

MARCH 2010
REVISED DATE:
APRIL 2010

POPLAR POINT REDEVELOPMENT DRAFT ENVIRONMENTAL IMPACT STATEMENT



WASHINGTON, DC

**PREPARED BY: THE DISTRICT OF COLUMBIA
OFFICE OF THE DEPUTY MAYOR FOR PLANNING & ECONOMIC DEVELOPMENT AND
THE NATIONAL PARK SERVICE**

March 2010

POPLAR POINT REDEVELOPMENT

DRAFT

ENVIRONMENTAL IMPACT STATEMENT

Joint Lead Agencies:
The District of Columbia
Office of the Deputy Mayor for Planning & Economic Development

National Park Service

Abstract:

The Office of the Deputy Mayor for Planning and Economic Development (DMPED) and National Park Service (NPS), have prepared this Draft Environmental Impact Statement (EIS) for the redevelopment of the Poplar Point area of Washington, DC. This action would include the land transfer between NPS and the District of Columbia, the relocation of existing NPS facilities currently on-site and the redevelopment of Poplar Point. This EIS considers the environmental effects of implementing the No Action (no build) alternative and three action alternatives.

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PURPOSE AND NEED FOR THE PROPOSED ACTION

1 1.1 Introduction

2 The District of Columbia through the Office of the Deputy Mayor for Planning and Economic
3 Development (DMPED) and the National Park Service (NPS) propose to redevelop the Poplar
4 Point area of Washington, DC and relocate certain existing NPS facilities currently located at
5 Poplar Point. Poplar Point (the Site) is located in the southeast quadrant of the District, within
6 the Anacostia neighborhood and fronting the Anacostia River. The site generally lies generally
7 between the Frederick Douglass Bridge and the 11th Street Bridge. The area is currently owned
8 and administered by the federal government and has facilities operated by the National Park
9 Service. The goal of this project is to spur investment in an area of the city that has been
10 historically overlooked and to unify the East of the River neighborhoods with the rest of the
11 District.

12 The potential of Poplar Point is tremendous. The redevelopment and improvement of the site
13 offers many opportunities for environmental remediation, improved connections to the
14 adjacent Anacostia Park, surrounding neighborhoods, downtown DC, enhanced viewsheds to
15 the Capitol, and improved recreation opportunities. The proposed redevelopment of the site
16 would also allow for the revival of a prominent waterfront location, showcasing the project as a
17 national model in environmental and economic sustainability. These efforts are intended to
18 serve the current residents of the Anacostia neighborhood and Washington, DC as well as
19 potentially becoming a regional and national attraction.

20 DMPED is the local government entity that is charged with executing the Mayor's economic
21 development strategy, by encouraging "growth and investment across the District, providing
22 and preserving affordable housing, attracting high quality retail to our neighborhoods and
23 Center City and revitalizing our waterfronts." The main focus of DMPED is in five key areas: Real
24 Estate Development, Neighborhood Revitalization, Business Incentives, New Opportunities and
25 Community Benefits, and Connecting Business and Government. DMPED also coordinates a
26 variety of government agencies that work to support local businesses and the government,
27 including the Department of Consumer and Regulatory Affairs; Department of Employment
28 Services; Department of Housing and Community Development; Department of Insurance,
29 Securities and Banking; Department of Small and Local Business Development; Office of Motion
30 Picture and TV Development; and Office of Planning.

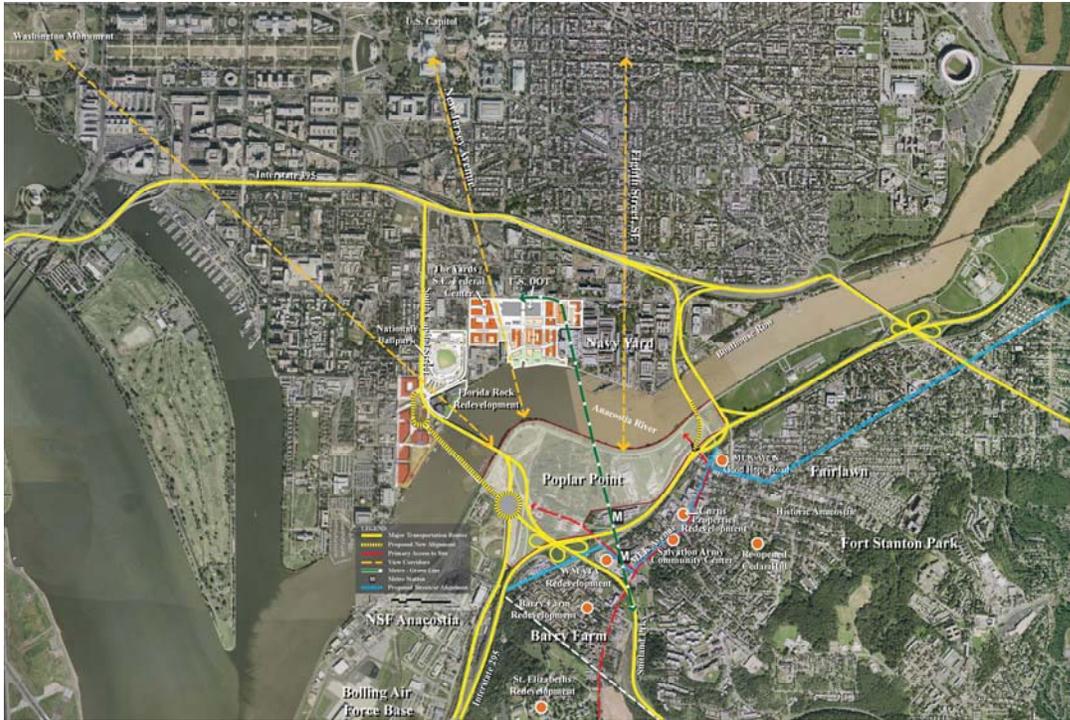
31 As a federal agency, the NPS's mission is to promote, regulate and protect the nation's national
32 parks, monuments and reservations, a network of nearly 400 natural, cultural historic and
33 recreational sites across the country, and to preserve, protect, and share the legacies of the
34 American land with the general public. Their goal is to provide places where visitors may
35 experience America's story, marvel at the natural wonders, and recreate. Additionally, the NPS
36 assists communities across the country to preserve and enhance important local heritage and
37 recreational opportunities.

1 In terms of planning, the NPS's mission is to "preserve unimpaired the natural and cultural
2 resources and values of the national park system for the enjoyment, education, and inspiration
3 of this and future generations and to cooperate with partners to extend the benefits of resource
4 conservation and outdoor recreation throughout this country and the world."

5 The NPS's role with respect to Poplar Point is to jointly coordinate and the planning efforts and
6 environmental review. The NPS has a strong interest in the ensuring that the planning and
7 environmental review of Poplar Point maintains and improves the environmental condition of
8 the site, the wetlands in particular, and that the relocation of facilities meets their needs.

9 As mandated by Congress, the proposed action involves the transfer of land at Poplar Point,
10 including approximately 110 acres of developable area and open space, from the federal
11 government to the District of Columbia; relocation of selected existing facilities that are
12 currently located on the Site; and the preparation of conceptual development plans for the site.
13 The Federal and District of Columbia Government Real Property Act of 200, (D.C. Lands Act) calls
14 for the redevelopment of Poplar Point (the site), by the District, and should the NPS and the
15 District jointly determine that it is no longer appropriate for the NPS and U.S. Park Police (USPP),
16 which is part of the NPS, to remain in their current Poplar Point facilities, new permanent
17 replacement facilities would be provided by the District. The 110-acre Poplar Point area
18 considered by DMPED to be highly suitable for redevelopment, and is intended to revitalize a
19 currently contaminated and inaccessible waterfront site into a public parkland and mixed-use
20 development that better serves the community.

21 Currently, the site is located amidst a network of transportation infrastructure that is
22 undergoing realignment and redevelopment, including the 11th Street Bridges and the South
23 Capitol Street Bridge (Frederick Douglass Bridge). Past studies have shown much of the Site is
24 contaminated due to former utility infrastructure that has been in disrepair and neglected for
25 quite some time. Although the northern portion of the site, fronting the River, is accessible and
26 a local treasure, its condition has also deteriorated over time.



1
2 Figure 1-1: Site Context Map
3 Source: AECOM, 2009

4 An Environmental Impact Statement (EIS) is being prepared to determine the potential
5 environmental effects of the transfer, relocation, and site planning efforts underway. The
6 document will comply with the National Environmental Policy Act (NEPA) and be reviewed by
7 the Council on Environmental Quality (CEQ) pursuant to 42 U.S.C. §4321 through 42 U.S.C.
8 §4347 and Title 40 of the Code of Federal Regulations (40 CFR). NEPA requires all federal
9 agencies to consider the effects on the human environment of any major federal action prior to
10 making decisions and proceeding with the action.

11 The purpose of NEPA is to provide decision-makers with information on the environmental
12 impacts associated with a decision before the decision is made. Federal agencies are also
13 required to use the NEPA process to identify and assess the reasonable alternatives to proposed
14 actions that will avoid or minimize adverse effects of these actions upon the quality of the
15 human environment. An EIS is required because the proposed land transfer is a federal action.
16 The EIS analyzes alternative plans for the District's redevelopment of the site, including the
17 relocation of NPS and USPP facilities, and a No-Action Alternative. This EIS will be used in the
18 decision-making processes for this relocation and redevelopment which are pursuant to the DC
19 Lands Act.

20 1.2 Purpose of and Need for Action

21 The purpose and need for the proposed action is to facilitate the implementation of a land-use
22 plan and the conveyance of land from the federal government to the District, as mandated by
23 the Congress through the DC Lands Act (Public Law 109-396 Title III §§301 - 30), and to improve

1 and develop Poplar Point into a community showplace by providing a publicly accessible
2 waterfront park with cultural, economic, and recreational attractions and amenities. According
3 to the DC Lands Act, the land conveyance is contingent upon the certification by the Secretary of
4 the Interior that the District of Columbia has adopted a land use plan that meets other
5 requirements in the Act.

6 These plan requirements include a provision that provides, in perpetuity, the reservation of no
7 less than 70 acres (including wetlands) for park purposes, the selection of at least two sites
8 within the reserved parkland for the placement of potential commemorative works, and assure,
9 to the greatest extent practicable, that the land-use plan is consistent with the Anacostia
10 Waterfront Initiative Framework Plan. The redevelopment of Poplar Point is part of a larger
11 effort to revitalize the southeast area of Washington, DC.

12 The improvement of Poplar Point was identified as a key part of the 2000 Anacostia Waterfront
13 Initiative (AWI), a partnership between numerous federal government and District agencies, to
14 revitalize the general Anacostia River area. The AWI envisions Poplar Point as a “signature
15 waterfront park” that serves as a gateway to the Anacostia neighborhood and RiverParks
16 system. Ideally, this site would be used to showcase ecological restoration, culture, history, and
17 community.

18 In the context of surrounding neighborhoods, the redevelopment of Poplar Point would provide
19 a catalyst for economic development and contributing to increased commercial activity in
20 Historic Anacostia. In addition to the purpose of initiating economic and community growth in
21 the area, four broad goals and strategies have been identified in the mission statement for
22 Poplar Point, including:

23 ● Create a World-class Park System:

24 This goal integrates continuous park space within Poplar Point into the larger Anacostia
25 waterfront system, incorporates commemorative and cultural elements, and organizes
26 park amenities, such as active and passive recreation, to emphasize existing features
27 and restoration opportunities;

28 ● Develop a Sustainable Community:

29 The intent of this goal is to ensure that the proposed land uses benefit the community
30 and economic health of the Anacostia neighborhoods, orient development patterns
31 around transit use, open space walkability, and other amenities, and also enhance
32 connectivity with historic Anacostia and Barry Farm;

33 ● Establish Ecological Functions:

34 Implementing this goal would preserve and restore quality wetland habitats, remove
35 contamination, enhance the ecological health of Poplar Point, especially Stickfoot Creek,
36 and utilize “Green Building” principles and incorporate “Green Infrastructure”
37 technology, for example, in stormwater reuse or energy reduction measures;

1 • Activate the Waterfront:

2 The purpose of this goal is to connect existing neighborhoods to the waterfront and
3 other amenities that serve the local community, link signature activities with the
4 waterfront promenade, and create multiple opportunities for waterfront access and
5 interaction, including regional attractions.

6 The intent of implementing the goals and strategies of the Poplar Point mission statement is to
7 revitalize – economically, culturally and environmentally – the Anacostia Waterfront and the
8 nearby or adjacent Anacostia neighborhoods. In addition, implementing these goals would link
9 Poplar Point across the Anacostia River, reconnecting it and its surrounding communities,
10 visually and economically, to the heart of Washington, DC.

11 **1.3 Project Background**

12 **1.3.1 History**

13 The site is currently owned by the federal government and has been moderately used as public
14 parkland since its inception. The site is prominently located along the Anacostia River
15 waterfront, and has the potential to provide many public recreational uses such as hiking,
16 picnicking, birdwatching, boating, and many other passive and active recreational activities
17 alike. Unfortunately, the site has been largely inaccessible and underutilized due to the
18 surrounding infrastructure and ground contamination.

19 A large portion of the current site did not exist 100 years ago as the northern shoreline
20 previously consisted of tidal mudflats. In the late 1800s, the mudflats on both sides of the river
21 were filled in to create a waterfront park. There were two reasons that the citizens wanted to
22 improve the shoreline: first, the mudflats were perceived as harmful of human health because
23 they were breeding ground for mosquitoes and malaria and; second, citizens on the east side of
24 the city desired a park that rivaled Rock Creek Park on the west side of the city. In the early
25 1900s, the McMillian Commission led by Frederick Law Olmstead, Jr. formalized plans for filling
26 in the mudflats along the Anacostia River to create a park. In 1911, the Army Corps of Engineers
27 began dredging the Anacostia River and filling in the mudflats. There was an abundant supply of
28 dredged materials due to rapid urbanization and improper farming techniques, the Anacostia
29 River had developed high levels of sedimentation. By the mid-teens, Poplar Point (also called
30 Section C of Anacostia Park by the NPS) was transformed and expanded. The current shoreline
31 was thus created through the placement of spoils from the dredging of the Anacostia River. In
32 fact, the amount of dredging spoils on the site range in thickness from approximately 1 foot to
33 20 feet in depth. Moreover, another problem emerged from the dredged materials and it is
34 believed that much of the on-site contamination can be attributed to the dredging activities.

35 Poplar Point has been the location of several previous uses prior to the NPS establishing its
36 headquarters there. Throughout the 20th century, the site was primarily occupied by two
37 botanical nurseries, the D.C. Lanham Tree Nursery and the Architect of the Capitol Nursery. The

1 greenhouses for both of these uses have been vacant since 1993, yet still remain in the central
2 portion of the site fenced off to the public.

3 Another alteration to Poplar Point's natural features involved the capture of Stickfoot Creek. In
4 the 1950s and 1960s, the US Department of Transportation constructed Interstate-295 and the
5 Suitland Parkway along with the Frederick Douglass Bridge and the 11th Street Bridge. While
6 improving the mobility of the region, these highways further separated and isolated Poplar
7 Point from the surrounding communities and neighborhoods. It was during the construction of
8 this infrastructure that Stickfoot Creek, which ran along what is today the approach to the
9 Fredrick Douglass Bridge, was contained in an underground culvert. This continues to alter the
10 site's hydrology and has caused many of the natural wetlands to shrink or disappear entirely.
11 Further, it hinders the natural stormwater drainage from the site by not allowing flows to filter
12 through wetlands and the creek prior to entering the River.

13 **1.3.2 Current Uses**

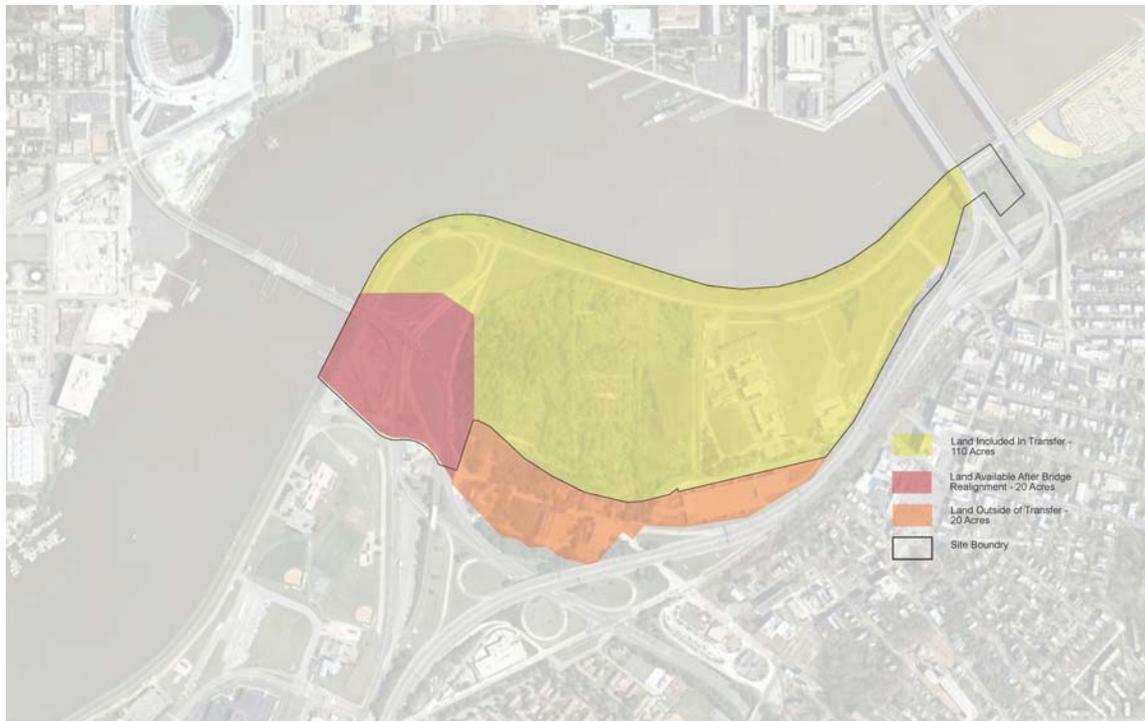
14 Current uses on-site include parkland/open space and the NPS facilities that are comprised of:
15 the U.S. Park Police Aviation Section Facility, the U.S. Park Police Anacostia Operations Facility,
16 and the NPS, National Capital Parks-East Headquarters. The site also includes significant
17 transportation infrastructure as it is bounded on the east by the 11th Street Bridges and on the
18 west by the Frederick Douglass Bridge, their associated interchanges, the Anacostia Freeway (I-
19 295) and the Suitland Parkway, along with other smaller roadways. The realignment or
20 renovation of these pieces of infrastructure is occurring independent of the proposed action.
21 However, coordination between those activities will be necessary because they will have an
22 impact on development at Poplar Point.

23 Uses within the vicinity of the site include a charter school, abandoned residential units, and
24 several auto-related industries along Howard Road. In addition, there is a military facility, Naval
25 Support Facility Anacostia, immediately downstream.

26 **1.3.3 Site Description**

27 The site includes, but is not limited, to "Poplar Point" as defined in Section 304 of the DC Lands
28 Act, and located in Southeast Washington, DC near the Anacostia River and in the northern
29 section of the Anacostia neighborhood. The general boundaries of the site include the Anacostia
30 River to the north, the Frederick Douglass Bridge to the west, the 11th Street Bridges and
31 Anacostia National Park to the east, and the Anacostia Freeway (I-295) and Suitland Parkway to
32 the south. The site occupies approximately 130 acres of land in total. Most of the 130 acres is
33 currently under NPS jurisdiction, containing the NPS and USPP facilities and 60 acres of managed
34 meadows. The planned realignment of the Frederick Douglass Bridge infrastructure further to
35 the south will free up currently inaccessible land and add another 20 acres to the site.

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2 Figure 1-2: Land Availability at Poplar Point

3 *Source: AECOM, 2009*

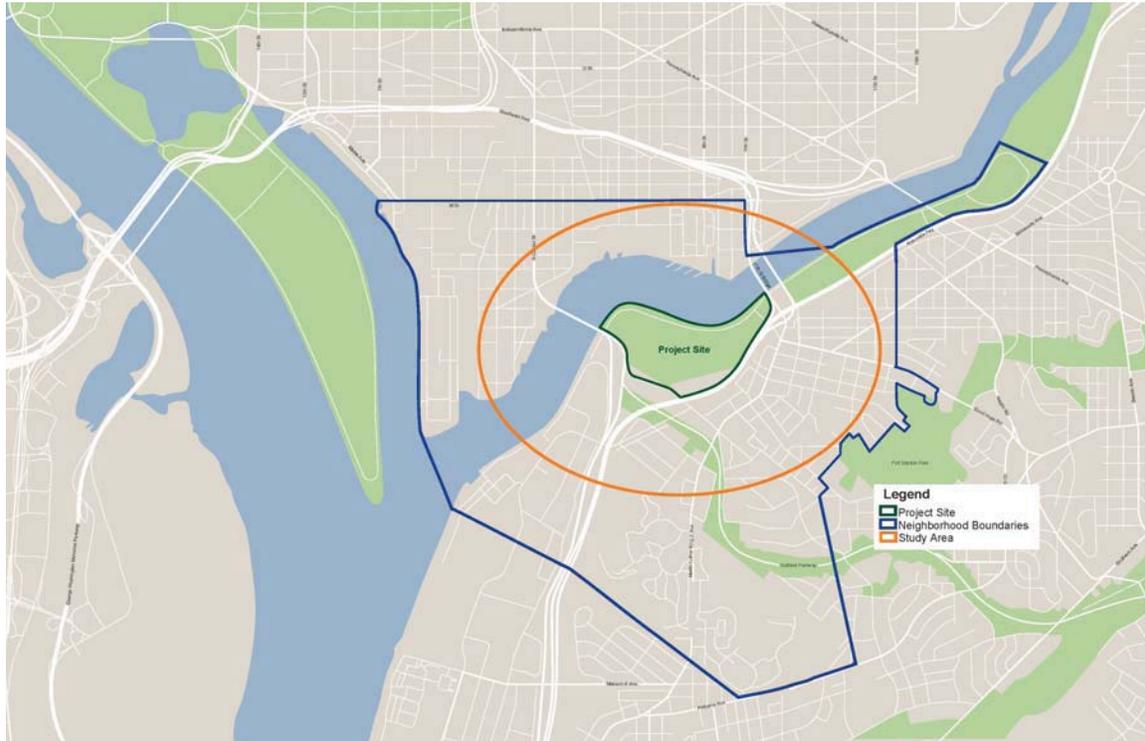
4 Poplar Point occupies a valuable and highly visible parcel along the eastern bank of the
5 Anacostia River and is located adjacent to Anacostia Park, a major recreational area. The area
6 has been targeted as a prime revitalization area for over a decade; however, no plans or efforts
7 have been realized to date. The current character of the site is somewhat uninviting and
8 inaccessible to its surrounding neighborhoods as it is obstructed by the existing configuration of
9 transportation infrastructure and key parts of the site are fenced off. In general, the area is
10 relatively disconnected from the heart of the City.

11 Poplar Point is located at the eastern end of the Frederick Douglass Bridge, which actually
12 impedes access to the site as opposed to connecting it to the Near Southeast Area on the
13 northern side of the Anacostia River. However, the reconfiguration and realignment of the
14 roadways is currently being addressed and is the subject of the South Capitol Street Gateway
15 and Corridor Improvement, currently in its Final EIS stage.

16 **Study Area**

17 The selected study area for the environmental review of Poplar Point is subdivided into 10
18 subareas. The outermost boundaries of the study area extend to the north, along the eastern
19 side of the Anacostia River to the 11th Street Bridges, from the 11th Street Bridges along I-295 to
20 M Street; eastward along M Street to South Capitol Street, south from South Capitol Street to P
21 Street; from P Street eastward to 2nd Street SW; from 2nd Street SW south across the Anacostia
22 River to the Anacostia Naval Station; westward from the Anacostia Naval Station to the northern
23 border of, but not including, Fort Stanton Park; from Fort Stanton Park to 18th Street to Good

- 1 Hope Road SE then westward to the 11th Street Bridges. Further detail on the study area
 2 subsections is provided in *Section 3.1: Land Use and Zoning* of this EIS.



3
 4 Figure 1-3: Study Area Boundary
 5 Source: AECOM, 2010

6 The study area, in general, is undergoing a renewed sense of interest and being considered a
 7 target area for reinvestment. For example, the area to the north, located directly across the
 8 Anacostia River from the site, is referred to as Near Southeast. Similar to the current state of the
 9 Anacostia neighborhood, the Near Southeast portion of the District was recently a declining
 10 industrial area, with vacant lots and a marginal mix of uses. However, since the establishment of
 11 the Nationals Ballpark and ancillary uses in 2007, it has since sparked investment and attracted
 12 new residents, employees and visitors. In addition to the establishment of the stadium, several
 13 new development projects have been constructed or are underway or in their planning stages.
 14 This new vitality brought with it a wave of investment and economic activity by new businesses
 15 that have become established in the area.

16 **1.3.4 Legislative Basis**

17 The proposed redevelopment of Poplar Point is subject to the provisions of the D.C. Lands Act of
 18 2006. The D.C. Lands Act (Public Law 109-396, Title III, Sections 301-304) defines the Poplar
 19 Point Site as “the parcel of land in the District of Columbia which is owned by the United States
 20 and which is under the administrative jurisdiction of the District of Columbia or the Director on
 21 the day before the date of enactment of this Act, and which is bounded on the north by the
 22 Anacostia River, on the northeast by and inclusive of the southeast approaches to the 11th

1 Street Bridges, on the southeast by and inclusive of I-295, and on the northwest by and inclusive
2 of the Frederick Douglass Memorial Bridge approaches to Suitland Parkway, as depicted on the
3 Map.”

4 The D.C. Lands Act calls for the redevelopment of Poplar Point by the District and, should the
5 NPS and the District jointly determine that it is no longer appropriate for the NPS and USPP to
6 remain in their current Poplar Point facilities, the District to provide new permanent
7 replacement facilities to the NPS. Presently, the NPS and USPP operate approximately 100,000
8 square feet of facilities on the site, including the USPP Aviation Section Facility (including
9 heliport and helicopter target), USPP Anacostia Operations facility, and the NPS National Capital
10 Parks-East Headquarters. Should the relocation of these operations be determined, and after
11 the certification by the NPS Director that the relocation facilities are ready for occupancy or use,
12 the District will convey, at no cost, all right, title, and interest of the relocated property and
13 facilities to the NPS.

14 More specifically, the D.C. Lands Act identifies certain requirements for certification of the land-
15 use plan and land transfer, as summarized below:

- 16 • Upon certification by the Secretary of the Interior (acting through the Director) that the
17 District of Columbia has adopted a land use plan for Poplar Point which meets the
18 requirements of Section 302, the Director shall convey to the District of Columbia all
19 right, title, and interest of the United States in Poplar Point.
- 20 • The conveyance excludes the facilities and related property (including necessary
21 easements and utilities related thereto) which are occupied or otherwise used by the
22 NPS until such terms for conveyance are met under Section 303.
- 23 • Deed restrictions include a requirement that 70 acres are to be maintained for park
24 purposes in perpetuity, as identified in the land use plan required under Section 302.

25 The D.C. Lands Act also stipulates that the land-use plan must:

- 26 • Provide for the reservation of no fewer than 70 acres of land on site, including wetlands,
27 for park purposes.
- 28 • Provide for the identification of existing facilities and related properties of the NPS, and
29 the relocation of the NPS to replacement facilities and related properties.
- 30 • Determine at least two sites within park use for the placement of potential
31 commemorative works to be established pursuant to the Commemorative Works Act
32 (Chapter 89 of Title 40, U.S.C), and the plan includes a commitment by the District of
33 Columbia to convey back those sites to the NPS at the appropriate time, as determined
34 by the Secretary.

- 1 • To the greatest extent practicable, be consistent with the Anacostia Waterfront
2 Framework Plan referred to in section 103 of the Anacostia Waterfront Corporation Act
3 of 2004 (Sec. 2-1223.03, D.C. Official Code).
- 4 • Identify the facilities and related property (including necessary easements and utilities
5 related thereto) which are occupied or otherwise used by the NPS in Poplar Point prior
6 to the adoption of the plan.
- 7 • To the extent that the District of Columbia and the Director determine jointly that it is
8 no longer appropriate for the NPS to occupy or otherwise use any of the facilities and
9 related property identified, Identify other suitable facilities and related property
10 (including necessary easements and utilities related thereto) in the District of Columbia
11 to which the NPS may be relocated;
- 12 • Provide that the District of Columbia shall take such actions as may be required to carry
13 out the relocation, including preparing the new facilities and properties and providing
14 for the transfer of such fixtures and equipment as the Director may require;
- 15 • Set forth a timetable for the relocation of the NPS to the new facilities.

16 **1.3.5 Relationship to Laws, Executive Orders, Policies, and Other Plans**

17 In addition to the Land Use and Area Planning documents the Proposed Action must comply
18 with (further discussed in Chapter 3), the following Laws, Executive Orders, and Policies also
19 apply:

- 20 • *Executive Order 13508, Chesapeake Bay Protection and Restoration:* This Executive
21 Order was enacted in response to the current water quality conditions of the
22 Chesapeake Bay and its watershed. As a result, several water pollution control strategies
23 and the establishment of new minimum discharge standards apply to projects within
24 the watershed.
- 25 • *Executive Order 12898, Federal Actions to Environmental Justice in Minority and Low-*
26 *Income Population:* This Executive Order was enacted to ensure that the burden of
27 impacts from federal actions are not unjustly placed upon low-income or minority
28 populations. An analysis to evaluate compliance with this Executive Order can be found
29 in Chapters 3 and 4.
- 30 • *National Park Service, Directors Order 12:* DO-12 outlines the NPS's approach to NEPA in
31 a handbook entitled Handbook 12. The handbook contains specifics relating to the
32 evaluation, analysis, impacts, Administrative Record and resource impairment that a
33 proposed action could have on NPS resources.
- 34 • *Maryland State Programmatic General Permit:* The District of Columbia falls under the
35 jurisdiction of the Baltimore District of the Army Corps of Engineers, who have

1 regulatory control over Section 404 of the Clean Water Act and Section 10 of the Rivers
2 and Harbors Act. As a result they have developed a Programmatic General Permit to
3 streamline the permitting of any impacts to “Waters of the United States.”

- 4 • *District Department of Transportation, Public Space Permit:* Required for any actions
5 involving a disturbance between the property lines on a street and includes, but is not
6 limited to, the roadway, tree spaces, sidewalks and alleys.

- 7 • *District Department of Consumer and Regulatory Affairs, Building Permit:* Required prior
8 to construction and ensure compliance with local building codes and regulations. The
9 DCRA offers the Developer Ambassador Program to assist developers in obtaining the
10 required permits and facilitating the review process.

- 11 • *DC Office of Zoning, PUD Application:* The Planned Unit Development (PUD) Application
12 is required when tradition parcel-based zoning regulations do not apply or if the
13 developer wishes to pursue a PUD. The PUD provides flexibility by allowing a large
14 parcel or collection of smaller contiguous parcels to be treated as one.

1 **1.4 Proposed Development Components**

2 Proposed Land Transfer

3 As previously stated, the site is currently under federal ownership and administration. The land
4 transfer may occur through a sequence of multiple conveyances of title, as determined
5 necessary to provide the appropriate replacement facilities for the NPS. The conveyance of land
6 would include the entire site; however, a minimum of two memorial sites would be deeded back
7 to the NPS once identified.

8 Relocation of Facilities

9 The facilities currently owned and occupied by the NPS include the USPP headquarters, the
10 USPP Aviation Section Facility (including a heliport and helicopter hangar), and USPP Anacostia
11 Operations Facility. The NPS is currently seeking to relocate these facilities to a site within
12 Anacostia Park. A review of potential options is currently underway by the NPS.

13 Land Use Plan

14 The land use plan for Poplar Point would illustrate the amount, range, and configuration of uses
15 for the site. In addition, the Plan would convey the character of the proposed development.

16 As part of the NEPA process, the District and NPS must develop several alternatives for the site
17 that will range in scale and density. The uses included on-site can be grouped into several
18 general categories: residential, civic, cultural, recreation and commercial. While the mix of uses
19 varies from alternative to alternative, the following planning principles (further discussed in
20 Chapter 2) from the AWI Framework Plan must be addressed:

- 21 • Green Gateway to the River
- 22 • A Place of Arrival – Transportation and Trails
- 23 • Signature Waterfront Park
- 24 • Home to Culture, History and Community
- 25 • Opportunity for Neighborhood Development

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1 **1.5 Scoping Process and Public Participation**

2 The NEPA process was initiated with publishing of a Notice of Intent (NOI) in the Federal
3 Register on June 11, 2008 (Vol. 73, No.113). The NOI outlined the intent of the project and
4 formally acknowledged the joint Lead Agencies, NPS and the District of Columbia. Additionally,
5 the NOI initiated the Scoping Process, whereby the public is allowed to review the project and
6 provide any comments or feedback they may have on resource areas to be discussed in the
7 report.

8 To date, the public process has consisted of a series of five meetings held at various locations
9 within the project's vicinity. The first three meetings were Small Area Planning meetings that
10 focused on the site's existing conditions and developing planning preferences and priorities. The
11 fourth meeting was the official Scoping Meeting to determine the scope of issues that are
12 discussed in this EIS. The final meeting was to solicit feedback from the public about the
13 proposed development alternatives, developed from the planning principles.

14 A series of handouts was developed for the public process and distributed at the public
15 meetings along with comment cards. The comment cards allowed the public to provide
16 feedback while at the meeting or at a later date. Presentations were made at each of the
17 meetings to review past actions and discuss the current focus of that day's meeting.

18 In addition to the public involvement required by NEPA, Section 106 of the National Historic
19 Preservation Act (NHPA) also requires these efforts. To comply with this requirement, a public
20 meeting was held to present the identified historic resources and the area of potential effects
21 associated with the Proposed Action. Public feedback on these items was taken to ensure all
22 relevant resources were included in the analysis.

23 A more detailed description of the public process can be found in Section 5.1 of this EIS.

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1 1.6 Impact Topics Considered in this EIS

2 This EIS document considers the key resources that contribute to the physical, cultural, and
3 socioeconomic environment of the Poplar Point site and the associated affects that could result
4 from the Proposed Action. The following six topics were identified as a result of issues raised
5 during public scoping, and specified by policy and law:

- 6 • *Socio-Economic Resources*: Including proposed development, existing land use
7 patterns and trends, consistency with applicable plans and policies, community
8 services and racilities, relocation to low income and minority communities, and
9 changes to jobs, spending and tax revenues.
- 10
- 11 • *Cultural Resources*: Including historic structures, cultural landscapes,
12 archaeological resources, and museum collections.
- 13
- 14 • *Natural Resources*: Including physical and biological resources such as: soil,
15 groundwater, surface water, floodplains, wetlands, habitat, flora and fauna.
- 16
- 17 • *Urban Systems*: Including capacity and demand for utilities and infrastructure.
- 18
- 19 • *Transportation Systems*: Including modes of circulation, access, infrastructure,
20 demand management, and alternative methods.
- 21
- 22 • *Environmental Health*: Including quality of life issues related to noise levels, air
23 quality and potential contamination.

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1 **1.7 Impact Topics Dismissed from Further Analysis**

2 Some impact topics that commonly are considered during the planning process were
3 determined to be not relevant to the preparation of this EIS because the Proposed Action would
4 have no impact, or a negligible to minor impact on the resource topic, or because the resource
5 does not occur within the project area. These topics are as follows:

6 Prime and Unique Farmlands

7 In 1980 the CEQ directed federal agencies to assess the impacts of their actions on farmland
8 soils classified by the Natural Resources Conservation Service as prime or unique. Prime
9 farmland is defined as land that has the best combination of physical and chemical
10 characteristics for producing food, feed, fiber, forage, oilseed, and other agricultural crops.
11 Unique farmland is land other than prime farmland that is used for the production of specific
12 high-value food and fiber crops, as determined by the Secretary of Agriculture. Due to the urban
13 context of the site, no farmlands are present. Therefore, this topic was dismissed from detailed
14 analysis.

15 Wild and Scenic Rivers, Ecologically Critical Areas, or Other Unique Natural Resources

16 The NPS manages rivers designated as Wild and Scenic Rivers and maintains the Nationwide
17 Rivers Inventory, which is a register of river segments that potentially qualify as national wild,
18 scenic, or recreational river areas. The segment of the Anacostia River bordering the project site
19 is not designated a Wild and Scenic River and is not listed in the inventory. In addition, because
20 the study area has been heavily manipulated by human activity and development, there are no
21 ecologically critical areas or unique natural resources within the bounds of the site or its vicinity.
22 Potential Threatened or Endangered species have been addressed separately in this EIS. For
23 these reasons Wild and Scenic Rivers, Ecologically Critical Areas, and Other Unique Natural
24 Resources have been dismissed from detailed analysis in this EIS.

25 Sacred Sites

26 Executive Order 13007, released in 1996, states that “in managing Federal lands, agencies must
27 (1) accommodate access to and ceremonial use of Indian sacred sites by Indian religious
28 practitioners and (2) avoid adversely affecting the physical integrity of such sacred sites.”
29 Confidentiality of the site location is also required by this Executive Order. “Sacred site” means
30 any specific, discrete, narrowly delineated location on Federal land that is identified by an
31 American Indian tribe, or individual determined to be an appropriately authoritative
32 representative of an American Indian religion, as sacred by virtue of its established religious
33 significance to, or ceremonial use by, an American Indian religion. Currently, there are no known
34 American Indian tribes with ties to the project site. Because no sacred sites have been
35 documented within the Poplar Point area, this issue has been dismissed from further analysis in
36 this EIS.

1 Indian Trust Resources

2 Secretarial Order 3175 and ECM95–2 require bureaus to explicitly address the environmental
3 impacts of their proposed actions on Indian Trust Resources in any environmental document.
4 There are no Indian Trust Resources within Poplar Point or Anacostia Park. Therefore, Indian
5 Trust Resources was dismissed from detailed analysis within this EIS.

6 Ethnographic Resources

7 Ethnographic resources are defined by the NPS as any “site, structure, object, landscape, or
8 natural resource feature assigned traditional legendary, religious, subsistence, or other
9 significance in the cultural system of a group traditionally associated with it.” Currently, there
10 are no known American Indian tribes with ties to the Washington, DC area or the general area of
11 Poplar Point. Additionally, no ethnographic resources have been documented or known to be
12 associated with the project site. Thus, this topic has been dismissed from detailed analysis in this
13 EIS. Should any ethnographic resources be identified after the publication of the EIS, they would
14 be treated in accordance with the applicable laws and policies, and appropriate consultation
15 would be undertaken.

16 Museum Collections

17 The United States Congress, in the Museum and Library Services Act (Title II of P.L. 94-462),
18 defines a museum as “...a public or private nonprofit agency or institution organized on a
19 permanent basis for essentially education or aesthetic purposes, that utilizes a professional
20 staff, owns or utilizes tangible objects, cares for tangible objects, and exhibits the tangible
21 objects to the public on a regular basis.” The NPS has a legal mandate to manage museums
22 based on the following legislation: Antiquities Act of 1906; National Park Service Organic Act;
23 Historic Sites, Buildings, Objects, and Antiquities Act; Management of Museum Properties Act;
24 and the Archaeological Resources Protection Act of 1979.

25 The current uses on Poplar Point include USPP and NPS facilities, none of which meet the above
26 criteria for museums. Cultural uses are planned under several of the Action Alternatives;
27 however, the ultimate program for these uses has not been determined. If a museum meeting
28 the above criteria is in fact proposed for the site, further coordination with NPS would be
29 sought.

30 Climate Change

31 Global climate change resulting from the accumulation of heat-trapping gases in the
32 atmosphere has the potential to increase risks to human health and to terrestrial and aquatic
33 ecosystems. The primary heat-trapping gases associated with global climate change are carbon
34 dioxide, methane, nitrous oxide, and chlorofluorocarbons. The greatest heat-trapping gas, by
35 volume, is carbon dioxide. One of the main sources of carbon dioxide in the atmosphere is the
36 burning of fossil fuels for transportation and power generation.

1 Sources of carbon dioxide and other heat-trapping gases within the study area are minimal and
2 include mowers and other landscape equipment used to maintain Anacostia Park. Additionally,
3 visitors using passenger vehicles to access the park generate carbon dioxide as their principal
4 waste product. Construction and operation of buildings and structures also contribute heat-
5 trapping gasses to the atmosphere. Construction equipment typically burns fossil fuels.
6 Construction materials such as concrete, wood, and steel also require the use of fossil fuels for
7 preparation and transportation. The operation of buildings, through the use of heat in the
8 winter, air conditioning in the summer, and electricity throughout the year, can also generate
9 greenhouse gasses. Generally, visitor use and operation of the buildings is likely to increase
10 under each of the Action Alternatives, but not to the point where there would be measurable
11 effects on local or global carbon dioxide levels. As a result, climate change has been eliminated
12 from detailed analysis in this EIS.

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CONSIDERATION OF ALTERNATIVES

1 **2.1 Introduction**

2 According to CEQ regulations, NPS Director's Order 12 (DO-12), NPS Handbook 12, and guidelines for
3 NEPA analysis, an EIS must take a "hard look" at alternatives. This is accomplished by examining a broad
4 range of alternatives that 1) may meet the objectives of the purpose and need of the Proposed Action
5 and that 2) reduce or eliminate impacts to important environmental, social, and economic resources.
6 The range of alternatives includes those evaluated throughout the document, as well as alternatives
7 that were initially considered but eliminated from further study. This range also includes a "No Action"
8 alternative, which would describe (and in subsequent chapters analyze) the conditions if the transfer of
9 land was not executed and Poplar Point remained under NPS control.

10 As explained in Chapter 1, the purpose of the Proposed Action is to generate economic growth and
11 attract investment in a traditionally underserved neighborhood in the District of Columbia. All of the
12 proposed alternatives strive to meet this goal; however, each takes a different approach to achieving it.
13 The following chapter elaborates on the development approach and urban design context each of the
14 Action Alternatives by summarizing their respective physical programs, recreational amenities,
15 environmental treatment, phasing and transportation systems. The development program section
16 encompasses the land use and building program elements and outlines the amount and location of
17 proposed development. The environmental treatment section describes how each alternative addresses
18 and manages the complex set of environmental conditions present on the site. The phasing section
19 distinguishes the elements of each alternative that can be constructed in the near-term and the long-
20 term. The transportation section summarizes the vehicular circulation patterns, the various pedestrian
21 and vehicular connections, and other modes of transportation.

22 Site Description

23 The Poplar Point site is defined in Section 304 of the DC Lands Act, and is located in Southeast
24 Washington, DC along the Anacostia River. The site is generally bounded by the Anacostia River to the
25 north, the Naval Support Facility Anacostia to the west, the 11th Street Bridges and Anacostia National
26 Park to the east, and the Anacostia Freeway (I-295), the Anacostia Metro station garage, and the parcels
27 along Howard Road to the south. The site occupies approximately 130 acres that is currently under NPS
28 jurisdiction, including the NPS and USPP facilities, former greenhouse and nursery facilities, and 60 acres
29 of managed meadows.

30 Current uses on-site are parkland/open space, the approach ramps to the Frederick Douglass Bridge,
31 and the NPS facilities that include the: USPP Aviation Section Facility, USPP Anacostia Operations
32 Facility, and the NPS National Capital Parks-East Headquarters. Open space can be defined as areas of
33 the site that contain no buildings and that provide a recreational, aesthetic, or ecological function.

1 2.2 Description of Alternatives

2 2.2.1 Elements Common to Each Alternative

3 While each alternative has its own approach to integrating community development within a waterfront
4 park system, there are several elements that are common throughout. In addition to the goal of spurring
5 economic development in the Anacostia neighborhood, each alternative proposes a mixed-use program
6 that focuses on supplementing and enhancing the existing environmental, economic, and social
7 resources of the community. The development at Poplar Point is intended to complement, not compete
8 with, the Anacostia community by providing additional resources and amenities that are currently
9 lacking in the neighborhood. Another element common to each alternative is enhanced connectivity
10 with the Anacostia Metro station and its associated facilities. While this parcel is outside of the transfer
11 agreement, it is anticipated that redevelopment of the WMATA land may occur in conjunction with
12 Poplar Point development.

13 Several planning documents have also helped to shape the concepts for each alternative over the course
14 of the design process. One of these documents is the Anacostia Waterfront Initiative Framework Plan,
15 which has provided guidance for development Poplar Point in two forms: a mission and a vision. The
16 mission contained within the Target Area Plan is “to capitalize on the incredible economic development
17 potential of Poplar Point” (Target Area Plan for Poplar Point, 2008). The plan provides four strategies to
18 help accomplish this mission, as detailed in Chapter 1 of this document. The vision for Poplar Point
19 contains five planning principles, including:

- 20 • *Green Gateway to the River:* Poplar Point would be a gracious and inviting green
21 gateway to Anacostia Park and the Anacostia River. Poplar Point would be cleaned up to
22 promote access to parkland and to allow for the restoration of Stickfoot Creek and
23 accompanying wetlands.
- 24 • *A Place of Arrival – Transportation and Trails:* Poplar Point would be easily accessible by
25 multiple modes of transportation and transit, including Metro, metrobus, water taxi,
26 automobile and the Anacostia Riverwalk and Trail. Pedestrian and bicycle access would
27 be prioritized by introducing trails and sidewalks from adjacent neighborhoods and from
28 the Metro. Neighborhood access to Poplar Point would be strengthened with
29 redesigned points of entry, including Howard Road, W Street and Good Hope Road.
- 30 • *Signature Waterfront Park:* Design, restoration and reclamation of the Poplar Point
31 waterfront would result in a landscape of memorable beauty and environmental
32 sensitivity. This park would be a jewel in the family of parks, gardens, trails, and
33 gathering spaces along the Anacostia River.
- 34 • *Home to Culture, History and Community:* Poplar Point would be a host to history and
35 culture – creating new, easily accessible sites for commemorative gardens, memorials
36 and museums and linking the park to a vital, growing, residential and commercial
37 neighborhood in Historic Anacostia.
- 38 • *Opportunity for Neighborhood Development:* Areas of development along the edge of
39 the Poplar Point Park would feel like the extension of surrounding neighborhoods in

1 Historic Anacostia. New uses would service the community, be of compatible scale,
2 complement existing uses on Martin Luther King Jr. Ave and help transition existing
3 neighborhoods to the waterfront.

4 From a more programmatic perspective, the Land Transfer Agreement between the District of Columbia
5 and the NPS contains the following stipulations:

- 6 • 70 acres for park purposes
- 7 • If determined necessary, the relocation of the NPS and USPP facilities
- 8 • Two designated memorial sites
- 9 • Consistency, to the extent practicable, with the Anacostia Waterfront Framework Plan

10 Although each of these stipulations is addressed in all of the alternatives, they are achieved through a
11 variety of strategies. For example, while each alternative has designated at least two memorial sites, the
12 locations may vary. One strategy consistent between all of the alternatives is that the USPP facilities
13 would be relocated off-site. A further discussion of how these stipulations would be met can be found
14 under the respective descriptions for each alternative.

15 All three of the Action Alternatives remediate the hazardous material contamination present on-site and
16 propose significant improvements to the recreational amenities compared to what is currently offered.

17 A major constraint at Poplar Point is that the development of transportation infrastructure has
18 essentially segmented the park from the Historic Anacostia community. The location of I-295, which
19 comprises portions of the site's southern boundary, has become a significant barrier between Poplar
20 Point and Anacostia. Alterations to I-295's alignment would be extremely costly, and potentially
21 disruptive to the existing community. While each of the action alternatives show I-295 in its current
22 location and roadway classification, none of the action alternatives preclude the potential for the
23 character and profile of I-295 to change in the future within its current right of way. To overcome the
24 current barrier, all of the action alternatives provide strategies that connect the site back to Anacostia,
25 such as pedestrian bridges, development patterns that are consistent with the existing community, and
26 new cultural, recreational and retail amenities to serve local residents and attract visitors.

27 **2.2.2 No Action Alternative**

28 The No Action Alternative, as required by NEPA, examines the conditions if the Proposed Action did not
29 occur. In this case, the No Action Alternative refers to the event in which the land transfer is not
30 executed. From an operational standpoint, the entirety of Poplar Point would continue to remain under
31 the control of the NPS. The NPS and the USPP would remain in their current facilities, which meet their
32 current needs, but may not allow ample opportunity for future considerations. As a result, the site
33 would continue to function as it does today, as urban green space that provides habitat, such as
34 wetlands and successional growth wooded areas. Unless significant changes are undertaken to the site,
35 including environmental remediation, large portions of the park would also continue to be inaccessible
36 to the community, invasive plant species would continue to limit the function and value of existing
37 wetlands and some of the current environmental contamination concerns may not be addressed. The
38 following graphic depicts the No Action Alternative:

1

2 Figure 2-2: No Action Alternative

3 *Source: AECOM, 2009*

4 The issue of the existing contamination present on the site is critical because the funding for
5 remediation efforts would become uncertain under the No Action Alternative. If development were to
6 occur, soil contamination would need to be remediated to acceptable levels. If No Action were to occur,
7 the contaminated area would likely persist and continue to be fenced off, decreasing the usable area
8 and reducing the likelihood of realizing the park's full potential. It can be assumed that over time the
9 park's facilities would be improved periodically; however, these improvements would not likely be
10 completed in the same timeframe or to the same level as what would occur with development of Poplar
11 Point.

12 While new pedestrian connections may be made under the No Action Alternative, unless significant
13 improvements to the park's recreational offerings occur, there are no new incentives for additional
14 residents to utilize the park and limited facilities to provide for their convenience and comfort. A
15 revitalized waterfront would not only attract residents of Anacostia, but could also be a destination for
16 residents from all over the District and neighboring states.

17 Another factor that could affect the site's continued use under the No Action Alternative is the
18 compatibility with development on the surrounding parcels. Many of the parcels located directly
19 adjacent to Poplar Point, forming the southwestern border along Howard Road, are privately owned. As
20 such, they may be developed by right in a manner that could be compatible or incompatible with park
21 uses. Development of these parcels could raise concerns over appropriate uses at the park and has the
22 potential to drive future land use decisions within the park. Conversely, developing Poplar Point with a
23 mix of high-quality uses would guide development on the adjacent parcels and could ensure some
24 degree of cohesion.

25 Finally, and most importantly, the No Action Alternative would result in the loss of economic and
26 community benefits to Anacostia, with the displaced economic development occurring elsewhere in the
27 region. Given the population, employment and economic growth of the area, if the infill development of
28 Poplar Point did not occur, it is reasonable to believe that a similar amount of development would occur
29 somewhere in the outer areas of the metropolitan region. Thus, many of the economic and transit-
30 oriented benefits that would result from a critical mass of development within Ward 8 would be lost,
31 including jobs, housing, retail opportunities, and office space. Growing the District through infill
32 development of compact, walkable neighborhoods served by transit is compatible with anti-sprawl
33 planning efforts. Disjointed suburban growth would further compound the economic problems that are
34 persistent in the community.

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1 **2.2.3 Alternative 1 – Central Open Space Plan**

2 Alternative 1 was conceived with the intent of bringing together both sides of the river and celebrating
 3 Poplar Point’s existing resources. As evidenced by the below illustrative plan (Figure 2-3), development
 4 would occur around the perimeter of the site with the 70 acre park system largely at the center of the
 5 site. This design would allow the wetlands to be preserved as a unique resource and would offer an
 6 opportunity to educate the community on how wetlands function within an ecosystem. Another feature
 7 of Alternative 1 is a pedestrian bridge that would span the Anacostia River. Functionally, this would
 8 provide access to the National’s Ballpark and the Capital Riverfront area while also allowing pedestrians
 9 to visit Poplar Point without having to use a vehicular-oriented bridge. A prominent feature such as the
 10 pedestrian bridge would symbolically and physically bring both sides of the river closer together.



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 12 *Figure 2-3: Alternative 1, Illustrative Plan*
 13 *Source: EDAW, 2009*

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1 Development Program

2 In total, Alternative 1 proposes to develop approximately 40 acres of land, with approximately 6.5
 3 million gross square feet (gsf) of retail, residential, office, and other civic/cultural uses. Development
 4 would be located in one of two “nodes;” one located in the southeastern part of the site and the other
 5 at the “point.” (Figure 2-4)



6
 7 *Figure 2-4: Alternative 1, Land Use Plan*
 8 *Source: EDAW, 2009*

9 Residential units are proposed in both nodes and would be provided in one of three forms, high-rise
 10 buildings, mid-rise buildings, and townhomes, totaling approximately 4.3 million gsf. The residential
 11 development in the southeastern node would consist of a large cluster of townhomes located east of W
 12 Street extension. A mix of mid- and high-rise buildings are proposed west of W Street with the taller
 13 buildings located along the edge of the development area. The residential development located at the
 14 “point” would also consist of mid and high-rise buildings. The townhomes would be located at the
 15 eastern edge of the community to preserve sensitive view sheds and relate to the scale of historic
 16 Anacostia. (Figure 2-4)

17 Office development under Alternative 1 would be exclusively located at the “point,” directly south of the
 18 residential units. The development would come primarily in the form of high-rise buildings with a small
 19 amount of mid-rise buildings directly adjacent to the residential units. Comparatively, Alternative 1
 20 proposes the largest amount of office use square footage totaling approximately 1.3 million gsf. (Figure
 21 2-4)

1 Retail uses in Alternative 1 would predominantly consist of “storefront” retail. The approach to retail in
2 Alternative 1 includes the creation of a modest waterfront shopping district at the “point” and
3 neighborhood retail within the southeastern “node.” That can accommodate a grocery store to serve
4 the new community and Historic Anacostia. At the “point,” retail uses will be located on the ground
5 floor of the residential buildings and the western office buildings. Of the Action Alternatives, Alternative
6 1 proposes the smallest amount of retail use totaling approximately 210,000 gsf. (Figure 2-4)

7 Recreation amenities under Alternative 1 would be primarily passive in nature and would take the form
8 of trails and boardwalks leading through the wetlands. The extensive wetland preservation efforts that
9 would take place under Alternative 1 provide an opportunity to educate the community on how these
10 environmental resources function and their ecological values. This could be accomplished through an
11 interpretive walkway that traverses the wetlands and an observation tower on the waterfront. Other
12 opportunities for passive recreation include the open space located along the shoreline. Active
13 recreational uses would take the form of multi-purpose athletic fields located adjacent to the eastern
14 community node. (Figure 2-4)

15 Alternative 1 also includes an architecturally are cultural and entertainment destinations at the “point.”
16 In this alternative the memorial sites are both located along the waterfront, and the NPS Headquarters,
17 is planned to be at the far eastern end of the site north of Good Hope Road. The exact program of the
18 cultural and entertainment uses is yet to be determined; however, it is anticipated that these uses
19 would be of sufficient scale seek to draw visitors from outside of the development. Similarly, the specific
20 memorial content and form have not been determined; rather, place marks have been made to reserve
21 sufficient space once a memorial is proposed. Under Alternative 1, it is assumed that the existing
22 WMATA parking garage would be removed and redeveloped. This area is listed as “adjoining
23 redevelopment” in Figure 2-4.

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1 **Land Availability**

2 Development phasing would play a significant role in determining the preferred alternative for the
3 Proposed Action. When the land availability graphic is compared to the land use plan, it becomes
4 evident which development areas would be able to commence prior to others. As evident by the
5 following graphic (Figure 2-5), most of the townhomes, mid- and high-rise residential buildings are
6 considered near-term development options. Retail associated with these uses would also be constructed
7 concurrently. It should be noted that a large portion of the development under Alternative 1 is
8 contingent upon the relocation of the Frederick Douglass Memorial Bridge. These uses are located at the
9 “point” and include office buildings, the waterfront shopping district, and several residential buildings.



10 *Figure 2-5: Alternative 1, Near-term Development Options*
11 *Source: EDAW, 2009*

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1 Environmental Treatment

2 Under Alternative 1, each of the existing wetlands would be preserved in place. It is the goal of this
3 alternative to utilize these resources for the purpose of passive recreation and would afford an
4 opportunity to educate the community. This would be accomplished through a series of boardwalks and
5 interpretive signage that would explain how wetlands function and their ecological values.

6 Preservation of the existing wetlands would also create a large tract of open space in the central portion
7 of the site, which is unique to Alternative 1. Under Alternative 1, the preservation of the existing
8 wetlands is assumed to include the natural remediation of the existing on-site contamination. The
9 specific process for accomplishing this has yet to be determined; in natural remediation is not possible,
10 the existing wetland would be disturbed by remediation.

11 Another large tract of open space is proposed for the area located between the shoreline and the
12 interior circulation road. This tract would continue east along the shoreline and create a riparian
13 meadow between the development and the river. The meadow can be used as passive recreation space
14 for residents and visitors increasing the overall site experience. The meadow is similar to what was
15 envisioned in the Anacostia Framework Plan and would aid in treating stormwater runoff prior to
16 entering the Anacostia River.

17 The site would be graded to form terraced levels categorized into three groups that vary by elevation.
18 The lowest areas would be used for floodplain management and would be a maximum of 11 feet above
19 msl and would include the existing wetlands. Between the low-lying floodplains and the developed areas
20 would be upland terraces ranging in elevation from 13 feet to 20 feet above msl. These would be areas
21 designated for recreation and stormwater management, providing a buffer between developed areas,
22 and the site's wetlands and floodplains. The highest terraces would have an approximate finished grade
23 of 20 feet above msl, and would be located in at the "point" and in the southeastern "node."

24 The bulkhead along the shoreline would be preserved and restored where necessary to keep it from
25 deteriorating. From a functional perspective, it provides structural support along the shoreline by
26 preventing erosion that would naturally take place over time. Under Alternative 1, most of the
27 waterfront would remain as open space for passive recreation. Development, however, would occur at
28 the "point."

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1 **Transportation Systems**

2 One of the major changes to the site’s existing road network would be the realignment of Anacostia
 3 Drive. Under Alternative 1, Anacostia Drive will shift away from the water’s edge and connect to Howard
 4 Road. A new connection is proposed from the “point” to the Chicago street corridor passing north of the
 5 largest existing wetlands. Other roadway modifications include extensions of W Street and Howard
 6 Road. Within the site roads will be constructed as necessary to provide efficient circulation throughout
 7 the site. New or improved points of vehicular access to the site would be provided north of the
 8 proposed South Capitol Street Circle, from Naval Station Anacostia, Howard Rd and a bridge over I-295
 9 at W Street.

10 Pedestrian circulation would be enhanced through a series of boardwalks and trails that pass through
 11 the wetland area, connecting the southeastern development “node” and the “point.” (Figure 2-6)
 12 Additional circulation would come in the form of sidewalks adjacent to the roadways. Pedestrian access
 13 would be provided via a bridge spanning the Anacostia River, and another pedestrian bridge at and
 14 Chicago Street.

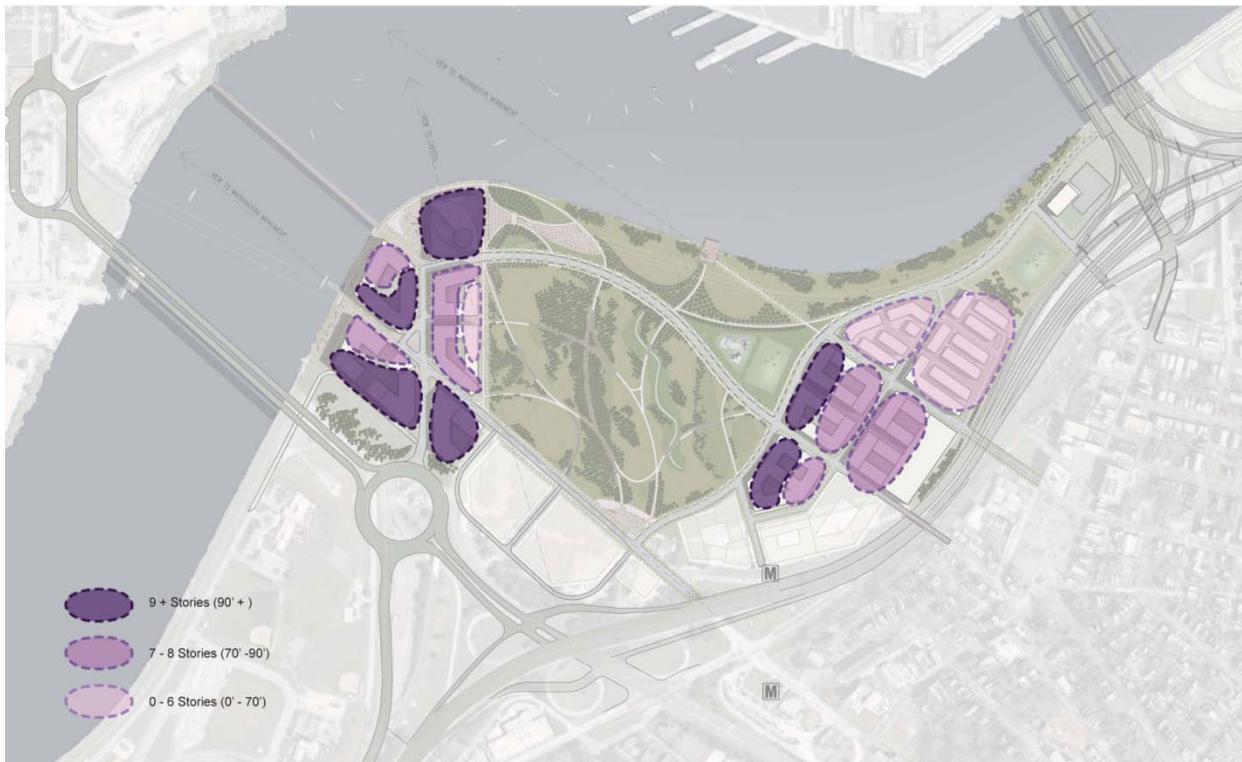
15 The existing Metro access on the site would remain at its current location. (Figure 2-6) The garage
 16 adjacent to the Metro station would be redeveloped under Alternative 1. Under this alternative the
 17 garage would be replaced with a mix of uses compatible with the surrounding residential development
 18 in the southeast “node.” Additional transportation amenities that would service the site are the
 19 proposed Anacostia Streetcar line, currently under construction, and a potential water taxi system.



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 21 *Figure 2-6: Alternative 1, Pedestrian Circulation*
 22 *Source: EDAW, 2009*

1 **Building Heights**

2 Under Alternative 1, the tallest buildings would be situated at the edges of the development nodes. In
3 the southeast “node”, the tallest buildings front the internal circulation road with building heights
4 decreasing as one moves closer towards Anacostia. This is evidenced by the low-rise town homes that
5 are of a similar scale as the residential units found in Anacostia. The tallest collection of buildings can be
6 found at the “point” where development is furthest removed from the community.



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8 Figure 2-7: Alternative 1, Building Heights
9 Source: EDAW, 2009

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1 **2.2.4 Alternative 2 – Transit-Oriented Plan**

2 Alternative 2 was prepared with the intent of creating a walkable, transit-focused development and
 3 creating new habitats. This was accomplished by locating the development in the central portion of the
 4 site around the Metro station. The result is one large pocket of dense development, with the goal of
 5 becoming a regional retail destination. Accessibility is a key factor in the success of any retail destination
 6 because if a location is too remote or poorly planned, it is difficult to attract customers. The Metro
 7 station provides the strongest link to the region as the Metrorail connects almost all of the Washington
 8 Metropolitan Area. Additional transit resources that would serve the site include the proposed
 9 Anacostia Streetcar line, expanded bus service, and water taxis. The emphasis on transit orientation in
 10 this alternative would require the placement of development as close to the Metro station as possible,
 11 where the wetlands currently exist. Under Alternative 2, the wetlands to be removed would be replaced
 12 with new wetlands that support enhanced biodiversity, environmental education, and a high level of
 13 ecological function.



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 15 *Figure 2-8: Alternative 2, Illustrative Plan*
 16 *Source: EDAW, 2009*

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1 **Development Program**

2 In total, Alternative 2 proposes to develop approximately 40 acres of land, to create approximately 6.1
 3 million gsf of retail, residential, office and civic/cultural uses. The entire development area would be
 4 located in the central portion of the site, within convenient walking distance of the Metro station.



5
 6 *Figure 2-9: Alternative 2, Land Use Plan*
 7 *Source: EDAW, 2009*

8 Residential units are proposed throughout the development area; however, unlike the other two
 9 alternatives, they would only come in the form of mid- and high-rise buildings, and total approximately
 10 4.6 million gsf. High-rise residential buildings would be located in the central core of the development,
 11 extending from the Metro Station out towards the waterfront along the “main street” corridor. Mid-rise
 12 residential buildings would be located along the outer edge of the central development area and
 13 adjacent to the parks.

14 Office development in Alternative 2 is proposed in two locations. The first is a high-rise building in close
 15 proximity to the Metro station and adjacent to the hotel. The second location is closer to the waterfront
 16 between the high-rise residential buildings and the mid-rise residential buildings. This office building
 17 would be mid-rise. In total, Alternative 2 contains approximately 565,000 gsf of office space.
 18 Comparatively, Alternative 2 proposes the least amount of office use.

19 The retail approach under Alternative 2 is to create a regional shopping destination in close proximity to
 20 the Metro station. To achieve this goal, large format retail uses are proposed adjacent to the existing
 21 Metro garage, providing efficient access. In addition to the large-format retail, ground floor retail would

1 be located along the “main street” corridor that leads visitors from the Metro station to the waterfront.
2 These retail uses would be comprised of both “storefront” and medium-scale formats. Of the three
3 alternatives, Alternative 2 propose the most amount of retail with a combined 350,000 gsf, split evenly
4 amongst the three formats.

5 Recreational amenities under Alternative 2 will include several multi-purpose athletic fields at the
6 western edge of the park. The created meadows, forests and wetland habitats will be connected by a
7 network of braided pathways that extend out over the water at key locations. Along the shoreline, a
8 signature commemorative site is planned for “the Point,” a water taxi landing is planned as an extension
9 of the main street corridor. The Development envelop is purposefully irregular along the edge shared
10 with the park system to maximize the number of people who live adjacent to the open space and to
11 create space for neighborhood-oriented playgrounds and recreation space. A linear section of the park
12 system extends from east to west through the development envelope providing connectivity to the
13 water front park and a corridor for summer breezes. A café and visitor center is planned within the park
14 adjacent to the created habitat for visitor comfort and interpretive education opportunities.

15 Other uses proposed under Alternative 2 include a hotel, cultural and entertainment uses, the memorial
16 sites, and the NPS headquarters. The hotel would be located directly across from the Metro station and
17 would be a high-rise building. This complies with Alternative 2’s intent of transforming the site into a
18 regional destination. Cultural and entertainment uses would be located just north of the hotel, and their
19 proximity to the metro would make them accessible to visitors. Also associated with the cultural and
20 entertainment uses is one of the memorial locations. The other memorial location is proposed for the
21 “point” and would be surrounded by open space. This memorial would be connected to the
22 development via the trail network. Similar to the other alternatives, the actual memorials have not been
23 determined, but these locations would allow for future consideration. The NPS headquarters would be
24 relocated from its original position to a new location adjacent to the W Street extension on the north
25 side. Under Alternative 2, it is assumed that the WMATA parking garage located next to the existing
26 Metro station redeveloped to complement the new community at Poplar Point.

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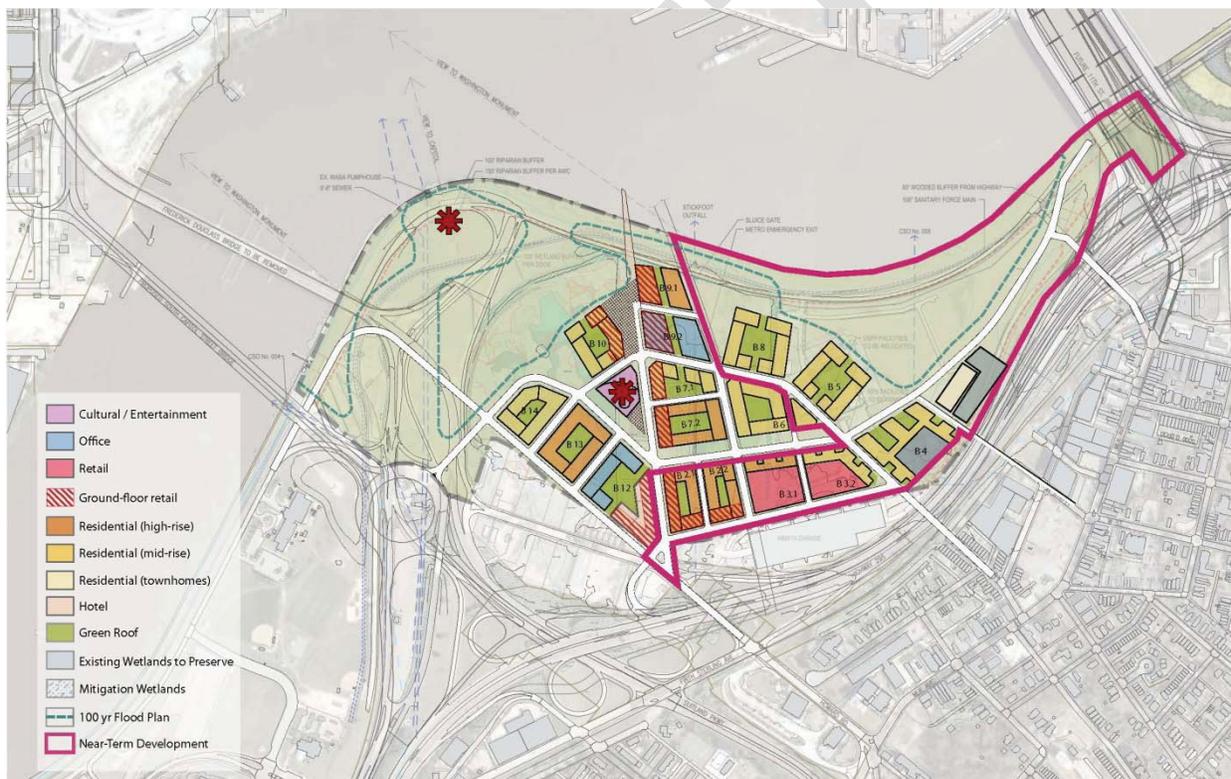
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1 **Land Availability**

2 A similar analysis of near-term development options was conducted for Alternative 2. Illustrated by
 3 Figure 2-10, under Alternative 2, each of the large format retail uses could be built in the near-term,
 4 depending on real estate market condition, along with some of the ground floor retail uses associated
 5 with the mid-rise residential units located across from the Metro station. Near-term development would
 6 also include the mid-rise residential buildings located at the eastern edge of the development area.
 7 Longer term development phases would include the “main street” that extends from the Metro station
 8 to the boat launch, the cultural and entertainment uses located along the main street, and each of the
 9 uses that would occur in the western portion of the development area. It is important to note that
 10 unlike Alternative 1, the realignment of the Frederick Douglass Bridge would not have any consequence
 11 on development phasing.



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 13 *Figure 2-10: Alternative 2, Near-term Development Options*
 14 *Source: EDAW, 2009*

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1 **Environmental Treatment**

2 One of the major components to Alternative 2 is the establishment of wetlands. Alternative 2 proposes
3 to remove the site's existing wetlands and construct new wetlands in order to create transit-focused,
4 compact development in the central portion of the site. Under this alternative, all of the existing on-site
5 contamination would also be removed.

6 The plan for Alternative 2 includes three sites conducive to creating new wetlands. The first is the large
7 tract of open space to be preserved in the western portion of the site near the "point". Wetland
8 construction would be coordinated with the proposed memorial site in order to establish proper
9 circulation between the community and the memorial. The second area for potential wetland creation is
10 the open space area located south of Good Hope Road. Additional areas for wetland creation exist along
11 the shoreline, where the new wetlands would be engineered to interact with the Anacostia River tides.
12 The existing contamination would be removed during the habitat creation process.

13 Creation of wetlands along the shoreline would change the existing shoreline condition found on-site.
14 The bulkhead that spans the site's shoreline would be adapted to accommodate the wetlands. The
15 result would be a gradual system of terraces leading towards the water and shoreline similar to the
16 site's historical condition prior to any development. Similar to Alternative 1, these wetland areas can be
17 used as an educational resource for the community explaining the process for their creation and their
18 function once completed.

19 Alternative 2 will also feature a terraced development configuration with similar elevations as
20 Alternative 1. The lowest areas would be located primarily along the shoreline for the creation of
21 wetlands. The stormwater management areas would be located within Alternative 2's pocket parks and
22 the highest terraces would be located in the middle of the site, near the Metro station.

23 Due to the site's compact design, the park creates a buffer between the development area and the
24 Anacostia River. In addition to enhanced wildlife observation opportunities the created wetland system
25 can be designed to incorporate water from the stickfoot storm drain. Daylighting this drainage can
26 improve water quality in the Anacostia River.

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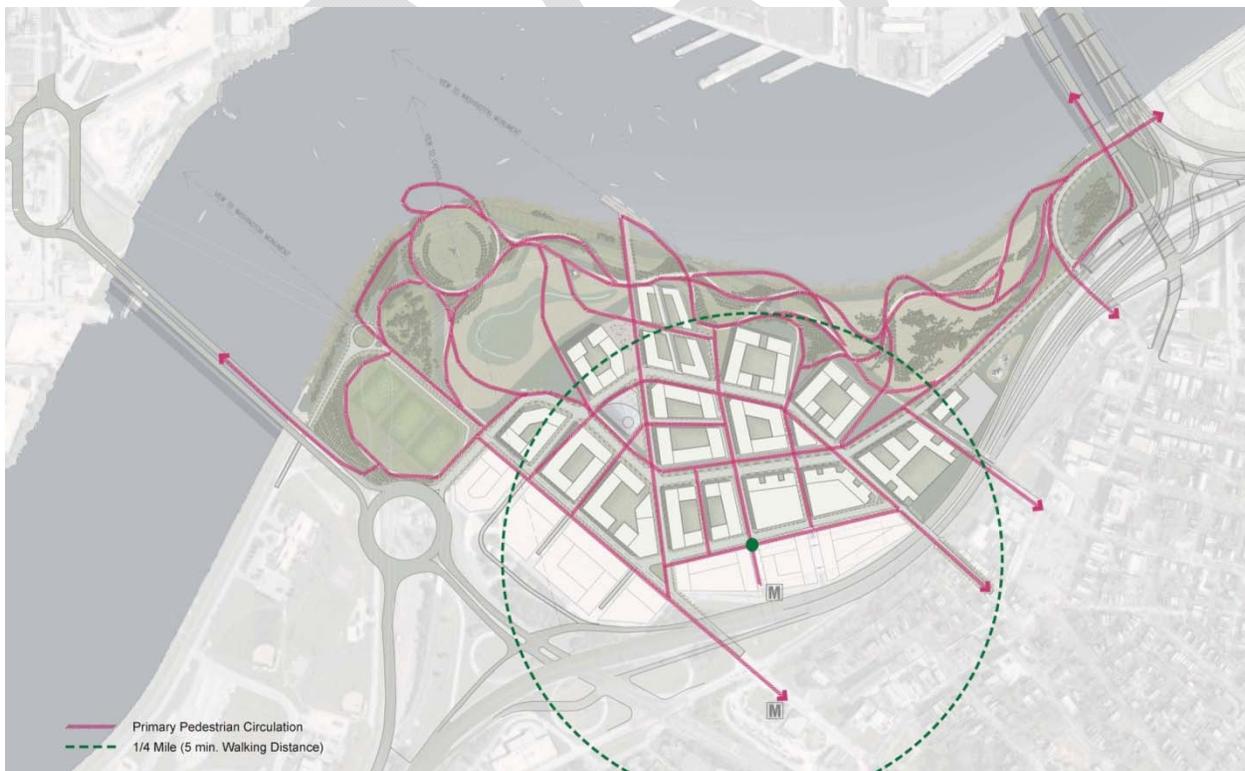
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1 Transportation Systems

2 Under Alternative 2, the most dramatic change to the transportation system would be the conversion of
3 Anacostia Drive from a vehicular roadway to a system of pedestrian pathways along the river, west of
4 Good Hope Road. A new east/west spine road would be constructed to provide circulation throughout
5 the development area and provide access from the South Capitol Street Circle. New or improved
6 vehicular access to the site would be provided along Howard Road, from the South Capitol Street Circle,
7 via a spur ramp from I-295, an improved Good Hope Road, and a bridge to Historic Anacostia at Chicago
8 Street. This network is configured to allow efficient movement to the large format retail for shoppers.
9 This is a significant design feature as inefficient access to the site and circulation would cause potential
10 customers to shop elsewhere.

11 Pedestrian circulation would come in the form of an expansive trail and boardwalk network that runs
12 along the Anacostia River. Not only would this link various points throughout the site, it would provide
13 the potential for recreational and educational opportunities. Pedestrian circulation would also be
14 provided via sidewalks that line the internal roadway network. New pedestrian access to the site would
15 be provided via a pedestrian bridge at W Street. Also inherent in the intent of the site's design is the
16 focus on walkability and capitalizing on the site's Metro access. As evidenced by the above graphic
17 (Figure 2-11), almost the entire development area, would be located within a ¼ mile of the Metro
18 station. Orienting the site in this way would maximize transit usage, thereby contributing to a
19 sustainable yet accessible community.



20
21 *Figure 2-11: Alternative 2, Pedestrian Circulation*
22 *Source: EDAW, 2009*

1 **Building Heights**

2 Under Alternative 2 the tallest buildings are clustered around the Metro station and along the “main
 3 street” corridor, differentiating the new development from the existing community. Building heights
 4 step down as you approach the water, with the shortest buildings being located along the eastern edge
 5 of the development area. The lower scale buildings at the perimeter allow for increased stormwater
 6 treatment areas and pocket parks.



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 8 *Figure 2-12: Alternative 2, Building Heights*
 9 *Source: EDAW, 2009*

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1 2.2.5 Alternative 3 – Active Waterfront Plan

2 Alternative 3 was developed with the intent of extending the Anacostia community to the river and
3 activating the waterfront. To accomplish this goal, development will be focused in the eastern portion of
4 the site, where the distance between the Anacostia neighborhood and the waterfront is the shortest.
5 More so than the other alternatives, Alternative 3 would maintain the scale and grid-oriented
6 development pattern present in Historic Anacostia. This alternative extends multiple streets over I-295
7 to optimize connectivity between the historic community, the proposed development and the
8 waterfront. Alternative 3 also places the most emphasis on providing a balance of active and passive
9 activities, amenities and places for people at the water's edge. The waterfront park system is primarily
10 located on the Western portion of the site with a publicly accessible 200' wide park corridor along the
11 water extending to Anacostia Park. Alternative 3 would preserve the highest functioning existing
12 wetlands and simultaneously create new habitats to replace the wetlands currently located closest to
13 the Metro Station.



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15 *Figure 2-13: Alternative 3, Illustrative Plan*
16 *Source: EDAW, 2009*

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1 **Development Program**

2 In total, Alternative 3 proposes to develop between 40 acres of land, with approximately 6.1 million gsf
 3 of retail, residential, office, and civic/cultural uses. In this alternative, the development is located in the
 4 eastern portion of the site, south of Good Hope Road.,



5
 6 *Figure 2-14: Alternative 3, Land Use Plan*
 7 *Source: EDAW, 2009*

8 Residential development will occur throughout the development envelope in the form of townhomes,
 9 mid-rise and high-rise residential buildings, totaling approximately 4.7 million gsf. Townhome units and
 10 mid-rise residential building are mixed together within the eastern half of the development relating to
 11 the scale of Historic Anacostia. High rise residential buildings are located to the west and residential
 12 buildings of varying height are located along the waterfront. Alternative 3 proposes the most amount of
 13 residential units.

14 Modest office uses planned within Alternative 3 will be located proximate to the Metro station totaling
 15 approximately 720,000 gsf. Compared to the other alternatives, Alternative 3 proposes approximately
 16 half the amount of office uses proposed under Alternative 1, but more than what is proposed under
 17 Alternative 2.

18 Retail uses planned in Alternative 3 will be located adjacent to the metro station and follow the “main
 19 street” corridor to the waterfront. This street culminates in a terraced waterfront plaza surrounded by
 20 restaurants, stores and entertainment venues as well as a café and water taxi station at the water’s
 21 edge. In total, Alternative 3 proposes to construct approximately 255,000 gsf of retail space. This

1 alternative imagines that the existing WMATA garage could remain in use with new development
2 wrapping it to the north and west. Recreational concept proposed under Alternative 3 is to create a core
3 of passive recreation near the existing wetlands and surrounded it with active recreation amenities
4 along the water and development edge. Alternative 3 proposes multipurpose athletic fields, fishing
5 piers, a small marina, garden seating areas, event plazas and a broad waterfront promenade along the
6 water with a destination amphitheater at “the Point.” A network of pathways and board walks transect
7 the passive recreation area providing for wildlife observation and appreciation of the existing and
8 proposed wetland environment.

9 Other uses included in Alternative 3 are the cultural and entertainment uses, the proposed memorial
10 locations, and the NPS Headquarters. The cultural and entertainment uses are proposed at the end of
11 the “main street” corridor, directly adjacent to the waterfront plaza on the western side. Of the three
12 alternatives, Alternative 3 proposes the least amount of cultural and entertainment uses. The first of the
13 proposed memorial locations is at the terminus of Good hope road of the site adjacent to the NPS
14 Headquarters. The second memorial would be located in the southwest portion of the development
15 area in proximity to the Metro station. The new NPS Headquarters is proposed along Good Hope Road in
16 the eastern portion of the site.

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1 **Land Availability**

2 As evidenced by the graphic (Figure 2-15), each of the townhomes, several of the mid- and high-rise
 3 buildings, along with the eastern portion of the waterfront development are near-term development
 4 options. The main-street corridor, which includes high- and mid-rise residential, office uses, large
 5 waterfront plaza and all the ground floor retail establishments associated with these uses, would be
 6 built over the long-term. While no structures are contingent upon the realignment of the Frederick
 7 Douglass Memorial Bridge, the sports fields proposed for the western end of the site would be
 8 constructed after the bridge is replaced.



9
 10 *Figure 2-15: Alternative 3, Near-term Development Options*
 11 *Source: EDAW, 2009*

12 **Environmental Treatment**

13 Under Alternative 3, the highest quality wetlands would be preserved and enhanced. After an initial
 14 investigation of the site’s wetlands it was determined that the western-most wetland system provides
 15 the highest degree of ecological benefits. In addition to preserving these wetlands, the area directly
 16 adjacent to them to the west could be used for expansion of the system. Preserving several of the
 17 wetlands also would allow for the targeted or “surgical” remediation of the existing contamination on
 18 the site. This differs from Alternatives 1, which would leave the existing wetlands and contamination in
 19 place, and Alternative 2, which would remove all of the existing wetlands and the existing
 20 contamination. The new wetland system could incorporate daylighting Stickfoot storm drain to improve
 21 water quality.

1 Alternative 3 would also feature a terraced development configuration with similar elevations as the
 2 other Action Alternatives. The lowest areas would be along the shoreline and within the existing
 3 wetlands with higher terraces stepping up to the developed area.

4 **Transportation Systems**

5 Similar to the other alternatives, Anacostia Drive would be realigned to provide adequate space for the
 6 development and recreation along the waterfront. Unique to Alternative 3, however, is that Anacostia
 7 Drive would connect directly to the proposed South Capitol Street Circle. Also unique to Alternative 3 is
 8 that the extensions of W Street and Chicago Street would continue all the way to the waterfront and
 9 serve both motorists pedestrians.

10 Pedestrian circulation would also be accomplished along the waterfront by the promenade and
 11 sidewalks, which would accompany the new roads. The “main street” element that would extend from
 12 the Metro station to the marina would be similar to the “main street” proposed under Alternative 2.
 13 Other roadways would be constructed to provide access to the entire site. The layout of the site would
 14 be highly walkable as almost the entire development area would be located within ¼ mile of the Metro
 15 station. The intent of this layout is similar to that in Alternative 2 by providing adequate access for
 16 alternative modes of transportation.



17
 18 *Figure 2-16: Alternative 3, Pedestrian Circulation*
 19 *Source: EDAW, 2009*

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1 **Building Height**

2 Under Alternative 3 buildings are oriented to place taller buildings along the edges of the development
 3 area away from the existing community and shorter buildings closer to Historic Anacostia. This building
 4 orientation would respect the current building scale present in Historic Anacostia and gradually
 5 transition to taller buildings that would be present along the opposite side of the waterfront. Along the
 6 waterfront building heights vary to provide view corridors through from the existing community through
 7 to the water and monumental core of Washington.



8 *Figure 2-17: Alternative 3, Building Heights*
 9 *Source: EDAW, 2009*

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1 **2.3 Alternatives Considered But Dismissed**

2 Planning and redevelopment of Poplar Point has been an important goal for many years. The parcel of
3 land is highly visible and has the potential to spur economic development in a traditionally underserved
4 neighborhood of Washington, DC. The following section summarizes the evolution of planning at Poplar
5 Point, beginning with the Anacostia Waterfront Initiative Framework Plan and ending with the current
6 efforts.

7 **2.3.1 Recent Planning Efforts**

8 **Anacostia Waterfront Initiative Framework Plan (AWI Plan)**

9 The Anacostia Waterfront Initiative began shortly after the turn of the century as an effort to enhance
10 and reinvigorate the waterfront along the Anacostia River. The process involved stakeholder meetings,
11 public engagement, conceptual planning, and site specific design. Included in the plan are several target
12 areas, which are locations along the waterfront that have been identified as strategic focal points. For
13 each target area, a conceptual plan was developed, along with planning principles to guide future design
14 efforts. Due to its prominent location near the confluence of the Anacostia and Potomac Rivers, Poplar
15 Point is one of these areas. As previously stated, the planning principles developed for the site are:

- 16 • A Green Gateway to the River
- 17 • A Place of Arrival
- 18 • A Signature Waterfront Park
- 19 • A Home to Culture, Community and History
- 20 • A Link to Neighborhood Vitality

21 **Soccer Stadium Efforts**

22 A subsequent site planning effort for Poplar Point involved the DC United Soccer Club and a proposal to
23 place of a stadium at Poplar Point. The goal of this plan was to revitalize the area through the creation of
24 a retail and entertainment district. The focal point of the site was to be a state-of-the-art European-style
25 soccer facility, along with ancillary retail and entertainment uses. The soccer facility was also to be used
26 as a venue for music acts, along with cultural and community events. This effort was ultimately
27 unsuccessful.

28 **Developer Solicitation Process**

29 In 2007, a competition was held to select a development partner for Poplar Point. Of the seven initial
30 developer entries, four were requested to prepare mixed-use development plans for further
31 consideration. Clark Realty Capital, LLC eventually was selected and invited to serve as the District
32 development partner for Poplar Point. The following discussion details each of the design competition
33 submissions.

34

1 Archstone Smith

2 The design presented by Archstone Smith focuses on a central shopping center. Compared to the other
3 submissions, Archstone Smith's includes more than twice as much retail space with approximately
4 990,000 gsf. This proposal also contains the most office space, approximately 1.9 million gsf and enough
5 room for a national entertainment venue. The developed area was focused along the western and
6 southern edges of the site with the remaining areas used as waterfront open space.



7
8 Figure 2-18: Rendering of Archstone Smith's Competition Submission
9 Source: Archstone Smith, 2007

10 Clark Realty Capital LLC

11 Clark Realty proposed to locate a large, centralized park at Poplar Point and to develop along the edges
12 of the site. One of the major features included in this design is the deck that spanned over I-295 for
13 three blocks and provided a connection to the Historic Anacostia community. This deck was proposed to
14 allow residents of Anacostia to walk to the new development and vice-versa. Other amenities included
15 an environmental museum, a business hub focused on environmentally-oriented companies, a charter
16 school and the potential for a soccer stadium.



17
18 Figure 2-19: Rendering of Clark Realty Capital Competition Submission
19 Source: Clark Realty Capital, LLC, 2007

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1 Forest City

2 Forest City proposed a development that placed development along the southern edge of the site,
3 which extends towards the water in some locations. This design also allowed for the creation of linear
4 “finger” parks that interact with the developed areas of the site and bringing nature inwards. One of the
5 major design elements is the “main street” that would extend from the center of the site towards the
6 water. The design included a 50,000 square foot floating amphitheatre, street-level retail uses, and
7 more housing units than any of the other designs. The developer was also looking to target “local, small,
8 disadvantaged business enterprises” to occupy 25% of the retail space.



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10 Figure 2-20: Rendering of Forest City Competition Submission
11 Source: Forest City, 2007

12 Mid-City Urban

13 The Mid-City submission had the smallest amount of development, which, conversely led to the greatest
14 amount of green space and wetlands. Included in the design was an extension of the University of the
15 District of Columbia campus, providing an educational amenity to the Anacostia community. The
16 submission also focused on bringing a significant amount of affordable housing to the area; 40% of the
17 units were committed to being affordable, with half of these units for sale.



18
19 Figure 2-21: Rendering of Mid-City Urban Competition Submission
20 Source: Mid-City Urban, 2007

21

1 Initial Planning: Development Partner

2 Upon winning the competition, Clark Realty was invited to prepare alternative development plans for
3 the site. To begin this planning effort, Clark prepared eight general bubble diagrams to illustrate
4 potential configurations of open space and the built environment. The diagrams were shared with the
5 public to solicit their feedback. The following designs were proposed:

- 6 • Centralized Park
 - 7 ○ Park on the River's edge and development inward
 - 8 ○ Less significant development at Metro stretching along 295
- 9 • Transit Oriented
 - 10 ○ Continuous Park on the River's edge and development inward
 - 11 ○ Significant development at Metro advancing toward the River
- 12 • Two Dynamic Waterfronts
 - 13 ○ Discontinuous discrete parks
 - 14 ○ Two distinct development opportunities on waterfront
- 15 • Waterfront Promenade
 - 16 ○ Minimum development at Metro, minimally transit oriented
 - 17 ○ 1-sided Main Street extending to the waterfront
- 18 • Concentrated Development
 - 19 ○ Park on either side of development at river's edge
 - 20 ○ Significant development at Metro advancing toward the River
- 21 • Maximum Metro/Maximum Waterfront
 - 22 ○ Maximum development at Metro, transit-oriented
 - 23 ○ Continuous linear park at river's edge and development inland
- 24 • Green Boulevard
 - 25 ○ Linked Parks linked by east/west parkway
 - 26 ○ Two distinct development opportunities on waterfront
- 27 • Internal Linear Park
 - 28 ○ Minimum development at Metro/minimum transit-oriented
 - 29 ○ Continuous linear park through the middle with development at the river's edge and
30 along 295

31 Prior to the development of more specific concept alternatives that would be evaluated in an EIS, the
32 District and Clark Realty ceased their partnership efforts. As a result, this planning effort was
33 discontinued.

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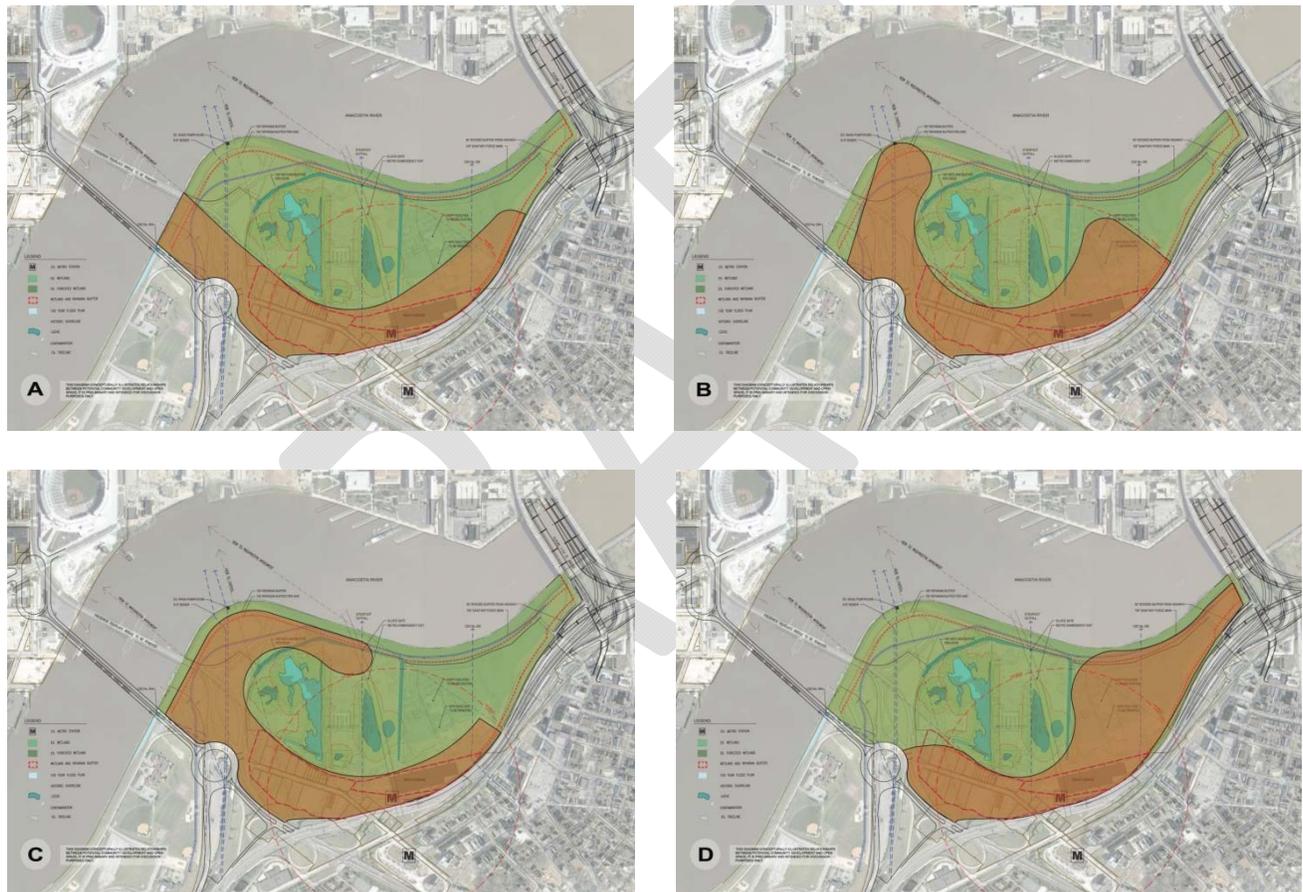
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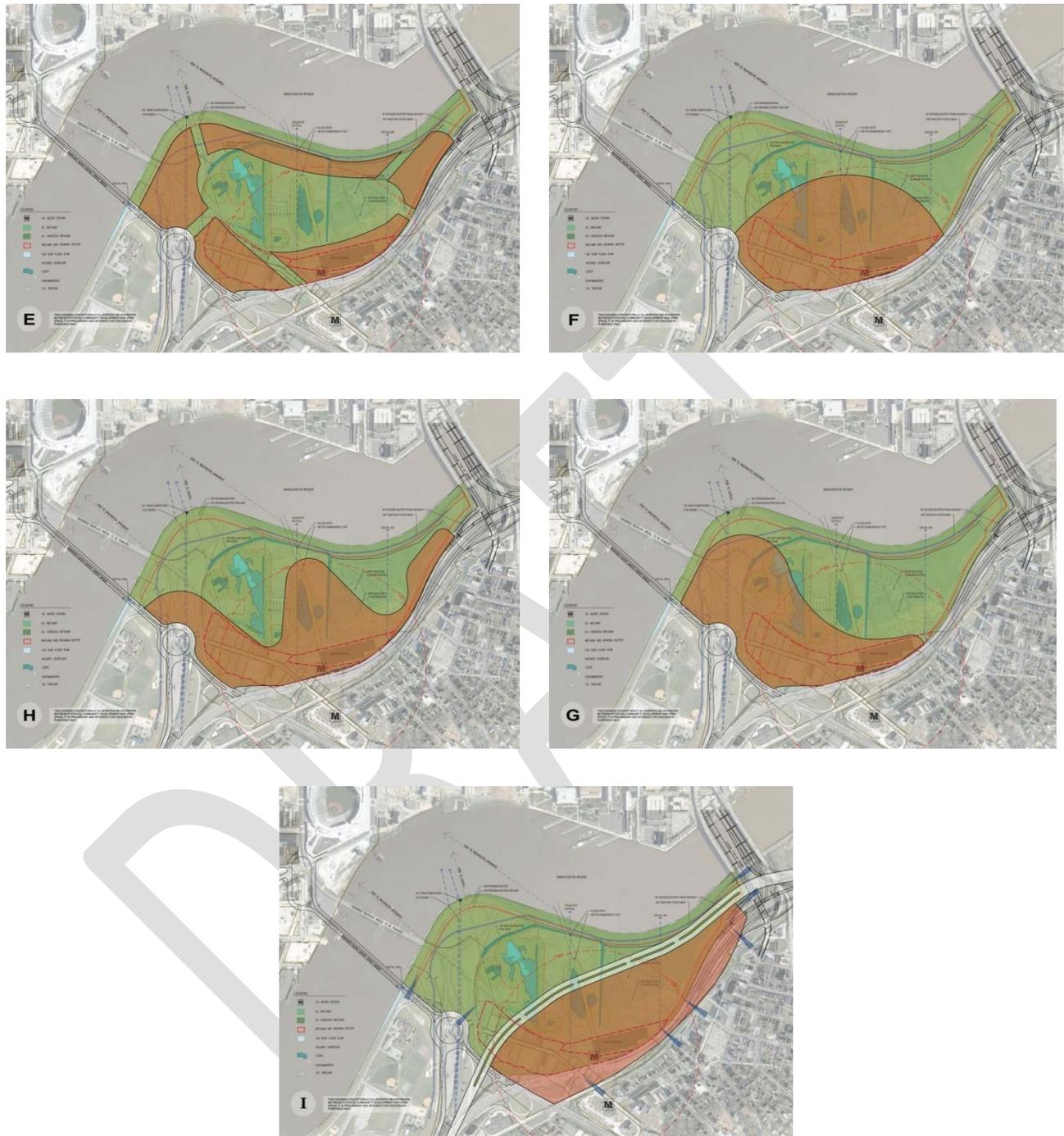
1 **2.3.2 Current Planning Effort**

2 **Alternative Development Process**

3 After the initial planning efforts failed by the private-sector development partner to yield viable
 4 alternatives for the EIS, a second effort was conducted by the District of Columbia and the NPS in the
 5 spring and summer of 2009. The public-sector effort was led by DMPED and NPS and included a
 6 technical team of planners, landscape architects, engineers, transportation specialists, economists,
 7 development advisors and resource agency partners. The multi-disciplinary team identified, reviewed
 8 and refined nine (9) initial open space/development scenarios that are shown as A-I of Figure 2-22.



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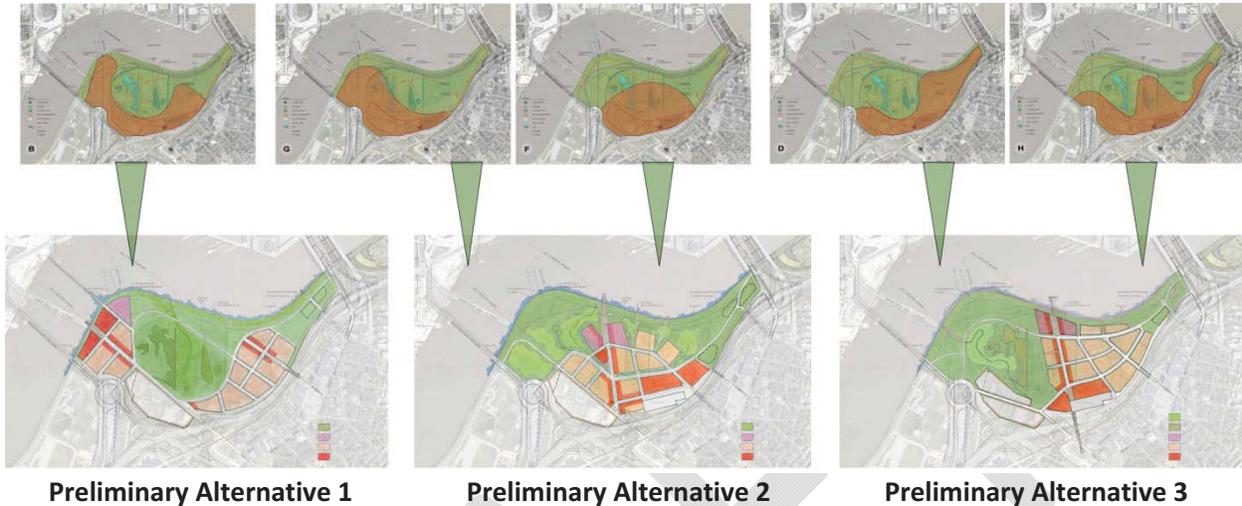


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8 Figure 2-22: Open Space/Development Diagrams
9 Source: EDAW/AECOM, 2009 (all Diagrams)

10 After several workshops, the planning team was asked to evaluate the nine concepts with respect to
11 certain factors such as open space, connectivity to the existing community, the general character of
12 open space, relationship to the waterfront, and proximity to the Metro station. Based on a collaborative
13 discussion of various strengths and weaknesses, the District and NPS identified the most preferable

1 concepts. The results showed that Diagrams B, D, F, G and H were to be further refined from bubble
 2 diagrams into general parcel plans that could service as the three preliminary alternatives. The following
 3 graphic (Figure 2-23) shows how the preliminary alternatives incorporate elements of the selected
 4 Diagrams.



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Figure 2-23: Preliminary Alternatives
 Source: EDAW/AECOM, 2009

10 Preliminary Alternative 1 was developed from Diagram B, which focused development along the Point
 11 and in the southeastern portion of the site. The concept was intended to avoid impacts to wetlands.
 12 Preliminary Alternative 2 was created by taking elements of Diagrams G and F, both of which centered
 13 development around the Metro; it was intended to ignore potential impacts on wetlands. Preliminary
 14 Alternative 3 utilized portions of Diagram D, which focused development primarily on the eastern
 15 portion of the parcel, and Diagram H, which had some development extending out from the Metro
 16 toward the waterfront.

17 After these alternatives were further refined into more specific conceptual site plans, development
 18 programs were created for each for analysis in this EIS.

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1 **2.4 Identification of a Preferred Alternative**

2 NPS and the District have not selected a Preferred Alternative. It is anticipated that the Preferred
3 Alternative will be identified in the Final EIS (FEIS). This will allow resource agencies and the public to
4 review the impacts of each alternative objectively and submit feedback on their preference. This
5 feedback will ultimately be used to develop a Preferred Alternative by combining elements from some
6 or all of the Action Alternatives.

7 **2.5 Environmentally Preferred Alternative**

8 CEQ defines the environmentally preferred alternative as the alternative that would best promote the
9 national environmental policy outlined NEPA Section 101. NPS must identify the environmentally
10 preferred alternative in documents that require public review and comment to satisfy NEPA. CEQ
11 further clarifies the identification of the environmentally preferred alternative in their *Forty Most Asked*
12 *Questions*, stating “Ordinarily, this means the alternative that causes the least damage to the biological
13 and physical environment; it also means the alternative which best protects, preserves, and enhances
14 historic, cultural, and natural resources” (Q6a). The criteria for this selection include:

- 15 1. Fulfilling the responsibilities of each generation as trustee of the environment for succeeding
16 generations;
- 17 2. Assuring for all generations safe, healthful, productive, and aesthetically and culturally pleasing
18 surroundings;
- 19 3. Attaining the widest range of beneficial uses of the environment without degradation, risk of
20 health or safety, or other undesirable and unintended consequences;
- 21 4. Preserving important historic, cultural and natural aspects of our national heritage and
22 maintaining, wherever possible, an environment that supports diversity and variety of individual
23 choice;
- 24 5. Achieving a balance between population and resource use that would permit high standards of
25 living and a wide sharing of life’s amenities; and
- 26 6. Enhancing the quality of renewable resources and approaching the maximum attainable
27 recycling of depletable resources (NEPA, Section 101).

28 After conducting the environmental analysis, it was determined that the environmentally preferred
29 alternative would be the No Action Alternative. This determination was made because each of the
30 Action Alternatives would involve an irreversible commitment of resources through the development of
31 the site. Of the Action Alternatives, Alternative 1 would be the most environmentally preferable
32 alternative because it would preserve all the existing wetlands in place. Although, it would not
33 remediate the existing contamination, remove invasive species, or reclaim natural habitats.

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1 2.6 Development and Impact Summary

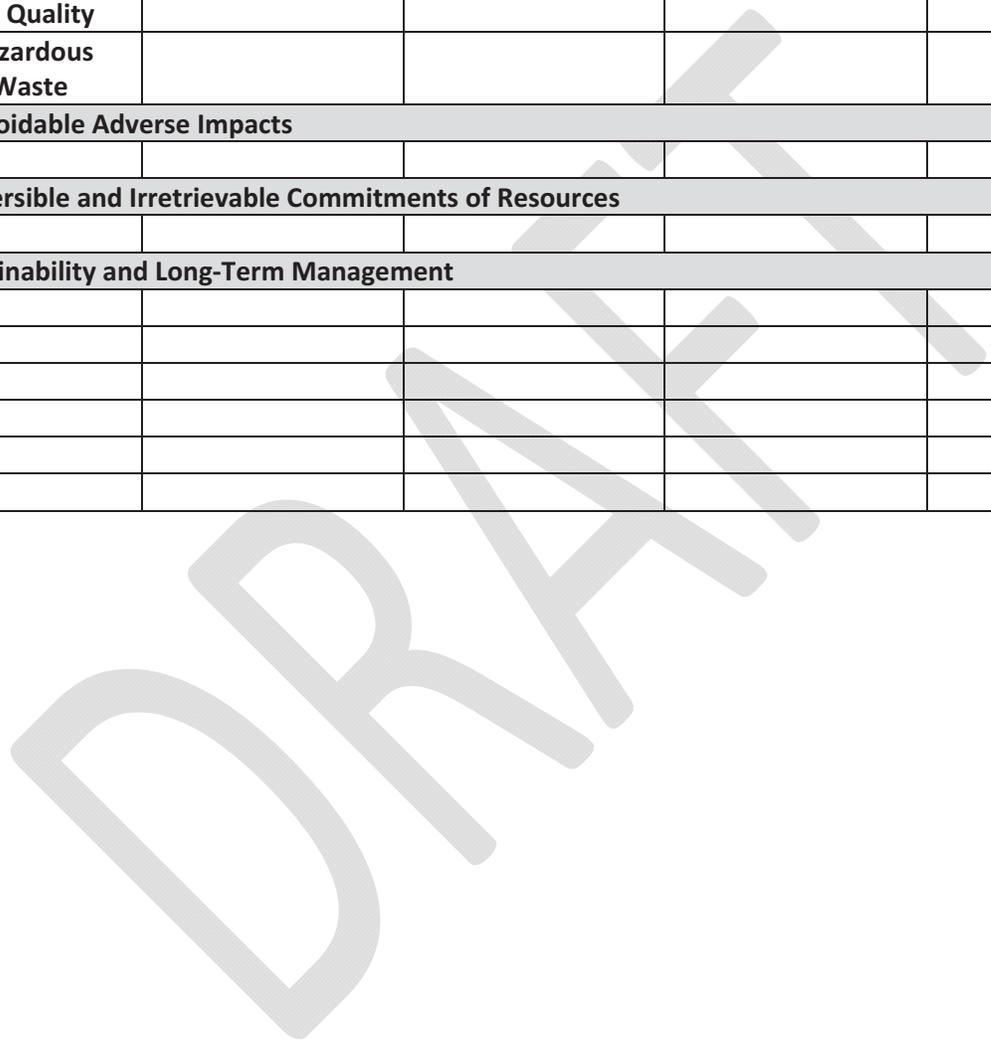
No Action Alternative	Alternative 1	Alternative 2	Alternative 3
Concept			
Maintain the status quo of existing conditions	Celebrate existing resources and bring together both sides of the river.	Creating new habitats and establishing a walkable, transit focused destination.	Activating the waterfront and extending the community to the river.
Development Program			
<ul style="list-style-type: none"> US Park Police Aviation Section Facility to remain as is US Park Police Anacostia Operations Facility to remain as is National Park Service, National Capital Parks-East Headquarters to remain as is 	<ul style="list-style-type: none"> Residential - 4,380,000 gsf (3,498 units) Townhome - 565,000 gsf (324 units) Mid-rise - 1,677,000 gsf (1,446 units) High-rise - 2,137,000 gsf (1,728 units) Retail - 212,000 gsf <ul style="list-style-type: none"> Liner - 166,000 gsf Medium Format - 46,000 gsf Large Format - 0 gsf Office - 1,394,000 gsf Other - 491,000 gsf 	<ul style="list-style-type: none"> Residential - 4,680,000 gsf (4,255 units) Townhome - 0 gsf (0 units) Mid-rise - 2,622,000 gsf (2,384 units) High-rise - 2,057,000 (1,871 units) Retail - 354,000 gsf <ul style="list-style-type: none"> Liner - 191,000 gsf Medium Format - 162,000 gsf Large Format - 196,000 gsf Office - 567,000 gsf Other - 549,000 gsf 	<ul style="list-style-type: none"> Residential - 4,690,000 gsf (4,265 units) Townhome - 268,000 gsf (154 units) Mid-rise - 2,207,000 gsf (2,098 units) High-rise - 2,214,000 gsf (2,013 units) Retail - 255,000 gsf <ul style="list-style-type: none"> Liner - 146,000 gsf Medium Format - 0 gsf Large Format - 198,000 gsf Office - 726,000 gsf Other - 458,000 gsf
Land Availability			
Property remains under the jurisdiction of NPS	Near-term development in southeastern node; long-term development at the "point"	Near-term development of the eastern edge; long-term development of the "main street"	Near-term development of the extended Historic Anacostia; long-term development of the "main street"
Environmental Treatment			
Preserves all wetlands in place; Stickfoot Creek to remain captured; seawall to remain; would not disturb contamination	Preserves all wetlands in place; Stickfoot Creek runs north/south through wetlands; seawall to remain; would allow for natural remediation of existing contamination	Creates new wetlands; Stickfoot Creek to be a filter system created as a component of the park; terraced shoreline leading to the water; would involve mass removal of contamination	Preserves highly-functioning wetlands; Stickfoot Creek to be a filter system as a component of the community park; promenade at shoreline; allows for targeted remediation of existing contamination
Transportation Systems			
New bridge infrastructure to be implemented; vehicular access and circulation to remain; WMATA garage to remain; Metro station to remain	New vehicular access from S. Capitol Street Circle and W Street; vehicular circulation from a modified internal loop road; pedestrian bridge across Anacostia River, pedestrian connections to Chicago Street and Howard Road; WMATA garage relocated; Phase I close to metro, Phase II served by water taxi, MLK Streetcar service	New vehicular access from S. Capitol Street Circle and Chicago Street; vehicular circulation from an urban greenway; pedestrian bridge at W Street, pedestrian connection at Howard Road; WMATA garage relocated; entire site close to metro, served by water taxi and MLK Streetcar service	New vehicular access from S. Capitol Street Circle and W Street and Chicago Street; vehicular circulation from traditional grid layout; pedestrian bridge at W Street and Chicago Street, pedestrian connection at Howard Road; WMATA garage preserved in place; entire site close to metro, served by water taxi and MLK Streetcar service
WMATA Garage and Howard Road Redevelopment			
WMATA garage would remain; Howard Road parcels developed independently	Big-box development along Howard Road and at former WMATA garage	Mixed-use development along Howard Road and at former WMATA garage	WMATA garage preserved; Government/Office development along Howard Road

- 1 <Please Note: The following chart would be completed upon finalization of the Draft EIS and review
- 2 by DMPED and NPS>

Impact Topic	No Action Alternative	Alternative 1	Alternative 2	Alternative 3
Impacts on Socio-economic Resources				
Land Use				
Planning Policies and Zoning				
Community Facilities				
Demographics and Housing				
Environmental Justice				
Economic/Fiscal Resources				
Impacts on Cultural Resources				
Archaeological Resources				
Historic Structures and Districts				
Cultural Landscapes				
Visual Resources				
Impacts on Natural Resources				
Geophysical Resources				
Water Resources				
Vegetation and Wildlife Resources				
Impacts on Urban Systems				
Water Supply				
Sanitary Sewer and Stormwater Infrastructure				
Solid Waste Disposal				
Energy Systems				
Impacts on Transportation Systems				
Vehicular				

Circulation				
Parking				
Public Transport				
Pedestrian and Bicycle Circulation				
Impacts on Environmental Health				
Noise				
Air Quality				
Hazardous Waste				
Unavoidable Adverse Impacts				
Irreversible and Irretrievable Commitments of Resources				
Sustainability and Long-Term Management				

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AFFECTED ENVIRONMENT

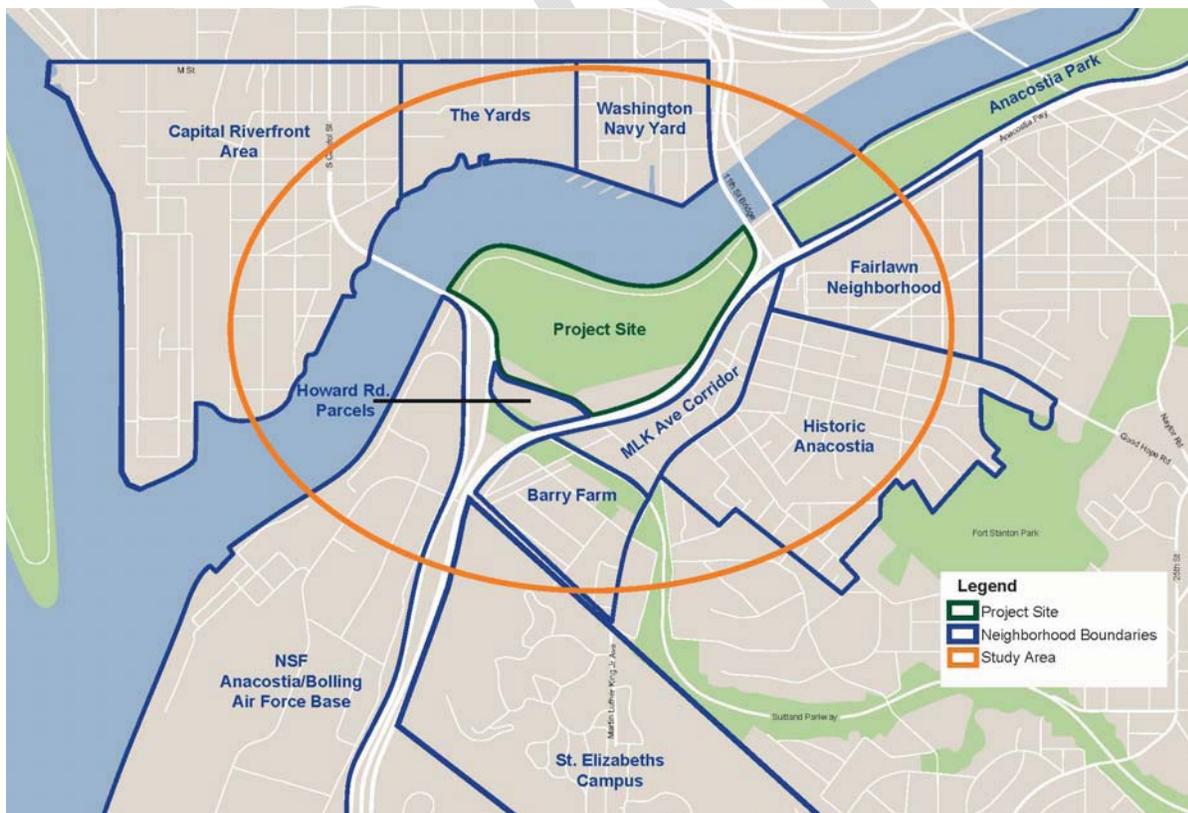
1 **3.1 Socio-Economic Resources**

2 **3.1.1 Land Use**

3 The Poplar Point site (project site) is located within Anacostia Park in the Southeast Quadrant of
 4 Washington, DC. The project site is bounded to the east by the 11th Street Bridges, to the west by the
 5 Frederick Douglass Bridge, to the south by the Suitland Parkway and the Anacostia Freeway (Interstate
 6 295) and to the north by the Anacostia River. The project site consists of 130 acres.

7 Land uses within and around the project area were inventoried to characterize the setting in advance of
 8 its redevelopment. The inventories were conducted using existing reports, field inspections and surveys,
 9 and after a review of comprehensive plans, aerial photography and maps. The field surveys, involving a
 10 block-by-block visual inspection of predominant land uses, were conducted in 2008/2009.

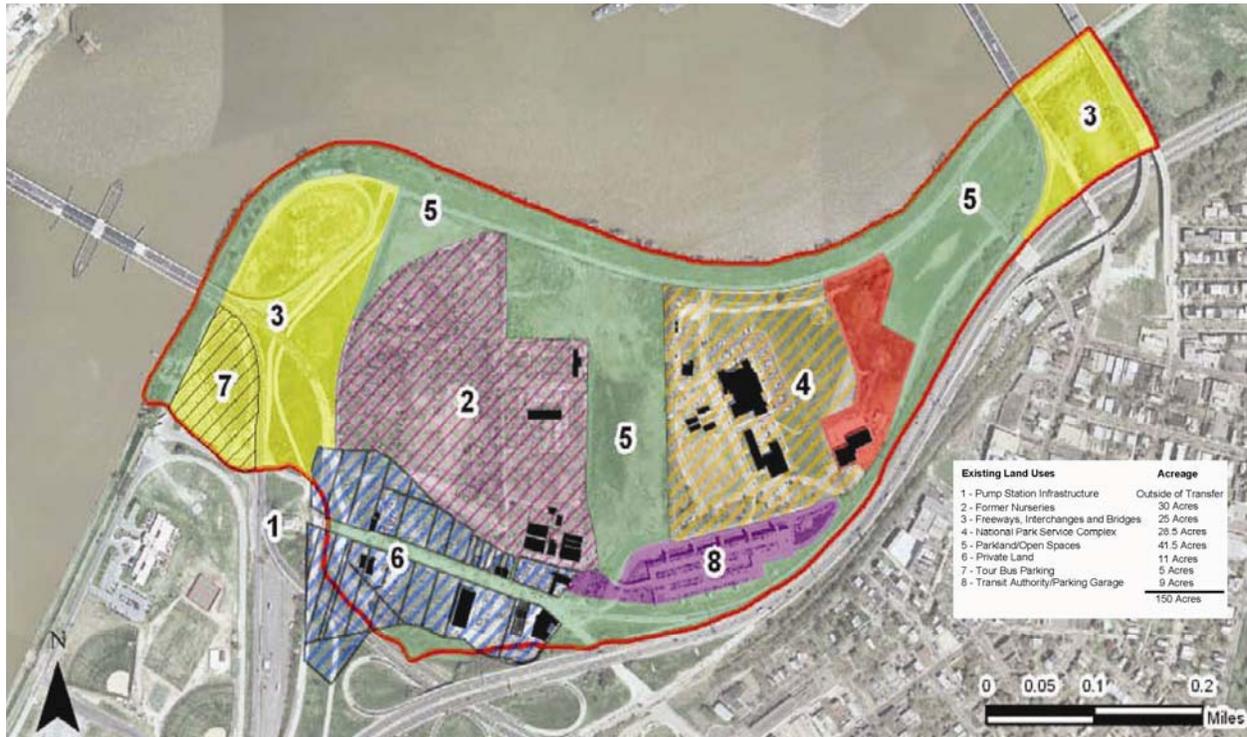
11 The Land Use study area includes the project site, adjacent properties, and a surrounding context area
 12 of approximately one to two miles. This study area will be used to characterize current land use
 13 conditions, analyze patterns and trends, and identify potential impacts that could result from the
 14 proposed action. A larger study area is necessary for this analysis because changes to land use or
 15 development patterns are interrelated and may have impacts beyond the immediate location. The
 16 context focuses on nearby neighborhoods that could potentially be affected by the redevelopment of
 17 Poplar Point (Figure 3-1).
 18



19
 20 Figure 3-1: Land Use Study Area
 21 Source: AECOM 2010

1 **3.1.1.1 Existing Land Uses –Project Site**

2 The site’s predominant land use classification is currently parkland/open space. However, there is only
 3 limited open space located along the river and in the eastern portion of the site that is available for
 4 public use. Specific land uses on the project site include the National Park Service Complex, former tree
 5 nurseries, transportation infrastructure, and a tour bus parking area.



6
 7 Figure 3-2: Existing Land Uses on the Site
 8 Source: DC Government
 9

10 *Former Nurseries:* The DC Lanham Tree Nursery and the Architect of the Capitol Nursery were formerly
 11 located in the central portion of Poplar Point. Both of the sites associated with the nurseries have been
 12 vacant since 1993. Consisting of approximately 30 acres, they are currently fenced off and closed to the
 13 public. Studies show that both locations contain some contaminated soil and/or ground water. The land
 14 is titled to the United States and is under the jurisdiction of the NPS.

15 *Parkland/Open Spaces:* There are several large tracts of open space, totaling approximately 40 acres,
 16 located at Poplar Point that are titled to the United States and under the jurisdiction of the NPS. These
 17 areas include the shoreline stretching from the Frederick Douglass Bridge to the 11th Street Bridge (15
 18 acres), an athletic field located to the north of the NPS facility (5 acres), and a narrow parcel of land
 19 between the Metrorail garage and the Anacostia River (20 acres). Currently, the total amount of usable
 20 open space within Poplar Point is approximately 40 acres.

1 *National Park Service Complex:* The US Park Police Aviation Section Facility (which includes a heliport
2 and helicopter hanger), US Park Police Anacostia Operations Facility, and the National Park Service,
3 National Capital Parks-East Headquarters are all located at Poplar Point. The facilities, currently occupy
4 approximately 28 acres within Poplar Point. The NPS and Park Police facilities are planned to be
5 relocated to the north end of Anacostia Park, near the CSX railroad, as part of the Poplar Point
6 redevelopment. The Park headquarters is to remain at Poplar Point near Good Hope Road.

7 *Highways, Interchanges, and Bridges:* The project site contains a number of public roadways,
8 interchanges, intersections, and two bridges, along with a short section of Interstate highway totaling
9 approximately 30 acres. The highways include portions of the Suitland Parkway, South Capitol Street
10 SW, Anacostia Drive SE, and Good Hope Road SE. The two bridges on the project site are the Frederick
11 Douglass Bridge, and the 11th Street Bridge. A section of the Anacostia Freeway (Interstate 295) between
12 the Suitland Parkways and the 11th Street Bridge is also located within the project site. The improvement
13 of the 11th Street Bridge is ongoing and the realignment of the Frederick Douglass Bridge is planned.
14 Staging areas for the 11th Street Bridge construction project are located within the north end of Poplar
15 Point and the southern end of Anacostia Park. Additionally, there are smaller roads providing access to
16 the NPS facilities.

17 *Tour Bus Parking Area:* Located just south of the Frederick Douglass Bridge and within the project site is
18 a partially paved tour bus parking lot. This lot is used by motor coaches, and buses serving major tourist
19 attractions, including the National Mall and downtown Washington. The land is owned by the US
20 Government with the northern half under the direct control of the National Park Service and the
21 southern half under the direct control of the US Navy at Bolling Air Force Base. Currently this site is
22 leased to the District of Columbia by the Navy.

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1 **3.1.1.2 Existing Land Uses – Adjacent Properties**

2 The land adjacent to the project site includes parcels of land that run along the western, southern and
3 southeastern site boundaries. There are a variety of land uses within the vicinity of the site; however,
4 the majority are related to infrastructure or government use.

5 *Anacostia Park:* Anacostia Park contains over 1,200 acres; including Poplar Point, and extends north to
6 encompass Kenilworth Park and Aquatic Gardens, the Langston Golf Course and Kenilworth Marsh. The
7 Park provides many recreational opportunities such as multi-purpose fields, an outdoor pool and
8 recreation center, tennis and basketball courts, playground areas, a roller skating pavilion, picnic areas,
9 and other facilities, in addition to natural areas. Anacostia Park is owned by the federal government and
10 managed by the National Park Service (NPS).

11 *Metrorail Parking Garage:* A large parking garage for the Washington Metropolitan Area Transit
12 Authority's Anacostia Station occupies approximately 9 acres adjacent to Poplar Point. The Anacostia
13 Station parking garage is a 1200-space facility (parking garage and metered parking) serving riders on
14 Metro's Green Line. In addition, the Metrorail tunnel runs underneath the Poplar Point site.

15 *Howard Road Parcels:* Approximately 11 acres of land located along Howard Road north of I-295 is
16 privately owned and primed for redevelopment. Current uses include several auto-related industries, a
17 charter school, and abandoned residential buildings. The owners of these properties have proposed a
18 range of potential redevelopment uses, including a retail center, a mixed use development, or a federal
19 office complex.

20 *Pump Station Infrastructure:* A pump station, located amidst the ramps leading to the Anacostia
21 Freeway, is owned by the District of Columbia and controlled by the District of Columbia Water and
22 Sewer Authority (WASA). It is a two-story structure that pumps combined wastewater from the
23 Anacostia Main Interceptor to the outfall sewers that lead to the Blue Plains Wastewater Treatment
24 Plant.

25 *Anacostia Naval Station:* The Anacostia Naval Station is located adjacent to the project site to the west.
26 The Station is home to the Defense Information System Agency's White House Communications Agency
27 and the Navy Housing Office. Near the northern end of the Station are several athletic fields, providing
28 recreational opportunities for Navy personnel. The origins of the Anacostia Naval Station can be traced
29 back to the 1940s when it was first known the US Naval Receiving Station, Anacostia then as the US
30 Naval Station, Anacostia Annex, and was located at the Botanical Gardens Nursery. The primary function
31 of the Station at that point was to accommodate the overflow from the Washington Navy Yard for
32 classroom training, laboratory space, and barracks, in addition to offering other support services. The
33 Station was relocated to the current site in 1961.

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1 **3.1.1.3 Existing Land Uses – Context Area**

2 The areas surrounding Poplar Point include a variety of neighborhoods, corridors and geographic places.
3 These areas, generally located within a radius of one to two miles, constitute the context area for Land
4 Use.

5 *Martin Luther King Jr. (MLK) Avenue Central Business Corridor:* This corridor is located near the site,
6 directly east of the Anacostia Freeway, and stretches from the 11th Avenue Bridges to the Suitland
7 Parkway. As the central business corridor, this portion of MLK Avenue serves as the main commercial
8 spine of Anacostia. The predominant land use along MLK Avenue is mixed-use with retail and
9 commercial businesses occupying most of the buildings' ground floors, with office and residential uses
10 on the upper floors. The buildings, themselves, tend to be smaller in scale allowing for several
11 storefronts along each block. This creates a diverse commercial base to support the community as more
12 businesses have their own space to operate. Also characteristic of the corridor is the low building
13 heights, with many buildings falling between two and four stories tall. This creates a pedestrian-scale
14 experience as the buildings appear less imposing at this shorter height.

15 A small pocket of multi-family low-rise residential dwellings are located between MLK Avenue and the
16 Anacostia Freeway in the area of Chicago Street and Shannon Place. Within the corridor are several
17 religious, cultural, and civic institutions, including several churches and the Solomon Brown Corps
18 Community Center. Savoy Elementary School is at the western end of Shannon Place. The Anacostia
19 Metro station, located in the eastern portion of the area along Howard Road, provides residents access
20 to the Greater Washington Metropolitan area and is a popular mode of transportation for commuters.

21

1 *Anacostia Heights:* Anacostia Heights is a geographically large neighborhood located directly south of
2 the MLK Avenue central business corridor and bounded to the northeast by Good Hope Road, to the
3 southwest by Howard Road, and to the southeast by Fort Stanton Park. The predominant land use in the
4 neighborhood is residential, as it primarily consists of single-family detached and row housing. Several
5 pockets of low-rise multi-family residential units and a few high-rise multi-family residential buildings
6 are also present including the Frederick Douglass Garden Apartment complex and associated
7 Community Center.

8 The historic character of the neighborhood is evident both in the housing stock and in the narrow
9 streets and sidewalks and the small lots on which the houses exist. These conditions reflect the area's
10 history as a small, working-class suburban enclave of DC formed in the mid-1800s. Development of the
11 area began in what is known as the Anacostia flats, and over time moving up the Anacostia escarpment,
12 eventually overlooking the river and downtown Washington, DC. The neighborhood's most famous
13 attraction is the Frederick Douglass National Historic Site, located in the heart of Anacostia Heights. It is
14 a National Historic Site managed by the National Parks Service as part of the National Capital Parks –
15 East. The site contains Frederick Douglass's home, named Cedar Hill, which has been converted to a
16 museum preserving the legacy of Douglass.

17 East of Cedar Hill is Good Hope Road, which contains a mix of commercial and civic uses. Several schools
18 serve the neighborhood including Ketcham Elementary School and Wilkinson Primary School.

19 *Fairlawn Neighborhood:* The Fairlawn neighborhood is located north of Anacostia Heights and east of
20 the MLK Avenue central business corridor. The eastern boundary of the neighborhood is 18th Street SE
21 between Fairlawn Avenue to Good Hope Road. The northern boundary of the neighborhood is the
22 Anacostia Freeway, and the southern boundary is Good Hope Road. Existing uses are comprised of single
23 family detached residential houses and several multi-family residential buildings.

24 Minnesota Avenue serves as the primary arterial road and links the community to Good Hope Road and
25 areas to the east, as well as Pennsylvania Avenue and areas to the west. The primary land use along
26 Minnesota Avenue is single family residential and it has a lower density than other neighborhoods in the
27 area. Also located along Minnesota Avenue are several isolated commercial uses, however, the primary
28 commercial center in the vicinity of Fairlawn is Good Hope Road. Fairlawn is the location for Anacostia
29 Senior High School located on 16th Street SE and Kramer Junior High School located on Q Street SE.

30

1 *Barry Farm Neighborhood:* The Barry Farm is a historically African American neighborhood located
2 adjacent to Historic Anacostia. It is bounded to the north by Firth Sterling Avenue, to the northeast by
3 the Suitland Parkway, to the east by MLK Avenue, to the west by the Anacostia Freeway, and the south
4 by the St. Elizabeths West Campus (currently being redeveloped). The area is comprised predominantly
5 of multi-family residential units.

6 A redevelopment plan for Barry Farm was completed in 2006 and proposes strategies to increase
7 residential capacity, and to physically improve the neighborhood, in conjunction with a financial strategy
8 to accomplish the vision. The goal of the plan is to create a community that provides affordable housing
9 options, civic and cultural engagement, economic opportunity, and increased safety. The plan attempts
10 to reestablish a connection with the greater Anacostia community and integrate itself with concurrent
11 redevelopment efforts.

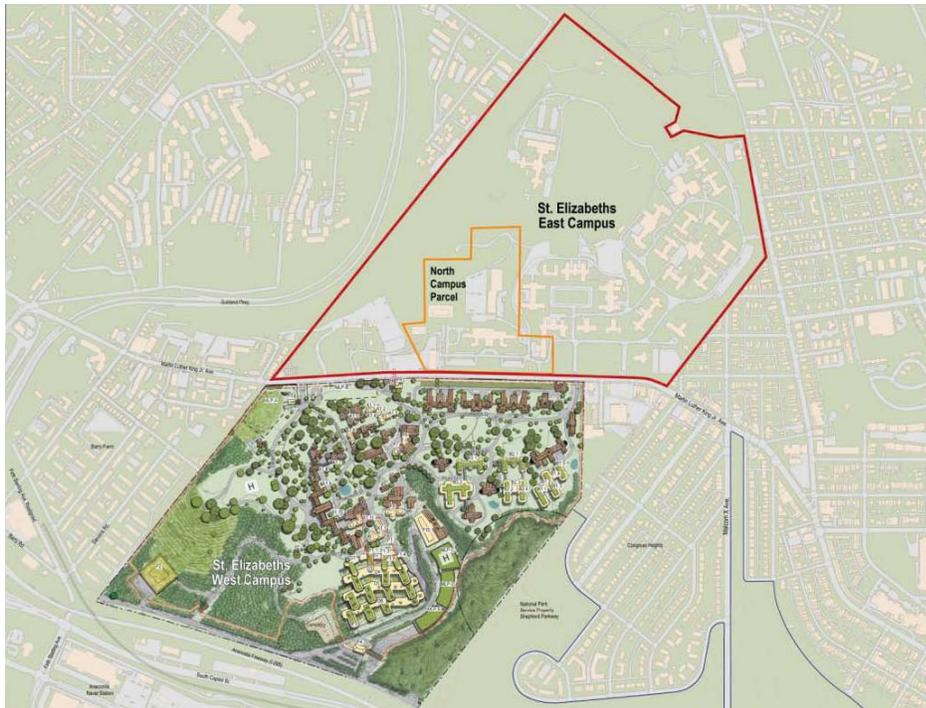


12
13 Figure 3-3: Proposed Barry Farm Redevelopment Plan
14 Source:DCOP
15

16 The Verizon Center Garage and associated switching station are located adjacent to the Anacostia
17 Freeway. Birney Elementary school is located on MLK Avenue in the northern portion of the
18 neighborhood. The school is situated adjacent to the Barry Farm Recreational Center, which provides
19 some athletic fields and a pool. Also along MLK Avenue, near Birney, are several churches providing civic
20 and cultural amenities.

21

1 *Saint Elizabeths Campus:* St Elizabeths is divided into two areas: the east campus and the west campus.
 2 The entire site was controlled by the US Department of Health and Human Services from its founding in
 3 1852 as a psychiatric hospital until the east campus was transferred to the District of Columbia in 1987.
 4 The District, in turn, has operated a hospital on the east campus since that time. In 2001 the federal
 5 government determined that the site was “excess” property and no longer had a need for the west
 6 campus. The site was acquired by GSA in 2004 and is currently proposing to redevelop the site for the
 7 creation of federal office space to house the Department of Homeland Security.



8
 9 Figure 3-4: Proposed St. Elizabeths Redevelopment Plan
 10 Source: DCOP

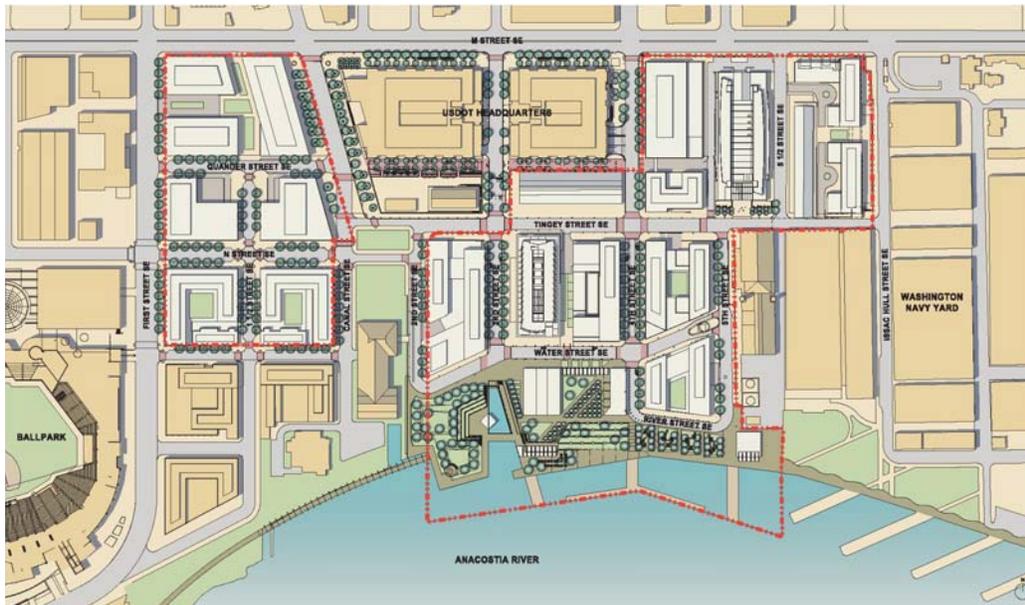
11

1 *Capitol Riverfront Area:* The Capitol Riverfront Area is located north and west of Poplar Point on the
2 opposite side of the Anacostia River. This area includes two distinct sub-sections: the Ballpark Area and
3 Buzzard Point.

4 ▪ *Ballpark Area:* The Ballpark area consists of the WMATA Bus Garage, WASA Pumping
5 Station, Florida Rock Property, several ongoing development projects, and the Ballpark site
6 itself. The most prominent building in the area is Washington National's Ballpark. Included
7 in the stadium are the facilities necessary for the park to operate such as parking areas and
8 maintenance buildings. A mix of retail, restaurant, conference, and other uses are planned
9 for the perimeter of the Ballpark, itself, but have not yet been implemented. The WMATA
10 Bus Garage is primarily used for the storage and repair of buses not in use. The DC WASA
11 pumping station is located directly south of the Ballpark site. The station occupies 11 acres
12 of land along the Anacostia waterfront. The Florida Rock batch cement plant is located
13 adjacent to and west of the DC WASA pumping station and is currently slated for
14 redevelopment as a mixed-use project. The Earth Conservation Corps Center and pier are
15 also located along the shoreline of this area.

16 ▪ *Buzzard Point:* Industrial uses dominate the waterfront area southwest of the Ballpark site,
17 extending from the Frederick Douglass Bridge towards Buzzard Point. Industrial uses in this
18 area include manufacturing-related facilities, such as a cement production plant and the
19 Buzzard Point Power Plant. Land owners include the Hess and Douglas Development
20 Companies. Land uses to the south of the bridge are predominantly industrial with the
21 exception of the Matthew Henson Conservation Center, the Coast Guard headquarters
22 (which will be unused office space, and an empty commercial office building. West of the
23 Power Plan is Fort McNair, which houses the headquarters of the Army's Military District of
24 Washington. Also found at Fort McNair is the National Defense University, Inter-American
25 Defense College, and the U.S. Army Center of Military History. A row of officer houses exists
26 along the western shoreline overlooking Hains Point and East Potomac Park. A power plant
27 owned and operated by PEPCO is also found on Buzzard Point; however, this facility will be
28 retired by 2012.

29 *Southeast Federal Center – "The Yards":* The Southeast Federal Center (SEFC) is located also across the
30 Anacostia River from the project site and is directly west of the Washington Navy Yard. It is being
31 redeveloped as "The Yards," a mixed-use waterfront development along the waterfront with residential,
32 retail, and commercial space. The 42-acre development will ultimately include 3.2 million square feet of
33 office space and more than five acres of open space, including a new waterfront park, currently under
34 construction. The multi-phased development is planned as a multi-phased project, anticipated to take
35 between 10 and 20 years to fully complete.



1

2 Figure 3-5: "The Yards" Development Plan

3 Source: Forest City

4 *Washington Navy Yard:* The Washington Navy Yard is also located directly across the Anacostia River
 5 from the project site and is a secure, active military center. Many historic buildings are located within
 6 the Navy Yard, including historic residences, adaptively reused armament factories and warehouses, and
 7 the National Museum of the U.S. Navy. The World War II-era buildings that dominate the site give the
 8 Navy Yard a historic, industrial appearance. A waterfront promenade runs along the Navy Yard's water
 9 frontage, ending at the property line between the Navy Yard and the Southeast Federal Center. There is
 10 currently no waterfront connection between the Navy Yard and bordering properties.

11 *Hains Point/East Potomac Park:* East Potomac Park is a large expanse of open space in the southwest
 12 quadrant of the District of Columbia. It is directly west of Fort McNair across the Washington Channel at
 13 the confluence of the Potomac and Anacostia Rivers. The park contains public recreational facilities such
 14 as East Potomac Golf Course, a mini-golf course, a public pool, and the East Potomac Tennis Center.
 15 Hains Point is the southern tip of the park.

16 *Bolling Air Force Base:* The Bolling Air Force Base is located south of the Anacostia Naval Station near the
 17 confluence of the Potomac and Anacostia Rivers. The host wing of the station is the 11th Wing, often
 18 referred to as "The Chief's Own." The 11th Wing includes an operations group, a maintenance
 19 directorate, a mission support group, and a medical group. The primary mission is to provide
 20 comprehensive base operating support to all assigned Air Force organizations and personnel along with
 21 flagship ceremonial and musical ambassadorship worldwide. The origins of the Bolling Air Force Base
 22 can be traced to 1918 when its location was known as Bolling Field, named after the first high-ranking
 23 air service officer killed in World War I, Colonel Raynal C. Bolling. The primary function of the airfield was
 24 to serve as research and testing ground for new aviation equipment and to provide aerial defense to the

- 1 Capitol. Over the years, the base has provided many services and has been an important asset of the US
- 2 Air Force.
- 3 A summary of the existing land use within the vicinity of the site is illustrated in Figure 3-6.



4 Figure 3-6: Existing Land Use
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6 Source: DC Office of Planning, 2008

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1 **3.1.2 Planning Policies and Zoning**

2 The regulatory environment for the redevelopment of Poplar Point includes various federal and District
3 of Columbia plans and policies that are intended to guide development in the area.

4 **3.1.2.1 Federal Plans and Policies**

5 *Comprehensive Plan for the National Capital: Federal Elements*

6 *The Comprehensive Plan for the National Capitol* is the principal planning document for the National
7 Capitol region. The Plan includes both Federal and District Elements (described below) and contains
8 goals, objectives, and planning policies to guide growth and development of the District of Columbia and
9 the Washington, DC metropolitan area.

10 The following Federal Elements of the Comprehensive Plan include goals, objectives and policies
11 relevant to the project:

12 *Federal Environment:* The Federal Environment element of Comprehensive Plan states: “it is the goal of
13 the federal government to conduct its activities and manage its property in a manner that promotes the
14 National Capitol Region as a leader in environmental stewardship and preserves, protects, and enhances
15 the quality of the region’s natural resources, providing a setting that benefits the local community,
16 provides a model for the country, and is worthy of a national Capitol.” Within the Federal Environment
17 element are several sets of relevant policies.

18 The first set of policies addresses the improvement of local water quality. One of the major features of
19 the site is its waterfront location on the Anacostia River. Therefore, the following policies are applicable
20 to the project:

- 21 ■ Upgrade water supply and sewage treatment systems and separate storm and sanitary
22 sewer systems;
- 23 ■ Provide and maintain adequate vegetated buffers adjacent to bodies of water;
- 24 ■ Minimize tree cutting and other vegetation removal to reduce soil disturbance and erosion;
- 25 ■ Control the use of pesticides, herbicides, fertilizers, chemicals, oil, salts and, other threats to
26 prevent the pollution of groundwater and waterways;
- 27 ■ Use of pervious surfaces and retention ponds to reduce stormwater runoff and impacts on
28 off-site water quality;
- 29 ■ Encourage the use of innovative and environmentally friendly “Best Management Practices”
30 in site and building design and construction practice;
- 31 ■ Require wastewater reduction through conservation and reuse in all new federal buildings;
32 and
- 33 ■ Encourage participation in regional agreements and programs that improve water quality
34 and address watershed issues.

35 The second set of policies encourages sensitivity towards land resources. This section is further
36 subdivided by specific land resources. Of the several land resources listed, policies regarding

1 Floodplains, Wetlands, Soils, Vegetation, and Wildlife are applicable to the project. These policies are as
2 follows:

- 3 ▪ Return the site as closely as possible to its natural contours; preserve natural drainage;
4 floodproof the proposed development;
- 5 ▪ Avoid destruction or damage to wetlands;
- 6 ▪ Encourage only compatible land uses adjacent to wetlands;
- 7 ▪ Coordinate wetland activities with federal, state, and local government programs and
8 regulations;
- 9 ▪ Utilize the best engineering practices available to minimize adverse impacts when project
10 construction in a wetland is deemed to be the only practical alternative;
- 11 ▪ Discourage development in areas identified as high erosion potential, on slopes with a
12 gradient of 15 percent and above; and on severely eroded soils. Excessive slopes (25 percent
13 and above) should remain undeveloped;
- 14 ▪ Employ “Best Management Practices” to reduce the potential for soil erosion and the
15 transport of sediment, consistent with state and local requirements;
- 16 ▪ Limit uses on highly unstable soils to passive recreation and open space;
- 17 ▪ Locate and design buildings to be sensitive to the natural groundwater flows;
- 18 ▪ Preserve existing vegetation, especially large stands of trees;
- 19 ▪ Incorporate new trees and vegetation;
- 20 ▪ Maintain and preserve woodlands and vegetated areas on steep slopes and adjacent to
21 waterways;
- 22 ▪ Encourage the use of native plant species, where appropriate;
- 23 ▪ Encourage facility design and landscaping practices that provide cover and food for native
24 wildlife;
- 25 ▪ Discourage development or significant alteration of areas used by migratory wildlife;
- 26 ▪ Encourage the restoration of degraded water and land habitats, in coordination with federal
27 and local agencies;
- 28 ▪ Consider the impacts, including cumulative impacts of environmental changes on wildlife
29 habitats and the biodiversity of an ecosystem.

30 The final set of policies deals with human activities. This section is further subdivided by type of human
31 activity. The policies applicable to this project deal with Environmental Justice and Solid Waste
32 Management. These policies are as follows:

- 33 ▪ Identify and address any disproportionately high and adverse health or environmental
34 effects on minority and low-income populations resulting from agencies’ programs, policies,
35 and activities. Consider the indirect, multiple, and cumulative effects of actions on the
36 cultural, social, historical, and economic characteristics of an affected community;
- 37 ▪ Analyze and consider the demographics of a potentially affected area to determine whether
38 such communities are characterized by low-income levels or high minority populations;
- 39 ▪ Establish effective public outreach programs so that the affected community can participate
40 in decisions that will impact its future;

- 1 ▪ Support the re-use of brownfield sites for federal or private-sector redevelopment; and
- 2 ▪ Pursue waste reduction measures that extend the life of waste disposal systems and
- 3 sanitary landfills in the region.

4 *Parks and Open Space:* The Parks and Open Space Element states that “it is the goal of the federal
5 government to conserve and enhance the park and open space system of the National Capitol Region,
6 ensure that adequate resources are available for future generations, and promote an appropriate
7 balance between open space resources and the built environment.” The policies in this element are
8 subdivided by specific park types, in addition to several policies regarding maintenance and expansion.

9 The first set of policies encourages the ongoing maintenance and conservation of current federal
10 parkland. Because the project site is part of the National Park Service’s holdings, one of the top
11 priorities is ensuring that future generations can continue to enjoy its resources. The following policies
12 are relevant to Poplar Point and the Proposed Action:

- 13 ▪ Enhance parks and preserve open green space for future generations;
- 14 ▪ Maintain and conserve open space as a means of shaping and enhancing urban areas;
- 15 ▪ Preserve open space that is crucial to the long-term quality of life of a neighborhood or the
- 16 region; and
- 17 ▪ Enter joint ventures to acquire and manage parks and open space.

18 The second set of policies relevant to the project falls under the Waterfront Parks category. One of
19 Poplar Point’s main attributes is its prime location along the Anacostia River. This set of policies seeks to
20 capitalize on this advantage to create desirable and beneficial locations for the public’s use and
21 enjoyment of the project site. The following policies are relevant to the Proposed Action:

- 22 ▪ Link open space along the waterfront to provide a continuous public open space system;
- 23 ▪ Develop the banks of the Anacostia River as a high-quality urban park with a mix of active
- 24 and passive recreational opportunities; and
- 25 ▪ Ensure that Anacostia Park functions as a regional recreation resource, emphasizing the
- 26 park’s special riverside, ecological and scenic qualities and character.

27 *Preservation of Historic Features:* The Preservation of Historic Features Element seeks to integrate new
28 development within the visions of the L’Enfant and McMillan Plans. The Comprehensive Plan states that
29 “it is the goal of the federal government to preserve and enhance the image and identity of the Nation’s
30 Capitol and region through design and development respectful of the guiding principles of the L’Enfant
31 and McMillan Plans, the enduring value of historic buildings and places, and the symbolic character of
32 the capital’s setting.”

33 Policies applicable to Poplar Point fall under the section regarding the National Capitol’s Image. As the
34 nation’s capitol city, the image of Washington is frequently in the national and global spotlight.
35 Therefore, one of the goals set forth in the Comprehensive Plan is to preserve and enhance this image,
36 not only for the enjoyment of local residents and visitors, but for the entire nation. Applicable historic
37 preservation policies are as follows:

- 1 ▪ Express the dignity befitting the image of the federal government in the national capitol.
2 Federal development should adhere to aesthetic standards already established by the
3 planning and design legacy of the nation’s capitol;
- 4 ▪ Plan carefully for appropriate uses and compatible design in and near the monumental core
5 to reinforce and enhance its special role in the image of the national capitol;
- 6 ▪ Preserve the horizontal character of the national capitol through enforcement of the 1910
7 Height of Buildings Act;
- 8 ▪ Protect the skyline formed by the regions natural features, particularly the topographic bowl
9 around central Washington, as well as historically significant built features, from intrusions
10 such as antenna towers, water towers and rooftop equipment;
- 11 ▪ Protect and enhance vistas and views, both natural and designed, that are an integral part of
12 the national capitol’s image; and
- 13 ▪ Design exterior lighting to contribute to the capitol’s nighttime image and suggest an
14 appropriate hierarchy among symbols and features of the nation’s capitol.

15 Extending the Legacy

16 The National Capital Planning Commission’s (NCPC) Extending the Legacy Plan (1997) builds upon
17 L’Enfant’s vision by re-centering the city on the U.S. Capitol. Furthermore, the plan seeks to protect the
18 District of Columbia’s urban design framework of open spaces and visual axes, and to restore elements
19 of the L’Enfant Plan that have been disrupted. Due to Poplar Point’s significance as a gateway to Historic
20 Anacostia and visual connection to the US Capitol, the plan suggests several policies relevant to the
21 Proposed Action.

22 *Unifying the City and the Core:* The first goal of the plan is to unify the city through the expansion of the
23 Monumental Core. It is proposed that this expansion should occur along the vertical and horizontal axes
24 extending from the U.S. Capitol. Redevelopment planned for the South Capitol Street Corridor includes
25 potential locations for museums, restaurants, housing, parks, stores, and offices. The plan states that
26 “these activities would complement the historic scale of the nearby Old Anacostia neighborhood, which
27 will be reconnected to its waterfront once the Anacostia Freeway is depressed.”

28 *Museums, Memorials and the Federal Workplace:* Another goal of the plan is to ensure that sufficient
29 space is available for future museums, memorials, and federal workplaces. The major challenge that
30 Washington, DC will face is finding space for these future buildings and structures in places other than
31 the National Mall. The plan offers some criteria for site selection as “sites that strengthen visual and
32 symbolic connections to the Capital should have top priority.” Waterfront locations that provide access
33 for the public are also desirable.

34 *Waterfront and Open Spaces:* A third goal of the plan is to restore Washington’s place as a valuable river
35 city. This is to be accomplished by creating a “continuous band of open space from Georgetown to the
36 National Arboretum.” A majority of the waterfront property is already publicly owned, which will allow
37 for the development of parks, music venues, and retail space. The plan suggests that the Anacostia
38 waterfront should accommodate special activity and destination areas but remain primarily

1 undeveloped and relaxed in character due to the surrounding neighborhood setting; this goal will also
2 help preserve the environment and local ecology. Future plans will also seek to implement a water taxi
3 system that will connect the various destinations along the waterfront.

4 Memorials and Museums Master Plan

5 NCPC's *Memorials and Museums Master Plan* was developed in 2001 to guide the development and
6 placement of future commemorative and cultural facilities. The plan identifies 100 new sites in
7 Washington for memorials and museums, and evaluates the transit connections, cultural and historic
8 resources, and potential economic benefits of each. Sites are located along identified monumental
9 corridors that are part of the original L'Enfant City, along the city's 22 miles of waterfront, and in
10 Washington's diverse neighborhoods, parks, and scenic areas. One of the prime sites recommended in
11 the Plan is located within Poplar Point on axis with New Jersey Avenue. It is considered a prime site
12 because its prominent location on the Waterfront Crescent offers sweeping views of the Monumental
13 Core and greater Washington, and because of its proximity to other significant historic and cultural
14 resources. Also, due to the large amount of space and convenient Metrorail access, the plan suggests
15 the project site could be the location for a major destination museum or memorial.

16 1910 Height of Buildings Act

17 The Height of Buildings Act was passed in 1910 to preserve the horizontal character of the National
18 Capital through regulation of building heights throughout the District of Columbia. The Act establishes a
19 maximum building height proportionate to, and determined by, the width of the adjacent street. The
20 maximum allowable building height is limited to the width of the street plus 20 feet. As a result
21 maximum heights typically range from 90 to 110 feet with a general height limit of 130 feet throughout
22 the District of Columbia, although certain portions of Pennsylvania Avenue extending to 160 feet.

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1 3.1.2.2 District of Columbia Plans and Policies

2 Comprehensive Plan for the National Capital: District Elements

3 The District Elements of the Comprehensive Plan guide public and private land use throughout the
4 District of Columbia. Elements were divided into two categories: Citywide Elements and Area Elements.
5 Citywide Elements provide policies relevant to broad topics or resources, and many of the policies are
6 interrelated. Area Elements present visions specific to planning areas or individual locations within the
7 city. The following goals, objectives, and planning policies are relevant to the Proposed Action:

8 *Land Use Element:* The Land Use Element of the Comprehensive Plan outlines the policies that will shape
9 the physical form of the city by guiding the range of development, conservation, and land use
10 compatibility issues that may arise in the future. In addition to planning for future development, the
11 land use element proposes ways to improve the existing cityscape by making it more vibrant,
12 environmentally sustainable, and accessible. The following land use policies apply to the Poplar Point
13 site:

- 14 ▪ **Reuse of Large Publicly-Owned Sites – LU1.2.1:** Recognize the potential for large, government-
15 owned properties to supply needed community services, create local housing and employment
16 opportunities, remove barriers between neighborhoods, provide large and significant new
17 parks, enhance waterfront access, and improve and stabilize the city's neighborhoods;
- 18 ▪ **Mix of Uses on Large Sites – LU1.2.2:** Ensure that the mix of new uses on large redeveloped
19 sites is compatible with adjacent uses and provides benefits to surrounding neighborhoods and
20 to the city as a whole. Zoning on such sites should be compatible with adjacent uses;
- 21 ▪ **Public Benefit Uses on Large Sites – LU1.2.5:** Given the significant leverage the District has in
22 redeveloping properties which it owns, include appropriate public benefit uses on such sites if
23 and when they are reused. Examples of such uses are affordable housing, new parks and open
24 spaces, health care and civic facilities, public educational facilities, and other public facilities;
- 25 ▪ **New Neighborhoods and the Urban Fabric – LU1.2.6:** On those large sites that are redeveloped
26 as new neighborhoods, integrate new development into the fabric of the city to the greatest
27 extent feasible. Incorporate extensions of the city street grid, public access and circulation
28 improvements, new public open spaces, and building intensities and massing that complement
29 adjacent developed areas. Such sites should not be developed as self-contained communities,
30 isolated or gated from their surroundings;
- 31 ▪ **Large Sites and the Waterfront – LU1.2.8:** Use the redevelopment of large sites to achieve
32 related urban design, open space, environmental, and economic development objectives along
33 the Anacostia Waterfront. Large waterfront sites should be used for water-focused recreation,
34 housing, commercial, and cultural development, with activities that are accessible to both sides
35 of the river. Large sites should further be used to enhance the physical and environmental
36 quality of the river;
- 37 ▪ **Development Around Metrorail Stations – LU1.3.2:** Concentrate redevelopment efforts on
38 those Metrorail station areas which offer the greatest opportunities for infill development and
39 growth, particularly stations in areas with weak market demand, or with large amounts of

1 vacant or poorly utilized land in the vicinity of the station entrance. Ensure that development
2 above and around such stations emphasizes land uses and building forms which minimize the
3 necessity of automobile use and maximize transit ridership while reflecting the design capacity
4 of each station and respecting the character and needs of the surrounding areas;

- 5 ■ **Design to Encourage Transit Use – LU1.3.4:** Require architectural and site planning
6 improvements around Metrorail stations that support pedestrian and bicycle access to the
7 stations and enhance the safety, comfort and convenience of passengers walking to the station
8 or transferring to and from local buses. These improvements should include lighting, signage,
9 landscaping, and security measures. Discourage the development of station areas with
10 conventional suburban building forms, such as shopping centers surrounded by surface parking
11 lots; and
- 12 ■ **Edge Conditions around Transit Stations – LU1.3.5:** Ensure that development adjacent to
13 Metrorail stations is planned and designed to respect the character, scale, and integrity of
14 adjacent neighborhoods. For stations that are located within or close to low density areas,
15 building heights should “step down” as needed to avoid dramatic contrasts in height and scale
16 between the station area and nearby residential streets and yards.

17
18 *Transportation Element:* The Transportation Element of the Comprehensive Plan outlines policies that
19 seek to improve the quality, efficiency, and sustainability of the current transportation system. In
20 addition to maintaining the roadway network, the promotion of alternative forms of transportation and
21 multi-modal access is one of the city’s top priorities. Alternate forms of transportation include: the
22 Metro system, pedestrian and bike trails, and bus service. Multi-modal access refers to integrating a
23 variety of alternative transportation forms at specific points while still providing vehicular access
24 throughout the city. The following transportation policies are relevant to the Poplar Point site:

- 25 ■ **Land Use Impact Assessment – T1.1.2:** Assess the transportation impacts of development
26 projects using multimodal standards rather than traditional vehicle standards to more
27 accurately measure and more effectively mitigate development impacts on the transportation
28 network.

29 *Housing Element:* The Housing Element of the Comprehensive Plan outlines policies necessary for
30 Washington to achieve the broader goal of becoming an inclusive city. The term “inclusive city” refers to
31 a place where wide arrays of housing options exist for residents of varying income levels and household
32 sizes. The Comprehensive Plan recognizes the importance of preserving the existing housing stock to
33 promote affordability and protect housing quality. In addition, the Comprehensive Plan promotes
34 homeownership through the provision of financial tools and methods to aid residents in purchasing a
35 home that will foster an increase in long-term residents while minimizing the short-term renter cycle.
36 The following housing policies are relevant to Poplar Point:

- 37 ■ **Housing Affordability of Publicly Owned Sites – H1.2.4:** Require that a substantial percentage of
38 the housing units built on publicly owned sites, including sites being transferred from federal to
39 District jurisdiction, are reserved for low and moderate income households; and

- 1 ▪ **Whole Neighborhood Approach – H1.4.6:** Ensure that the construction of housing is
2 accompanied by concurrent programs to improve neighborhood services, schools, job training,
3 child care, parks, health care facilities, police and fire facilities, transportation, and emergency
4 response capacity.

5 *Environmental Protection Element:* The Environmental Protection Element seeks to preserve and
6 improve Washington’s natural resources. The element offers policies and actions that will remediate
7 past environmental abuses and conserve existing natural resources for future generations. The policies
8 address a wide range of environmental issues such as land, air, water, energy, and biological resources.
9 Some of the element’s specific goals include: restoring the city’s tree canopy, improving water quality,
10 reducing erosion and stormwater run-off, sustaining plant and animal habitat, conserving water and
11 energy, promoting sustainable building design and materials, expanding recycling, and reducing air
12 pollution. The following environmental policies are relevant to Poplar Point:

- 13 ▪ **Tree Requirement for New Development – E1.1.2:** Use planning, zoning, and building
14 regulations to ensure that trees are retained and planted when new development occurs, and
15 that dying trees are removed and replaced. If tree planting and landscaping are required as a
16 condition of permit approval, also require provisions for ongoing maintenance;
- 17 ▪ **River Conservation – E1.2.1:** Improve environmental conditions along the Anacostia River and
18 other water bodies, including shorelines, wetlands, islands, tributaries, and the rivers
19 themselves. Particular attention should be given to eliminating toxic sediments, improving river
20 edges to restore vegetation and reduce erosion, enhancing wetlands and wildlife habitat,
21 creating new wetlands, and reducing litter;
- 22 ▪ **Waterfront Habitat Restoration – E1.2.2:** Undertake a range of environmental initiatives along
23 the Anacostia River to eliminate combined sewer overflows, reduce urban runoff, restore
24 wetlands and tributary streams, increase oxygen levels in the water, remediate toxins in the
25 riverbed, clean and redevelop contaminated brownfield sites, and enhance natural habitat;
- 26 ▪ **Retention of Environmentally Sensitive Areas – E1.2.3:** Retain environmentally fragile areas
27 such as wetlands and riparian areas along the Anacostia and Potomac Rivers as open space or
28 parkland. In areas under federal jurisdiction such as Rock Creek Park, work with the National
29 Park Service to conserve and carefully manage such areas, and to implement an effective “no
30 net loss” policy;
- 31 ▪ **Identification, Protection and Restoration of Wetlands – E1.2.4:** Retain environmentally fragile
32 areas such as wetlands and riparian areas along the Anacostia and Potomac Rivers as open
33 space or parkland. In areas under federal jurisdiction such as Rock Creek Park, work with the
34 National Park Service to conserve and carefully manage such areas, and to implement an
35 effective “no net loss” policy;
- 36 ▪ **Wetland Buffers – E1.2.5:** Maintain open space buffers around existing and restored wetlands in
37 order to reduce the likelihood of environmental degradation from urban runoff and human
38 activities;
- 39 ▪ **Preventing Erosion – E1.3.1:** Ensure that public and private construction activities do not result
40 in soil erosion or the creation of unstable soil conditions. Support the use of retaining walls and

1 other “best management practices” that reduce erosion hazards. Erosion requirements should
2 be implemented through building permit and plan reviews, and enforced through the permitting
3 and regulatory processes;

- 4 ▪ **Grading and Vegetation Removal – E1.3.2:** Encourage the retention of natural vegetation and
5 topography on new development sites. Grading of hillside sites should be minimized and graded
6 slopes should be quickly revegetated for stabilization;
- 7 ▪ **Reducing Sedimentation – E1.3.3:** Prevent sedimentation of rivers and streams by
8 implementing comprehensive stormwater management measures, including regular
9 maintenance of storm drains and catch basins and the use of sedimentation ponds where
10 appropriate;
- 11 ▪ **Habitat Restoration – E1.5.1:** Encourage interagency efforts to restore native habitat along the
12 District’s rivers, streams, and woodlands, and public-private partnerships to recreate native
13 habitat within the city;
- 14 ▪ **Energy Efficient Building and Site Planning – E2.2.5:** Include provisions for energy efficiency and
15 for the use of alternative energy sources in the District’s planning, zoning, and building
16 standards. The planning and design of new development should contribute to energy efficiency
17 goals;
- 18 ▪ **Maximum Permeable Surfaces – E3.1.1:** Encourage the use of permeable materials for parking
19 lots, driveways, walkways, and other paved surfaces as a way to absorb stormwater and reduce
20 urban runoff;
- 21 ▪ **Use Landscaping and Green Roofs to Reduce Runoff – E3.1.2:** Promote an increase in tree
22 planting and landscaping to reduce stormwater runoff, including the expanded use of green
23 roofs in new construction and adaptive reuse, and the application of tree and landscaping
24 standards for parking lots and other large paved surfaces;
- 25 ▪ **Green Engineering – E3.1.3:** Promote green engineering practices for water and wastewater
26 systems. These practices include design techniques, operational methods, and technology to
27 reduce environmental damage and the toxicity of waste generated;
- 28 ▪ **Promotion of Community Gardens – E3.3.1:** Continue to encourage and support the
29 development of community gardens on public and private land across the city;
- 30 ▪ **Mitigating Development Impacts – E3.4.1:** Take measures to ensure that future development
31 mitigates impacts on the natural environment and results in environmental improvements
32 wherever feasible. Construction practices which result in unstable soil and hillside conditions or
33 which degrade natural resources without mitigation shall be prohibited;
- 34 ▪ **Evaluating Development on Air Quality – E4.1.3:** Evaluate potential air emissions from new and
35 expanded development, including transportation improvements and municipal facilities, to
36 ensure that measures are taken to mitigate any possible adverse impacts. These measures
37 should include construction controls to reduce airborne dust, and requirements for landscaping
38 and tree planting to absorb carbon monoxide and other pollutants;
- 39 ▪ **Control of Urban Runoff – E4.2.3:** Continue to implement water pollution control and “best
40 management practice” measures aimed at slowing urban runoff and reducing pollution,
41 including the flow of sediment and nutrients into streams, rivers, and wetlands;

- 1 ▪ **Interior Noise Standards – E4.3.1:** Ensure that interior noise levels in new buildings and major
2 renovation projects comply with federal noise standards and guidelines. Support the retrofiting
3 of existing structures to meet noise standards where they are currently exceeded;
- 4 ▪ **Light Pollution – E4.7.3:** Maintain regulations for outdoor lighting to reduce light pollution and
5 conserve energy. Particular attention should be given to preventing glare and nighttime light
6 trespass in the vicinity of the Naval Observatory, so that its operational needs are respected;
- 7 ▪ **Flood Plains – E4.7.4:** Restrict development within Federal Emergency Management Agency
8 (FEMA)-designated flood plain areas. Consistent with the Federal Elements of the
9 Comprehensive Plan, prohibit activities within these areas that could pose public health or
10 safety hazards in the event of a flood. Regulation of land uses in flood plains, waterfronts, and
11 other low-lying areas should consider the long-term effects of global warming and sea-level rise
12 on flood hazards; and
- 13 ▪ **Expanded Outreach to Disadvantaged Communities –E 4.8.2:** Expand local efforts to involve
14 economically disadvantaged communities, particularly those communities that historically have
15 been impacted by power plants, trash transfer stations, and other municipal or industrial uses,
16 in the planning and development processes.

17 *Economic Development Element:* The Economic Development Element presents policies and goals that
18 will create new economic opportunities in places where they are currently lacking. Policies are aimed at
19 creating new jobs by diversifying the economic base, sustaining small, locally owned businesses, and
20 attracting new businesses to the region. A key goal is to attract quality jobs with higher wages that
21 support investment in educational and training opportunities for residents. Other policy goals in this
22 element include: defining the District’s role in the national and regional economies, identifying locations
23 for future job growth, and enhancing and revitalizing the city’s retail districts. The following economic
24 policies are relevant to Poplar Point:

- 25 ▪ **Use of Large Sites – ED1.1.5:** Plan strategically for the District’s remaining large development
26 sites to ensure that their economic development potential is fully realized. These sites should be
27 viewed as assets that can be used to revitalize neighborhoods and diversify the District economy
28 over the long term. Sites with Metrorail access, planned light rail access, and highway access
29 should be viewed as opportunities for new jobs and not exclusively as housing sites.
- 30 ▪ **Infill and Renovation – ED2.1.5:** Support the continued growth of the office sector through infill
31 and renovation within established commercial districts to more efficiently use available space
32 while providing additional opportunities for new space.
- 33 ▪ **Neighborhood Shopping – ED2.2.3:** Create additional shopping opportunities in Washington’s
34 neighborhood commercial districts to better meet the demand for basic goods and services.
35 Reuse of vacant buildings in these districts should be encouraged, along with appropriately-
36 scaled retail infill development on vacant and underutilized sites. Promote the creation of
37 locally-owned, non-chain establishments because of their role in creating unique shopping
38 experiences.
- 39 ▪ **Destination Retailing – ED2.2.4:** Continue to encourage “destination” retail districts that
40 specialize in unique goods and services, such as furniture districts, arts districts, high-end

1 specialty shopping districts, and wholesale markets. Support the creative efforts of local
2 entrepreneurs who seek to enhance the district's destination retailing base.

- 3 ■ **Business Mix – ED2.2.5:** Reinforce existing and encourage new retail districts by attracting a mix
4 of nationally-recognized chains as well as locally-based chains and smaller specialty stores to the
5 city's shopping districts.
- 6 ■ **Grocery Stores and Supermarkets – ED2.2.6:** Promote the development of new grocery stores
7 and supermarkets, particularly in neighborhoods where residents currently travel long distances
8 for food and other shipping services. Because such uses inherently require greater depth lot
9 area than is present in many commercial districts, adjustments to current zoning standards to
10 accommodate these uses should be considered.
- 11 ■ **Planning for Retail – ED2.2.7:** Coordinate neighborhood planning efforts with the District's
12 economic development planning and implementation programs in order to improve retail
13 offering in local commercial centers.
- 14 ■ **Targeting Commercial Revitalization – ED3.1.2:** Continue to target government economic
15 development programs to areas of greatest need, including older business area and commercial
16 centers that inadequately serve surrounding areas. Focus on those areas where the critical mass
17 needed to sustain a viable neighborhoods commercial center can be achieved.
- 18 ■ **Revitalization Planning – ED3.1.6:** Link commercial revitalization strategies to capital budget
19 priorities and larger neighborhood and transportation investment plans, including programs to
20 improve transit to neighborhood centers.

21 *Parks, Recreation, and Open Space Element:* The Parks, Recreation, and Open Space Element provides
22 policies and goals that protect existing and create new open space within the District of Columbia. These
23 policies recognize for the significant role open space plays in urban aesthetics, environmental quality,
24 neighborhood character, and recreation. The following open space policies are relevant to Poplar Point:

- 25 ■ **Improving Access – PROS1.2.2:** Plan strategically for the District's remaining large development
26 sites to ensure that their economic development potential is fully realized. These sites should be
27 viewed as assets that can be used to revitalize neighborhoods and diversify the District economy
28 over the long term. Sites with Metrorail access, planned light rail access, and highway access
29 should be viewed as opportunities for new jobs and not exclusively as housing sites;
- 30 ■ **Parks and Environmental Objectives – PROS1.3.2:** Use park improvements to achieve
31 environmental objectives such as water quality improvement, air quality improvement, and
32 wildlife habitat restoration;
- 33 ■ **Parks on Large Sites – PROS1.4.3:** Include new neighborhood and/or community parks on large
34 sites that are redeveloped for housing and other uses that generate a demand for recreational
35 services. The potential for such parks to enhance the connectivity of parks and open spaces
36 throughout the city should be an important planning and design consideration, particularly where
37 multiple large adjacent sites are being redeveloped;
- 38 ■ **Protecting Waterfront Open Space – PROS3.2.1:** Recognize the importance of the city's
39 waterfronts for recreation, public access, ecological protection, and scenic beauty;

- 1 ▪ **Connecting Neighborhoods to the Rivers – PROS3.2.2:** Develop open space linkages between the
2 Anacostia and Potomac Rivers and adjacent neighborhoods, using stream tributaries such as
3 Watts Branch and Pope Branch as a framework for linear parks between the shoreline and nearby
4 residential areas;
- 5 ▪ **Linkages Between the Waterfront and Nearby Neighborhoods – PROS3.2.3:** Establish stronger
6 linkages between the waterfront and adjacent upland neighborhoods including Deanwood,
7 Mayfair, Kenilworth-Parkside, River Terrace, Fairlawn, Twining, Kenilworth, Historic Anacostia,
8 Carver- Langston, Kingman Park, Hill East, Capitol Hill, Barney Circle, and Southwest. Maximize
9 public access to the waterfront from these areas through the development of a riverwalk and
10 shoreline trail, improved public transportation, redesigned bridges and freeways, and the
11 extension of neighborhood streets and avenues to the water’s edge;
- 12 ▪ **Waterfront Visibility and Accessibility – PROS3.2.4:** Improve access to the shoreline parks from
13 across the city, and reduce barriers to waterfront access created by railroads, freeways, and non-
14 water dependent industrial uses. However, no freeway or highway removal shall be undertaken
15 prior to the completion of an adequate and feasible alternative traffic plan that has been
16 approved by the District government;
- 17 ▪ **Water-Oriented Recreation – PROS3.2.5:** Provide for a variety of water-oriented activities,
18 including fishing and boating, on the District’s rivers. Recognize both the Anacostia and Potomac
19 Rivers as vital aquatic resources than can accommodate kayaking, canoeing, sculling, fishing, and
20 other forms of water-oriented recreation;
- 21 ▪ **Waterfront Park Design – PROS3.2.7:** Require the design and planning of waterfront parks to
22 maximize the scenic and recreational value of the rivers. Activities such as parking lots and park
23 maintenance facilities should be located away from the water’s edge, and environmentally
24 sensitive resources should be protected; and
- 25 ▪ **Common Open Space in New Development – PROS4.3.3:** Provide incentives for new and
26 rehabilitated buildings to include “green roofs”, rain gardens, landscaped open areas, and other
27 common open space areas that provide visual relief and aesthetic balance.

28 *Urban Design Element:* The Urban Design Element of the Comprehensive Plan provides policies to
29 ensure that the physical and aesthetic character of Washington is preserved. The following urban design
30 policies are relevant to Poplar Point:

- 31 ▪ **National Image – UD1.1.1:** Strengthen and enhance the physical image, character and
32 outstanding physical qualities of the District, its neighborhoods, and its open spaces, in a
33 manner that reflects its role as the national capital;
- 34 ▪ **Reinforcing the L’Enfant and McMillan Plans – UD1.1.2:** Respect and reinforce the L’Enfant and
35 McMillan Plans to maintain the District’s unique, historic and grand character. This policy should
36 be achieved through a variety of urban design measures, including appropriate building
37 placement, view protection, enhancement of L’Enfant Plan reservations (green spaces), limits on
38 street and alley closings, and the siting of new monuments and memorials in locations of visual
39 prominence. Restore as appropriate and where possible, previously closed streets and alleys,
40 and obstructed vistas or viewsheds;

- 1 ▪ **Siting of Museums, Monuments and Memorials – UD1.1.3:** Coordinate with federal entities
2 such as the National Capital Planning Commission and the Commission of Fine Arts (CFA) in the
3 planning and siting of major landmarks, including museums, monuments, and memorials, and in
4 the development of plans for federal reservations and other federally-owned civic spaces;
- 5 ▪ **Height Act of 1910 – UD1.1.4:** Protect the civic and historical character of the city, particularly
6 the “horizontal” urban quality of Central Washington, by limiting building heights in accordance
7 with the Height Act of 1910;
- 8 ▪ **Respecting Natural Features in Development – UD1.2.1:** Respect and perpetuate the natural
9 features of Washington’s landscape. In low-density, wooded or hilly areas, new construction
10 should preserve natural features rather than altering them to accommodate development.
11 Density in such areas should be limited and setbacks should be provided as needed to protect
12 natural features such as streams and wetlands. Where appropriate, clustering of development
13 should be considered as a way to protect natural resources;
- 14 ▪ **Protecting the “Topographic Bowl” – UD1.2.2:** Consistent with the Federal Elements of the
15 Comprehensive Plan, maintain the prominence of the topographic bowl formed by lowland and
16 rim features of the L’Enfant City. This should include preserving the green setting of the
17 Anacostia hills and maintaining the visual prominence of the Florida Avenue escarpment;
- 18 ▪ **View Protection – UD1.2.4:** Recognize and protect major views in the city, particularly
19 characteristic views of city landmarks, and views from important vantage points. Recognize the
20 importance of views to the quality of life in the city and the identity of Washington and its
21 neighborhoods;
- 22 ▪ **Waterfront Public Space and Access – UD1.3.2:** Develop public gathering spaces along the
23 waterfronts, including promenades, viewpoints, boating and swimming facilities, and parks.
24 Such space should be designed to promote continuous public access along the rivers, and to
25 take full advantage of site topography and waterfront views. Design treatments should vary
26 from “hardscape” plazas in urban settings to softer, more passive open spaces that are more
27 natural in character;
- 28 ▪ **Design Character of Waterfront Sites – UD1.3.4:** Ensure that the design of each waterfront site
29 responds to its unique natural qualities. A range of building forms should be created, responding
30 to the range of physical conditions present. New buildings should be carefully designed to
31 consider their appearance from multiple vantage points, both in the site vicinity and at various
32 points on the horizon;
- 33 ▪ **River Views – UD1.3.5:** Protect and enhance river views in the design of buildings, bridges, and
34 pedestrian walkways on or near waterfront sites. The scale, density and building form along the
35 city’s waterfronts should define the character of these areas as human-scale, pedestrian-
36 oriented neighborhoods and should protect views from important sites;
- 37 ▪ **“Activating” Waterfront Spaces – UD1.3.6:** Encourage design approaches, densities, and mixes
38 of land uses that enliven waterfront sites. Architectural and public space design should be
39 conducive to pedestrian activity, provide a sense of safety, create visual interest, and draw
40 people to the water;

- 1 ▪ **Neighborhood Connectivity – UD1.3.7:** Improve the physical connections between
2 neighborhoods and nearby waterfronts. Where feasible, extend the existing city grid into large
3 waterfront sites to better connect nearby developed areas to the shoreline;
- 4 ▪ **Avenue/Boulevard Vistas and View Corridors – UD1.4.3:** Create more distinctive and
5 memorable gateways at points of entry to the city, and points of entry to individual
6 neighborhoods and neighborhood centers. Gateways should provide a sense of transition and
7 arrival, and should be designed to make a strong and positive visual impact;
- 8 ▪ **Major Arterials – UD1.5.2:** Reduce the barrier effects created by major arterials (such as New
9 York Avenue and South Capitol Street) through improved signal timing, traffic calming, mid-
10 crossing medians, and other design improvements that improve aesthetics and enhance safety
11 at pedestrian crossings;
- 12 ▪ **Large Site Development – US2.2.1:** Strengthen the defining visual qualities of Washington’s
13 neighborhoods. This should be achieved in part by relating the scale of infill development,
14 alterations, renovations, and additions to existing neighborhood context;
- 15 ▪ **Reintegrating Large Sites – UD2.3.1:** Reintegrate large self-contained sites back into the city
16 pattern. Plans for each site should establish urban design goals and principles which guide their
17 subsequent redevelopment;
- 18 ▪ **Large Site Scale and Block Patterns – UD2.3.2:** Establish a development scale on large sites that
19 is in keeping with surrounding areas. “Superblocks” (e.g., oversized tracts of land with no
20 through-streets) should generally be avoided in favor of a finer-grained street grid that is more
21 compatible with the texture of Washington’s neighborhoods. This also allows for more
22 appropriately scaled development and avoids large internalized complexes or oversized
23 structures;
- 24 ▪ **Design Context for Planning Large Sites – UD2.3.3:** Ensure that urban design plans for large
25 sites consider not only the site itself, but the broader context presented by surrounding
26 neighborhoods. Recognize that the development of large sites has ripple effects that extend
27 beyond their borders, including effects on the design of transportation systems and public
28 facilities nearby;
- 29 ▪ **Design Trade-off on Large Sites – UD2.3.4:** Balance economic development and urban design
30 goals on large sites. In some cases, it may be appropriate to develop a site in a manner that does
31 not capitalize on its full economic value in order to achieve an important urban design objective,
32 such as creation of new waterfront open space or preservation of a historic landmark; and
- 33 ▪ **Incorporating Existing Assets into Large Site Design – UD2.3.5:** Incorporate existing assets such
34 as historic buildings, significant natural landscapes, and panoramic vistas in the design of
35 redeveloped large sites. For sites that were originally planned as integrated complexes of
36 multiple buildings, historic groupings of structures should be conserved where possible.

37 *Historic Preservation Element:* The Historic Preservation Element of the Comprehensive Plan provides
38 goals and objectives that seek to revitalize and preserve the city’s historic assets. In addition, the
39 Historic Preservation Element defines what constitutes a “historic” resource, outlines the standards and
40 guidelines that apply to historic buildings and sites, addresses enforcement of preservation laws, and

1 promotes increasing public education and awareness of the city's history and historic assets. The
2 following historic preservation policies are relevant to Poplar Point:

- 3 ▪ **Adaptation of Historic Properties for Current Use – HP2.4.2:** Maintain historic properties in
4 their original use to the greatest extent possible. If this is no longer feasible, encourage
5 appropriate adaptive uses consistent with the character of the property.
- 6 ▪ **The Natural Setting of Washington – HP2.5.1:** Preserve the historic natural setting of
7 Washington and the views it provides. Preserve and enhance the beauty of the Potomac and
8 Anacostia riverfronts and the system of stream valley parks. Protect the topographic bowl
9 around central Washington and preserve the wooded skyline along its ring of escarpments.
10 Prevent intrusions into the views to and from these escarpments and other major heights
11 throughout the city.
- 12 ▪ **Historic Landscapes – HP-2.5.2:** Preserve the distinguishing qualities of the District's historic
13 landscapes, both natural and designed. Protect public building and monument grounds, parks
14 and parkway systems, government and institutional campuses, gardens, cemeteries, and other
15 historic landscapes from deterioration and incompatible development.
- 16 ▪ **Historic Open Space – HP-2.5.6:** Retain landscaped yards, gardens, estate grounds, and other
17 significant areas of green space associated with historic landmarks whenever possible. If
18 development is permitted, retain sufficient open space to protect the setting of the historic
19 landmark and the integrity of the historic property. In historic districts, strive to maintain shared
20 open space in the interior of blocks while balancing the need to accommodate reasonable
21 expansion of residential buildings.

22 *Infrastructure Element:* The Infrastructure Element provides policies and goals regarding the city's water,
23 sanitary sewer, stormwater, solid waste management, energy, and telecommunications systems. The
24 following infrastructure policies are relevant to Poplar Point:

- 25 ▪ **Coordination of Infrastructure Improvements – IN6.1.1:** Ensure that infrastructure upgrades
26 are carefully scheduled and coordinated with development and redevelopment plans in order to
27 minimize traffic rerouting, pavement cuts for laying cable or placement of other infrastructure
28 within the street right-of-way, street closings, disruptive subsurface excavation, and utility shut-
29 offs; and
- 30 ▪ **Developer Contributions – IN6.1.3:** Require that private developers fund the necessary
31 relocation or upgrading of existing utilities to address limitations with existing infrastructure on
32 or adjacent to proposed development sites. For necessary upgrades to water and wastewater
33 infrastructure, developers should contribute to the cost of extending utilities to the project site
34 or upgrading existing utilities to the specifications necessary for their proposed project.

35
36 *Lower Anacostia Waterfront/Near Southwest Area Element:* This Element addresses an area that
37 includes Poplar Point, and Anacostia Naval Station east of the Anacostia River, and the entire land area
38 south of the Southwest Freeway to Pennsylvania Avenue SE. The Comprehensive Plan acknowledges the
39 *Anacostia Waterfront Initiative Framework Plan* and describes many similar goals and objectives. The
40 major goal is to transform the area from primarily industrial, transportation, and government uses to

1 new mixed-use neighborhoods, workplaces, civic spaces, parks and restored natural areas.
2 Redevelopment and revitalization of several parcels of land has the potential to create a widespread
3 positive effect on the area as a whole. The Comprehensive Plan offers general recommendations for the
4 area as whole along with site-specific recommendations. One of these sites is Poplar Point, due to its
5 prominent location along the Anacostia River. The following are both general and site-specific
6 recommendations that are relevant to Poplar Point:

- 7 ▪ **New Waterfront Neighborhoods – AW1.1.2:** Create new mixed use neighborhoods on vacant or
8 underutilized waterfront lands, particularly on large contiguous publicly-owned waterfront sites.
9 Within the Lower Anacostia Waterfront/Near Southwest Planning Area, new neighborhoods
10 should be developed at the Southwest Waterfront, Buzzard Point, Poplar Point, Southeast
11 Federal Center and Carrollsburg areas. These neighborhoods should be linked to new
12 neighborhoods upriver at Reservation 13, Poplar Point, and Kenilworth-Parkside. A substantial
13 amount of new housing and commercial space should be developed in these areas, reaching
14 households of all incomes, types, sizes, and needs;
- 15 ▪ **Waterfront Cultural and Commemorative Sites – AW1.2.2:** Encourage the siting of new
16 museums, memorials, civic gathering places, and cultural attractions on or near the Anacostia
17 River as a way to catalyze revitalization and meet the demand for additional commemorative
18 works without further crowding the National Mall and monumental core of the city. Such
19 facilities should make the most of their waterfront locations and create an integrated system of
20 gracious, beautiful, and vibrant places;
- 21 ▪ **Anacostia River Parks – AW1.2.4:** Create a connected network of waterfront parks from Hains
22 Point to the Sousa Bridge, and continuing through adjacent upriver Planning Areas to the
23 Maryland border. These parks should be easily accessible to surrounding neighborhoods and
24 accommodate the need for more local and regional serving recreational activities in the city.
25 New parks should be an integral part of any new waterfront neighborhood, and should
26 showcase the remarkably diverse landscape along the Anacostia River. A variety of active and
27 passive recreational settings should be provided;
- 28 ▪ **Poplar Point Park – AW2.4.1:** Create a great urban park at Poplar Point that serves
29 neighborhoods across the city, and that includes a variety of active and passive recreation areas.
30 The park should be designed to serve a variety of users, including children, youth, families, and
31 seniors;
- 32 ▪ **Environmental Restoration at Poplar Point – AW2.4.2:** Restore the natural environment at
33 Poplar Point, especially the wetlands and Stickfoot Creek. The creek should be daylighted and
34 restored as a natural habitat area;
- 35 ▪ **Poplar Point Mixed-Use Neighborhood – AW2.4.3:** Create a new transit-oriented mixed use
36 neighborhood oriented around the Poplar Point Park, and linked to the Anacostia Metrorail
37 station and new Anacostia streetcar line. The neighborhood should include a significant
38 component of affordable housing, and should also include retail and civic uses that benefit the
39 adjacent communities east of I-295. To minimize the loss of useable open space, development
40 should utilize the land recovered after the realignment and reconstruction of the Frederick
41 Douglass Bridge;

- 1 ▪ **Poplar Point Cultural Facilities – AW2.4.4:** Support the development of regional cultural
2 facilities at Poplar Point, such as museums, memorial sites, gardens, nature centers,
3 amphitheatres, and public gathering places;
- 4 ▪ **Scale of Development at Poplar Point – AW2.4.5:** Provide a scale and pattern of development in
5 Poplar Point that is compatible with the fine-grained pattern found in nearby Historic Anacostia.
6 Development should be pedestrian-oriented and should include active ground floor uses. The
7 massing, height, and bulk of buildings and related features such as parking also should respect
8 adjacent park uses and environmentally sensitive areas;
- 9 ▪ **Poplar Point Vista and View Preservation – AW2.4.6:** Ensure that the design of Poplar Point
10 capitalizes on significant views to the river and U.S. Capitol. The New Jersey Avenue axis is
11 particularly important, as it provides a clear line of sight to the Capitol dome from Poplar Point’s
12 prominent river bend;
- 13 ▪ **Poplar Point as an Economic Catalyst – AW2.4.7:** Use development at Poplar Point to bring
14 economic development opportunities to adjacent neighborhoods, particularly Barry Farms and
15 Historic Anacostia. Activities at Poplar Point should foster the success of existing businesses in
16 Historic Anacostia, provide job opportunities, and create cultural, educational, and institutional
17 uses that benefit East of the River communities; and
- 18 ▪ **Access Improvements at Poplar Point – AW2.4.8:** Improve access to Poplar Point by redesigning
19 the road system on the site’s perimeter, rebuilding the Frederick Douglass (South Capitol Street)
20 bridge, converting the Anacostia Metrorail station to a multi-modal terminal, adding provisions
21 for pedestrians and bicycles along Howard Road, W Street SE, and Good Hope Road, and
22 providing water taxi service on the Anacostia River.

23 Center City Action Agenda 2008

24 The Center City Action Agenda is a strategic action plan for central Washington that aims to spur
25 additional investment into the District’s emerging neighborhood and three distinct waterfronts. Poplar
26 Point has been identified as one of the eight target areas. The Agenda recommends investment in key
27 places, corridors, and transit to ensure economic vitality, sustainability, and cultural diversity. The four
28 overarching objectives of the Agenda are:

- 29 ▪ DC Residents First;
- 30 ▪ Great Places and Experiences;
- 31 ▪ Sustainable, Globally Competitive and Locally Prosperous; and
- 32 ▪ Transportation Choice and Walkable Streets.

33 The Agenda envisions Poplar Point as a reinvigorated waterfront park and neighborhood with housing,
34 jobs, and a mix of retail and entertainment venues. Providing access to the water and highlighting the
35 proximity to Capitol Hill and the Ballpark District were also identified as objectives for the target area.
36 The Agenda predicts that reinvestment in Poplar Point will benefit the Historic Anacostia neighborhood
37 in the future, culminating in the revitalization of Martin Luther King Jr. Avenue, SE. The Agenda also
38 suggests three actions that would encourage investment at Poplar Point. They are to:

- 1 ▪ Develop a retail strategy for this emerging neighborhood;
- 2 ▪ Prepare development plans for major development sites and the connections between them;
- 3 and
- 4 ▪ Secure funding support for a Business Improvement District (BID) to serve the Poplar
- 5 Point/Anacostia area.

6 Anacostia Waterfront Initiative Framework Plan (AWI)

7 Poplar Point is one of the Target Areas included in the *Anacostia Waterfront Initiative Framework Plan*.
8 The AWI outlines a new vision for the Anacostia River waterfront and provides a revitalization strategy
9 for the area.

10 The primary goal of the AWI is to reintroduce a clean and vibrant waterfront area to the District of
11 Columbia, with parks, recreational uses, and urban waterfront settings. The overall intent is to reunite
12 the District of Columbia economically, physically, and socially through redevelopment and restoration of
13 vacant land, neglected parks, degraded environments, and failing infrastructure along the Anacostia
14 River.

15 The focus of the AWI is the development of an integrated open space system of 1,800 acres of
16 connected park land, twenty miles of continuous Anacostia Riverwalk and Trail along both banks of the
17 river, improvement of the water quality of the river, and economic development in the form of mixed-
18 use neighborhoods. The AWI promotes coordination of waterfront development, conservation,
19 development of enhanced park areas, and increased access to the waterfront from neighborhoods on
20 both sides of the river as well as from other parts of the District of Columbia.

21 Due to the site's prominent location at the confluence of the Anacostia and Potomac Rivers, the AWI
22 recommends transforming Poplar Point into a signature waterfront park and the gateway to the
23 Anacostia River and River Parks system. The AWI envisions Poplar Point as the catalyst for economic
24 development and neighborhood revitalization for Historic Anacostia.

25 The following initiatives and themes are specific to Poplar Point:

26 *Environment: A Clean and Active River:* This section of the AWI seeks to improve the water quality of the
27 Anacostia River in order to reestablish itself as a viable natural resource for the residents of Washington,
28 DC. The plan states that "achieving that goal entails acknowledging the region's role in restoring the
29 watershed, re-establishing natural systems and habitats, and enhancing shoreline and water-based
30 activities." Additional planning priorities will involve the improvement of river stewardship, and the
31 promotion of responsible, low-impact, new development through smart-growth policies and sustainable
32 design. The following environmental recommendations are specific to Poplar Point:

- 33 ▪ Create more than 4 acres of new wetlands;
- 34 ▪ Expose Stickfoot Creek; and
- 35 ▪ Create more than 60 acres of open space.

1 *Transportation: Gaining Access to, Along, and Across the River:* This section of the AWI seeks to remove
2 the barriers that make it difficult for residents to connect with and enjoy the Anacostia River. It suggests
3 capitalizing on the current transportation amenities and improving them through the inclusion of multi-
4 modal access to the river. Long-term goals of the transportation element include construction of
5 monument pedestrian-oriented bridges that would link the River Park system together. These bridges
6 would be similar to the bridges crossing the Potomac River, not vehicular bridges that separate
7 pedestrians from the waterfront. The following transportation recommendations are specific to Poplar
8 Point:

- 9 ▪ Extend Howard Road;
- 10 ▪ Improve Anacostia Metro station to accommodate multi-modal access; and
- 11 ▪ Realign and reconstruct a lower, local Douglass Bridge with Riverwalk access.

12 *Parks: A Great Riverfront Park System:* The vision for the River Parks system is the creation of an identity
13 that unifies the 1,800 acres of open space that lie on either side of the Anacostia River. The goals of this
14 element are to connect the 20 miles of riverfront trails and bike paths, and include additional areas that
15 create linkages to the communities which border the Park. The AWI also provides goals to increase the
16 amount of recreational facilities available to residents and to promote environmental sensitivity towards
17 the Anacostia River. The following park recommendations are specific to Poplar Point:

- 18 ▪ Construct a new boat landing at the terminus of Good Hope Road;
- 19 ▪ Construct a new visitor center for the National Park Service; and
- 20 ▪ Provide additional sports and recreation fields.

21 *Destinations: A Riverfront of Distinct Places and Cultural Destinations:* This element acknowledges that
22 the National Mall may be at full capacity for memorials and museums, and that other sites throughout
23 the Capitol need to be considered as locations for these cultural destinations. The ultimate goal of this
24 element is to distinguish the Anacostia River as Washington, DC's cultural corridor and to spread tourism
25 throughout the city. The following plan cultural recommendations are specific to Poplar Point:

- 26 ▪ Create new memorials of national significance;
- 27 ▪ Create new Memorial Gardens; consider potential for a sculpture garden/museum; and
- 28 ▪ Construct a new amphitheater.

29 *Neighborhoods: Building and Sustaining Strong Waterfront Neighborhoods:* This element promotes
30 spurring new growth along the Anacostia River corridor to be the catalyst for neighborhood
31 revitalization that would unite the neighborhoods east of the river with the rest of the city. The
32 following neighborhood recommendations are specific to Poplar Point:

- 33 ▪ Build approximately 1,000 new residential units with ground-floor mixed uses along Howard
34 Road; and
- 35 ▪ Improve access to the waterfront from the Anacostia Metro station and Historic Anacostia.

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1 **3.1.2.3 Ward 8 Planning Policies**

2 In addition to the city-wide planning documents that guide future development localized plans have
3 been developed for specific DC Wards to guide growth and ensure that the community's own vision for
4 the future is achieved. Two Ward-wide plans suggest initiatives and goals specific to Poplar Point, the
5 East of the River Project Plan and the Anacostia Transit Area Strategic Investment Plan.

6 East of the River Project Plan

7 This plan is the result of joint efforts between the DC Office of Planning and the DC Department of
8 Housing and Community Development. The *East of the River Plan* provides the framework for future
9 development in areas lying east of the Anacostia River. The plan emphasizes expanding job
10 opportunities, new commercial and retail services, new and rehabilitated housing, and improved
11 infrastructure. Additional goals of the plan include strengthening and preserving the character of East of
12 the River neighborhoods and providing housing that meets the demands for all income levels. Poplar
13 Point partially falls within the Anacostia Gateway target area which the plan envisions as a potential
14 government center site and area for commercial revitalization.

15 Anacostia Transit Area Strategic Investment Plan

16 Due to the significant amount of public and private investment in the Anacostia area, the DC Office of
17 Planning commissioned Anacostia Transit Area Strategic Investment Plan. The plan seeks to effectively
18 allocate funds for projects and initiatives that seek to revitalize the neighborhood. The plan provides
19 area-wide guidelines that are applicable to the entire neighborhood along with several node-specific
20 guidelines that focus more on individual development opportunities.

21 The following area-wide guidelines are included in the plan:

- 22 ▪ Enhance pedestrian quality and connectivity;
- 23 ▪ Build a transit focused plan;
- 24 ▪ Create distinct nodes of activity;
- 25 ▪ Improve connectivity throughout the neighborhood;
- 26 ▪ Encourage sensitive development; and
- 27 ▪ Promote sustainable principles.

28 The following are node-specific initiatives presented in the plan:

- 29 ▪ Create a destination;
- 30 ▪ Improve the environment;
- 31 ▪ Increase riverfront access;
- 32 ▪ Improve transportation choices and function;
- 33 ▪ Improve neighborhood-waterfront connections; and
- 34 ▪ Optimize development opportunities.

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1 Strategic Neighborhood Action Plans

2 The Strategic Neighborhood Action Plans (SNAPs) were developed by residents and Neighborhood
3 Action Teams to identify priority planning issues in their local neighborhood cluster. This process
4 encourages future plans and developments to address the issues that each community has cited as
5 important. Three neighborhood clusters in the vicinity of Poplar Point have been formed. The narrative
6 below outlines the important issues specific to each cluster.

7 *Anacostia, Historic Anacostia (Neighborhood Cluster 28)*: Cluster 28 is bounded to the north by Good
8 Hope Road, on the east by Fort Stanton Park, on the south by Morris Road, and on the west by
9 Anacostia Park. The Cluster is composed primarily of low to moderate density residential land uses with
10 additional federal and commercial uses. Cluster 28 is home to one of the more significant historic
11 resources in Anacostia, the Frederick Douglass National Historic Site. Other assets include the proximity
12 to the Anacostia River, panoramic views of the Washington skyline, and ample green spaces in Anacostia
13 Park East. The residents have identified the following four priorities as part of their action plan:

- 14 ▪ Neighborhood Economic Development: Residents expressed the desire to promote
15 development in the local economic corridors: Good Hope Road and Martin Luther King Jr.
16 Avenue. To attract economic growth, the residents suggested providing aid to existing
17 businesses, marketing the corridors to minority and disadvantaged contractors and
18 consultants creating a “critical mass” of services and people, and attracting new businesses
19 by publicizing the diversity of services and retail needs that are currently lacking in the area.
- 20 ▪ Housing and Protection of Historic Resources: Residents expressed their admiration of the
21 Cluster’s historic resources and the need to preserve them. Many were distressed to see
22 buildings in the community in such a dilapidated state due to many years of neglect. To
23 reduce the historic structures’ deterioration, the residents suggested that educational
24 resources be devoted to train residents in historic restoration techniques, providing
25 resources for homeowners and demonstrations of affordable restoration methods, and
26 utilizing the Frederick Douglass National Historic Site as a point of attraction and catalyst to
27 change popular perceptions of the neighborhood.
- 28 ▪ Clean and Safe Services: Residents overwhelmingly expressed that basic government
29 services intended to make the community clean and safe were lacking. They cited the trash-
30 strewn and overgrown alleys, nuisance properties, obvious drug activity, and continuing
31 perceptions of Anacostia as a high-crime area as examples of substandard government
32 services. Recommendations from the residents included upgrading and improving street
33 lighting, reinvigorating citizen watch programs, prohibiting facilities that are typically
34 magnets for crime, and increasing resources for Historic Preservation Office inspectors and
35 Department of Public Works staff members and equipment.
- 36 ▪ Enhance the Environment, Recreation and Open Space, and Ensure Appropriate
37 Development: Another widespread topic of interest for the residents was to ensure that
38 future development reinforced the neighborhood character rather than detract from it.

1 Suggestions on how to accomplish this including changing zoning regulations to prohibit
2 undesired uses and research to attract additional private investment in the neighborhood.
3 Residents generally supported the Anacostia Waterfront Initiative, but wanted to ensure
4 that it would benefit the existing community. Many of the suggestions expressed by
5 residents are part of the Initiative, such as increased access to the waterfront.

6 *Dupont Park, Fairlawn, Fort Davis, Penn Branch, Randle Highlands, Twining (Neighborhood Cluster 34):*
7 Cluster 34 is bounded on the north by Massachusetts Avenue and Anacostia Park East, on the east by
8 Fort Dupont Park, on the west by Good Hope Road, and on the south by Fort Davis Park, Pennsylvania
9 Avenue and Southern Avenue. The predominant land use of the Cluster is low to moderate density
10 residential with several pockets of federal, commercial, and light manufacturing uses. The primary
11 commercial areas are in three locations along Pennsylvania Avenue: between the Sousa Bridge and 28th
12 Street SE, the Penn Branch Center at Branch Avenue, and the Fort Davis Shopping Center at Alabama
13 Avenue. The presence of Fort Dupont Park and Fort Davis Park, both part of the Federal Fort Circle Park
14 System, account for the large amount of federal land in this Cluster. The following key assets were
15 identified as important to residents: stable middle class neighborhoods; a strong housing market as
16 evidenced by high sales prices and rapid sales; direct access to downtown Washington via Pennsylvania
17 Avenue; active and organized civic associations; Fort Dupont Park; and varying topography that affords
18 panoramic views of downtown and the US Capitol Building. The residents have also identified the
19 following three priorities as part of the Cluster's action plan:

- 20 ▪ Ensure Action and Accountability to Implement Existing Action Plans Established by the
21 Community: The top priority of the community is assurance that their planning work will be
22 implemented eventually. Residents cited past initiatives such as the Pennsylvania Avenue
23 Task Force and the Skyland Revitalization Task Force whose planning goals were never
24 executed. Furthermore, community residents do not want to begin additional planning
25 efforts before their previous efforts have been realized.
- 26 ▪ Ensure Well-Maintained Public Infrastructure: Residents defined "infrastructure" to include
27 conventional elements such as streets, parks, and community centers, but also included
28 businesses and homes under the scope of infrastructure improvements. Residents
29 expressed that better maintenance of this infrastructure is needed. Potential action items
30 included increasing the code enforcement capacity of the Department of Public Works and
31 using Department of Consumer and Regulatory Affairs to ensure that commercial and
32 residential code violations are addressed. Finally, an upgrade of the Fort Davis Community
33 Center was suggested as an action item.
- 34 ▪ Improve Traffic Control and Management: Residents commented that the quality of streets,
35 sidewalks, alleys, curbs and gutters is inadequate. This problem was cited as a major issue
36 that affects the entire Cluster. These road and sidewalk conditions impede smooth and
37 efficient movement throughout the Cluster and the city in general. Residents suggested
38 improving access to public transportation amenities and mitigating traffic congestion as two
39 new action items.

1 *Barry Farm, Fort Stanton, Hillside (Neighborhood Cluster 37)*: Cluster 37 is bounded on the north by
2 Morris Road, Erie Street, and Howard Road; on the east by 18th Place; on the south by St. Elizabeths
3 Hospital and Suitland Parkway; and on the west by Interstate 295 and Firth Sterling Avenue. The main
4 land use in the Cluster is low to moderate density residential; mixed use, commercial, light
5 manufacturing, and federal uses are present as well. Major commercial corridors in the Cluster are
6 Martin Luther King Jr. Avenue and Good Hope Road SE. Important assets in the community are: sound
7 housing stock and a positive real estate market; panoramic views of downtown Washington to the west
8 and the Potomac River and Virginia to the east; neighborhoods that feature hilltop wooded slopes and
9 open park-like settings that provide the urban community with a suburban flavor; narrow and winding
10 streets resulting from the hilly topography; the new Anacostia Neighborhood Museum; close proximity
11 to Historic Anacostia; and a wide variety of civic and cultural events. The following priorities were
12 identified as part of the Resident’s action plan:

- 13 ▪ **Housing Code Enforcement and Compliance:** Residents cited a lack of code enforcement as
14 one of the major problems facing the neighborhood. This lack of code enforcement allows
15 homeowners to fail to maintain their property, creating eyesores in the community.
16 Residents further requested the demolition of un-maintained or unoccupied buildings
17 because they become neighborhood nuisances or are unsafe. Another suggestion included
18 redeveloping the vacant and abandoned structures as affordable housing and senior
19 housing.
- 20 ▪ **Safe and Clean Neighborhoods:** Some of the neighborhood assets that residents enjoy the
21 most are the historic character and park-like atmosphere. Failing to address problems that
22 compromise clean and safe neighborhoods would detract from these assets. Specific
23 problems that the residents cited were abandoned automobiles, illegal dumping, poorly lit
24 streets and alleys, trash, and traffic-related problems. Residents suggested possible
25 solutions to these problems such as more traffic enforcement, clean streets and alleys, clean
26 vacant lots, improved lighting, surveillance at areas know for illegal dumping and reduction
27 in automobile “chop shop” operations.
- 28 ▪ **Improved Transportation Infrastructure:** The Cluster’s residents cited the substandard
29 quality of neighborhood streets, sidewalks, and alley paving. Suggested improvements
30 include traffic-calming methods (such as speed bumps, stoplights, and crossing guards), new
31 and upgraded streetlights, and better bus service. Additional services would include regular
32 tree-trimming and other streetscape beautification.

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1 **3.1.2.4 Zoning**

2 The District’s Zoning regulations control the density, configuration and use of buildings within the city.
 3 This promotes orderly development patterns and also ensures public safety. The D.C. government, in
 4 general, provides for several types of allowable uses as well as several uses that require the issuance of
 5 a special permit or other government approval.

6 The zoning classification for Poplar Point is GOV (Government) as the approximately 1,200 acre
 7 Anacostia Park is owned by the federal government and operated by the National Park Service. The site
 8 also includes a 700 space parking garage, which is owned and operated by WMATA. Federally owned
 9 property is exempt from District zoning regulations. As such, any action that takes place on-site requires
 10 federal authorization and compliance with applicable federal regulations and development goals.

11 The areas adjacent to and surrounding Poplar Point contain several zoning designations including low-
 12 bulk commercial, light manufacturing, and residential. A summary of the zoning classifications
 13 commonly found in the surrounding area is shown below:

14 **Table 3-1: District of Columbia Zoning Classifications**

Zoning Code	Description	Allowable Uses
C-2-A	Community Business center-low moderate density	Permits matter-of-right low density development, including office employment centers, shopping centers, medium-bulk mixed use centers, and housing to a maximum lot occupancy of 60% for residential use, a maximum FAR of 2.5 for residential use and 1.5 FAR for other permitted uses, and a maximum height of fifty (50) feet. Rear yard requirements are twenty (20) feet; one family detached dwellings follow R-1 side yard requirements, one family semi-detached dwellings follow R-2 side yard requirements.
C-3-A	Medium bulk major business and employment	Permits matter-of-right medium density development, with a density incentive for residential development within a general pattern of mixed-use development to a maximum lot occupancy of 75% for residential use, a maximum FAR of 4.0 for residential and 2.5 FAR for other permitted uses and a maximum height of sixty-five (65) feet. Rear yard requirements are twelve (12) feet; one family detached dwellings follow R-1 side yard requirements, one family semi-detached dwellings follow R-2 side yard requirements.
C-M-1	Low bulk commercial and light manufacturing	Permits development of low bulk commercial and light manufacturing uses to a maximum FAR of 3.0, and a maximum height of three (3) stories/forty (40) feet with standards of external effects and new residential prohibited. A rear yard of not less than twelve (12) feet shall be provided for each structure located in an Industrial District. No side yard shall be required on a lot in an Industrial District, except where a side lot line of the lot abuts a Residence District. Such side yard shall be no less than eight (8) feet.
M	General Industry	Permits general industrial uses to a maximum FAR of 6.0, and a maximum height of ninety (90) feet with standards of external effects and new residential prohibited. A rear yard of not less than twelve (12) feet shall be provided for each structure located in an Industrial District. No side yard shall be required on a lot in an Industrial District, except where a side lot line of the lot abuts a Residence District. Such side yard shall be no less than eight (8) feet.

R-3	Row dwellings and flats	Permits matter-of-right development of single-family residential uses (including detached, semi-detached, and row dwellings), churches and public schools with a minimum lot width of 20 feet, a minimum lot area of 2,000 square feet for row dwellings, 30 feet and 3,000 square feet for single-family semi-detached dwellings, 40 feet and 4,000 square feet for all other structures and 120 feet and 9,000 square feet for schools, a maximum lot occupancy of 60% for row dwellings, churches and schools and 40% for all other structures, and a maximum height of three (3) stories/forty (40) feet. Rear yard requirement is twenty (20) feet.
R-4	Row dwellings and flats	Permits matter-of-right development of single-family residential uses (including detached, semi-detached, row dwellings, and flats), churches and public schools with a minimum lot width of 18 feet, a minimum lot area of 1,800 square feet and a maximum lot occupancy of 60% for row dwellings, churches and flats, a minimum lot width of 30 feet and a minimum lot area of 3,000 square feet for semi-detached structures, a minimum lot width of 40 feet and a minimum lot area of 4,000 square feet and 40% lot occupancy for all other structures; and a maximum height of three (3) stories/forty (40) feet. Conversions of existing buildings to apartments are permitted for lots with a minimum lot area of 900 square feet per dwelling unit. Rear yard requirement is twenty (20) feet.
R-5-A	Low density apartments	Permits matter-of-right development of single-family residential uses for detached and semi-detached dwellings and, with the approval of the Board of Zoning Adjustment, new residential development of low density residential uses including row houses, flats, and apartments to a maximum lot occupancy of 40%, 60% for churches and public schools; a maximum floor area ratio (FAR) of 0.9, and a maximum height of three (3) stories/forty (40) feet. Rear yard requirements are twenty (20) feet, side yard requirements are not less than eight (8) feet. If all other provisions of the zoning regulations are complied with, conversion of existing buildings to flat or apartment use is permitted as a matter-of-right.
R-5-B	Moderate density apartment houses	Permits matter-of-right moderate development of general residential uses, including single-family dwellings, flats, and apartment buildings, to a maximum lot occupancy of 60%, a maximum FAR of 1.8, and a maximum height of fifty (50) feet. Rear yard requirements are not less than fifteen (15) feet.
W-3	High Density mixed residential-commercial	Permits matter-of-right high density residential, commercial, and certain light industrial development in waterfront areas to a maximum lot occupancy of 75% for residential use, a maximum FAR of 6.0 for residential and 5.0 for other permitted uses and a maximum height of ninety (90) feet. Rear yard requirements are not less than twelve (12) feet.

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2 *Existing Zoning Regulations – Adjacent Properties:*

- 3 ▪ *Anacostia Park:* Anacostia Park is situated directly east of Poplar Point. This parcel is zoned GOV
4 as the Park is owned and operated by the federal government. As a result, Anacostia Park is
5 exempt from District zoning regulations.

- 6 ▪ *WMATA Parking Garage:* The WMATA Parking Garage is situated directly south of Poplar Point.
7 This parcel is zoned GOV as the garage is owned and operated by the WMATA. As a result, the
8 WMATA Parking Garage is exempt from District zoning regulations.

- 1 ▪ *Howard Road Parcels:* 11 acres of land has been given the zoning designation of W-3. Of the
2 waterfront zoning districts, W-3 allows for the greatest building height and development
3 density.
- 4 ▪ *Pump Station Infrastructure:* Directly southwest of the site on the opposite side of the Interstate
5 295 interchange and west of the Suitland Parkway is a parcel zoned for Low-Bulk Commercial
6 and Light Industrial with the designation of C-M-1. The intent of the C-M zone is to provide sites
7 for heavy commercial and light manufacturing activities that employ large amounts of people
8 and require some heavy machinery under controls that minimize any adverse effect on other
9 nearby, more restrictive districts. Interstate 295 is situated adjacent to the Poplar Point site's
10 southern boundary and is zoned GOV. Interstate 295 is exempt from District zoning regulations.
- 11 ▪ *Anacostia Naval Station:* The Anacostia Naval Station is situated directly west of South Capitol
12 Street SW and lies adjacent to the Poplar Point site to the west. This parcel is zoned GOV as the
13 Naval Base is owned and operated by the federal government. As a result, the Anacostia Naval
14 Station parcel is exempt from District zoning regulations.

15 *Existing Zoning Regulations – Surrounding Area:*

- 16 ▪ *Martin Luther King Jr. Boulevard Central Business Corridor:* The Martin Luther King Jr. Blvd.
17 Corridor contains several different zoning classifications within its boundaries. Along Martin
18 Luther King Jr. Blvd. itself are the C-2-A zone and C-3-A classifications that allow low and
19 medium density business uses. North of Martin Luther King Jr. Blvd. along Shannon Pl. is zoned
20 R-5-A; east of this area are parcels zoned for C-M-1. The eastern most end of the Martin Luther
21 King Jr. Blvd. Corridor is zoned W-3.
- 22 ▪ *Anacostia Heights:* The Anacostia Heights Neighborhood is comprised of five distinct zoning
23 districts: R-3, R-4, C-2-A, R-5-A, and GOV. The Frederick Douglass Historic Site, located in the
24 center of the neighborhood, is zoned GOV and exempt from District zoning regulations. East of
25 the Douglass House are parcels zoned R-5-A. The majority of the Historic Anacostia
26 neighborhood is zoned R-3 with small pockets of R-4 zoning exist in areas proximate to major
27 roads such as Howard Road and MLK Jr. Blvd. Finally, an area zoned C-2-A exists along Good
28 Hope Road
- 29 ▪ *Fairlawn Neighborhood:* The Fairlawn Neighborhood is comprised of three distinct zoning
30 classifications: R-3, R-5-B, and C-M-1. The R-3 district is primarily located north of Minnesota
31 Avenue, while the R-5-B district is located south of Minnesota Avenue, with a small portion
32 existing north of Minnesota Avenue in eastern Fairlawn. The C-M-1 district is located along the
33 northern boundary of the Fairlawn neighborhood.
- 34 ▪ *Barry Farm Neighborhood:* The Barry Farm Neighborhood is completely zoned R-5-A.
- 35 ▪ *St. Elizabeths Campus:* This land is zoned GOV and exempt from District zoning regulations

- 1 ▪ *Capital Riverfront Area:* Several Zoning classifications exist in the area along the Capitol
2 Riverfront. The Ballpark and Buzzard Point are both zoned M for General Industry. The intention
3 of General Industry is to provide a suitable area for development as heavy industrial sites, while
4 protecting those industrial developments from “intrusion of non-industrial uses that impede the
5 full utilization of property located industrial sites.”
- 6 ▪ *Ballpark Area:* The property directly east and north of the Ballpark, is subject to C-M-2
7 zoning for Medium Bulk Commercial Light Manufacturing. C-M Districts exist for the
8 purpose of providing sites appropriate for manufacturing activities require some heavy
9 machinery under controls that minimize any adverse effect on other nearby, more
10 restrict districts. Also included in this area is also a Planned Unit Development (PUD)
11 Overlay on the Florida Rock property along the Anacostia River. The PUD was originally
12 approved in 1999 to serve as a catalyst for redevelopment in the area. Although the
13 PUD is currently up for renewal, only preliminary development proposals currently exist
14 for the area. It is expected that this plan would be developed for a mixed-use project.
15 Portions of this area is also under the Capitol Gateway (CG) Overlay District, intended to
16 facilitate compatible mixed-use development in accordance with the Comprehensive
17 Plan for the National Capital that may include a mixture of residential, office, retail,
18 recreational, light industrial, and other miscellaneous uses. Under the CG Overlay,
19 development would require the approval of a planned unit development, special
20 exception, or other site plan review.
- 21 ▪ *Southeast Federal Center (SEFC) – “The DC Yards”:* This tract of land is federally owned and
22 located directly across the Anacostia River from the Poplar Point site. Facilities located in this
23 area include the US Department of Transportation headquarters building currently under
24 construction, the Southeast Federal Center, and the WASA plant. The parcels comprising this
25 area are zoned GOV and not subject to District zoning. Although the area is not subject to
26 District zoning, a Southeast Federal Center Overlay was established to facilitate development of
27 a vibrant mixed-use waterfront neighborhood. The SEFC Overlay includes a high-density
28 residential core of R-5-E zoning.
- 29 ▪ *Washington Navy Yard:* Adjacent to the SEFC parcels to the east is the Washington Navy Yard.
30 These parcels are zoned GOV and exempt from District zoning regulations.
- 31 ▪ *Hains Point/East Potomac Park:* This parcel is zoned Gov and exempt from District zoning
32 regulations.
- 33 ▪ *Bolling Air Force Base:* The Bolling Air Force Base is situated directly south of the Anacostia Naval
34 Station. This parcel is zoned GOV as the Base is owned and operated by the federal government.
35 Similar to the Anacostia Naval Station, the Bolling Air Force Base parcel is exempt from District
36 zoning regulations.

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1 **3.1.2.5 Land Transfer Agreement**

2 Several of these development goals are contained in the land-transfer agreement that was signed into
3 legislation by Congress on December 15, 2006 (Public Law 109-396), Commonly known as the D.C. Lands
4 Act, this legislation contains several requirements that the D.C. City must comply with in order to fully
5 execute the conveyance of Poplar Point from federal jurisdiction to the District. Title III of the D.C. Lands
6 Act specifically deals with the Poplar Point site and the adoption of a land-use plan with the following
7 requirements:

- 8 ▪ The plan shall identify a portion of Poplar Point consisting of not fewer than 70 acres (including
9 wetlands) which shall be reserved for park purposes and shall require such portion to be
10 reserved for such purposes in perpetuity.

- 11 ▪ The plan shall identify the facilities and related property (including necessary easements and
12 utilities related thereto) which are occupied or otherwise used by the National Park Service in
13 Poplar Point prior to the adoption of the plan. To the extent that the District of Columbia and
14 the Director determine jointly that it is no longer appropriate for the National Park Service to
15 occupy or otherwise use any of the facilities and related property identified [by the plan], the
16 plan shall:
 - 17 ▪ Identify other suitable facilities and related property (including necessary easements
18 and utilities related thereto) in the District of Columbia to which the National Park
19 Service may be relocated;
 - 20 ▪ Provide that the District of Columbia shall take such actions as may be required to carry
21 out the relocation, including preparing the new facilities and properties and providing
22 for the transfer of such fixtures and equipment as the Director may require; and
 - 23 ▪ Set forth a timetable for the relocation of the National Park Service to the new facilities.

- 24 ▪ Under the plan, at least two sites within the areas designated for park purposes are set aside for
25 the placement of potential commemorative works to be established pursuant to the
26 Commemorative Works Act (Chapter 89 of title 40, U.S.C.), and the plan includes a commitment
27 by the District of Columbia to convey back those sites to the National Park Service at the
28 appropriate time, as determined by the Secretary.

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1 **3.1.3 Community Facilities**

2 The project site is located within Ward 8 of Washington, DC and contains many District and federal
3 community facilities including the Anacostia Park, DC Unified Communication Command Center, DC
4 Water and Sewer Authority facilities, Frederick Douglass National Historic Site, Greater Southeast
5 Hospital, Hadley Hospital Center, Henson Ridge, Saint Elizabeths Hospital, the Smithsonian’s Anacostia
6 Community Museum, and the Southeast Tennis and Learning Center. Numerous community and public
7 facilities, public and private schools, places of worship, parks and recreation facilities, police stations,
8 and fire stations that support the neighborhoods of Ward 8 are located throughout the area
9 surrounding Poplar Point.

10 **3.1.3.1 Educational Resources**

11 The project site is located within the District of Columbia Public Schools System (DCPS). Currently, the
12 District of Columbia operates 62 elementary schools, 22 PK-8 schools, 12 middle schools, 18 senior high
13 schools, and 6 special education centers. There are also 65 public charter schools in District of Columbia
14 and a host of private schools that students can choose from as well. The following schools, public and
15 private, are near the project site and within the area of potential influence:

16 ■ Elementary Schools

- 17 ■ Howard Road Academy PCS- 701 Howard Road SE
- 18 ■ Savoy Elementary School- 2400 Shannon Place SE
- 19 ■ Birney Elementary School- 2501 Martin Luther King Jr. Ave
- 20 ■ Our Lady of Perpetual Help (V Street Campus)- 1409 V Street SE
- 21 ■ Ketchum Elementary School- 1919 15th Street SE
- 22 ■ The Ambassador Baptist Church Christian School- 1412 Minnesota Avenue SE

23 ■ Middle and Junior High Schools

- 24 ■ Johnson Junior High School- 1400 Bruce Place SE
- 25 ■ Kramer Middle School- 1700 Q Street SE

26 ■ High Schools

- 27 ■ Anacostia Senior High School- 1601 16th Street SE
- 28 ■ Choice Academy at Douglass- 2600 Douglass Place SE
- 29 ■ Thurgood Marshall Academy- 2427 Martin Luther King Jr. Ave

30 Enrollment statistics for the District of Columbia’s public schools within the study area are provided
31 below (Table 3-2). Data on enrollment and capacity for charter and private schools in the area was
32 unavailable.

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1 **Table 3-2: Study Area School Enrollment**

School Name	Type	'08 - '09		% of Utilization
		Enrollment	Building Capacity	
Savoy	Elementary (PS-6)	368	479	77%
Birney	Elementary (PS-6)	330	560	59%
Ketchum	Elementary (PS-6)	259	461	56%
Prospect LC	Spec. Ed.	111	N/A	N/A
Johnson	Middle (6-8)	289	1015	28%
Kramer	Middle (6-8)	307	655	47%
Anacostia	Senior High (9-12)	884	1040	85%

2 *Source: District of Columbia, Public Schools – School Profiles*

3 Five universities within the study area include:

- 4 ▪ Southeastern University- 1310 Southern Avenue SE
- 5 ▪ Central Texas College (Satellite Office)- Bolling Air Force Base
- 6 ▪ National Defense University- 300 5th Avenue SW
- 7 ▪ University of Maryland (Satellite Office)- 499 S Capitol Street SE
- 8 ▪ Webster University (Satellite Office)- 112 Brookley Drive, Bolling Air Force Base

9 Two libraries exist near the Poplar Point site: the Parklands Turner Library and the Anacostia
10 Neighborhood Library, both of which are branch libraries of the District of Columbia Public Library
11 System. Parklands Turner Library is located at 1720 Alabama Avenue, SE and the Anacostia
12 Neighborhood Library is located at 1800 Good Hope Road, SE. The Anacostia Neighborhood Library is
13 currently being replaced by a two-story 20,000 square foot facility. A temporary library structure has
14 been placed behind the old library. An environmental education center, Earth Conservation Corps, is
15 located near the project site but on the opposite side of the Anacostia River.

16 **3.1.3.2 Recreational Resources**17 Open Space Resources

18 Open Space resources in the area include Anacostia Park, under the jurisdiction of the National Park
19 Service and managed by National Capital Parks East. There are also several other community parks in
20 the area. Anacostia Park is a linear park comprised of more than 1,200 acres on both sides of the
21 Anacostia River, and includes 11 miles of shoreline. Public facilities in the park include the Langston Golf
22 Course, an 18-hole golf course and driving range, playgrounds, picnic grounds, ball fields, basketball
23 courts, and tennis courts. There is also a large pavilion containing more than 3,000 square feet of roller
24 skating space. Anacostia Park also provides access to the Anacostia River through three concession-
25 owned boating marinas, four boat clubs, and a public boat ramp. In addition to these facilities, Anacostia
26 Park contains a wealth of natural open space features. These features include: Kenilworth Marsh,
27 Kenilworth Aquatic Gardens, and many acres of forested land. The project site is located at the
28 southwestern terminus of the park.

1 The Kenilworth Aquatic Gardens are located at the northern end of Anacostia Park. The Gardens are
2 surrounded on three sides by the Kenilworth Marshes. Included within the Gardens are 12 acres of
3 ponds, 44 acres of tidal marsh, and five greenhouses. The National Park Service has strived to keep this
4 area of the park as close to its natural setting as possible through preservation and conservation efforts.
5 As a result, the site provides habitat for a wide assortment of native plants and animals.

6 Another large park system in the vicinity of the project site is the Fort Circle Parks system. The vision for
7 this park system was to create a green ring of parks around the city. The system provides opportunities
8 for residents to enjoy accessible open space and recreational facilities. The origins of this park can be
9 traced back to the Civil War; many forts and escarpments were constructed to protect the Capital. At
10 the end of the Civil War, the land was returned to private ownership and consequently the buildings
11 within the forts began to deteriorate. In 1919, Washington, DC Commissioners urged the United States
12 Congress to create the system of Fort Circle Parks, using the fort lands as a basis for the new park. One
13 of the major components of the Fort Circle Parks was "Fort Drive," proposed to be a grand avenue
14 connecting the entire park system. This initiative was stalled by the Great Depression and World War II,
15 and by the time the idea was reconsidered, Washington, DC had expanded beyond the fort system's
16 lands.

17 Although the Fort Drive initiative never materialized, the Fort Circle Parks system persisted and currently
18 consists of 17 sites located at various points around the perimeter of Washington. The park nearest the
19 project site is Fort Stanton Park, located on Erie Street near Morris Road and adjacent to Our Lady of
20 Perpetual Help Catholic Church. Fort Stanton Park provides many recreational amenities including two
21 baseball fields, a football field, a basketball court, a playground and computer facilities. Additionally, the
22 Park is home to Washington Overlook, a wooded area that offers panoramic views of the city.

23 An additional site maintained by the National Park Service is the Frederick Douglass National Historic
24 Site. The site contains Cedar Hill, the former home of Frederick Douglass, and the surrounding land that
25 has been preserved as a park. Amenities include a bookstore, cultural and historic education programs,
26 and spectacular views of the US Capitol Building, the Washington Monument, and the US Air Force
27 Memorial. Cedar Hill is located in the heart of Historic Anacostia.

28 Recreational Facilities

29 Recreational facilities in the vicinity of the project site include a The Southeast Tennis and Learning
30 Center (701 Mississippi Avenue SE), THEARC (1901 Mississippi Avenue SE), The Smithsonian Institution's
31 Anacostia Museum and Center for African American History (1901 Fort Place SE), several neighborhood
32 recreation/community centers and various religious institutions. The Southeast Tennis and Learning
33 Center is a 14,718 square foot facility that houses four indoor and six lighted outdoor tennis courts,
34 multi-purpose rooms, a computer lab, locker and shower rooms, and a kitchenette. The center sits on a
35 four-acre parcel of land located off Mississippi Avenue, SE.

36 THEARC, the Town Hall Education, Arts, and Recreation Campus, opened in October 2005, and is also
37 located off Mississippi Avenue, SE. The purpose of the facility is to provide residents with recreational
38 opportunities and health services such as music and dance classes, fine arts, academics, continuing

1 education, mentoring, tutoring, recreation, and medical and dental care. Services are offered at a
2 significantly reduced or no cost. The campus is 110,000 square feet and is comprised of a 365-seat
3 community theatre, regulation sized gymnasium, a computer lab, an art gallery, and music and dance
4 studios. THEARC is currently affiliated with the following groups and institutions:

- 5 ▪ Boys and Girls Club of Greater Washington, DC
- 6 ▪ Building Bridges Across the River
- 7 ▪ Children’s National Medical Center
- 8 ▪ The Corcoran Gallery of Art: The Corcoran ArtReach Program
- 9 ▪ Covenant House, Washington
- 10 ▪ Levine School of Music
- 11 ▪ Parklands Community Center
- 12 ▪ Trinity (Washington) University
- 13 ▪ The Washington Ballet
- 14 ▪ Washington Middle School for Girls

15 The Smithsonian Institution’s Anacostia Museum and Center for African American History and Culture is
16 located near Fort Stanton Park and is often referred to as the Anacostia Community Museum. The
17 museum was established in 1967 to serve as a center for outreach in a largely African-American
18 community. Over time, the center has become a museum preserving and interpreting local and
19 community African-American history. The museum offers a wide variety of educational programs and
20 civic events with the goal of promoting Anacostia’s history and culture.

21 Two neighborhood recreation/community centers are within a half mile of the Poplar Point project site.
22 They are:

- 23 ▪ Barry Farm Recreation Center located at 1230 Sumner Road, SE, houses a lighted athletic field
24 with baseball diamond, picnic area, two playground areas, a multi-purpose room, a kitchenette,
25 and a computer room.
- 26 ▪ Savoy Recreation Center is co-located with the Elementary School at 2440 Shannon Place, SE,
27 and includes an indoor basketball court and a multi-purpose room.

28 Across the river, several recreation centers also serve the community. The King Greanleaf Recreation
29 Center is located at 201 N Street, NW within the Greenleaf Housing complex, serving Greanleaf, Syphax
30 Gardens, and James Creek residents. Organized programs include after school tutoring, mentoring, and
31 cheerleading. The building includes basketball courts, a soccer field, tennis courts, softball fields, indoor
32 meeting spaces, exercise rooms, locker rooms, and learning centers. The Randall Recreation Center is
33 also located nearby at South Capitol and I Streets, SW. In addition to the sporting fields and ball courts,
34 the center has an outdoor swimming area and playground for the public.

35

36

1 Religious Institutions

2 Many religious institutions are near Poplar Point. These institutions include:

- 3 ▪ Holy Temple Church - 2635 Martin Luther King Jr. Ave SE
- 4 ▪ Macedonia Baptist Church - 2625 Stanton Road SE
- 5 ▪ Matthews Memorial Baptist Church - 2616 Martin Luther King Jr. Ave SE
- 6 ▪ Refshint Rock Church COGIC -568 Lebaum St SE
- 7 ▪ Campbell AME Church - 2562 Martin Luther King Jr. Ave SE
- 8 ▪ Allen Chapel AME Church - 2498 Alabama Avenue SE
- 9 ▪ Universal Holiness Church - 2426 Elvans Road SE
- 10 ▪ Bethuel Temple Church -2406 Martin L King Jr. Ave SE
- 11 ▪ Bethlehem Baptist Church - 2458 Martin Luther King Jr. Ave SE
- 12 ▪ Rehoboth Baptist Church - 621 Alabama Avenue SE
- 13 ▪ Jerusalem Church of God-Christ - 3128 Martin Luther King Jr. Ave SE
- 14 ▪ Temple Missionary Baptist Church - 3105 Martin Luther King Jr. Ave
- 15 ▪ Congress Heights United Methodist - 421 Alabama Avenue SE
- 16 ▪ Morning Star Baptist Church - 3204 Brothers Place SE
- 17 ▪ Our Lady of Perpetual Help Catholic Church - 1600 Morris Road SE

18 **3.1.3.3 Emergency Services/Public Safety Resources**

19 The construction of the Unified Communications Center was an effort initiated by the DC Office of
20 Unified Communications to improve the response time to public safety problems. To accomplish this
21 improvement, the dispatching of vital public safety services was consolidated into one location: the
22 Unified Communications Center. As a result of this consolidation, all inquiries requiring a response from
23 police, fire, emergency medical services, emergency management agency, and public services are routed
24 to the Center. This service improves efficiency and response time because the central control center can
25 notify the closest service provider, rather than a resident calling one service provider and being rerouted
26 to another. The consolidation of personnel, equipment and systems reduces cost overhead and as a
27 result has become a more cost-effective solution. The Center is located at 2700 Martin Luther King Jr.
28 Avenue, SE on the East Campus of St. Elizabeths Hospital.

29 Fire and rescue services are provided throughout the District of Columbia by the DC Fire and Emergency
30 Medical Services Department. Ward 8 is home to four Fire and Emergency Response Stations with the
31 closest station being Engine Company 15/Rescue 3. Engine Company 15/Rescue 3 is located at 2101 14th
32 Street, SE, approximately one mile from the project site. The station is equipped three rescue squad
33 vehicles and two fire engines.

34 The project site is located within the jurisdiction of the Seventh District Metropolitan Police Department
35 (MPD). The closest police station is located at 2455 Alabama Avenue, SE. The project site is within two of
36 the District of Columbia's seven Police Service Areas (PSAs), PSA 703 serves the western portion of the
37 site and PSA 701 serves the eastern portion of the site.

1 The most recent crime data indicates that there has been a decrease in criminal activity within District
 2 Seven: in the past year, crime has fallen by 5%. The decrease in crime in District Seven is significantly
 3 greater than in DC as a whole which has experienced an overall decrease of 1%. The following table
 4 contains crime data comparing November 2007 to November 2008.

5 **Table 3-3: Recent Crime Statistics**

Crime	Thru 11/07	Thru 11/08	% Change
Homicide	58	46	-21
Sexual Assault	87	71	-18
Robbery	599	589	-2
Assault with a Deadly Weapon	644	585	-9
Burglary	538	631	17
Theft	594	521	-12
Theft from Auto	519	555	7
Stolen Auto	928	782	-16
Arson	6	9	50
District Seven Total	3,973	3,789	-5
DC Total	32,194	32,031	-1

6 *Source: Metropolitan Police Department, Monthly Crime Statistics*

7 **3.1.3.4 Medical Resources**

8 The community medical facility nearest to Poplar Point is the Greater Southeast Community Hospital,
 9 located at 1310 Southern Avenue, SE. The hospital is approximately three miles from the project site.
 10 The facility is a full-service hospital offering a wide range of inpatient and outpatient services. The
 11 hospital currently has 450 beds and has been serving residents of Wards 6, 7 and 8 for more than 40
 12 years.

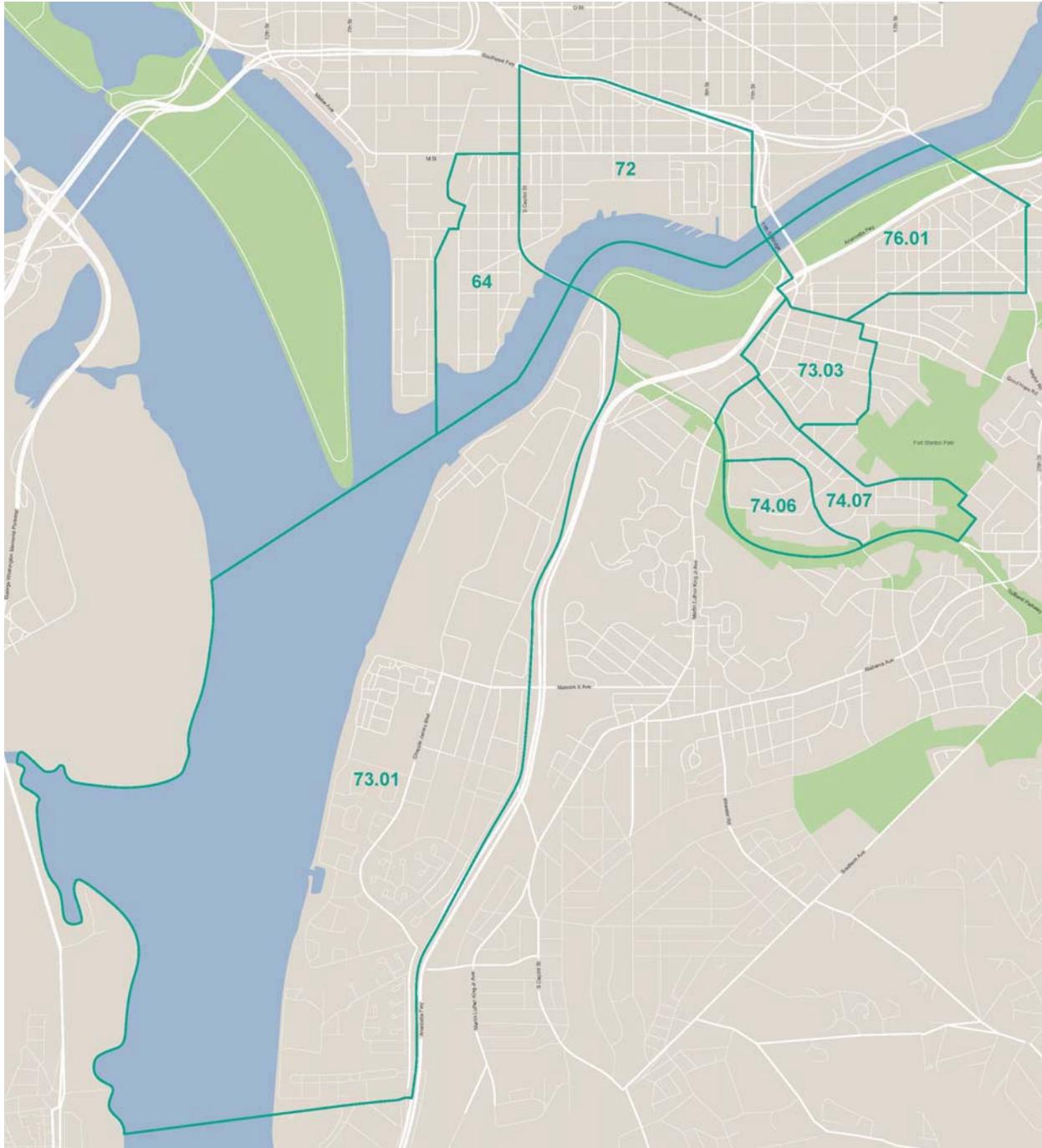
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1 **3.1.4 Demographics and Housing**

2 Poplar Point is located within Ward 8, an economically and racially diverse area of Washington, DC.
3 Ward 8 consists of a series of neighborhoods that lie east of the Anacostia River including: Barry Farm,
4 Historic Anacostia, Fairlawn, Anacostia Naval Station, and Bolling Air Force Base. In addition to the
5 neighborhoods east of the Anacostia, several neighborhoods west of the River were analyzed. This
6 analysis allows for a broader understanding of the area’s demographic makeup and for the ability to
7 draw comparisons between the communities. In general, the study area is characterized by a high
8 proportion of minority and low-income residents. The larger context area is a target for revitalization,
9 with several large redevelopment projects currently underway, as discussed in the Land Use section.
10 Nearby revitalization projects include the Southeast Federal Center (“DC Yards”) and the Washington
11 Navy Yard.

12 **3.1.4.1 Methodology**

13 The 2000 Census provides the most complete and recent demographic data set available and provides
14 the basis for analyzing the demographic composition of the study area. Data from the 1990 Census is
15 also presented to show how the demographic composition of the area has changed over time. This
16 analysis uses Census Tract level data to examine population growth, age and race, educational
17 attainment, households, income and housing units. Figure 3-7 illustrates the locations of the Census
18 Tracts studied within this section:



1
 2 Figure 3-7: Census Tract Location Map
 3 Source: AECOM, 2010

4 Population

5 Population for an area is determined by persons enumerated at their usual place of residence.
 6 Population characteristics, including growth (or loss), age, race, and educational attainment, are the
 7 essential variables in understanding the demographic profile of a given geographic area. In the 2000
 8 Census, persons identified themselves as belonging to one of the seven racial subgroups: White; Black;

1 American Indian or Alaskan Native; Asian; Native Hawaiian or other Pacific Islander; Some Other Races;
2 or of Two or More Races. The latter two categories were added to the 2000 Census. Besides these racial
3 categories, the Census also enumerates Hispanic or Latino persons who can be of any race.

4 Households

5 According to the US Census Bureau, households include all related family members and unrelated
6 persons who occupy a single housing unit. Households are an important component of a demographic
7 analysis because they are a fundamental economic unit. The Census count of “households” excludes
8 group quarters, such as halfway houses, rooming houses, and staff quarters. “Non-family” households
9 identify general population and housing trends. A “non-family” household is one that is made up of
10 people living together who are not “related by birth, marriage, or adoption.” Non-family households can
11 include people living alone, or unrelated persons living together as roommates.

12 Housing Units

13 Housing units, defined as “any room or group of rooms intended to be occupied as separate living
14 quarters,” are the basic unit for housing data. Key attributes, such as age of the housing stock and the
15 number of units in a structure can reveal the character and quality of an area’s housing stock.
16 Occupancy/vacancy rates and the tenure of housing units (rented or owned) serve as an indicator of a
17 neighborhood’s desirability. Homeownership is generally viewed as an indicator of neighborhood
18 stability and low homeownership rates can be indicative of a more transient population.

19 The level of affordability, measured by the gross rent as a percentage of the household’s income,
20 indicates whether the housing is matched to the needs of the local population. Rent burden is often
21 used as a measure of affordability, with households allocating greater than 30% of their income to
22 housing expenses considered to be facing a rent burden. Housing affordability has become a major
23 problem for low-income populations over the last several decades.

24 Housing values, as opposed to rents, are reported for owner-occupied units. Reported housing values
25 are based on the most recent data available from 1999. Although somewhat out of date and not
26 reflective of the ongoing changes in the study area, the 1999 figures are useful as a means of comparing
27 the study area to the District of Columbia as a whole.

28 Income

29 The general income level for the Poplar Point area is determined through a combination of Census
30 variables including household income, poverty status, and public assistance. The 2000 Census reports
31 these income variables based on 1999 data. The Census Bureau defines poverty levels by using a set of
32 income thresholds that vary by family size and composition; a family whose income is less than the
33 established threshold is considered to be poor. The 2000 poverty threshold ranged from \$8,259 for one
34 person aged 65 years and older, to \$33,291 for a family with eight or more children.

35 Public assistance is defined as cash payments to low-income people, such as aid to families with
36 dependent children (AFDC, ADC), temporary assistance to needy families (TANF), general assistance, and

1 emergency assistance. Since the value of the dollar fluctuates over time, it is appropriate to compare the
 2 study area's median income with the median income for the entire District of Columbia as a reference
 3 area.

4 Poplar Point Study Area

5 The Poplar Point site is located within Census Tract 74.01 (Project Tract) in the southeast quadrant of
 6 the District of Columbia. Poplar Point, however, does not contain any housing units or residents and is
 7 highlighted to create a frame of reference for the impact analysis. A larger study area (Poplar Point
 8 study area) for demographics and housing encompasses seven additional Census Tracts, including 73.01,
 9 74.06, 74.07, 75.03, and 76.01 located east of the Anacostia River and Tracts 64 and 72 located west of
 10 the Anacostia River (see Table 3-4). The information is presented at the individual Census Tract,
 11 neighborhood, and study area levels. For the purposes of comparison, the appropriate unit of
 12 geographic analysis is the District of Columbia.

13 **3.1.4.2 Population**

14 According to the 2000 Census, there were 25,113 people living within the project's study area. The study
 15 area is comprised of Census Tracts both east and west of the Anacostia River. West of the river, the
 16 study area extends approximately to the Southwest Freeway for Tract 72 and M Street SW for Tract 64.
 17 East of the river, the study area includes all of Historic Anacostia, and extends south to Fort Stanton
 18 Park. Additional neighborhoods included in the study area include Barry Farm, Fairlawn, and the
 19 Anacostia Naval Station/Bolling Air Force Base Census Tract.

20 **Table 3-4: Population**

	1990	2000	% Change
West of River			
Tract 64	2,626	2,159	-17.8%
Tract 72	2,160	1,853	-14.2%
Anacostia			
Tract 73.01	7,767	5,234	-32.6%
Tract 74.06	2,414	3,148	30.4%
Tract 74.07	3,136	2,452	-21.8%
Tract 75.03	2,941	2,699	-8.2%
Tract 76.01	5,226	4,572	-12.5%
Project Tract			
Tract 74.01	2,685	2,996	11.6%
Study Area Total	28,955	25,113	-13.3%
Total DC	606,900	572,059	-5.7%

21 *Source: US Census Bureau 1990 and 2000 Census*

22 In general, the study area has experienced a significant decrease in population between 1990 and 2000.
 23 Despite this, the Project Tract (Tract 74.01) has experienced an almost 12% population increase over the
 24 same time period. Even larger gains were seen in Tract 74.06 at around 30%. Tracts 73.01 and 74.07 had

1 the largest decreases in population with losses of 32.6% and 21.8%, respectfully. It is logical to assume
 2 that many of the census tracts would have lost residents as the city of Washington’s population has
 3 decreased by 5.7% over the 10 year period. The population losses in and around the project site were
 4 disproportionately large compared to the city as a whole.

5 **Table 3-5: Population and Age Characteristics**

	Female	Under 18	18-24	25-34	35-44	45-54	55-64	Over 65
West of River								
Tract 64	56.6%	26.0%	8.4%	10.4%	14.6%	13.4%	7.5%	17.4%
Tract 72	55.3%	31.0%	8.2%	8.8%	15.2%	12.8%	8.7%	15.4%
Anacostia								
Tract 73.01	47.0%	37.4%	15.6%	23.1%	18.2%	4.5%	0.8%	0.4%
Tract 74.06	59.1%	47.9%	12.2%	14.3%	11.7%	7.1%	4.0%	2.9%
Tract 74.07	56.0%	39.7%	16.6%	14.2%	15.5%	10.5%	7.7%	9.3%
Tract 75.03	57.4%	37.4%	9.4%	13.4%	13.3%	9.9%	7.7%	8.8%
Tract 76.01	54.0%	24.5%	9.2%	12.9%	16.8%	14.2%	11.2%	11.2%
Project Tract								
Tract 74.01	58.0%	58.6%	10.6%	15.4%	12.8%	12.6%	5.3%	6.4%
Study Area Total	54.2%	35.2%	11.6%	14.6%	15.1%	9.8%	6.1%	7.5%
Total DC	52.9%	20.1%	12.7%	17.8%	15.3%	13.2%	8.7%	12.2%

6 *Source: US Census Bureau 2000 Census*

7 Further demographic analysis shows that 54.2% of the residents in the study area are female. This
 8 proportion is expected because the city of Washington is comprised of around 52.9% female residents.
 9 In general, the study area accurately reflects the age cohort composition of the entire city of
 10 Washington. One major discrepancy is in the large amount of residents aged younger than 18, which is
 11 more than 15% higher than the city as whole. This is most likely due to the large number of families
 12 living east of the Anacostia River. Another factor is the presence of military installations (Tract 73.01)
 13 near the project site, where many families are housed when a spouse is stationed there. The military
 14 installations have also led to Tract 73.01 to have a higher proportion of young professional and middle-
 15 aged residents as well. Higher concentrations of residents aged over 65 are found primarily west of the
 16 Anacostia River due to the presence of senior housing complexes within those Tracts.

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Table 3-6: Race/Ethnicity

	Black Alone	Am. Ind./ Alaskan Native Alone	Asian Alone	Native Haw./Other Pacific Isl. Alone	Other Races Alone	Two or More Races	Hispanic or Latino
West of River							
Tract 64	90.8%	0.5%	2.0%	0.0%	1.3%	1.8%	2.7%
Tract 72	94.9%	0.2%	0.4%	0.1%	0.2%	0.9%	1.2%
Anacostia							
Tract 73.01	30.0%	0.7%	3.5%	0.7%	3.2%	3.9%	8.4%
Tract 74.06	99.4%	0.2%	0.0%	0.0%	0.0%	0.2%	0.7%
Tract 74.07	97.1%	0.4%	0.3%	0.0%	0.2%	0.7%	1.1%
Tract 75.03	97.2%	0.1%	0.2%	0.0%	0.2%	1.2%	1.0%
Tract 76.01	95.8%	0.2%	0.1%	0.0%	0.6%	0.8%	1.2%
Project Tract							
Tract 74.01	98.2%	0.0%	0.0%	0.0%	0.4%	0.9%	0.9%
Study Area Total	82.1%	0.3%	1.0%	0.2%	1.0%	1.5%	2.7%
Total DC	60.0%	0.3%	2.7%	0.1%	3.8%	2.4%	7.9%

Source: US Census Bureau 2000 Census

The proportion of Black residents within the study area is more than 20% higher than in Washington, DC as a whole. The Project Tract had an even higher proportion of 98.2% compared to the rest of the study area. Tract 73.01 has a much smaller percentage of Black residents due to the increased diversity of the military installations. If Tract 73.01 was removed from the study area, the resulting percentage would be similar to the Project Tract percentage. There is a notably smaller percentage of Hispanic or Latino residents within the study area with figures around 2% or less for most of the Census Tracts. Overall, the study area reflects a less diverse racial makeup than is present within Washington, DC as a whole.

1

Table 3-7: Educational Attainment

	Total % High School Graduates	Less than 9 th Grade	9 th -12 th Grade, no Degree	High School Graduate	Some College, no Degree	Associate Degree	Bachelor's Degree	Graduate or Prof. Degree
West of River								
Tract 64	48.3%	13.5%	37.0%	24.0%	12.2%	3.4%	2.4%	6.4%
Tract 72	44.9%	15.9%	37.9%	29.1%	6.8%	3.2%	3.5%	2.3%
Anacostia								
Tract 73.01	95.4%	0.9%	3.3%	14.2%	31.5%	13.7%	20.6%	15.4%
Tract 74.06	59.9%	6.2%	33.0%	43.9%	12.6%	1.0%	2.4%	0.0%
Tract 74.07	62.7%	4.1%	32.5%	36.5%	17.7%	2.3%	3.4%	2.8%
Tract 75.03	65.5%	6.6%	26.4%	42.3%	18.8%	0.7%	1.6%	2.1%
Tract 76.01	67.6%	7.0%	23.7%	36.1%	19.8%	3.4%	4.0%	4.3%
Project Tract								
Tract 74.01	57.7%	10.7%	30.5%	43.1%	12.4%	0.5%	1.5%	0.4%
Study Area Total	67.0%	7.3%	25.6%	32.7%	18.5%	4.4%	6.2%	5.3%
Total DC	77.8%	7.8%	14.4%	20.6%	15.4%	2.7%	18.1%	21.0%

2

Universe: Persons 25 years and over

3

Source: US Census Bureau 2000 Census

4

5

Only 57.7% of residents within the Project Tract and around 67% of the entire study area graduated from high school. This figure of 67% is inflated somewhat due to the military's educational requirements. As a result, 95.4% of residents living within Tract 73.01 have received their high school diploma or equivalent. The overall study area rate of high school graduation is slightly lower than the city-wide rate of 77.8%. The lowest graduation rate was found in Tract 72, where 44.9% of residents have high school diplomas. Removing the military installation with their education requirements, the highest graduation rate was found in Tract 76.01.

12

1 **3.1.4.3 Households**

2 **Table 3-8: Households Change Over Time**

	1990	2000	% Change
West of River			
Tract 64	1,296	1,037	-20.0%
Tract 72	1,199	952	-20.6%
Anacostia			
Tract 73.01	1,987	1,450	-27.0%
Tract 74.06	1,025	1,002	-2.2%
Tract 74.07	1,290	1,111	-13.9%
Tract 75.03	1,117	989	-11.5%
Tract 76.01	2,222	2,171	-2.3%
Project Tract			
Tract 74.01	1,063	971	-8.7%
Study Area Total	11,199	9,683	-13.5%
Total DC	278,489	274,845	-1.3%

3 *Source: US Census Bureau 1990 and 2000 Census*

4 **Table 3-9: Household Composition**

	% with 1 Person	% with 2 Persons	% with 3 Persons	% with 4 Persons	% with 5 or more Persons	% Non-Family
West of River						
Tract 64	37.1%	33.2%	13.5%	8.7%	7.4%	41.2%
Tract 72	48.6%	20.5%	12.7%	9.6%	8.6%	52.8%
Anacostia						
Tract 73.01	2.4%	26.1%	23.7%	30.3%	17.5%	3.2%
Tract 74.06	12.7%	20.5%	24.8%	19.4%	22.5%	15.1%
Tract 74.07	27.4%	29.5%	17.8%	12.9%	12.4%	33.1%
Tract 75.03	27.1%	23.0%	19.4%	11.5%	19.0%	33.1%
Tract 76.01	34.9%	29.0%	15.4%	10.3%	10.3%	41.2%
Project Tract						
Tract 74.01	15.8%	23.4%	22.1%	14.9%	23.9%	18.6%
Study Area Total	25.4%	26.1%	18.6%	15.1%	14.8%	29.5%
Total DC	43.8%	27.5%	12.8%	8.1%	7.8%	54.0%

5 *Source: US Census Bureau 2000 Census*

6 According to the 2000 Census data, Census Tract 74.01 has 971 households, an 8.7% decrease from the
 7 1990 Census. The study area as a whole saw an even greater decline in households at a rate of 13.5%
 8 over the 10 year period. The Project Tract had an overall higher percentage of households with more
 9 than one resident and a much lower percentage of non-family households when compared to the

1 District of Columbia as a whole. Census Tract 73.01 lost the most households with a rate of 27%. On
 2 average, neighborhoods located west of the Anacostia River lost a larger percentage of households than
 3 Tracts located east of the river. During the same period, the District of Columbia as a whole lost 1.3% of
 4 its households. The majority of households within the study area are comprised of single and two-
 5 person residences. Census Tracts west of the river tended to have a higher percentage of single family
 6 residences, with Census Tracts east of the river having a higher percentage of two-person residences.
 7 The Census Tracts 64 and 72 has the highest percentages of non-family households, at 41.2% and 52.8%
 8 respectively.

9 **3.1.4.4 Housing Units**

10 **Table 3-10: Housing Stock/Tenure Characteristics**

	Total Housing Units	% in Structures with 1-9 Units	% in Structures with 10 or more Units	% Vacant	% Renter Occupied	Median Year Built
West of River						
Tract 64	1,073	76.6%	23.4%	7.3%	76.7%	1961
Tract 72	952	60.4%	39.6%	6.5%	85.7%	1955
Anacostia						
Tract 73.01	1,450	98.6%	1.4%	6.1%	92.0%	1974
Tract 74.06	1,002	18.3%	81.7%	8.9%	90.8%	1968
Tract 74.07	1,111	54.2%	45.8%	13.1%	53.1%	1960
Tract 75.03	989	80.7%	19.3%	7.8%	58.4%	1952
Tract 76.01	2,171	78.0%	21.7%	11.4%	48.1%	1948
Project Tract						
Tract 74.01	971	78.0%	22.0%	7.5%	85.9%	1955
Study Area Total	9,719	70.6%	29.3%	8.9%	71.3%	1948-1974
Total DC	274,845	58.6%	41.3%	8.5%	53.5%	1949

11 *Source: US Census Bureau 2000 Census*

12 The project site, itself, currently contains no housing units; however, within Census Tract 74.01, 971
 13 units were recorded. The primary location of these residences is within the Barry Farm neighborhood,
 14 situated southwest of the project site between Firth Sterling Avenue SE and Martin Luther King, Jr.
 15 Avenue SE. The Barry Farm neighborhood is characterized by multi-family residential structures.

16 Within the broader area surrounding Poplar Point, there were 9,719 housing units in 2000. According to
 17 the 2000 Census data, an overwhelming amount of residential structures contain less than 10 units. This
 18 can be attributed to the large presence of single family homes in neighborhoods east of the Anacostia
 19 River. Of the eight Census Tracts, Tract 73.01 had the highest proportion of rental units at approximately
 20 92%. The 71.3% of units that are renter occupied is significantly higher than the total DC average.
 21 Housing vacancy rates for the study area is in-line with the District-wide average of 8.5%.

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Table 3-11: Housing Economic Data

	Median Gross Rent	Median Gross Rent as % of 1999 Income	Median Value (of occupied units)
West of River			
Tract 64	\$272	25.9%	\$108,400
Tract 72	\$144	24.9%	\$126,800
Anacostia			
Tract 73.01	\$1,031	25.1%	\$95,000
Tract 74.06	\$515	28.8%	\$87,200
Tract 74.07	\$598	24.0%	\$86,900
Tract 75.03	\$486	31.5%	\$99,800
Tract 76.01	\$517	22.5%	\$105,300
Project Tract			
Tract 74.01	\$288	23.7%	\$142,900
Study Area Total			
Total DC	\$618	24.8%	\$157,000

Source: US Census Bureau 2000 Census

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3 Census Tract 72 reported the lowest median gross rent in the area, at \$144 per month. All of the Census
 4 Tracts within the study area had lower median gross rents lower than the total DC figures except Tract
 5 73.01. Most resident within the study area paid a similar or slightly higher percentage of their income
 6 towards rent when compared to the DC average. The highest percentage was found in Census Tract
 7 75.03 and was just over 31%. The median value of owner-occupied units within the study area ranged
 8 from \$87,200 in Tract 74.06 to \$142,900 in Tract 74.01 (Project Tract). Overall, this range of values was
 9 lower than the \$157,000 District-wide median home value.

10 **3.1.4.5 Income**

11 According to the 2000 Census poverty data for the Project Tract, more than 57.7% of residents were
 12 living below the poverty level, while over 68% of residents under 18 years old and 57% of black residents
 13 were living in poverty.¹ Poverty levels for the study area were around 33% which is much higher than
 14 the total DC percentage of 20%. Percentages for the study area may be skewed due to the presence of
 15 the military installations in Census Tract 73.01. Due to adequate pay by the military, residents within
 16 that Tract are significantly less likely to live below the poverty level.

17

¹ According to the Census Bureau, families and persons are classified as below poverty if their total family income or unrelated individual income was less than the poverty threshold specified for the applicable family size, age of householder, and number of related children under 18 present. Therefore, for residents under 18, poverty status is based on family income. The Census Bureau uses the federal government's official poverty definition.

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Table 3-12: Income Characteristics

	Below Poverty Level	Black Below Poverty Level	Under 18 Below Poverty Level	65 and Over Below Poverty Level
West of River				
Tract 64	42.5%	44.6%	45.9%	60.7%
Tract 72	62.1%	64.0%	78.1%	72.9%
Anacostia				
Tract 73.01	2.5%	3.4%	2.4%	0.0%
Tract 74.06	51.7%	51.4%	62.9%	23.6%
Tract 74.07	24.4%	23.6%	34.6%	14.6%
Tract 75.03	37.6%	35.8%	52.1%	15.9%
Tract 76.01	21.0%	20.2%	25.7%	18.5%
Project Tract				
Tract 74.01	57.7%	57.1%	68.3%	40.9%
Study Area Total	33.1%	38.2%	42.0%	36.6%
Total DC	20.2%	25.5%	31.7%	16.4%

Universe: Persons for whom poverty status is determined, 1999 data
 Source: US Census Bureau 2000 Census

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Table 3-13: Household Income Composition

	Total Households	% Households with Public Assistance	Median Household Income
West of River			
Tract 64	1,044	11.9%	\$13,264
Tract 72	859	12.9%	\$8,089
Anacostia			
Tract 73.01	1,358	2.5%	\$49,122
Tract 74.06	967	36.2%	\$15,877
Tract 74.07	898	8.6%	\$33,125
Tract 75.03	908	21.5%	\$21,402
Tract 76.01	1,859	6.9%	\$32,930
Project Tract			
Tract 74.01	899	30.7%	\$14,083
Study Area Total	8,792	14.7%	\$23,487 (average)
Total DC	248,590	5.5%	\$40,127

Source: US Census Bureau 2000 Census

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6 According to the 2000 Census, the area surrounding the project site had a wide range of median
 7 household incomes. In Tract 72, the median was \$8,089, just 20% of the District of Columbia median

1 (\$40,127). By contrast, tract 73.01 had a median household income of \$49,122 a few thousand dollars
2 higher than the District of Columbia median. The average of the median incomes within the study area
3 was \$23,487, 41% of the District of Columbia average. 14.7% of the study area households received
4 public assistance, nearly three times the District of Columbia average. Tracts 74.06 and 74.01 (Project
5 Tract) had the highest proportion of household receiving public assistance, approximately 36.2% and
6 30.7% respectively.

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1 **3.1.5 Environmental Justice**

2 Environmental Justice analyses are guided by Executive Order 12898, “Federal Actions to Address
3 Environmental Justice in Minority and Low-Income Populations.” Published in 1994, this Executive Order
4 requires that agencies identify and address any disproportionately high and adverse effects on human
5 health or the human environment on minority and/or low-income populations resulting from
6 government programs, policies and activities. In response to the Executive Order, the EPA Office of
7 Federal Activities issued guidance for incorporating environmental justice goals into environmental
8 documentation. This guidance provides the framework for the following environmental justice analysis.

9 EPA’s Office of Environmental Justice defines environmental justice as, “the fair treatment and
10 meaningful involvement of all people regardless of race, color, national origin, or income with respect to
11 the development, implementation, and enforcement of environmental laws, regulations, and policies.”
12 Fair treatment means that no racial, ethnic, or socioeconomic group should bear a disproportionate
13 share of adverse environmental consequences resulting from federal, state, or local actions. Meaningful
14 involvement requires community input in the environmental planning process. It further requires that
15 meetings and notices are accessible to low-income and minority populations potentially affected by a
16 project.

17 The following analysis looks for the presence of minority and/or low-income populations within the
18 study area that could be impacted by changes to the area. Any potential impacts and recommended
19 mitigation will be addressed in *Chapter 4, Environmental Consequences*.

20 **3.1.5.1 Methodology**

21 An “Environmental Justice Community of Concern” is defined as a “neighborhood or community,
22 composed predominantly of persons of color or a substantial proportion of persons living below the
23 poverty line that is subjected to a disproportionate burden of environmental hazards and/or
24 experiences a significantly reduced quality of life relative to surrounding or comparative communities.”
25 Census data are widely accepted as a reliable statistical source for Environmental Justice analysis. Due to
26 the size of the study area and the geographic specificity of the data, Census Tract data forms the basis
27 for this discussion.

28 Characterization of a Census Tract as an Environmental Justice Community of Concern requires the
29 fulfillment of at least one of the following criteria:

- 30 ▪ A low-income population based on the Bureau of Census Current Population reports (Criterion
31 A);
- 32 ▪ A minority population of the affected area that exceeds 50 percent (Criterion B); or
- 33 ▪ A minority population meaningfully greater than the minority percentage in the general
34 population or other appropriate unit of geographic analysis (Criterion C).

35 For the purpose of this analysis, minority populations were defined as any group of persons that
36 identified themselves as “Black Alone,” “American Indian or Alaskan Native Alone,” “Asian Alone,”

1 “Native Hawaiian or other Pacific Islander Alone,” “Other Races Alone,” or “Two or More Races.” Low-
2 income populations were identified using Census data on “Poverty Status in 1999.”

3 The presence of public and assisted living housing and minority business can also be a reliable indicator
4 of minority and/or low-income populations. Thus, the District of Columbia Housing Authority (DCHA)
5 and the Department of Housing and Urban Development (HUD) were consulted to determine the level
6 of public and assisted living housing within the study area. Similarly, the District of Columbia Office of
7 Local Business Development’s list of certified local, small, and disadvantaged business enterprises
8 provided information on minority businesses in the study area. This analysis considers the
9 Disadvantaged Business Enterprise (DBE) certification to be an appropriate indicator of minority
10 businesses.

11 The study area for this Environmental Justice analysis is made up of eight Census Tracts. The Tracts
12 included are: Tract 74.01, the project site and Barry Farm neighborhood; Tract 73., the Anacostia Naval
13 Station and Bolling Air Force Base; Tracts 74.06, 74.07 and 75.03, the majority of what is known as
14 Historic Anacostia; Tract 76.01, the Fairlawn neighborhood; Tract 64 west of South Capitol Street, in
15 Near Southeast; and Tract 72 east of South Capitol Street, in Near Southeast. For the purposes of
16 comparing population percentages under Criterion C, the selection of Washington, DC as the
17 comparison population prevents an artificial dilution or inflation of the affected minority populations.

18 **3.1.5.2 Potential Environmental Justice Residential Communities**

19 As indicated in Table 3-14, Census data reveals that all tracts within the study area qualify as potential
20 Environmental Justice Communities of Concern. These tracts satisfy Criterion B which requires that at
21 least 50% of the resident population be comprised of minorities. In almost all of the tracts within the
22 study area this proportion was significantly higher than 50%. Furthermore, Tracts 64 and 74.06 reported
23 100% minority populations. Tracts 64, 72, 74.06, 74.07, 75.03, 76.01, and 74.01 also satisfy Criterion A,
24 because of the large percentage of residents living below the poverty line. The poverty levels for all
25 tracts within the study area were compared to the District-wide total to determine if the percentage of
26 residents under the poverty level was significant. Finally, all tracts except for Tract 73.01 satisfy Criterion
27 B because the percentage of minorities is higher than the District-wide percentage. Of all the tracts
28 studied, Tract 73.01 only qualified as an Environmental Justice Community of Concern because of one
29 Criterion. This is due in large part to the presence of military installations. Due to adequate pay and a
30 commitment to diversity by the military, communities with military installations are less likely to be
31 Communities of Concern.

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Table 3-14: Study Area: Environmental Justice Data

Data Category	West of River		Anacostia					Project Tract	Study Area	Total DC
	Tract 64	Tract 72	Tract 73.01	Tract 74.06	Tract 74.07	Tract 75.03	Tract 76.01			
Total Population	2,159	1,853	5,234	3,148	2,452	2,699	4,572	2,996	25,113	572,059
Total Minority	100.0%	97.4%	50.8%	100.0%	99.6%	99.4%	98.8%	99.3%	89.2%	77.2%
Black Alone	91.4%	97.1%	30.4%	99.5%	97.3%	96.2%	94.2%	98.0%	82.5%	60.0%
Am. Ind. Or Alaskan Native Alone	0.0%	0.0%	0.8%	0.0%	0.0%	0.3%	0.8%	0.0%	0.3%	0.4%
Asian Alone	0.9%	0.0%	3.8%	0.0%	1.0%	0.4%	0.2%	0.0%	1.0%	2.6%
Native Hawaiian or Other Pac. Isl. Alone	0.0%	0.0%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%
Other Races Alone	2.3%	0.0%	3.5%	0.0%	0.0%	0.0%	0.0%	0.7%	1.0%	3.8%
Two or More Races	1.9%	0.3%	3.1%	0.5%	1.2%	1.8%	2.3%	0.0%	1.6%	2.6%
Hispanic or Latino	3.6%	0.0%	8.8%	0.0%	0.0%	0.7%	1.3%	0.7%	2.5%	7.9%
Below Poverty Level	41.8%	61.8%	2.3%	51.4%	24.0%	37.6%	20.9%	58.4%	32.2%	19.1%
Black Below Poverty Level	44.6%	63.7%	3.0%	51.4%	23.9%	37.2%	21.3%	57.1%	37.7%	24.5%
Minority Below Poverty Level	40.9%	63.5%	3.0%	51.4%	23.6%	37.6%	21.1%	57.7%	35.7%	21.4%

2 *Universe: Persons for whom poverty status is determined, based on 1999 data*
 3 *Source: US Census Bureau 2000 Census*

4 Due to the self-reporting nature of the Census, there is a potential for undercounting minority and low-
 5 income populations. Thus, to validate the Census data, DCHA and HUD listings of public and assisted
 6 housing within the District of Columbia were consulted. The DCHA and HUD listings support the
 7 designation of Tracts 64, 72, 74.01, 74.06, and 75.03 as potential affected communities.

8 The study area contains almost 4,000 public or assisted housing units spread throughout 15 public
 9 housing complexes. Four of these complexes are located west of the Anacostia River in Census Tract 64.
 10 Of the four, three are public housing complexes and one is an assisted housing complex. The first of
 11 these, Greenleaf Senior, contains 215 one- and two-bedroom apartments for senior citizens. The second
 12 complex, James Creek, contains 239 one- to six-bedroom townhouses. Syphax Gardens has 174 two- and
 13 three-bedroom units in three-story walk-up buildings. The final complex, Tel Court Cooperative, is an
 14 assisted housing complex that provides 56 subsidized units.

1 Six of the housing complexes are located east of the Anacostia River and are also a mix of public housing
2 and assisted housing. These complexes are contained within Census Tracts 74.06 and 75.03. Elvans Road
3 is a public housing complex comprised of 20 three- to five-bedroom units. The Forest Ridge/The Vistas is
4 an assisted housing complex comprised of 398 subsidized units for families, ranging from one- to four-
5 bedrooms. Sayles Place Homes, INC is an assisted housing complex containing 62 subsidized units for
6 families, ranging from three- to more than five-bedrooms. Carver Hall Apartments is an assisted complex
7 comprised of 95 subsidized units for families, ranging between one- and two- bedrooms. The Frederick
8 Douglass/Stanton Dwellings is a large assisted housing complex that contains 650 subsidized units for
9 families that range between one- and three-bedrooms. Finally, Morris Road is an assisted housing
10 complex that is comprised of 30 subsidized units for families that range between two- and three-
11 bedrooms.

12 There are currently no housing units on the project site, itself; however, four of the housing complexes
13 exist within the project site's Census Tract, 74.01. Two of the complexes are public housing and the
14 remaining two are assisted housing. The first is the Town Homes on Capitol Hill/Barry Farm complex, a
15 large housing complex consisting of 432 public housing units ranging from two- to six-bedrooms. The
16 Wade Apartments is a smaller apartment building that contains 12 public housing units ranging from
17 one- to two-bedroom units. The Parkchester Associates Apartments is a complex for families containing
18 94 assisted housing units ranging from one- to three-bedrooms. Finally, the Parkchester Housing
19 Cooperative is an assisted housing complex containing 128 units for families that range from one- to
20 four-bedrooms.

21 One additional complex, which consisted of four components, was formerly located east of the
22 Anacostia River in Census Tract 72. The Arthur Capper Dwellings, the Carrollsburg Dwellings, the Carroll
23 Apartments, and Arthur Capper Senior together comprised 758 public housing units. The 23-acre area is
24 now under redevelopment, replacing the old structures with a mixed-use, mixed-income development.
25 In 2001, DCHA received a grant of \$34.9 million through HOPE VI for the revitalization of the four
26 complexes. The initial grant was leveraged to provide over \$424 million for the creation 1,562 rental and
27 home ownership units. This will include 707 public units, 525 affordable rentals, and 330 market rate
28 houses. Arthur Capper/Carrollsburg is the first HOPE VI project in the country to provide one-for-one
29 replacement of demolished public housing units. In addition to housing, the complex will include
30 500,000 square feet of office space, an 18,000 square foot community center, and 51,000 square feet of
31 retail space. Construction of the first phase of townhouses began in June 2008.

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Table 3-15: Public and Assisted Housing

Name of Project	# of Units	Address	Census Tract
<u>Public Housing</u>			
Greenleaf Senior	215	1200 Delaware Avenue, SW	64
James Creek	239	1265 Half Street, SW	64
Syphax Gardens	174	1501 Half Street, SW	64
Town Homes on Capitol Hill/Barry Farm	432	1230 Sumner Road, SE	74.01
Wade Apartments	12	1249 Eaton Road, SE	74.01
Elvans Road	20	2400 Elvans Road, SE	74.06
<u>Assisted Housing</u>			
Tel Court Cooperative	56	34 O Street, SW	64
Parkchester Associates Apartments	94	2704 Wade Road, SE	74.01
Parkchester Housing Cooperative	128	2906 Pomeroy Road, SE	74.01
Forest Ridge/The Vistas	398	2549 Elvans Road, SE	74.06
Sayles Place Homes, INC.	62	2700-07 Douglas Place, SE	74.06
Carver Hall Apartments	95	2338 Pitts Place, SE	75.03
Frederick Douglass/Stanton Dwellings	650	1452-62 Bangor Street, SE	75.03
Morris Road	30	1360 Morris Road, SE	75.03
<u>Redeveloped Public Housing</u>			
Capper/Carrollsborg Hope VI	707 public, 525 affordable rental, (planned)		72

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Source: DCHA and HUD, 2009

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1 **3.1.5.3 Potential Environmental Justice Business Communities**

2 Based on the District of Columbia Office of Local Business Development’s list of certified local, small, and
3 disadvantaged business enterprises, there are no certified disadvantaged businesses within the project
4 site. However, there are forty-eight certified disadvantaged businesses within the study area. To qualify
5 as a disadvantaged business enterprise, at least 51 percent of the ownership, operation, and control of
6 the business must be by individuals that are socially and economically disadvantaged. Three of these
7 businesses are located within Census Tract 72, four are located in Census Tract 74.01, one is located
8 within Census Tract 74.07, thirty-five are located within Census Tract 75.03, and five are located within
9 census Tract 76.01.

10 **3.1.5.4 Public Participation**

11 The definition of Environmental Justice reference at the beginning of this section includes a requirement
12 for “meaningful involvement.” This direction requires opportunities for significant community input in
13 the environmental review process for new development. To this end, five meetings were held to both
14 educate the community about the Poplar Point redevelopment, and to solicit their concerns. As
15 discussed in Chapter 1, the public meetings were held on July 29, 2008; October 7, 2008; November 20,
16 2008; June 24, 2008, and July 18, 2009.

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1 **3.1.6 Economic/Fiscal Resources**

2 **3.1.6.1 Regional Economic Conditions**

3 The Washington, DC metropolitan area (the District of Columbia proper and nearby Maryland and
4 Virginia suburbs) has been one of the strongest economic markets in the nation over the last several
5 years. The area outpaced the nation in job creation between 1997 and 2007, adding 700,000 net new
6 jobs. Of the ten largest metropolitan areas, only New York exceeded this level of job growth for the
7 same period. Anchored by the Federal government workforce, and catalyzed by the growth of the tech
8 sector and burgeoning green sector, the DC metropolitan area ranked fourth in the nation with a Gross
9 Regional Product of \$407 billion in 2007 (Greater Washington, 2008 Regional Report).

10 A US Census report, released on July 1, 2008, shows that the DC metropolitan region's population
11 growth parallels the region's strong economic performance. The DC metropolitan statistical area (DC
12 MSA) had a 2008 population of approximately 5.4 million. This figure represents a more than doubling of
13 the population since 1960. The DC MSA has had an average growth of approximately 70,000 persons
14 per year, or a total of 561,947 persons since 2000. Future estimates of the MSA's population can be
15 projected using these trends and data. The growth rate between 2000 and 2008 was 1.39%, which can
16 then be applied out to the year 2015. By 2015, 5.7 million people are projected to reside within the DC
17 metropolitan area. This annual rate is slightly higher than that for the nation, which is .97%. (U.S. Census
18 Bureau, Annual Estimates of the Population of Metropolitan and Micropolitan Statistical Areas, 2008)

19 In part due to economic growth in the DC metropolitan area, the unemployment rate between 1994 and
20 2004 trended downwards from 4.10% to 3.20%, a 22% overall decrease. This compares favorably to the
21 national annual average unemployment rate, which decreased from 6.10% to 5.30%, a 13% decrease,
22 during the same period. However, the unemployment rate across the US has been increasing in recent
23 years. In November of 2009, according to the US Bureau of Labor Statistics, the unemployment rate for
24 the DC metropolitan area had grown to 6.1%, still faring better the national average of 9.4% for the
25 same month (W&P).

26 Projections for average household income show similarly strong growth trends, rising from \$124,621 in
27 2005, to over \$171,256 in 2015. This increase represents a compound annual rate of 3.23% from 2005 to
28 2015. Over the same period, the average household income in the nation is projected to increase to
29 \$121,252, increasing at a compound annual rate of 3.28% (W&P).

30 Employment estimates in a given region are a significant indicator of overall economic vitality. Among
31 other factors, a diverse and stable employment base acts to maintain—and can also bolster—real estate
32 values in a market area. Nonagricultural employment in the DC metropolitan area increased by 347,600
33 jobs between the years 1990 to 2000, showing a compound annual rate of 1.58%.² From 2005 to 2015,

² Agricultural employment is defined as persons who work as owners and operators of farms, as unpaid family workers on farms, and as hired workers who are engaged in farm activities. Nonagricultural employment is work in nonfarm establishments.

1 the nonagricultural employment base is projected to increase by 470,130 jobs. This compound annual
 2 rate of 1.67% ranks above the national average annual rate of 1.25% (W&P).

3 **3.1.6.2 Local Economic Conditions**

4 The District of Columbia

5 In 2008, the District of Columbia provided a monthly average of approximately 704,800 jobs, a 1.6%
 6 increase over 2007 (Bureau of Labor Statistics, 2009). The DC average for 2008 of 704,800 jobs is
 7 composed of about 33% (234,600) government sector jobs and 67% (470,200) private sector jobs
 8 (Bureau of Labor Statistics, 2009). As these numbers show, employment in the District of Columbia is
 9 heavily concentrated in government jobs. In 2008, the federal government, in particular, represented
 10 over 33% of all employment and 17% of the total wage in the District of Columbia (Bureau of Labor
 11 Statistics, 2009). As is covered in greater detail in Section 3.1.6.4, healthy job growth is projected to
 12 continue in the District of Columbia through 2015, particularly in the government and service sectors.

13 According to the US Census Bureau figures for 2008, the District of Columbia had a per capita personal
 14 income of \$42,069 that was significantly higher than the national average of \$27,589. For the District of
 15 Columbia, this per capita personal income represented a 13.5% increase from 2007. During the same
 16 period, the national per capita personal income increased by 9%. Median household income in the
 17 District of Columbia was \$57,936 in 2008, compared with a nationwide median household income of \$.
 18 While the District of Columbia compares favorably with the nation on these indicators, figures for
 19 families and individuals below the poverty level are less favorable. Both numbers exceed national
 20 percentages by a significant margin and are illustrated, along with income, in Table 3-16 below.

21 **Table 3-16 Income and Poverty Levels by Percent, DC and US**

Area	Median Household Income	Median Family Income	Per Capita Personal Income	Families Below Poverty Level	Individuals Below Poverty Level
D.C.	\$ 57,936	\$ 66,722	\$ 42,069	13.7%	17.20%
U.S.	\$ 52,029	\$ 63,366	\$ 27,589	9.7%	13.20%

22 *Source: U.S Census Bureau, 2007 American Community Survey*
 * In 2007 Inflation Adjusted Dollars

23 Another indicator of the economic health of a particular city or region is the level of education
 24 attainment of the population. As displayed in Table 3-17, the District of Columbia fares well
 25 comparatively with the nation in the aggregate, hosting a more highly educated population. In 2008,
 26 27.7% of the population 25 years and over in the US were college graduates, compared with 48.2% in
 27 the District of Columbia. From 2000 to 2008, the percent of college graduates in the US increased by
 28 13.5%, while increasing in the District of Columbia by a significantly higher 23%.

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1 **Table 3-17: Educational Attainment of the Population 25 Years and Older**

Area	Percent High School Graduates			Percent College Graduates		
	2008	2007	2000	2008	2007	2000
D.C.	85.80%	85.70%	77.80%	48.20%	47.50%	39.10%
U.S.	85.00%	84.50%	80.40%	27.70%	27.50%	24.40%

2 *Source: U.S. Census Bureau, 2008 American community Survey*

3 Ward 8

4 While the economy of the District of Columbia, as a whole, is relatively healthy, the Project Tract has
 5 historically been considered economically depressed, due to a lack of retail, residential, and commercial
 6 development and economic activity, coupled with the prevalence of public and subsidized housing over
 7 market rate housing. The unemployment rate for Ward 8, in which the project site is located, in
 8 December 2009, was 28.7% (D.C. Department of Employment Services, Office of Labor Market Research
 9 and Information). This figure represents the highest rate in the District of Columbia for that month, in
 10 keeping with historical trends, and also compares to a rate of 12.1% for DC as a whole in that same
 11 month. The worldwide economic contraction and national recession that began in 2007 and continues
 12 into 2010 likely is responsible for these elevated unemployment numbers. However, prior to the current
 13 recessionary economic climate, in December of 2006, District of Columbia unemployment was at 6.2%,
 14 with a comparative rate of 16.4% in Ward 8. Therefore the same relative economic disparity existed
 15 between Ward 8 and the District of Columbia in the aggregate prior to the current economic climate.
 16 (D.C. Department of Employment Services, Office of Labor Market Research and Information)

17 The median income for Ward 8 in 2007 was \$28,120, compared to \$49,508 for DC as a whole. The
 18 comparative income numbers were similar in 2000, with the median income for Ward 8 at \$23,644, and
 19 the median income for the District of Columbia at \$40,127 (Ward 8 Comprehensive Housing Analysis). As
 20 a further indicator of economic disparity across the city, in 2008 Ward 8 had the highest number of
 21 persons receiving food stamps in the District of Columbia, at 27,515.

22 Study Area

23 Employment in the study area is more heavily skewed toward federal government jobs than the District
 24 of Columbia as a whole. The greatest concentration of these federal jobs in the study area is at the
 25 Washington Navy Yard. The Navy Yard is located just north of the project site and across the Anacostia
 26 River, and is home to approximately 11,000 jobs. Other federal employment centers include Andrews
 27 Air Force Base and Anacostia Naval Station, adjacent and to the west of the project site, and the
 28 Southeast Federal Center, which lies directly north of the site across the Anacostia River. The SEFC is a
 29 federal employment district within Southeast DC, positioned between the new baseball stadium to the
 30 west, the WNY to the east, and bounded to the south by the Anacostia River. Approximately 2000
 31 federal employees use the current facilities at the SEFC. Local government agencies, such as the District

1 of Columbia Water and Sewer Authority, and the DC Department of Public Works (DCDPW), are also
2 significant sources of government employment in the study area.

3 There are several current and planned development, redevelopment, and economic revitalization
4 activities within the study area that may result in expanded economic opportunities in the coming years.
5 The development initiative at the SEFC, known as “The Yards,” currently under construction, includes
6 2,800 residential units, 1.8 million square feet of new office space, 400,000 square feet of retail shops
7 and dining places, and an expansive riverfront park. The US Department of Transportation is currently
8 housed here along with other federal offices and retail and residential uses. This development project
9 will likely bring about accelerated economic activity in the area as well as increased demand for goods
10 and services.

11 The Anacostia waterfront has also been the subject of revitalization in the study area. In March 2000 the
12 Anacostia Waterfront Initiative was formed as a partnership between federal and District agencies, with
13 the aim of transforming the Anacostia River into a revitalized urban waterfront. Long-term goals include
14 pedestrian friendly mixed-use development along the waterfront, the development of 20,000 residential
15 units, and five million square feet (sq ft.) of office space. Other components of the District of Columbia’s
16 plans to revitalize the Anacostia waterfront include the 11th Street Bridges project, the revitalization of
17 the South Capitol Street corridor, and the replacement of the Frederick Douglass/South Capitol Street
18 Bridge.

19 North of the project site, at 2nd and M Streets SE, the revitalization of the Arthur Capper/Carrollsbury
20 Dwellings is planned for delivery in 2010. The overarching goal is to transform the outmoded public
21 housing site into a socially vibrant neighborhood. The transformation is supported by a \$34.9 million
22 HOPE VI grant from the U.S. Department of Housing and Urban Development. The project will include
23 approximately 1,600 residential units, some of which are designated for low and moderate income
24 families. Additional features of the project include a 20,000 sq. ft. community center, 51,000 sq. ft. of
25 retail, and 702,000 sq. ft. of commercial space.

26 Just north of the project site, across the Anacostia River and south of the new baseball stadium, the FRP
27 Development Corporation is planning the Florida Rock Development. The 5.8 acre site sits east of South
28 Capitol Street, at 100 Potomac Ave SE, and is planned as a mixed office-retail-hotel-residential plaza
29 development. With delivery slated for 2020, current plans call for 600,000 sq. ft. of office, 60,000 sq. ft.
30 of retail, 160 residential units, a 325-room hotel, and over 1,000 parking spaces. The office/retail
31 buildings on the eastern part of the site will be developed first and construction was scheduled to begin
32 in late 2008.

33 After a long period of disinvestment and minimal construction within Ward 8, several planned
34 redevelopment and developments projects are currently in planning and design phases or under
35 construction, including the redevelopment of Barry Farm/Park Chester/Wade Road, and the proposed
36 development at St. Elizabeths East Campus and the Congress Heights Metro Station. Additionally, the
37 District of Columbia government, the Anacostia Development Corporation (AEDC), and multiple non-
38 profit organizations and private sources are together working to revitalize the economic environment in

1 Ward 8 by focusing on expanding economic activity at keys nodes. Some examples are the revitalization
2 of Anacostia’s Historic Main Street and plans to restore retail activity and housing along Good Hope
3 Road and Martin Luther King, Jr. Avenue.

4 While the many examples discussed above do not represent an exhaustive list, they show a solid
5 indication of the rapid growth of development activity in the study area in recent years. Significant
6 development has occurred along M Street, SE including new federal buildings and office space. After
7 the DC City Council passed the required stadium lease agreement in February 2006, the Washington
8 Nationals’ new baseball stadium was developed at the intersection of Potomac Avenue and 1st Streets,
9 SE. The Nationals Stadium, as a major development anchor, has since catalyzed many revitalization and
10 development projects in the area, along with increasing the demand for goods and services.

11 **3.1.6.3 Economic Activity at Poplar Point**

12 The proposed Poplar Point project site is located within the southwestern end of Anacostia Park. Owned
13 and administered by the US National Park Service (NPS), the park includes over 1200 acres, at multiple
14 sites, of federally-administered parkland. Poplar Point is currently not a significant source of commercial
15 tax revenue or property tax revenue for the District of Columbia.

16 The headquarters of the National Capital Parks-East (NCPE), an administrative grouping of a number of
17 NPS sites in the region, is located within Anacostia Park just northeast of Poplar Point. The headquarters
18 of the US Park Police helicopter aviation unit is also located in Anacostia Park, within 0.25 miles of the
19 Poplar Point. Currently, these are the only significant employment centers in the Park, hosting federal
20 jobs for a small number of employees in these facilities.

21 **3.1.6.4 Employment**

22 A region with strong economic vitality is usually characterized by a stable, diverse employment base and
23 low unemployment rates. Stable refers to a minimal loss of jobs over a period of time, while diverse
24 refers to a wide array of industries represented in the economy. The following table illustrates the
25 Washington, DC Metropolitan Statistical Area’s previous employment levels and also forecasts future
26 employment levels in 2020.

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Table 3-18: Distribution of Employment

Industry	1990		2000		2005		2010		2015	
	Number	%	Number	%	Number	%	Number	%	Number	%
Natural Resources, Mining & Construction	139,200	6.77%	153,100	6.37%	186,600	7.15%	205,007	7.23%	225,476	7.32%
Manufacturing	73,400	3.57%	80,700	3.36%	65,400	2.51%	62,893	2.22%	60,444	1.96%
Trade										
Transportation and Utilities	381,200	18.55%	393,600	16.38%	406,500	15.58%	415,226	14.65%	424,064	13.78%
Information	82,300	4.01%	126,800	5.28%	99,800	3.83%	106,255	3.75%	112,956	3.67%
Financial Activities	138,100	6.72%	145,500	6.06%	160,400	6.15%	168,444	5.94%	176,727	5.74%
Services	660,300	32.13%	925,100	38.51%	1,057,500	40.54%	1,226,150	43.26%	1,410,297	45.81%
Government	580,400	28.24%	577,700	24.05%	632,100	24.23%	650,130	22.94%	668,466	21.71%
Total	2,054,900	100.00%	2,402,500	100.00%	2,608,300	100.00%	2,834,105	100%	3,078,430	100%

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Source: Bureau of Labor Statistics, SAE Database

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From 1990 to 2005, nonagricultural employment in the DC metropolitan statistical area increased by 553,400 jobs, a compound annual rate of 1.60%. All industry sectors showed various levels of growth except the manufacturing sector which lost a total of 8,000 jobs. The largest gains were seen in the services industry which gained 397,200 jobs over the 15 year period. The services industry is the aggregate of several smaller industries including hospitality, educational, health, and professional and business services.

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In addition to presenting the previously collected data, projections for the years 2010 and 2020 were also calculated. This calculation was done by using the compound annual rate of growth for each industry and applying it for both 5 and 10 years out. Between 2005 and 2010 the MSA gained 225,805 jobs and between 2010 and 2015 the MSA gained an additional 244,325 jobs. The overall compound annual growth rate between 1990 and 2015 for the MSA was 1.63%.

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Each industry’s share of the total job pool must be analyzed to provide insight into the emerging and declining industries within the MSA. The largest percent increase was seen in the services sector at over 13%, which is projected to occupy over 45% of the market. The manufacturing, trade, transportation and utilities, information, financial activities, and government sectors all had decreases with the largest losses being seen in the government sector. Individual industries demonstrated similar growth patterns between the 2005 and 2010 projection and the 2010 and 2015 projection. The services industry saw the largest gains in market share with a steady increase of over 2% through 2015.

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In addition to the analysis conducted for the entire MSA, a similar analysis was conducted on Washington, DC proper. The results of this analysis are presented in the following table:

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Table 3-19: Employment Distribution, Washington, DC

Industry	1990		2000		2005		2010		2015	
	Number	%	Number	%	Number	%	Number	%	Number	%
Natural Resources, Mining & Construction	13,900	2.03%	11,300	1.74%	12,600	1.85%	13,987	1.95%	15,464	2.05%
Manufacturing	7,300	1.06%	3,700	0.57%	2,100	0.31%	975	0.14%	281	0.04%
Trade										
Transportation and Utilities	45,000	6.56%	29,600	4.55%	27,800	4.07%	26,067	3.64%	24,400	3.24%
Information	26,000	3.79%	25,500	3.92%	22,600	3.31%	19,904	2.78%	17,407	2.31%
Financial Activities	30,300	4.42%	30,000	4.61%	30,200	4.43%	30,401	4.24%	30,603	4.06%
Services	286,300	41.73%	326,300	50.18%	353,300	51.78%	381,612	53.25%	411,257	54.58%
Government	277,300	40.42%	223,900	34.43%	233,700	34.25%	243,754	34.01%	254,065	33.72%
Total	686,100	100.00%	650,300	100.00%	682,300	100.00%	716,700	100%	753,477	100%

2

Source: Bureau of Labor Statistics, SAE Database

3 In 2005, the city of Washington, DC captured approximately 26% of the entire MSA's employment
4 market compared to over 33% in 1990. This decrease could be attributed to the government relocating
5 jobs to areas outside of the city as illustrated by the 6% reduction in the government job market share
6 within DC over the 15 year period. This trend continues into the projections, and in 2015 the city is
7 forecasted to contain approximately 24% of the MSA's jobs. In total, Washington, DC gained over 67,300
8 jobs and had a compound annual growth rate of 0.38%. This shows a clear lagging in the job market
9 compared to the entire region as the MSA had a compound annual growth rate of 1.63%. This disparity
10 can be attributed to many factors; however, it is likely due in part to high property values and restrictive
11 zoning regulations.

12 Another trend illustrated by the data is the loss of government jobs at both the city and MSA levels. The
13 federal government has been the largest employer in the area for many years and had led many to view
14 the area as "recession-proof." However, the area did experience a recession in the 1990s that was a
15 result of a combination of falling real estate prices and higher levels of unemployment. The federal
16 government was forced to downsize, which is reflected in the overall decrease in government jobs
17 during the study period. One of the residual effects of this downsizing is an increase of federal contracts
18 and expenditures offered to the private sector. The result has been a steady increase in the amount of
19 service sector jobs during the 25-year span and the capture of over 40% of the MSA job market and over
20 50% of the city job market.

21 The District of Columbia's Department of Employment Services produces an annual report named "Top
22 200 Chief Executive Officers and Major Employers in the District of Columbia." The report highlights the
23 area's most successful residents and employers for the purpose of business development, employment
24 and networking. Nine of the largest ten organizations listed fall within the education or health services

1 industries, which is expected given the prominence of the service industry. In 2007, the ten largest
 2 employers in the District of Columbia were as follows:

3 **Table 3-20: Largest Employers in Washington, DC-2007**

Rank	Employer
1	Howard University
2	Georgetown University
3	George Washington University
4	Washington Hospital Center
5	Children’s National Hospital
6	Fannie Mae
7	Georgetown University Hospital
8	American University
9	Howard University Hospital
10	Providence Hospital

4 *Source: Top 200 Chief Executive Officers, Major Employers in the District of*
 5 *Columbia, Office of Labor Market Research and Information, 2007*

6 **3.1.6.5 Multi-Family Residential Market**

7 Since 2000, the number of multi-family building permits issued by the District of Columbia Office of
 8 Zoning has increased at an average annual rate of 21%. In 2006 alone, the District of Columbia issued
 9 1,979 multifamily building permits, an amount greater than any county in the DC metropolitan area. As
 10 of early 2009, planned residential projects in the District of Columbia included the delivery of nearly
 11 12,000 rental and for-sale units by 2012, with an additional 20,000 units proposed for the long-term.

12 The number of condominium units sold (including conversions) in the District of Columbia in 2006 was
 13 just over 1,620, compared to 2,650 units in 2005, and 3076 units in 2004. For the year 2007, sales
 14 volume of condominiums in the aggregate in the District was down 12% from 2006. While definitive
 15 numbers are not available for 2008, it is widely anticipated that the continued softening of the real
 16 estate market due to the current recessionary economic climate will be reflected in further reductions in
 17 the sales volume of condominiums in the District of Columbia for that period, and continuing into 2009.
 18 These market conditions notwithstanding, a District-wide demand analysis performed by Economic
 19 Research Associates (ERA) in 2009 showed that the District of Columbia can support or absorb
 20 approximately 1,250 new, comparably-priced condominium units annually (including condo conversions
 21 and recently completed units listed on the resale market) and about 2,300 rental units.

22 Data for the multi-family rental market in the District of Columbia is displayed in Table 3-21 below. The
 23 US Department of Housing and Urban Development data shows that fair market rents in the District of
 24 Columbia increased by 84%, between 2000 and 2010, for efficiency and one-bedroom apartments. For
 25 two-bedroom and three-bedroom apartments, the increases for the same period were 78% and 68%,
 26 respectively.

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Table 3-21: DC Asking Rents By Number of Bedrooms, 2000-2010

Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
2000	\$630	\$716	\$840	\$1,145	\$1,380
2001	\$680	\$773	\$907	\$1,236	\$1,491
2002	\$707	\$804	\$943	\$1,285	\$1,550
2003	\$865	\$984	\$1,154	\$1,573	\$1,897
2004	\$913	\$1,039	\$1,218	\$1,660	\$2,002
2005	\$915	\$1,045	\$1,187	\$1,537	\$2,000
2006	\$948	\$1,080	\$1,225	\$1,580	\$2,068
2007	\$995	\$1,134	\$1,286	\$1,659	\$2,171
2008	\$1,025	\$1,168	\$1,324	\$1,708	\$2,236
2009	\$1,002	\$1,131	\$1,288	\$1,647	\$2,157
2010	\$1,156	\$1,318	\$1,494	\$1,927	\$2,522

Source: U.S. Housing and Development Department, 2009

2

3 Federally Subsidized Multi-family Housing

4 In recent years, as housing prices have generally appreciated across the District of Columbia's wards and
 5 neighborhoods, the need for affordable housing has similarly increased. Affordable housing is a term
 6 used to describe dwelling units whose total housing costs are deemed "affordable" to a group of people
 7 within a specified income range. The term is often applied to rental housing that is within the financial
 8 means of those in the lower income ranges of a given geographical area.

9 The US Department of Housing and Urban Development's Section 8 Rental Voucher Program increases
 10 affordable housing options for very low-income households by allowing families to choose privately
 11 owned rental housing. The public housing authority (PHA) usually pays the landlord the difference
 12 between 30% of household income and a determined payment standard-about 80 to 100% of the fair
 13 market rent (FMR). There are several assistance programs within Section 8. The voucher and certificate
 14 programs collectively help more than 1.4 million households in the United States. Table 3-22 indicates
 15 the number of Section 8 units by ward and illustrates the downward trend in supply of affordable multi-
 16 family housing availability across wards, between 2000 and 2007.

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Table 3-22: Section 8 Multi-family Units by Ward, Washington, DC

	Ward 1	Ward 2	Ward 3	Ward 4	Ward 5	Ward 6	Ward 7	Ward 8	DC Total
Current active units (as of Jan 1, 2008)	1,972	1,127	58	54	1,736	1,384	1,228	2,407	9,966
Upcoming expiring (Jan 2008 - Dec 2008)	591	294	40	0	178	761	466	399	2,729
Expirations (Jan 2007 - Dec 2007)	46	105	0	0	0	248	113	762	1,274
Renewals (Jan 2007 - Dec 2007)	942	330	40	0	781	1,060	894	692	4,739
Cumulative losses (Jan 2000 - Jun 2007)	100	310	0	0	327	116	51	1,091	1,995

Sources: HUD Section 8 database (12/28/07 and earlier) tabulated by NeighborhoodInfo DC.

2

3 According to the data, 6 out of 8 wards lost significant numbers of Section 8 multi-family housing stock
4 between 2000 and 2007. Ward 8, where the Poplar Point redevelopment project is located, lost the
5 largest amount, at a total of 1091 units.

6 Ward 8

7 Ward 8's market rate rental market is composed primarily of older housing stock with minimal
8 amenities. For rental communities of comparable age and number of amenities, asking rents are
9 generally lower in Ward 8 than in other wards. Table 3-23 below illustrates the asking rents for market-
10 rate units in Ward 8 along with relative square footages.

11

Table 3-23: Ward 8 Market-Rate Rental Rates and Square Footages

Bedroom Type	Rental Rates		Square Feet	
	Low	High	Low	High
Studio	\$650	\$770	400	550
1 Bedroom	\$665	\$975	450	750
2 Bedroom	\$765	\$1,170	700	1000
3 Bedroom	\$865	\$1,495	950	1150

Source: Bay Area Economics, 2008

12

13 Asking rent trend data for apartments, which includes annualized growth patterns in the District of
14 Columbia, is available for each of nine submarkets. The project site is located within the Anacostia/
15 Northeast DC submarket. As illustrated in Table 3-24, asking rents in this submarket decreased by 0.5%
16 for the year between 12/31/07 and 12/31/08. During the same period, asking rents in the District of
17 Columbia as a whole and the nation increased at 4% and 2.4%, respectively. Over the next five years,
18 rents are anticipated to grow at a rate of 1.4% in the Anacostia/NE submarket, compared with an
19 anticipated growth of 1.8% and 1.7% for the District of Columbia and the nation as a whole.

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Table 3-24: Asking Rent Growth Comparisons

	Asking Rent Growth						
	Quarterly			Annualized			
	4Q08	3Q08	YTD Avg	1 Year	3 Year	5 Year	5 Yr. Forecast
Anacostia NE DC	-1.2%	0.1%	-0.1%	-0.5%	4.2%	4.5%	1.4%
District of Columbia	1.2%	1.0%	1.0%	4.0%	5.8%	4.7%	1.8%
South Atlantic	0.0%	0.5%	0.5%	2.1%	3.1%	2.7%	1.8%
United States	-0.1%	0.6%	0.6%	2.4%	3.6%	3.1%	1.7%
Average over period ending	12/31/08	9/30/08	12/31/08	12/31/08	12/31/08	12/31/08	12/31/13

Submarket Rank Compared to:	Submarket Ranks							
	Total Subs	4Q08	3Q08	YTD	1 Year	3 Year	5 Year	5 Yr. Forecast
District of Columbia	9	9	9	9	9	7	5	9
South Atlantic	242	208	153	207	207	39	19	178
United States	819	691	549	733	733	174	87	589

Source: SubTrend Futures, REIS, Inc., 2008

2

3 Vacancy rates for the Anacostia/NE submarket have remained relatively steady over the last five years,
 4 hovering between 4.3% and 4.6%. Over the next five years, vacancy rates are projected to increase
 5 slightly, to 5.9%, due to a projected growth in inventory. By way of comparison, the anticipated vacancy
 6 rate for the nation over the next five years is 7.0%. (Table 3-25)

7

Table 3-25: Vacancy Rate Comparisons

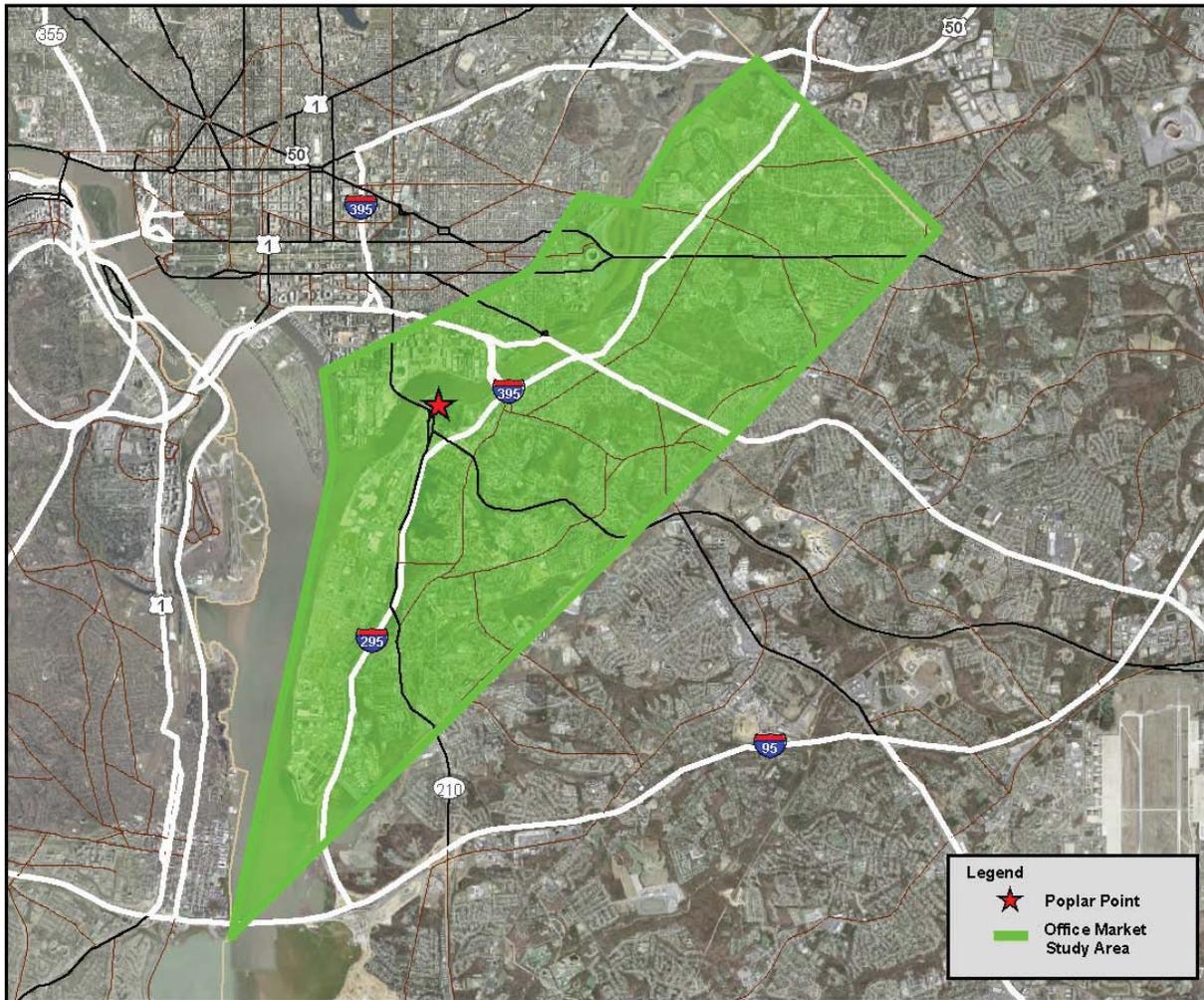
	Vacancy Rates						
	Quarterly			Annualized			
	4Q08	3Q08	YTD Avg	1 Year	3 Year	5 Year	5 Yr. Forecast
Anacostia NE DC	4.0%	4.3%	4.0%	4.6%	4.4%	4.3%	5.9%
District of Columbia	4.8%	4.6%	4.5%	4.4%	4.1%	4.4%	5.1%
South Atlantic	7.8%	7.3%	7.3%	7.2%	6.7%	6.9%	8.0%
United States	6.6%	6.2%	6.2%	6.2%	6.0%	6.2%	7.0%
Average over period ending	12/31/08	9/30/08	12/31/08	12/31/08	12/31/08	12/31/08	12/31/13

Submarket Rank Compared to:	Submarket Ranks							
	Total Subs	4Q08	3Q08	YTD	1 Year	3 Year	5 Year	5 Yr. Forecast
District of Columbia	9	4	5	5	6	6	6	7
South Atlantic	242	11	31	19	36	36	37	46
United States	819	127	207	155	230	230	204	278

Source: SubTrend Futures, REIS, Inc., 2008

1 **3.1.6.6 Office Market**

2 For the purposes of this study, the office market includes the zip codes of 20019, 20020, and 20032, as
 3 well as an area of southeast DC just north of the Anacostia River. As can be seen in Figure 3-8, the target
 4 area for the office market is positioned outside of the primary District of Columbia office market and
 5 central business district.



6 Figure 3-8: Office Market Study Area
 7 Source: EDAW-AECOM 2009

8 Within the office market study area, in 2006, rents averaged \$40.20 per square foot (sq. ft.) across all
 9 classes (A, B, and C), with generally positive trends in absorption and rental rates. Total Rentable
 10 Building Area (RBA) in the market area was 4,575,681 sq. ft. Of this RBA, 59.9% was Class A office space,
 11 16.8% Class B, and 23.3% Class C space. Vacancy Rates for Class A, B, and C space were 8.8%, 24.0%, and
 12 3.7% respectively. The average vacancy rate for the market area was 10.2%. Table 3-26 below provides
 13 further detail.

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Table 3-26: Office Market Supply Data for Poplar Point Market

Building Class	Number of Buildings	Total RBA	RBA as % of Submarket	Vacancy Rate	Average Rental Rate/SF
A	7	2,740,939	59.9%	8.8%	\$ 43.30
B	19	767,174	16.8%	24.0%	\$ 31.61
C	71	1,067,568	23.3%	3.7%	\$ 29.48
Total	97	4,575,681	100.0%	10.2%	\$ 40.20

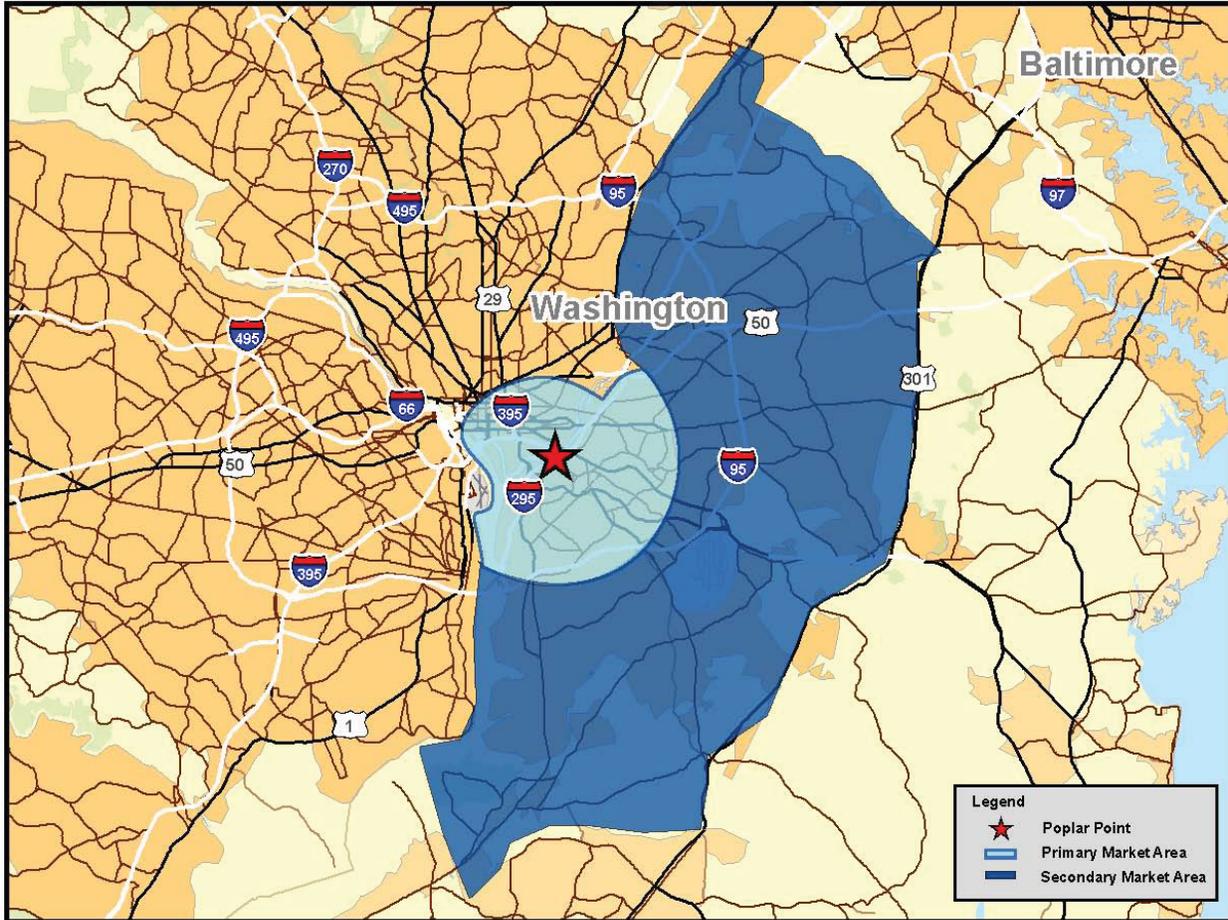
Source: CoStar Property; Economic Research Associates, 2006

DC Office of Planning’s Center City Action Agenda 2006 offers some comparative numbers for the District of Columbia as a whole versus the above Poplar Point office market study area. The District of Columbia had the second highest Class A rental rates in the nation, at \$48.00/sq. ft. This figure is 9.8% higher than the average Class A rental rate of \$43.30 for the Poplar Point market study area during the same period. The overall office vacancy rate for the District of Columbia in 2006 was 6.8%, the lowest in the nation, compared with a significantly higher 10.2% for the Poplar Point office market study area.

3.1.6.7 Retail Market

According to the 2002 Economic Census, there were 1,877 retail establishments in the District of Columbia with annual sales totaling over \$3 billion. Annual payrolls for these retail establishments were over \$383 million and they employed 18,513 people. Proportionally, the largest share of retail trade was the food and beverage category, with just over 500 establishments. The second largest share offered clothing and accessories, with 355 stores. Two other major categories were health and personal care (185 stores), and home furnishings (107 stores).

For the proposed Poplar Point redevelopment project, the primary retail trade study area included a five-mile radius primary trade area and an approximately 10-mile radius secondary trade area. These primary and secondary trade areas were defined in a study by Economic Research Associates in 2009. (Figure 3-9)



1
 2 Figure 3-9: Primary and Secondary Retail Market Study Areas
 3 Source: ERA

4 According to ERA, southeast DC has historically been undersupplied with retail, particularly major retail
 5 establishments, causing many residents to travel to Prince George’s County for basic shopping needs.
 6 Table 3-27 lists the major shopping centers, anchor tenants, distance from the project site, and gross
 7 leasable area (GLA).

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Table 3-27: Retail Supply in Poplar Point Study Area

Shopping Center Name	Anchor Tenant	Distance from Poplar Point (Miles)	Gross Leasable Area (GLA)
Waterfront	Safeway	2	100,000
Gallery Place	Bed, Bath & Beyond	2.5	270,000
Union Station	B.Dalton Booksellers	2.5	214,500
Rivertowne Commons	K-Mart	5.5	381,273
Boulevard at the Capital Centre	Border's Books	6	490,000
Penn Station	National Wholesale	6	245,105
Great Eastern Plaza	Giant Foods	6.5	255,398
Iverson Mall	Value City	7.5	615,214
Capital Plaza Mall	N/A	8	435,000
Centre @ Forestville	JCPenney	8	458,996
Landover Mall	Sears	10	1,300,000
Penn Mar	Burlington Coat Factory	10.5	381,933
Largo Town Center	Regency Furniture	11	284,000
Greenway Center	Safeway	11.5	264,601
Beltway Plaza Mall	Target	13.5	1,000,000
Bowie Town Center	Hecht's	17.5	560,675
Free State Mall	Giant Foods	18	281,291

Source: ESRI Business Analyst, 2007

3

4 According to the data, the average distance from Poplar Point for major retail shopping centers in the
 5 trade area is a significant 8.6 miles. The closest major shopping center is Waterfront Plaza, located two
 6 miles northwest and across the Anacostia River from Poplar Point. Retail offerings are relatively limited
 7 there beyond groceries available from the anchor tenant, Safeway.

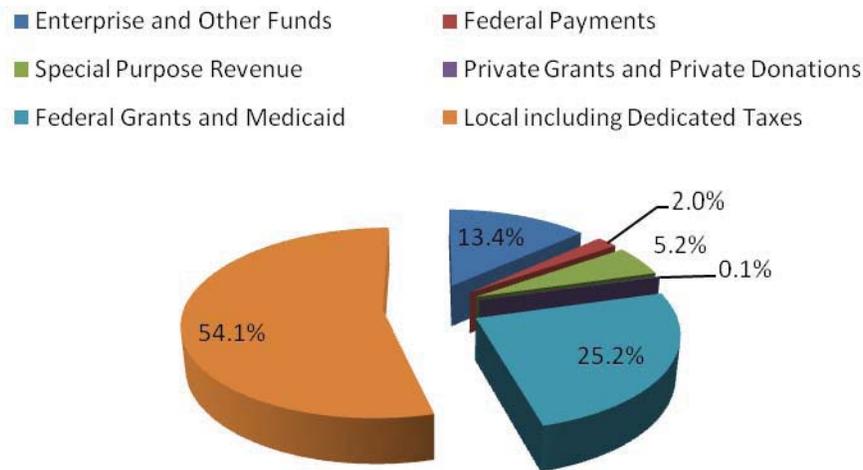
8 Outside of the primary and secondary trade areas, the majority of regional or large-scale shopping
 9 centers with over 600,000 sq. ft. of retail are located a minimum of three miles west of Poplar Point.
 10 They include Tyson's Corner and Tyson's Galleria (approximately 13 miles away), Landmark Mall (7 miles
 11 away), Mall at Prince George's (7 miles away), and Fashion Centre at Pentagon City (less than 3 miles
 12 away).

13 ERA's study of the primary and secondary trade areas concluded that, based on current consumer
 14 spending patterns, Poplar Point could support nearly 600,000 square feet of retail and entertainment
 15 spending. Further, ERA estimates that the Poplar Point site could support an additional 100,000 to
 16 200,000 sq. ft. of retail (totaling more than 800,000 sq. ft. of space at build-out) if households and
 17 household incomes in the primary trade area increase, large and medium format anchors are secured,
 18 and the current proposed retail pipeline in the primary trade area decreases.

1 **3.1.6.8 Taxes and Revenue**

2 The gross expenditure budget for the District of Columbia in the fiscal year (FY) 2010 totals \$10.2 billion,
 3 a figure 0.1% higher than the FY 2009 approved budget of \$10.1 billion. A full 54.1% of the District of
 4 Columbia’s gross expenditure budget, or \$5.5 billion, is accounted for by local revenue including
 5 dedicated taxes. The second largest source of funds for the District of Columbia budget is federal grants
 6 and Medicaid, accounting for \$2.6 Billion and 25.2% of the total budget. Figure 3-10 illustrates the
 7 sources of gross funds for the District of Columbia’s FY 2010 budget. (FY 2010 Proposed Budget and
 8 Financial Plan, DC Government)

9 **Figure 3-10: District of Columbia Sources of Gross Funds FY 2010**

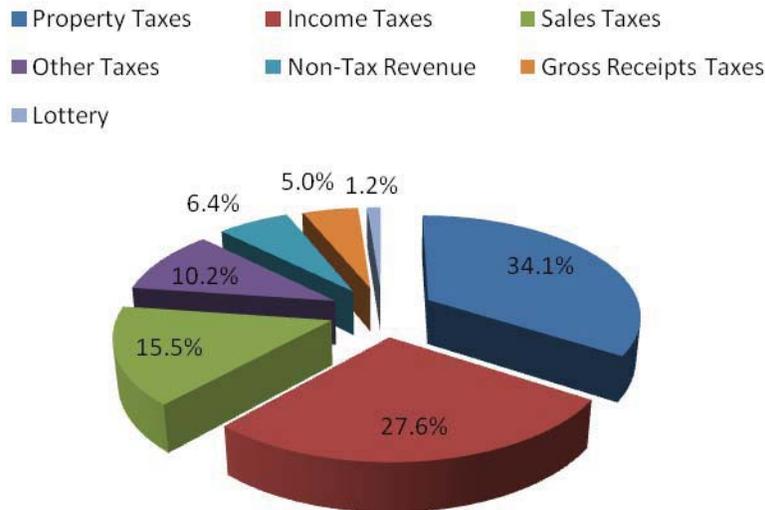


10
 11 *Source: FY 2010 Proposed Budget and Financial Plan, DC Government*

12 As is depicted above, local revenue accounts for the largest source of gross funds for the District of
 13 Columbia budget. Figure 3-11 below provides an illustration of the actual distribution of this local
 14 revenue in the District of Columbia. The largest source of local revenue in the District of Columbia in FY
 15 2010 was property taxes, mostly real property tax, accounting for 34.1% of overall revenue. In 2008, the
 16 total value of real property in the District of Columbia was \$1.996 billion, an increase of 31.8% from
 17 2006. The District of Columbia, however, has unique qualities, and differs from most other major cities
 18 around the country in multiple ways that impact real property tax revenues. Most significant of these
 19 differences is the large amount of tax-exempt real property, roughly 57% of the city’s land area. In 2007
 20 the total value of tax-exempt property was \$57.7 billion, an amount representing 32% of all real
 21 property value. These tax-exempt properties primarily include federal government property, foreign
 22 government property, non-profits, educational institutions, and the District of Columbia government.
 23 Growth in real property tax revenues therefore is contingent upon the amount of taxable real property,
 24 and the overall health of the real estate market in the District of Columbia. (FY 2010 Proposed Budget
 25 and Financial Plan, DC Government)

1 The second largest source of local revenue is income taxes. Individuals who maintain a permanent
 2 residence in the city at any time during the tax year, and individuals who maintain a residence for 183
 3 days or more during the tax year are required to pay individual income tax. Income taxes accounted for
 4 27.6% of overall local revenue in FY 2010. Due to a slowdown in the local, regional, and national
 5 economy, it is anticipated that individual income tax revenue will decline by 37.3% in FY 2010,
 6 representing revenues of \$70,900,000. It is projected that the FY 2011 income tax revenue will increase
 7 by 20.7%, to \$85,600,000. (FY 2010 Proposed Budget and Financial Plan, DC Government)

8 **Figure 3-11: General Fund Local Revenue Distribution FY 2010**



9
 10 *Source: FY 2010 Proposed Budget and Financial Plan, DC Government*

11 Sales taxes represent the third largest source of local tax revenue in the District of Columbia, accounting
 12 for 15.5% of total revenues in FY 2010. Revenue collected from the District of Columbia general sales
 13 and use tax employs a five-tier structure. Growth in net sales tax collections is contingent upon the
 14 amount of business and sales volume, along with the general health of the economy. Net sales tax
 15 revenues are projected to grow steadily to \$1,025,700,000 by FY 2011, representing a 3.8% overall
 16 increase from FY 2010. (FY 2010 Proposed Budget and Financial Plan, DC Government)

1 **3.2 Cultural Resources**

2 This section documents historic properties and visual resources that are present on the land transfer site
3 as well as within the surrounding area. This information was derived from various sources including
4 National Register nominations, field survey, historic maps, and previous studies.

5 **3.2.1 Historic and Archaeological Resources**

6 **3.2.1.1 Regulatory Environment and Terminology**

7 The National Historic Preservation Act (NHPA) of 1966 is the guiding legislation for the preservation of
8 historic properties. As broadly defined by 36 CFR 800, historic properties are “any prehistoric or historic
9 district, site, building, structure, or object included in, or eligible for, inclusion in the National Register of
10 Historic Places.” This Draft EIS identifies historic resources that could potentially be affected by the land
11 transfer and proposed redevelopment of Poplar Point.

12 According to the NHPA, properties that qualify for inclusion in the National Register of Historic Places
13 must meet at least one of the following criteria:

14 Criterion A: Be associated with events that have made a significant contribution to the broad
15 patterns of our history;

16 Criterion B: Be associated with the lives of persons of significance in our past;

17 Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or
18 that represent the work of a master, or that possess high artistic values, or that
19 represent a significant and distinguishable entity whose components may lack individual
20 distinction;

21 Criterion D: Have yielded, or may be likely to yield, information important in prehistory or history
22 (36 CFR 60.4).

23 Properties that qualify for the National Register must also possess integrity. The seven aspects of
24 integrity are location, design, setting, materials, workmanship, feeling, and association. The term
25 “eligible for inclusion in the National Register” describes properties formally designated as eligible and
26 all other properties determined to meet National Register Criteria. For the purposes of this discussion,
27 the term “archaeological resources” refers to subsurface prehistoric or historic sites, including but not
28 limited to Native American sites, cemeteries, and ruins. A “cultural landscape” is a historic resource
29 defined by the National Park Service as “a geographic area, including both cultural and natural resources
30 and the wildlife or domestic animals therein, associated with a historic event, activity, or person or
31 exhibiting other cultural or aesthetic values.” Historic structures and districts are assumed to be above-
32 ground resources.

33 National Historic Landmarks (NHL) are designated by the Secretary under the Historic Sites Act of 1935,
34 which authorizes the Secretary to identify historic and archaeological sites, buildings, and objects which

1 "possess exceptional value as commemorating or illustrating the history of the United States." Section
2 110(f) of the NHPA requires that federal agencies exercise a higher standard of care when considering
3 undertakings that may directly and adversely affect NHLs. The law requires that federal agencies, "to the
4 maximum extent possible, undertake such planning and actions as may be necessary to minimize harm
5 to such landmark." In those cases when an agency's undertaking directly and adversely affects an NHL,
6 or when federal permits, licenses, grants, and other programs and projects under its jurisdiction or
7 carried out by a state or local government pursuant to a federal delegation or approval so affect an NHL,
8 the agency should consider all prudent and feasible alternatives to avoid an adverse effect on the NHL
9 [Sec. 110(a)(2)(B) and Sec. 110(f)].

10 **3.2.1.2 Section 106 Process**

11 In accordance with Section 106 of the NHPA, federal agencies are required to consider the effects of a
12 proposed project on properties listed in, or eligible for listing in, the National Register of Historic Places.
13 If it is determined that an action may affect a historic property, the lead agency must enter into
14 consultation with the State Historic Preservation Officer (SHPO) and other interested agencies and
15 individuals to identify historic properties that could be affected, to assess potential adverse effects, and
16 to resolve the adverse effects through mutually agreed upon mitigation measures. As recommended by
17 the Council on Environmental Quality regulations implementing NEPA, the environmental review and
18 Section 106 process are coordinated, resulting in a single document.

19 The Section 106 process was initiated by the National Park Service in a letter to the DC SHPO dated
20 September 22, 2008. An initial Section 106 consultation meeting was held on August 6, 2009 at the
21 offices of the DC SHPO where the proposed alternatives for the Poplar Point redevelopment project
22 were described and the area of potential effects (APE) was discussed. Additional meetings occurred in
23 December 2009 and January 2010. A meeting with the DC SHPO, NPS, District of Columbia officials,
24 consulting parties, and members of the public was held on March 10th, 2010. In addition to the identified
25 Section 106 meetings, issues pertaining to cultural resources were raised at a scoping meeting held June
26 24, 2008. Consultation meetings will continue through the environmental review process.

27 **3.2.1.3 Methods for Identifying Archaeological Resources; Historic Structures and Districts; and** 28 **Cultural Landscapes**

29 Area of Potential Effects

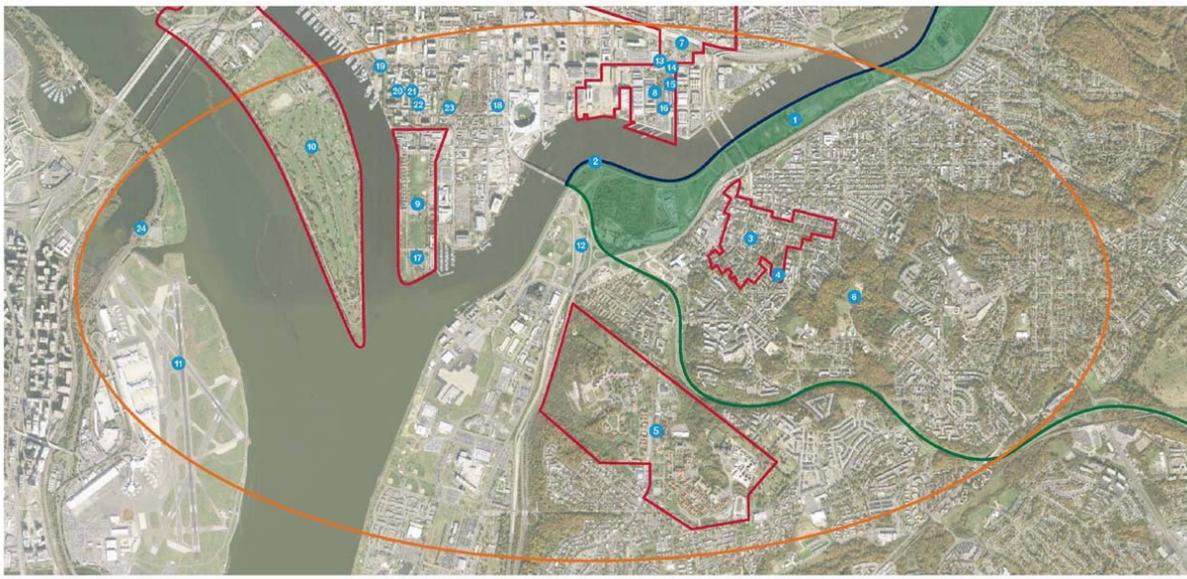
30 An initial step in the Section 106 process is the determination of the area within which historic
31 properties will be affected or are likely to be affected. The APE as defined by 36 CFR 800.2 represents
32 "the geographic area within which an undertaking may cause changes in the character or use of historic
33 properties, if any such properties exist."

34 In deriving the APE for archaeological resources, it was determined that the proposed project's only
35 effects on archaeological resources would occur as a result of ground disturbing construction activities.
36 Thus, the APE for archaeological resources is the property subject to land transfer.

1 For the purposes of this section, the APE for historic structures and districts, as well as cultural
2 landscapes, includes the area that could be directly or indirectly affected by each of the alternatives. In
3 estimating the visibility of the proposed Poplar Point redevelopment, topography was a key
4 consideration. The APE, as shown in Figure 3-12, includes land on both sides of the Anacostia River, as
5 well as across the Potomac River in Arlington, Virginia.

6

DRAFT



Legend

- | | | | | |
|--|---|---|--|--|
| <ul style="list-style-type: none"> — Historic Districts — Area of Potential Effects — Anacostia Seawall — Suitland Parkway | <p>Historic Properties</p> <ul style="list-style-type: none"> 1 Anacostia Park 2 Engineer's House 3 Anacostia Historic District 1 Frederick Douglass National Historic Site (Cedar Hill) 5 St. Elizabeths Historic District | <ul style="list-style-type: none"> 8 Fort Stanton 7 Capitol Hill Historic District 9 Washington Navy Yard 6 Fort McNair 10 East Potomac Park 11 Ronald Reagan Washington National Airport | <ul style="list-style-type: none"> 12 WASA Pump Station (S. Capitol St.) 13 Latrobe Gate 14 Quarters A 15 Quarters B 16 Commandant's House 17 National War College | <ul style="list-style-type: none"> 18 Syphax School 19 Thomas Law House 20 Duncanson Cranch House 21 Edward Simon Lewis House 22 Wheat Row 23 O Street Pump Station 24 George Washington Memorial Parkway |
|--|---|---|--|--|

1
2
3 Figure 3-12: Area of Potential Effects and Key Historic Resources
4 AECOM 2010

1 Efforts to Identify Historic Properties

2 The identification of potentially affected historic properties is a critical step in meeting the requirements
3 of both Section 106 of the NHPA and NEPA. Identification efforts were conducted in accordance with 36
4 CFR 800.4 and the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic*
5 *Preservation*. Research to identify historic properties was conducted through the DC SHPO, the DC
6 Inventory of Historic Sites, and the National Register of Historic Places. In addition, information was
7 derived from public scoping and coordination meetings; the review of previous investigations; historic
8 maps and photographs contained within various libraries and archival facilities; secondary sources; and
9 a field survey.

10

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1 3.2.1.4 Background and Historical Significance

2 This section is intended to place the identified historic resources within a framework for interpretation
3 and understanding. A discussion of individual historic resources located within the APE follows.

4 Prehistory

5 The prehistory of the site can be divided into three cultural periods consistent with the overall
6 prehistory of the eastern US: the Paleoindian Period, the Archaic Period, and the Woodland Period
7 (Knepper, et al, 2006; Griffin 1967; Moore and McNett 1992; Dent 1995). The earliest documented
8 occupation of the Mid-Atlantic states occurred during the Paleoindian Period, prior to 8,000 B.C. (Funk
9 1978; Knepper, et al 2006). This pan-continental cultural period is associated with full glacial
10 environmental conditions in the northern hemisphere beginning around 14,000 B.C. Lowered sea-levels
11 during this time created a “land-bridge” between northeastern Asia and North America and may also
12 have created conditions favorable for the navigation of coastal waters connecting the two continents.
13 Archaeologists generally agree that human occupation of the Americas increased substantially as glacial
14 conditions advanced, but there is still debate as to whether human occupation occurred prior to the last
15 glacial advance 30- to 40,000 years ago (Stanford 1991; Waters and Stafford 2007). Throughout North
16 America, many of the earliest archeological sites have yielded large, fluted, Clovis-type spear points,
17 now thought to be dated around 11,300 B.C to 10,850 B.C. (Stanford 1991; Waters and Stafford 2007).
18 Paleoindian groups originally were thought to have focused their pursuits on the hunting of now extinct
19 Pleistocene megafauna, but more recent data have suggested that a more generalized hunting and
20 gathering strategy was typical in many regions, including the mid-Atlantic states and the Chesapeake
21 region in particular (Dent 1995; Knepper, et al, 2006). It has been argued that the Potomac River valley
22 below the Fall Line³ would have been a favorable locale for Paleoindian groups, but relatively little is
23 known of Paleoindian settlement patterns in that location (Flanagan, et al 1985). Primary Paleoindian
24 occupation areas may have been further downriver (Dent 1995). While fluted points have been collected
25 from the ground surface both in Anacostia and in Northwest Washington, no scientific excavations of
26 Paleoindian sites have occurred there (Moore and McNett 1992). Two Paleoindian sites have been
27 report in the Potomac Valley above the Fall Line (Dent 1995).

28 The Archaic Period in the Mid-Atlantic states, dating between 8,000 and 1,000 B.C., is generally
29 interpreted to be the time when Native American groups progressively adapted to more modern
30 environmental conditions (Knepper, et al 2006; See also Dent 1995). Sea-level rise, which was relatively
31 rapid until about 4,000 B.C., resulted in the flooding of lower river terraces and the creation of highly
32 productive estuaries and wetlands along the coastal plain; further inland, hardwood forests expanded at
33 the expense of Boreal forests (Potter 1982; Dent 1995). Early Archaic period artifacts were collected in
34 the 19th century along the east bank of the Anacostia River between the Sousa and Benning Bridges
35 (Flanagan, et al 1985). Locally, the Chesapeake Bay estuary was established during the Middle Archaic

³ The Fall Line is a low, east-facing cliff, paralleling the Atlantic coastline from New Jersey to the Carolinas, separating hard Paleozoic metamorphic rocks of the Piedmont from the softer, gently dipping sedimentary rocks of the Coastal Plain.

1 period and reached its current extent by about 1,000 B.C. (Dent 1995). Artifact assemblages became
2 increasingly diversified regionally; ground stone artifacts and fishing gear became widespread and
3 increasingly complex (Tuck 1978). The Accokeek Creek site, across the Potomac from Mt. Vernon, was
4 occupied by the Middle Archaic period and possibly earlier (Stevenson and Ferguson 1963). By the Late
5 Archaic period, Native American groups were intensively using and managing diverse regional
6 environments, including riverside habitats similar to those of the project area, and were cultivating
7 plants. Native American economies in the Chesapeake Bay region became increasingly intensified at this
8 time (Dent 1995). Artifacts from the Late Archaic period comprise a large portion of the items collected
9 in the 19th Century along the east banks of the Anacostia River. Along the river, Archaic sites are often
10 buried by later floodplain deposits (Dent 1995).

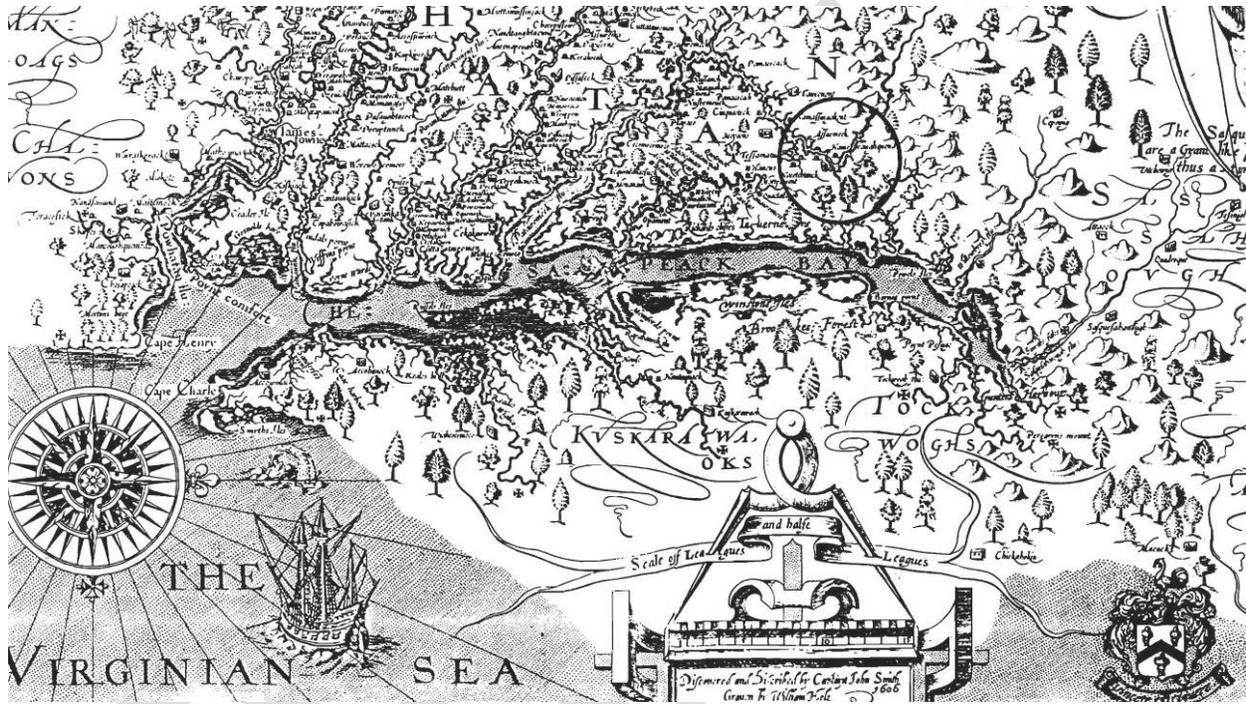
11 The introduction of pottery around 1,000 B.C. marks the beginning of the Woodland period. Increasing
12 economic and stylistic regionalization, begun during the Archaic, continued through the Woodland
13 period (Fitting 1978; Dent 1995). Trade networks in the middle Atlantic region became increasingly
14 active. Maize horticulture achieved a more prominent role in the economy by the Late Woodland
15 period, beginning around A.D. 900 (Dent 1995; Knepper, et al 2006). Palisaded villages became more
16 common during the Late Woodland period, suggesting that inter-group conflict had intensified. Regional
17 scale political alliances, identified later by the earliest European explorers and settlers, probably began
18 to evolve at this time. Sites somewhat inland of major riverine confluences, like the Accokeek Creek site,
19 generally experienced intensified occupation during this time (Stevenson and Ferguson 1963).
20 Settlement of the Chicacoan area near the mouth of the Potomac began by A.D. 200 and increased in
21 intensity until the introduction of European colonies (Potter 1993). As in the Archaic period, though in
22 smaller quantities, pottery and stone tools from the Woodland period were collected on the east bank
23 of the Anacostia River between the Sousa and Benning bridges in the late 19th Century (Flanagan, et al
24 1985). Evidence for occupation of these sites declined substantially thereafter.

25 Spanish exploration of the Chesapeake Bay region began by A.D. 1580 or earlier, but the earliest
26 historical record relevant to Native American occupation of the Potomac River valley was the result of
27 Captain John Smith's exploration of the area in 1608 (Dent 1995). Smith recorded the settlements of
28 Nameroughquend on the Virginia side of the river near Roosevelt Island and Nacotchtank at the
29 confluence of the Anacostia River (Knepper, et al 2006). A particular pointed blade has been associated
30 with the village of Nacachtank (Proudfit 1889). Residents of these two sites may have been related to
31 two distinct regional polities: the Powhatan confederacy on the Virginia side and Conoy confederacy on
32 the Maryland-DC side (Feest 1978a, 1978b; Ferguson and Ferguson 1963). However, more recent
33 information suggests that the settlements on Virginia side were probably largely independent of the
34 Powhatan polity, and possibly more closely allied with the Conoy (Potter 1982). The residents of the
35 settlements in the Washington, DC area spoke related languages of the Eastern Algonquian family
36 (Goddard 1978).

37 Early History

38 European exploration in the Chesapeake Bay began in the late 16th century. Captain John Smith first
39 mapped Virginia in 1606, and amidst the marshy areas at the juncture of two rivers, a settlement called

1 “Nacotchtanck,” meaning “the trading town,” was indicated on Smith’s map (Figure 3-13) (Engineering-
 2 Science 1989). Located near the current site of Poplar Point along the Potomac River and the Eastern
 3 Branch of the Potomac River (Anacostia River), the settlement was an established village, possibly the
 4 most important trading post in the region (Hutchinson 1975). By 1632, explorer Henry Fleet referred to
 5 the people living there as “Nacostines,” which name was further Latinized by Jesuit missionaries as
 6 “Anacostines.” Eventually, the entire region southeast of the Eastern Branch became known as
 7 Anacostia, and the Eastern Branch itself was renamed the Anacostia River (Hutchinson 1975;
 8 Engineering-Science 1989).



9
 10 Figure 3-13: Portion of map entitled: “Virginia / discovered and discribed by Captayn John Smith, 1606; graven by
 11 William Hole” (the Nacotchtanck settlement is shown in the circle)

12 *Source: Library of Congress, Geography and Maps Division, G3880 1624 .S541*

13

14 *Colonial Era*

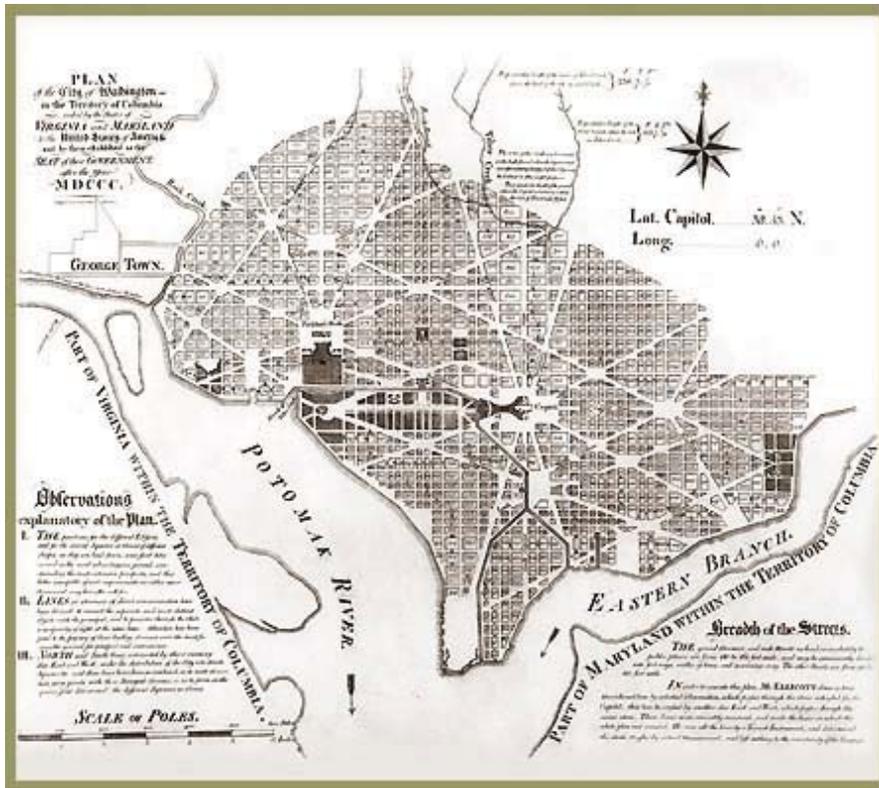
15 Surveyed in the 1660s, the Anacostia portion of land southeast of the Potomac River was divided into
 16 large, irregular tracts as part of Prince Georges County in the Maryland colony. Lord Baltimore granted
 17 the first tract in Anacostia—the St. Elizabeth tract—to George Thompson, a tobacco farmer and land
 18 speculator, in 1662. The adjacent Chichester tract to the north was granted to John Meekes, a surgeon,
 19 in 1664. The tracts were used for agricultural development and for land speculation. Tobacco cultivation
 20 was the essential cash crop industry and the foundation of the plantation economy. However, in the
 21 late 18th century, increased tobacco production flooded the market and crops were diversified to
 22 include more wheat, corn, and hay (Hutchinson 1977). Labor was performed by both white and African
 23 American workers, tenant farmers, indentured servants, and slaves. The rural landscape was sparsely
 24 occupied and generally isolated, with few roads leading to the river for access to ferries that connected

1 larger settlements. While agriculture was the dominant industry through the colonial era in the
2 Anacostia region, it was supplemented by shipping and real estate ventures. River commerce and
3 fishing were important factors in the overall development of the region, but Anacostia remained a
4 largely isolated rural farming community even as the District of Columbia was established and
5 developed into the new nation's capital city.

6 *Establishment of the City*

7 At the end of the Revolutionary War in 1783, the Continental Congress convened and a debate ensued
8 to determine the location of a permanent capital city, with dozens of sites under consideration. The
9 main problem was the divide between the southern and northern states, which led to the suggestion
10 that there should be two capitals. For years the location could not be agreed upon, but in 1787, as part
11 of the proposed Constitution, the provision for a 10-square-mile government seat was adopted by
12 Congress. In a compromise, southern states supported a northern measure on finance, and in return,
13 northern states supported the southern location of the capital near Georgetown. The Residence Act of
14 1790 authorized President Washington to select the site along the Potomac River. Washington
15 personally inspected the proposed area, including portions of Maryland to the southeast of the Eastern
16 Branch. In January 1791, Washington presented his selection to Congress, and suggested annexing the
17 land, present-day Anacostia, to the District of Columbia.

18 Three commissioners were appointed to administer the District of Columbia, and two surveyors, Andrew
19 Ellicott and Pierre L'Enfant, were appointed to define the District of Columbia. Within the District of
20 Columbia, Washington negotiated with landowners for the location of the new city, acquiring a large
21 tract for which L'Enfant would design a "grand plan" (Reps 2009). The L'Enfant Plan, designed in 1791,
22 planned for Baroque grandeur with broad avenues, symmetrical design, designed open spaces, and
23 prominent monuments (Figure 3-14) (Reps 2009). Just outside of the planned city but within the District
24 of Columbia, Anacostia was not included in L'Enfant's grand scheme and remained largely undeveloped.

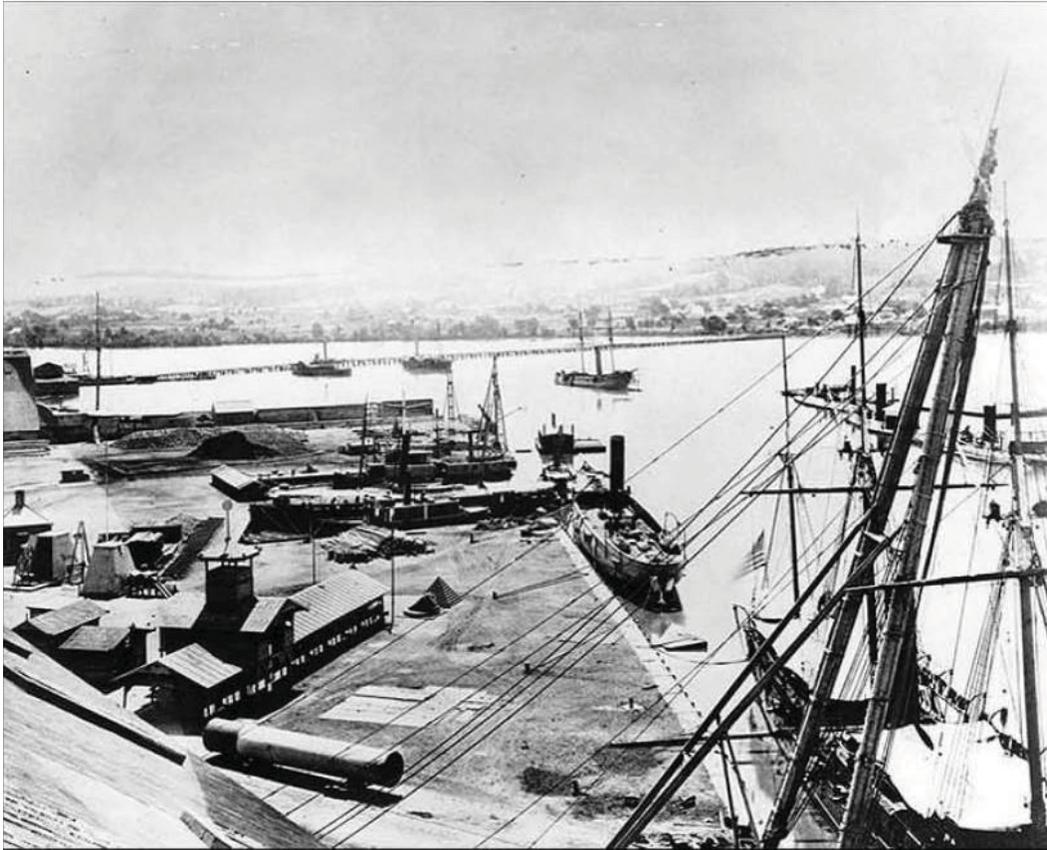


1
2 Figure 3-14: Andrew Ellicott’s plan based on L’Enfant’s Plan, 1792

3 Source: NCPC

4
5 **Washington Navy Yard**

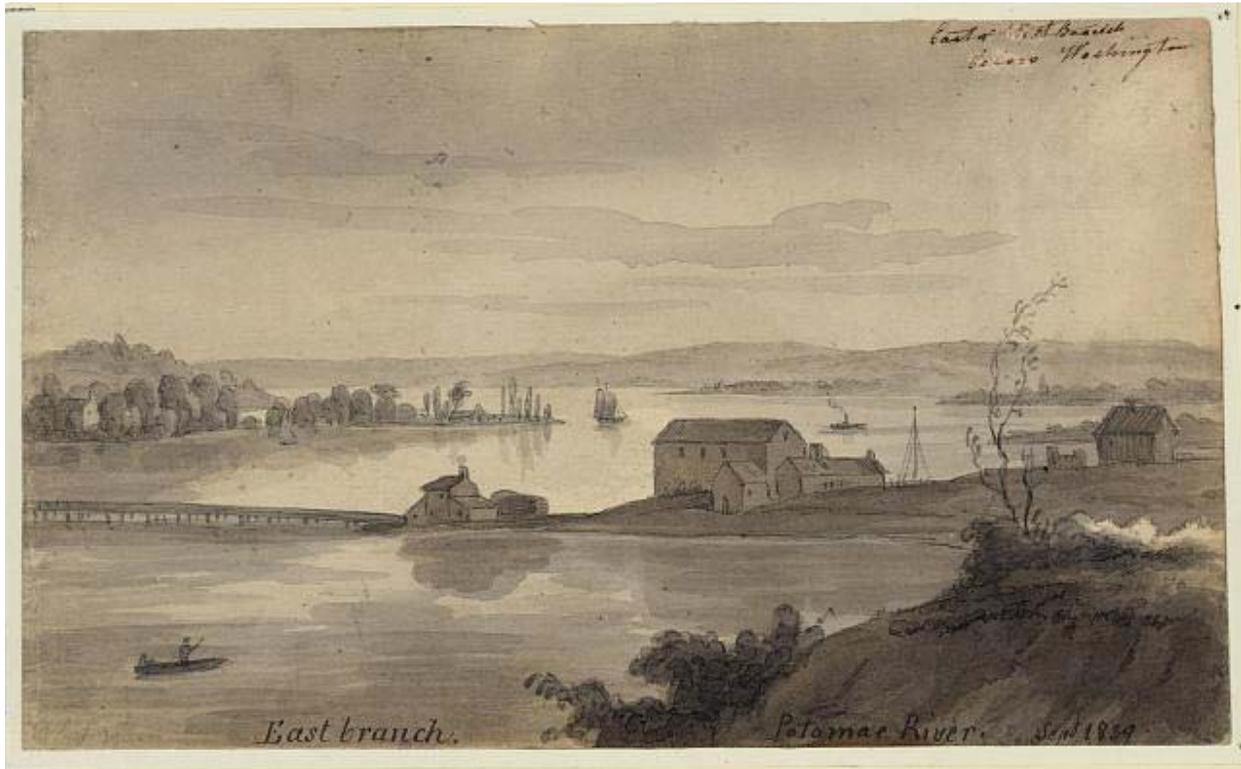
6 In 1799, the Washington Navy Yard was established in the marshland along the north side of the Eastern
7 Branch, under the command of Commodore Thomas Tingey. The Navy Yard was the largest shipbuilding
8 and shipfitting facility, with a wide range of navy ships built and maintained there. During the War of
9 1812, the Navy Yard functioned as a support facility for the American fleet, servicing famed ships such as
10 the USS *Constitution*, and as a vital defensive point. The British advanced on Washington in 1814, and in
11 a preemptive action, Tingey ordered the yard to be burned to prevent its capture. Few of the buildings
12 survived and the yard was looted by locals, but the facility was rebuilt and reinforced, again under the
13 command of Tingey. By that time, the Eastern Branch was found to be too shallow and too distant from
14 the open sea to be practical for larger vessels. Although its shipbuilding activities decreased after the
15 War of 1812, the Navy Yard became an important center of technology, ordnance manufacture, and
16 research and development. One of the earliest steam engines in the United States was used in the yard
17 to manufacture anchors, chain, and steam engines for warships. These activities had a tremendous
18 effect on Anacostia’s early development, as the Navy Yard (Figure 3-15) employed hundreds of workers
19 who took up residence nearby on the opposite bank of the Eastern Branch.



1
2 Figure 3-15: Washington Navy Yard, 1866 with Anacostia in the Distance
3 Source: Naval Historic Center, Washington, DC, Photo # NH 57928

4
5 Early Development in Anacostia

6 Anacostia, historically a trading post, was a center for commerce at the mouth of the Eastern Branch.
7 However, development of commercial wharves, initially spurred by plans for a canal system to connect
8 the Potomac and the Eastern Branch, stagnated as the Eastern Branch became a non-navigable “physical
9 and psychological barrier separating the village from the mainstream of the economic life of the city.”
10 (Hutchinson 1977). In the early 1800s, Anacostia was only linked to the city by the Eastern Branch Ferry,
11 and then eventually by two bridges known as the upper bridge and the lower bridge (Burr 1920). The
12 Navy Yard Bridge, built in 1811, allowed for suburban development in Anacostia into the 19th century.

1
2

3

4 Figure 3-16: The East and West Branch of the Potomac River Below Washington (the East Branch is now known as
5 the Anacostia River)

6 Source: Library of Congress, Prints and Photographs, DRWG/US - Kollner, no. 18 (A size)

7

8 Captain James Barry purchased the original and intact St. Elizabeth tract in 1800, and built a
9 "pretentious mansion," a store, warehouse, and wharf at Poplar Point. (Hutchinson 1977). Barry was a
10 Consul General of Portugal, and he and his family moved from Lisbon to Baltimore initially, and then
11 moved to the capital. Around that time, William Marbury, an appointed naval agent engaged at the new
12 Washington Navy Yard and eventually as the Washington County justice of the peace, owned the
13 Chichester tract which was also intact. Local roads connected to the waterfront, and small settlements
14 began to appear along the riverside (Hutchinson 1977) (Figure 3-17).



1

2 Figure 3-17: Barnett's 1834 engraving of J. Cooke's "City of Washington from beyond the Navy Yard"

3 Source: Library of Congress: cph 3b51990

4

5 *Good Hope*

6 In the 1820s, the first permanent white settlement in Anacostia was established on the site of the
 7 original Nacotchtank settlement at the east end of the Navy Yard Bridge, which led to the road to
 8 Bladensburg, Maryland (Burr 1920). Good Hope initially started with a small number of structures, but
 9 several factors increased settlement in the mid-19th century, including the establishment of churches
 10 and businesses there and further into Anacostia. The settlement included many free African Americans,
 11 primarily slaves who had purchased their freedom. The area was officially renamed "Anacostia" with the
 12 establishment of the Post Office in 1849 (Burr 1920). The first public school for white children did not
 13 open until 1861.

14 *US Government Hospital for the Insane/St. Elizabeths Hospital*

15 The southern portion of the St. Elizabeth tract was purchased by Thomas Blagden who in turn sold it to
 16 the U.S. Government in 1852 for the establishment of an insane asylum. Founded by Congress under the
 17 urging of Dorothea Dix, the US Government Hospital for the Insane was designed by Thomas U. Walter
 18 according to the nascent principles of the Kirkbride Plan as a state-of-the-art mental illness facility. Set in

1 an idyllic, rural landscape isolated from polluted urban areas, the hospital was meant to provide an ideal
2 sanctuary for recovery. Patients had very little exposure to the neighborhood, although locals could walk
3 through the grounds and interact with patients through barred windows (Cantwell 1974).

4 During the Civil War, the hospital also housed wounded soldiers who referred to it as St. Elizabeths,
5 rather than as the insane asylum, although the name wasn't officially changed until 1916. Thousands of
6 patients and Civil War soldiers may be interred on the St. Elizabeths campus, although in unmarked and
7 unidentified graves. From 1852 to 1986, it is estimated that over 125,000 patients at St. Elizabeths were
8 treated with the use of innovative therapeutic techniques and studied to develop progressive clinical
9 approaches to mental health. Though the hospital was originally secluded, hospital employees began to
10 settle locally in Anacostia. Even as development encroached upon St. Elizabeths, it remained a
11 prominent institution and employer in Anacostia.

12 *Uniontown*

13 In 1854, real estate speculators John Van Hook, John Fox, and John Dobler formed the Union Land
14 Association to capitalize on the proximity of the Navy Yard Bridge to Anacostia in order to appeal to the
15 Navy Yard's working-class employees who needed housing (Burr 1920). The association purchased 240
16 acres of land in the Chichester tract, divided it into lots and created one of the District of Columbia's first
17 planned suburbs. Providing easy access to the bridge, the suburb was intended to provide housing lots
18 for laborers working at the Navy Yard. Seven hundred lots were for sale; half were sold in the first year,
19 and the majority by 1860. Many lots were sold to speculators, and several others to laborers who could
20 not yet afford to build on their own land. Construction of homes was gradual until the turn of the 20th
21 century. Limited public access, a reduction in shipbuilding activities at the Navy Yard, and competition
22 with affordable city lots hindered the rapid development of Uniontown. Today, Uniontown forms the
23 core of Historic Anacostia.

24