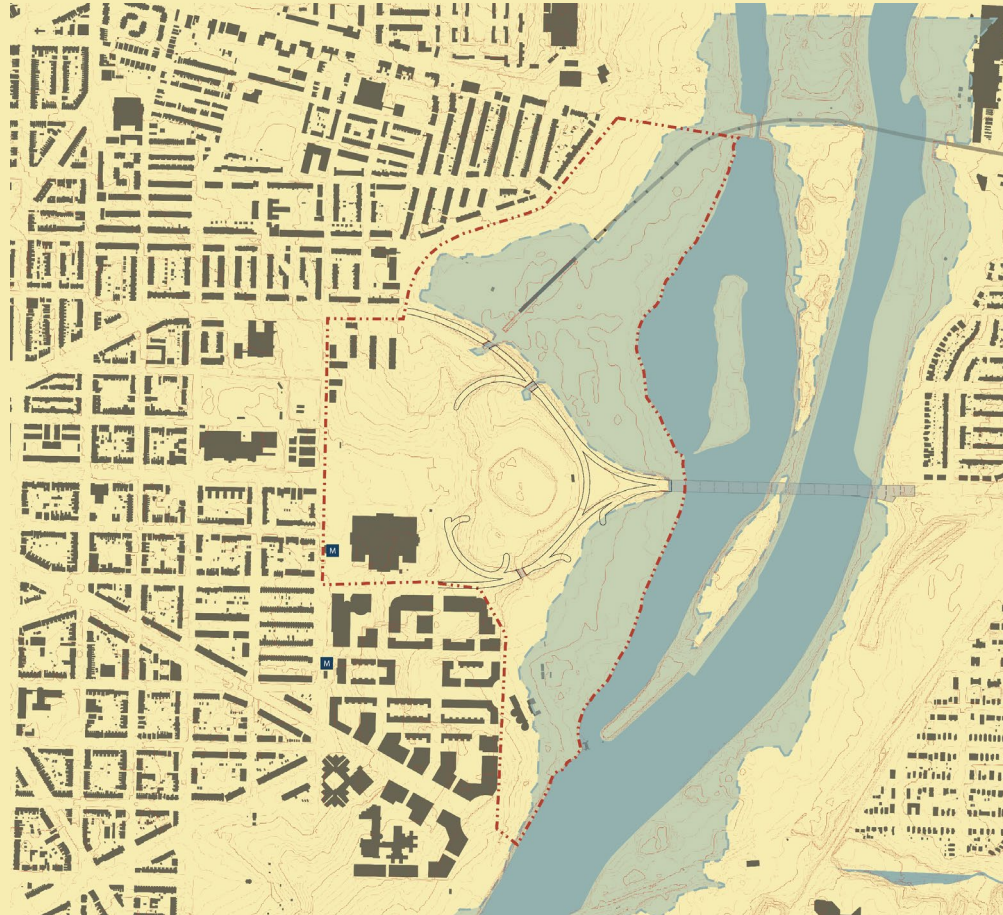
190 Acres

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

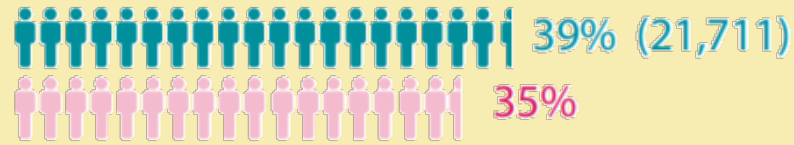
# Capitol Hill

## Age of Population

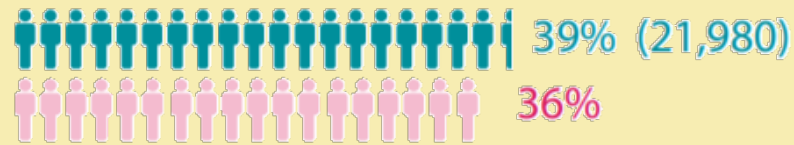
under age 18



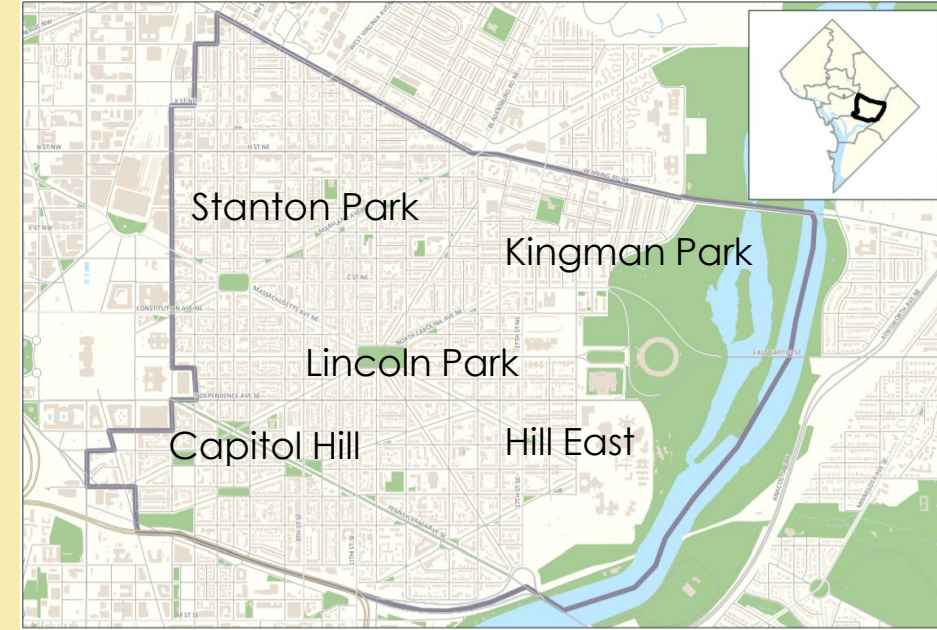
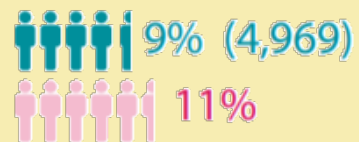
age 18-34



age 35-64

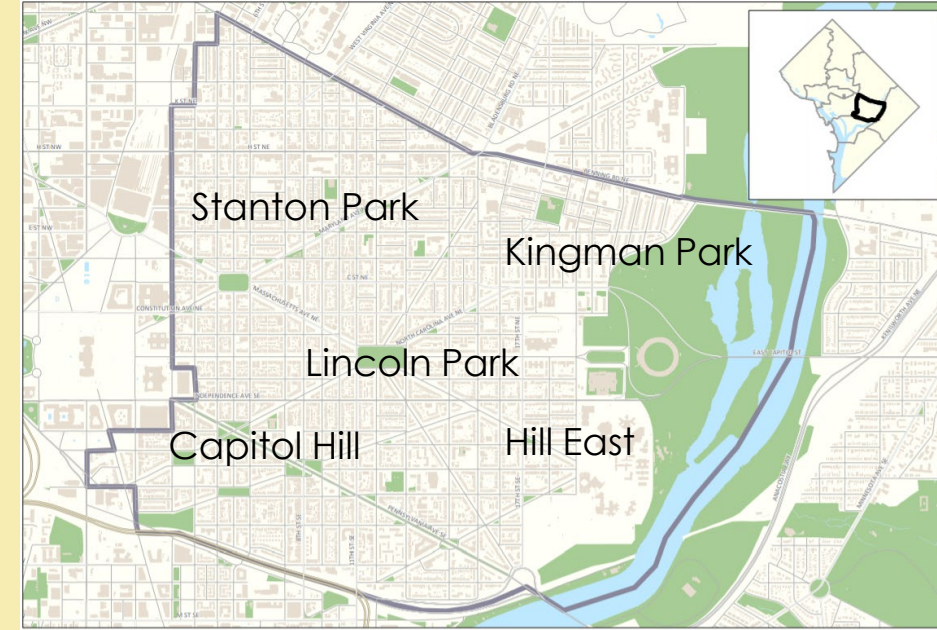


over 65

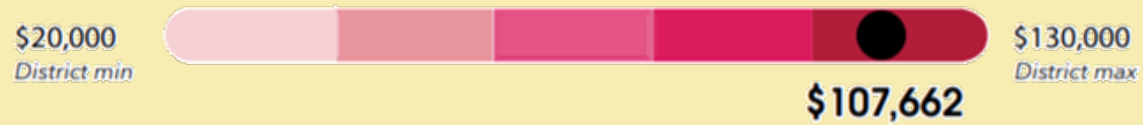




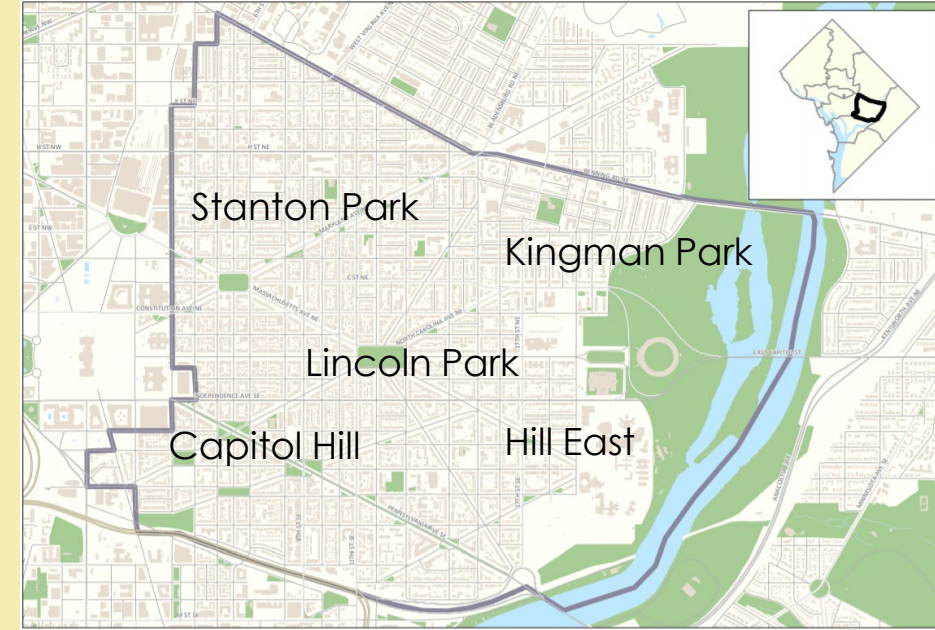
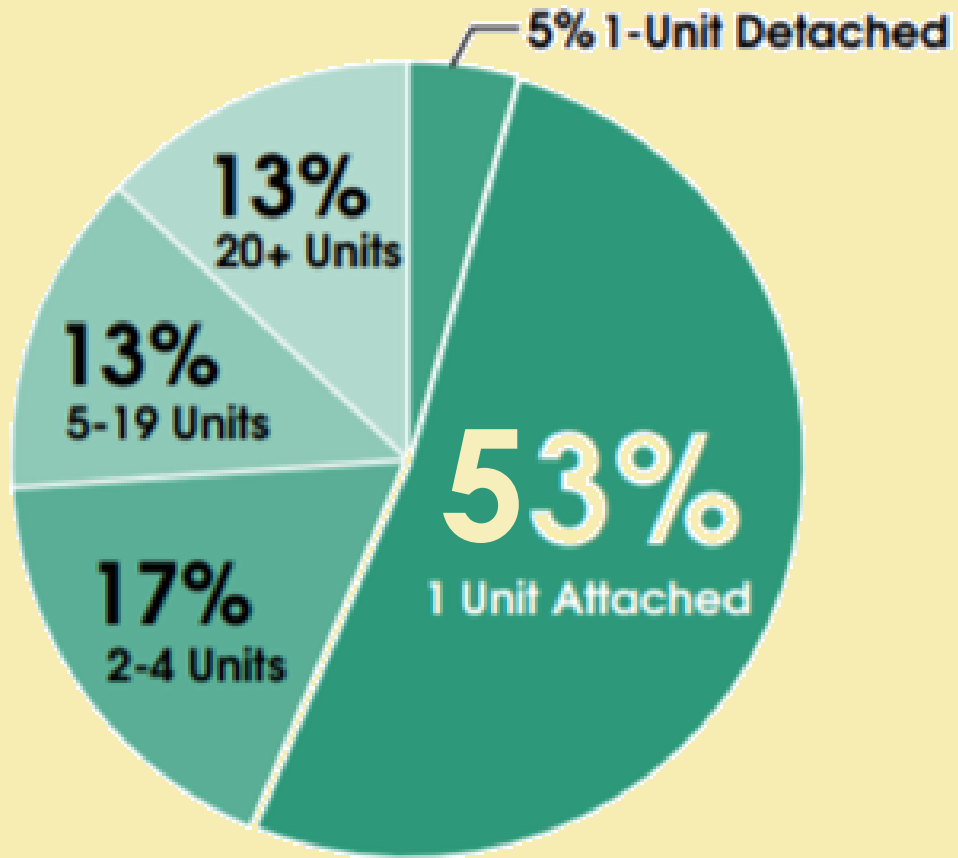
# Capitol Hill



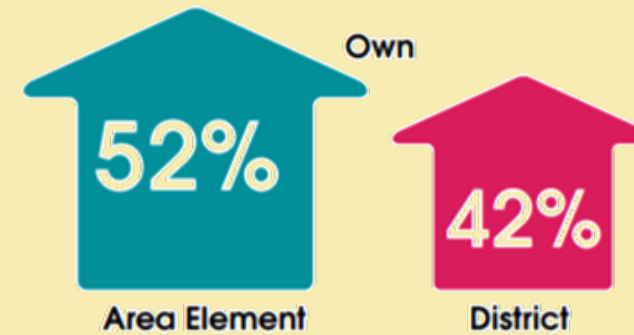
Income (DC avg \$69,235)



# Capitol Hill



## Home Ownership





# Housing Conditions

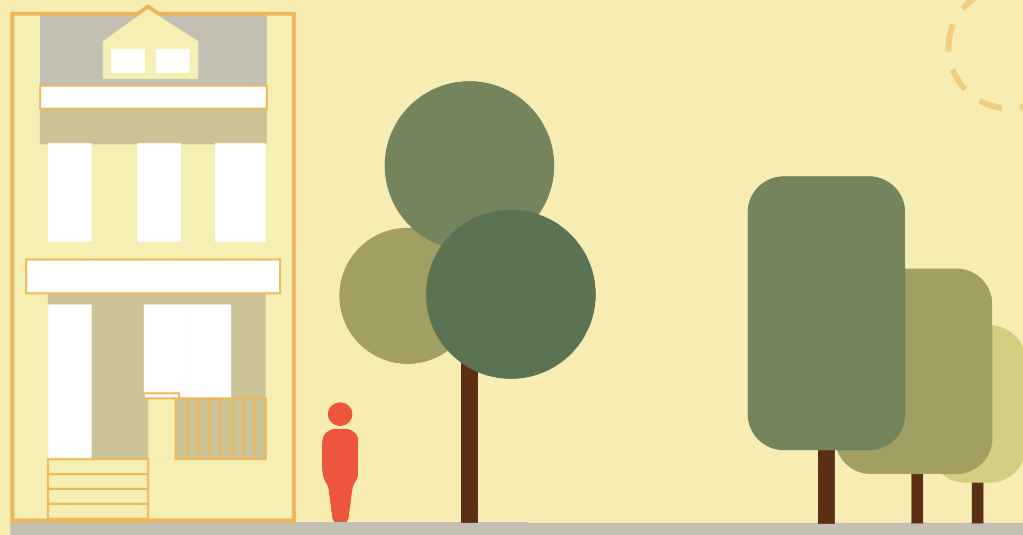
## PROS

Clear identity in form

Great walkable streets

Great tree cover

Great parks



## CONS

Few housing options  
Only attracts one kind of  
population

# The Community at RFK

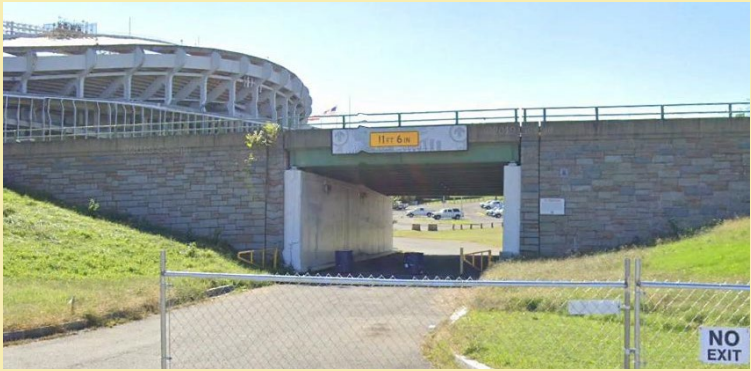
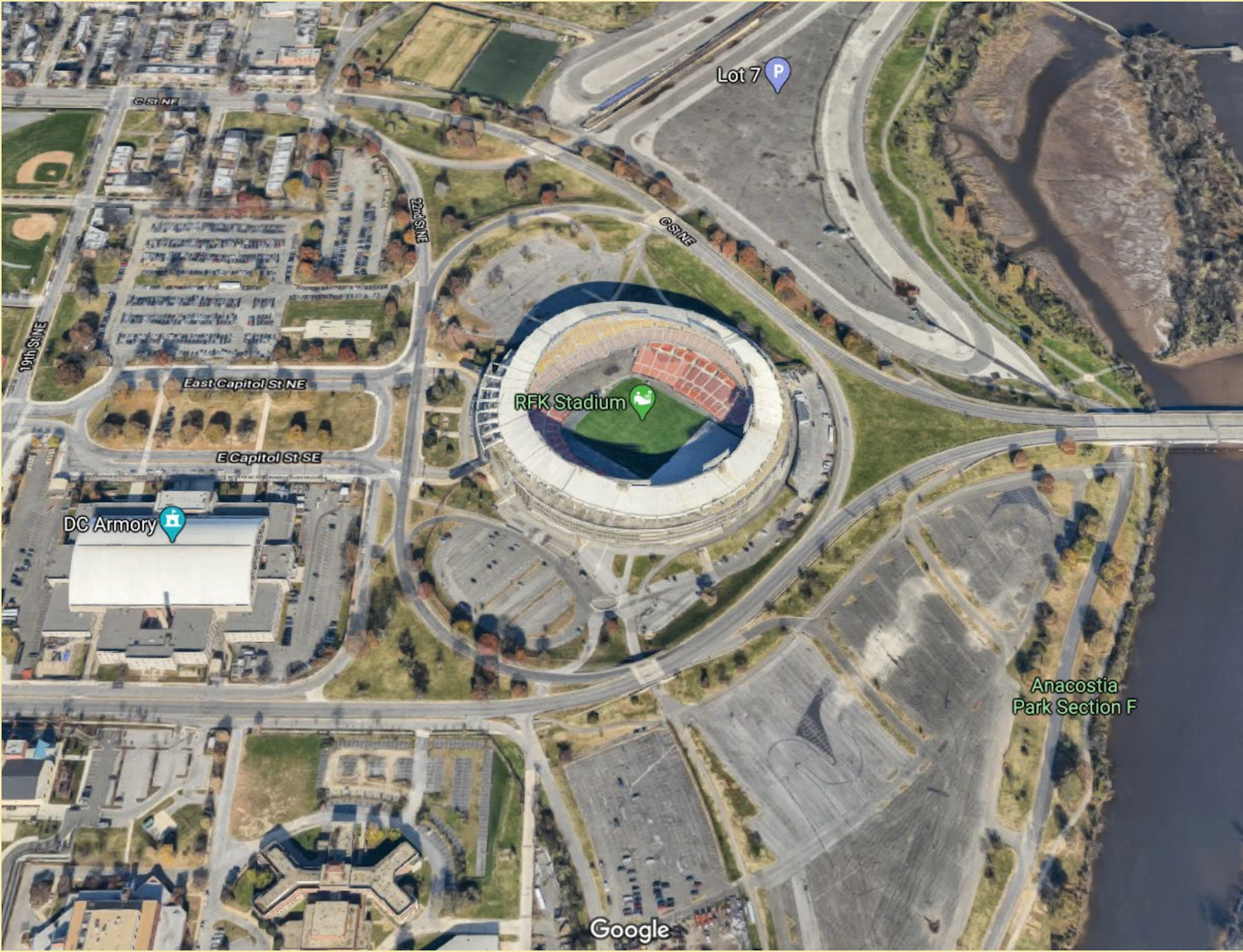




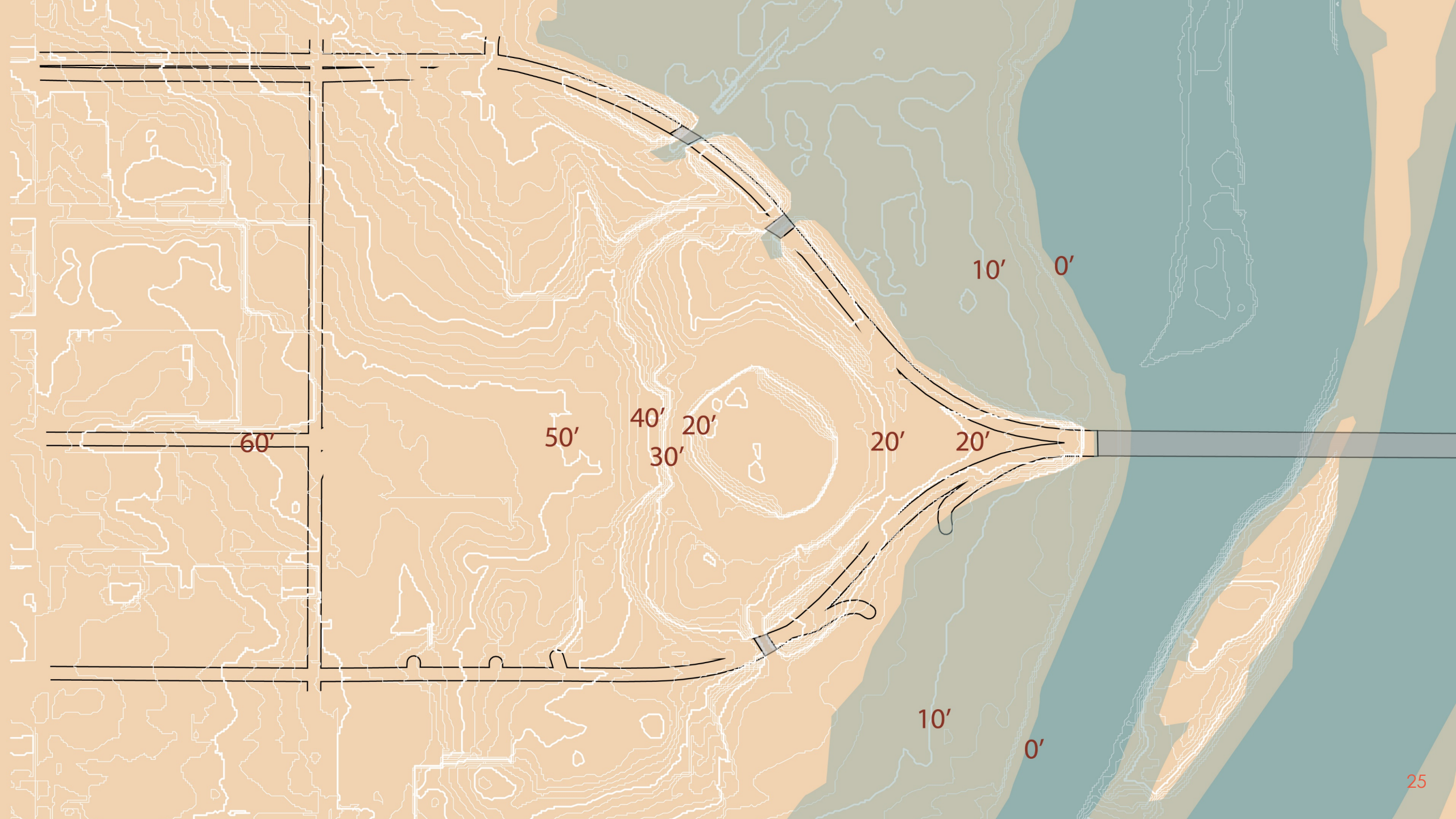


# Design Principles

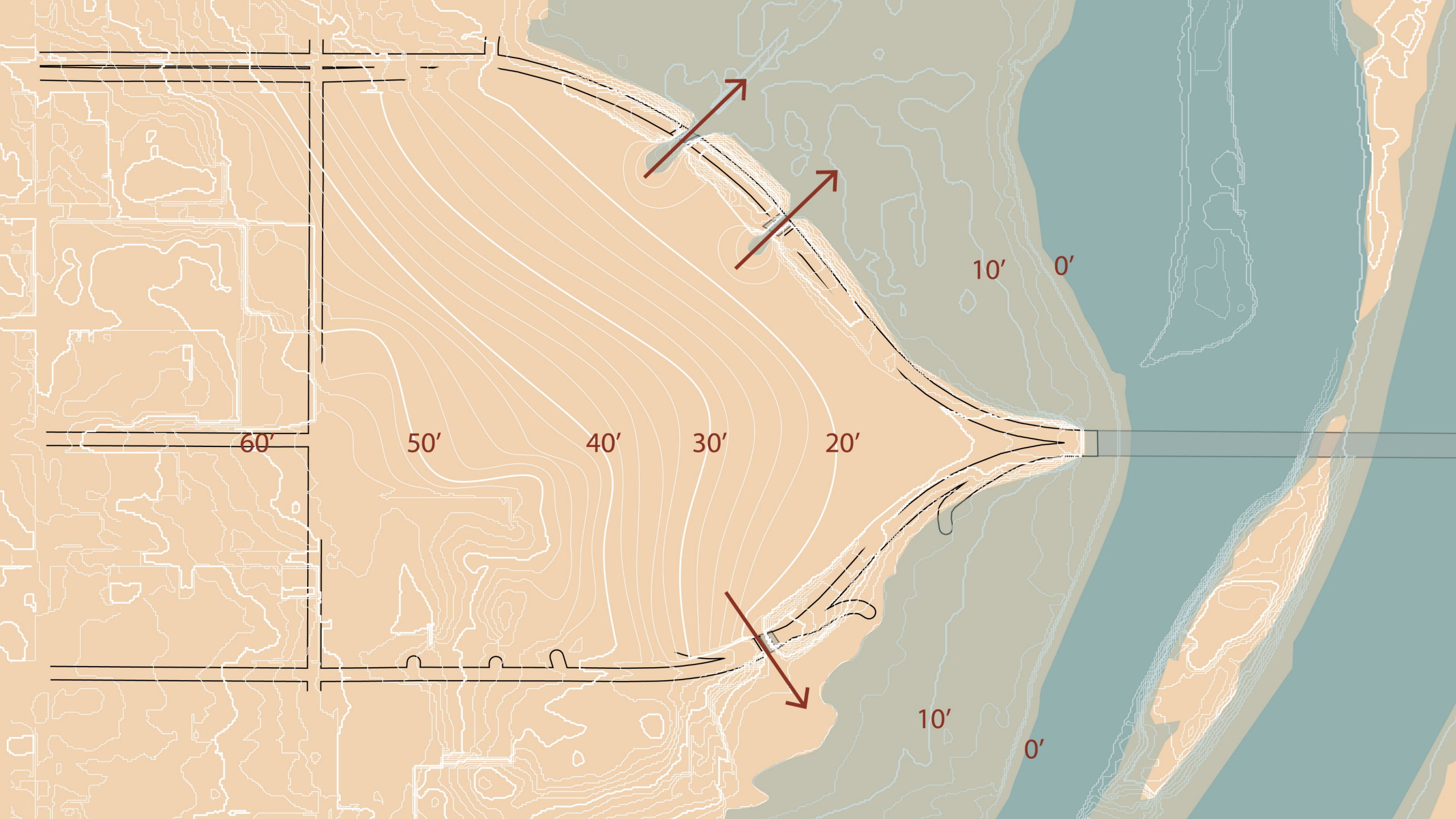


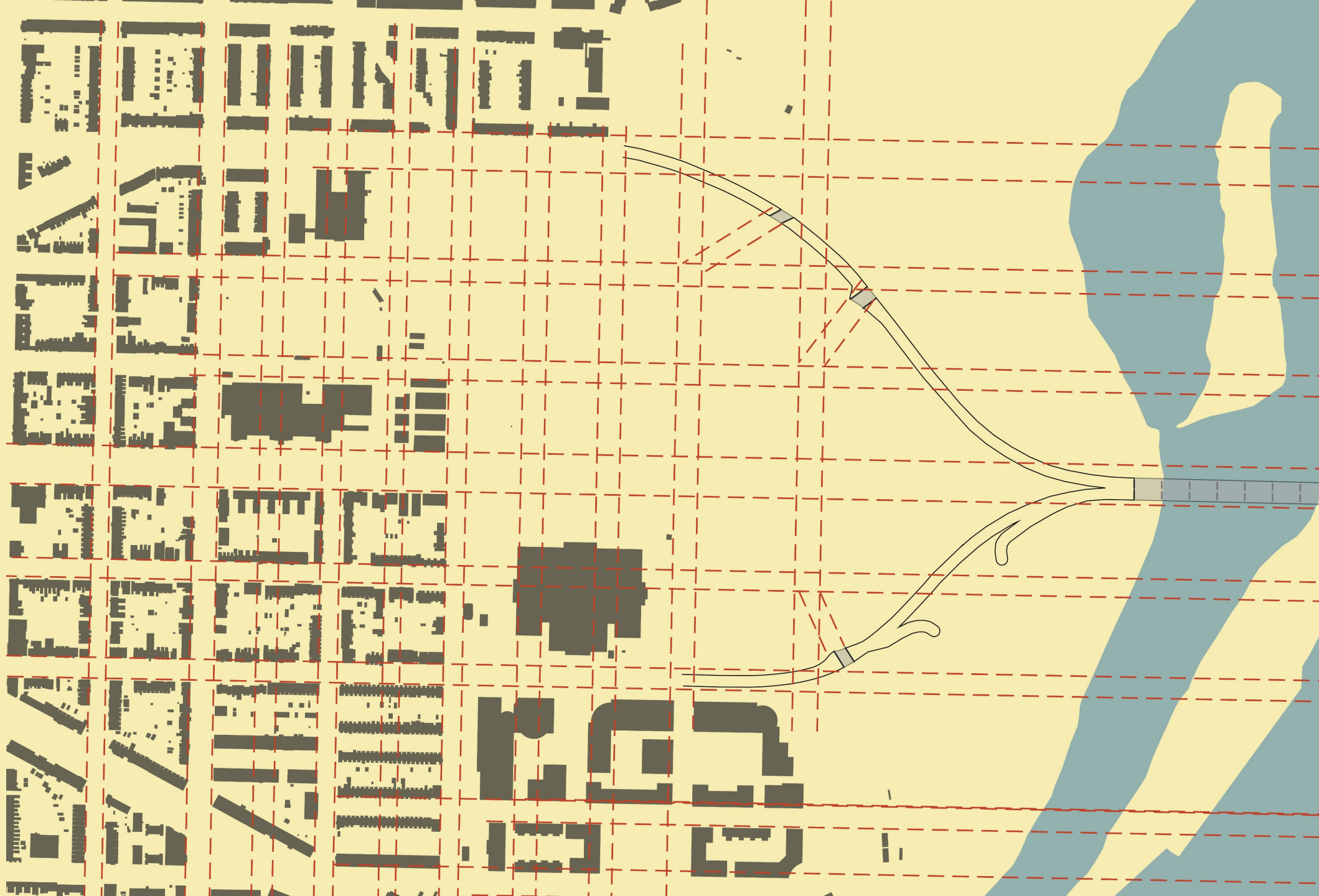
















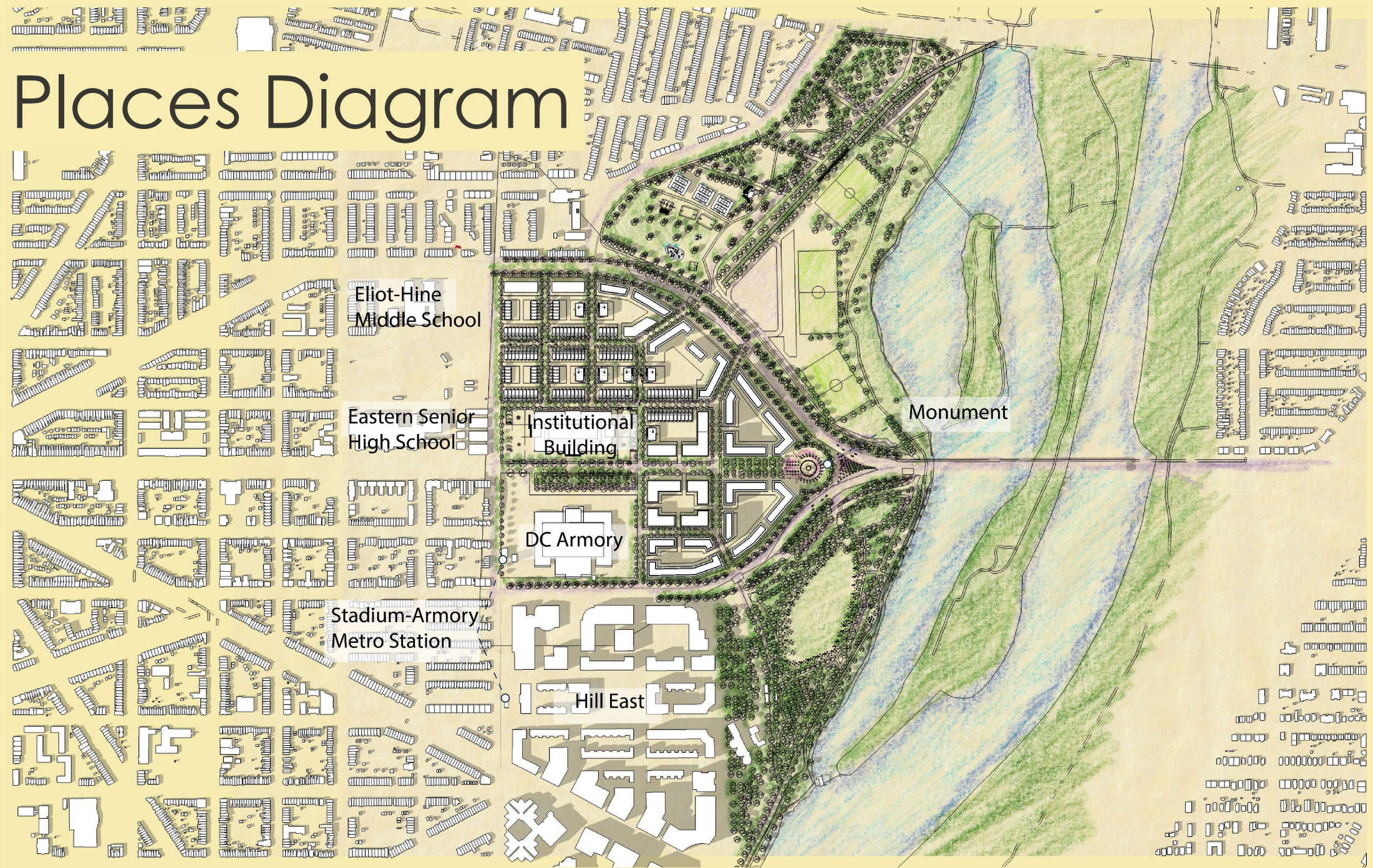


# Rendered Site Plan



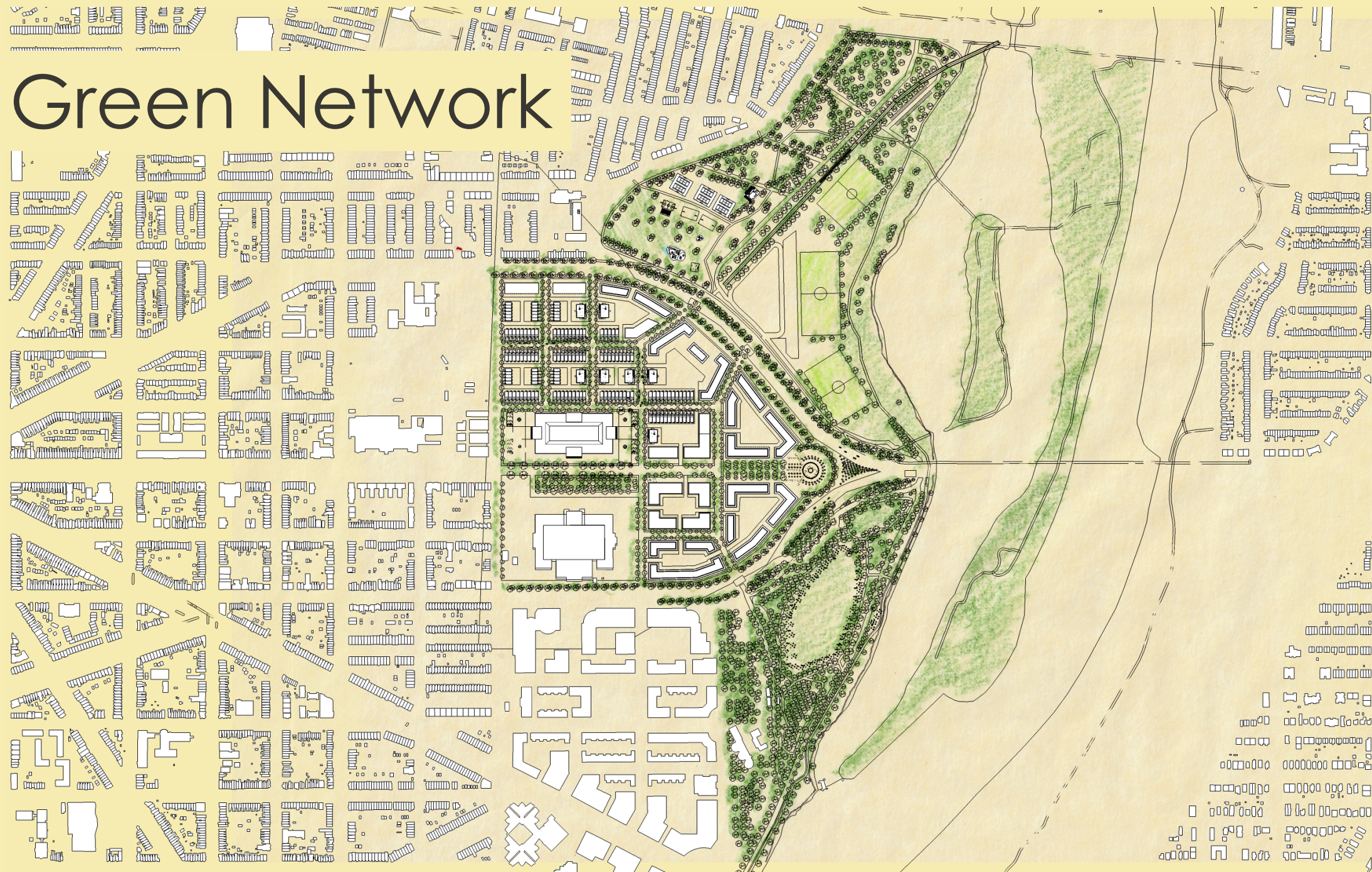


# Places Diagram





# Green Network





# Streets



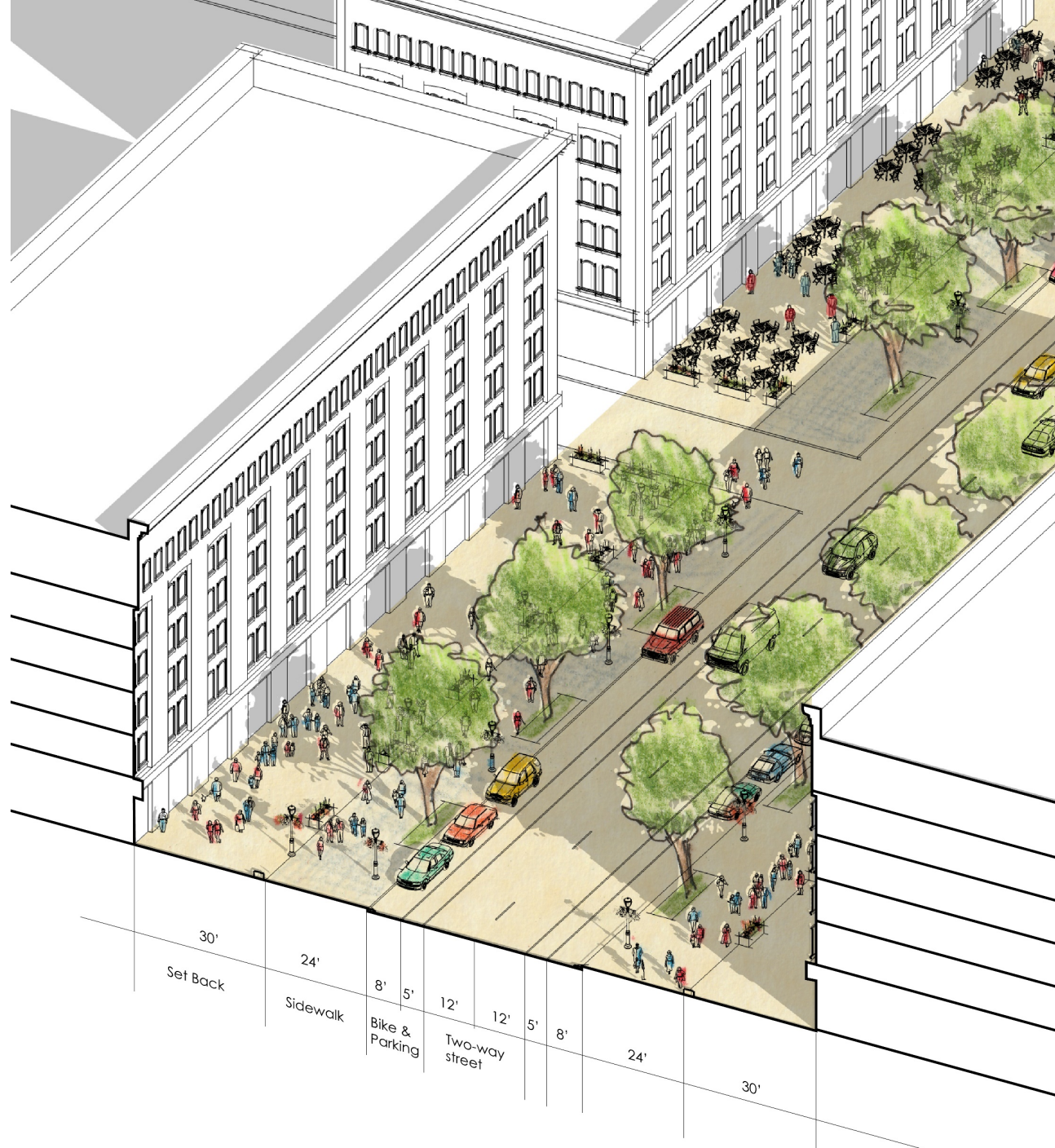
# East Capitol St.



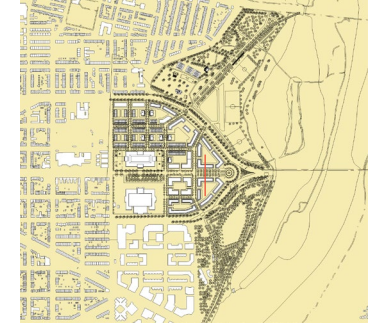










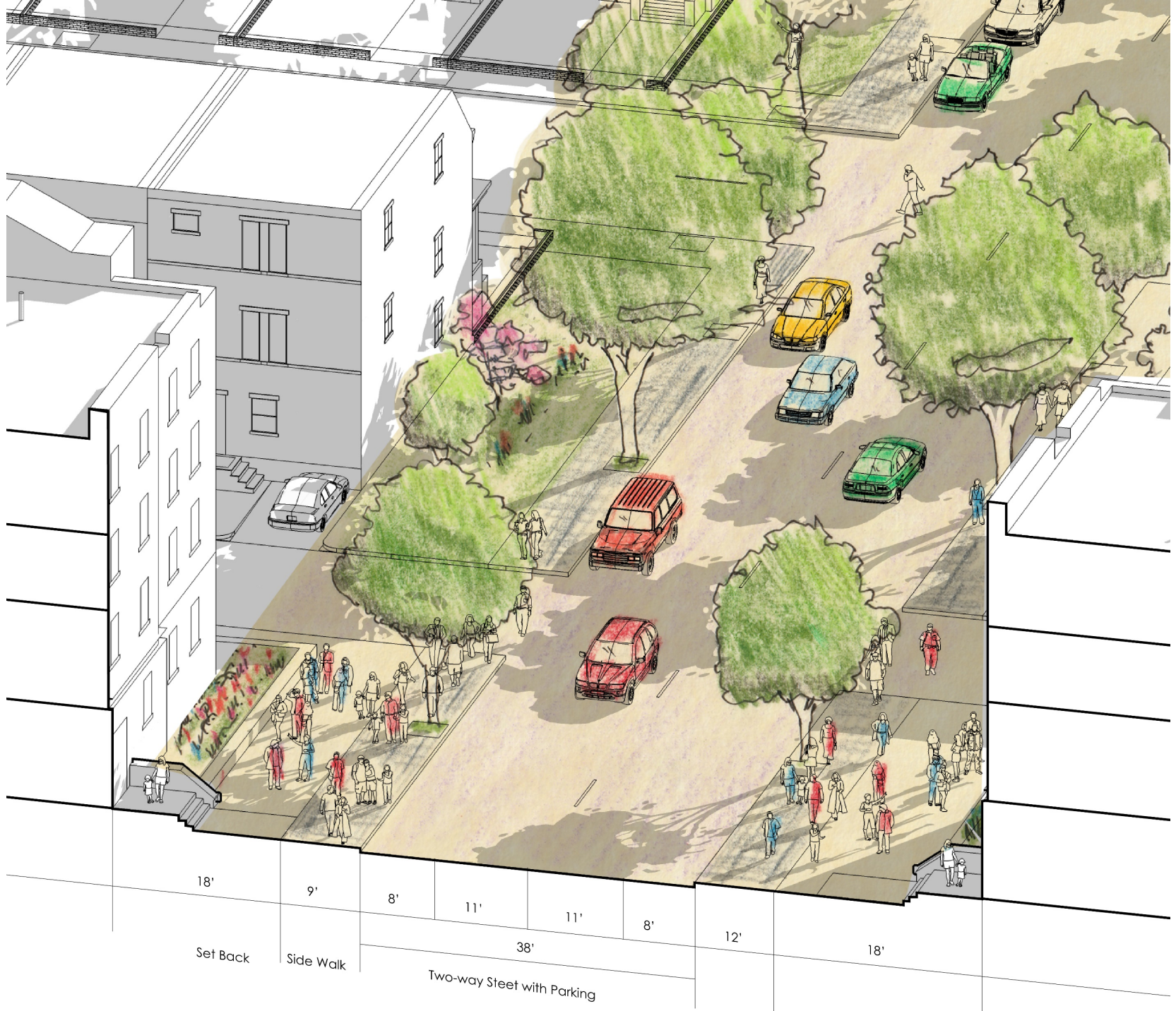




22<sup>nd</sup> St. NE





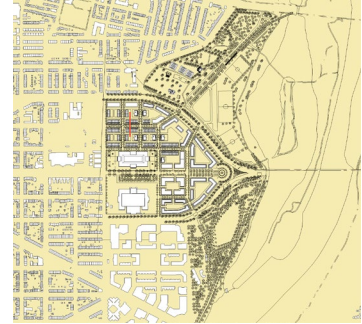




# Constitution Ave NE



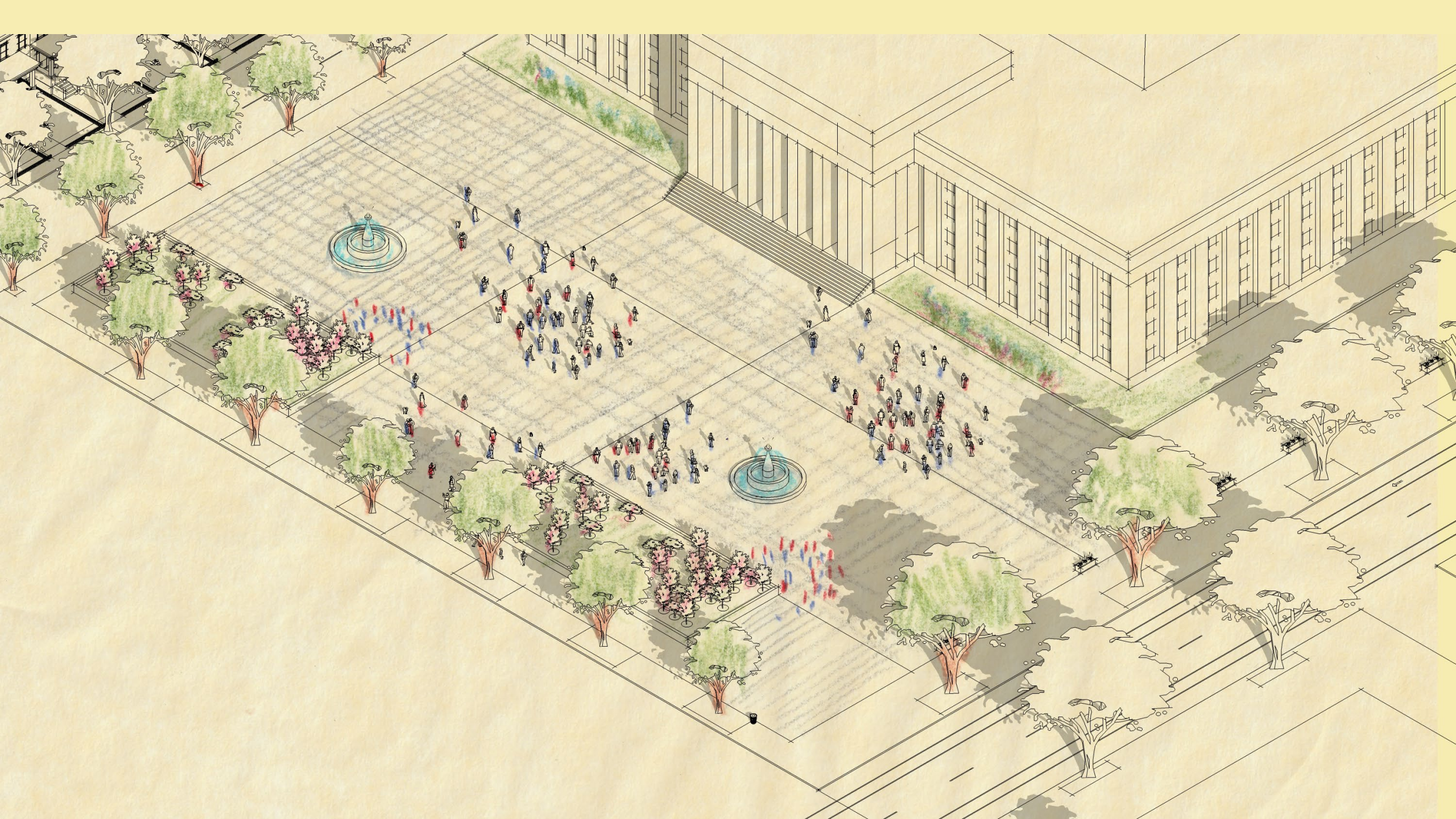




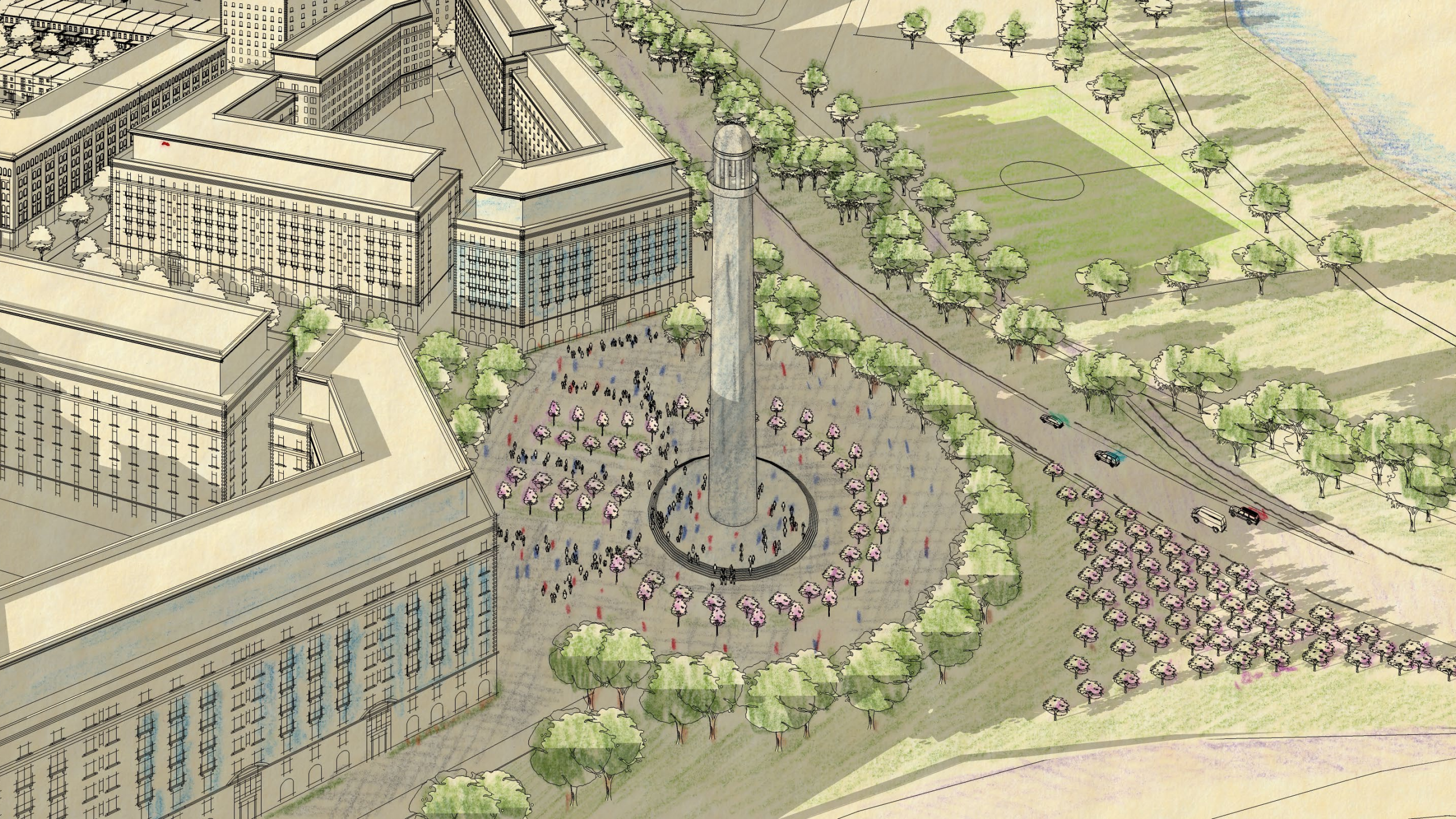


# Parks

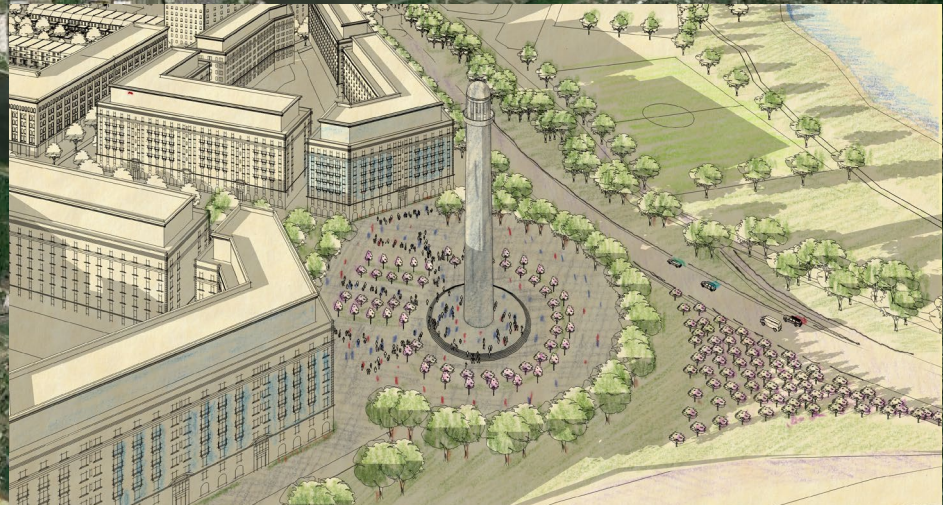




















Playground  
Park

Tennis  
Basketball

Skateboard

Covered metro  
ramp

Increase green  
area

Soccer Fields

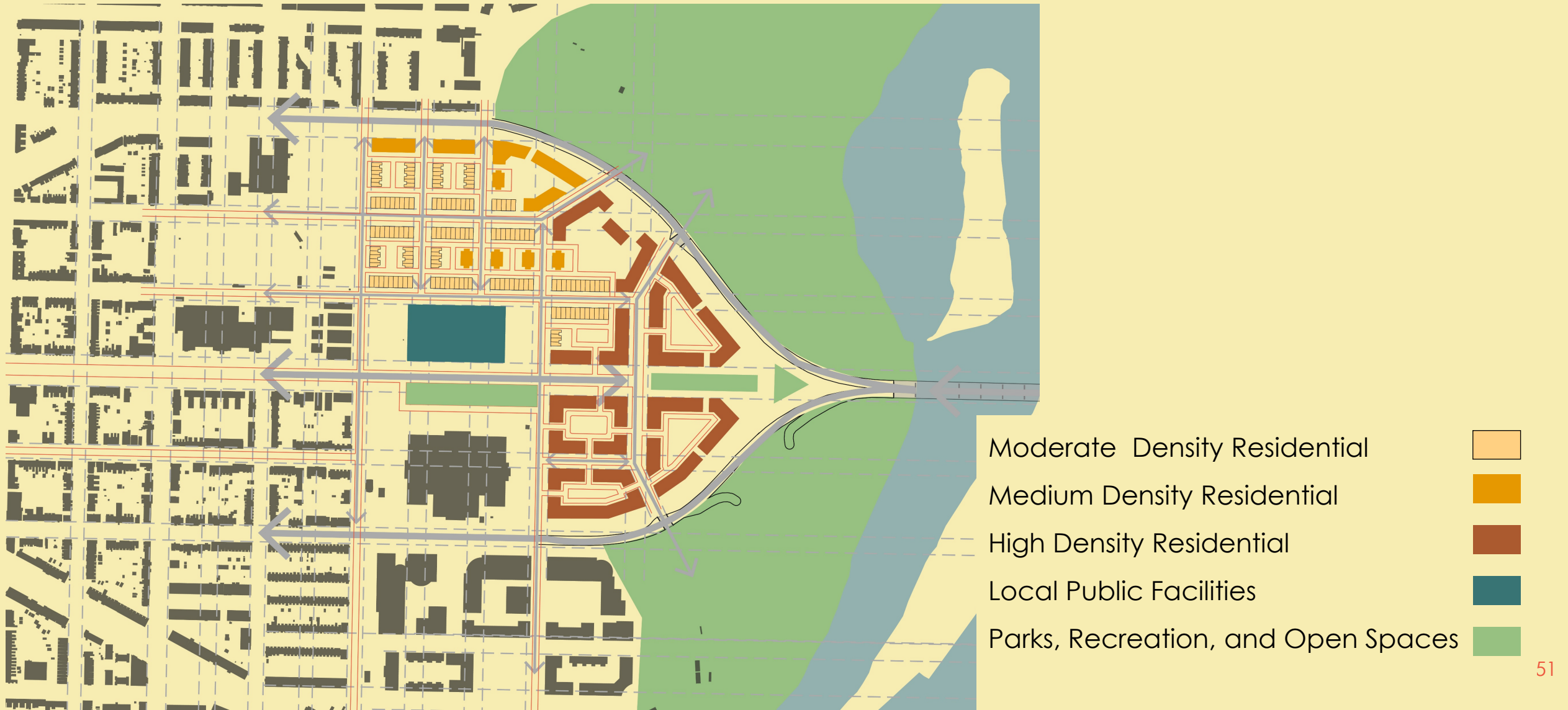
Information Center



# Housing Types



# Building Typology Program





# 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







