National Capital Planning Commission

East Potomac Park Golf Links Plan

Southwest, Washington, DC

Approval of Comment on Concept Plans

United States Department of the Interior, National Park Service

December 3, 2026 | File: 8832

Project Summary



Commission Meeting Date: December 3, 2026

NCPC Review Authority: Review of Federal Projects in the District 40 U.S.C. § 8722(b)(1) and (d)

Applicant Request: Approval of Comments on Concept Plans

Session: Open Session

NCPC Review Officer: Michael Weil

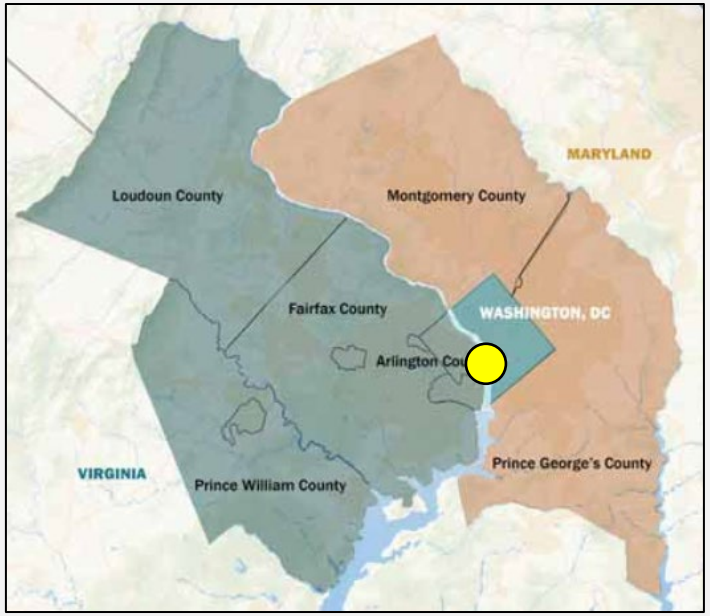
NCPC File Number: 8832

Project Summary:

The Department of the Interior has submitted a proposed plan to redevelop the East Potomac Golf Course and portions of the surrounding East Potomac Park landscape. The comprehensive approach would renovate multiple Hains Point recreational amenities and structures; reconfigure golf holes, fairways, greens, tees, bunkers, and practice facilities; and improve drainage, irrigation, vegetation, and golf course circulation. The plan intent is to create a safe, championship-caliber public course and practice facility that is affordable and accessible, and more resilient to flooding.

The applicant submitted the plan to NCPC for feedback on the proposed site planning approach; its relationship to the historic landscape; and the potential implications for public recreation, waterfront access, and the overall character of East Potomac Park.

Project Location





Project Location





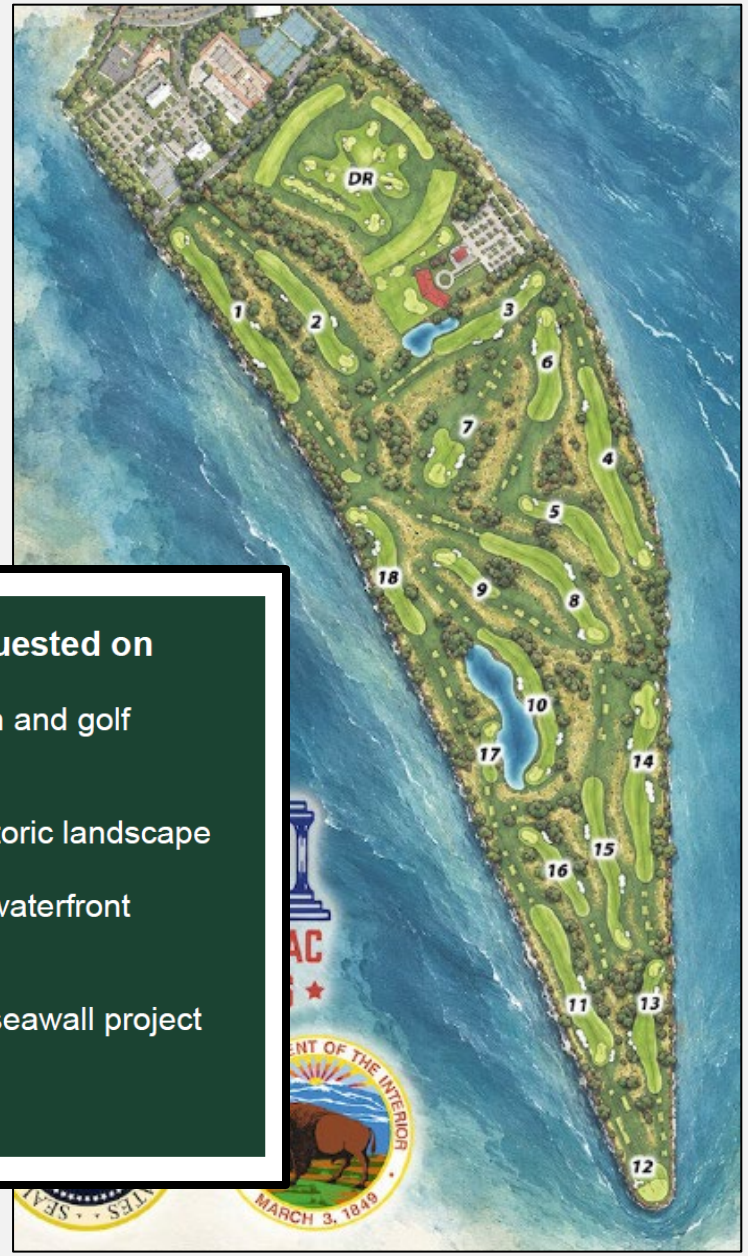
Project Intent

The current course is falling apart

- The seawall is failing, flooding the promenade and closing walkways
- Facility buildings carry 63 Critical or Urgent fire and life safety hazards
- Worn greens, poor drainage, and a dangerous driving range
- Decades of patching have not stopped the decline

We will build a new, great course

- A safe, world-class, affordable championship course, open to the public
- A new seawall built to current codes
- Reopened views of the water and the monuments
- A peer of Torrey Pines, Bethpage Black, and Memorial Park



NCPC feedback requested on

Site planning approach and golf course layout

Relationship to the historic landscape

Public recreation and waterfront access at Hains Point

Coordination with the seawall project

Project Intent

Critics and NPS have asked for change since 1939

> *flat, uninteresting layouts which could be vastly improved under the supervision of a competent course architect*
>
> **Washington Evening Star, 1939**

> *Fairways too rough. Greens too hard, too small, improperly designed*
>
> **NPS memorandum, December 1940**

> *outmoded and far behind the modern trend. It is too short, not well trapped, and in poor condition.*
>
> **Washington Evening Star, 1939**

How the concept plan responds

DOCUMENTED CALL	CONCEPT RESPONSE
A modern, competitive layout	Comprehensive renovation into an 18-hole course built to host major tournaments
Reopen water views	Selective thinning of non-historic trees and vegetation; course extends to the seawall
Redesign the range	Renovated driving range and practice facilities
Renew playing surfaces	Regrading, new drainage, and new irrigation

Project Intent

NPS GUIDANCE: REOPEN VIEWS AND RENEW PLAYING SURFACES

51

The 2019 treatment guidelines call for reopening views to the water and fixing worn turf and irrigation

> *Reinforce the visual connections to the city and river by selectively removing vegetation to open views to the iconic buildings of Washington, D.C., and to the Potomac River and Washington Channel.*
>
> **2019 CLR, Views and Vistas guideline**

> *The turf challenges on this property are due to traffic patterns, poor cart paths, poor drainage, tree root competition, poor irrigation system, and shade from trees.*
>
> **2019 CLR, Turf guideline**

> *Existing water supply and irrigation systems are either inadequate or do not work to provide proper irrigation*
>
> **2019 CLR, general guidelines for NPS golf courses**

Project Intent

HOW THE VIEWS WERE LOST

50

Decades of planting closed in the open course and cut off the water

> *resulted in the planting of thousands of trees and flowering shrubs…including on…East Potomac, where they were never intended*
>
> **2017 Cultural Landscape Inventory**

> *Tree plantings around the greens in the 1960s and 1970s hemmed in the views and restricted the vistas along the fairways.*
>
> **2019 CLR Treatment Guidelines**

> *screen plantings and encroaching invasive vegetation filled in along the edge blocking the views to the surrounding East Potomac Park, Potomac River, and Washington Channel*
>
> **2019 CLR Treatment Guidelines**

> *The historic view to the Potomac River is obscured by the growth of willows along the edge of the golf course perimeter*
>
> **2019 CLR Treatment Guidelines, Figure 42**

Project Intent

VIEWS OF THE WATER AND MONUMENTS WERE PART OF THE DESIGN

49

From the start, the course's setting was treated as its greatest asset

> *It is doubtful if there is any golf course anywhere that surpasses in the beauty of its surroundings [as] the golf course in East Potomac Park.*
>
> **The Washington Post, July 1, 1928 (quoted in the 2017 CLI)**

> *From the very beginning, views of iconic buildings of Washington, D.C., were recognized as a major design asset*
>
> **2019 CLR Treatment Guidelines**

> *Travis and subsequent designers noted these views as factors in the design of the courses.*
>
> **2019 CLR Treatment Guidelines**

> *The growth of vegetation within the study area has obscured these views.*
>
> **2019 CLR Treatment Guidelines**

Project Intent

ORIGINAL INTENT: A COURSE OPEN TO THE WATER

48

The course was laid out on an open, waterfront site with views in every direction

> *this close proximity to the water was a characteristic feature of Walter Travis' original…design*
>
> **2017 Cultural Landscape Inventory**

> *Wide open vistas of grass and views toward the water, were the desired effect at East Potomac.*
>
> **2017 Cultural Landscape Inventory**

> *the river itself may be followed by the eye of a waiting golfer for many miles southward*
>
> **The Washington Post, July 1, 1928 (quoted in the 2017 CLI)**

> *Travis capitalized on the geography, relatively flat topography, and generally treeless areas to offer general views and vistas to the Washington Monument, the Jefferson Memorial, the U.S. Capitol building…*
>
> **2019 CLR Treatment Guidelines**

East Potomac Park

Park Establishment

- About 329 acres of federal parkland (Reservation 333) between the Potomac River and the Washington Channel, from the Tidal Basin to Hains Point
- A constructed island, built by Army Corps of Engineers dredging that began in the 1880s and held in place by seawalls
- **1897:** Congress designates Potomac Park for public recreation and enjoyment
- **1911–12:** reclamation completed; park transferred to the Office of Public Buildings and Grounds

Planning and Landscape Design

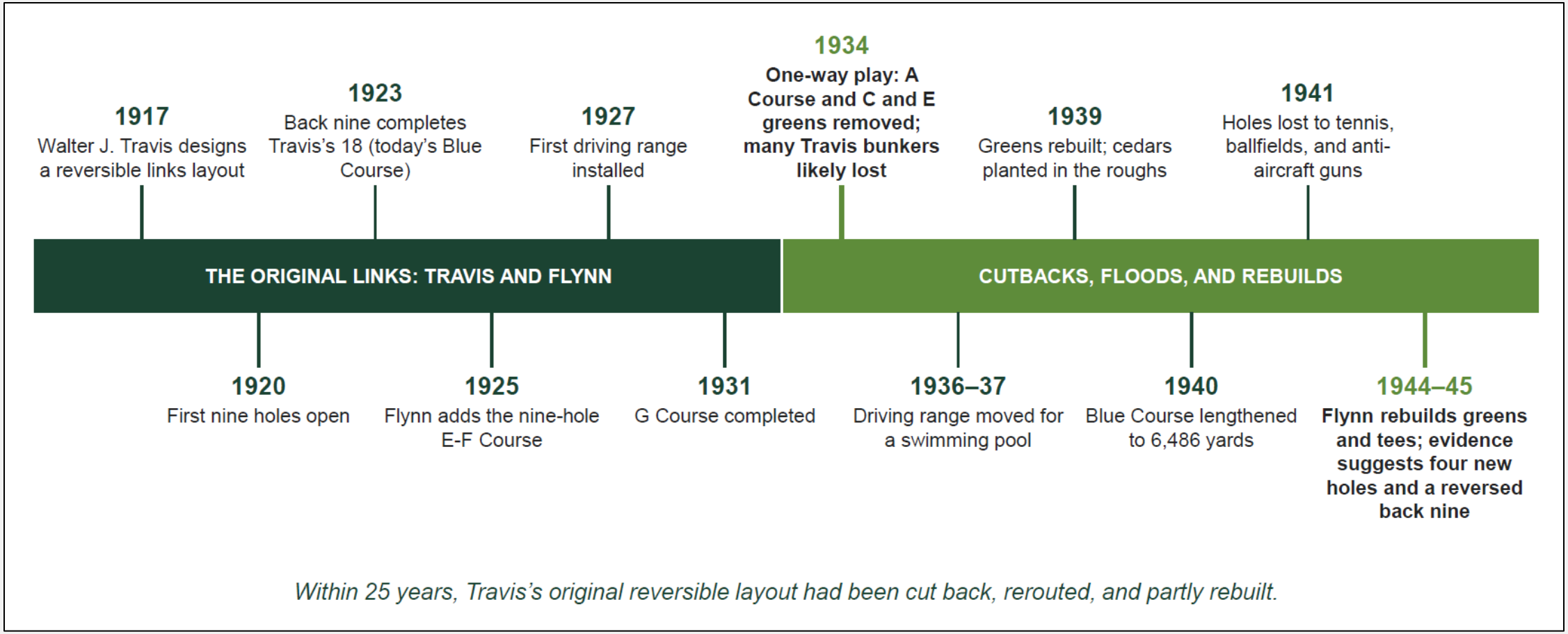
- **1902:** the McMillan Plan makes the reclaimed waterfront part of Washington's park system
- Planned as open space with tree-lined drives and waterfront promenades
- **1916:** the Langdon plan, guided by the Commission of Fine Arts and Frederick Law Olmsted Jr., lays out golf, athletic fields, tennis, swimming, and a field house
- Active recreation in the interior; roads and walks along the water

East Potomac Park

Recreational Development

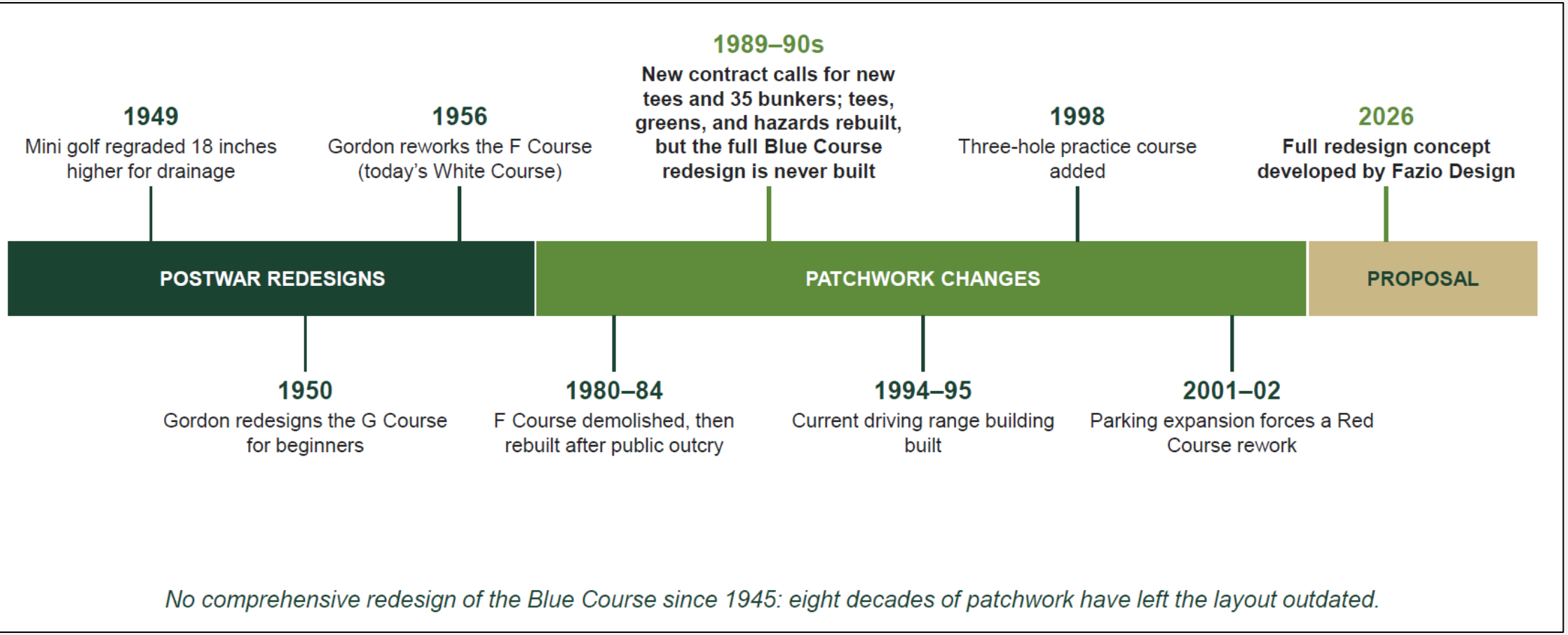
- **Golf:** construction began in 1917; the first nine holes opened in 1920, and the facility grew to three courses
- **Field House:** built 1917–1920 to a design by architect Horace Whittier Peaslee
- **1930s:** a miniature golf course (1931) and a swimming pool (1935–36)
- **Ohio Drive SW:** the Speedway, for scenic driving along the water
- **Seawall promenades:** walking, sightseeing, and fishing
- **Hains Point:** waterfront recreation and views; a teahouse built in the mid-1920s served visitors for decades

Course Design History



Within 25 years, Travis's original reversible layout had been cut back, rerouted, and partly rebuilt.

Course Design History



Historical Significance and Cultural Landscape

Historic designation covers the park's overall landscape, not every aging facility on the course

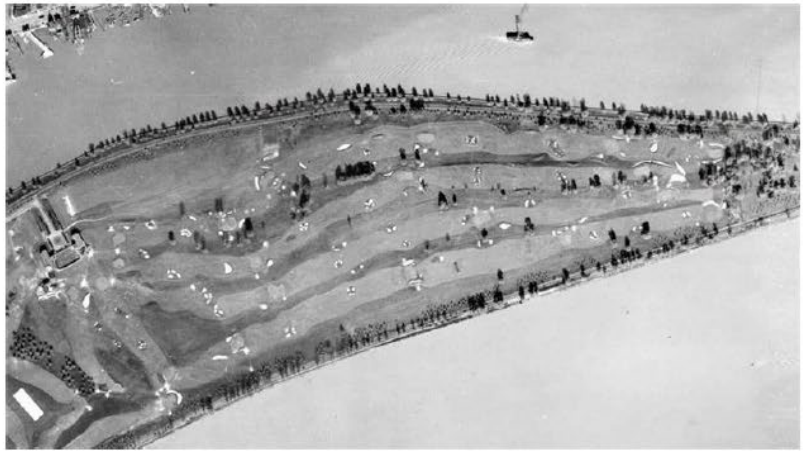
- **Listed:** in the National Register in 1973 as part of the East and West Potomac Parks Historic District (nomination updated 2001)
- **What is significant:** the island landform, perimeter roadway and waterfront, open space and views, and the course's role in desegregating NPS recreation in the early 1940s
- **Much is not historic:** the driving range and its 1994–95 building, the 1998 practice course, the Red Course (reworked 2001–02), and decades of later tree plantings
- **Much has already changed:** Travis's layout has been cut back, rerouted, and partly rebuilt many times since the 1920s
- **Much is failing:** 2026 assessments rate 69 of 110 deficiencies Critical or Urgent, and the seawall shows "major disturbance and rapid deterioration"
- **The opportunity:** renovation can replace what is failing while keeping the island setting, the waterfront, and the views

Historical Photos

Aerial photographs show a course laid out in the open, edged by the river and the channel



1922: an open course across the island, the Washington Monument on the horizon



1927: fairways and greens in the open, with trees mostly at the edges



1935: open fairways from end to end, the Monument beyond

From the air, the early course was open from end to end with water on every side, a connection the concept renews by placing holes right on the water.

Historical Photos

From the ground and the air, the water and the monuments were part of the experience



1920s: the open course between the Potomac River and the Washington Channel



1930s: across the Washington Channel to the open course and the Monument



1910: open lawn with the Washington Monument in view

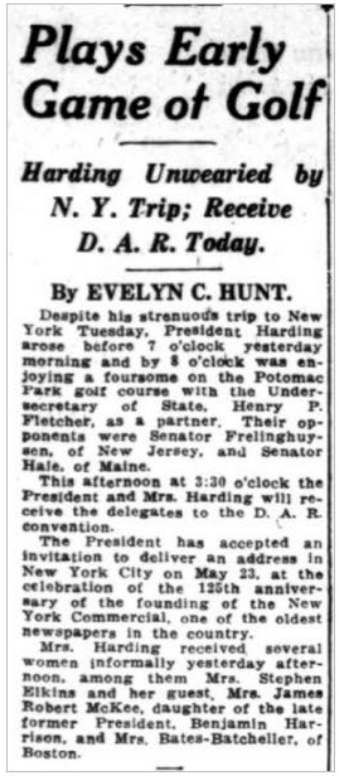
Open lawns and fairways kept the river, the channel, and the Washington Monument in view across the park.

Historical Article



Golfer Harding Pays His Quarter

President Harding, the other day was eager for a game of golf, but it was too late to motor to any of the suburban clubs around Washington. He was reminded that for 25 cents he could play on the near municipal links, and the idea appealed to him. He is seen here paying his ground fee to the keeper of the public course.



Plays Early Game of Golf

Harding Unwearied by N. Y. Trip; Receive D. A. R. Today.

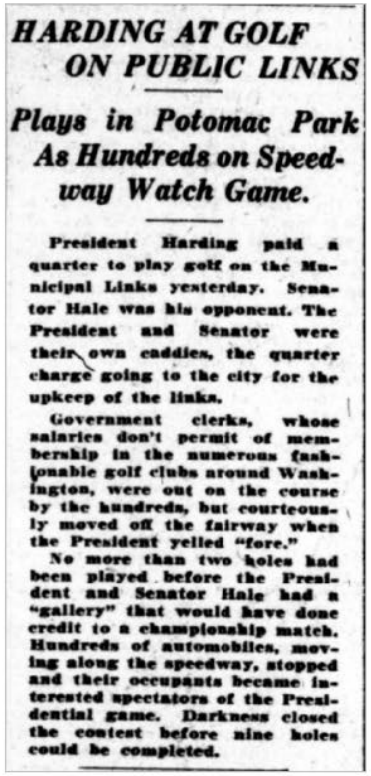
By EVELYN C. HUNT.

Despite his strenuous trip to New York Tuesday, President Harding arose before 7 o'clock yesterday morning and by 8 o'clock was enjoying a foursome on the Potomac Park golf course with the Undersecretary of State, Henry P. Fletcher, as a partner. Their opponents were Senator Frelinghuysen, of New Jersey, and Senator Hale, of Maine.

This afternoon at 3:30 o'clock the President and Mrs. Harding will receive the delegates to the D. A. R. convention.

The President has accepted an invitation to deliver an address in New York City on May 23, at the celebration of the 125th anniversary of the founding of the New York Commercial, one of the oldest newspapers in the country.

Mrs. Harding received several women informally yesterday afternoon, among them Mrs. Stephen Elkins and her guest, Mrs. James Robert McKee, daughter of the late former President, Benjamin Harrison, and Mrs. Bates-Batcheller, of Boston.



HARDING AT GOLF ON PUBLIC LINKS

Plays in Potomac Park As Hundreds on Speedway Watch Game.

President Harding paid a quarter to play golf on the Municipal Links yesterday. Senator Hale was his opponent. The President and Senator were their own caddies, the quarter charge going to the city for the upkeep of the links.

Government clerks, whose salaries don't permit of membership in the numerous fashionable golf clubs around Washington, were out on the course by the hundreds, but courteously moved off the fairway when the President yelled "fore."

No more than two holes had been played before the President and Senator Hale had a "gallery" that would have done credit to a championship match. Hundreds of automobiles, moving along the speedway, stopped and their occupants became interested spectators of the Presidential game. Darkness closed the contest before nine holes could be completed.

Press coverage of President Harding's rounds at East Potomac, 1921

April 1921

President Warren G. Harding arrived unannounced at the field house, paid the 25-cent fee, and played the public links.

He reportedly returned as often as four times a week, playing the same public links as everyday Washingtonians.

A course for everyone: the same public links have served presidents and everyday Washingtonians alike.

Existing Conditions

THE PARK AND COURSE TODAY

What is here. The peninsula holds the 18-hole Blue Course, the 9-hole Red and White Courses, a driving range, the Field House, mini golf, and Hains Point's lawns and picnic areas, ringed by Ohio Drive and the seawall promenade.

A failing shoreline. Tidal water overtops the settled seawall twice a day almost all the way around the island; sections of the promenade are collapsed and closed, and storms intermittently close Ohio Drive.

Unsafe buildings. 2026 NPS assessments rate the clubhouse interior, driving range building, and range Critical, and found 63 Critical or Urgent fire and life safety hazards, 48 of them in the clubhouse.

Worn-out grounds. Potholed parking and cart paths, a leaning retaining wall, faded signs, dead trees over parking, standing water, and failing turf.

A neglected Hains Point. Invasive vegetation has built up from deferred maintenance, benches are in disrepair, soils are subsiding, and erosion is exposing tree roots along the Potomac.

Lost views. Decades of unplanned planting have blocked many of the course's historic views of the river, channel, and monuments.



Existing Conditions

Blue Course

18 holes · par 72 · 6,599 yards

Walter J. Travis's original course, south of the Field House; the main course for more experienced golfers

White Course

9 holes · par 33 · 2,420 yards

On the site of William Flynn's 1925 course, today following William Gordon's 1950s redesign; favored by seniors and families

Red Course

9 holes · par 27 · 1,142 yards

All par 3s, southeast of the Field House; used for beginners, lessons, and youth camps

Also on site: a two-tiered driving range, a 3-hole practice course, practice putting greens, and miniature golf; about 88,000 rounds are played each year



Existing Conditions

THE CURRENT COURSE: BLUE COURSE

19

How play moves through the Blue Course



Blue Course

18 holes · par 72 · 6,599 yards

Walter J. Travis's original course; the main course for more experienced golfers

Front nine

Starts at the Field House. Holes 1–4 play south down the middle of the island; holes 5–9 turn and play back north, with hole 6 along the eastern edge.

Back nine

Hole 10 doglegs west, then south; hole 11 returns north; holes 12–14 work south toward Hains Point; holes 15–18 play back north to the Field House.

Existing Conditions

THE CURRENT COURSE: WHITE COURSE

20

How play moves through the White Course



White Course

9 holes · par 33 · 2,420 yards

On the site of William Flynn's 1925 course, north and west of the Field House; today's layout follows William Gordon's 1950s redesign

- Hole 1 starts beside the Field House and plays out past the driving range
- Holes 2–8 work back and forth across the north end of the island
- Hole 9 plays back toward the Field House
- Favored by seniors and families

Existing Conditions

THE CURRENT COURSE: RED COURSE

How play moves through the Red Course



Red Course

9 holes · par 27 · 1,142 yards

A short course of par-3 holes southeast of the Field House, on the Washington Channel side of the island

- Hole 1 starts just south of the Field House
- Holes 1–4 play south in a line, parallel to Blue Course holes 7–9; holes 5–9 work back north, and hole 9 returns to the Field House
- A 3-hole practice course (1998) sits at its north end
- Used for beginners, lessons, and youth camps

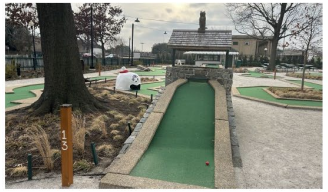
Existing Conditions

EXISTING CONDITIONS: MINI GOLF COURSE

23







EXISTING CONDITIONS: GOLF SUPPORT FACILITIES

20


Golf Course Storage Facility


East Potomac Park Field House


Golf Course Storage Facility


East Potomac Golf Course Maintenance Facility


Instructional Building


Starter Shed and Beer Garden



Existing Conditions

EXISTING CONDITIONS: DRIVING RANGE

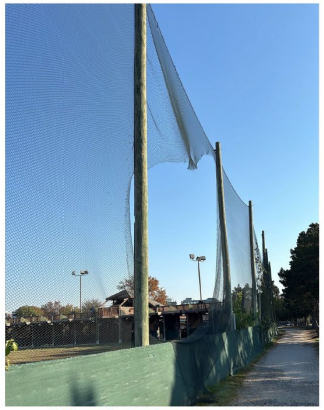
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Driving range building with boarded-up openings



Hitting stalls: peeling mats, exposed conduit



Safety netting torn loose along the range



Failed roof shingles, debris and animal droppings



Rotting railing on the upper deck

EXISTING CONDITIONS: FIELD HOUSE (CLUBHOUSE)

21



East Potomac Park Field House



East Potomac Park Field House



Existing Conditions

EXISTING CONDITIONS: GOLF COURSE

22

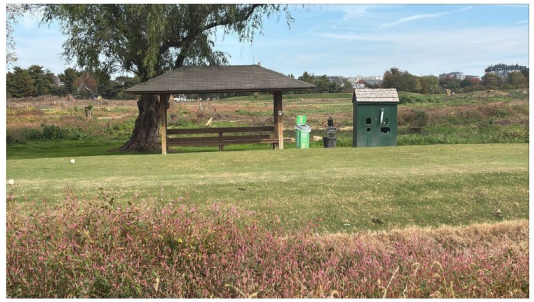


EXISTING CONDITIONS: COMFORT STATIONS AND RAIN SHELTERS

24



Comfort station



Rain shelter



Existing Conditions

EXISTING CONDITIONS: HAINS POINT 26



EXISTING CONDITIONS: HAINS POINT FACILITIES 25



East Potomac Park Playground



Hains Point Picnic Area



Hains Point Picnic Area



Hains Point Parking Area



Existing Conditions

SEAWALL CONDITION: STRUCTURAL FAILURE

28

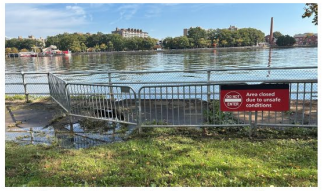

Walkway slab cantilevered over a washout


Buckled, displaced walkway slabs behind fencing


Collapse hole beside the railing foundation


Heaved, broken promenade behind failed fencing


Collapsed seawall section fenced off at the Potomac

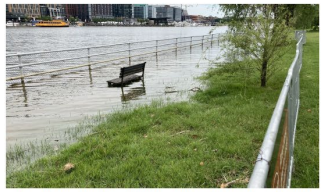

Promenade closed due to unsafe conditions

SEAWALL CONDITION: FLOOD EVENTS

29


Promenade submerged as the river pours past the closure


Potomac overtopping the seawall onto the lawn


Bench and walkway under water facing The Wharf


Washington Channel promenade flooded end to end


Floodwater at the doorstep of an NPS building


River water flowing through a void beneath the cap



Existing Conditions

A COURSE AT THE END OF ITS SERVICE LIFE

15

East Potomac is one of the most-played public courses in the nation's capital, yet it has fallen into disrepair and is unsafe: its playing surfaces, buildings, and the seawall that holds the island in place have reached the end of their service lives. Piecemeal repair will not reverse the decline.

An outmoded course. The Blue Course has not been substantially changed since William Flynn's 1944–45 revisions; the full redesign required by the 1989 concession contract was never carried out.

Failing facilities. 2026 NPS assessments rate the driving range building, driving range, and clubhouse interior Critical, and flag 69 of 110 deficiencies as Critical or Urgent, including 63 fire and life safety hazards.

A failing shoreline. The seawall is "severely deteriorated in all areas and has failed in some," closing promenade segments and flooding the park interior.

A rare opportunity. A comprehensive renovation can deliver a world-class, affordable public golf destination that is safe, resilient, and built to host championship events.

~88,000

rounds of golf played each year (2014–2016)

2017 Golf Course CLI

69 of 110

facility deficiencies rated Critical or Urgent

2026 NPS Condition Assessment

$31.1M

20-year renewal and deferred maintenance need for East Potomac golf assets

2017 NPS Condition Assessment

20,700 ft

of seawall around the island to be replaced with stamped concrete, at $304.5M

NPS seawall proposal, 2026

Existing Conditions

2026 SAFETY ASSESSMENT

11 SAFETY HAZARDS IDENTIFIED | 2 CRITICAL | 9 POOR

LOCATION	RATING	HAZARD
Golf school (DC Academy) trailer	CRITICAL	Door marked EXIT opens onto a drop with no exterior stairs
Clubhouse basement storage room	CRITICAL	Wet floor from a clogged drain; slip-and-fall hazard
Clubhouse entrance	POOR	Uneven walking surface at the pro shop and dining entrance
Clubhouse basement storage	POOR	Cluttered storage and stored food creating pest harborage
Driving range upper deck	POOR	Bowing, broken deck surface creating trip hazards
Driving range upper deck	POOR	Broken railing panel; fall risk
Driving range stairwell	POOR	Standing water from a leak at the bottom of the stairs
Driving range	POOR	Five-gallon paint buckets stored at the foot of the stairs
Golf cart storage pavilion	POOR	Potholes and uneven walking surfaces around the building
Golf cart pavilion	POOR	Cracked and broken exterior materials
Security camera	POOR	Camera hanging from a pipe by its wires

2026 CONDITION ASSESSMENT: GOLF FACILITIES AND ASSETS

15 FACILITIES AND ASSETS ASSESSED | 4 CRITICAL | 10 POOR | 1 FAIR

FACILITY OR ASSET	RATING	KEY DEFICIENCIES
Clubhouse interior	CRITICAL	Broken floor and ceiling tiles, water intrusion at light fixtures, boarded-up window, trip hazards
Driving range building	CRITICAL	Rotten beams and tee-box plywood, spongy upper floor, roof damage, exposed wiring, leaks
Driving range	CRITICAL	Turf loss, standing water from failed drainage, damaged ball netting, trash buildup
Parking lot trees	CRITICAL	Dead trees and hanging limbs over visitor parking
Clubhouse exterior	POOR	Cracked walls and foundation, worn steps; may be Critical pending structural review
Retaining wall at putting green	POOR	Leaning wall at risk of partial or complete failure
Golf course parking lot	POOR	Potholes, cracking, faded striping, missing light pole
Paved cart paths	POOR	Potholes and cracking throughout
Light poles	POOR	Missing light covers and deteriorated paint
Wayfinding signage	POOR	Signs badly faded and hard to read
Flower beds	POOR	Trip hazards, missing mulch, weeds, and overgrown shrubs
Maintenance compound	POOR	Clutter and debris, broken irrigation lid, open dumpsters, damaged fencing
Golf cart barn	POOR	Missing gutters and shingles; collision damage at an entrance
Starter building	POOR	Rotten wood and fascia, damaged doors, no gutters
Trash cans	FAIR	Aged and not rodent-resistant

2026 FIRE AND LIFE SAFETY ASSESSMENT

18

84 FIRE AND LIFE SAFETY DEFICIENCIES | 52 CRITICAL | 11 URGENT | 4 POOR | 17 FAIR

LOCATION	CRITICAL	URGENT	POOR	FAIR	KEY HAZARDS
Clubhouse: basement	11	3		1	Blocked exits and extinguisher, blocked panel, unsecured gas cylinders, flammables
Clubhouse: exterior	8		4	4	Exposed wiring, open junction boxes, propane stored at an exit, blocked balcony exit
Clubhouse: kitchen	7	3		1	No carbon monoxide detector, blocked egress door, slide lock on exit
Clubhouse: electrical room	6			1	Storage against electrical panels, open panels, exposed wiring
Clubhouse: sprinkler room	4			2	Storage in sprinkler room, missing extinguisher, corroded outlet box
Clubhouse: entry and dining	3	1		4	Propane heater indoors, failed emergency lighting, exposed wire at exit
Clubhouse: pro shop	1	1		2	Emergency exit blocked by merchandise; batteries charging on combustibles
Driving range	7	1		1	Generator and combustibles under stairs, missing extinguisher, nests by heater
Golf school trailer / GM office	2	1			Exit door with no stairs, blocked panel, failed emergency lighting
Maintenance building	2			1	Light hanging from junction box; 55-gallon chemical drums without containment
Golf cart storage pavilion	1	1			Blocked electrical panel; unsecured gas cylinder
Total	52	11	4	17	**67 of 84 deficiencies are in the historic clubhouse (Field House)**

EAST POTOMAC GOLF LINKS: Concept Proposal
October 30, 2026

East Potomac Park Golf Links Plan

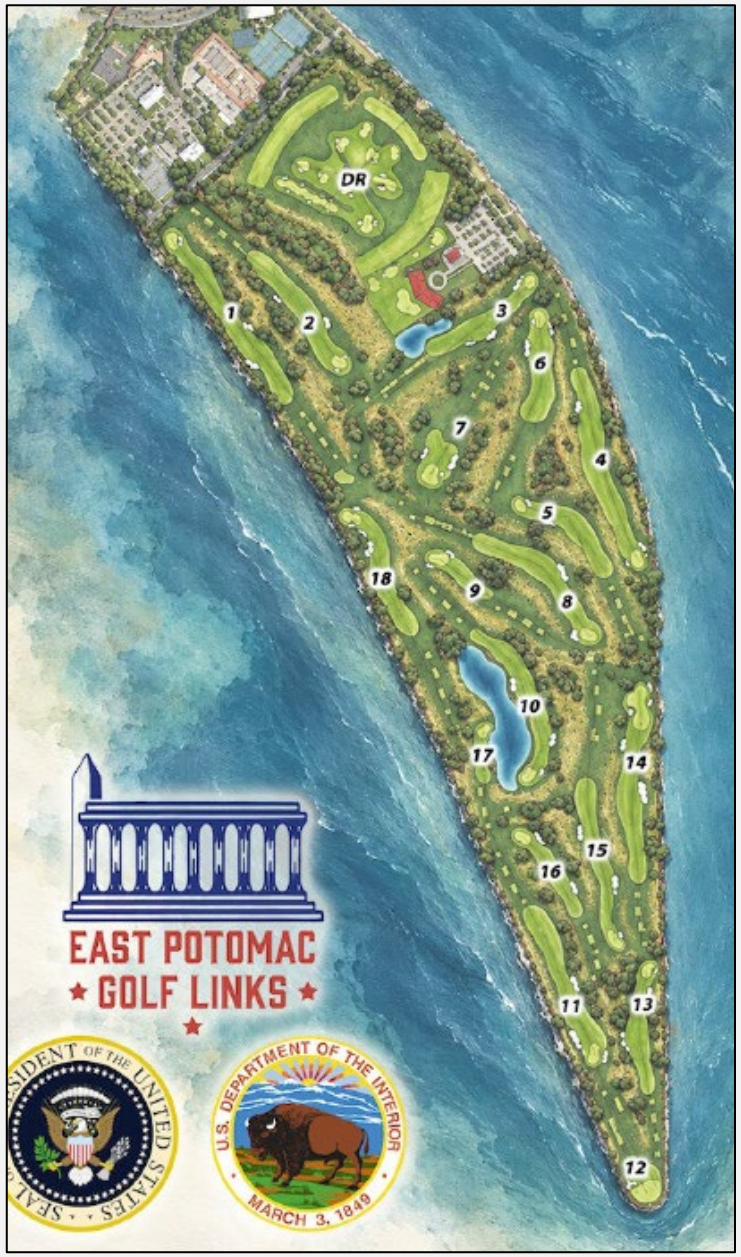
SUMMARY: THE CASE FOR ACTION

The current course is falling apart

- The seawall is failing, flooding the promenade and closing walkways
- Fencing and overgrowth block the course's views of the water
- Facility buildings carry 63 Critical or Urgent fire and life safety hazards
- Worn greens, poor drainage, and a dangerous driving range
- Decades of patching have not stopped the decline

We will build a safe, affordable, world-class public golf course

- Built to championship standards, with proposed lower rates for local golfers
- A new seawall built to current codes
- Holes right on the water, with views of the river and monuments reopened
- A peer of Torrey Pines, Bethpage Black, and Memorial Park

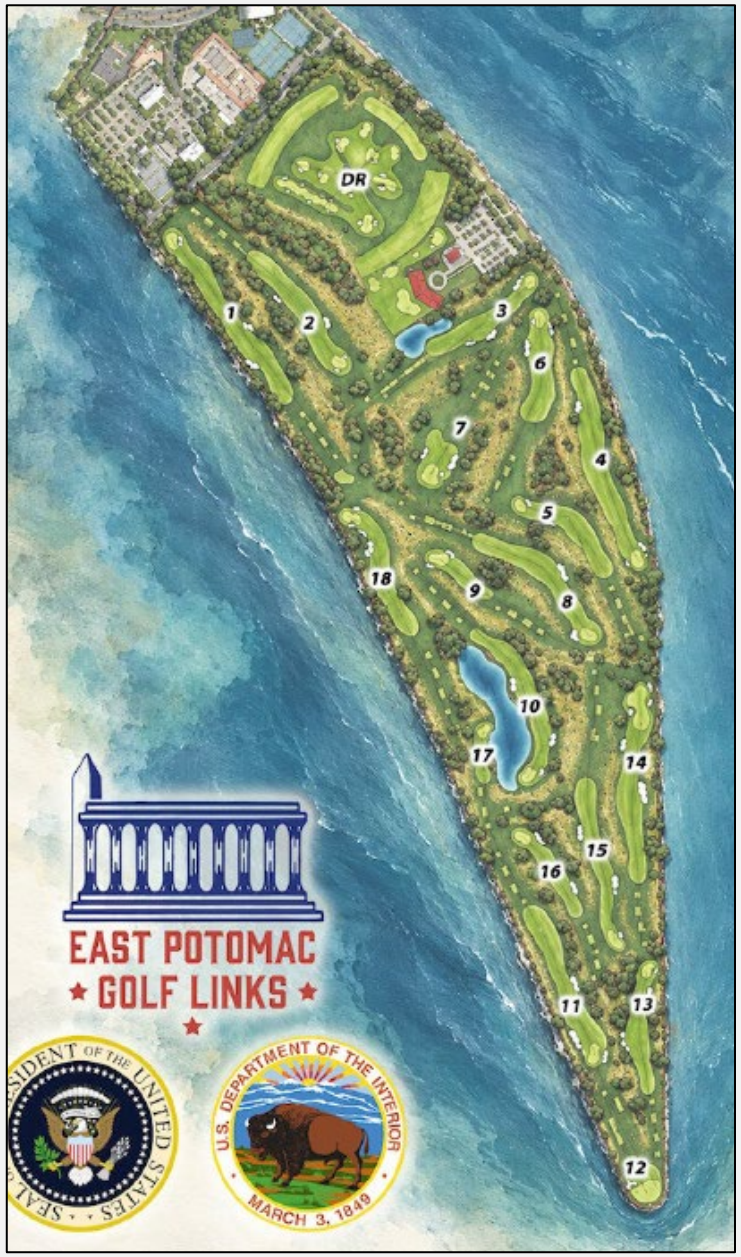


East Potomac Park Golf Links Plan

THE CONCEPT PROPOSAL

A safe, affordable, world-class public golf course on the Potomac

- Safe, affordable, and open to the public
- A new 18-hole championship layout
- A new driving range and practice facilities
- Reopened views to the water and the monuments
- Holes right on the water, renewing the course's original bond with it
- An assessment of every building on the course to determine the best course of action, including whether it should be removed



East Potomac Park Golf Links Plan

WHAT IS A LINKS-STYLE COURSE?

13

The traditional form of golf, played on open ground along the water

Set along the water

Links-style courses are “typically located along a major body of water.”

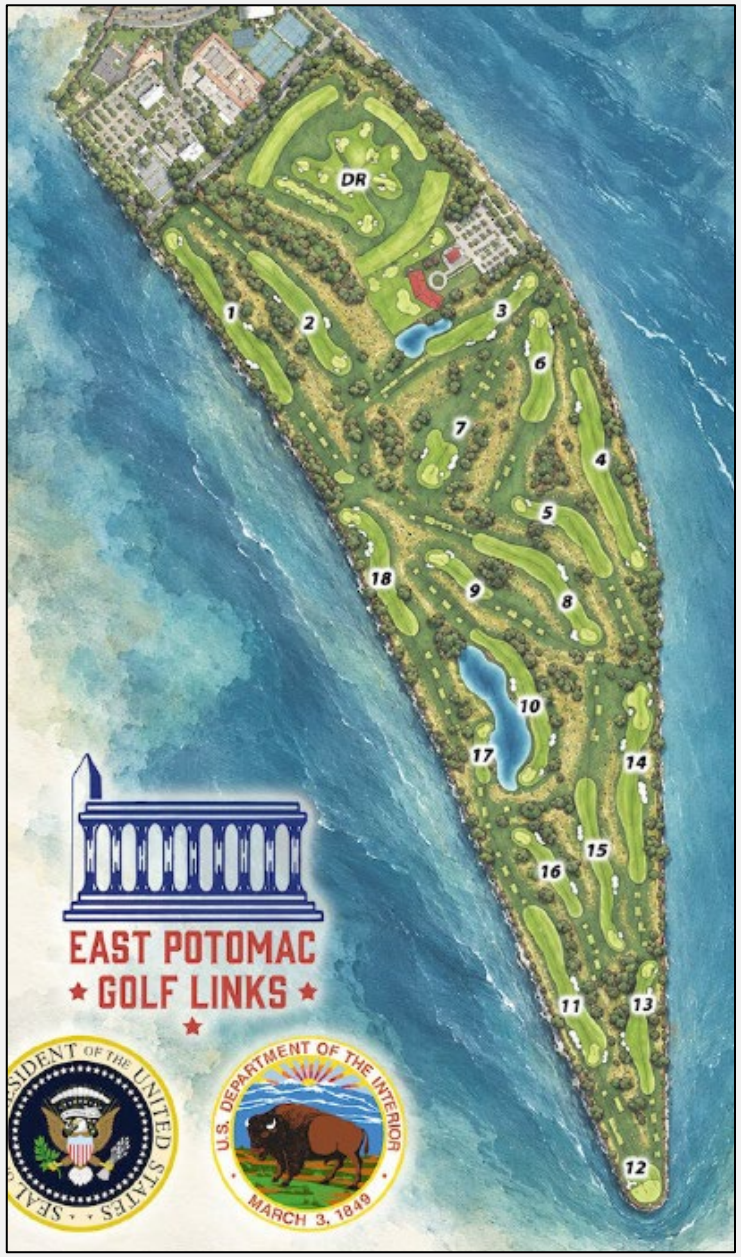
2017 Cultural Landscape Inventory; 2019 CLR

Open and largely treeless

Few trees, allowing “broad views to the waterways” and landmarks

2017 Cultural Landscape Inventory

At East Potomac: Walter J. Travis laid out the course “in the links style considered most suited to the flat, waterfront site.”



East Potomac Park Golf Links Plan

RETURNING EAST POTOMAC TO ITS RIGHTFUL PLACE

48

1

A celebrated beginning

Walter J. Travis designed a links-style course laid out along the Potomac River and Washington Channel, hailed in the 1920s for its scenic setting.

It drew President Harding alongside the public, and protests there in 1941 led the Secretary of the Interior to open federally owned golf courses to African American golfers.

2

Decades of patchwork

Over time, fencing and screen plantings along the edge closed the course off from views of the water, while the course was cut back, rerouted, and partly rebuilt.

With no comprehensive redesign of the Blue Course since 1945, piecemeal changes and deferred care have left it in poor condition.

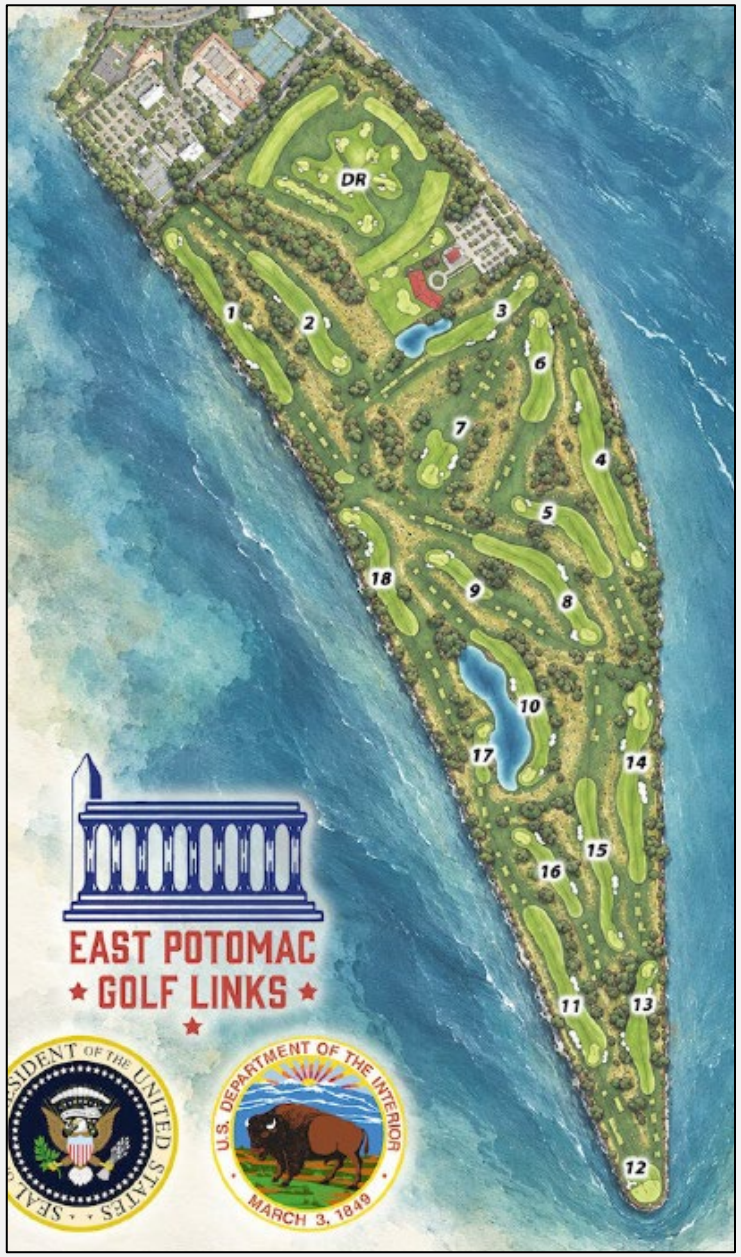
3

A championship future

The Fazio Design concept routes holes along the Potomac and Washington Channel. As on traditional links courses, the water's edge will define the course's boundaries, views, and character.

It is designed to host events such as the U.S. Open, PGA Championship, and Ryder Cup, while staying open and affordable for the public.

The goal: to return East Potomac to its rightful place among America's great public courses, alongside Torrey Pines, Bethpage Black, and Houston's Memorial Park.



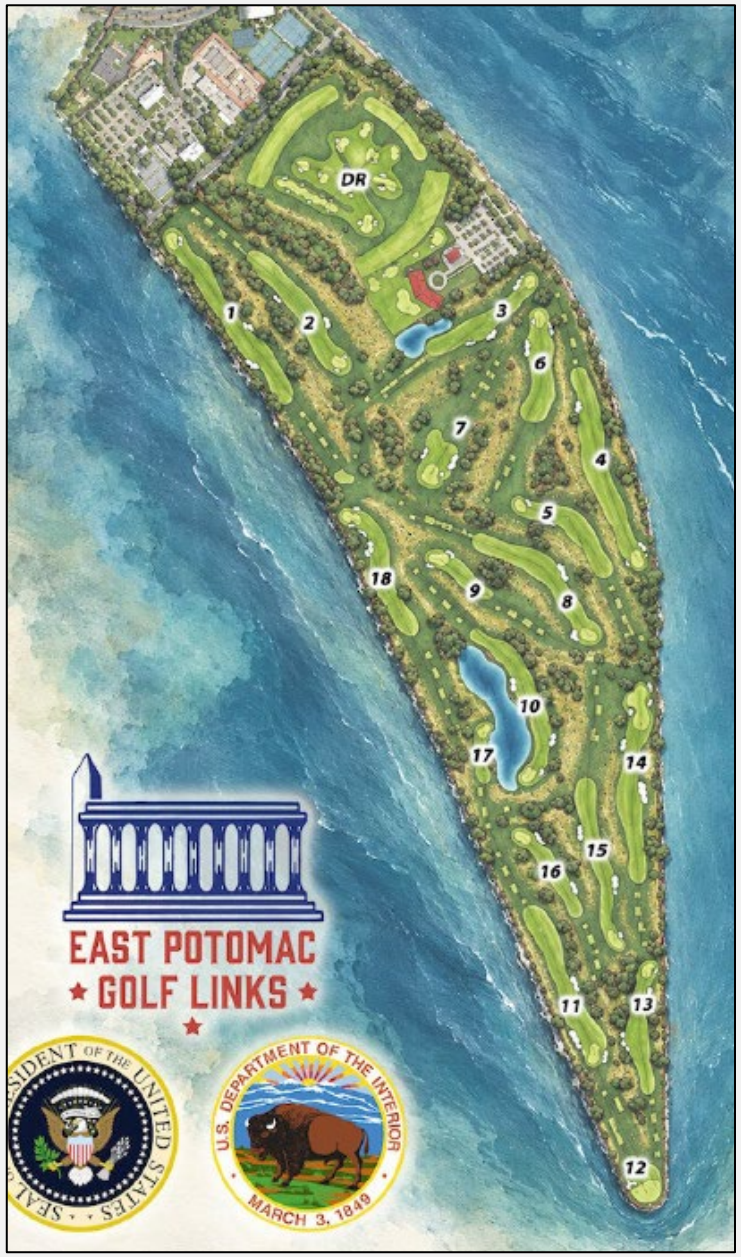
East Potomac Park Golf Links Plan

The concept reconfigures the golf holes, fairways, greens, tees, bunkers, and practice facilities, incorporates Hains Point, and improves drainage, irrigation, vegetation, and golf circulation within the historic landscape of East Potomac Park. Holes now sit right on the water, renewing the close connection to the river and channel that characterized Travis's original design.

Overall goal: a safe, affordable, world-class public golf course

Design goals

1. **Restore safe, high-quality playing conditions**
2. **Reopen views to the water and monuments as originally intended**
3. **Route holes along the Potomac and Washington Channel in the links tradition**



East Potomac Park Golf Links Plan

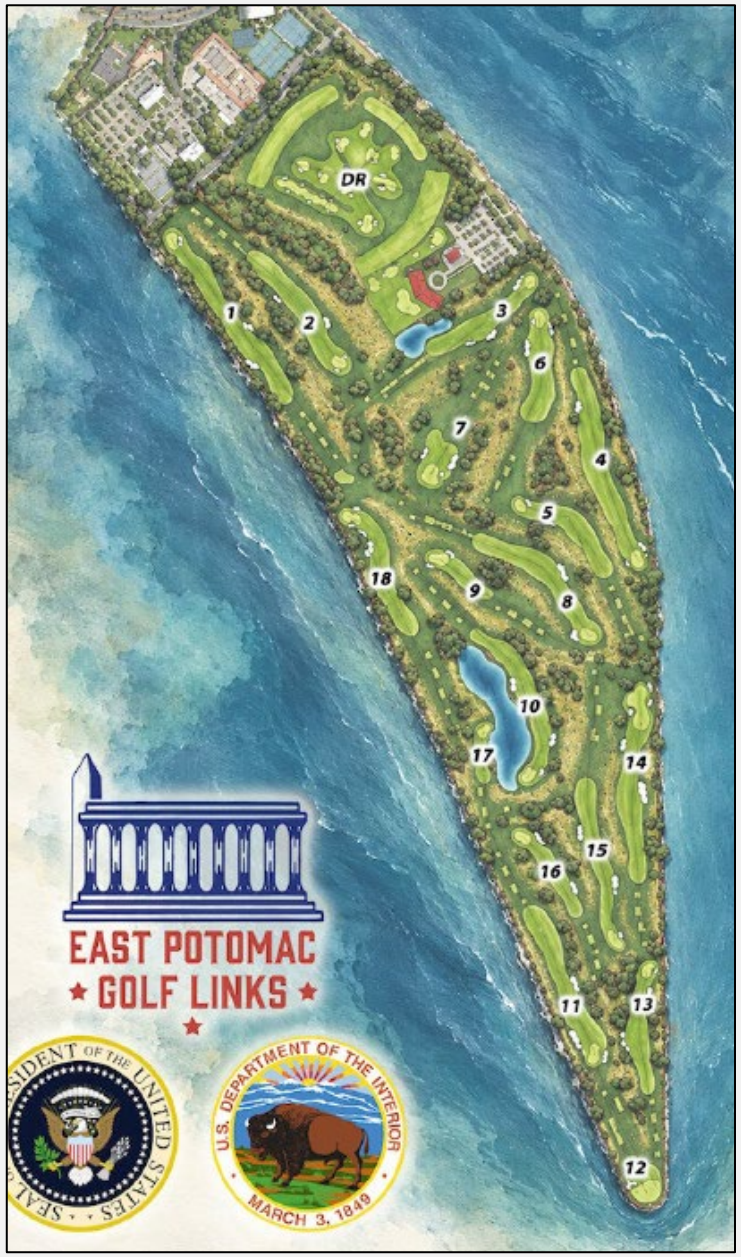
WHAT THE RECORD CALLS FOR

47

NPS studies point to five changes the concept delivers: three structural design changes, then two landscape actions

STRUCTURAL DESIGN CHANGES	WHAT THE DOCUMENTS SAY	SOURCE
Reconnect the course with the water	Close proximity to the water was a characteristic feature of Walter Travis's original links-style design	2017 Cultural Landscape Inventory
Redevelop the playing surfaces	Poor drainage, a poor irrigation system, traffic, and shade undermine turf and playing conditions	2019 CLR Treatment Guidelines
Redesign the driving range	2026 assessments rate the driving range and its building Critical	2026 NPS Condition Assessment

LANDSCAPE ACTIONS	WHAT THE DOCUMENTS SAY	SOURCE
Remove perimeter trees to open water views	Edge plantings block views to the Potomac River and Washington Channel on three sides	2019 CLR Treatment Guidelines
Thin interior trees to reopen monument views	Decades of planting closed in the open fairways; in places, trees now block views to the monuments	2019 CLR; 2017 CLI



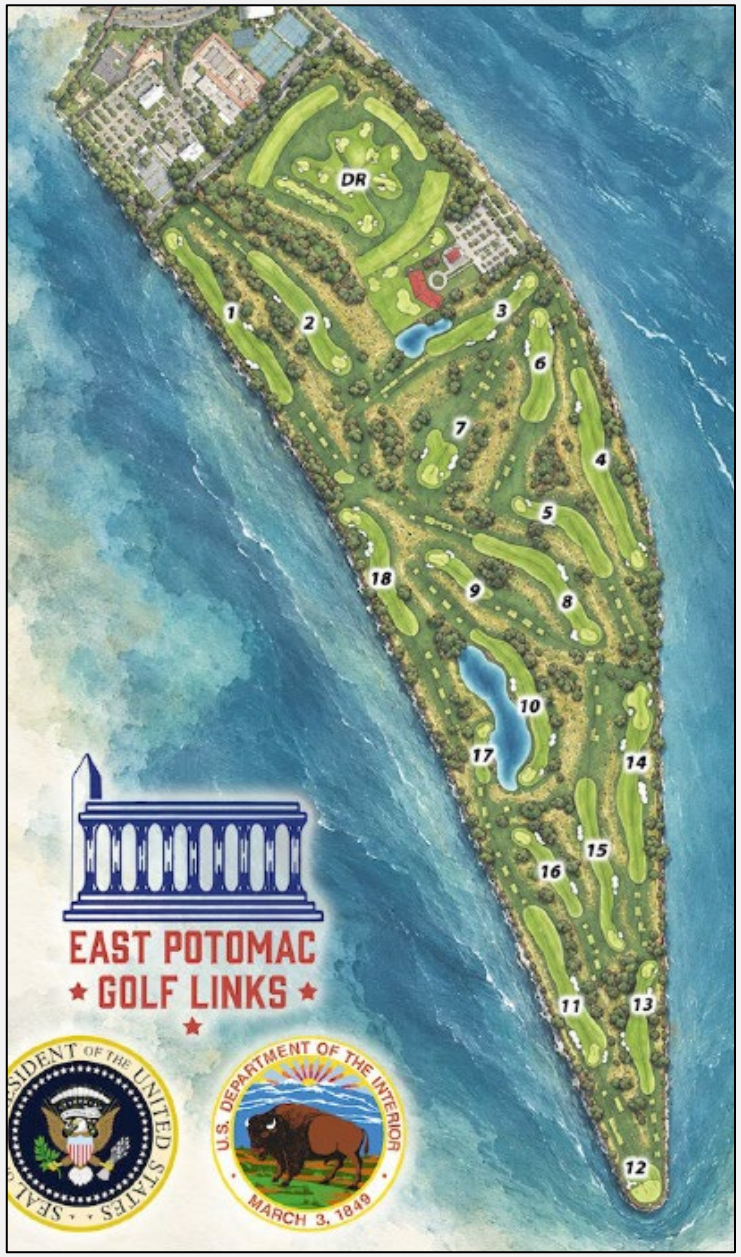
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PRINCIPAL PROJECT ELEMENTS

36

A comprehensive golf renovation; other recreation moves to nearby parkland

Golf course: new 18-hole championship layout with reconfigured fairways, greens, tees, and bunkers	**Driving range and practice:** renovated range, practice greens, bunkers, and short-game areas
Hains Point: the southern tip becomes part of the golf course, in place of the existing lawn and picnic areas	**Landscape and vegetation:** selective thinning to fit the new course and reopen views to the water
Course boundary: the golf course extends to the seawall around the peninsula	**Grading:** regrading for new fairways, greens, bunkers, water features, and drainage
Water and stormwater: new water features and drainage infrastructure	**Irrigation and utilities:** upgraded irrigation, drainage, and utility systems
Golf circulation: renovated cart paths and golf access from park roads	**Displaced recreation:** biking, walking, fishing, and picnicking accommodated nearby, such as at West Potomac Park and the Tidal Basin

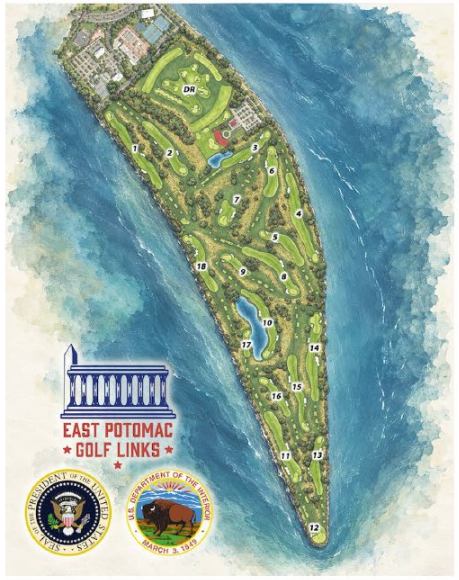


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THE PROPOSED COURSE: ROUTING AND PLAY

51

One 18-hole championship course that uses the whole island, with holes along both shorelines

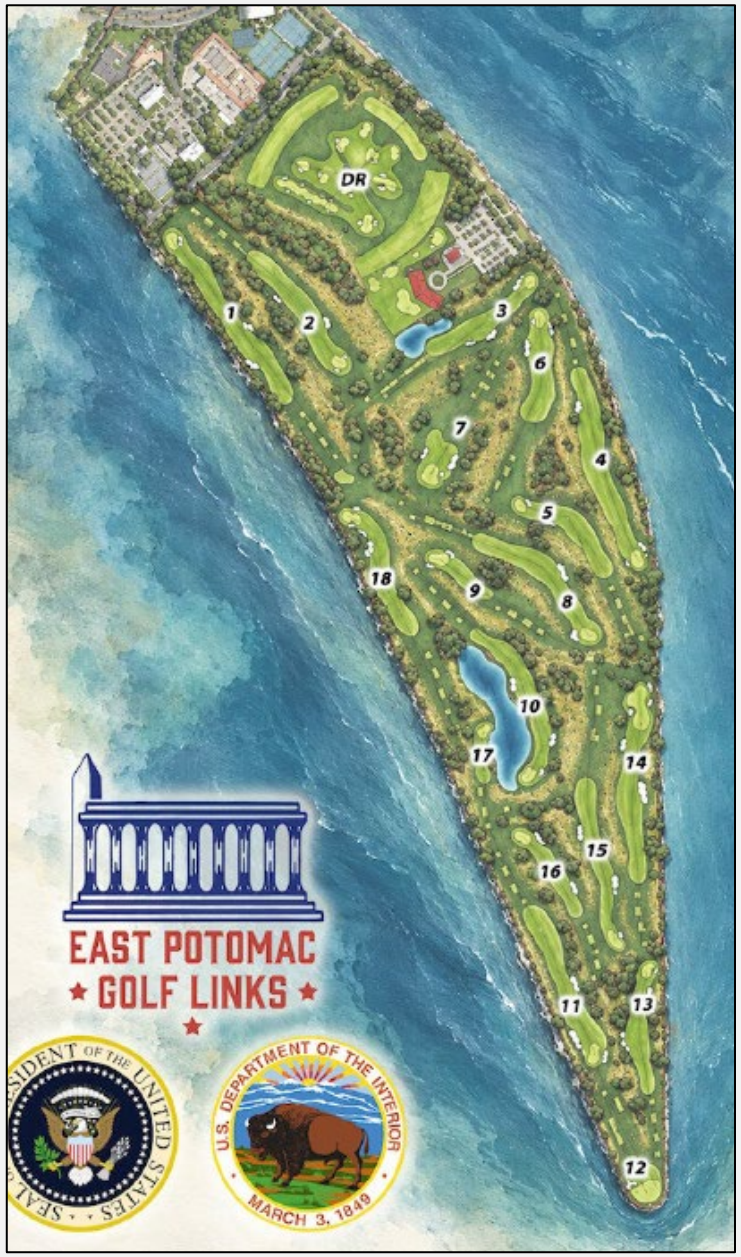


North end: A new driving range (DR) and practice areas at the north end of the island

Front nine: Holes 1–9 loop through the northern half of the island; hole 1 runs along the Potomac and hole 4 along the Washington Channel

Back nine: Holes 10–18 extend south to Hains Point: hole 11 runs down the Potomac side, hole 12 plays to the tip, holes 13–14 return along the channel, and hole 18 finishes along the Potomac

On the water: Holes 1, 4, 11, 12, 13, 14, and 18 play along the shoreline



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THE PROPOSED COURSE: SCORECARD

52

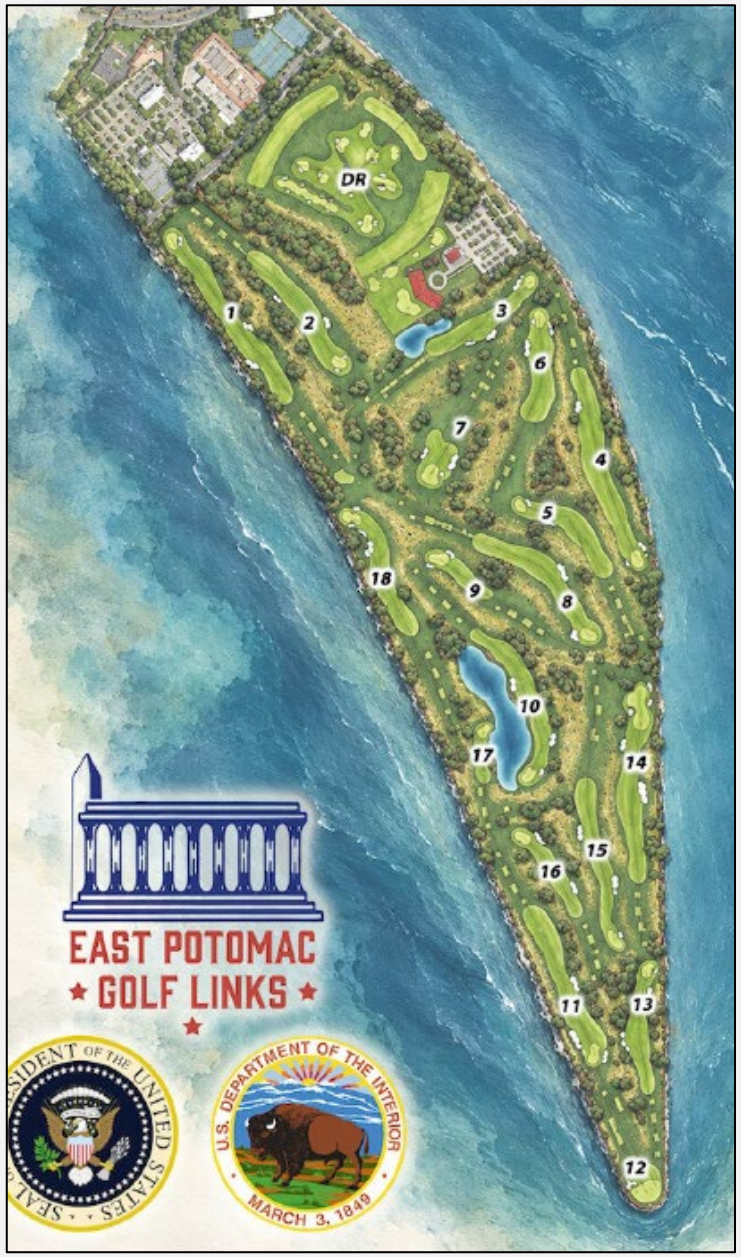
An 18-hole, par-72 championship course with four sets of tees, from 6,013 to 8,105 yards

Hole	Par	1st Tee	2nd Tee	3rd Tee	4th Tee
1	5	611	573	532	494
2	4	477	439	400	352
3	4	432	403	358	316
4	5	631	578	519	468
5	4	406	375	334	293
6	4	446	407	370	334
7	3	299	272	241	210
8	4	527	493	460	423
9	3	273	242	202	167
Out	36	4,102	3,782	3,416	3,057

Hole	Par	1st Tee	2nd Tee	3rd Tee	4th Tee
10	5	570	522	477	430
11	4	506	465	421	382
12	3	265	231	203	160
13	4	433	396	351	310
14	4	524	484	443	401
15	5	630	594	550	483
16	4	366	343	311	285
17	3	223	194	189	147
18	4	486	448	405	358
In	36	4,003	3,677	3,350	2,956

Total: par 72 · 8,105 yards (1st tee) · 7,459 (2nd) · 6,766 (3rd) · 6,013 (4th)

Holes along the shoreline (1, 4, 11, 12, 13, 14, 18)



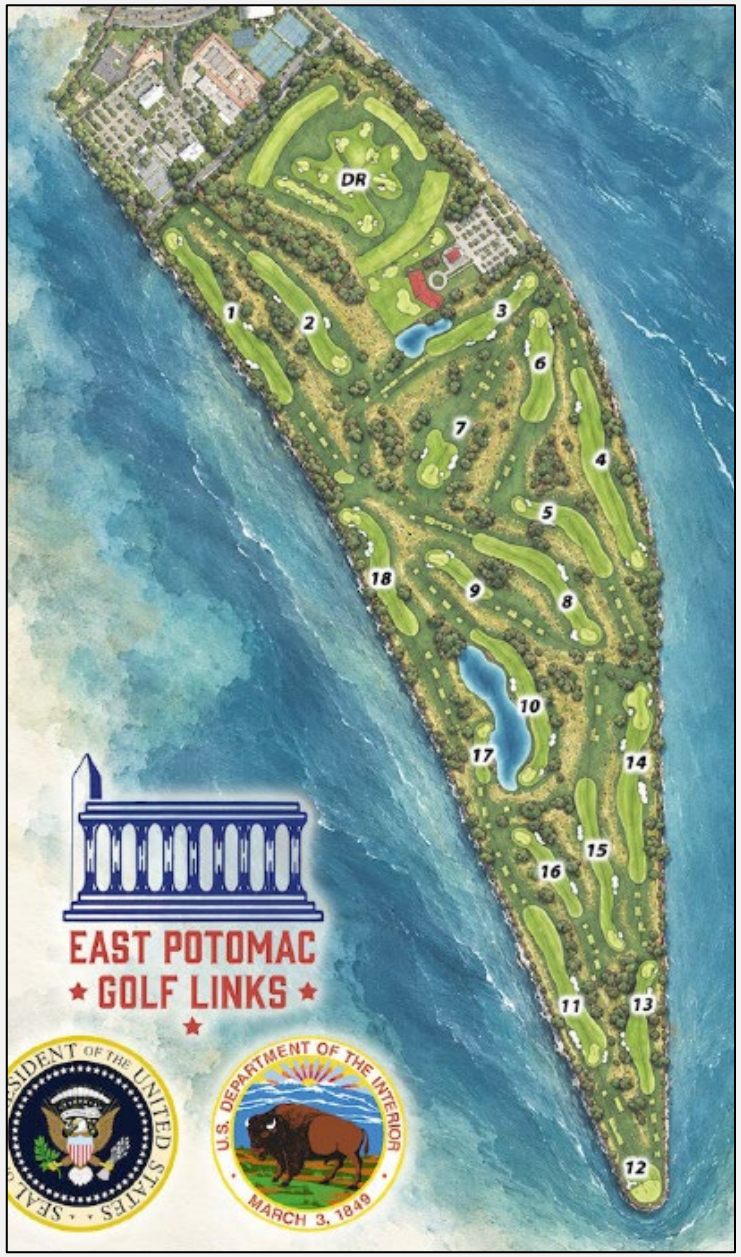
East Potomac Park Golf Links Plan

EXISTING AND PROPOSED: WHAT CHANGES

53

A side-by-side comparison of the course today and the concept

ELEMENT	EXISTING	PROPOSED
Holes	36 holes on three courses (Blue 18, White 9, Red 9), plus a 3-hole practice course	One 18-hole championship course
Length and par	Blue Course: 6,599 yards, par 72	Par 72; four sets of tees at 8,105, 7,459, 6,766, and 6,013 yards
Edge of play	Fenced boundary inside Ohio Drive; course stops short of Hains Point	Play extends to the seawall around the island, including Hains Point
Holes on the water	None; the road, promenade, and fence separate holes from the water	Seven holes along the shoreline (1, 4, 11, 12, 13, 14, 18)
Driving range	Two-tiered driving range building (1994–95)	New driving range and practice areas at the north end
Hains Point	Lawn, picnic areas, playground, comfort station, parking	Incorporated into the course; hole 12, a par 3, plays to the tip
Trees and views	Dense perimeter and screen plantings block views	Views reopened to the water and monuments

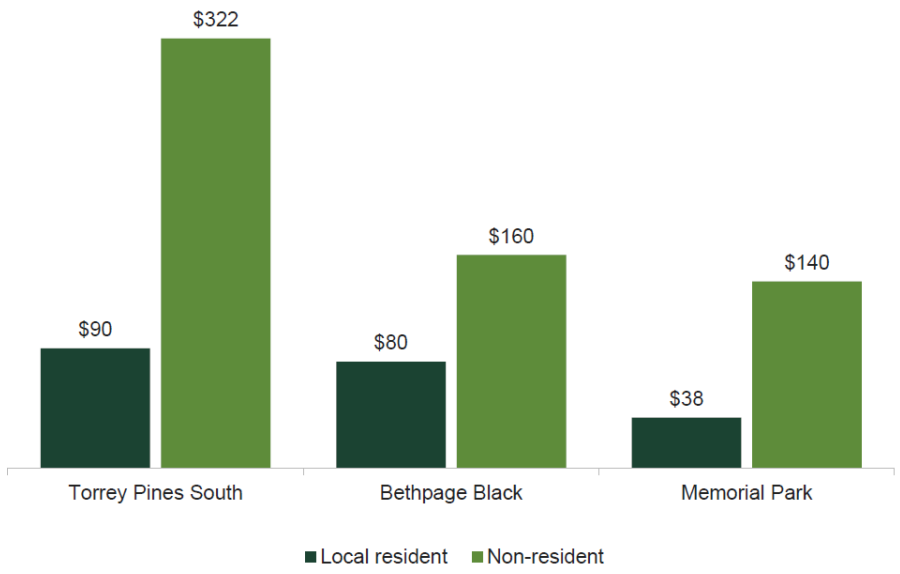


East Potomac Park Golf Links Plan

LOCALS PAY LESS AT AMERICA'S GREAT PUBLIC COURSES

60

Weekend 18-hole green fee (USD)

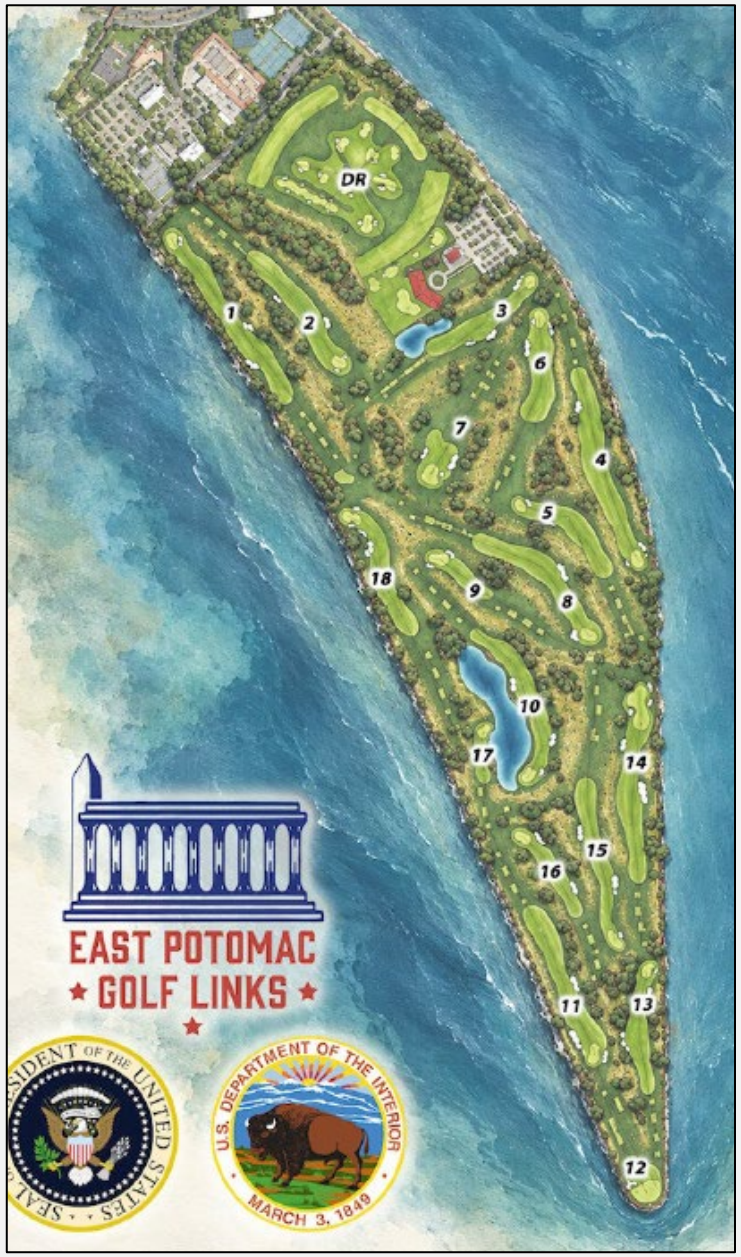


Two-tier pricing is standard. Each benchmark charges visitors 2 to 4 times the local rate.

Visitors fund the upkeep. Premium out-of-town fees support championship conditions while locals keep affordable access.

Residency is verified. San Diego and Houston issue resident cards; New York requires proof of state residency.

For East Potomac: a similar structure could keep local rates low.



East Potomac Park Golf Links Plan

REPLACING DISPLACED RECREATION NEARBY

37

The Department of the Interior is identifying, and will undertake, new recreational opportunities to address activities affected at East Potomac Park, located as close to the park as is feasible and reasonable.

Recreation affected by the project

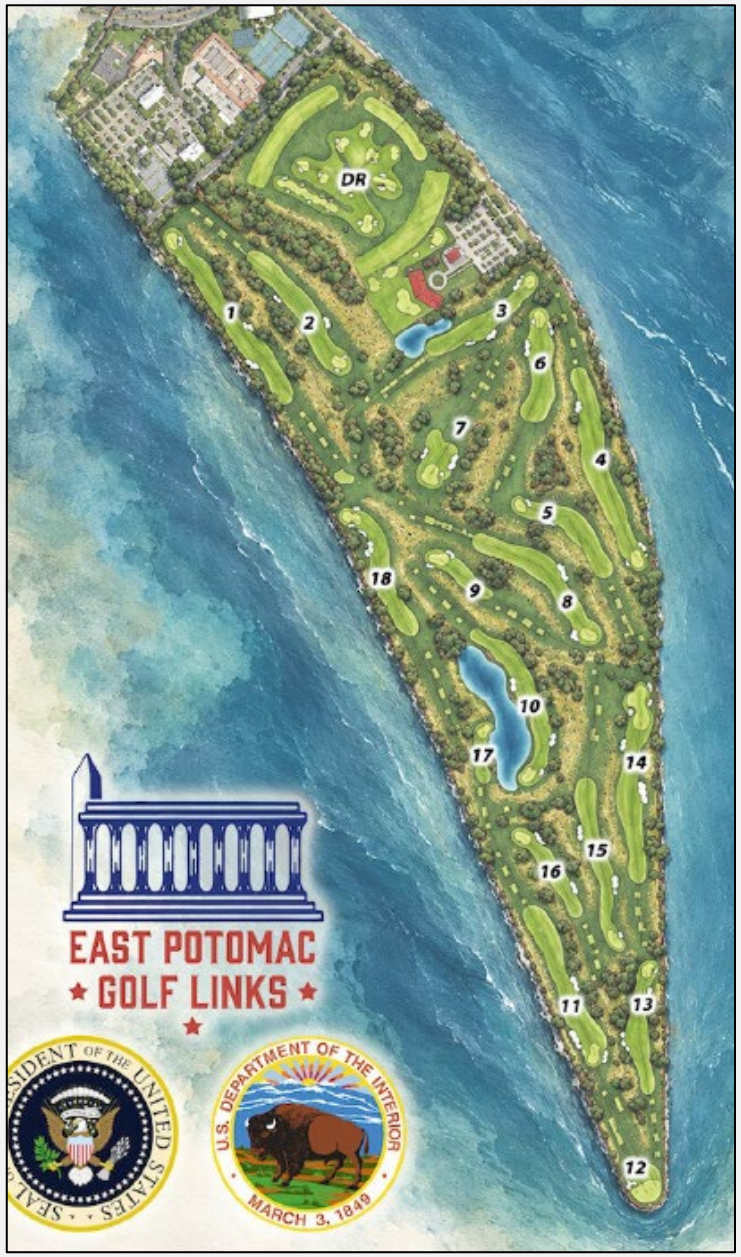
Biking, walking, and fishing along the perimeter promenade and Ohio Drive

Open lawn, picnic areas, and related amenities at Hains Point

Picnic areas and pedestrian facilities along Ohio and Buckeye Drives

Where they will go: new biking, walking, and fishing opportunities will be accommodated nearby, such as at West Potomac Park and the Tidal Basin.

1. **Inventory:** Confirm each activity and amenity the project affects
2. **Identify sites:** Locate replacements as close as feasible, such as West Potomac Park and the Tidal Basin
3. **Consult:** Coordinate with NCPC, the Commission of Fine Arts, the District, and the public through the Section 106 and NEPA processes
4. **Deliver:** Develop the new opportunities alongside the golf course project



East Potomac Park Golf Links Plan

BUILDING RESILIENCE INTO THE CONCEPT

39

The challenge

At a 6-ft flood, about one-third of the park's golf fairways, trees, roads, and drainage inlets are inundated; at 7 ft, about half

A high water table leaves standing water that cannot drain, building silt and mosquito habitat

Field House basements flood and are sandbagged; storms intermittently close Ohio Drive SW

Driving range turf is failing under standing water

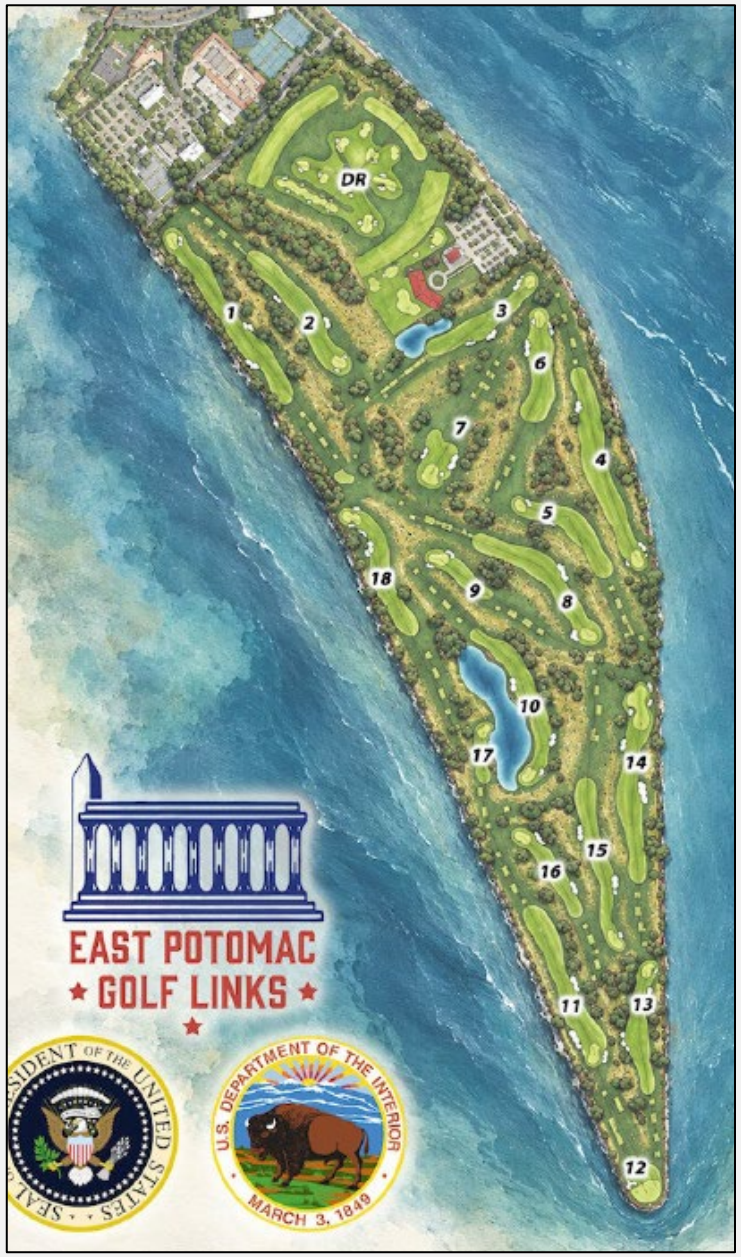
How the concept responds

Regrading: can lift new fairways, greens, and tees above chronic standing water

Water features and stormwater: store and convey runoff, and can supply irrigation

New irrigation and drainage: addresses long-standing irrigation and drainage shortfalls

A higher seawall: The new seawall raises the wall an average of 2.3 ft on the Potomac, 2.6 ft at Hains Point, and 1.6 ft on the Washington Channel



East Potomac Park Golf Links Plan

NPS PROPOSAL: A NEW SEAWALL FOR EAST POTOMAC PARK

38

Full perimeter: about 20,700 ft of new seawall on the historic alignment, so shoreline safety closures can be lifted

Wall types: 19,000 ft of stamped concrete, plus 1,700 ft of stacked-stone Z-panel in the area seen from West Potomac Park

Higher protection: raised an average of 2.3 ft on the Potomac, 2.6 ft at Hains Point, and 1.6 ft on the Washington Channel

Proven design: similar to the wall just completed at the Tidal Basin and West Potomac Park, with about a 100-year service life

Cost-effective: the same durability as an all-stone wall at about $56M less, and the shortest construction schedule



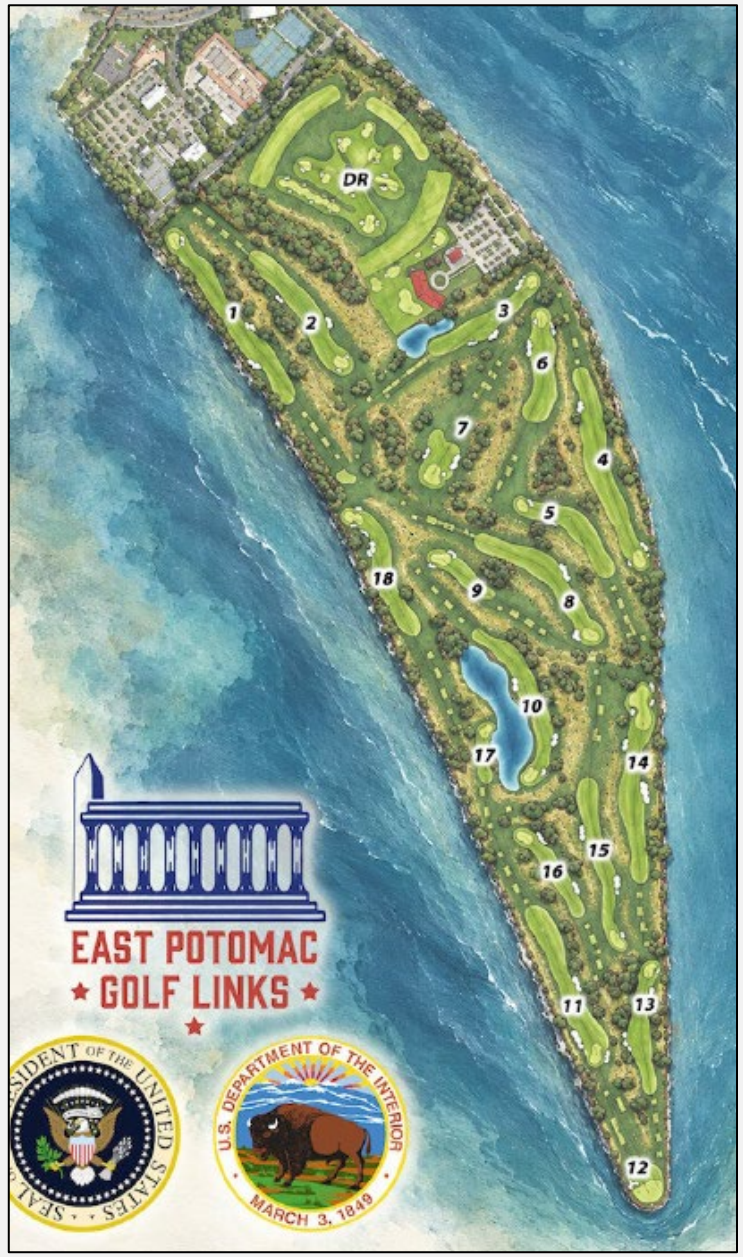
Example of a stamped concrete seawall, C&O Canal

$304.5M

total cost, including design, project management, and contingency

2.5 – 3.5 years

from funding to completion



Regulatory Compliance

National Historic Preservation Act

- Section 106 consultation began July 17, 2026
- NPS will prepare a draft Assessment of Effects and consult the public through meetings and PEPC (parkplanning.nps.gov)
- No determination of effect has been made

National Environmental Policy Act

- An Environmental Assessment (EA) is currently underway

Other Review

- Commission of Fine Arts: November 2026 (anticipated)
- NCPC: December 2026 (anticipated)
- Consultation with the U.S. Fish and Wildlife Service is ongoing