ULI Washington
Land Use Leadership Institute
mini Technical Assistance Panel
Uniontown Bridge
11th Street Bridge
Washington, DC
Ward 6 & Ward 8
May 17, 2012
Uniontown Bridge Project

Panelists:

• Diane Caslow, MedStar Health
• Brian Sykes, HDR Architecture
• Matt Leakan, Rodgers Consulting, Inc
• Jamison Weinbaum, The JBG Companies
• Martha Ross, Brookings Metropolitan Policy Program
• Ivan Gaviria, Inter-American Development Bank
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Site Background

• The core of what is now the Anacostia historic district was incorporated in 1854 as **Uniontown** and was one of the first suburbs in the District of Columbia.

  • Designed to be financially available to Washington's working class, many of whom were employed across the river at the Navy Yard; its (then) location outside of and isolated from the city made its real estate inexpensive.

  • Initial subdivision of 1854 carried restrictive covenants prohibiting the sale, rental or lease of property to anyone of African or Irish descent.

  • Abolitionist Frederick Douglass, often called "the sage of Anacostia," bought Cedar Hill, the estate belonging to the developer of Uniontown, in 1877 and lived there until he died in 1895. The home is still maintained as a historical site in Anacostia.
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Site Background

• The District of Columbia has made the decision to cancel or at least postpone the demolition of the 11th Street Bridges spanning the Anacostia River and explore reuse.

• Reuse concepts being explored include developing a hub of adventure recreation and connecting parks and recreation on both sides of the river.
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Project Goals and Objectives:
Re-purpose the existing 11th Street Bridge Infrastructure to:

• Advance Policy Goals:
  • Advance Region Forward ‘…a vision for a more accessible, sustainable, prosperous, and livable National Capital Region’- developed by the Greater Washington 2050 Coalition
  • Promote the D.C. One City message

• Facilitate local connectivity options - residents to the Anacostia River and unite the city
• Contribute to Healthy People goals through active programming
• Create a regional destination/icon to promote and market a positive Anacostia identity
• Promote community and economic development opportunities for Ward 6 and Ward 8
• Promote adaptive reuse and economic and environmental sustainability
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Major Project Challenges

- Economic viability questions
  - Funding/revenue generation?
  - Initial cost (funding sources)
  - Life-cycle cost and operations
  - Implications of development impacts
  - Market acceptance
  - Cost/benefit analysis of project with other measures to achieve policy goals
- Political costs
- Differing perceptions/expectations between Ward 6 and Ward 8
- Ability to impact and change health behavior through infrastructure improvements
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Findings and Recommendations: General Business Case

• Capital cost and financing structure
  • Public private funding
    • Benefits of public private structure
    • Corporate, academic, foundations and healthcare providers
  • Naming rights
  • Taxing district
  • Federal funds

• Operational cost
  • Multiple revenue streams
  • Federal funds

• Life-cycle cost
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Findings and Recommendations: Bridge Use Concepts

- **Food**
  - Health spaces
    - Farmers Market
    - Community Garden
    - Healthy Cooking
    - Food Trucks
    - Restaurant - locally sourced foods

- **Fit**
  - Active spaces
    - The “Bridge League” – flag football, soccer and basketball
    - Fitness program – linking walking and biking paths and trails

- **Flair**
  - Creative spaces
    - Local artists
    - Arts from THEARC
    - Battle of the Bands
    - Step Bands and Marines Band

- **Fun**
  - Fun spaces
    - Bridge festival bring together healthy food and local music
    - Trapeze school
    - Movies off the bridge
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Findings and Recommendations: Food

• Health Disparities and Obesity
  • 42% and 19% of adults in Ward 8 and 6 respectively are obese

• Good health begins with good nutrition - locally source food and access to healthy eating options

  • Farmer’s Market - Eastern Market concept
  • Community Garden on the bridge
  • Healthy Cooking Demonstrations and Recipes
  • Food Trucks- the new “fast food”
  • Restaurant using the Farmer’s Market and Community Garden - “The Uniontown Community Table”
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Findings and Recommendations: Promoting Fitness

• Venue for Year-round Athletic Competition and Events
  • Uniontown Bridge League- The UBL
    • Series of low maintenance multi-surface fields
      • Side netting system and photovoltaic athletic lighting system for night play
    • Football, Basketball, Rugby, Soccer, Lacrosse etc.
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Findings and Recommendations: Promoting Fitness

- National Tournaments and Competitions
- City, State and National Championships
- Local Professional Sports Teams Events
  - Exhibition games
- Youth athletic workshops - “Meet the Team” Events
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Findings and Recommendations: Promoting Fitness

• Safe, green, pedestrian walkway and bike path
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Findings and Recommendations: Fun, Learning and Community

Hands-on experiences related to the area’s history, beauty, promise and challenges

- A new heritage trail spanning Wards 6-8 that crosses the bridge: Uniontown, Frederick Douglas House, Navy Yard

- Satellite site for environmental education programs, especially those linked with job training and mentorships (groups like Living Classrooms DC & Earth Conservation Corps)

Fun

- Intergenerational attractions: horseshoe pits, double-dutch competitions, chess tables, cooking demos, sports

- Appropriately staffed to supervise young people
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Findings and Recommendations: Flair, Arts and Creativity

- Public input on designing the space and programs (charettes, design competitions, workshops by arts/community groups)

- Booths for arts and crafts, drawing from local artists and community groups with arts-focused programming like Lifepieces to Masterpieces and Martha’s Table

- Music festivals, performances and battles of the bands

- Build on the proven interest in the arts shown by Lumen8Anacostia.
Regional Benefits

Regional Benefit
Re-using aging infrastructure to address health and access inequities.

- Contribute to reducing obesity rates in adults and children
- Create world-class icon which promotes regional connectivity

Region Forward Goal
The majority of Healthy People Goals are met for the region.

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<tr>
<th>Healthy People 2020</th>
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<tbody>
<tr>
<td>Health Indicators</td>
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<tr>
<td>Nutrition, Physical Activity and Obesity</td>
</tr>
<tr>
<td>Physical Activity Guidelines</td>
</tr>
<tr>
<td>Adults Who Are Obese</td>
</tr>
<tr>
<td>Children and Adolescents Who Are Considered Obese</td>
</tr>
<tr>
<td>Total Vegetable Intake for Persons Aged 2 And Older</td>
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<tr>
<th>Overarching Goals</th>
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<td>Attain high quality, longer lives</td>
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<td>Achieve health equity</td>
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<td>Create environments that promote good health</td>
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<td>Promote quality of life, health and behaviors</td>
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Design Considerations

- Use local traffic bridge for ‘off-hours’ parking
- Consider a cantilever off of existing substructure for new bridge deck
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Design Considerations

• Zone activities on the bridge
  • Shopping
  • Passive
  • Active
• Keep activities flexible within zones
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Design Considerations – Remember the view
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Design Concept – Looking out over the Anacostia River
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Design Concept – Bridge Zones
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Design Concept – Overall Bridge – As the Sun Rises
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Questions and Feedback?