

Poplar Point Master Plan

Southeast, Washington DC

Approval of Comments on Concept Master Plan

United States Department of the Interior

Project Summary

Commission Meeting Date: April 3, 2025

NCPC Review Authority: 40 U.S.C. § 8722(a) and (b)(1)

Applicant Request: Approval of Comments on Concept Master Plan

Session: Staff Presentation

NCPC Review Officer: Jamie Herr

NCPC File Number: MP317

Project Summary:

The National Park Service (NPS) in coordination with the District of Columbia Office of the Deputy Mayor for Planning and Economic Development (DMPED) and the District of Columbia Office of Planning (DCOP) has submitted the concept master plan for Poplar Point in Washington, DC for Commission review and comment. Poplar Point is a 110-acre site located along the eastern edge of the Anacostia River in Ward 8. It is directly adjacent to Historic Anacostia and is bordered by the Frederick Douglass Memorial Bridge to the west, the Anacostia River to the north, Anacostia Park to the east, and the Bridge District, the Anacostia Metrorail Station parking garage, and I-295 (Anacostia Freeway) to the south. The site is also home to three National Park Service facilities: the U.S. Park Police Anacostia Operations Facility, the USPP Anacostia Aviation Facility, and the National Capital Parks-East Headquarters. The project site is under the jurisdiction of the NPS. The Poplar Point Master Plan would develop a land use plan for Poplar Point, one of the required steps to enable the transfer of the property from the NPS to the District of Columbia.

Project Summary

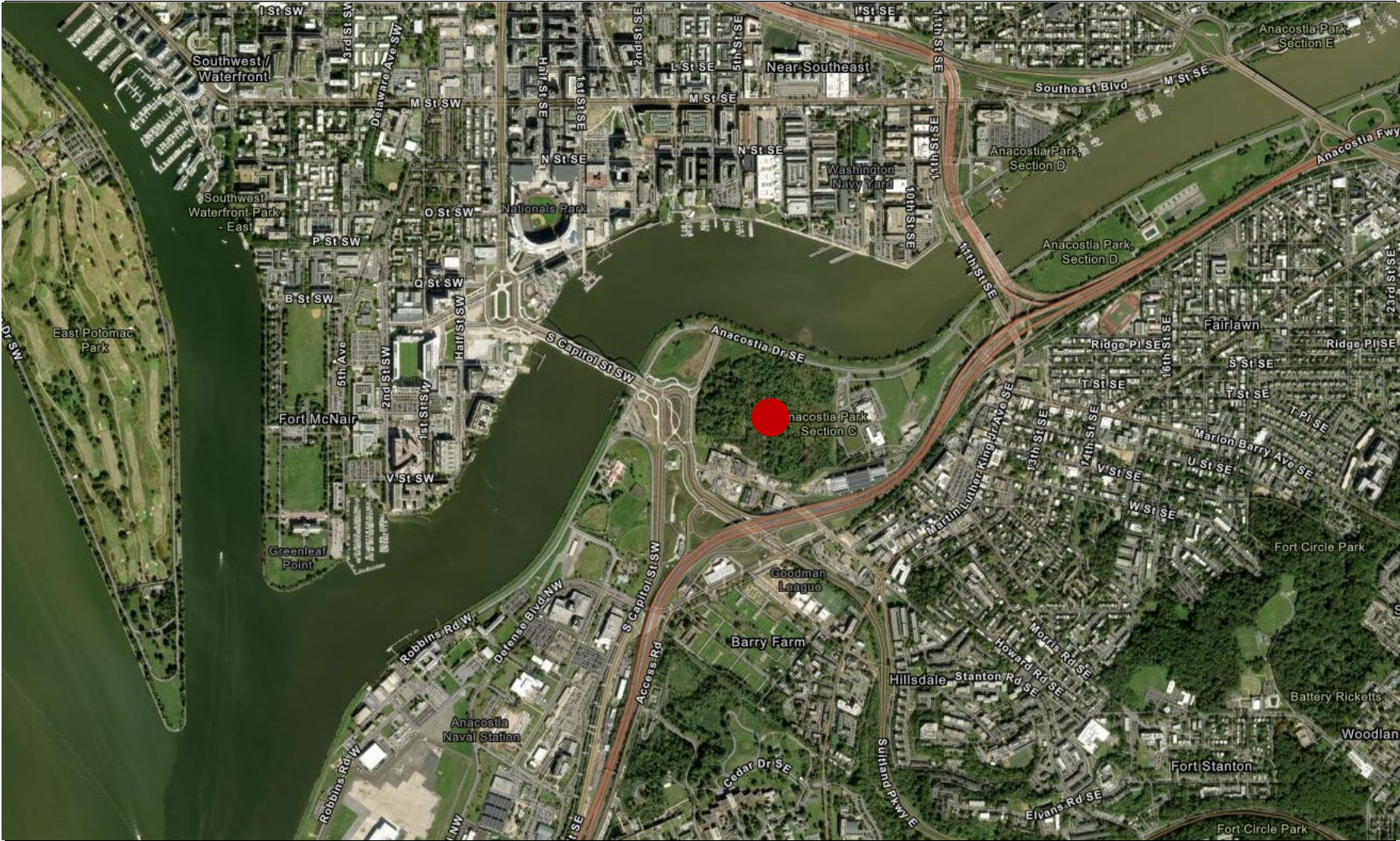
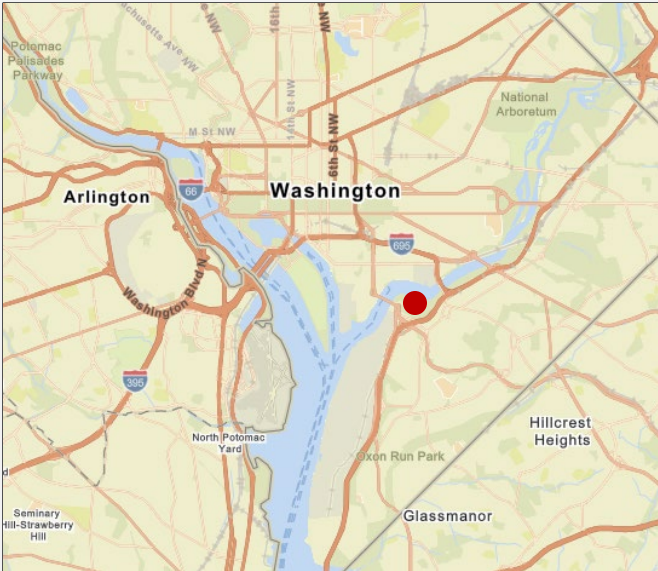
To complete the transfer of the land from the NPS to the District of Columbia, the Federal and District of Columbia Government Real Property Act of 2006 (Public Law 109-396, commonly referred to as the DC Lands Act) requires the following:

- Provide for the reservation of no fewer than 70 acres of land on site, including wetlands, for park purposes;
- Identify and relocate existing NPS facilities and related properties;
- 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;
- To the greatest extent practicable, be consistent with the Anacostia Waterfront Initiative Framework Plan

The planning approach is based on an analysis of existing conditions, incorporating ideas from previous planning efforts (including the Anacostia Waterfront Initiative Framework Plan), and identifying general planning principles. The following planning principles guided the development of the alternatives:

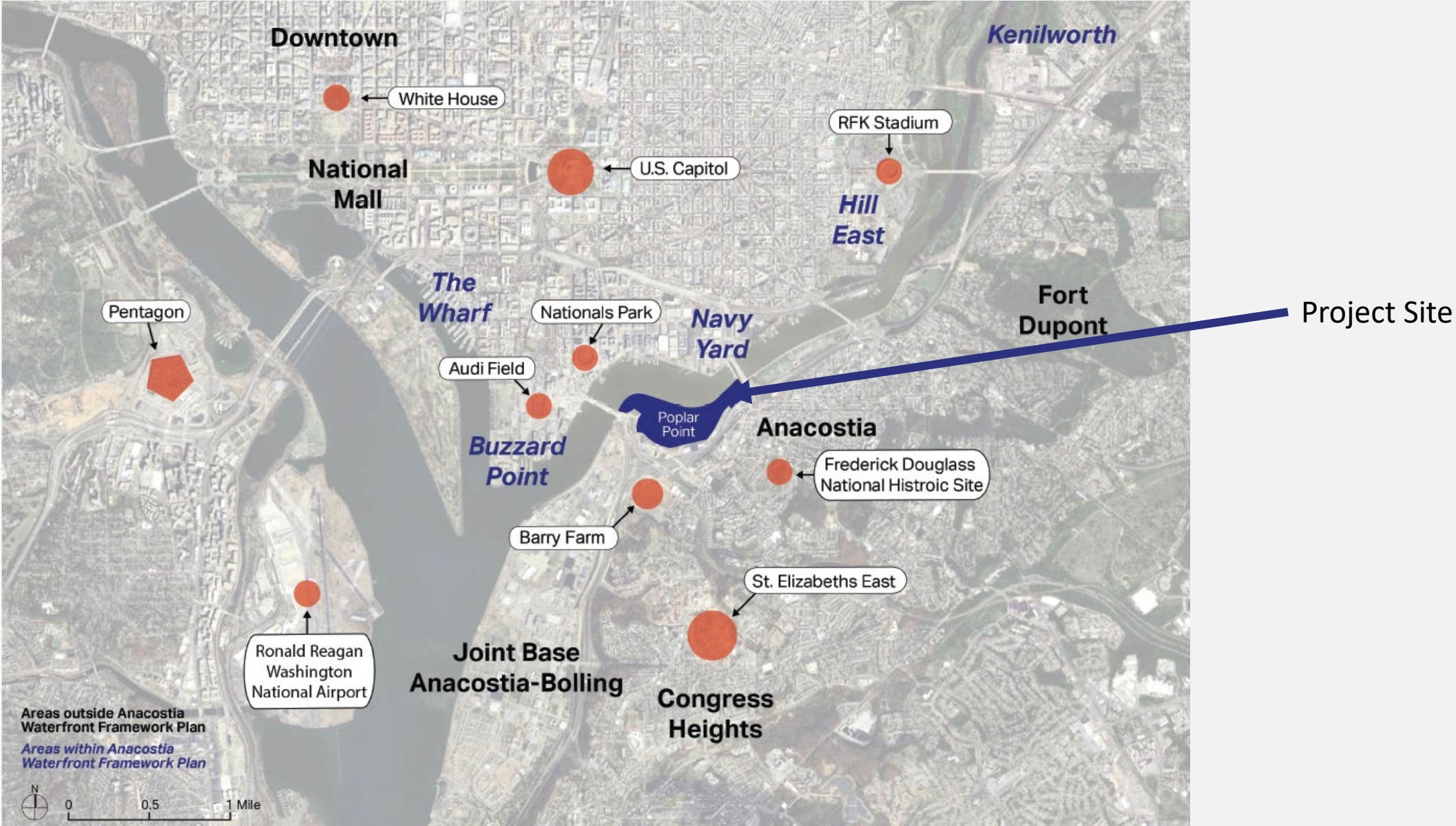
1. Expand the Wetlands
2. Celebrate the Point
3. Rediscover the Shoreline
4. Build Upon Adjacent Projects
5. Focus on Metrorail Access
6. Connect with Anacostia Community

Site Location

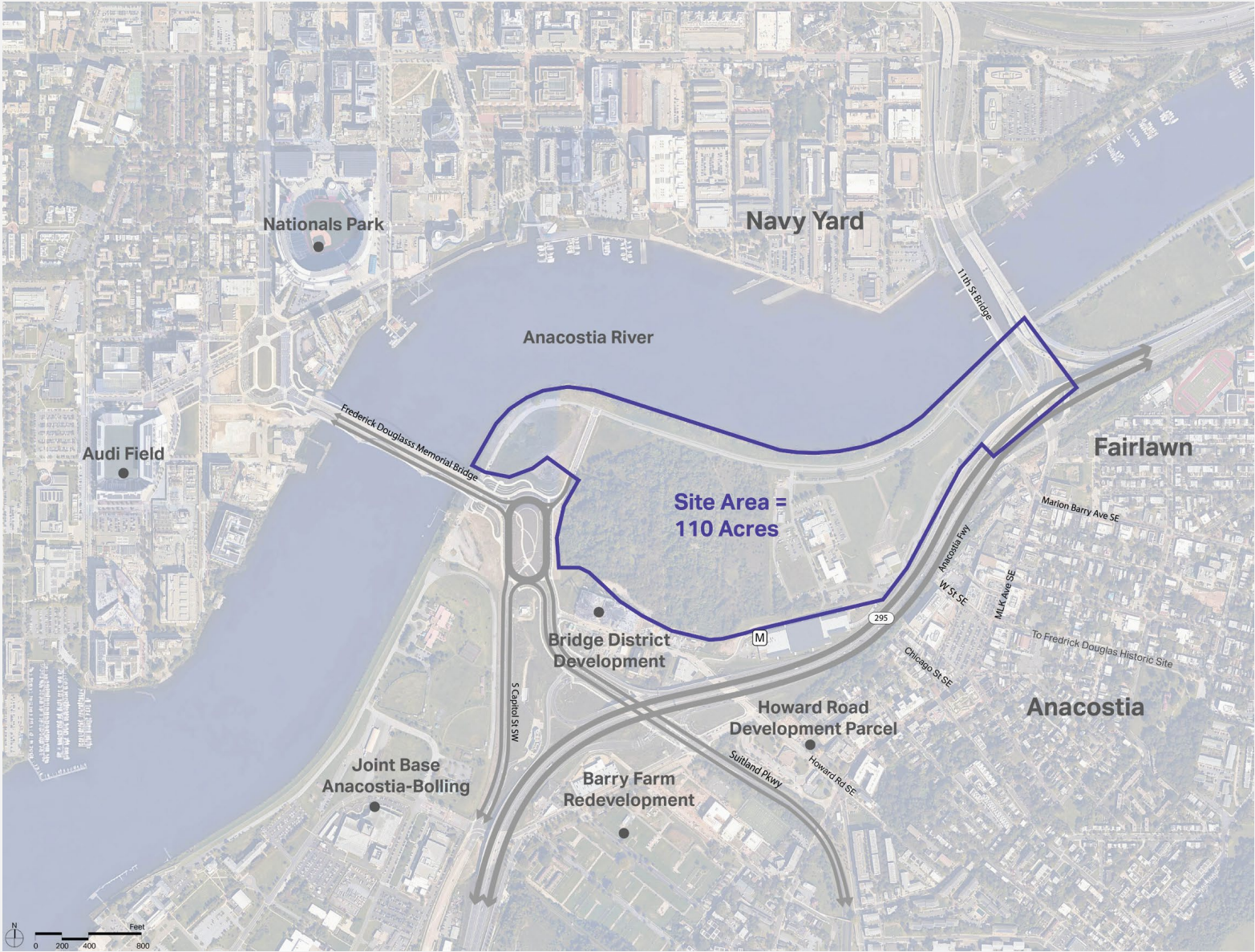


Location Map

Site Context



Site Context



Site History



1894 – Original shoreline



1922 – Reconfigured shoreline



1946 – Navy use and Lamont nursery

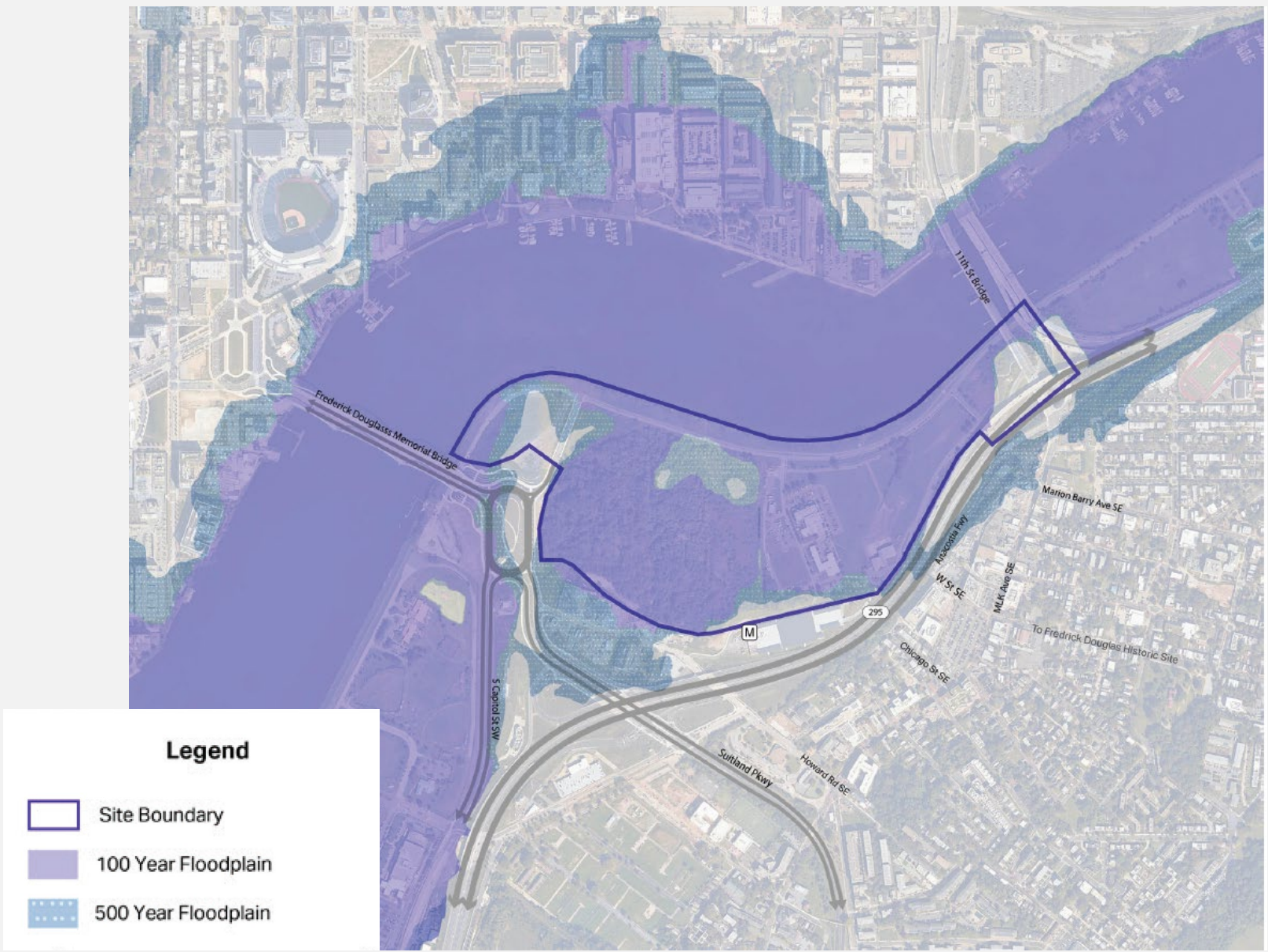


1988 – NPS facilities and Metro construction

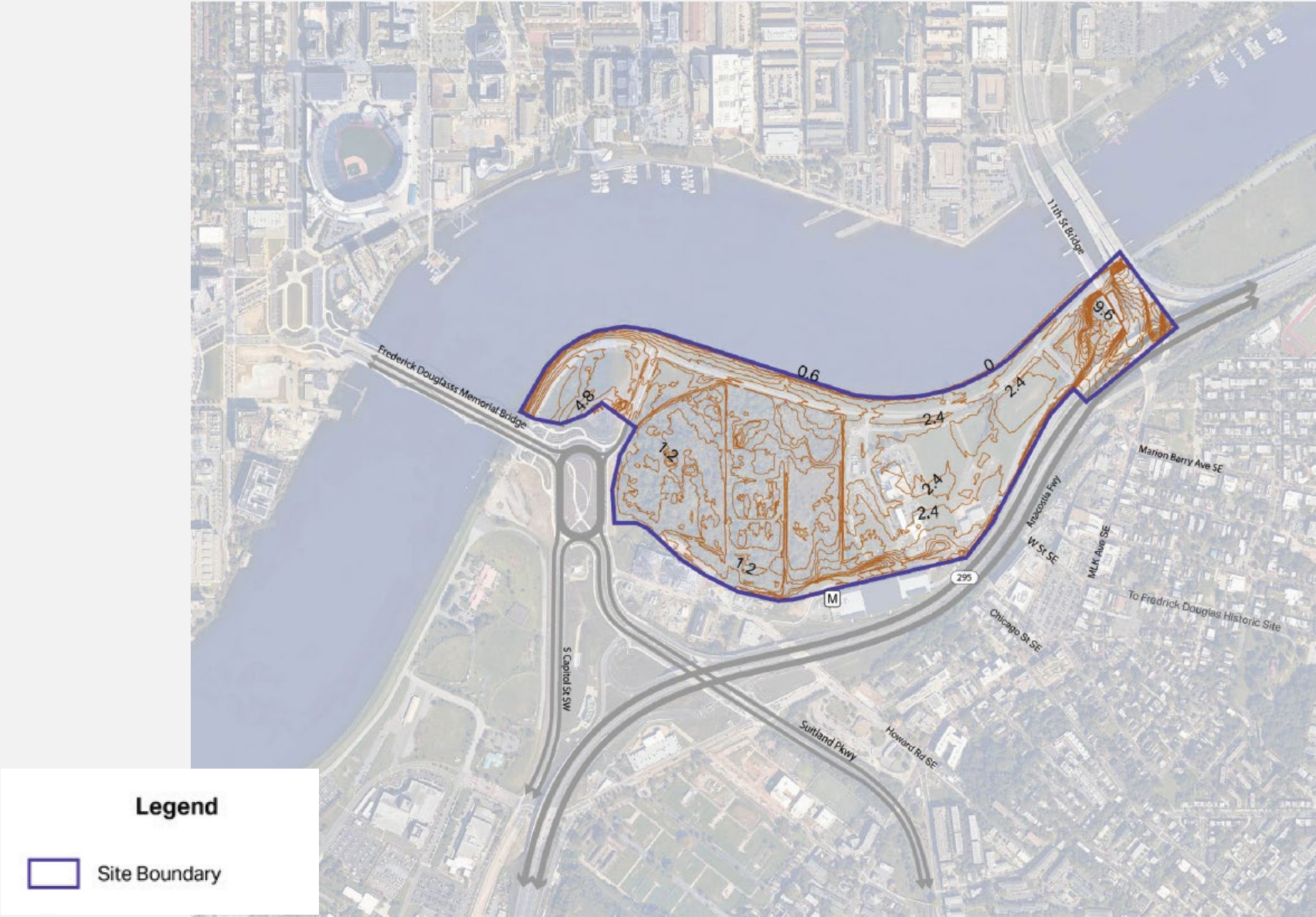
Existing Conditions



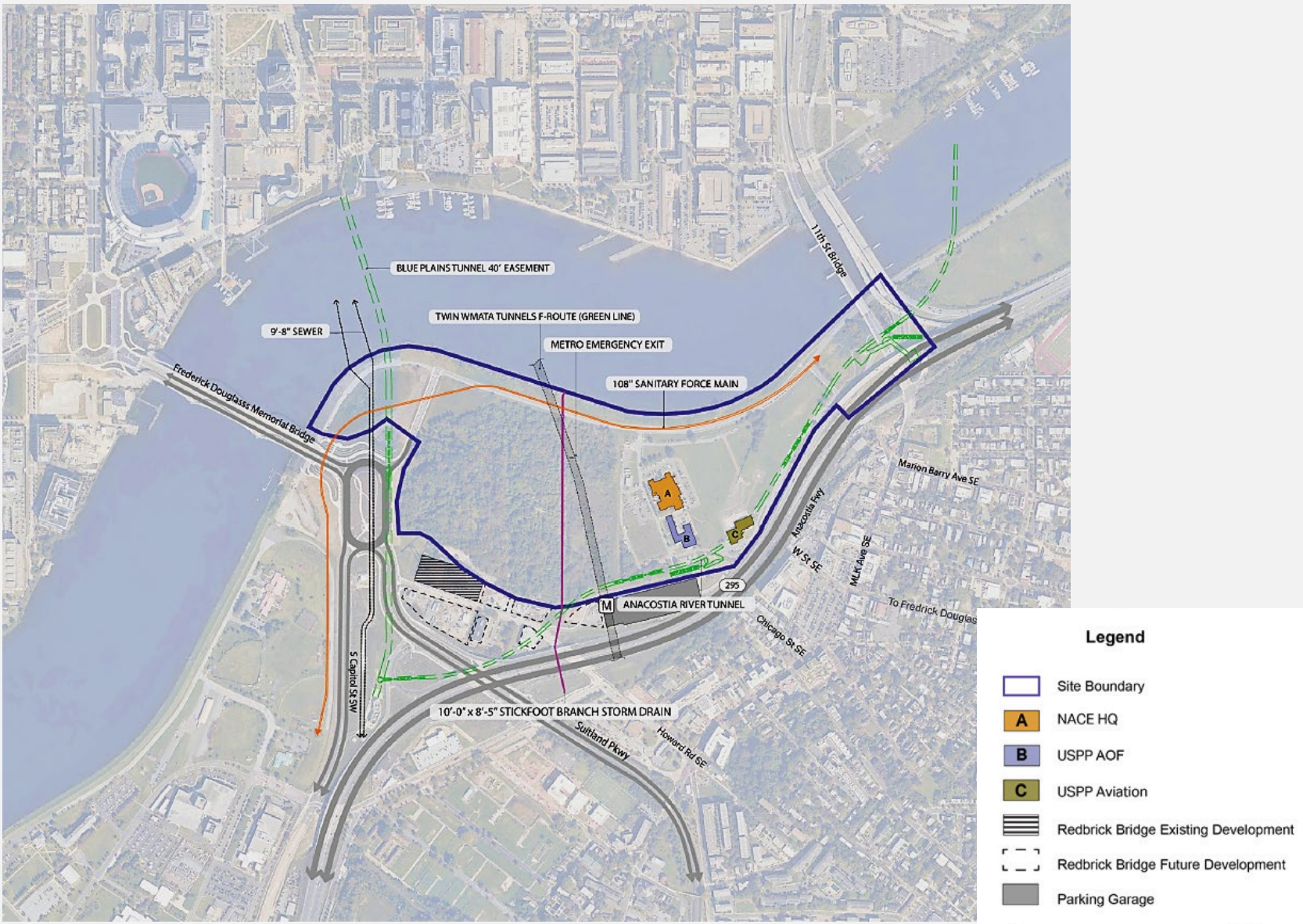
Existing Floodplains



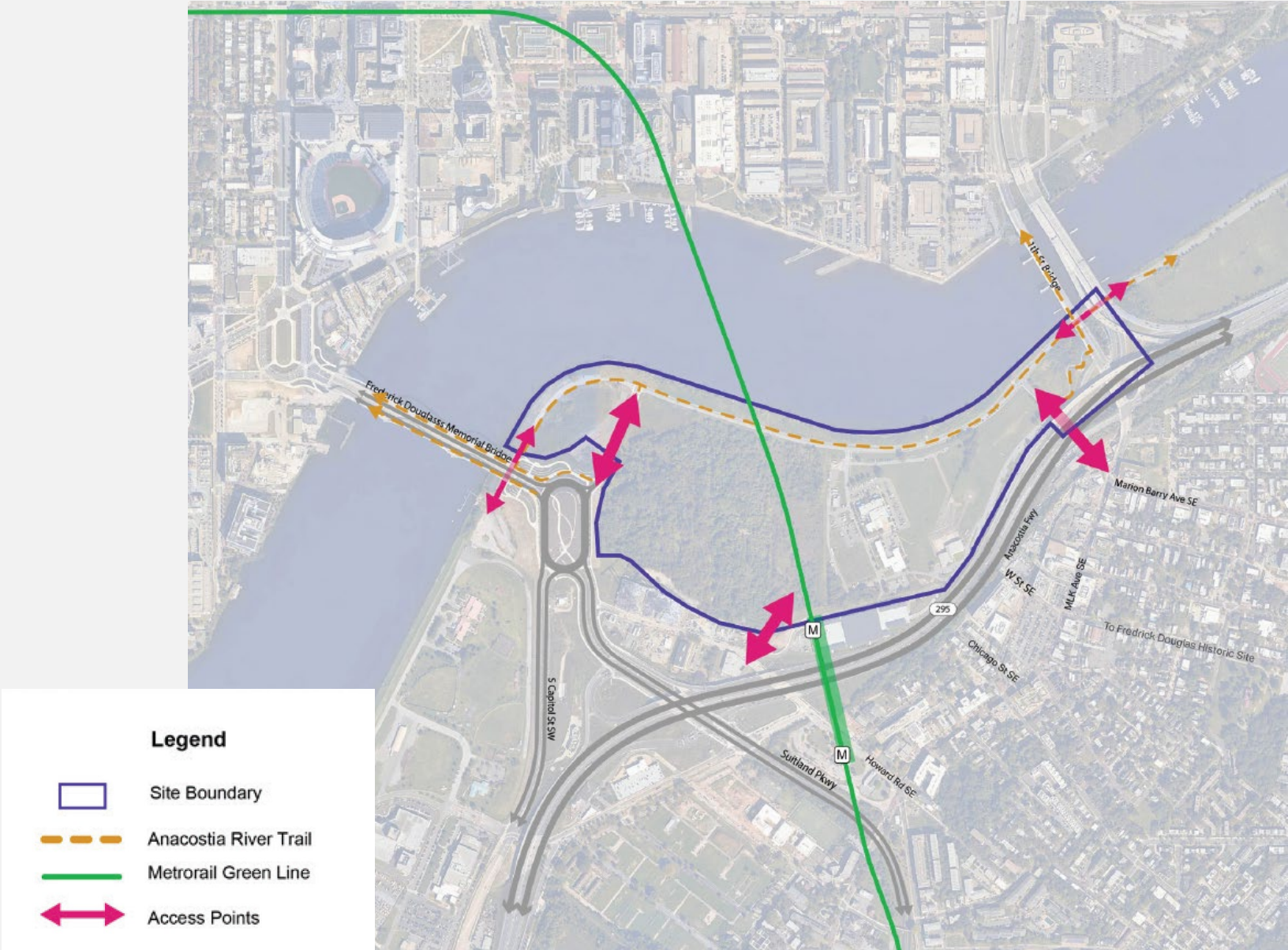
Existing Topography



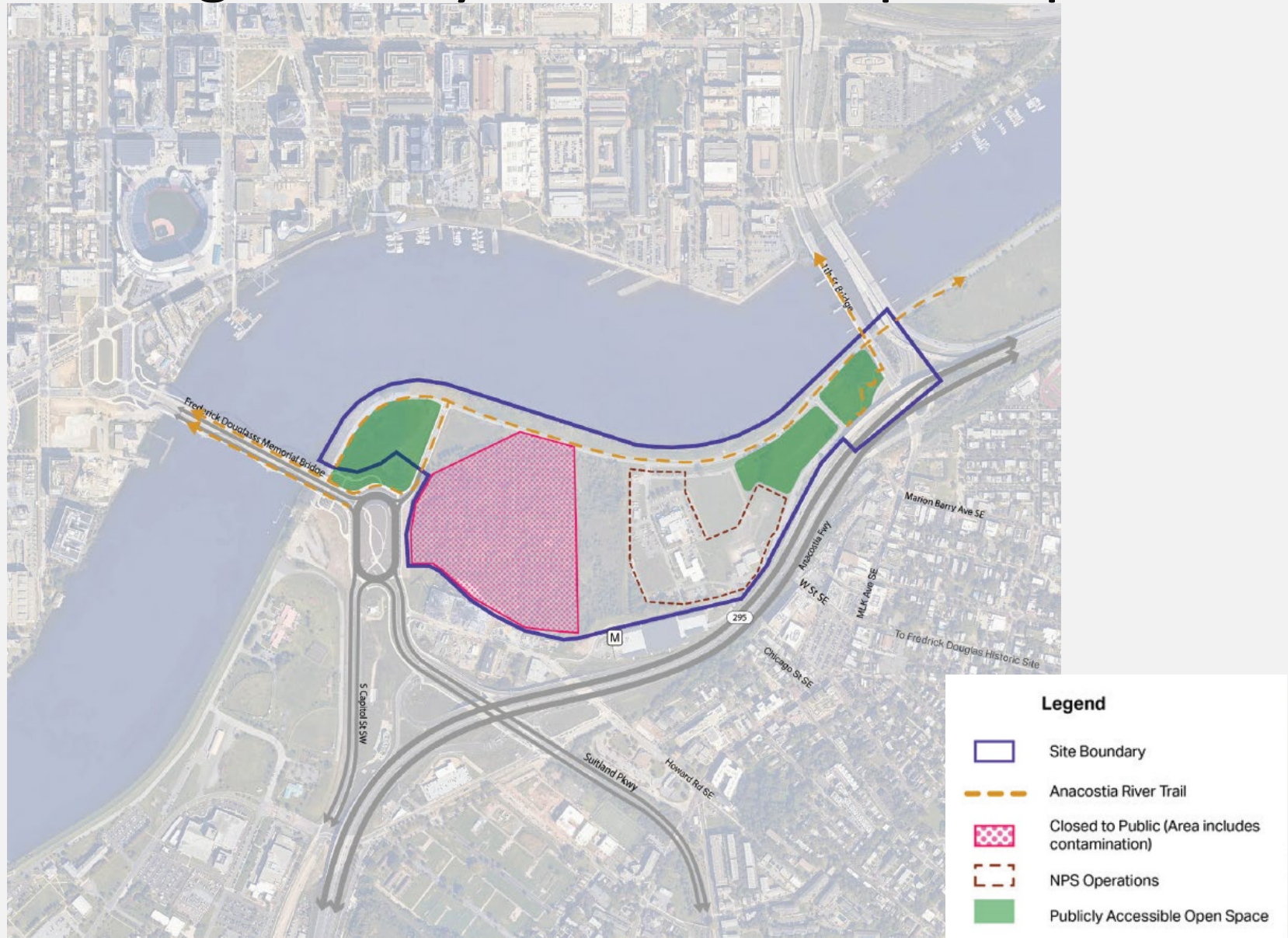
Existing Infrastructure and Facilities



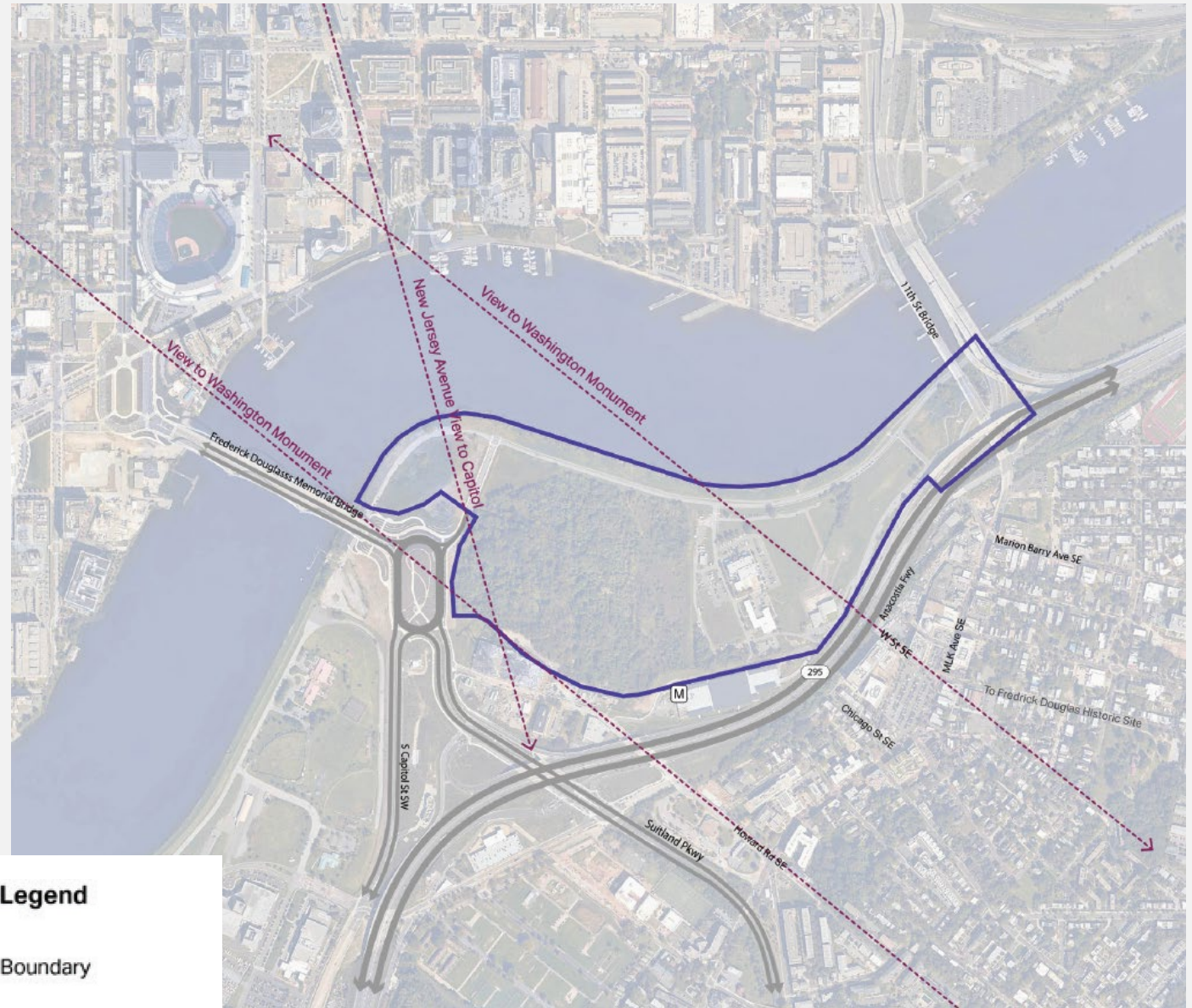
Existing Transportation Access



Existing Publicly Accessible Open Space



Existing Views and Vistas



Planning Principles



Alternative A: Greenway Connections



Wetlands

- Expansive wooded buffer
- Wildlife habitat corridor and educational trail
- Retention of 4.7 acres of existing wetlands and addition of 2.6 acres of new wetlands for a total of 7.3 acres of wetlands, with the expectation that the amount could be increased
- Distance between the buildings that flank Stickfoot Branch is approximately 700 feet

Open Space

- Consolidated green corridors across the site
- Co-location of open space at the point with wetlands
- Series of linear greenways with facilities
- Waterfront park with public square

Connectivity

- W Street as a pedestrian and vehicular greenway
- Improved Marion Barry Avenue access and Howard Road Access
- Direct connection to the South Capitol Street oval
- Continued connection to Anacostia Park via Anacostia Drive

Waterfront Character

- Concentrated development along the waterfront with dispersed open space and recreational uses

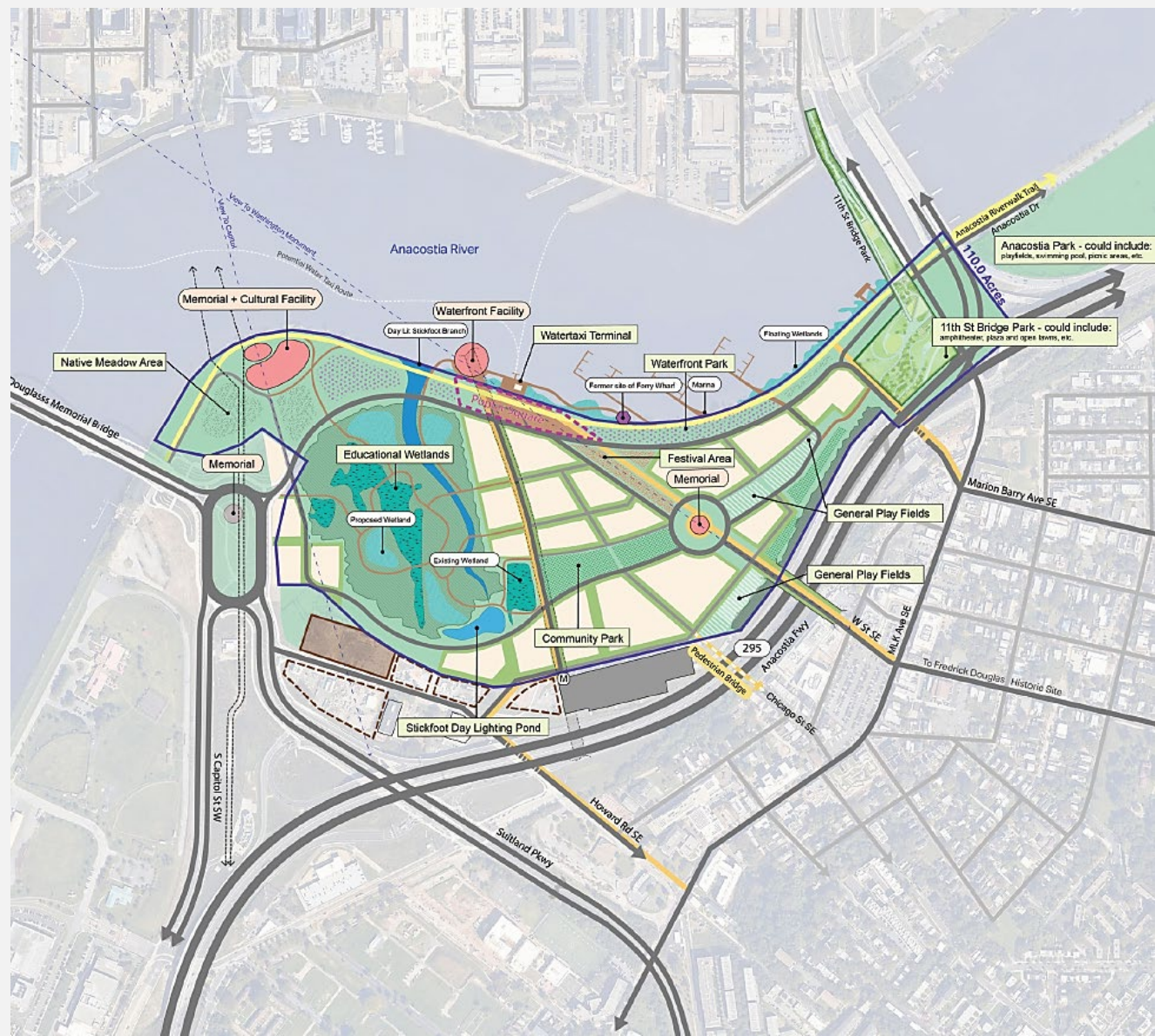
Alternative A: Greenway Connections



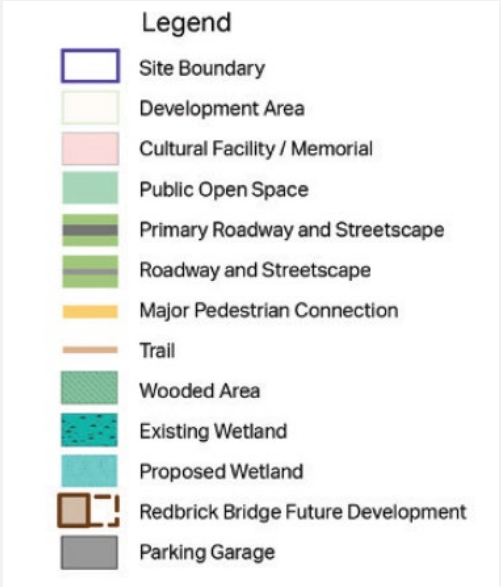
Base Plan of Potential Open Space and Development Concept

- Legend
- Site Boundary
 - Development Area
 - Cultural Facility / Memorial
 - Public Open Space
 - Primary Roadway and Streetscape
 - Roadway and Streetscape
 - Major Pedestrian Connection
 - Trail
 - Wooded Area
 - Existing Wetland
 - Proposed Wetland
 - Redbrick Bridge Future Development
 - Parking Garage

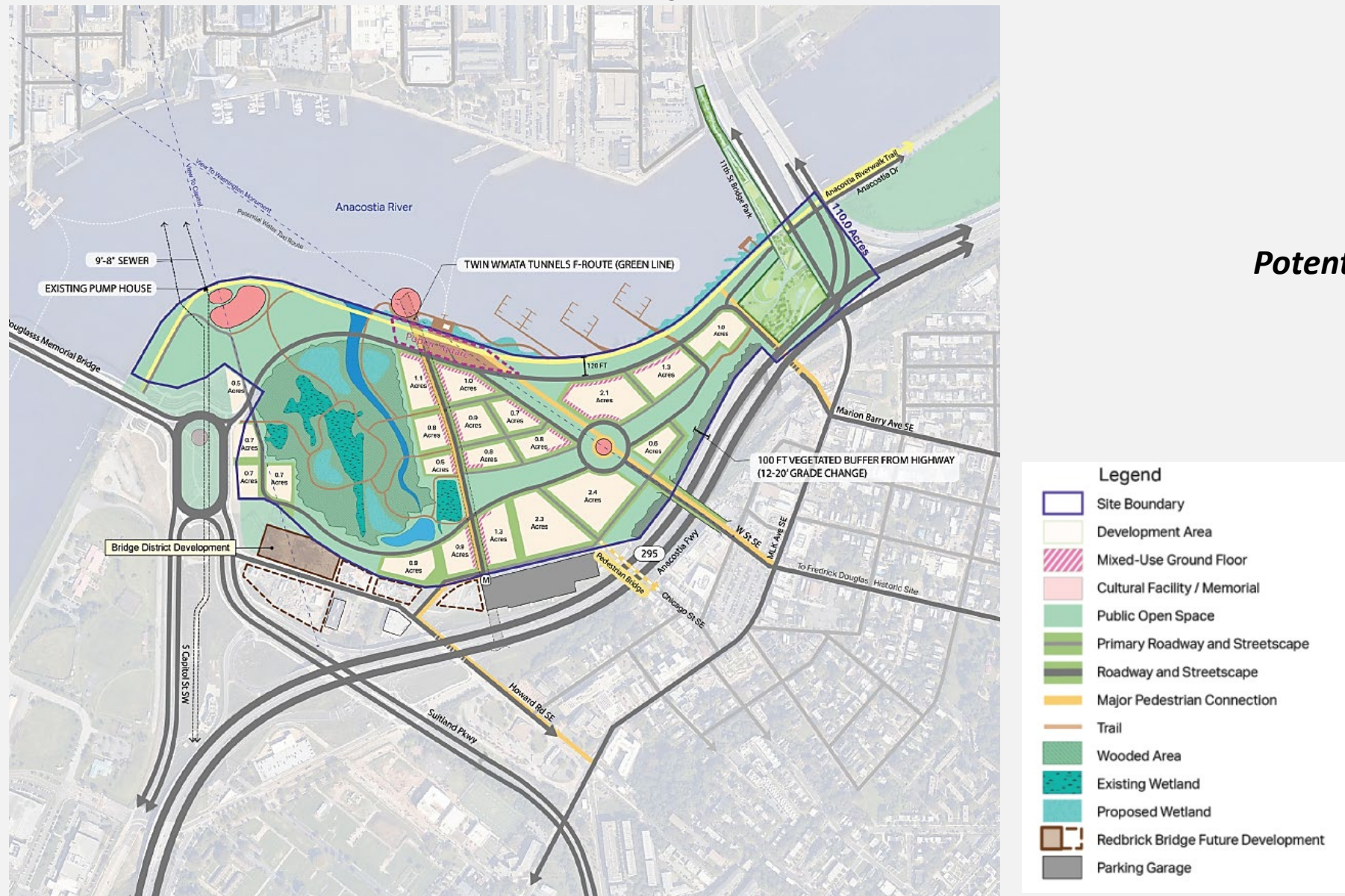
Alternative A: Greenway Connections



Potential Open Space and Memorials



Alternative A: Greenway Connections

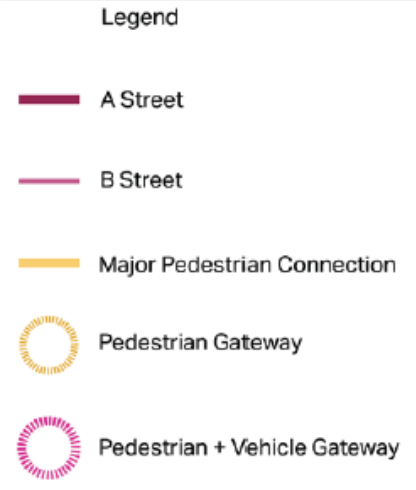


Potential Site Details

Alternative A: Greenway Connections



Potential Circulation



Alternative B: Central Wetlands

Wetlands

- Open space/recreation buffer
- Wildlife habitat corridor and educational trail
- Retention of 5.3 acres of existing wetlands and addition of 2.9 acres of new wetlands for a total of 8.2 acres of wetlands, with the expectation that the amount could be increased
- Distance between the buildings that flank Stickfoot Branch is approximately 450 feet

Open Space

- Separate and distinct areas of open space across the site creating a variety of experiences
- Adjacency of open space on the point to wetlands
- Extended waterfront park
- Public square adjacent to waterfront

Connectivity

- Pedestrian and vehicular activated corridor connecting the site to the community via W Street
- Improved Marion Barry Avenue access and Howard Road Access
- Direct connection to the South Capitol Street oval
- Continued connection to Anacostia Park via Anacostia Drive

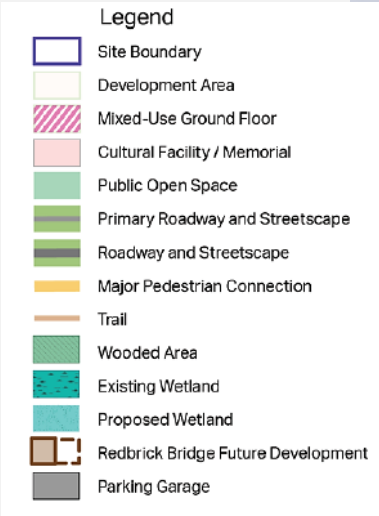
Waterfront Character

- Mix of natural and developed areas along the waterfront



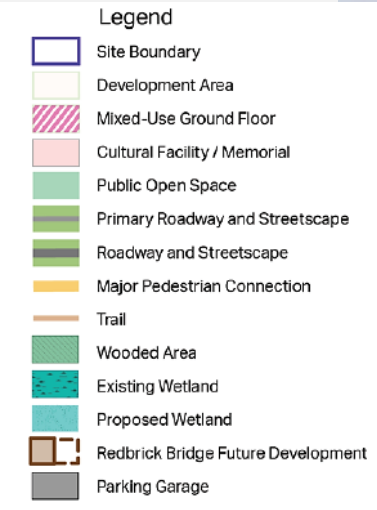
Alternative B: Central Wetlands

*Base Plan of Potential
Open Space and
Development Concept*



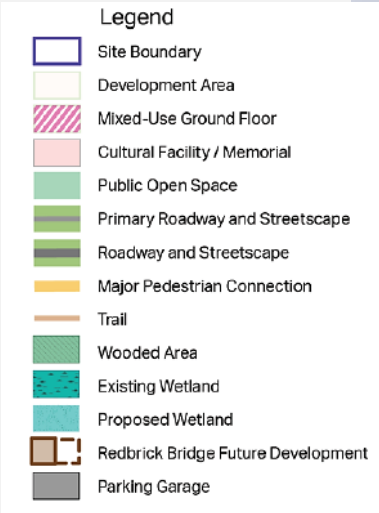
Alternative B: Central Wetlands

Potential Open Space and Memorials



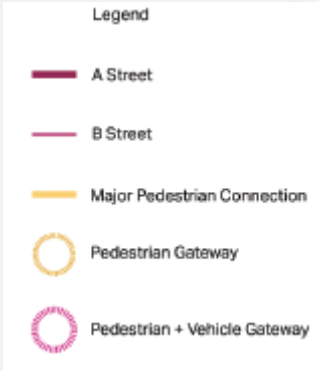
Alternative B: Central Wetlands

Potential Site Details



Alternative B: Central Wetlands

Potential Circulation



Alternative C: Anchor Use on Point



Wetlands

- Adjacent to development
- Wildlife habitat corridor and educational trail
- Retention of 4.7 acres of existing wetlands and addition of 3 acres of new wetlands for a total of 7.7 acres of wetlands, with the expectation that the amount could be increased
- Distance between the buildings that flank Stickfoot Branch is approximately 500 feet

Open Space

- Dispersed and connected pockets of open space across the site
- Some open space adjacent to wetlands
- Waterfront park directly next to outdoor activities
- Public square located interior to the site

Connectivity

- Pedestrian path extending to the waterfront
- Improved Marion Barry Avenue access and Howard Road Access
- Direct connection to the South Capitol Street oval
- Continued connection to Anacostia Park via Anacostia Drive

Waterfront Character

- Consistent development along the waterfront with areas of open public space around Stickfoot Branch and between development and 11th Street Bridge

Alternative C: Anchor Use on Point



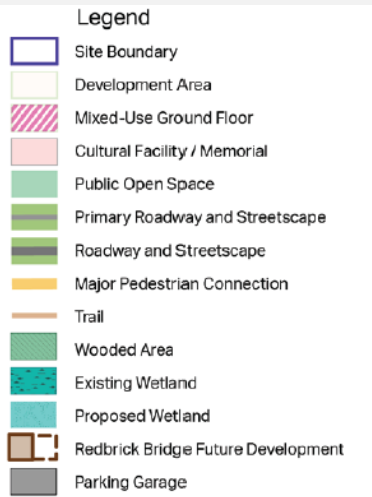
***Base Plan of Potential
Open Space and
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Alternative C: Anchor Use on Point



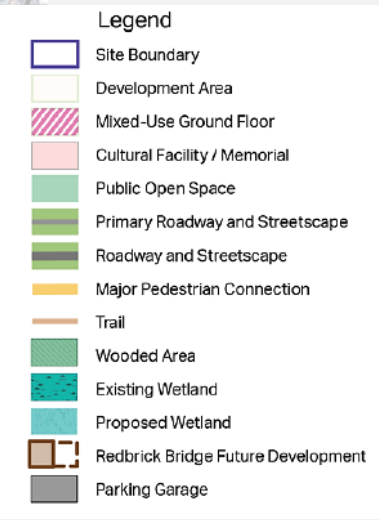
Potential Open Space and Memorials



Alternative C: Anchor Use on Point



Potential Site Details



Alternative C: Anchor Use on Point



Alternative Comparison

Greenway Connections



Central Wetlands



Anchor Use on the Point

