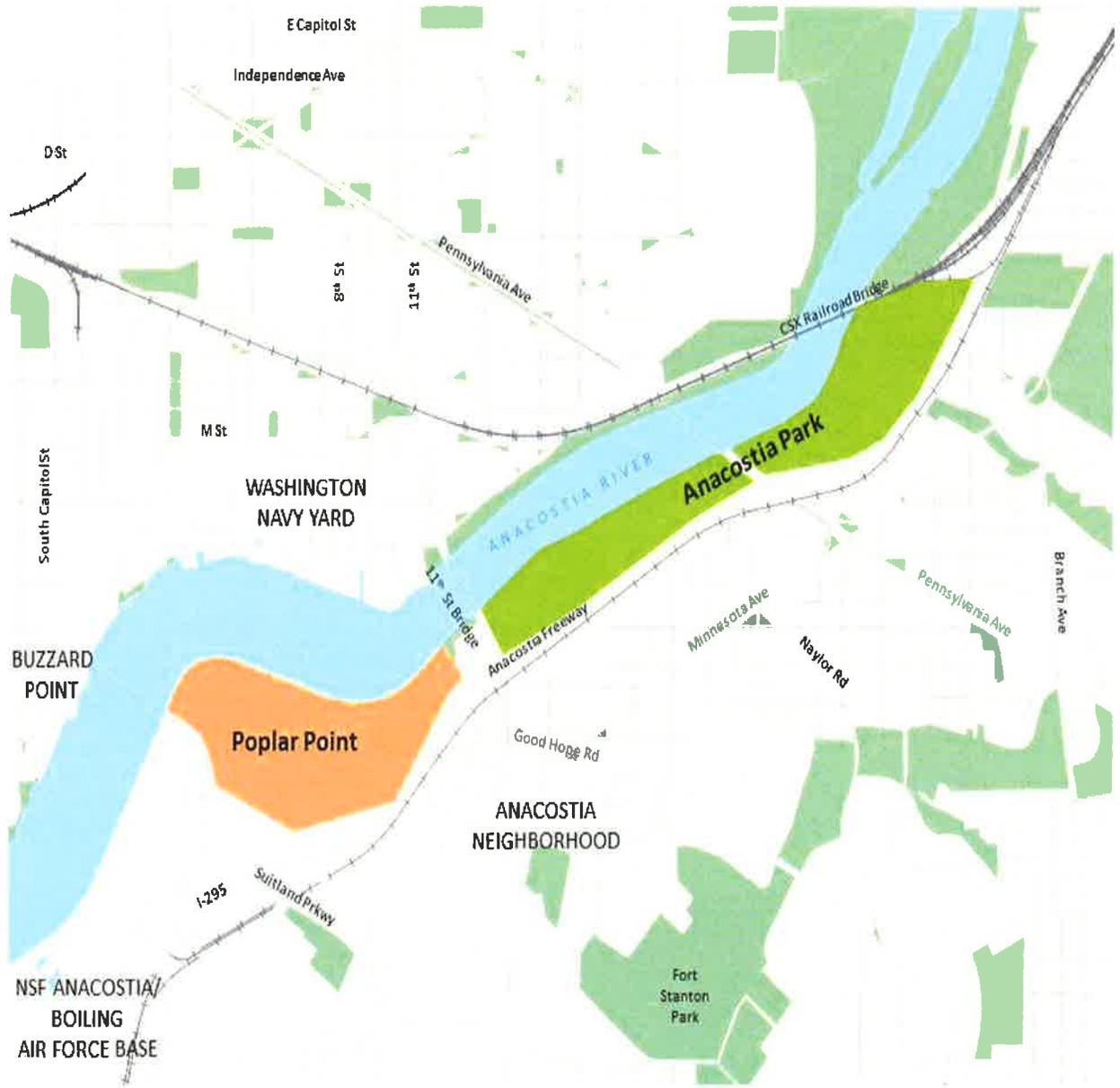


# Appendix A. Poplar Point Location Map



## **APPENDIX B: PROPOSED ACTION ALTERNATIVES PLANNING AND DESIGN PARAMETERS/REQUIREMENTS**

### **Baseline Framework**

With respect to open space, the alternative park configurations and options to convey must describe the character and recreational experiences for the following baseline conceptual formats for at least three (3) build alternatives and the one (1) no-build alternative:

**Alternative Concept A** – 70 acres of contiguous park with all wetlands preserved and no impacts to any wetlands.

**Alternative Concept B** – 70 acres of contiguous park with all forested wetlands preserved and all other impacted wetlands mitigated at a ratio of 3:1.

**Alternative Concept C** – 70 acres of park with both forested wetlands and non-forested wetlands mitigated at a 3:1 ratio.

**Alternative Concept D** – No build; no action.

### **General Requirements**

The District has prepared a list of general requirements to be incorporated in all alternatives. The following list sets the expectations and level of appropriate detail needed for analysis by the Contractor:

1. Land Uses
  - a. Show location of different uses.
  - b. Show and examine the impact of building heights and densities in all alternatives as it relates to uses.
  - c. All alternatives should show the relationship of the site to surrounding arteries/interstates.
  - d. Incorporate plans, perspectives, and cross sections that describe development on the site.
2. Parks and Open Space
  - a. Provide an illustrative concept for character of the park and open space.
  - b. Include the characterization of public spaces (plazas, promenades, amphitheater, etc).
  - c. Show the character of parklands (passive and active recreation uses, open space, natural areas, etc).
  - d. Show the character of waterfront experience.
  - e. Incorporate the treatment of wetlands and habitats (preservation vs. relocation)
3. Streets and Street Grid
  - a. Provide separate street grids in each alternatives showing the block sizes (consistent with OP direction) and building parcels.
  - b. Clearly show uses within the blocks.
  - c. Provide information on street widths and cross sections of different types of streets (i.e. boulevards, collectors, neighborhood streets, etc).
  - d. Be able to provide the number of access points to and from the site as it relates to pedestrian and vehicular access. Emphasis should be on the type and quality of these connections as it relates to the existing community.
4. Parking

## **APPENDIX B: PROPOSED ACTION ALTERNATIVES PLANNING AND DESIGN PARAMETERS/REQUIREMENTS**

- a. Provide the amounts of parking needed at Poplar Point to support the development alternatives.
  - b. Clearly identify the location of all parking.
  - c. Distinguish between structured parking and surface/street level parking.
  - d. Develop multiple options to address the absorption of the 1200 WMATA parking spaces into the project. The feasibility of this should be strongly considered. Additional research and coordination with WMATA on the appropriate amount of parking should be addressed.
5. Development Program
- a. Clearly identify the locations and amounts of each use (Office, Retail, Residential, Hotel, Community, Institutional/Educational, etc)
  - b. Provide a characterization of residential as it relates to for sale and rental.
6. Additional Site Specific Considerations for Alternatives
- The following items should be incorporated into no less than one (1), if not all, alternatives:
- a. Maintain the existing Howard Road in its current configuration.
  - b. An extended/straightened Howard Road in alignment with the existing Douglas Bridge and Washington Monument.
  - c. Incorporation of the at-grade intersection from Build Alternative 1 of the South Capitol EIS and all other relevant details. (See attachment)
  - d. Incorporation of at-grade circle from Build Alternative 2 of the South Capitol EIS and all other relevant details. (See attachment)
  - e. Coordination with AECOM Design to incorporate NPS and USPP relocation facilities.
  - f. No less than three (3) options for the location of the National Park Service facilities.
  - g. No less than four (4) options for commemorative works.
  - h. Maintain access from the North Gate at the Navy Annex. Emergency access to and from this gate must be maintained at all times in all future alternatives. Immediate access to an interstate is a must. Coordinate with DDOT and the updated preferred alternative for the South Capitol Street Bridge EIS.
7. Additional Considerations in the Development of Alternatives
- a. [The District may not support a preferred alternative at the DEIS stage of the Environmental Impact Statement.]

## **APPENDIX B: PROPOSED ACTION ALTERNATIVES PLANNING AND DESIGN PARAMETERS/REQUIREMENTS**

- b. Alternatives should bracket possibilities with clear differences to be studied in the EIS.
  - c. Alternatives should show a variety in street grid patterns and should not be one street grid with the variations only being a difference in high/medium/low density.
  - d. EIS alternatives should represent a potential plan to be analyzed and should be approached with the understanding that what is submitted into the EIS is not a contract.
  - e. Contractor needs to make alternatives compelling, sell the vision.
  - f. Phasing not required for EIS, but should be addressed now for future consideration in the preferred plan.
  - g. The District does not expect the level of detail for EIS submission to reflect the intensity of construction drawings.
  - h. Provide clarity on the future of the [IEC] for future consideration in long term planning.
8. Sustainability Considerations in the Development of Alternatives
- a. The Alternatives should explore ways to restore and/or enhance the ecological function of the site
  - b. The Alternatives should manage the storm water runoff in creative and innovative ways
  - c. The Alternatives should protect and strengthen the on-site wetlands to the extent practicable (including measures to implement impact avoidance, minimization, and mitigation).
  - d. The Alternatives should incorporate ecological restoration and land conservation to the extent practicable.
  - e. The Contractor should develop performance metrics based on scientific analyses and ecological experimentation and monitoring to ensure sustainability.