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## **NCPC Provides Feedback on Concept Master Plan for Poplar Point**

*Commission approves Long Bridge Corridor Project-North Section final plan*

**Washington, DC**—At its [Thursday, April 3 meeting](#) the National Capital Planning Commission (NCPC) provided feedback to the National Park Service on the concept **Poplar Point Master Plan**. The plan, submitted in coordination with the District of Columbia Office of the Deputy Mayor for Planning and Economic Development and the DC Office of Planning, offers three options for redeveloping the 110-acre site located in Southeast Washington across the Anacostia River from Nationals Park.

The plan seeks to meet the Federal and District of Columbia Government Real Property Act of 2006 requirements that would facilitate the transfer of Poplar Point from the federal government to the District government. The act requires preservation of no fewer than 70 acres of land, including wetlands, for park purposes; identification of sites for, and relocation of, existing National Park Service facilities and related properties; and determination of at least two sites for potential commemorative works.

The three options incorporated ideas from previous planning efforts and include several guiding principles addressed in different ways: expand the wetlands, celebrate the point, rediscover the shoreline, build upon adjacent projects, focus on Metrorail access, connect with the Anacostia community, and establish a primary corridor.

- Alternative A: “Greenway Connections” emphasizes greenway connections across the site and into Historic Anacostia and linking the wetlands (7.3 acres) to the 11th Street Bridge Park. It has 22 acres of development.
- Alternative B – “Central Wetlands” includes a large central wetland (8.2 total wetland acres) surrounded by 23.2 acres of development with a future cultural use on the point.
- Alternative C – “Anchor Use on the Point” envisions the wetlands (7.7 acres) framed by development on three sides and an anchor use at the point, and a larger waterfront park with the main roadway set back from the river. It has 27.3 acres of development.

Commissioners noted that all three alternatives would help wetlands expansion, include new memorial sites, improve shoreline use, and provide focal uses on the point. Each has components that could be interchanged or combined in the development of a preferred alternative, which NCPC will review at a later date.

Commissioners remarked that Poplar Point presents a unique opportunity to create a new neighborhood that connects with the Anacostia Riverfront and is a model for natural flood resiliency. Commissioners encouraged development closer to the I-295 corridor to help mitigate noise and requested more information on how the project will connect to Historic Anacostia. They also encouraged the applicant to continue community outreach.

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The Commission approved preliminary and final site development plans submitted by the National Park Service, on behalf of the Virginia Passenger Rail Authority, for the **Long Bridge Corridor Project-North Section**. This section encompasses the 0.5-mile portion of the project extending from Ohio Drive, SW to Maine Avenue, SW and crosses East Potomac Park, the Washington Channel, and is adjacent to the Washington Marina parking lot. Currently there is an elevated railway with two tracks, embankments, and several bridges. The project will add two tracks and new plantings, and rebuild a pedestrian bridge across Maine Avenue, NW connecting the waterfront with the Portals development. NCPC will review the South Section, the 0.5-mile section that crosses the Potomac River and George Washington Memorial Parkway, at a future date.

Commissioners supported the project's goals to expand rail capacity and service. They appreciated the applicant's response to previous NCPC comments regarding design features including the bridge materials. Commissioners supported the proposed planting palette, which includes a mix of native and non-native vegetation based on East Potomac Park's historic planting plan.

NCPC approved preliminary site and building plans submitted by the District of Columbia Department of General Services for the **Correctional Treatment Facility Annex** located at 1900 Massachusetts Avenue, SE. The facility, which will include two new buildings with underground parking and an aerial walkway, would replace the existing Central Detention Facility.

Commissioners supported the plans and had several comments/requests to be addressed prior to final review. These include a request for additional renderings showing longer views looking east and west on Massachusetts Avenue, SE to better understand how the proposed buildings will appear in context with their surroundings. Commissioners also recommended that the applicant reevaluate the horizontal fins on the exterior because they contrast with the building design and materials, and that non-native plants be replaced with native plants.

[Commission actions and related materials are available online.](#)

*The Commission approved four items on the Consent Calendar (no presentations were made). Unless otherwise noted, the projects are in Washington, DC.*

1. Preliminary and final site development plans for the Freer Gallery of Art Exterior Lighting Replacement, 1050 Independence Avenue, SW. (8615)
2. Preliminary and final building plans for the Freer Gallery of Art Verizon Wireless Communications Antenna, 1050 Independence Avenue, SW. (8641)
3. Preliminary and final site development plans for the National Museum of American History Interim Flood Mitigation Improvements, 1300 Constitution Avenue, NW. (8628)
4. Preliminary site and building plans for the DC National Guard Armory Access Control Center, 2001 East Capitol Street, SE. (8640)

*The Executive Director approved six items under authority delegated by the Commission. Unless otherwise noted, the projects are in Washington, DC.*

1. Final building plans for the Washington DC VA Medical Center Oncology and Cancer Center Renovations and Addition Revision, 50 Irving Street, NW. (8038)
2. Final site and building plans for the National Institutes of Health Animal Center Building 102 Wings A and B Reconstruction, 16701 Elmer School Road, Dickerson, Maryland. (8586)
3. Preliminary and final building plans for the U.S. Air Force Memorial Ceremonial Storage, 1 Air Force Memorial Drive, Arlington, Virginia. (8610)
4. Preliminary and final site and building plans for the Wolf Trap National Park for the Performing Arts Associates Building Replacement, 1551 Trap Road, Vienna, Virginia. (8642)
5. Preliminary and final site and building plans for the Joint Base Myer-Henderson Hall Interim Stables, 208 McNair Road, Fort Myer, Virginia. (8645)
6. Report to the Zoning Commission of the District of Columbia for the New Pennsylvania Avenue East Neighborhood Mixed Use Zone Text and Map Amendments, 2500 Pennsylvania Avenue, SE. (ZC 24-10)

*The National Capital Planning Commission is the federal government's central planning agency in Washington, DC and surrounding counties of Maryland and Virginia. The Commission provides overall guidance for federal land and buildings in the region. It also reviews the design of federal projects and memorials, oversees long-range planning for future development, and monitors capital investment by federal agencies.*