

Poplar Point Plan

U.S. Commission of Fine Arts

March 20, 2025



Agenda

Project Background and Requirements

- Planning Process Goals
- Site Location
- Project Context
- Project Purpose and Need
- Project Background
- Project Requirements

Site Description, Planning Overview, and Alternatives

- Site History
- Site Conditions
- Historic Resources
- Planning Approach
- Planning Principles
- Planning Alternatives

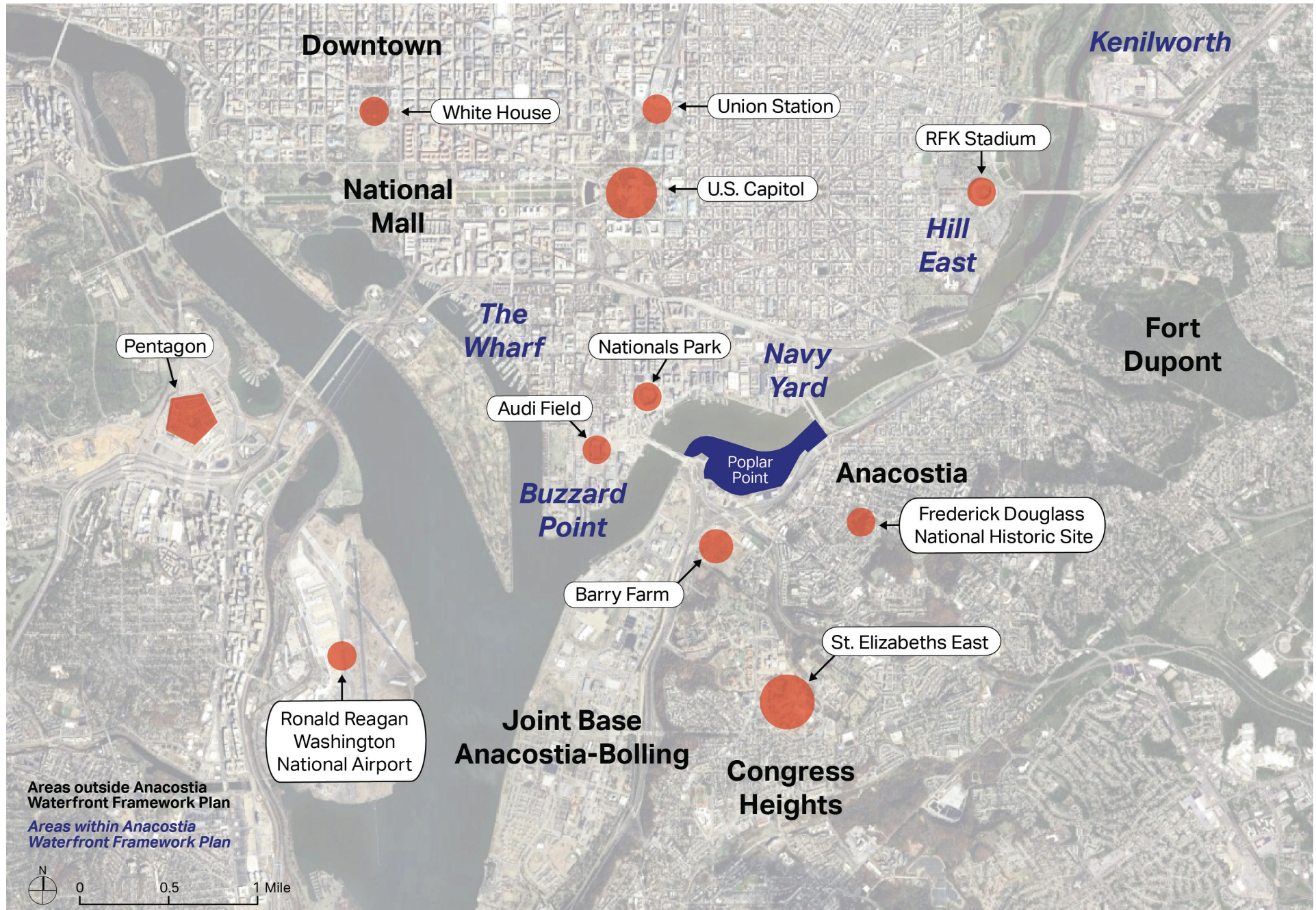
Project Background and Requirements

Planning Process Goals

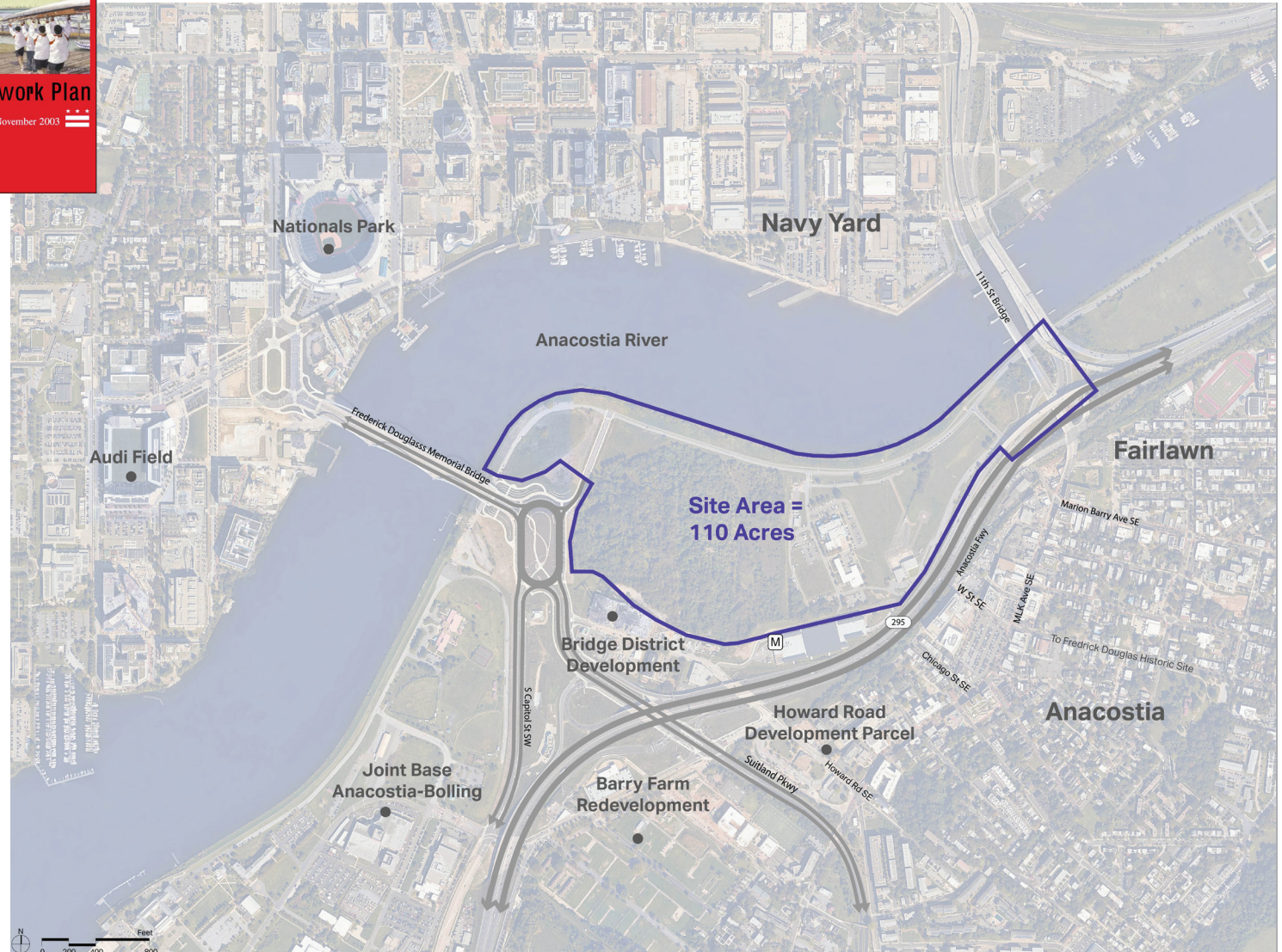
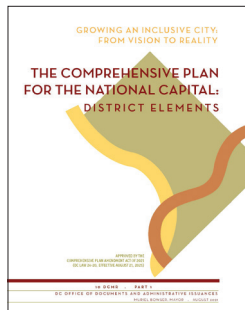
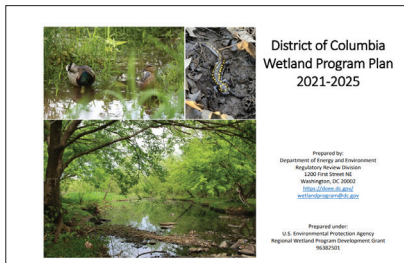
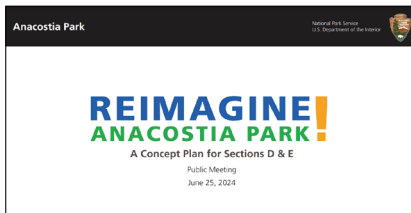
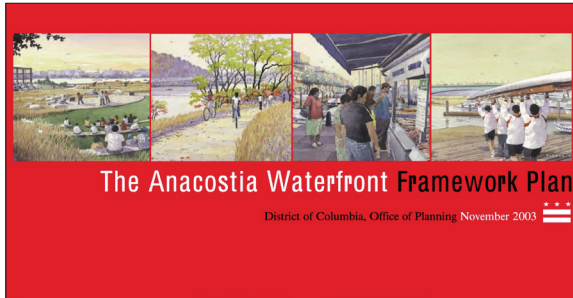
- Establish a **community-centered** process prioritizing residents in nearby neighborhoods
- Provide a **clear and transparent** website to store and process information
- **Respond** to feedback, showing how community ideas and preferences are incorporated into the planning process
- **Include** a wide range of individuals, groups, interests, and perspectives, and elevate underrepresented voices
- Provide a variety of **accessible** ways and multiple **touchpoints** to engage in all phases of the process



Site Location



Project Context



Project Purpose and Need

Purpose

- Facilitate conveyance of land from the federal government to the District of Columbia
- Implement a land use plan to enable redevelopment of Poplar Point

Need

- The transfer is needed because the National Park Service (NPS) is mandated by Congress through Federal and District of Columbia Government Real Property Act of 2006 (DC Lands Act). The goal of the DC Lands Act is to:
 - Improve and develop Poplar Point into a community amenity by providing a publicly accessible waterfront park with cultural, economic, and recreational attractions and activities
 - Spur revitalization efforts east of the river by providing a mix of residential, retail, and office uses around Metrorail's Anacostia Station
 - Improve access to and expand the recreational amenities within southern Anacostia Park



Project Background

- Transfer of jurisdiction of Poplar Point to the District authorized in 2006 (Public Law 109-396)
- District began developing Land Use Plan in 2008
- Site and market conditions have changed over time
- District restarting Land Use Plan development in 2025

PUBLIC LAW 109-396—DEC. 15, 2006

120 STAT. 2717

SEC. 302. REQUIREMENTS FOR POPLAR POINT LAND-USE PLAN.

(a) IN GENERAL.—The land-use plan for Poplar Point meets the requirements of this section if the plan includes each of the following elements:

(1) The plan provides for the reservation of a portion of Poplar Point for park purposes, in accordance with subsection (b).

(2) The plan provides for the identification of existing facilities and related properties of the National Park Service, and the relocation of the National Park Service to replacement facilities and related properties, in accordance with subsection (c).

(3) Under the plan, at least two sites within the areas designated for park purposes are set aside for the placement of potential commemorative works to be established pursuant to chapter 89 of title 40, United States Code, and the plan includes a commitment by the District of Columbia to convey back those sites to the National Park Service at the appropriate time, as determined by the Secretary.

(4) To the greatest extent practicable, the plan is consistent with the Anacostia Waterfront Framework Plan referred to in section 103 of the Anacostia Waterfront Corporation Act of 2004 (sec. 2-1223.03, D.C. Official Code).

(b) RESERVATION OF AREAS FOR PARK PURPOSES.—The plan shall identify a portion of Poplar Point consisting of not fewer than 70 acres (including wetlands) which shall be reserved for park purposes and shall require such portion to be reserved for such purposes in perpetuity.

(c) IDENTIFICATION OF EXISTING AND REPLACEMENT FACILITIES AND PROPERTIES FOR NATIONAL PARK SERVICE.—

(1) IDENTIFICATION OF EXISTING FACILITIES.—The plan shall identify the facilities and related property (including necessary easements and utilities related thereto) which are occupied or otherwise used by the National Park Service in Poplar Point prior to the adoption of the plan.

(2) RELOCATION TO REPLACEMENT FACILITIES.—

(A) IN GENERAL.—To the extent that the District of Columbia and the Director determine jointly that it is no longer appropriate for the National Park Service to occupy or otherwise use any of the facilities and related property identified under paragraph (1), the plan shall—

(i) identify other suitable facilities and related property (including necessary easements and utilities related thereto) in the District of Columbia to which the National Park Service may be relocated;

(ii) provide that the District of Columbia shall take such actions as may be required to carry out the relocation, including preparing the new facilities and properties and providing for the transfer of such fixtures and equipment as the Director may require; and

(iii) set forth a timetable for the relocation of the National Park Service to the new facilities.

(B) RESTRICTION ON USE OF PROPERTY RESERVED FOR PARK PURPOSES.—The plan may not identify any facility or property for purposes of this paragraph which is located

Project Requirements

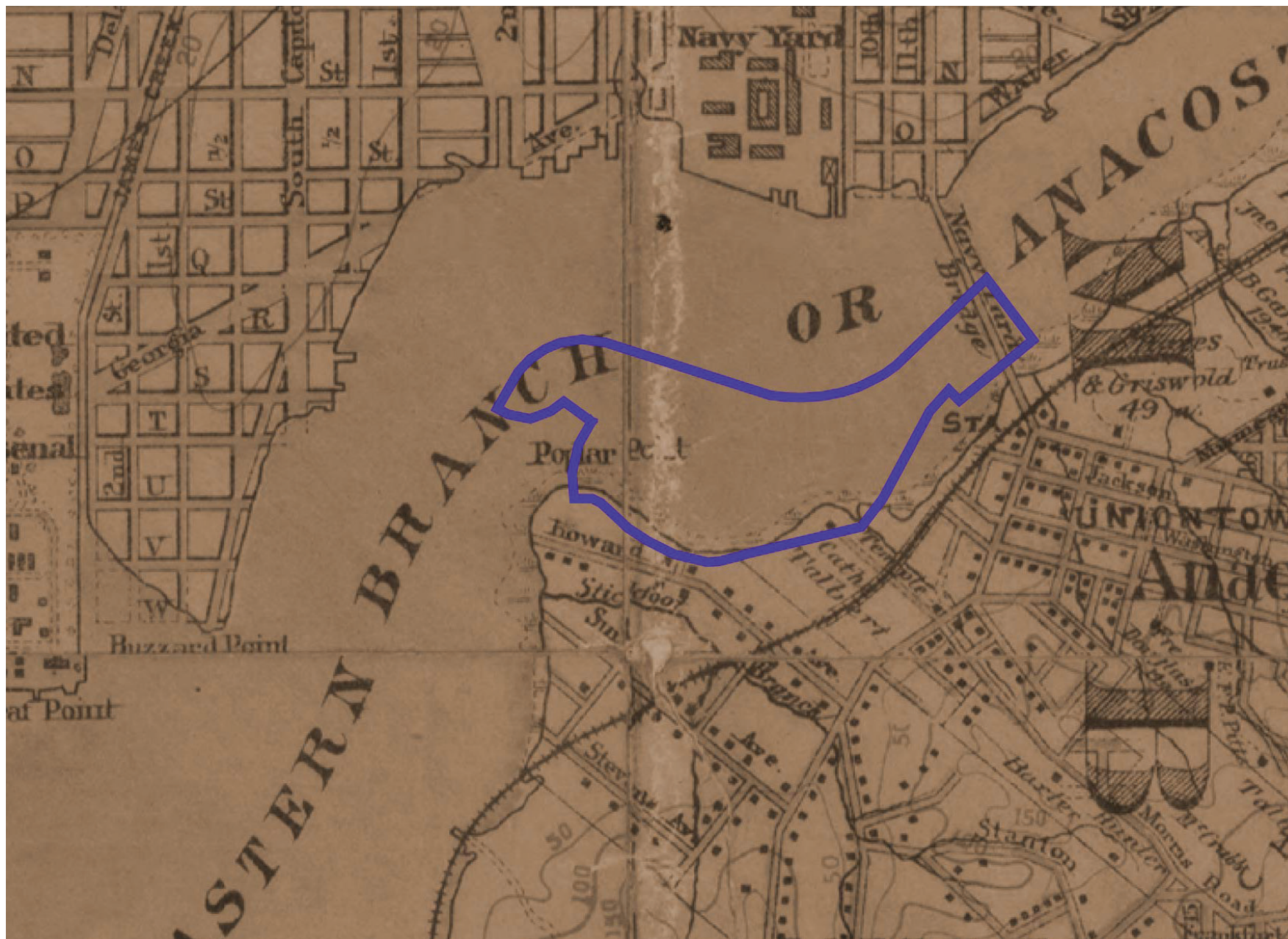
- A. Provide for the reservation of no fewer than 70 acres of land on site, including wetlands, for park purposes
- B. Identify and relocate existing NPS facilities and related properties
- C. Determine at least two sites within the park use for the placement of potential commemorative works to be established pursuant to the Commemorative Works Act.
The District of Columbia would convey back those sites to the NPS at the appropriate time
- D. To the greatest extent practicable, be consistent with the Anacostia Waterfront Initiative Framework Plan



Site Description, Planning Overview, and Alternatives

Site History

1894 – Original shoreline



Site History

1922 – Reconfigured shoreline



Site History

1946 – Navy use and Lamont nursery



Site History

1988 – NPS facilities and Metro construction



Site Conditions

2025 – Poplar Point today



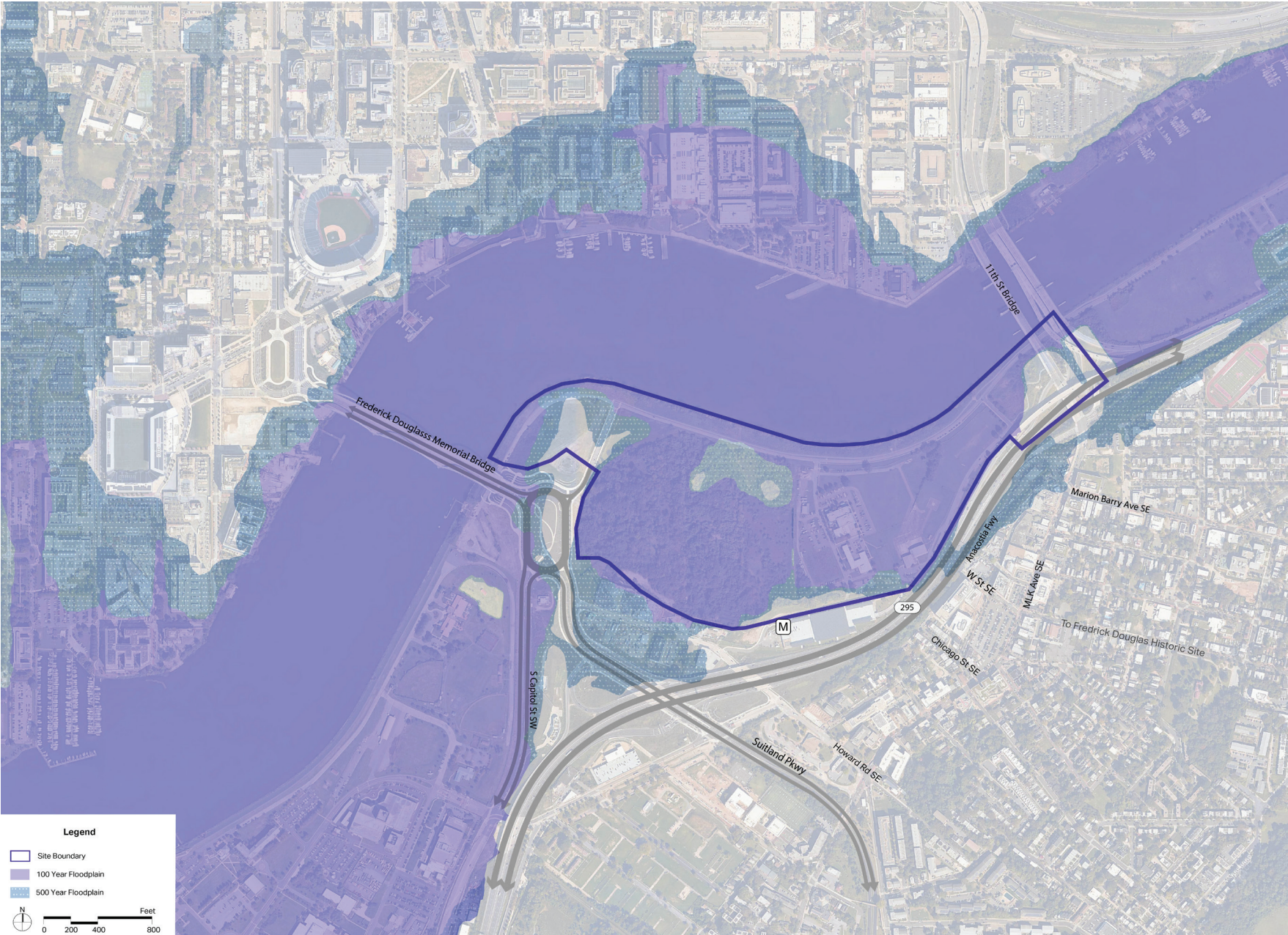
Site Conditions

Wetlands



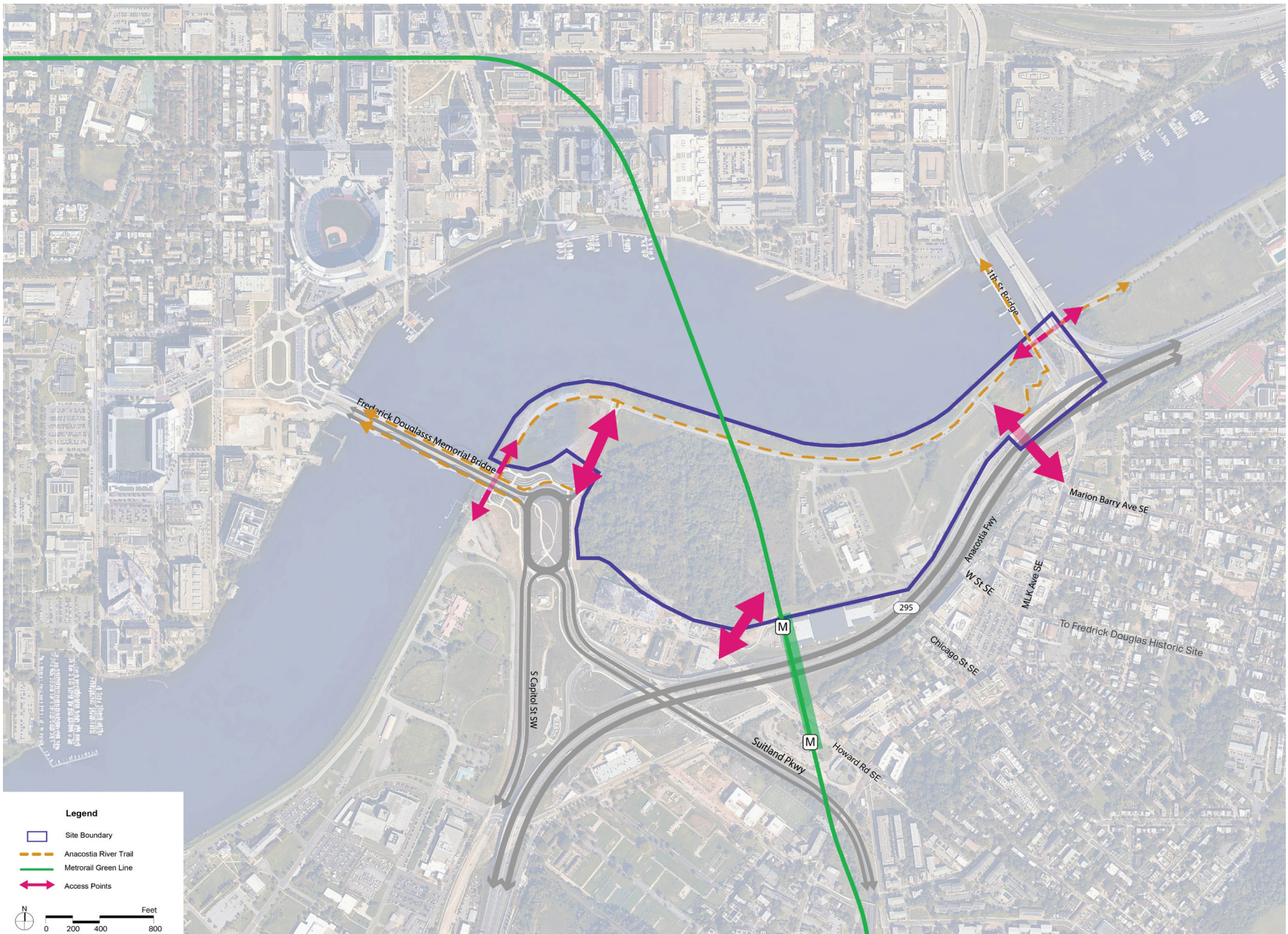
Site Conditions

Floodplains



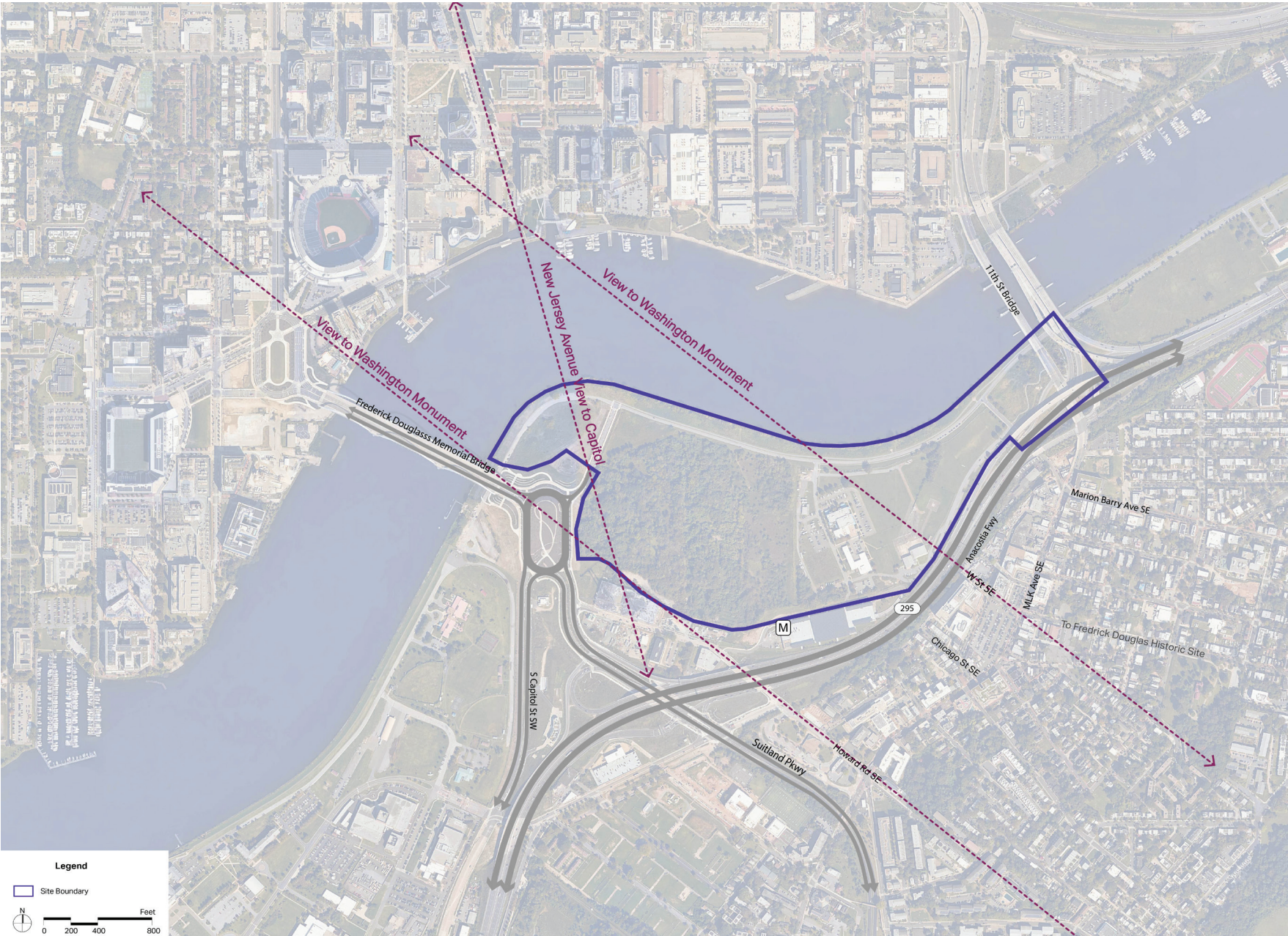
Site Conditions

Transportation Access

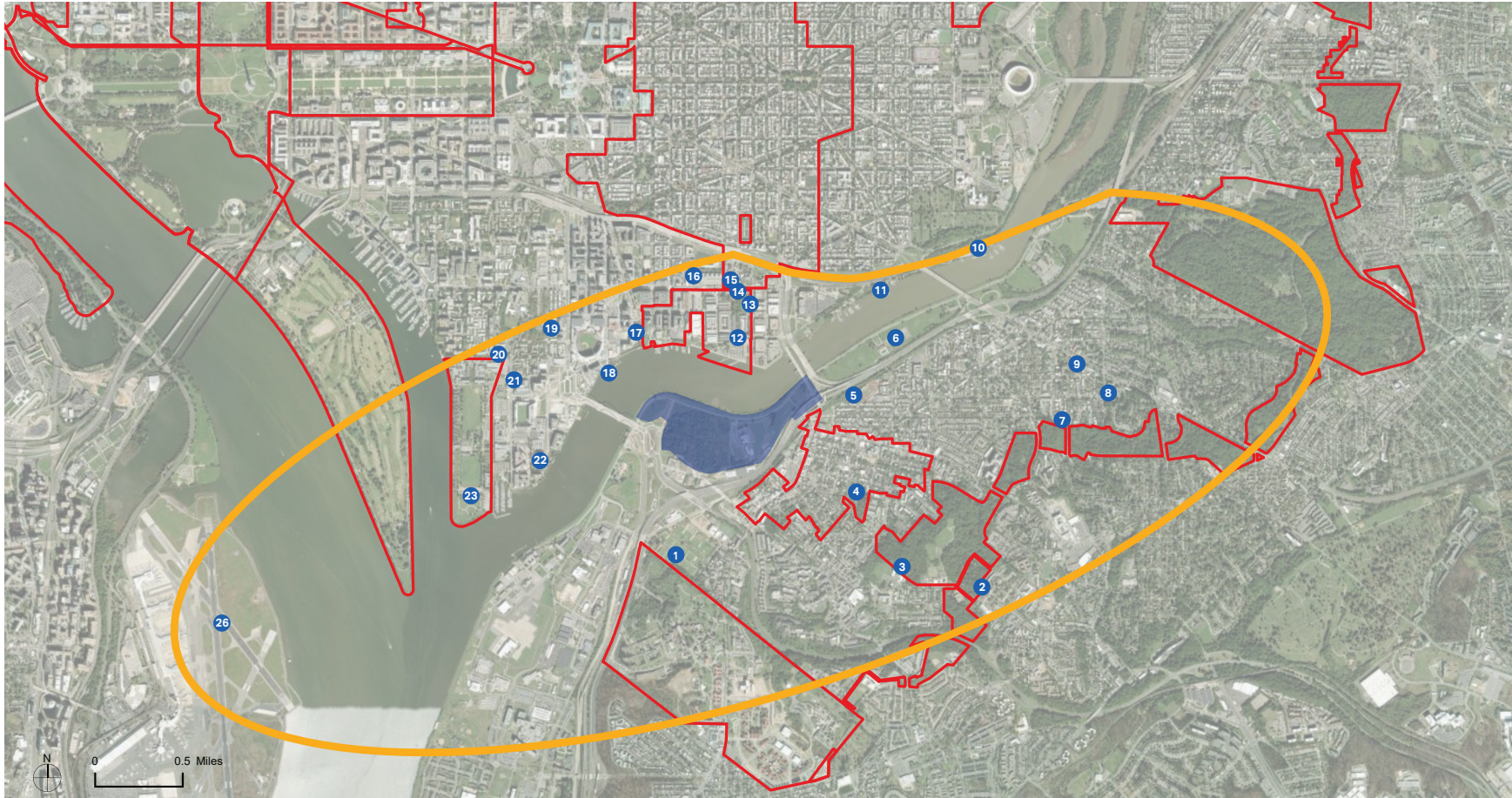


Site Conditions

Vistas



Historic Resources



Legend

- Historic Districts
- Area of Potential Effects
- Poplar Point
- Historic Properties

1 Barry Farm Dwellings

2 Battery Ricketts

3 Fort Stanton

4 Frederick Douglass House

5 Anderson Tire Manufacturing Company

6 Anacostia Park

7 Texas Gardens Apartments

8 Randle Highlands School

9 Engine Company 19

10 Seafarers Yacht Club

11 Washington Yacht Club

12 Commandant's Office

13 2nd Officer's House

14 Tingey House

15 Navy Yard Car Barn

16 Lincoln Playground Field House

17 Main Sewerage Pumping Station

18 Capitol Power Plant Pump House

19 William Syphax School

20 St. James Mutual Homes

21 James C. Dent House

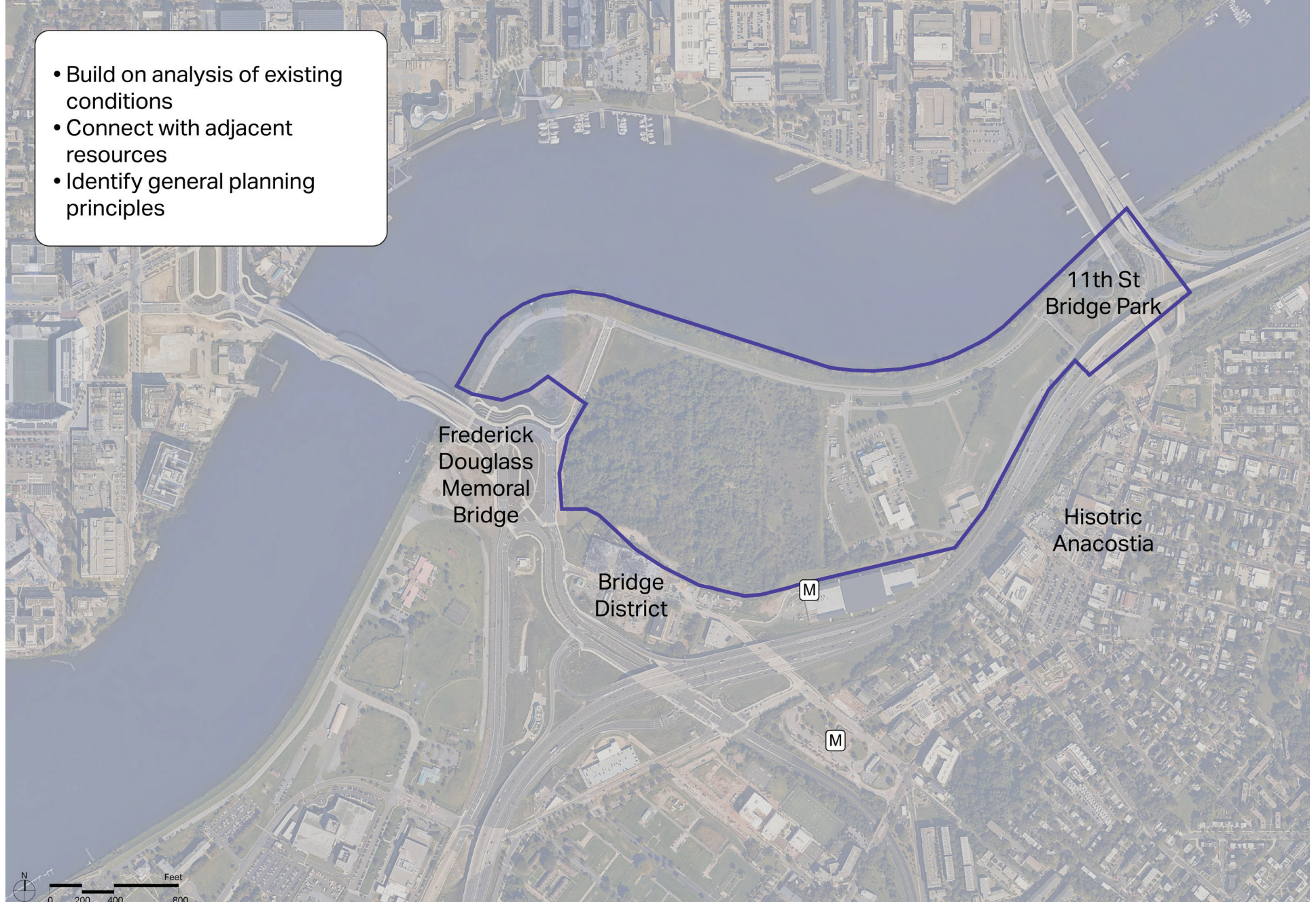
22 Pepco Buzzard Pt Power Plant

23 Army War College

24 Ronald Reagan Washington National Airport

Planning Approach

- Build on analysis of existing conditions
- Connect with adjacent resources
- Identify general planning principles



Planning Principle 1 – Expand the Wetlands



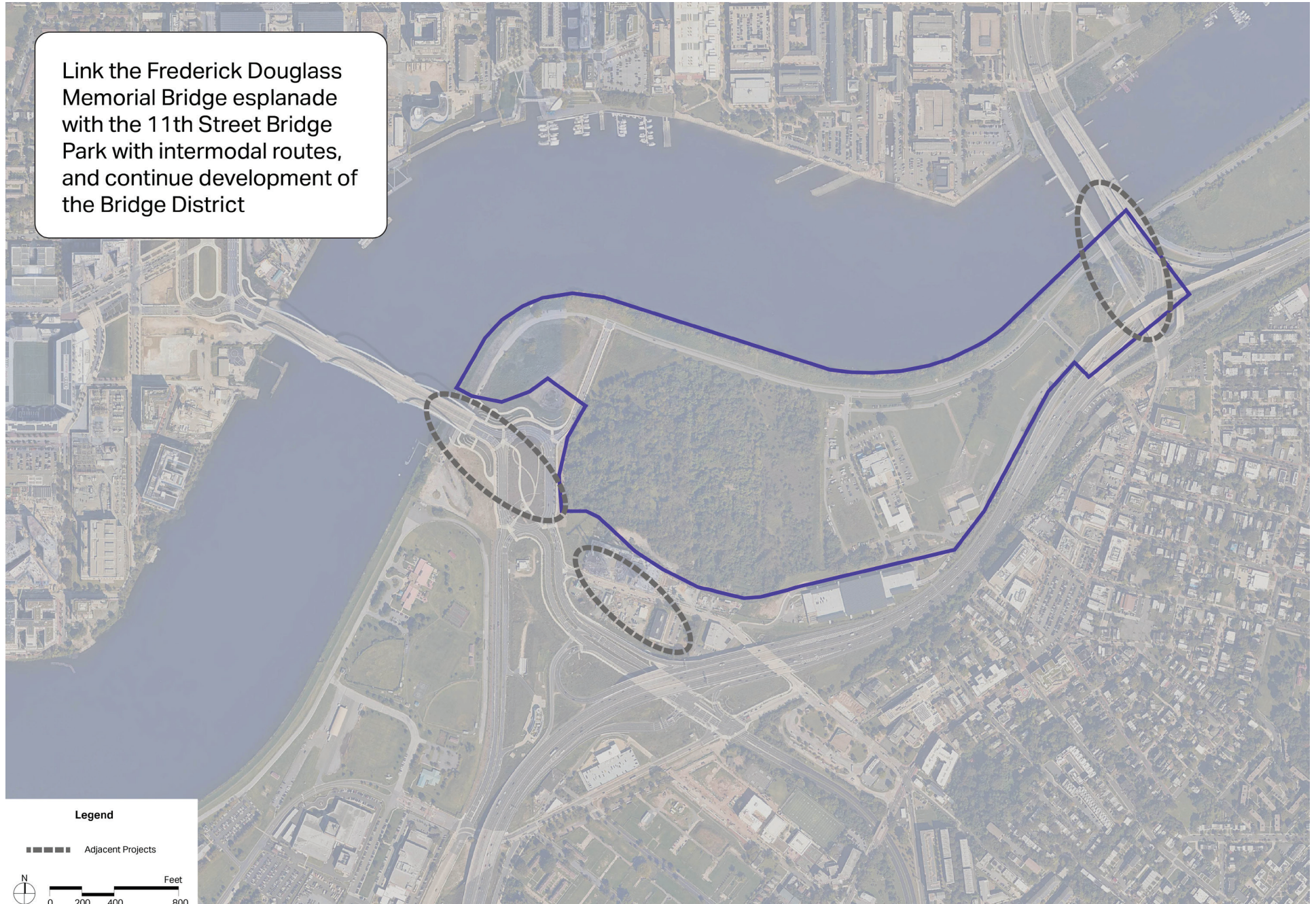
Planning Principle 2 – Celebrate the Point



Planning Principle 3 – Rediscover the Shoreline



Planning Principle 4 – Build Upon Adjacent Projects



Planning Principle 5 – Focus on Metrorail Access



Planning Principle 6 – Connect with the Anacostia Community



Planning Principle 7 – Establish a Central Spine



Planning Principles

1. Expand the Wetlands
2. Celebrate the Point
3. Rediscover the Shoreline
4. Build on Adjacent Projects
5. Focus on Metrorail Access
6. Connect with Existing Neighborhoods such as Historic Anacostia
7. Establish a Primary Corridor



Planning Alternatives

The project is required to develop land use plan alternatives and a No Action alternative. For this effort, the following elements are common to all alternatives:

- 70 acres of park space
- A publicly accessible waterfront including the Anacostia Riverwalk Trail and Anacostia Drive
- A restored 'daylit' Stickfoot Branch
- Retained, consolidated, and expanded wetlands
- A connection to the historic Anacostia community
- 40 acres of mixed-use development and roadways

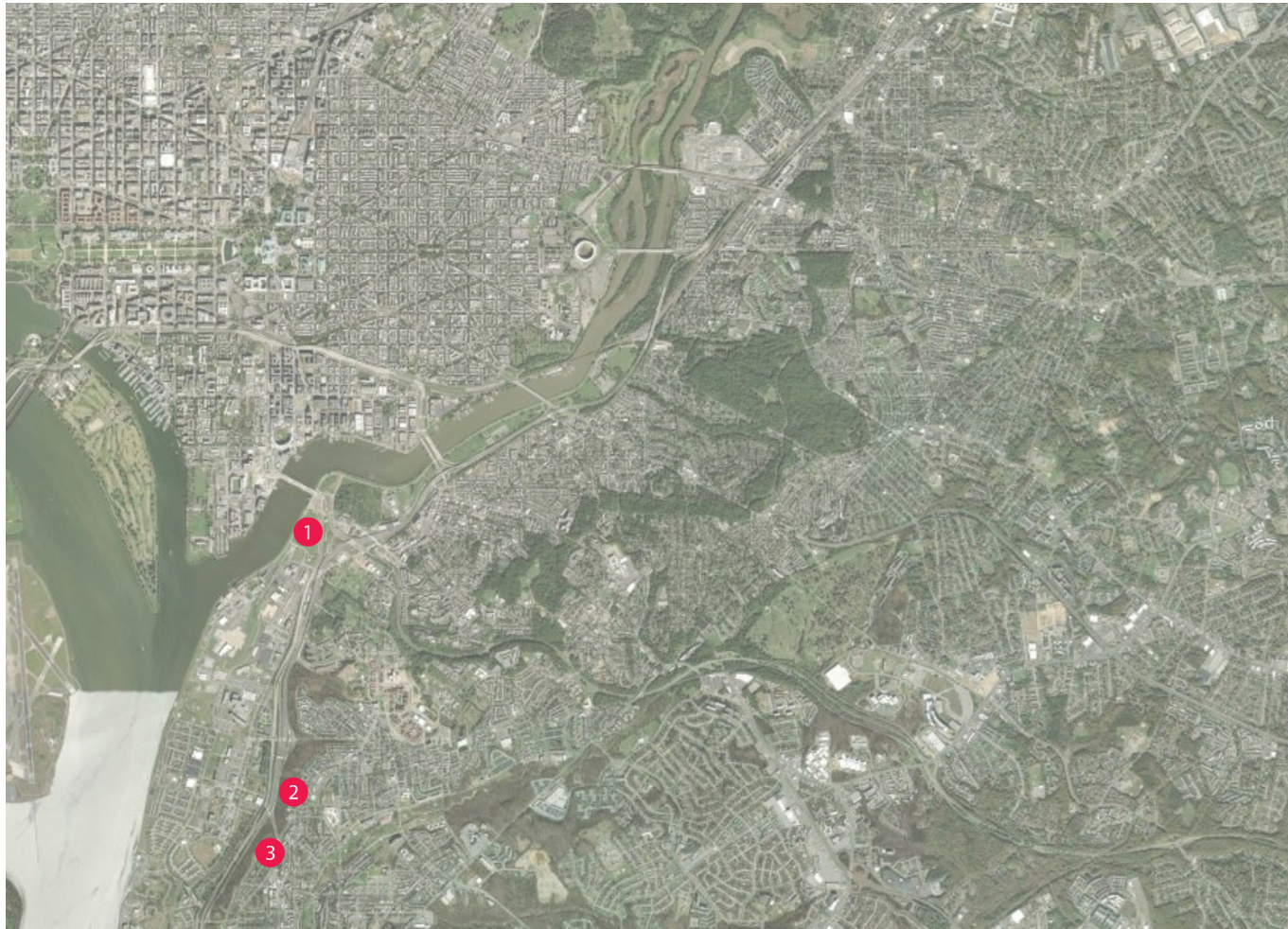
Additional areas to be considered may include portions of Poplar Point already designated for park purposes and a site to accommodate relocated NPS facilities.



Potential Sites for NPS Facilities Relocation

A requirement of this project is to provide for the relocation of existing facilities and related properties of the NPS. These facilities include U.S. Park Police (USPP) Anacostia Operations Facility (AOF), USPP Anacostia Aviation Facility, and National Capital Parks-East (NACE) Headquarters.

Potential sites have been identified for the relocation of these facilities. The potential sites include Joint Base Anacostia-Bolling, Option 2 and Option 3. The Environmental Assessment (EA) will include an analysis of the relocation of these facilities.



Option 1: Joint Base Anacostia-Bolling

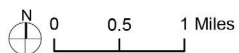
- Under federal jurisdiction
- Portions of site within 100-year floodplain
- Adjacent to Anacostia River

Option 2

- Under federal jurisdiction
- Outside the 100- and 500-year floodplain
- Within Shepherd Parkway

Option 3

- Under federal jurisdiction
- Outside the 100- and 500-year floodplain
- Adjacent to Shepherd Parkway



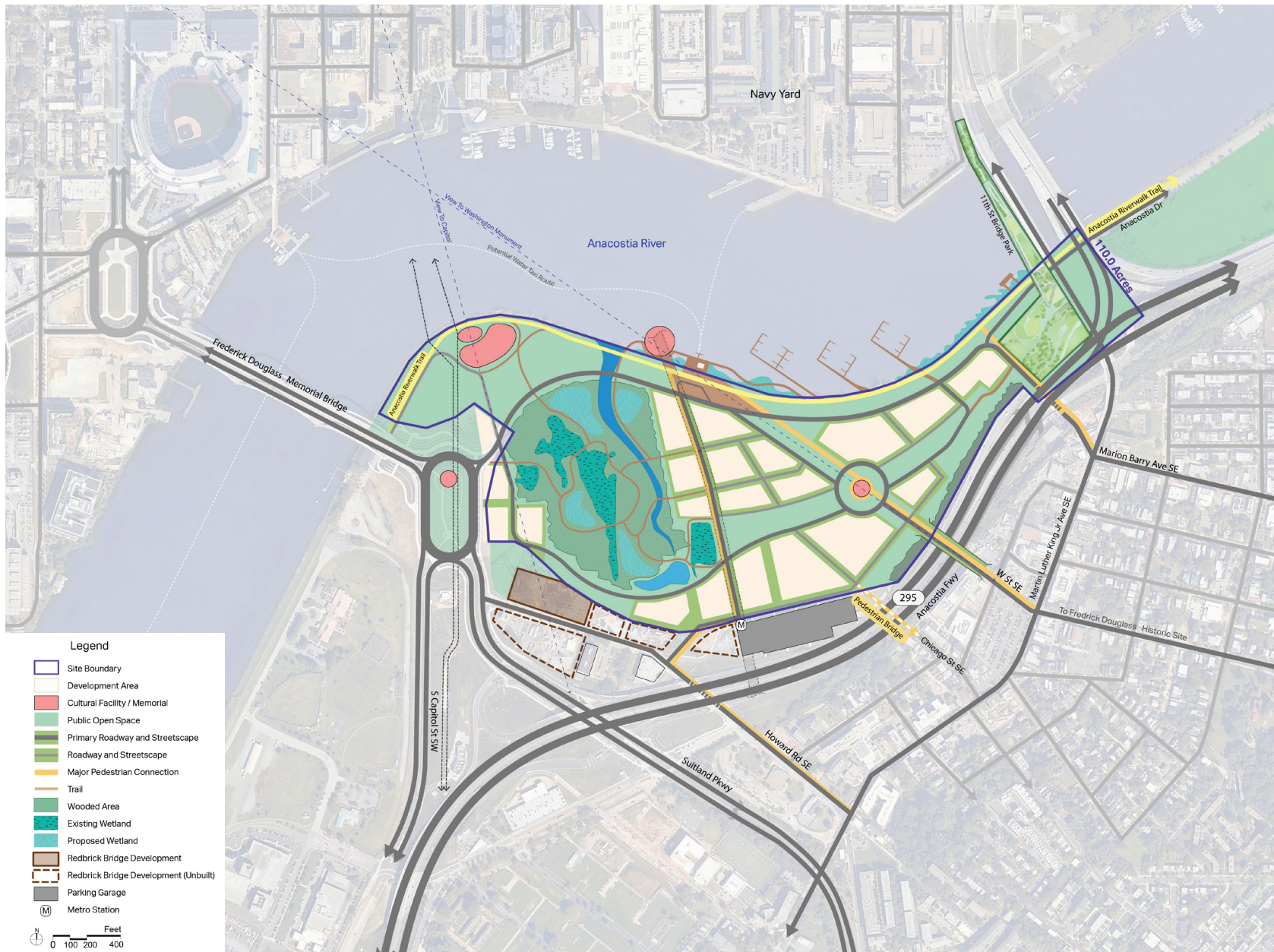
1 Joint Base Anacostia-Bolling

2 Option 2

3 Option 3

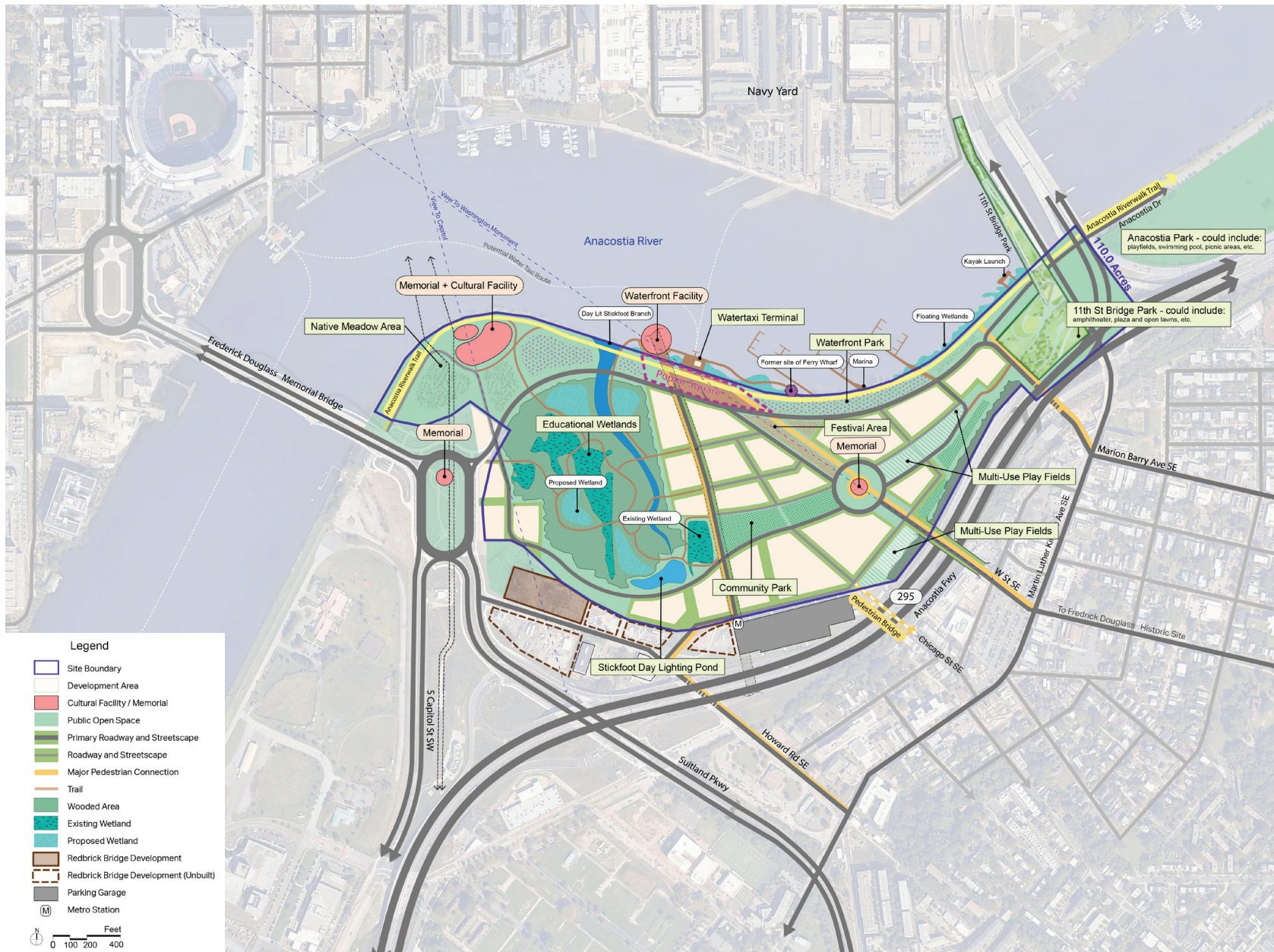
Alternative A – Greenway Connections

Land Use Plan



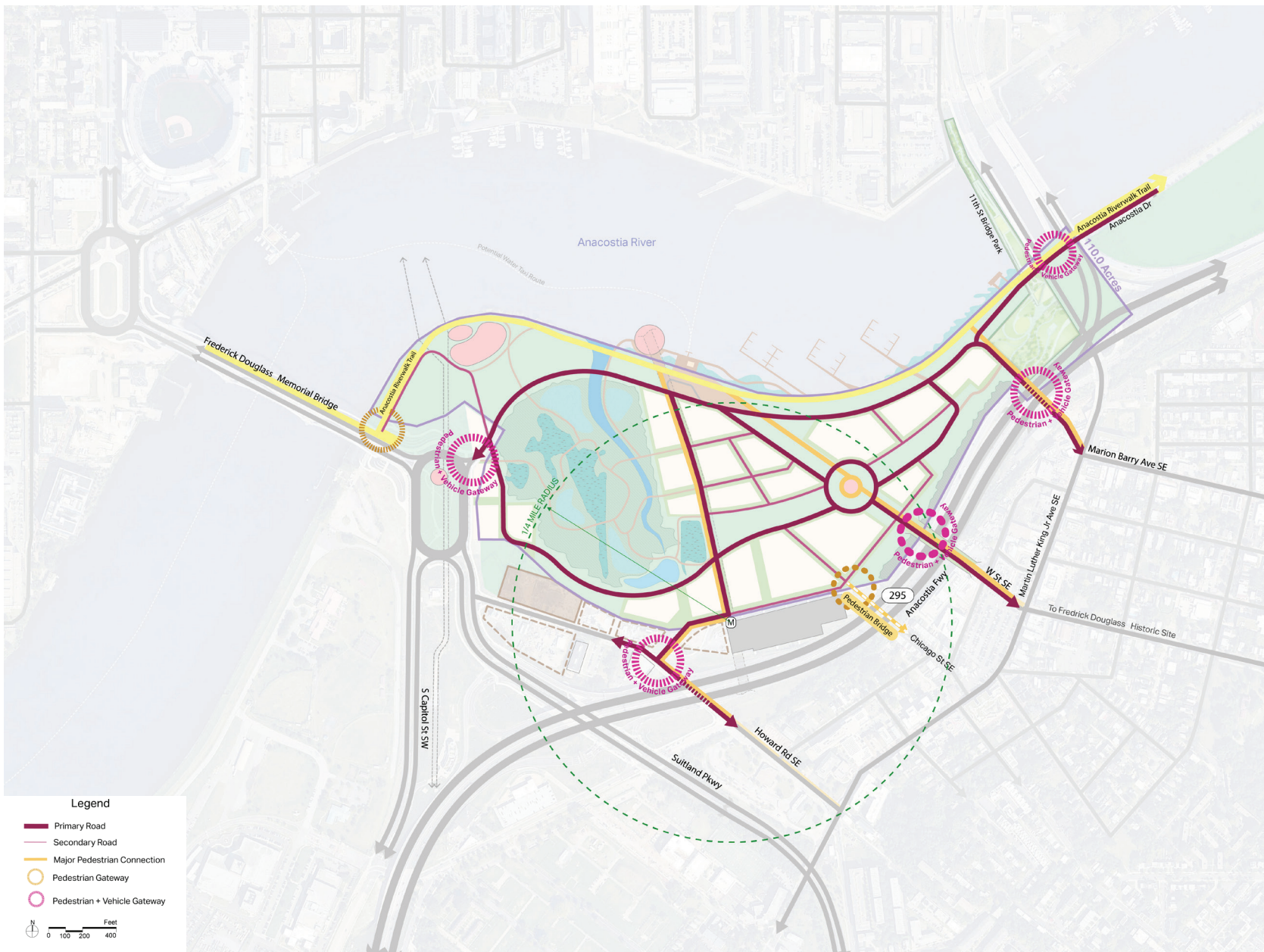
Alternative A – Greenway Connections

Open Space and Memorials



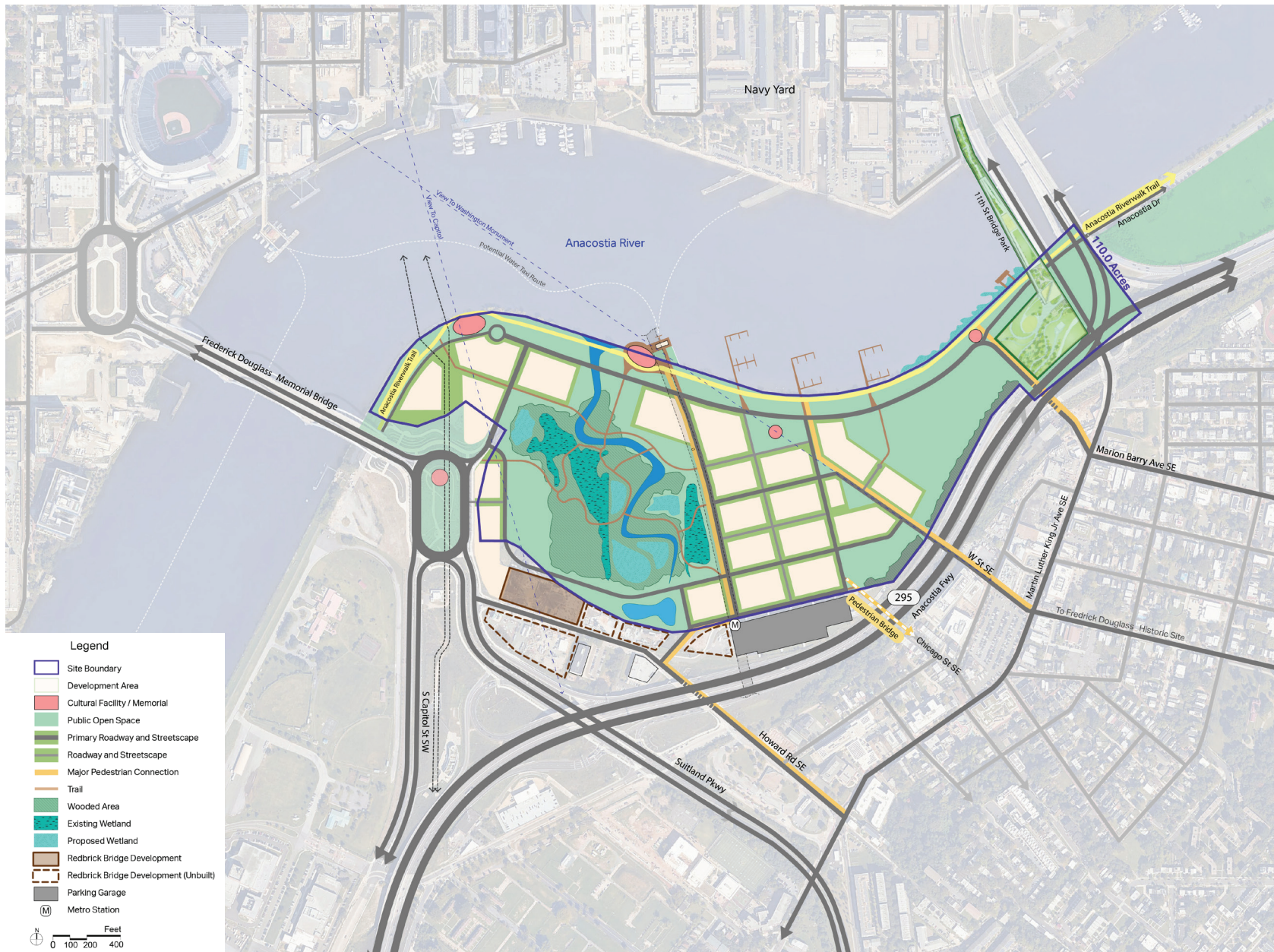
Alternative A – Greenway Connections

Circulation



Alternative B – Central Wetlands

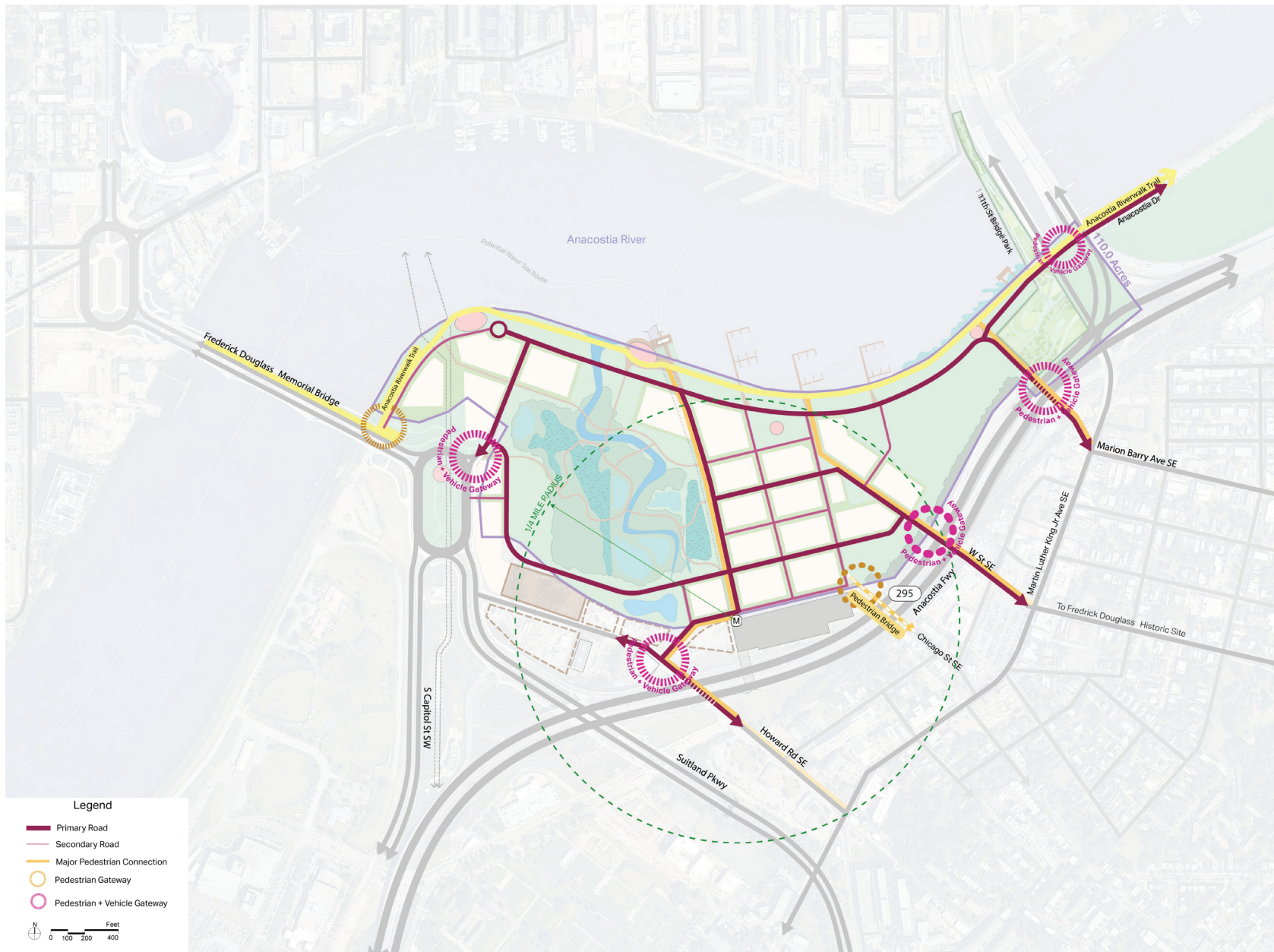
Land Use Plan



Open Space and Memorials

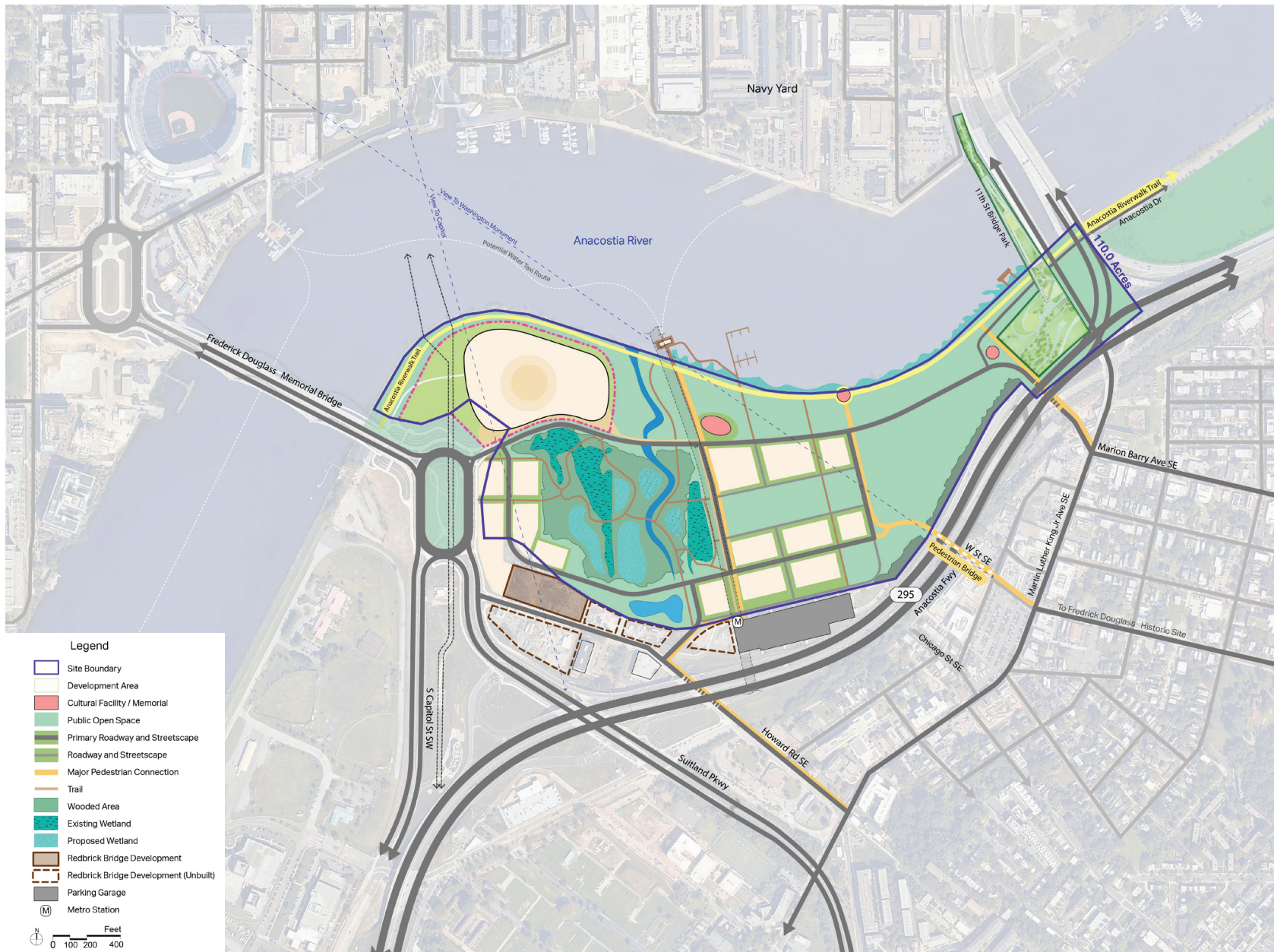


Circulation



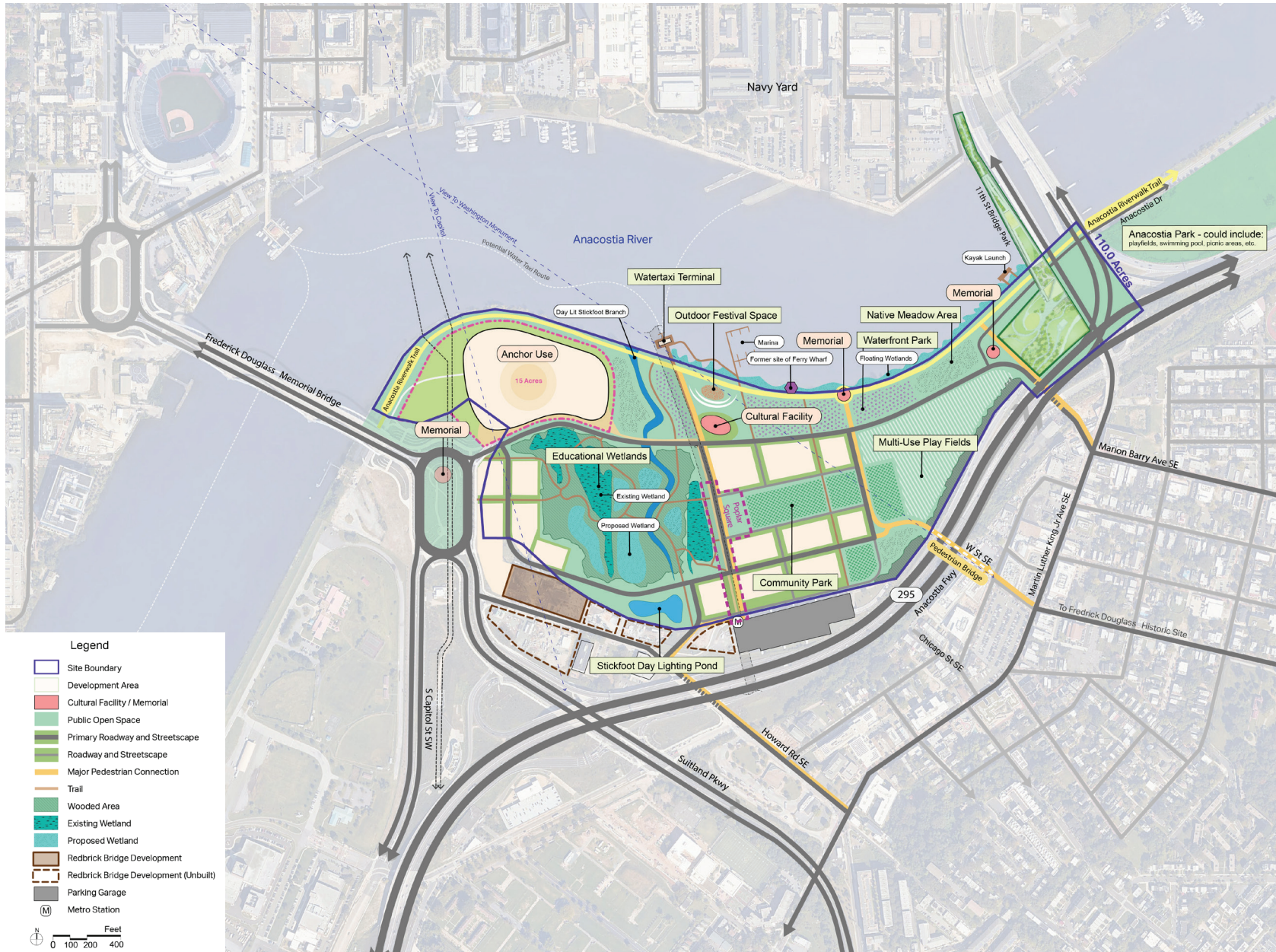
Alternative C – Anchor Use on the Point

Land Use Plan



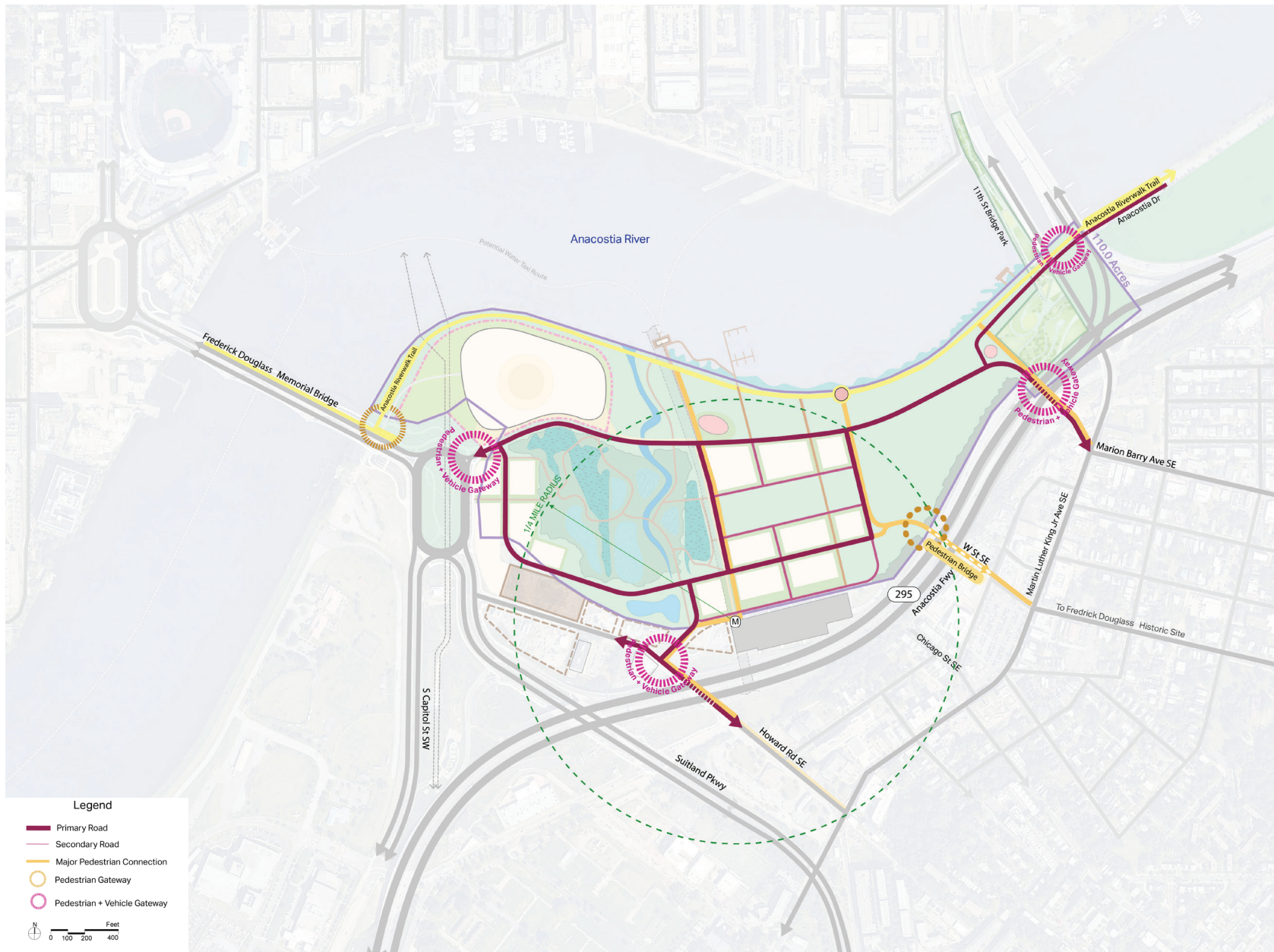
Alternative C – Anchor Use on the Point

Open Space and Memorials



Alternative C – Anchor Use on the Point

Circulation

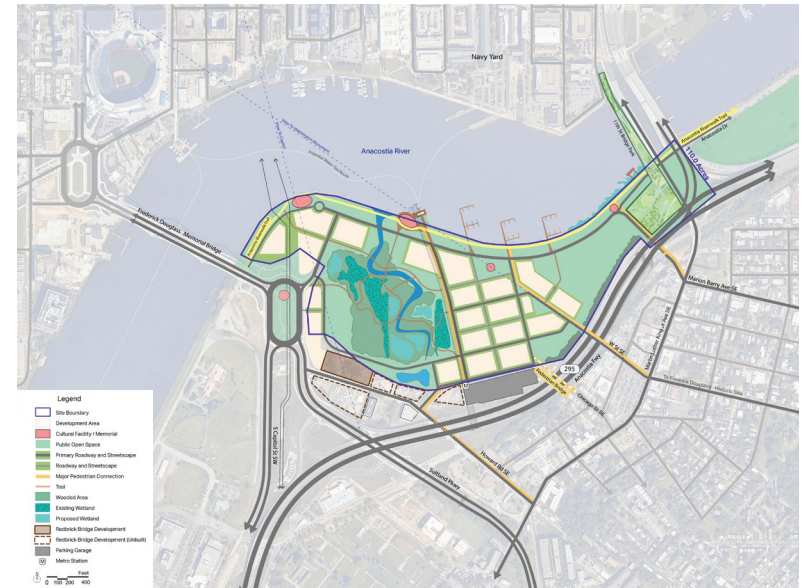


Alternative Comparison

Alternative A – Greenway Connections



Alternative B – Central Wetlands



Alternative C – Anchor on the Point



Thank You