

Navy Yard - Buzzard Point - RFK Density Comparison

Navy Yard / Capitol Riverfront:

The Capitol Riverfront Business Improvement District's 2023 "State of Capitol Riverfront" report notes that the neighborhood contains 14,276 existing residential units. The Capitol Riverfront (which includes Navy Yard and the area around Nats Park) is a 500-acre neighborhood. Dividing existing units by total acreage gives an overall ~28.6 units per acre ($14,276 \div 500 \approx 28.6$). Excluding the 41-acre Washington Navy Yard campus increases the density slightly (~31 units/acre). Greater Greater Washington notes that new neighborhoods such as Navy Yard have building-level densities around 150 units/acre, but across the full 500-acre neighborhood the average is lower because streets, parks and office buildings take space.

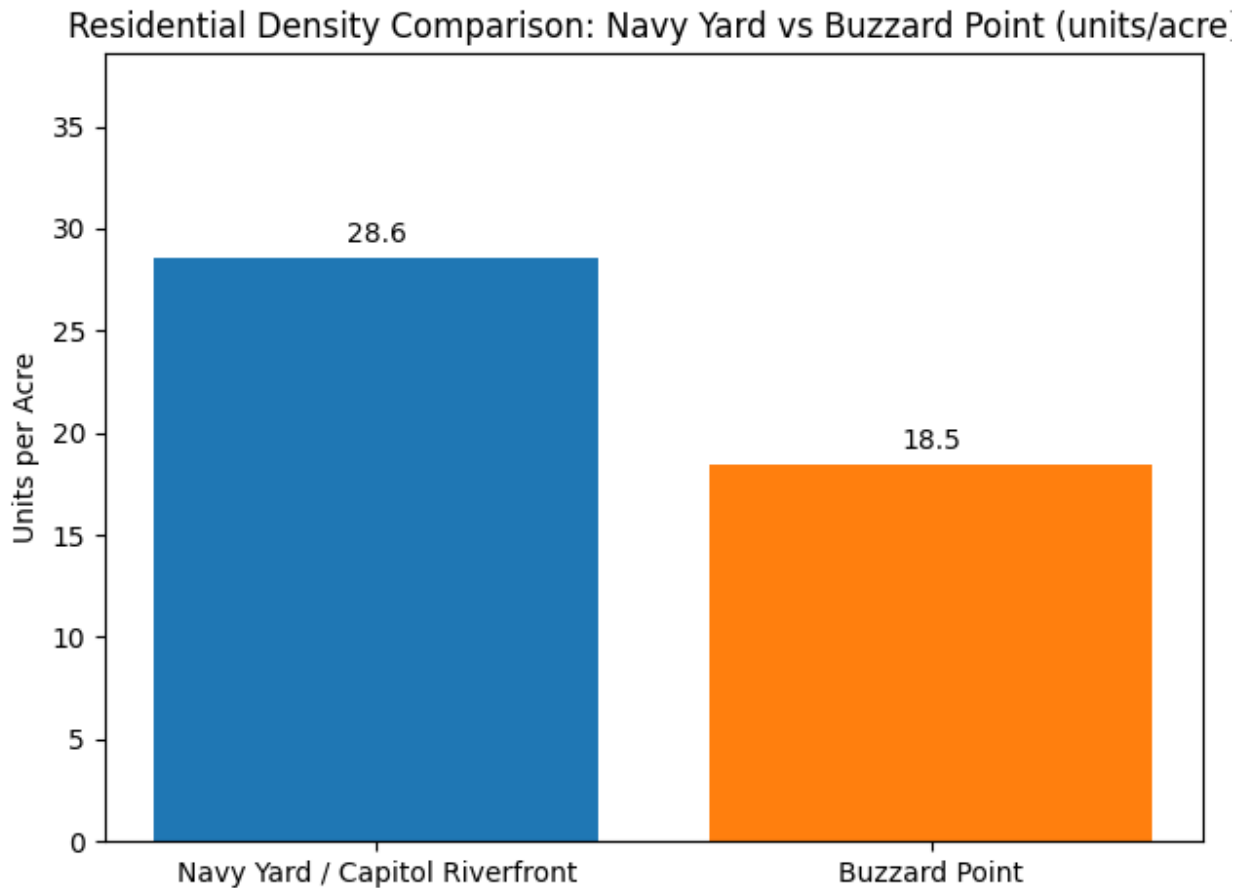
Buzzard Point:

The Washington DC Economic Partnership describes Buzzard Point (home to Audi Field) as a 325-acre waterfront area. The DC Office of Planning's Buzzard Point Vision Framework and Design Review Guide (2017) states that redevelopment of Buzzard Point allows for up to 11.3 million square feet of development with about 6,000 residential units. Using the projected 6,000 units across 325 acres yields a density of ~18.5 units per acre ($6,000 \div 325 \approx 18.5$).

Density comparison chart

Below is a bar chart summarizing the units-per-acre benchmarks for each neighborhood. The Navy Yard figure uses the 2023 existing unit count divided by the neighborhood's 500-acre size, while the Buzzard Point figure uses the planned 6,000 units and its 325-acre area. (Note: building-level densities in Navy Yard are much higher—around 150 units/acre—but the neighborhood-wide average is lower due to parks, offices and streets.)

Neighborhood	Area (acres)	Residential units (existing or planned)	Units per acre (approx.)	Sources
Navy Yard / Capitol Riverfront (around Nationals Park)	500 acres	14,276 existing units as of 2023	~28.6 units/acre ($14,276 \div 500$)	Capitol Riverfront BID report
Buzzard Point (Audi Field)	325 acres	Up to 6,000 residential units projected	~18.5 units/acre ($6,000 \div 325$)	DC Economic Partnership and DC Office of Planning



Interpretation:

Navy Yard's mixed-use neighborhood has more than 14,000 residential units built across roughly 500 acres, giving an average density around 29–31 units per acre. Buzzard Point is still emerging; its vision framework allows roughly 6,000 units on 325 acres, yielding about 18.5 units per acre. However, individual residential buildings in Navy Yard often reach much higher densities around 150 units per acre while Buzzard Point's overall density will rise as development proceeds.

Based on the newly released NCPC presentation, the RFK Campus is aiming for a notably high density within a much smaller overall footprint compared to the other two neighborhoods.

Residential Density Comparison (Units per Acre)

Navy Yard / Capitol Riverfront



Buzzard Point



(Scale: Each full block represents approximately 1 unit per acre)

Updated Neighborhood Density Comparison

Neighborhood	Area	Residential Units	Gross Density (Approx.)
RFK Campus (Proposed)	180 acres	~6,500 projected	36.1 units/acre
Navy Yard / Capitol Riverfront	500 acres	14,276 existing	28.6 units/acre
Buzzard Point	325 acres	6,000 projected	18.5 units/acre

Visual Comparison: Gross Residential Density

RFK Campus (Projected)



Navy Yard (Existing)



Buzzard Point (Projected)



(Scale: Each full block represents approximately 1 unit per acre)

RFK Campus Urban Metrics & Interpretation

High-Density Footprint: The RFK "Legacy Site" encompasses 180 acres. The proposed vision introduces approximately **6,500 new homes**, creating an overall gross density of roughly **36.1 units per acre** ($\$6,500 \div 180 \approx 36.1$).

Targeted Housing Zones:

To achieve this density while still reserving at least 30% of the campus for parks and open space — and accommodating a massive NFL stadium — the residential units will be concentrated in specific multi-use zones. According to the campus plan, housing is slated for the Plaza District, Riverfront District, and Kingman Park District.

Dedicated Park & Open Space Allocation (Acres):

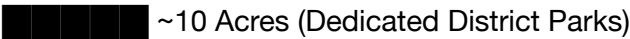
The RFK Campus proposal stands out due to its federally mandated minimum for open space, which is significantly larger than the dedicated park areas in the other two established or emerging neighborhoods.

Visual Comparison: Open Space Allocation

RFK Campus (Proposed)



Navy Yard / Capitol Riverfront (Existing)



Buzzard Point (Projected)



(Scale: Each full block represents approximately 2 acres of dedicated open space)

Key Insights & Notes:

- **RFK Campus:** The 180-acre site has a legal mandate to reserve at least 30% (54+ acres) for park and open space. A major component is the planned 30-acre "Anacostia Commons" along the riverfront. This large, consolidated green space is a defining feature of the proposal.
- **Navy Yard:** While its overall footprint is the largest (500 acres), its dedicated park space is concentrated in smaller, highly programmed urban parks like the 5.4-acre Yards Park and Canal Park, totaling approximately 10 acres. The focus is on intense utilization rather than expansive natural areas.
- **Buzzard Point:** The 325-acre area's framework does not have a strict overall open space percentage mandate. Its primary dedicated green space is the 3.4-acre Buzzard Point Park

(National Park Service) at the southern tip. The strategy relies heavily on linear public spaces like the extended Anacostia Riverwalk Trail and waterfront esplanades, rather than large, central parks.

Comparative Scale:

The RFK plan envisions creating roughly the same number of units as the entire Buzzard Point framework (~6,500 vs 6,000) , but on nearly half the land area (180 acres vs 325 acres). This suggests that the residential buildings in RFK's designated zones will likely need to be significantly taller or more tightly clustered to achieve these unit counts alongside the required open space and sports facilities.