Poplar Point Plan
Public Comment Report

May 23, 2025

Introduction to Scoping Process

Project Description

Poplar Point is a 110-acre site located along the eastern edge of the Anacostia River in Ward 8, Washington, DC. It is directly adjacent to the Anacostia Historic District and is bordered by the Frederick Douglass Memorial Bridge to the west, the Anacostia River to the north, the 11th Street Bridge to the east, and Anacostia Metrorail station and I-295 (the Anacostia Freeway) to the south. The site is also home to three National Park Service (NPS) facilities: the U.S. Park Police (USPP) Anacostia Operations Facility, the USPP Anacostia Aviation Facility, and the National Capital Parks-East (NACE) Headquarters. The project site is under the jurisdiction of the NPS.

The Poplar Point Plan would develop a Land Use Plan for Poplar Point, one of the required steps to enable the conveyance of the property from the National Park Service (NPS) to the District of Columbia.

Plan Goals

Purpose

The purpose of this Environmental Assessment (EA) is to evaluate the impacts of a proposed Land Use Plan for the redevelopment of Poplar Point. This process seeks to achieve a Finding of No Significant Impact (FONSI), which will be determined through this EA process. The Land Use Plan created in this EA process will support the conveyance of land from the NPS to the District of Columbia.

Need

The conveyance of property is needed because the NPS is mandated to do so by Congress through the DC Lands Act of 2006 (Public Law 109-396). The DC Land Act stipulates the following requirements for the conveyance to occur:

- A completed land use plan, which includes:
    - Provision of no less than 70 acres for park purposes
    - Provision for the identification of and relocation of the existing NPS facilities on site
    - Provision of two sites for the placement of potential commemorative works
    - Consistency with the Anacostia Waterfront Framework Plan (“AWI plan”), where practicable

Public Comment Period

In accordance with the National Environmental Policy Act (NEPA) requirements, the Comment Period began on March 18, 2025, with the Public Scoping Meeting. The Comment Period originally ended on April 18 but was subsequently extended until May 7.

Comments were accepted electronically at the NPS's Planning, Environment and Public Comment (PEPC) website, the NPS preferred method of receiving comments. Written comments were also accepted by mail to Tammy Stidham, Associate Regional Director, National Park Service.

Description of Public Meeting

A Public Scoping Meeting was held on March 18, 2025. In addition, an onsite “Walkshop” (a walking tour and workshop) occurred on April 5, 2025. The March 18, 2025 Public Scoping Meeting was a workshop format and included opportunities for stakeholders to ask questions and provide feedback. The project team displayed 17 boards to facilitate community engagement and educate stakeholders on the planning process. A board was provided for each of the following topics:

1) Poplar Point location and overview of planning process
2) History of Poplar Point and previous uses
3) Detail on NEPA, Section 106, and general planning process
4) Development Alternative A: Greenway Connections – land use plan
5) Development Alternative A: Greenway Connections – circulation and open space and memorials
6) Development Alternative B: Central Wetlands – land use plan
7) Development Alternative B: Central Wetlands – circulation and open space and memorials
8) Development Alternative C: Anchor Use on Point – land use plan
9) Development Alternative C: Anchor Use on Point – circulation and open space and memorials
10) Site Elements: framing the wetlands
11) Site Elements: Anacostia River waterfront
12) Site Elements: open space + commemorative works
13) Site Elements: connection to existing community
14) Site Elements: the point
15) Overview of destination anchor Request for Expression of Interest (RFEI) process, a separate process, outside of the Environmental Assessment, led by the District of Columbia.
16) Historic resources and site constraints
17) Request for public comment and timeline of future events

Attendees were provided with sticky notes to respond to questions by posting on the boards. Attendees were also given dot stickers to place on precedent images on the boards of activities that interest them.

Public Engagement During Comment Period

The project was also reviewed by the National Capital Planning Commission (NCPC), a cooperating agency, and the U.S Commission of Fine Arts (CFA). The following table summarizes each public meeting or other comment opportunity's date, time, and location.

Event	Date	Time	Location
Open House #1 (Public Scoping Meeting) *50-day Public Comment Period*	March 18	5:30pm	1231 Marion Barry Avenue SE
U.S. Commission of Fine Arts (CFA) Meeting	March 20	9:00am	401 F Street NW and Virtual
National Capital Planning Commission (NCPC) Meeting	April 3	1:00pm	401 9th Street NW and Virtual
Walkshop (Facilitated Site Tour and Workshop)	April 5	10:30am	894 Howard Road SE

Summary of Comments

Introduction

The Project Team received 145 correspondences through PEPC and over 300 comments, questions, and other forms of feedback from the public, community stakeholders, CFA, and NCPC. Public feedback has come from individuals, as well as from representatives of a diverse range of organizations in the region, including the Anacostia BID, the Anacostia Coordinating Council, the Citizens' Poplar Point Working Group, the Washington Area Bicyclists Association, Ward 8 Woods, City Wildlife, the Anacostia Watershed Society, and more, representing individuals and organizations in the Anacostia community, elsewhere in Ward 8, throughout Washington, DC and the surrounding region.

Comment analysis assists the planning team in organizing, clarifying, and addressing technical information relevant to the development of the Land Use Plan in the Environmental Assessment. It also aids in identifying the topics and issues to be evaluated and considered throughout the planning process. The following summary of comments is provided to outline the major groupings of comments, along with examples of specific comments to illustrate the trend.

Community comments about Therme US were received during Poplar Point's Environmental Assessment Public Scoping Comment Period and therefore are included in this Comment Summary. Therme US is not part of the Poplar Point Environmental Assessment (EA) process. In August 2024 DMPED initiated a Request for Expression of Interest (RFEI) process to identify a potential owner and operator of a "destination anchor" at Poplar Point. A District-led process will further evaluate Therme.

General statements that the comments included

The comments received by NPS as part of the public Comment Period answered eight Topic Questions about the three land use plan alternatives presented to the public at the March 18th open house and Public Scoping Meeting. These questions were also made available on the project website and PEPC.

- The first five (5) questions asked which of three specific options respondents preferred for five different site elements.
- The final three (3) questions asked what respondents liked the most about each of the three alternatives.
- An additional section was available for respondents to provide additional feedback outside of the prompted Topic Questions.
- The eight (8) topic questions are listed below:
    1) Framing the Wetlands: Would you rather frame the wetlands with a wooded buffer, recreation, or development?
    2) Anacostia River Waterfront: Which waterfront experience would you prefer?
    3) Open Space + Commemorative Works: In addition to the wetlands and waterfront experiences, what kind of open space would you like to see as part of development opportunities in the eastern portion of the site?
    4) Connection to Existing Community: Which type of potential connection to the existing community would you prefer?
    5) The Point: What kind of use or activity would you like to see at the point?
    6) Alternative A: What do you like most about Alternative A?
    7) Alternative B: What do you like most about Alternative B?
    8) Alternative C: What do you like most about Alternative C?

Answers to each of these topic questions are summarized below. The number of comments indicating each preference is included in parenthesis after.

Additional comments and themes are provided below based on input that was received in person at the Public Scoping Meeting open house on March 18th and the Walkshop on April 5th, and is not reflected in the PEPC comments submitted.

A summary of comments received from the United States Commission of Fine Arts (CFA) and the National Capital Planning Commission (NCPC) is also included.

1) Framing the Wetlands

Topic Question 1 asked respondents whether they preferred that the wetlands be 1) framed by a wooded buffer, 2) development or 3) recreation space. Comments indicated a preference for a wooded buffer, although commenters expressed interest in development and recreation as well.

1) Wooded buffer (89)
2) Development (33)
3) Recreation (26)

Additional feedback was provided by commenters on the framing and role of wetlands. These preferences, with supporting quotations, are listed below:

- Preservation and/or expansion of the wetlands
    - "I would like the wetlands in this space preserved and expanded with native plantings to ensure that as much of poplar point as possible is planted to help protect our rivers."
    - "…preserve and expand as much natural spaces as possible, increasing the amounts of wetlands and native meadows"
- Opportunities for the wetlands to serve as educational and interpretational community resource
    - "The potential for a native meadow area or educational wetlands."
- More expansive wetland interaction with Anacostia River
    - "The wooded buffer would truly create the impressive of a cohesive 'parkland' that would permit visitors to get momentarily 'lost' in the wooded wetlands and then permit them to exit to an expansive view of the water."
- Planning to incorporate flood resiliency
    - "Natural areas and other open spaces that can accommodate flood waters with minimal damage will be crucial in this low-lying area."
    - "wetlands and native meadows… can act as buffers in case of flooding, and act as a filter to prevent pollution and runoff into the Anacostia."
- A barrier between the wetlands and development to prevent privatization of public space
    - "A development strategy that balances accessibility with ecological preservation would best serve the community."
    - "…protect the wetland ecosystem. No development of any kind near the wetlands."
    - "Why would you put development around wetlands?! It completely defeats the purpose of the wetlands."
- Multimodal trails and boardwalks in the area surrounding the wetlands
    - "The wetlands should have a wooded buffer that has multimodal use trails, boardwalks, and educational spaces."

2) Anacostia River Waterfront

Topic Question 2 asked commenters whether they preferred a river waterfront with 1) recreation space that leaves the waterfront open, 2) activated space for walking and informal activities, or 3) concentrated development. Commenters preferred an open waterfront over a developed or activated one.

1) Recreation/Open Waterfront (54)

2) Activated Waterfront (28)
3) Concentrated Development/Plaza on Waterfront (27)

Additional feedback stated preferences for other waterfront uses or provided additional detail on types of uses favored. These preferences, with supporting quotations, are listed below:

- Active waterfront amenities, such as a water taxi and docks for kayaking and canoeing
    - "Ability to cross the Anacostia by water taxi or bicycle path."
    - "…accommodating of relaxing, outdoorsy events and activities for local families."
- Relaxed waterfront setting
    - "an open waterfront that contrasts with the high density urban elsewhere"
- Retail development including restaurants and small businesses
    - "I prefer a lively, mixed-use waterfront with walking trails, small businesses, cafes, and parks."
- Greenway connections and walking and biking pathways along the waterfront
    - "…ecological restoration and respectful walking pathways and gathering spaces, with very minimal automobile access."
- Fishing along the waterfront
    - "I enjoy what the Waterfront currently offer - walking, biking and fishing along the river."
- Swimming areas
    - "The plan should also reserve space for future swimming and wading."

3) Open Space + Commemorative Works

Topic Question 3 asked commenters whether they preferred open space and commemorative works that are 1) dispersed throughout the site, 2) concentrated as open areas for active recreation, or 3) concentrated along green corridors. Comments regarding open space and commemorative work were split between concentrated and dispersed open space and commemorative works.

1) Dispersed/Community Park/Waterfront Commemorative Work (29)
2) Concentrated/Active Recreation/Plaza Commemorative Work (26)
3) Concentrated with Green Corridors/Linear Park/Park-Centered Commemorative Work (17)

Additional feedback stated preferences for open space and commemoration. These preferences, with supporting quotations, are listed below:

- Unique offerings not available in Anacostia Park or the planned 11th Street Bridge Park
    - "We already have fields and courts near the 11th Street Bridge Park site, so adding more here is unnecessary and the space could be better utilized."
- Community park amenities, such as fields, dog parks, and playgrounds
    - "…open areas for physical activities,, playgrounds, picnic areas, and dog parks."
- Maintained or expanded Anacostia Riverwalk Trail
    - "I envision a space that offers expanded trails and access to water-based recreation."
- Commemorate nearby communities and indigenous history along the Anacostia and Potomac rivers
    - "I'd like to see a stronger and more visible connection to the Native American tribes that historically relied on the Anacostia River, including interpretive signage, cultural programming, and partnerships with tribal leaders."
- Forms of commemoration like those found elsewhere in the District
    - "…a monument with pedestal honoring somebody/someone mirrors the other… monuments across the city such as the ones at the center of circles and squares."

Other feedback received during the Open House or Walkshop, separate from PEPC comments, offered additional recommendations and sentiment around open space and commemorative works:

- Farmer's markets
- Outdoor fitness equipment
- Pedestrianized zones and terraced amphitheater
- Outdoor classrooms for local schools

4) Connection to Existing Community

Topic Question 4 asked commenters whether they preferred a 1) pedestrian-only connection, 2) open space crossing, or 3) an activated roadway with areas for seating and engagement over I-295. Comments were split between options for the connection to Historic Anacostia:

1) Pedestrian Connection Over Roadway/Pedestrian Connection (25)
2) Open Space Greenway Over Highway/Open Space Parkway (24)
3) Activated Roadway with Retail Uses/Active Boulevard (19)

Commenters also stated they were interested in the following with regard to connections to Poplar Point and within the site:

- New and/or improved connections to adjacent communities, enhancing access to the site
    - "The second imperative should be the introduction of new high-density uses nearest to the W Street connection and Marion Barry Street."
    - "Overall I'd like to see more connections into the existing neighborhood in addition to Marion Barry, W and Howard. Whether these are additional pedestrian bridges, and/or visual connections."
- Water taxi stop
    - "...a water taxi to the Yards marina."
- No water taxi stop
    - "The need for water taxi and marina infrastructure is not justified. DC currently has a very limited water taxi system and it is not being expanded"
- Development located close to and in coordination with the existing northern entrance to the Anacostia Metro station
    - "I like [Alternative A] the most. The development is concentrated around the Metro station."
- Discouraging use of private car access and parking, instead favoring Metro
    - "The new development is very metro accessible and the built environment should actively discourage the issues the rest of DC faces with speeding motorists."
    - "Less parking would also be appreciated, to emphasize Metro usage."
- Bicycle and pedestrian connections added or improved
    - "It's most important here that the new development be walkable and pedestrian-friendly. Streets should be narrow and sidewalks should be wide."
    - "Walking and biking paths. Not new roads."

5) The Point

Topic Question 5 asked respondents whether they preferred 1) a cultural anchor, 2) mixed-use development, or 3) a wellness anchor at The Point. While a cultural use was the leading preference over the options provided, respondents also articulated interest in an open or undeveloped point.

1) Cultural Anchor/Cultural Center (36)
2) Mixed-Use Development/Development (22)

3) Wellness Anchor/Anchor (16)

Other preferences and specific uses for the point mentioned in the comments include:

- No development at the point
  - "Keep it open and accessible with line of sight of the shoreline and across the river."
- Development at the point
  - "I would prefer whichever proposal maximizes the amount of space that can be devoted to new housing."
  - "Mixed use development. This would be an extremely attractive place to live, work, or play."
- No privatization of the point
  - "The point – with it's open views of the Navy yard, Fredrick Douglass Bridge, and the future 11th St Bridge Park – should NOT be privatized."
  - "…this point [should] remain a place for the whole community, not just private development."
- Inclusion of a wellness anchor at the Point
  - "We support the inclusion of an anchor use at the point, such as the one proposed by Therme Group, which would not only enhance the experience of Poplar Point but provide an iconic destination that draws people from across the region."
- Inclusion of a sports and entertainment anchor at the Point:
  - "As it is a marginally large site, I propose an Arena-Stadium hybrid…"
- Park or open space at the point
  - "The Point must be public and defined as open space."

6 – 8) Development Alternatives and Additional Comments

Topic questions six (6) through eight (8) asked respondents what they liked most about each of the three development alternatives. A ninth (9^{th}) question provided an opportunity to state any additional comments. Feedback on each of the three development alternatives, as well as any additional feedback, was summarized and consolidated based on common elements and themes.

- The greenway, or interspersed parks throughout the site
  - "Alternative A offers strong greenway connections and emphasizes access and trail linkages."
- Enhanced access options and connectivity
  - "I like connecting Poplar Point with the rest of Historic Anacostia (having a parkway on W st with car/pedestrian access lined with greenery)."
- Focus on and preservation of the wetlands
  - "[Alternative A] preserves the connection between the wetlands, native meadows and the river."
- Native meadow area
  - "I am especially interested in seeing a large native meadow with shrubs where birds can hide and breed."
- Dedicated playfields for recreation
  - "I like that [Alternative C] has less of a pronounced Development Area and that it maintains the Multi-use Play Fields."
  - "I like how the community park and fields are laid out in Alternative A the best, centralized in the middle of the park, providing a connection point to the wetlands and development."
- Affordable housing
  - "I will have to leave the city soon if I can't find more affordable housing. Please prioritize as much mixed use, accessible housing supply as you can."
  - "My top priority for all things is transit accessible affordable housing."

    - "NO mixed-use development that doesn't include majority very deeply affordable housing."
- Additional parking
    - "I know it is more expensive, but please consider internal parking for buildings or more standalone parking garages. Anacostia is already at a parking spot deficit; let's not make it worse."
- Support for Therme
    - "As a Ward 8 stakeholder, I support Therme DC as the anchor destination at Poplar Point."
    - "I am interested in Therme DC as the destination anchor for Poplar Point [and] a real opportunity for Ward 8. …Therme DC is projected to create thousands of jobs, generate over a billion dollars in tax revenue for DC, and bring in millions of visitors a year to shop at our businesses and dine in our restaurants"
    - "Therme DC is affordable and inclusive will be vital in supporting the entire community, particularly those who have been historically underserved"
- No support for Therme
    - "I am wholly opposed to Therme as an anchor tenant at Poplar Point. They have repeatedly misrepresented themselves to the government and the neighborhoods…"
    - "I am deeply opposed to the proposed Therme project, especially in light of the recent NYT article that reports on the problems and risks the proposed project entails"
    - "Therme has a concerning history and I do not want a cent of my tax dollars going towards a for-profit business"
- Support for an anchor (generic)
    - "Having an anchor development near both the Anacostia metro station & link to the Frederick Douglass bridge would be ideal… This will be bring jobs, economic benefit and deeper connections to the rest of the city."
    - "inclusion of an anchor use at the point and the role an anchor can play in: driving visitation and active recreation to Poplar Point Park, creating an iconic destination along the Anacostia River that enhances and activates the adjacent parkland, framing an active and safe waterfront promenade, and creating significant economic activity and employment east of the river."
    - "This anchor can energize Poplar Point Park, enhance the waterfront promenade, and generate economic activity and jobs, making the area vibrant, safe, and a key community hub along the Anacostia River"
- No support for an anchor (generic)
    - "I am not interested in a single-anchor use."
    - "No large anchor on the point, but rather a public space and protection of the viewshed"
- Support for an anchor but not Therme
    - "I would like to see a cultural anchor on the Point with public space as well. NO THERME!"
    - "I would prefer a mixed-use development with a cultural anchor, similar to the Wharf which has a cultural anchor (The Anthem) with residential and retail. I am skeptical of the Therme"
- Desire for an anchor, but not at the point:
    - "if the Therme Spa development moves ahead, I think it should be moved towards the parking and metro area and should NOT be located riverside."
- Non-residential development
    - "I think it will be important to either have restaurants, retail, etc along the water."
    - "By preserving the wetlands, promoting healthy activities, adding spa services, and integrating a range of hospitality jobs such as those in hotels, restaurants, and tourism, and local resident entrepreneurial opportunities. The Point will provide job opportunities for local residents and create a bustling, vibrant destination that attracts visitors year-round."

    - "a nature center or museum/exhibit to connect the existing community to history and engagement"
- Integration with natural features and vegetation
    - "Wildlife observation and simply being in natural areas offers important benefits. Stress reduction, environmental education, and free recreational opportunities are abundant with the presence of accessible natural areas."
- Economic development opportunities from new development
    - "Our community really needs [significant economic activity] and I believe it will really help businesses in historic Anacostia."
    - "Smart development can include green infrastructure, boardwalks, and mixed-use spaces that offer both economic opportunities and access to nature."
- No development at the point
    - "Informal use of Anacostia Park must be preserved. Public assembly in this park for rest, wellness, and casual recreation are essential to the culture of the long term residents who have used the Point for generations."
    - "No development if possible, which will only add more pollution."
- Desire for a supermarket
    - "We do not even have a supermarket, but we will have a water park/spa? I like Therme for DC, but not as the anchor for Poplar Point."
    - "A self-contained neighborhood with as much housing as possible, and grocery stores and entertainment"
- Preservation of viewsheds along New Jersey Avenue SE, W Street SE, and/or from the Frederick Douglass National Historic Site
    - "The Point must be public and defined as open space. It can and should have active seasonal uses, but it is the most public portion of the entire site and the views of the FDMB and the NJ Avenue sightline make it the site of greatest federal interest."

Other feedback received during the open house or walkshop separately from PEPC comments offered additional recommendations and sentiment around future development at Poplar Point.

- Support small businesses through subsidized or free spaces
- Distributed parking areas to encourage walking
- Integrate with existing cultural amenities like the Anacostia Community Museum
- Low density garden apartments and row homes

United States Commission of Fine Arts (CFA) and National Capital Planning Commission (NCPC) Meetings:

- CFA: On March 20, 2025, the Project Team presented at the monthly meeting of the United States Commission of Fine Arts (CFA). The presentation discussed the project background and requirements, site description, planning overview, and the three land use plan alternatives. Afterward, CFA commissioners asked the Project Team questions and shared comments on the presentation and the Poplar Point Plan, which can be viewed at this link on the CFA website.
- NCPC: On April 3, 2025, the National Capital Planning Commission (NCPC) provided feedback on the Poplar Point Plan, a presentation that was submitted to NCPC prior to the meeting with information on the project background, context, and three land use plan alternatives. The Project Team received feedback from this meeting in the form of (1) a staff report with recommendations, (2) public testimony, and (3) commission action approving comments on concept master plan. These forms of feedback can be viewed at this link on the NCPC website.

The following feedback and priorities were provided by CFA and NCPC regarding the presentation.

Response letters from both commissions are provided at the end of this report.

- Retain and restore wetlands
- Improve waterfront quality
- Provide strong connections to Historic Anacostia
- Expand approach to integration of commemorative works
- Protect of views of the Capitol and Washington Monument
- Provide open space between the wetlands and the river
- Do not create irregular development blocks
- Creates natural green space that is not unnecessarily located along I-295
- Creates opportunities for natural flooding into wetlands
- Maximizes connectivity to existing neighborhoods
- Locate development along I-295 to buffer the park from noise
- Reduce roadways through wetlands or along riverfront

Walkshop (April 5, 2025)

Summary of Walkshop Feedback

Common Themes

1. **Environmental Preservation & Sustainability**

The community prioritizes preserving green spaces, wetlands, and river access at Poplar Point. They favor nature-based solutions over heavy infrastructure, advocating for green building standards and sustainability. Development should focus on low-density housing, protecting wildlife, and ensuring environmental education and green job opportunities, particularly for local youth.

2. **Community Inclusivity**

Local input is crucial in the planning process to ensure transparency, equity, and benefits for current residents. The community wants development that reflects local culture and honors the area's historical significance, including Native American and Black history.

3. **Recreation & Public Space**

The community seeks family-friendly, accessible public spaces for recreation and gathering, such as playgrounds, amphitheaters, and cultural venues. Public access to the river for swimming, kayaking, and other activities is a priority, alongside spaces for events and educational programming.

4. **Connectivity & Access**

Improving pedestrian, bike, and public transportation access is essential, especially across I-295 and into the park. The community also advocates for better connectivity to local services, such as grocery stores and libraries, and supports low-density housing near key transit points.

5. **Economic Development & Local Business**

There is strong support for small, locally owned businesses and creating employment opportunities, particularly for youth. Development should foster local ownership and provide low-cost opportunities for residents, rather than catering to large commercial projects.

6. **Concerns About Therme**

The Therme project is viewed with skepticism due to concerns about its cost, accessibility, and focus on tourism. The community favors development that meets the needs of Anacostia residents rather than outside investors or tourists.

7. **Cultural & Historical Recognition**

The development should honor the area’s local history, including Native American and Black cultural heritage, and integrate this into the planning process to ensure cultural significance is preserved.

Summary of Notes by Walkshop Stop

Stop 1: 894 Howard Road SE
Overview and Connecting Poplar Point to Both the Community and the River

Guiding Questions:

- **How could Poplar Point and Historic Anacostia best complement each other?**
- **What physical roads, paths, or connections would make this vision possible?**

Feedback indicated that Poplar Point should remain a green, accessible, and community-focused space. Residents want nature and river access preserved, with trails, wetlands, and open spaces prioritized over heavy development. Sustainability and environmental education are key themes, along with restoring the river and supporting nature-based institutions.

While some support affordable housing and small-scale retail, there's skepticism around large commercial anchors like Therme. Community members favor low-cost, locally owned businesses, outdoor recreation (like amphitheaters, splash pads, and fitness stations), and family-friendly public spaces over high-end or disconnected development.

Connectivity is a major concern; people want better pedestrian and bike access across highways and into the park. Suggestions include improving bridges, connecting trails, and making the site feel like an extension of the neighborhood — not a separate destination.

Lastly, residents emphasized community control of the planning process, drawing lessons from past over-promises. They want development to reflect local culture, equity, and transparency, ensuring benefits go to current residents — not just newcomers or investors.

Stop 2: Anacostia Drive + NPS Road Intersection
The Wetlands

Guiding Questions:

- **How do you envision the wetlands enhancing the experience of those who live near or visit Poplar Point?**
- **How would you like to see wetlands and development interact with each other in the future?**

Residents want development that protects and expands the wetlands, using them as natural flood control rather than relying on hard infrastructure. There's strong support for restoring historic streams, creating new wetlands along the river, and involving hydrologists, engineers, and environmental groups in the process. Elevated walkways and boardwalks should allow people to interact with nature without disrupting it.

Poplar Point should become a hub for environmental education and youth engagement, with outdoor classrooms, research opportunities, and school partnerships. There's also a push to make the area a training ground for green jobs starting with local youth.

Improving access and connectivity is essential: people want expanded public waterfront access, better pedestrian and trail links, and amenities like benches, activity zones, and scenic views. Anacostia Drive should be pulled back to make room for public space.

Residents emphasized keeping past promises (like fishing docks), incorporating local history, and ensuring that long-time community members lead and benefit from the development. Amenities should serve everyday needs — not just tourists — and programming should center on education, play, and cultural recognition.

Stop 3: Anacostia Drive @ The Point
The Park Experience

Guiding Questions:

- **What additional opportunities for recreation would you like to see incorporated into the redevelopment of this area?**

- **How can Poplar Point become a space that fosters community gathering and engagement?**

There's widespread concern that Therme is too expensive, inaccessible, and focused on tourists rather than benefiting the local community. Many feel it's not suited for Poplar Point, questioning its economic impact. The RFEI process is criticized for lacking local input and prioritizing flashy developments that don't fit the area, leaving residents worried that decisions are being made without their voice.

Environmental concerns emphasize preserving Poplar Point's natural, green space—no major development or housing at the Point itself. The community advocates for protecting wetlands, wildlife, and existing green areas. Housing should be near metro stations, with minimal car-centric infrastructure like parking lots. Green building standards are essential.

For recreation, the community seeks river access, including swimming, beach areas, and river pools as water quality improves. Public spaces should be geared toward youth, education, and community relaxation while preserving natural views.

The development should also honor the area's Native American hitstory and history of segregation, particularly the historic Black community golf course, and celebrate local culture rather than erasing it. The community wants to ensure the development serves Anacostia residents and is not driven by outside interests. Ultimately, they seek a community-driven, inclusive, and resilient project that prioritizes public space and accessibility over tourist-focused developments.

Stop 4: The South Capitol Street Oval/Howard Road
Opportunities for Development

Guiding Questions:

- **What are the biggest needs for this community that could be met through residential and/or commercial development opportunities at Poplar Point?**

The community strongly desires a grocery store nearby, as residents currently must travel across bridges to access one. There is also a call for walkable amenities, with a focus on supporting small businesses, local ownership, and offering low/no-rent opportunities. Families are seeking more kid-friendly spaces, including playgrounds, splash parks, skate parks, and areas for festivals. In addition, there's a need for entertainment and cultural spaces, such as an amphitheater, concert venues, theaters, and art galleries.

For housing, the community supports low-density development, such as garden apartments and row houses, with an emphasis on open spaces instead of large malls. There's a preference for maintaining Anacostia forest and meadows, as well as creating accessible trails through the wetlands. They also want to avoid excessive hardscaping and emphasize green building standards.

Connectivity and accessibility are important priorities. The community calls for improved connections across 295 with bike share, shuttle services, and clear walking paths. There's also a focus on ensuring accessibility for seniors and families with children, as well as better public transit options. Parking should be decentralized to encourage walking, and active senior housing with access to green spaces is needed.

Public spaces are a top priority, with a desire for recreational facilities like mini golf, fitness stations, and boating areas like kayaking. The community also wants the park to host more concerts and events, and to include community gardens and spaces for learning, relaxation, and gathering.

In terms of sustainability and equity, the community insists on adhering to green building standards and ensuring long-term environmental resilience. They are cautious about projects like Therme, which could prioritize outside interests over community needs. Residents have experienced broken promises in the past and want to ensure that the development benefits the wider Anacostia community.

Open House #1 (March 18, 2025)

Feedback Structure and Photos

During the Open House #1, attendees were invited to provide feedback via a series of display boards on topics including the Plan process, historic resources and site constraints, site elements, and each of the three land use alternatives, Feedback could be shared in the form of written comments or questions, or via red or green dots stuck to the board, indicating positive or negative preference for content on the board. This feedback is detailed below:

Anacostia River Waterfront

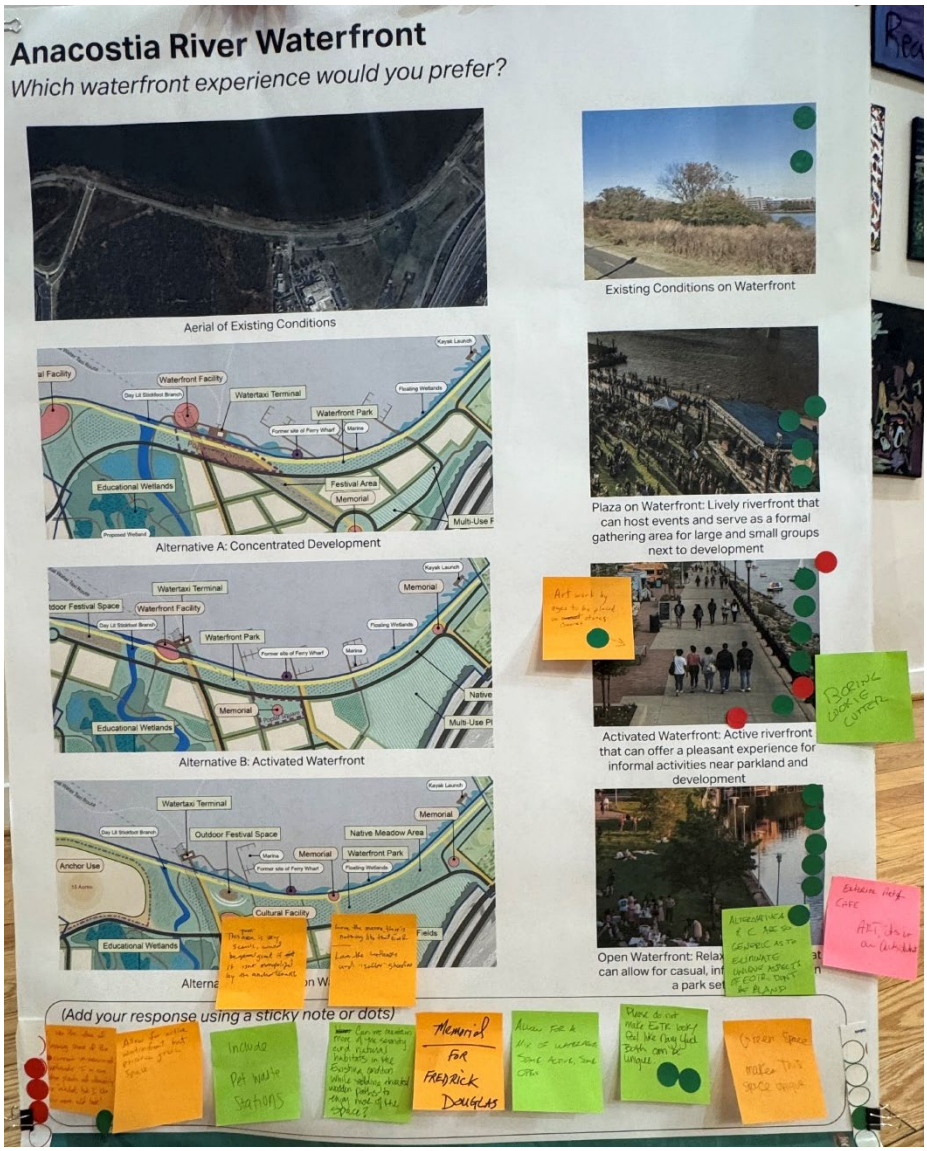


Figure 1 | FRAMING QUESTION: Which Riverfront experience would you prefer?

	Comments	Red Dot	Green Dot
Alternative C	• This area is very scenic, would be great if it isn't monopolized by the anchor tenant • love the wetlands and "softer shoreline", love the marina, there is NOTHING like that east of the river	0	1
Alternative A: Plaza on Waterfront		0	4
Alternative B: Activated Waterfront	• Boring, cookie cutter • Artwork by ages to be placed on concrete stones (green sticky on this)	3	5
Alternative C: Open Waterfront:	• Alternative A&C are so generic as to eliminate unique aspects of EOTR, don't be bland • Exterior art and cafe	3	5
General Board Comments	• I like the idea of leaving some of the current unmanicured wetlands. I'm sure native plants will be included, but i like the more wild look (green sticky on this) • Allow for active waterfront but preserve green space • include pet waste stations • can we maintain more of the serenity and natural habitats in the existing consitions while adding elevated wooden paths to enjoy more of the space? • memorial for Frederick Douglas • allow for a mix of waterfront, some active some open • please do not make EoTR look/feel like Navy Yard, both can be unique (2 green sticky dots) • Green space makes this unique no road through the wetlands • not in favor of the Therme being included • no road but rather hiking trails with signs id'ing flora and fauna • implement floating islands off shore • all very important for this community - culture, wellness, mixed use, please combine all		

The Point

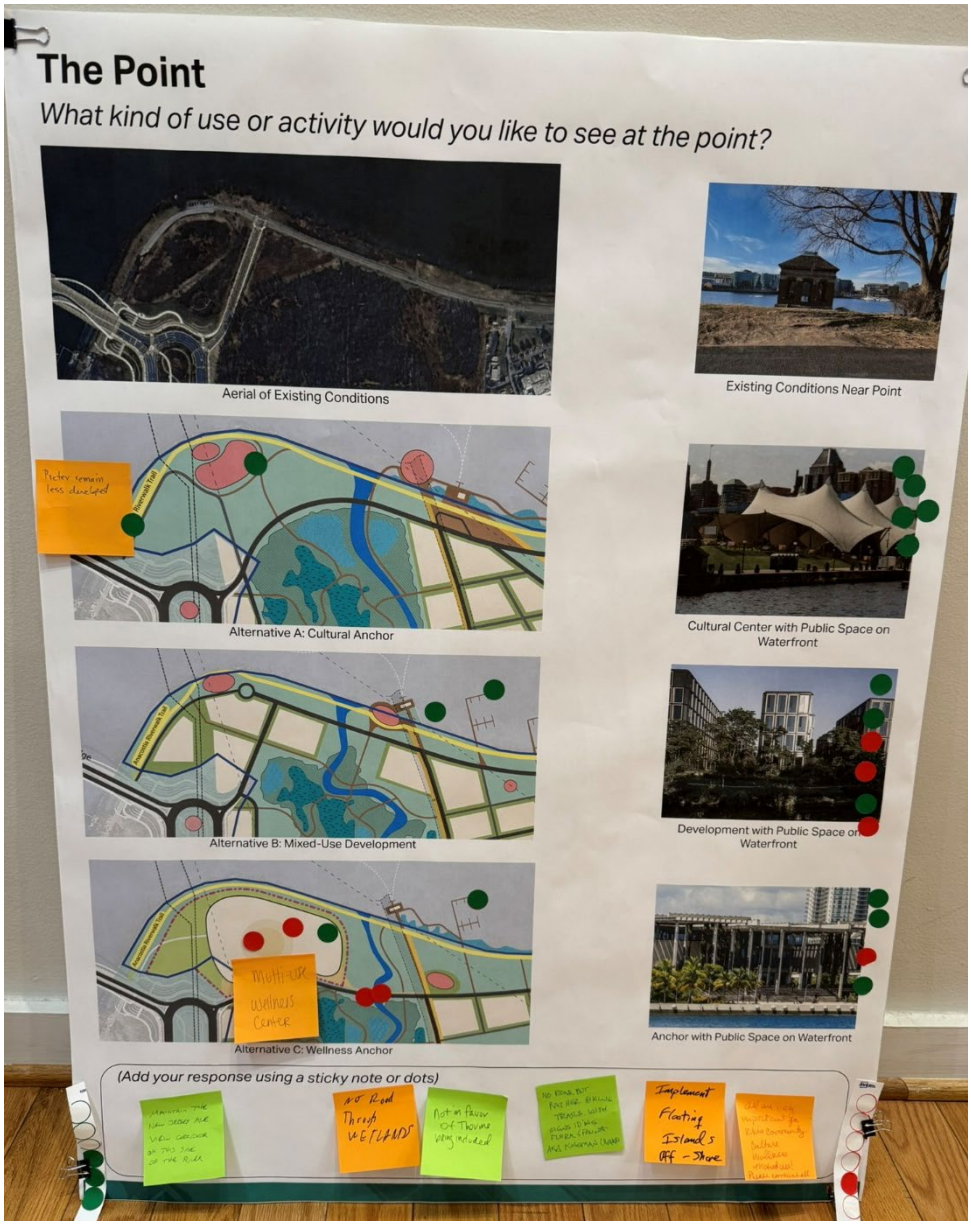


Figure 2 | FRAMING QUESTION: What kind of use or activity would you like to see at the Point?

	Comments	Red Dot	Green Dot
Alternative A: Cultural Anchor	• Prefer remain less developed	0	1

	Comments	Red Dot	Green Dot
Alternative B: Mixed Use Development		0	2
Alternative C: Wellness Anchor	• Multi use wellness center	4	2
Cultural Center		0	5
Development		3	3
Anchor		1	3
General Board Comments	• Maintain the New Jersey Ave view corridor on this side of the river • no road through the wetlands • not in favor of the Therme being included • no road but rather hiking trails with signs id'ing flora and fauna • implement floating islands off shore • all very important for this community - culture, wellness, mixed use, please combine all		

Open Space and Commemorative Works

Figure 3 | FRAMING QUESTION: In addition to the wetlands and waterfront experiences, what kind of open space would you like to see as part of development opportunities in the eastern portion of the site?

	Comments	Red Dot	Green Dot
Alternative B: Concentrated		2	0

	Comments	Red Dot	Green Dot
Alternative C: Dispersed	• need to reinforce connection to river terrace	0	2
Open Space	• Merry Go Round	3	5
Commemorative Works	• like that it is floatable	3	5
General Board Comments	• Large Dog Park (well-lit) • miniature golf course • manage trash actively in the park • make sure we have pet waste stations • design comp for the development like the 11th St. Bridge?		

Connections to Existing Community

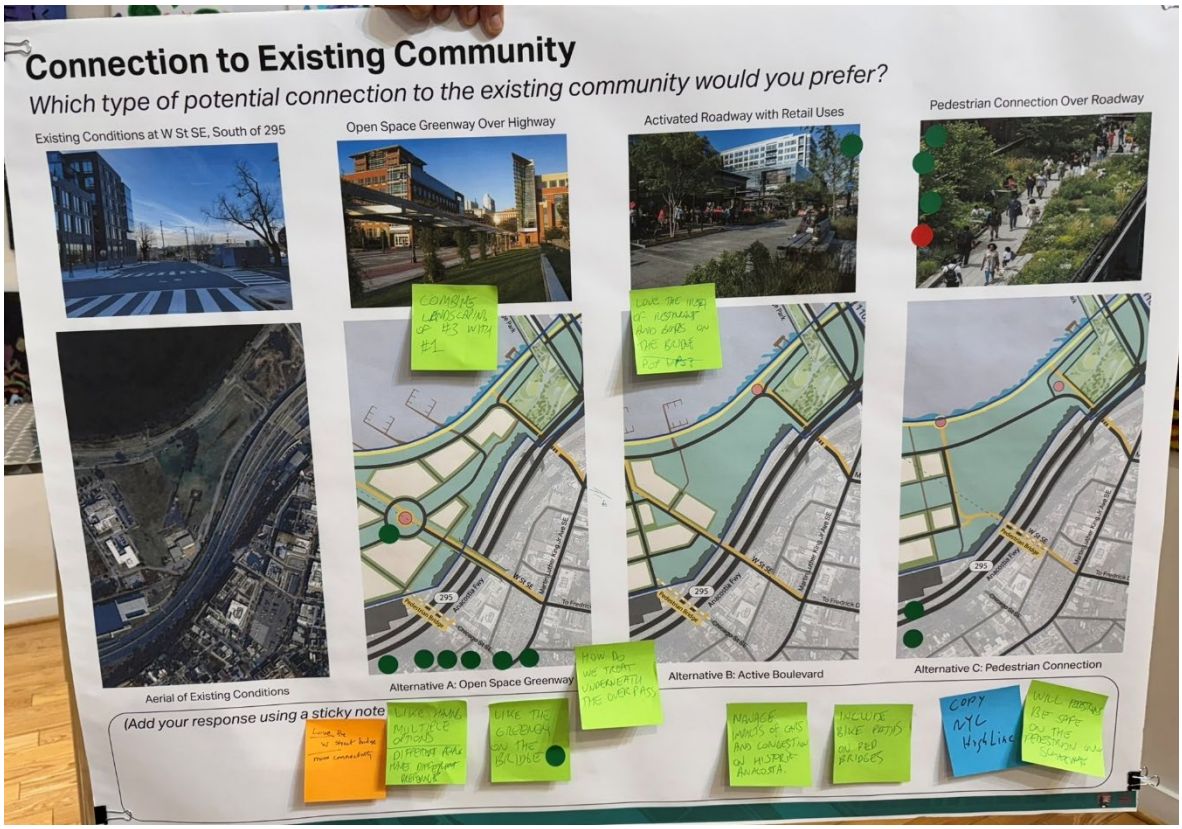


Figure 4 | FRAMING QUESTION: Which type of potential connection to the existing community would prefer?

	Comments	Red Dot	Green Dot
Open Space Greenway over Highway	• Combine landscaping of #3 with #1	0	0
Alternative A	• love the land bridge!! good for pedestrians and wildlife, no cars though please, should make it cheaper too	0	7
Activated Roadway with Retail Uses	• love the idea of restuarant and bars on the bridge, maybe pop ups?	0	1
Alternative B	• Prefer remain less developed	0	5
Pedestrian Connection Over Roadway	• Prefer remain less developed	1	3
Alternative C	• Prefer remain less developed	0	2
General Board Comments	• how do we treat underneath the overpass? • love the W St. Bridge more connectivitiy • like the greenery on the bridge (one green dot) • copy NYC highline • manage the impacts of cars/congestion on historic Anacostia • include bike paths on ped bridges • will pedestrians be safe on the pedestrian only sidewalks		

Framing the Wetlands

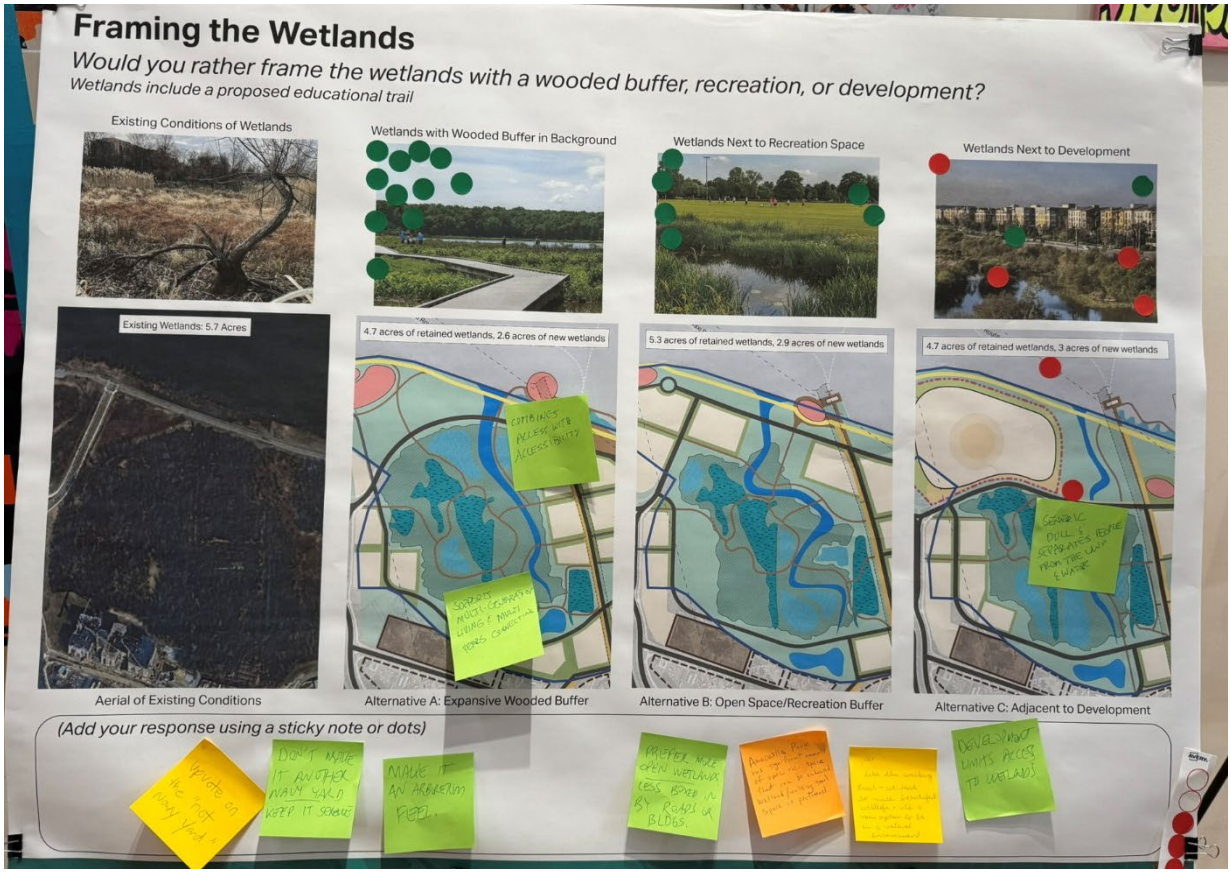
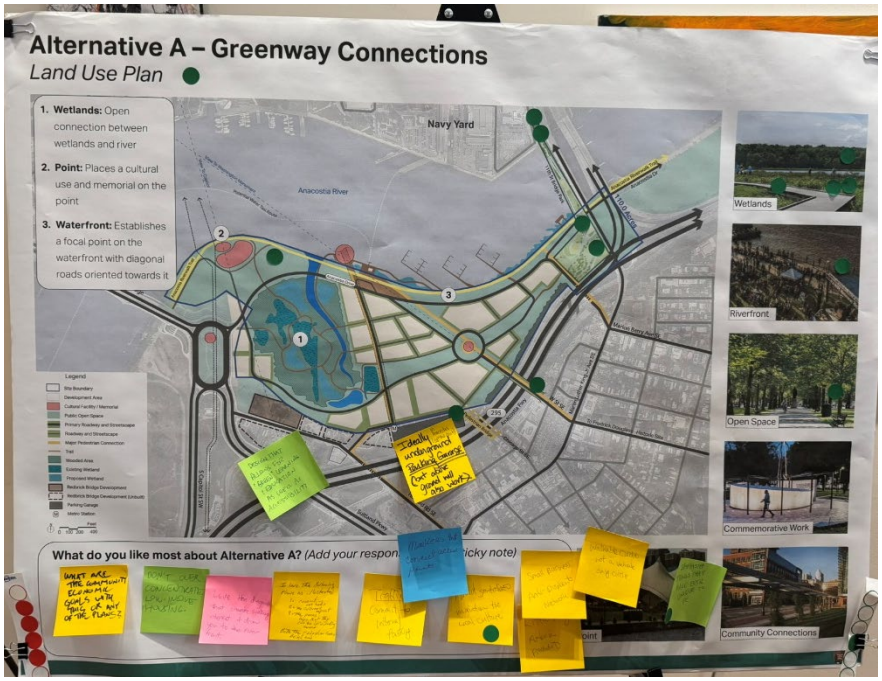


Figure 5 | FRAMING QUESTION: Would you rather frame the wetlands with a wooded buffer, recreation, or development?

	Comments	Red Dot	Green Dot
Wooded Buffer in Background	• Combine landscaping of #3 with #1	0	11
Alternative A	• supports multi generational living anf mutli years connecting • combines with access to accessibility	0	0
Next to Recreation Space		0	6
Next to Development		4	2
Alternative C	• Generic dull and separated people from the land and water	2	0

	Comments	Red Dot	Green Dot
General Board Comments	• upvote on the "not navy yard" • don't make this another Navy Yard, keep it serene • make it an arboretum feel • prefer more open wetlands, less boxed in by roads or bldgs. • Anacostia Park has a significant amount of open rec space that can be enhanced wetland, walking trails if preferred • development limits access to wetlands • like the walking trail idea. we have so much beautiful wildlife.		

Alternative A



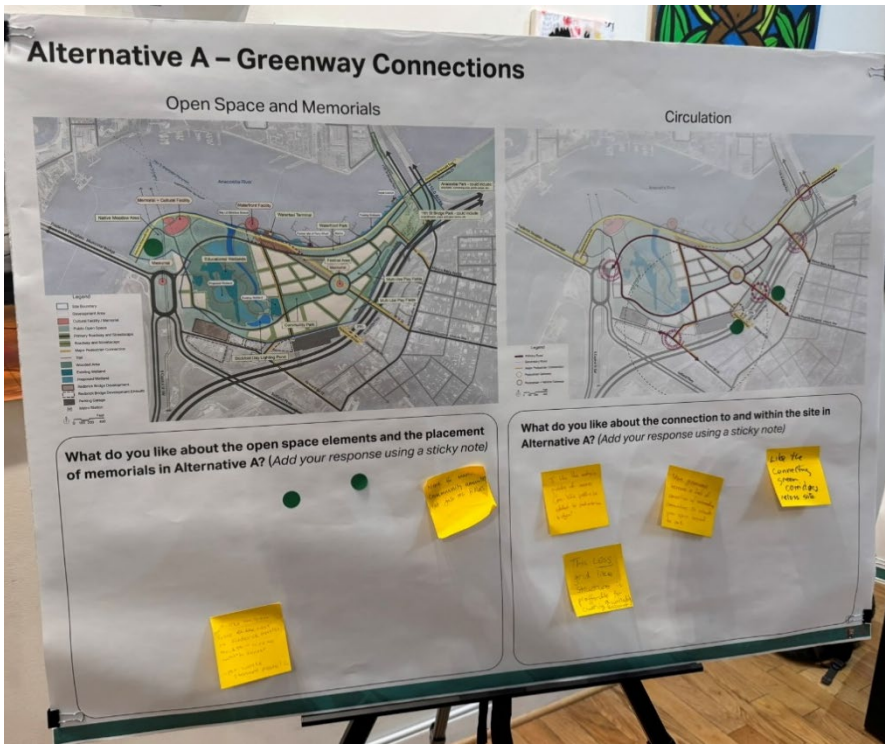


Figure 6 | FRAMING QUESTION: Alternative A Land Use Plan

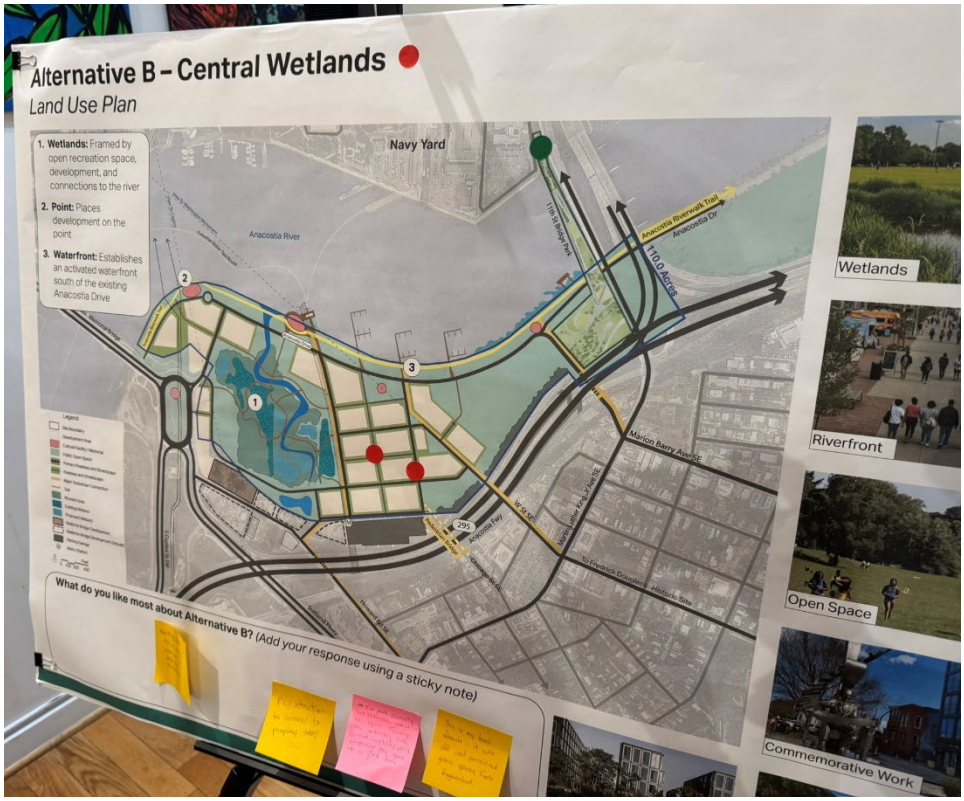
	Comments	Green Dot (no red dots added)
General Board Comments	• Design that allows for "green" learning and education as well as accessibility • Ideally underground parking garage (but above ground will also work)	7
Wetlands		4
Riverfront		1
Open Space		1
General Board Comments	• What are the community economic goals with this or any of the plans? • love the dynamics that create walking interest and draw you to the riverfront • i love the following plans as illustrated: 1. connection to wetlands 2. culture 3. • Traffic. commit to internal parking • avoid gentrification, maintain local culture (1 green dot) • Little Italy Astoria Precedent • markers that connect access points • small business/anti displacement network • walkable circle, not only vehicle circle	

	Comments	Green Dot (no red dots added)
	• emphasize things that make EoTR unique to PC (1 green dot)	

Figure 7 | FRAMING QUESTION: Alternative A - What kind of use or activity would you like to see at the Point?

	Comments:	Green Dot (no red dots added)
Open Space and Memorials	• i like the green space next to Frederick Douglas Bridge use to watch sunset, pet waste station please! • prefer A, more open space • need for more community amenities, not just rec fields	3
Circulation	• I like the multiple points of access. Can bike paths be added to pedestrian bridges • This LESS grid like structure is preferable for creating a walkable environment • more greenways increase a feel of connection with surrounding communities. It extends green space beyond the park • like the connecting green corridors across site	2

Alternative B



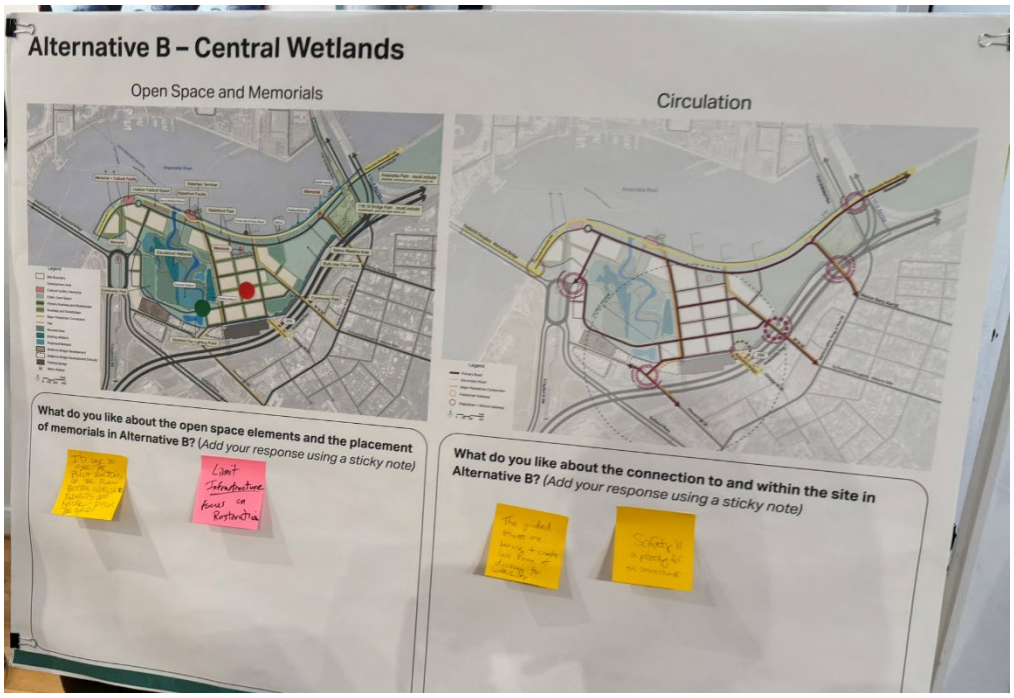


Figure 8 | FRAMING QUESTION: Alternative B Land Use Plan

	Comments:	Red Dot	Green Dot
General Board Comments	• likes recreation buffer, especially if it can reduce trash • negative: buildings act as nattier where everybody doesn't feel comfortable • pay attention to increases in property taxes • the park community has extensive, underutilized rec. space. Focusing on activating the central wetlands while conserving the space is a good idea! • this is my least favorite - it cuts off and parcels green spaces. feels fragmented	4	1

Figure 9 | FRAMING QUESTION: Alternative B - Open Space and Memorials/Circulation

Question	Comments:	Red Dot	Green Dot
Open Space and Memorials: What do you like about the open space elements and the placement of memorials in Alternative B?	• I'd like to see built portions of the plan better integrate elements and nature, ditch the grid! • limit infrastructure, focus on restoration	2	1
Circulation: What do you like about the connection to and within the site in Alternative B?	• the gridded streets are boring and create less sense of discovery for walkability • safety is a priority for connection • option A,B more connections to the neighborhood is a major benefit	0	2

Alternative C

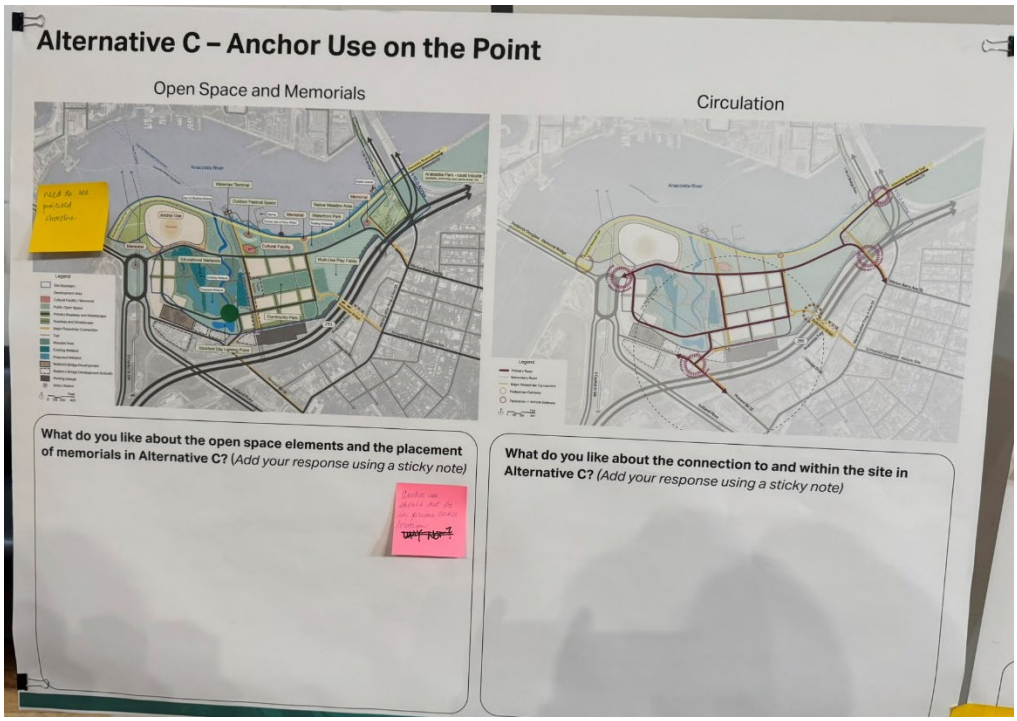


Figure 10 | FRAMING QUESTION: Alternative C Land Use Plan

	Land Use Plan Comments:	Green Dot (no red dots added)
Land Use Plan Comments	• Need community amenities, a diversity of uses • Anacostia is not a great place for a large anchor • For a potential memorial, remember Diane Dale who pushed for a Frederick Douglass memorial • Align this road with New Jersey Avenue to keep the original grid and maintain monument viewshed • More access to the water and amenities visible to the other side to attract visitors • Limit infrastructure focus on native vegetation • Prefer the point to remain less developed • Add more docks and space for water taxi • Prefer reduced density • Very concerned about a non-defined anchor • Want to ensure wildlife has a home to come back to • Great connection to green space and wetlands • Line up the road over Bridge District Parcel 7 above the Stickfoot Branch • Pedestrian bridge is a critical connection to the Ward 8 community • Love the idea of a pedestrian bridge that could eventually include or add a vehicle bridge and prefer reduced density	
General Board Comments	• Grocery • Alternative C is preferred	

	Land Use Plan Comments:	Green Dot (no red dots added)
	• Would love to have a dedicated space for markets somewhere near housing or the anchor point • Neighborhood needs are critical • This plan offers a green space away from the water in case it's windy, provides a sort of sheltered green space • Please make sure that this project does not alienate the historical community and wildlife • How do we ensure that all wildlife return to what man has created? • Need a clear vista for all of Anacostia • Takoma Park is a good precedent	
Open Space and Memorials	• Need to see projected shoreline • Anchor use should not be in prime corner location	3

Planning, Environment and Public Comment (PEPC)

Correspondence/Demographics Report

Project: Poplar Point Planning
Project ID: 128563
Document: Poplar Point Plan Alternatives
Document ID: 143274

Correspondence ID: 1

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: No strong preference. I am NOT in favor of option c anchor point. Comments: Topic Question 2: I prefer a design that enhances the current recreational experience (ie improved trail access from Historic Anacostia, easy interaction with nature). I am NOT in favor of the option c anchor point, which would obstruct the current use of our beautiful Anacostia Riverwalk. Comments: Topic Question 3: Something that would encourage access to the Historic Anacostia businesses via Marion Barry Ave. Comments: Topic Question 4: I prefer the parkway with car/pedestrian access lined with greenery. I would like for the design to be well maintained and follow historic guidelines to preserve the integrity of our beautiful historic community. Comments: Topic Question 5: I would like to see improved interaction with nature, green spaces, space for recreation or music gatherings. I like the idea of having a water taxi to connect the Point. I am NOT in favor of an anchor point--Poplar Point attracts people for its recreation and access to nature. We already have plenty of foot traffic from people using there land recreationally (running, walking, biking). An anchor point would disrupt that. Comments: Topic Question 6: I like connecting Poplar Point with the rest of Historic Anacostia (having a parkway on W st with car/pedestrian access lined with greenery). I also like the cultural monument idea--this would be a nice addition to the area which already has plenty of recreational foot traffic. I also like the idea of encouraging people to access business in Historic Anacostia. Comments: Topic Question 7: I appreciate that this alternative maintains access to nature. This is what sets Poplar Point apart--looking across the water from Navy Yard, it is a beautiful green space that people cross the river to enjoy. Comments: Topic Question 8: I do not like alternative c. A wellness center or other large development would completely obstruct--not enhance--the Poplar Point experience. We have plenty of foot traffic from people enjoying the river walk and land recreationally. An anchor point would also obstruct foot traffic to the Historic Anacostia businesses, which would have detrimental impacts to the neighborhood. Comments:

Correspondence ID: 2

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Development and recreation. Comments: Topic Question 2: Floating wetlands. Kayak launch, water taxis, parks and open spaces Comments: Topic Question 3: Activated parks, natural habitats Comments:

Topic Question 4: Connection to historic Anacostia Comments: Topic Question 5: Sports and entertainment anchor Comments: Topic Question 6: Do not like Comments: Topic Question 7: Balances development with open soa e Comments: Topic Question 8: Do not like Comments:

Correspondence ID: 3

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Alt A: It's important to balance all three. I think such a beautiful area shouldn't pave it all over with development, and the development should be centered closer to the roads vs at the point or over the wetlands. Comments: Topic Question 2: Alternative C: I think paving over the beautiful waterfront area would be a loss of such a beautiful natural space. Comments: Topic Question 3: Alt c: I think waterfront commemorative works, especially honoring Frederick Douglass and bridging a connection to the Frederick Douglass House on W ST SE could be powerful. Comments: Topic Question 4: Alternative A: thoughtful connection to the community without creating an active roadway with lots of traffic is important Comments: Topic Question 5: Alt A: Please don't pave over or close off this beautiful point from the rest of the surrounding community. Comments: Topic Question 6: Beautiful outdoor open spaces, parks, and active waterfront that connects foot traffic and park goers with the community Comments: Topic Question 7: I appreciate the connection to the community and open space but do not like the volume and placement of development in this alternative Comments: Comments: Please keep beautiful open green outdoor spaces accessible to the community, and connect park-going foot traffic to the charm of the local Anacostia neighborhood and attractions. We have a LOT of open and empty retail spots along the MLK corridor, we need a more accessible and connected park!

Correspondence ID: 4

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Wood buffer NO SPA or wellness resort Comments: Topic Question 2: NO SPA or wellness resort Comments: Topic Question 3: NO SPA or wellness resort Comments: Topic Question 4: NO SPA or wellness resort Comments: Topic Question 5: NO SPA or wellness resort Comments: Topic Question 6: NO SPA or wellness resort Comments: Topic Question 7: NO SPA or wellness resort Comments: Topic Question 8: NO SPA or wellness resort Comments: NO SPA or wellness resort

Correspondence ID: 5

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: I would rather have a wooded buffer with some recreation. I prefer the green space rather than having a host of development at that location Comments: Topic Question 2: I like boating, canoeing, and tubing Comments: Topic Question 3: I'd like to see a space that kids could learn about Anacostia River wildlife and

ecosystem Comments: Topic Question 4: I would prefer to connect the site with better access on Marion Barry and on Suitland Parkway Comments: Topic Question 5: I would like to see boating at the point. Comments: Topic Question 6: I like the features. Comments: Topic Question 7: The features of alternative A Comments: Topic Question 8: The features of alternative A Comments: Please keep Anacostia Park green. The area is lovely and peaceful. Pushing too many people to the park with development is not beneficial for anyone. Anacostia Park facilities should be free to all DC residents, especially those in Wards 7 and 8. Please keep the residents who rely on Anacostia Park in mind when making any decisions

Correspondence ID: 6

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: I'd like to see it as a wooded buffer, with a focus on preserving as much natural habitat as possible. Currently, that area is home to wild turkey, foxes, deer and other wildlife. I don't want to see this area completely turned over to human recreation. Comments: Topic Question 2: Again, I'd like to keep some natural buffer along the water's edge, to provide habitats for wildlife. Comments: Topic Question 3: I'd like to see green space with walking trails, open areas for picnicking and relaxing. I'd prefer not to see it all carved into activity-specific spaces (like pickle ball, tennis, soccer, basketball, etc.). I think those limit the collective enjoyment and will make it harder to have soft boundaries between the wildlife that has long existed here and the new recreational spaces. I'd prefer that those structured activities be located further down the park (toward the swimming pavilion) where such activities have long existed. Comments: Topic Question 4: I'd love to see the pedestrian bridge off of W Street. People should not have to go all the way to Marion Barry Ave., or Howard Road to access the park. Comments: Topic Question 5: Concert space would be cool. It would be nice to have a dog park somewhere in there. Comments: Comments: Comments: Comments:

Correspondence ID: 7

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: My preference is to maintain as much of the natural beauty of the land as possible while making it accessible to visitors and residents. Comments: Topic Question 2: I'd love to see this prioritize a restoration of the natural environment followed by using the space for recreation. Development is fine as long as it doesn't overwhelm the space. Comments: Topic Question 3: A combination of recreational fields (e.g. for sports) and picnic areas would be nice. Comments: Topic Question 4: Walking and bike paths are a high priority - the easier it is to get over to Poplar Point the more it will be used by residents. Secondarily, easy access to the Anacostia Metro Station. Finally, I love the idea of boat access via water taxis and the kayak dock. Comments: Topic Question 5: I'd love to see public access to the point prioritized - this could be through a monument or cultural space like an amphitheater. Comments: Topic Question 6: I like the prioritization of access, particularly walking access in this plan. Comments: Topic Question 7: The centering of the wetlands! Comments: Topic Question 8: Its fine. Comments: Thank you for the opportunity to provide comments.

Correspondence ID: 8

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: I prefer development that includes recreation. For example, mixed-used development along the riverfront that allows for public access to the waterfront, playgrounds, and connection to the 11th Street Bridge Park. This most closely resembles Alternative B (5.3 acres of retained wetlands, 2.9 acres of new wetlands). Comments: Topic Question 2: Alternative B: Activated waterfront. This is the ideal decision for the area. There is a huge discrepancy between the amenities and waterfront access across the river in Navy Yard. Such an activation would make the community more walkable, allow greater connections across the river, and ensure a larger variety of development/recreation that would suit the needs of all types of community members. Comments: Topic Question 3: Alternative C: Dispersed. Per my comment on question 2, this would better activate the entire space and ensure collegial, community gatherings can take place at all times. We already have fields and courts near the 11th Street Bridge Park site, so adding more here is unnecessary and the space could be better utilized. Comments: Topic Question 4: Open Space Greenway Over Highway. We need safer connections to the park and if the waterfront is well-developed with mixed-use concepts, then this would be the ideal gateway to Poplar Point and its amenities. The existing 295 connection from 16th St. SE is terrible. Not only does it feel dangerous to walk on, its unpleasant, and takes forever to get anywhere in Anacostia Park. Something like this would make it a more pleasant experience and easily attract more users to not only Poplar Point, but the entire Park. Comments: Topic Question 5: I would like the point to be preserved open space, like Alternative A with the cultural anchor. There shouldn't be anything that obstructs views of either the 11th Street Bridge Park or the Frederick Douglass Bridge. One is already an iconic DC landmark, and the other will be soon. Providing a cultural anchor ensures that the views from 11th Street are maintained, but also ensures that this point remains a place for the whole community, not just private development. Comments: Topic Question 6: I like that this keeps this space open to the community, particularly with more development coming for the rest of Poplar Point. That being said, if mixed-use development isn't possible (per my above comments), then Alternative B should be selected so that there is some development opportunity. Comments: Topic Question 7: I like that public space is still part of the development, and that it provides a nice, walkable retail corridor akin to Navy Yard. Comments: Topic Question 8: I do not like Alternative C at all. The Point should absolutely not be used to house one anchor tenant. I look forward to Therme coming to the neighborhood, but not at the expense of Poplar Point. It is shortsighted to put a corporate tenant there, given there are external factors that could cause it to fail at any time, and then this beautiful part of the community would be saddled with an albatross. Furthermore, an anchor tenant here could obstruct the views of both the Frederick Douglass Bridge and the 11th Street Bridge Park, which would take away from the community's enjoyment of both of these projects that the city has spent time, money, and developing FOR the community. Comments: Please ensure that you consider not just Poplar Point, but the entire waterfront to the 11th Street Bridge Park. This design will have a major impact on the entire look and feel of the area, and my hope is that NPS and the city don't move forward on something that jeopardizes the success of other projects (i.e. the 11th Street Bridge Park) because it is keen to move forward with a single anchor tenant and not a more cohesive and holistic mixed-use scenario. It would undermine what many in the community have spent years working towards, and would be a disappointing outcome for the long-term success of this significant piece of land and waterfront.

Correspondence ID: 9

Address: Washington, DC

Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: The wetlands should be buffered by woods with native plantings. Comments: Topic Question 2: I would like the wetlands in this space preserved and expanded with native plantings to ensure that as much of poplar point as possible is planted to help protect our rivers. Comments: Topic Question 3: The law regarding this space sets the minimum threshold of preserved park space. I do not think we should develop the eastern portion of the site. I think we should create more space for wetlands, do more native plantings, and create low impact permeable trails that can open up the eastern part of the park to the public. The less development the better. Comments: Topic Question 4: I think that there needs to be a higher commitment to preserving the wetlands, which are in and of themselves public recreation spaces. We could host low impact classes that encourage people to learn about the environment and the importance of wetlands. Comments: Topic Question 5: Preserving wetlands, and educational experiences that create public access to the waterfront with low impact trails. Comments: Topic Question 6: Alternative A seems to have the most preservation of the wetlands. Comments: Topic Question 7: I think this is a poor option that prioritizes development over our environment. Comments: Topic Question 8: Again, I think this prioritizes development over the environment. Comments: I think all three alternatives leave out a fourth and important option which would be to preserve the entire areas as a wetland. Right now these assume that there will be some form of development. I think that we should take a step towards caring for our rivers by avoiding additional development, and instead investing in the wetlands themselves.

Correspondence ID: 10

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Development. DC is in a housing crisis. Housing prices in DC continue to rise because we are not building enough housing to meet demand. The Institute of Labor Economics estimates that in order to meet current demand, DC would need to add another 100,000 housing units. (https://www.iza.org/publications/dp/15447/the-understated-housing-shortage-in-the-united-states?utm_source=substack&utm_medium=email). Development in this area would create room for more people in DC without displacement of current residents. Comments: Topic Question 2: I would prefer something like we have on the Wharf. Stores, restaurants, and housing directly on the waterfront, creating a very active experience for people. The wharf is so crowded every day, it's clear that people really like it. DC should have more spaces like that. Comments: Topic Question 3: Some parks or public art would be nice, but primarily I'm interested in housing and mixed use development. Extending the development area to the east as in Alternative A is the way to go. I recognize the legislation mandates that 70 acres should be preserved as parkland. I suspect extending development to the east of Alternative B would mean less than 70 acres would be preserved. If that's the case, something between the Concentrated option of Alternative B and Concentrated with Green Corridors option of Alternative A is preferable. The key is to spread some green space through the developed area without breaking it up so much it no longer has the benefits of density. Comments: Topic Question 4: Activated roadway with retail uses. It's most important here that the new development be walkable and pedestrian-friendly. Streets should be narrow and sidewalks should be wide. There should be bike lanes and minimal parking. The new development is very metro accessible and the built environment should actively discourage the issues the rest of DC faces with speeding motorists. Comments: Topic Question 5: Mixed use development. This would be an extremely attractive place to live, work, or play. DCers should have access to it. If the legislation didn't mandate that most of the site had to be blocked off from development, I'd be more open to an anchor tenant here, but sacrificing a huge

portion of developable area to a spa is a bad idea. Comments: Topic Question 6: I like how the parks are interspersed through the developed area Comments: Topic Question 7: I like the focus on developing the most valuable/desirable part of the land Comments: Topic Question 8: This is the worst option. I don't have much good to say about it. Comments: Want to stress what I said earlier about walkability. This area should be pedestrian and bike-first, not car-first. You could even close a lot of streets to cars entirely. Looking at Alternative B, I would completely eliminate the road that runs along the waterfront, convert all "primary roadways" to "roadways" and convert all "roadways" to "major pedestrian connections" that included bike lanes.

Correspondence ID: 11

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Development, as it activates the space. Comments: Topic Question 2: The waterfront should be public access, and given flooding risks, development should be concentrated away from the waterfront and near the Metro. Comments: Topic Question 3: There should be a central urban gathering space, like a plaza surrounded by dense mixed use development. Comments: Topic Question 4: There should be regular access by walking and cycle paths and strong bus service connections to the rest of the city. There should be some local car access for deliveries, drop off and pick up, but very limited parking. Access by Metro, bus, walking and cycling should be strongly prioritized. Comments: Topic Question 5: Celebrations of the community history. Access and use of the water. Comments: Topic Question 6: I like this one the most. The development is concentrated around the Metro station. It has good connections to waking and cycling paths and the waterfront. The point is a public space. Comments: Topic Question 7: This is also good but too much development is located too far from the metro. I like that the point is activated by development so it's not so isolated. Comments: Topic Question 8: I don't like this one. Comments:

Correspondence ID: 12

Address: Washington, DC
Outside Organization: Building Bridges Across the River Unaffiliated Individual
Correspondence:

Topic Question 1: Wooded buffer Comments: Topic Question 2: I am interested in a balance of development that benefits the Ward 8 community and natural habitat. Comments: Topic Question 3: While I am most interested in passive recreation spaces, this is a wonderful opportunity to engage District residents and key stakeholders in an open and transparent design competition shaping the 70 acres of green space. Comments: Topic Question 4: The 295 freeway has long divided Ward 8 residents with Anacostia Park, the Anacostia River and the rest of the city. It makes most sense to link to the main Anacostia commercial corridors of Martin Luther King Jr. Ave SE / Marion Barry Jr. Ave SE upriver & the Anacostia metro station at the downstream section. The Poplar Point development should also make intentional connections to the future 11th Street Bridge Park which will break ground in 2025. Comments: Topic Question 5: Having an anchor development near both the Anacostia metro station & link to the Frederick Douglass bridge (connecting to the Navy Yard) would be ideal. This would be a draw to local and national audiences alike. This will be bring jobs, economic benefit and deeper connections to the rest of the city. Comments: Topic Question 6: The additional W Street connection to historic Anacostia is great. While green space is needed, this 110 acre space requires an anchor development as a draw. Alternative A does not have this. Comments: Topic Question 7: Having a pedestrian bridge at Howard Road would help create more connections to

residential / commercial areas on the other side of the 295 freeway. Comments: Topic Question 8: The site of the development site on the point next to the Frederick Douglass bridge would help stitch together Poplar Point to the other side of the river. This site would also connect a prime development site to the Anacostia river trail. Having additional development adjacent to the Anacostia metro station would also be beneficial. Finally, there is more variety of programming spaces in the Alternative C plan which would help this future site more successfully draw the public to cultural sites, fields, development, etc. Comments: The Poplar Point development has been a long time coming. It is exciting to see this project restart, especially as the 11th Street Bridge Park Development breaks ground along with new restaurants and stores in historic Anacostia. I do support the announcement made last month to bring the Therme health & wellness center to the site given their commitment to support Ward 8 residents through jobs, free days & cultural investments in the community. This is one of the last big spaces left to develop in the nation's capital and it is important to get this right. Thank you for leading this effort!

Correspondence ID: 13

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Do any of the plans envision swimming areas? As the Anacostia's water quality continues to improve, the Poplar Point plan should help to galvanize and support efforts to create a swimmable Anacostia and create direct and equitable access to the river. There is no better way to reconnect the community and the District with the river than through the possibility of safely swimming in it. Planning for swimming areas and related infrastructure needs to start now and Poplar Point should be a big part of that work.

Correspondence ID: 14

Address: Washington, DC
Outside Organization: Ward 8 Woods Conservancy Unaffiliated Individual(Official Rep.)
Correspondence:

Topic Question 1: Ward 8 Woods favors a wetlands with a wooded buffer Alternative A). Our biggest priority is that existing forests and wetland be persevered. Comments: Topic Question 2: Ward 8 Woods favors an open waterfront that contrasts with the high density urban elsewhere. Comments: Comments: Topic Question 4: We favor a pedestrian connection over the highway Comments: Topic Question 5: We support Alternative A, Cultural Center with Public Space Comments: Comments: Comments: Comments: Ward 8 Woods opposes a "wellness anchor" at the point. A luxury spa is out of keeping with the areas history and DC's tourism brand. It would effectively privatize public park land, making it accessible only to paying customers. We strongly urge the development be restricted to areas currently occupied by pavement and grass and that the destruction of existing trees and wetlands be minimized.

Correspondence ID: 15

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: I would prefer the Wooded buffer, by far. Having the wetlands next to recreation may be both unsafe and enable littering of natural spaces.Similarly, with development, you may get unwanted interactions between wildlife and human activity, such as increased collisions and animal intrusions. Comments: Topic Question 2: I would encourage the NPS and DC to preserve and expand as much natural spaces as possible, increasing the amounts of wetlands and native meadows. These can act as buffers in case of flooding, and act as a filter to prevent pollution and runoff into the Anacostia. Comments: Topic Question 3: A mix of active recreation and a community park would be nice. Comments: Topic Question 4: I would prioritize pedestrian and bike access to connect the neighborhood to the park. Cars already have multiple access points, and driving to them is easy enough. We don't need additional roads to have people speeding into and at the park. Along the same lines, it would be nice to have the connection points / walkways shaded and surrounded by nature. Comments: Topic Question 5: My first choice would be the the cultural space to preserve *public* spaces, while I would be willing to compromise with the anchor if they commit to provide additional investment to preserve natural spaces. Comments: Topic Question 6: Increased connections to the neighborhood, and it seems like anacostia Drive moves a bit forther inland. Comments: Topic Question 7: The native meadow area. Though this is probably my least favorite option. Comments: Topic Question 8: Fewer roads inside the park. Anacostia drive moves significantly inland. Native meadow areas. Comments: This initiative needs to improve *pedestrian* connections between Historic Anacostia and Anacostia Park, while preserving and enhancing natural spaces.

Correspondence ID: 16

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: -wooden buffer Comments: Topic Question 2: -open waterfront Comments: Topic Question 3: -community park and active recreation Comments: Topic Question 4: -extension of W Street over 295 as a greenway Comments: Topic Question 5: -cultural center with public space on waterfront Comments: Topic Question 6: -it does not have the 'Anchor Use' next to the river -extension of W Street over 295 as a greenway -this is my favorite, given that it entails less building and development of the riverfront area Comments: Topic Question 7: -it does not have the 'Anchor Use' next to the river Comments: Topic Question 8: -I disliked this alternative the most and am NOT in favor of having the 'Anchor Use' (i.e., Therme) next to the river. -pedestrian bridge at W St. Comments: -I am NOT in favor of the Therme Spa development project being established in the Poplar point area -if the Therme Spa development moves ahead, I think it should be moved towards the parking and metro area and should NOT be located riverside -I am in favor of there being more public parks and recreation facilities that do not involve buildings but rather emphasizes natural parklands and wetlands

Correspondence ID: 17

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: -wooden buffer Comments: Topic Question 2: -open waterfront Comments: Topic Question 3: -community park and active recreation Comments: Topic Question 4: -extension of W Street over 295 as a greenway Comments: Topic Question 5: -cultural center with public space on waterfront Comments: Topic Question 6: -it does not have the 'Anchor Use' (i.e. Therme spa) next to the river -extension of W Street over 295 as a greenway -this is my favorite, given that it entails less building and development of the riverfront area

Comments: Topic Question 7: -it does not have the 'Anchor Use' (i.e. Therme spa) next to the river Comments: Topic Question 8: -I disliked this alternative the most and am NOT in favor of having the 'Anchor Use' (i.e., Therme spa) next to the river. -pedestrian bridge at W St. Comments: -I am NOT in favor of the Therme Spa development project being established in the Poplar point area -if the Therme Spa development moves ahead, I think it should be moved towards the parking and metro area and should NOT be located riverside -I am in favor of there being more public parks and recreation facilities that do not involve buildings but rather emphasizes natural parklands and wetlands

Correspondence ID: 18

Address: Washington,, DC
Outside Organization: Check It Enterprises LLC Unaffiliated Individual(Official Rep.)
Correspondence:

Topic Question 1: Recreation and Thoughtful Development Comments: Topic Question 2: Im flexable but something fun and bring expeience to Anacaostia Park.However, a anchor use to activate the waterfront experience and offer more active recreational opportunities for the community is very vital in my opinion Comments: Topic Question 3: Things that are youth friendly and that bring people together in a more interactive manner Comments: Comments: Topic Question 5: Their sould be real tributr to the native Indian Anacostians and leaders from this historic distric Comments: Topic Question 6: I really believe inclusion of an anchor use at the point and the role an anchor can play in: driving visitation and active recreation to Poplar Point Park, creating an iconic destination along the Anacostia River that enhances and activates the adjacent parkland, framing an active and safe waterfront promenade, and creating significant economic activity and employment east of the river. Our community really needs this and I believe it will really help businesses in historic Anacostia Comments: Topic Question 7: t As it relates to alternative B,the lack of an anchor use is a negative and therefore it's not best for us Comments: Topic Question 8: In my coversation with community there was a consensus that anchor use at the point and the role an anchor can play in: driving visitation and active recreation to Poplar Point Park, creating an iconic destination along the Anacostia River that enhances and activates the adjacent parkland, framing an active and safe waterfront promenade, and creating significant economic activity and employment east of the river Comments: As a Ward Advocate, and business and property owner I was very interested in the District's recently announced plans for Poplar Point, I support the site's potential anchor destination, Therme DC. We have worked hard to stay open and have wanted these type of investments to our communityy For too long, our community has been overlooked when it comes to investment and access to critical resources, including green space for our children to play and run. Now we have a once-in-a-generation opportunity to change that narrative and bring meaningful economic benefits and amenities to our residents so they can fully thrive. By creating an accessible, community-oriented destination at Poplar Point, we can finally unlock long-overdue opportunities that Ward 8 deserves. We must approach this development thoughtfully, ensuring our anchor destination meets local needs, and truly invests back in us--not just bringing in visitors, but uplifting local businesses, providing jobs, and actively engaging with our people. That is why I support Therme DC as the destination anchor for Poplar Point. Unlocking the District's plans for a 70-acre public park at the site, and 25 additional acres for housing, retail, and other sorely-needed developments, as far as I can see, this is the only proposal that can lead to the successful transformation of this land into a real opportunity for Ward 8. Therme's affordable suite of health and wellbeing offerings will be a welcome addition to our area, and the economic impacts will be large and tangible. Therme DC is projected to create thousands of jobs, generate over a billion dollars in tax revenue for DC, and bring in millions of visitors a year to shop at our businesses and dine in our restaurants. Therme has been actively engaging with our community, meeting with organizations and individuals to solicit our feedback on this project and hear what we need. This is an achievable, sensible proposal that will foster community-driven development and will create

lasting change for our neighborhood and our people. Without Therme DC, it's entirely possible that this land will continue to sit neglected and unused--as it has for decades--rather than being transformed into a shared space for friends and families. I urge you to support Therme DC as the destination anchor alternative for Poplar Point. If You are a Resident of Other Wards: I'm commenting to express strong support for Therme DC as the destination anchor at Poplar Point. This facility will be a transformative and much-needed addition to our city, providing a unique experience for children, adults, and seniors alike, while bringing millions of visitors to the city from all over the country and world, boosting our local economy, and creating thousands of new jobs. In addition to that, Therme DC is expected to support the District's revitalization of Poplar Point overall by unlocking a brand-new 70-acre public park and expanding opportunities for affordable housing. The benefits of this project will be felt citywide and the economic boost in particular is needed now more than ever, with growing uncertainty about our fiscal future. Therme DC is bringing in thousands of construction jobs, hundreds of permanent jobs, and will generate $1.5b in tax revenues. But most importantly, as a longtime District resident, I can tell you that we have never had something like this in DC, let alone the country. Wellness services are often unaffordable and hard to access, and I can't wait for our community to have a space to relax in thermal baths, swim-up pools, and more. Combined with the new public park and access to green space, this will be a huge win for our collective health. I've also appreciated Therme's efforts to truly engage with the community and ensure they build an offering that reflects local priorities. I am confident in their ability to deliver a facility that only builds on DC's development progress in the past decade. I urge you to select Therme DC as the destination anchor alternative for Poplar Point. Best, Ronald Moten

Correspondence ID: 19

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: I would like to see a comprehensive framework that satisfies the requirements of the land transfer agreement between the District and the federal government. Generally, I would like to see all three. Comments: Topic Question 2: I would like a blended experience, with some manicured waterfront, some developed water-engaging amenities, and some simple walk, bike, and motorized pathways. Comments: Topic Question 3: Depending on the implementation, the eastern portions of the main site would facilitate an NPS-maintained wetlands preserve/exhibit with associated infrastructure at the river bend. One or more walkway trails and educational ecosystem signage. Because I am conceiving of a Stadium-Arena, there are opportunities for open space memorials honoring local history, sports historical figures, transportation historical figures or some combination. One tentative idea is to redesign and expand parts of Martin Luther King Blvd, aiming to make it a true Boulevard with an associated pavilion prior to it transitioning to a grand promenade to the Stadium-Arena site. A Martin Luther King Jr statue at the pavilion I think would be very fitting, and that would supplement a proposed memorial in the historical preserved Barry Farms Dwellings area (where a park is planned). Comments: Topic Question 4: I would like a robust connection with the surrounding community. For this reason I propose undergrounding I-295 for the stretch largely between Sousa bridge and the South/West portion to the edge of the St. Elizabeth campus, and supplementing the bridges at 11th and 12th street as well as the Sousa Bridge with under-river transit tunnels. The proposal tentatively includes direct I-295 connections from South Capitol Street (SE/SW) with further review of geology and existing infrastructure; The purpose is to free up the existing bridge for local traffic. Because the proposal I have includes a stadium, a grand promenade off of Martin Luther King Blvd is proposed, and a streetcar/maglev tram connection between Gateway DC and the edge of the Poplar Point site, somewhat near the existing Metro. Because I also propose a new bidirectional connection between Poplar Point and Lincoln Park (Lincoln Park being part of a separately-proposed Metro realignment plan for the blue

line), if an overground method is suggested, supplementing the 11th street pedestrian bridge with another pedestrian bridge is conditionally proposed. To facilitate transit from the Northeast portion of the site, a 45-degree angle bridge/tunnel is proposed at the North-side connection with Sousa Bridge (heading in the direction of RFK). This entire local connection scheme is oriented around a proposed "Anacostia Station", which would theoretically serve as the primary Maglev access point for southern DC, and additionally serve as a transit hub connecting a separately (but connected) Barry Farms Dwellings Recreational Center, designed to both open up the rest of the waterfront to the North of the NPS site and satisfying several of the NPS requirements, namely, a memorial site location, a substantial amount of housing units, and connecting that area directly to the Poplar Point site, which primarily features a stadium and spa concept (integrating in part or in full the Therme general idea). The transit hub at Anacostia Station, walkabout from the Poplar Point site, would additionally provide Station-to-Station transit between Anacostia Station and a separately-proposed Station development at either or both Hechinger Mall and/or Triangle Annex (at the SW corner of the Rt-50 intersection near the Arboretum). Comments: Topic Question 5: As it is a marginally large site, I propose an Arena-Stadium hybrid designed to supplement or replace Capital One Arena in Chinatown, with three components: sub-surface arena (30,000 seats), "first"/second floor convention hall, upper floor exposed field for 30,000 fans. This facility would be integrated with a river overlook, the main Therme spa complex, and a proposed Hotel near the Bridge District (in addition to the proposed Anacostia station, and the Anacostia Metro Station). To the East of that development, the NPS wetlands would be situated at/near the bend of the Anacostia River, where the Riverwalk would pass over top of the wettest parts. Substantive parking would be provided for in vertical parking facilities on site and in adjacent locations, coinciding with public transit options, so as to accommodate the hopefully large increase in foot traffic in the area. Comments: Topic Question 6: All of the features of Alternative A are generally part of the plan I put together, so I wholly approve of the concept as one part of the whole, as it focuses on inter-connectivity, including the connections between the Navy Yard and possibly the development at RFK / Kingman Park. Comments: Topic Question 7: I have endeavored to integrate the general scheme of a wetlands park into the design as one part of a comprehensive ecosystem change focus (taking specific steps from historical planning records). I think that in theory the Therme concept and the NPS wetlands concept could overlap. Comments: Topic Question 8: While my current design actually leaves the largest facility in place with the thought it could be turned into an NPS visitor center and staffing location to manage the wetlands, the other facilities can go. A place could be carved out for the other agencies at the Barry Farms Dwellings area, which is itself designed as a sprawling fields and park space which the Park Police could manage. As part of the transportation infrastructure scheme includes a proposal to overtake a large portion of the northern section of the Joint Base to the West for the purpose of a dedicated train/maglev maintenance facility, I see the NPS thought is that some of that area could be transitioned to the other relevant federal agencies. The notion of an "anchor" space is fundamentally what the Stadium-Arena concept is about, with that anchor requiring connectivity as well as a natural feel for the surrounding area. There are some design components of a recent stadium proposal for Las Vegas which could possibly fit the bill. Comments: Because I envision a multiple-phase plan, the eastern portion of the site is initially thought of for the purpose of Construction staging, including serving as a TBM launch area and possible concrete plant, before eventually being developed as a rehabilitated wetland and ecological monitoring station during a Therme build-out, where wetland and elevated spa features overlap (roughly based on their promotional materials). My plan also incorporates one or two hydroponic grow facilities at Poplar Point and/or Barry Farms Dwellings, with the aim of producing organic vegetables and fruit according to demand projections at the Stadium-Arena. In theory the Poplar Point facility could accommodate non-standard grow items such as flowers, which could become a feature of the Riverwalk as well as the proposed market at Firth-Sterling. I'll make an effort to put the design plan somewhere accessible. Currently the thrust of the plan is in a Google Maps KML file, and I am attempting to complete a rough Powerpoint to get the primary points across. The law directs the plan to very closely resemble the plan from 2003/2004, and incidentally I agree with the vast majority of the findings from back then and see what I believe are reasonable ways of accomplishing those objectives for Anacostia and DC as a city.

Correspondence ID: 20

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: A wooded buffer sounds best to me. Comments: Topic Question 2: I would like to make the river swimmable year around at some point but in the meanwhile, we need an entity that can help activate the space along the Anacostia to make it a year round destination that attracts both local and tourist alike. Comments: Topic Question 3: I would like to see the space that preserves green vistas we have come to love about the Anacostia. Comments: Topic Question 4: I would like to see the site better integrated with local nonprofits as well as the Anacostia Arts and Cultural District. This could be in the form of art displays, events, and activities that shows the partnership between the park service and the surrounding community. Comments: Topic Question 5: I strongly support the inclusion of an anchor use at Poplar Point. A thoughtfully designed anchor can serve as a powerful catalyst for attracting consistent visitation and fostering year-round active recreation. An anchor use would help establish a vibrant, welcoming promenade that feels safe and alive with activity, while also generating meaningful economic opportunities and job creation for residents East of the River. Such bold, intentional development is essential to ensuring Poplar Point becomes a dynamic and inclusive civic asset for all. Comments: Topic Question 6: lternative A's emphasis on open space and ecological restoration is admirable, as it maintains a naturalistic character and preserves green areas for passive recreation. However, the absence of an anchor use is a missed opportunity, especially one that could preserve both the green space and connectivity to the surrounding communities. Comments: Topic Question 7: Alternative B introduces a more balanced mix of recreational and community-oriented uses, which helps increase opportunities for engagement and activity along the waterfront. Yet, like Alternative A, it lacks a signature anchor use, which again, is something that's badly needed in the Poplar Point area. Comments: Topic Question 8: What I appreciate most about Alternative C is its inclusion of an anchor use at Poplar Point. This approach recognizes the power of a signature destination to drive consistent visitation and promote active recreation throughout the park. An anchor can serve as the heart of Poplar Point--drawing families, tourists, and residents alike to the Anacostia River, while enhancing the surrounding parkland and supporting year-round activity. What I appreciate most about Alternative C is its inclusion of an anchor use at Poplar Point. This approach recognizes the power of a signature destination to drive consistent visitation and promote active recreation throughout the park. An anchor can serve as the heart of Poplar Point--drawing families, tourists, and residents alike to the Anacostia River, while enhancing the surrounding parkland and supporting year-round activity. By framing an active, inviting, and safe waterfront promenade, an anchor destination will help establish Poplar Point as a truly iconic space in the city. Just as important, it will generate significant economic opportunity and employment. Comments: As a proud Ward 8 resident, I support activating Poplar Point with a vibrant anchor destination like Therme DC. For too long, this land has sat unused while our community has lacked access to green space, jobs, and amenities. Therme DC offers a real opportunity to change that--bringing health and wellness resources, economic investment, and thousands of jobs right to our neighborhood. It's a project that not only attracts visitors but centers the needs of current residents by investing in local businesses and creating a space we can enjoy and take pride in. Therme has shown a commitment to listening to our community. Of all the proposals, this one is the most realistic path to transforming Poplar Point into a destination that serves us now and draws others in to see what Ward 8 has to offer. Let's not let this opportunity pass us by. I urge you to support Therme DC as the anchor that can finally unlock Poplar Point's full potential.

Correspondence ID: 21

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: recreation Comments: Topic Question 2: alternative A or B, I think it will be important to either have restaurants, retail, etc along the water or recreation, the one anchor tenant takes up too much space. Comments: Comments: Topic Question 4: I think as many pedestrian tunnels or bridges as possible is best. I like that alternates A and B have connections at Marion Barry Ave, W St, and Chicago St. Comments: Topic Question 5: cultural Comments: Topic Question 6: I like the spine of green space in between the new development. I also like that the wetlands and the point are connected. Comments: Topic Question 7: I like that the waterfront feels urban Comments: Comments:

Correspondence ID: 22

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: I'm supportive of any plan that brings badly needed new housing, parks, and amenities like restaurants and stores to the Anacostia River. Comments: Topic Question 2: Development, particularly housing Comments: Topic Question 3: Love a park, love green space, love housing most Comments: Topic Question 4: As many walkable car-free physical connections as possible Comments: Topic Question 5: Housing Comments: Topic Question 6: Housing Comments: Topic Question 7: Housing Comments: Topic Question 8: Housing Comments: Housing please

Correspondence ID: 23

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Wooded buffer. Comments: Topic Question 2: I enjoy what the Waterfront currently offer - walking, biking and fishing along the river . I would like to see more priority given to pedestrians and bikers safety compare to vehicular traffic. I would like to see more water/river activities like kayaking and hopefully swimming. Comments: Topic Question 3: An open space that allows community gathering for pop-up concerts and events similar to across the river at the Navy Yard Friday concerts. Comments: Topic Question 4: Extension of W St SE to cross I 295. I 295 was built in our community land and separates us from our best nature resource - Anacostia river. I would like to see improvements on Good Hope Rd to make the 295 underpass more pleasant and pedestrian centered experience. DC DOT has entertained the idea of one level - road and sidewalk, cobalt feel street to bring back the historical feel and more urban and pleasant experience. Being able to access the wetlands thru the park trails/paths - currently the wetlands are not accessible. Comments: Topic Question 5: Waling, biking, fishing, water access like boating and kayaking. Community gathering including BBQ facilities. Comments: Topic Question 6: The Greenway Connections, native meadow area, educational wetlands, waterfront park, water taxi terminal, neighborhood parks and general playfields. The physical connections across the site and into Anacostia.

The link of the wetlands with the Anacostia River and the 11th Street Bridge Park. This is my preferred alternative. Comments: Topic Question 7: Preserving the wetlands. Native meadow area, educational wetlands, waterfront park, water taxi terminal, neighborhood parks, general playfields, and river walk. Comments: Topic Question 8: Potential Sites for NPS Facilities Relocation. Comments: My preferred alternative is "A". Historically Anacostia and East of the River (EOTR) has been disadvantaged in many ways going back to the "Urban Renewal" and building I295. If anything we have some equality compare to the wealthier parts of DC is the lavish green space and parks we enjoy, the Anacostia River park, the urban escape and wild life at Poplar Point. It is a matter of equality to keep ALL the green space for the community and further enhance that with trails and boardwalks to the areas that are currently boarded/out of reach. If a memorial is built I would like to see a Bonus Army memorial - this was an event with a huge historical value for our country that happened in our neighborhood. I also would like to see programming about it similar to what NPS use to do like ranger Vince walking/biking Bonus Army tours in the past. I am very concern that on 3/20/2025, one month before the Public comments deadline the DC government has announced going with "Alternative C" and picking Therme Spa as an anchor developer. DC Office of Planning (OP) reps at the public walk on 04/05/2025 have expressed preference to that project that is very concerning. Any Anchor developer will take out of our green space .My concerns specifically against Therme Spa: -The Spa will benefit the DC gov as revenue generator. It will not benefit the community. (how often one goes to a Spa if can afford it?). -Poplar Point cannot handle Spa vehicular traffic. Anacostia Drive is one lane vehicular and bike traffic. Assuming the Spa goers will use the Metro is not sound. Where the cars will be parked? Turning park land to a parking lot? Build parking underground the marshes? -As per DC OP reps "this is only 40 acres" is close to cynical. Nobody from the DC Gov says "only 40 acres of Rock creek Park". -We will loose the wild life that is currently there including the wild turkey, fox, deer. -With the Bridge District enormous development bordering Poplar Point we need all the Park Land to be protected and stays as a Park for everybody to access and enjoy regardless of income.

Correspondence ID: 24

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: A wooded buffer, please! Second to that would be recreation Comments: Topic Question 2: Open waterfront, please! There should be something special about this side of the river that makes it different and unique from other waterfronts in DC along the Potomac and Anacostia Rivers Comments: Topic Question 3: Linear Park + Park-Centered Commemorative Works Comments: Topic Question 4: I'd love to see greater pedestrian access to the park from Historic Anacostia...perhaps W St can connect via an overpass, and can there also be pedestrian walkways, too? I also think it would be cool to loop the park to the Southside of 295 as well...so can we reclaim the old trolley line train tracks and create a "high line" equivalent in DC? Ultimately it would be great to also connect to other paths and trails within Ward 8 overall...think the Rock Creek Park version EOTR...Anacostia Park and Poplar Point can help bring people deeper into Ward 8 and the restaurants, cafes, museums, trails/parks, etc. Comments: Topic Question 5: I'd like to see us make Anacostia Park and Poplar Point be the DC-equivalent of Central Park...there's not too much commercial there, as that can be found in the Anacostia community along MLK Ave and/or Marion Barry...but make it a meeting area with different unique areas...I'd love to see a swimming hole in the Anacostia River, a miniature golf course, a driving range, dirt running trails, a place for outdoor yoga and/or meditation...there can be small cafes and local vendors (again, a la Central Park) but no major commercial feature...perhaps there's a waterfront equivalent of a Carter Baron Amphitheater...I would love to connect the points along the rivers, so via a water taxi that can take you to Navy Yard, the Wharf, Georgetown and also Rossyln, Hanes Point and Old Towne...I'd love to see paddle boards and

kayaks...can we have roller skating paths that can go all the way down to the rink? Comments: Topic Question 6: It's not uber commercial Comments: Topic Question 7: It's not uber commercial Comments: Topic Question 8: This just seems out of place to me...I don't see how this would actually support the neighbourhood Comments:

Correspondence ID: 25

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Wooded buffer Comments: Topic Question 2: Alternative C: Recreation waterfront Comments: Topic Question 3: Alternative A: Concentrated with green corridors Comments: Topic Question 4: Improving Marion Barry Ave and Howard Road would be a great start. Comments: Topic Question 5: I would like to see a cultural anchor on the Point with public space as well. NO THERME! This is prime real estate and should be used for the benefit of the whole community, not just those who can afford to visit Therme. Comments: Topic Question 6: This is my favorite alternative. I like the cultural anchor at the Point and the green space near the water. I like that there will be a water taxi. And I like that Therme is NOT part of the development plan. Comments: Topic Question 7: I like that Therme is not part of the development plan. Comments: Topic Question 8: Least favorite option. But I do like the increased green space near the river. Comments: Please do not put Therme in this Poplar Point development plan. It's a business that can easily go somewhere else. Poplar Point should be reserved for community use with businesses that everyone can access without paying an entrance fee.

Correspondence ID: 26

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Wooded buffer Comments: Topic Question 2: Thermes and pool and direct access to swimmable river Comments: Comments: Topic Question 4: Ideally the highway to become an underpass and a park and green space built on top to cover it. If not possible, a connecting pedestrian green bridge from w street to the river front Comments: Comments: Comments: Comments: Comments:

Correspondence ID: 27

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Wooded buffer Comments: Comments: Topic Question 3: Native meadow and educational wetlands Comments: Comments: Topic Question 5: Natural areas that are appropriate for use by humans and wildlife. Priority is preserving the wetlands and providing appropriate habitat. Comments: Topic Question 6: The potential for a native meadow area or educational wetlands, but I am worried about the impact of building further streets or development. However, this plan appears to involve the least development, so I prefer it. Comments: Topic Question 7: The native meadow and educational wetlands. I do not like the proposed development around the wetlands Comments: Topic Question 8: The native meadow and educational wetlands. I do not like the

proposed development around the wetlands Comments: Poplar Point has shown to be an important habitat in DC for migrating and overwintering birds, in particular sparrows. It is vital that the existing habitat is preserved throughout any future plans, and a priority should be to expand this habitat wherever possible. Development would significantly harm these goals, and I am opposed to it. The surrounding area and vast majority of the rest of the Anacostia river's shoreline is already developed, and we need to preserve what is left.

Correspondence ID: 28

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: recreation Comments: Topic Question 2: walking paths, areas for sitting and picnics. Water taxi port. Comments: Topic Question 3: skate park development. Sports fields. Comments: Topic Question 4: Park/pedestrian bridge over river near 11th street bridge Comments: Topic Question 5: recreational, cultural Comments: Topic Question 6: enhancing roadways- lots of congestion already on MLK Comments: Topic Question 7: general play fields Comments: Topic Question 8: wellness anchor Comments:

Correspondence ID: 29

Address: Washington, DC
Outside Organization: Suite Nation Unaffiliated Individual(Official Rep.)
Correspondence:

Topic Question 1: Recreation w/ Complimenting Hospitality Multi Use Development Comments: Topic Question 2: Anacostia looking into Downtown Comments: Topic Question 3: Sandlot Connections to both bridges. Community Led Amenity Programming from Native Washingtonians Comments: Topic Question 4: Pedestrian & Public Transit. Comments: Topic Question 5: Sandlot Poplar Point Comments: Comments: Comments: Comments:

Correspondence ID: 30

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

A public handout of this land to a developer who has been shown to be highly unethical and dishonest is an extraordinary disservice to the people of the community. In no way is it appropriate to hand these lands for private profit with little in return - "free" tickets and community programming that will ultimately never follow through.

Correspondence ID: 31

Address: Washington, DC
Outside Organization: Washington Area Bicyclist Association Unaffiliated Individual(Official Rep.)
Correspondence:

Topic Question 1: As an organization that champions active transportation and public access to nature, the Washington Area Bicyclist Association (WABA) supports framing the wetlands with thoughtfully integrated development that enhances connectivity while preserving ecological integrity. The wetlands should remain protected and celebrated as a core natural feature of Poplar Point, but surrounding development--when done with care--can provide opportunities for educational engagement, trail access, and passive recreation. A development strategy that balances accessibility with ecological preservation would best serve the community. Comments: Topic Question 2: WABA envisions a waterfront experience that is vibrant, inclusive, and accessible to all users. A dynamic anchor use, such as the one proposed by Therme Group, has the potential to activate the riverfront with amenities that draw visitors and local residents alike, encouraging walking, biking, and social gathering along a safe and welcoming promenade. By integrating wellness, recreation, and nature access, the waterfront can become a destination that promotes both health and mobility. Comments: Topic Question 3: WABA strongly supports the inclusion of green infrastructure and open spaces that are usable and interconnected--such as trail networks, bike and pedestrian plazas, and spaces for informal gathering and play. Outdoor amenities that are low-barrier and flexible, including native meadows, community gardens, and unstructured play fields, will provide daily utility for local residents and complement more formalized attractions. Comments: Topic Question 4: WABA strongly encourages infrastructure investments that bridge current gaps and make Poplar Point easily and safely accessible by foot and bike from historic Anacostia and surrounding neighborhoods. Improvements to existing roadways and the addition of new crossings would create more equitable access and foster better community integration. Connecting trails and roadways in a cohesive and intuitive network is essential to ensuring this site serves as a resource for all. Comments: Topic Question 5: We support the inclusion of an anchor use at the point, such as the one proposed by Therme Group, which would not only enhance the experience of Poplar Point but provide an iconic destination that draws people from across the region. A well-designed anchor use has the potential to animate adjacent parkland, encourage active recreation through trails and public spaces, and create a welcoming and lively riverfront. Furthermore, it would contribute to economic vitality in Ward 8, offering jobs and investment east of the river--where they are greatly needed. Comments: Topic Question 6: Alternative A offers strong greenway connections and emphasizes access and trail linkages, which WABA supports. However, its lack of a central destination or anchor use is a notable shortcoming. Without a destination to draw visitors and animate the site, the full potential of the greenway connections may not be realized. Comments: Topic Question 7: WABA appreciates the focus on wetland preservation in Alternative B and the inclusion of a riverwalk. Still, like Alternative A, this concept lacks a major anchor use that would encourage more consistent visitation and activation of the site, particularly on evenings and weekends. Development that surrounds and supports the natural features of the site can do more to draw people into the park and ensure it is well-used and well-loved. Comments: Topic Question 8: Alternative C presents a balanced and forward-looking vision for Poplar Point. WABA is especially encouraged by the inclusion of a wellness anchor at the point, surrounded by accessible park space and waterfront amenities. This approach has the greatest potential to create a vibrant and inclusive destination that fosters active transportation, health, and community connection. It supports both ecological preservation and human use in ways that will make Poplar Point a signature space for generations to come. Comments: As a representative of the Washington Area Bicyclist Association (WABA), I am submitting this comment in strong support of Alternative C and the inclusion of Therme DC as the destination anchor at Poplar Point. Therme's vision for a wellness destination integrates beautifully with our advocacy goals for a connected, accessible, and livable city. Their plans would establish Poplar Point as a landmark destination--connecting Anacostia's neighborhoods to safe walking and biking infrastructure, offering thoughtfully designed open space, and activating the riverfront for public benefit. From our perspective, this development provides a rare opportunity to combine improved mobility with new public amenities. A site that encourages people to bike, walk, and gather in nature--while also supporting local jobs and community well-being--is something our region needs. We also appreciate Therme's stated commitment to designing with community priorities in mind and creating a welcoming space for people of all backgrounds. By bringing in high-quality public space and destination amenities, this project will not only bring new energy to the waterfront--it will

help elevate the entire surrounding community. In closing, we believe the District has a once-in-a-generation opportunity to get this right. Poplar Point can become a cornerstone of an equitable, active, and connected Anacostia waterfront--and Alternative C with Therme as an anchor is the best path to get us there.

Correspondence ID: 32

Address: Mount Rainier, MD
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Definitely a wooded buffer. Comments: Topic Question 2: I think it's important to have a placekeeping memorial with ecological restoration and respectful walking pathways and gathering spaces, with very minimal automobile access. Creating and preserving safe and quiet spaces for wild turkey and other birds, as well as reflective and tranquil spaces for people through boardwalks and forest trails. Fragmenting these types of quiet spaces with roads and bike paths should be avoided as much as possible. Comments: Topic Question 3: I'd love to see commemorative works--particularly something that prioritizes making history of this land present for visitors--ideally a memorial to the Nacotchtank people, from whom this land was taken, as well as heroes of East of the River history. Comments: Topic Question 4: I hope there will be pleasant walkways, bikeways and overpasses that can connect Anacostia residents and undo some of the damage the building of highways caused in the last century. Comments: Topic Question 5: I'd like to see a space that provides residents and visitors an experience of nature that was historically denied to this areas residents, as well as important spaces to experience the history of the land and culture of the people who have lived here. I would also like to see places for people to have picnics in shaded areas. Comments: Topic Question 6: I like the connection between river and wetlands--something important to river ecology. I like the commemorative spaces where history can be preserved and appreciated. Comments: Topic Question 7: I don't like Alternative B. But I like wetland preservation and connection of wetlands to river and native meadows Comments: Topic Question 8: I don't like Alternative C. Comments: This is a once in a lifetime opportunity for the National Park Service and DC to undo some of the harm they have caused to this river and community of people east of the river. Please make the very most of it by protecting and restoring the river to the highest extent possible, including wetlands and meadows and forest. And please include placekeeping memorials within this space so people now and in the future can understand the history of this landscape and be the richer for that knowledge. Don't overrun it with roads and bike lanes, development and infrastructure--we have more than enough of all of that, and so little real nature and quiet space that people so desperately need for health and well being.

Correspondence ID: 33

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: I strongly prefer wetlands be framed with wooded or native grassland buffer zones. Poplar point sits on a major migratory flyway for birds and currently hosts woodland, wetland, and grassland habitat that serves as both nesting grounds and resting areas for migratory birds as well as habitat for other plants and animals. Those areas should be maintained and expanded. Development should not take place on Poplar Point, especially along the riverfront. We are facing an ecological crisis across DC and North America. Maintaining and expanding natural habitat along the riverfront is critical. Comments: Topic Question 2: I would prefer that natural areas that exist at Poplar point be maintained and expanded. Development, including roads and waterfront

facilities should be limited because of the ecological importance of the location. Comments: Topic Question 3: I would like to see natural habitat maintained and expanded, especially grassland habitat. Limited trail access would be welcome. Comments: Topic Question 4: Limited walking and biking trails would be a welcome addition but additional motor vehicle access should be limited and the need for a water taxi terminal is poorly considered. The need for water taxi and marina infrastructure is not justified. DC currently has a very limited water taxi system and it is not being expanded. Marina expansion also has limited community value as the vast majority of DC residents are not looking for boat storage and the supply of boat storage provided by this project would be limited. Those areas should be restored as riparian habitat that can provide ecological and cultural benefits. Comments: Topic Question 5: I would like to see natural habitat maintained and expanded. Limited trail access would be welcome. Comments: Topic Question 6: I oppose Alternative A. Additional development along the river front will take away important habitat for migratory birds and substantially increase mortality from window strikes. It will also eliminate recreational access to nature. Poplar Point should be maintained as park land by maintaining and expanding natural areas. Comments: Topic Question 7: I oppose Alternative B. Additional development along the river front will take away important habitat for migratory birds and substantially increase mortality from window strikes. It will also eliminate recreational access to nature. Poplar Point should be maintained as park land by maintaining and expanding natural areas. Comments: Topic Question 8: I strongly oppose Alternative C. Additional development along the river front will take away important habitat for migratory birds and substantially increase mortality from window strikes. It will also eliminate recreational access to nature without meeting community needs. A privately run "Wellness Center" is not what the community needs on Poplar Point. Degrading the environment while giving land to a company with dubious record and little community benefits is a poor alternative. The National Park Service and the District of Columbia Government should not move forward with Alternative C. Comments: The Park Service has not adequately considered alternatives for this site. All of the alternatives presented are poorly considered and do not provide adequate community value. Additional development along the river front will take away important habitat for migratory birds and risks substantially increasing mortality from window strikes. It will also reduce recreational access to nature. Poplar Point should be serve as a park with maintained and expanded natural areas. The Park Service should consider alternatives where Poplar Point serves as a park and where its ecological role is defended and expanded by rehabilitating wetland, forest, grassland, and riparian areas.

Correspondence ID: 34

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Please keep the area as natural as possible. Frame the wetlands with meadows, fields, woodlands, etc. There is so little wetland/marsh/tidal marsh habitat in DC and we need more! Comments: Topic Question 2: I'd prefer the most natural waterfront as possible. So much of the Potomac and Anacostia River banks are not river banks at all, but concrete walls. I would like to see the land naturally blend into the water/river through meadows that give way to marshes that give way to tidal flats. Comments: Topic Question 3: I would like development to be made for the people who live there and not the developers who just want to build and build. That part of the city has very little natural areas and hardly any trees. We need more trees and meadows and flowers and wooded paths. Comments: Topic Question 4: I don't understand this question. It needs some context. Are you talking about physical connections like roads and paths or connection like "the community is deeply involved"? Very murky question. Comments: Topic Question 5: More connection to the natural world, more meadows and marshes, more paths. Less construction, no boat ramps, no buildings. It would be great to turn this into a jewel of natural area/wetland/park. No one has ever complained that we have too much natural beauty in

this town. Comments: Topic Question 6: I like the focus on meadows and wetlands. What we don't need is more (diagonal or any direction) road and water taxis! Water taxis to what!?!? From one bike path on west side to the bike path on the east side of the river?!? Comments: Topic Question 7: I like the focus on the central wetland and native meadow area. Everything else is pretty bad though.....a water taxi?!!? Really?!?!? How much have you been paid off by the water taxi lobby?!?!? Comments: Topic Question 8: There is nothing I like about this option. So this plan is to destroy a natural area, pave it with concrete, and put up a "wellness center" so people can better connect with the natural environment. Can we do something for the people of the city and not the developers!?!?! Comments: Please don't ruin this unique site by turning into yet another homogenized spot that can be found in Anywhere USA. I think of the DC Wharf of a great example of potential squandered. That place has no unique character or any character at all! It looks like it was designed in an architect's studio with no passion or soul. The same exact collection of stores can be found in hundreds of places (and strip malls) across the country. Can we do something special and different here? We have so few natural areas in DC and even fewer natural waterfront areas that we need to save what is already there. You can stick a "wellness center" literally anywhere, but you can't have a river and marsh anywhere except where they already exist. No one has ever complained that there are too many parks or too much natural areas but plenty complain at yet another giant development that gets the builders rich and leaves the community in worse shape. Whatever decision is made, we should put the native plants and animals first, not last on the list of priorities. If you do that, the space will be a unique and magical spot that the people will be drawn to and love.

Correspondence ID: 35

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: wooded buffer Comments: Topic Question 2: open, relaxed Comments: Topic Question 3: linear park Comments: Topic Question 4: open space greenway Comments: Topic Question 5: cultural Comments: Topic Question 6: connection between wetlands and river Comments: Comments: Comments: keep as much wetland area as possible. No development if possible, which will only add more pollution.

Correspondence ID: 36

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: I would rather have a recreation area with ample woodland and natural environment. Comments: Topic Question 2: A small development of the water front with some community space and lots of nature. Comments: Topic Question 3: Art space, space for events and public use. Comments: Topic Question 4: Bike and walking paths. Comments: Topic Question 5: Art, music, cultural events and recreation Comments: Comments: Comments: Topic Question 8: It appears Thermeis not a legitimate company. Please do not allow for a commercial property to be here. Comments: Please do not allow Therme to construct the waterpark. Please do not put in private commercial space this close to the river.

Correspondence ID: 37

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Wooded buffer would be my top preference. I want to see DC prioritize the natural beauty of the Anacostia river and wetlands without building up developments. Would love it if minimal development happened to make the area more kid friendly, such as to put in a playground and splash pad. But would hate to see the area built up with businesses that take away from the natural beauty and green space. Comments: Topic Question 2: Number 1 Comments: Topic Question 3: Playground and splash pad for kids. Plus a sculpture garden incorporating local artwork. Comments: Topic Question 4: sculpture garden incorporating local artwork Comments: Topic Question 5: Would prefer it not be built up. Keep it natural, develop the area with maybe more picnic grounds and play grounds. Comments: Topic Question 6: Like how it emphasizes and prefers the natural landslide Comments: Comments: Topic Question 8: I do not like option C. Do not want to see Therme given the contract to develop here. A spa would not be of great use or benefit to the local community. Comments:

Correspondence ID: 38

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: I would prefer whichever proposal maximizes the amount of space that can be devoted to new housing, and ensures that housing is close to transit. I suspect that is likely framing the wetlands with development. Comments: Topic Question 2: I would prefer concentrated development on the waterfront that maximizes new housing and economic opportunities. Comments: Topic Question 3: Active recreation and community parks Comments: Topic Question 4: Whichever one most prioritizes pedestrians over cars. I cannot tell from the presentation which option is most pedestrian-oriented. Comments: Topic Question 5: I would like to see housing and mixed-use businesses. Comments: Topic Question 6: Places development close to transit. Comments: Topic Question 7: Ensures ample development and housing. Comments: Topic Question 8: Creates economically vibrant area. Comments: Washington, DC is facing a serious housing shortage. Rents are high, buying a home is out of reach for many people, and we're not building enough new places to live. This proposal is a major chance to help fix that by creating a brand-new neighborhood close to high-capacity public transit. As the plans move forward, we should aim to build as much housing as possible. The neighborhood should be designed for people first--not cars. That means having wide sidewalks, safe bike lanes, and calm streets where drivers go slowly and safely. It's also really important to make sure the waterfront stays public and welcoming, not blocked off by wide roads or busy traffic. It's also key to connect this new neighborhood directly to the Anacostia Metro Station. That connection will help people get around easily and support a cleaner, safer, and more equitable city.

Correspondence ID: 39

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Wooded buffer Comments: Topic Question 2: Greenway Connections! Comments: Comments: Topic Question 4: Outdoor areas for classrooms where surrounding schools can convene. Community garden space for nearby Ward 8 residents. Comments: Topic Question 5: Community gardens! Comments: Topic Question 6: Alternative A is a great option because it preserves the green space! Comments: Topic Question 7: I prefer Alternative A Comments: Topic Question 8: I prefer alternative A Comments:

Correspondence ID: 40

Address: WASHINGTON, DC
Outside Organization: N/A Unaffiliated Individual
Correspondence:

This is a unique opportunity to build a lot more housing in DC, and we encourage you to keep the specific points in mind as you comment: DC is in a housing crisis. Rents are rising, home prices are out of reach, and the city isn't building nearly enough housing to meet demand. DC needs 100,000 more homes in order to meet current demand--and we have a rare chance to build an entirely new neighborhood right next to transit. The proposed alternatives should maximize housing units in a mixed-use environment. The new neighborhood should be pedestrian and bicycle friendly, with wide sidewalks, protected bike lanes, and narrow streets to discourage speeding. It is critical the waterfront remains an active and accessible space for people, therefore the district should avoid building wide highway-like roads that encourage speeding and would be difficult to cross on foot or bike. Connections to Anacostia Metro Station will be critical. As transit-oriented development, this new neighborhood would be able to promote equitable growth and sustainable travel patterns. It would also be easier for visitors from other neighborhoods to access via transit, and provide a new, much easier transit link to Anacostia Park. The amount of publicly accessible parkland on the site will drastically increase from the existing 14 acres.

Correspondence ID: 41

Address: District of Columbia, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: I would like to see Poplar Point retain as much of its natural wildlife habitat as possible, especially for migrating birds. A wooded buffer would meet that goal. Comments: Topic Question 2: I like the way it is now. Comments: Comments: Comments: Topic Question 5: Quiet area for respite and bird watching. Comments: Comments: Comments: Topic Question 8: It sounds like this alternative is most compatible with wildlife habitat preservation, while also reinforcing the waterfront as a place of respite for people. I am especially interested in seeing a large native meadow with shrubs where birds can hide and breed. Grassland species are in rapid decline so more habitat for grassland birds is desirable. Comments:

Correspondence ID: 42

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

I have already submitted comments, but I wanted to follow up with the article from today's NYTimes exposing Therme as a business with shady finances and marketing practices. We do not want a shady business in our neighborhood! https://www.nytimes.com/2025/04/16/world/canada/therme-spa-ontario-canada.html?smid=nytcore-ios-share&referringSource=articleShare&sgrp=c&pvid=077120F7-6C7C-4482-8499-2F58805134C4

Correspondence ID: 43

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Wooded buffer Comments: Topic Question 2: Landscaped nature Comments: Comments: Topic Question 4: Keep traffic out Comments: Topic Question 5: Do not destroy Poplar Point: https://www.nytimes.com/2025/04/16/world/canada/therme-spa-ontario-canada.html?unlocked_article_code=1.AE8.gwgK.4kep4PSQ3uqG&smid=nytcore-ios-share&referringSource=articleShare Comments: Comments: Comments: Comments: Therme is a terrible investment: A Wellness Company With False Claims, Global Aims and a Toronto Island A Times investigation shows Therme, a European firm, exaggerated its track record in securing a deal with Ontario, and government auditors found that the process had been unfair and opaque. https://www.nytimes.com/2025/04/16/world/canada/therme-spa-ontario-canada.html?unlocked_article_code=1.AE8.gwgK.4kep4PSQ3uqG&smid=nytcore-ios-share&referringSource=articleShare

Correspondence ID: 44

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Development Comments: Topic Question 2: Waterfront Park Comments: Topic Question 3: Neighborhood parks Comments: Topic Question 4: Bike lanes and trails Comments: Topic Question 5: Housing with some parks and biking trails Comments: Topic Question 6: the greenway Comments: Topic Question 7: I love the inclusion of housing and I think that housing in a community that is walkable and has quality trails connecting it is the most important thing about this project. Comments: Comments: Please build housing on this site that is well connected through trails and accessible by walking.

Correspondence ID: 45

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: I prefer framing the wetlands with recreation. This strikes the best balance between preserving natural areas and creating accessible, active public space. A recreation buffer supports equitable use of the site, promotes walkability, and makes the wetlands a feature that can be appreciated by residents and visitors alike.

Unlike a wooded buffer, which may limit access and visibility, or dense development that could undermine ecological and public benefits, a recreational interface allows for educational trails and passive engagement with nature without compromising the site's potential for much-needed housing and mixed-use development. Alternative B best reflects this approach, combining green space with connections to the river and development opportunities. Comments: Topic Question 2: For the question: Anacostia River Waterfront: Which waterfront experience would you prefer? Here's a tailored response based on your goals: I prefer the Activated Waterfront experience, as illustrated in Alternative B. This approach creates a dynamic and inclusive public realm along the river, supporting casual recreation, cultural engagement, and multimodal access. An activated waterfront would encourage equitable use of the space, provide a vibrant destination for residents and visitors, and strengthen pedestrian and bike connections between the new neighborhood and Anacostia Park. It supports the broader goal of building a livable, transit-oriented community while preserving and enhancing access to the waterfront for all. This option avoids over-concentration of buildings at the water's edge (as seen in Alternative A), while still integrating activity and development more effectively than the passive parkland in Alternative C. Comments: Topic Question 3: I support an approach that includes concentrated open space with green corridors, as shown in Alternative A. This configuration allows for higher-density development--critical for addressing DC's housing needs--while still delivering meaningful, usable park space. Linear parks and greenways can enhance walkability, provide active and passive recreation, and create a cohesive public realm that connects residents to transit, the waterfront, and memorial areas. This setup supports efficient land use while preserving over 70 acres of open space as required by law, and it avoids the land-consumptive, less connected dispersal seen in Alternative C. Comments: Topic Question 4: I prefer the Active Boulevard connection proposed in Alternative B. This option best integrates the new neighborhood with surrounding communities by supporting multimodal access and creating opportunities for retail and public activity at street-level along the corridor. It facilitates strong pedestrian and bike connections to the Anacostia Metro Station and adjacent neighborhoods, helping make Poplar Point a truly transit-oriented, walkable environment. In contrast, the Open Space Greenway (Alternative A) risks isolating the site, and a limited pedestrian-only connection (Alternative C) may not support the scale of connectivity and mixed-use potential this site offers. Comments: Topic Question 5: I would prefer a Cultural Anchor at the point. This type of civic fixture can serve as a defining landmark for Poplar Point--providing space for arts, history, education, or community gathering. A cultural anchor adds lasting public value, draws visitors, and reinforces the area's identity while maintaining public access to the waterfront. It should be integrated with walkable, bikeable infrastructure and designed to connect seamlessly with surrounding development and transit. This option supports an inclusive and vibrant public realm without compromising opportunities for housing and mixed-use development elsewhere on the site. Comments: Topic Question 6: What I like most about Alternative A is its use of green corridors and linear park connections. These features promote walkability, create pleasant routes through the site, and help integrate open space with higher-density development. This approach supports active transportation, connects to the Anacostia Metro, and maintains flexibility for mixed-use development in the remaining land. However, it's important that these open spaces do not preclude the amount of housing needed to address DC's housing shortage. The street network and circulation design should be evaluated to ensure it supports a compact, pedestrian-oriented urban form. Comments: Topic Question 7: What I like most about Alternative B is its balance between active open space, housing potential, and an activated waterfront. The integration of recreation space adjacent to wetlands and the inclusion of an Active Boulevard improve access, visibility, and public use without sacrificing ecological value. This alternative also supports a mixed-use anchor and better pedestrian connections to the Anacostia Metro, helping realize a walkable, transit-oriented neighborhood. It reflects a strong foundation for equitable development and enhanced riverfront engagement. Comments: Topic Question 8: What I like most about Alternative C is its emphasis on development adjacent to wetlands, which allows for efficient land use and higher housing potential. Locating development near the center of the site can support a more compact, walkable street grid. If paired with strong pedestrian and bicycle infrastructure, this layout could help advance transit-oriented goals. However, the open space in this alternative appears more dispersed and less connected, which may dilute its usability. Careful design would be needed to ensure accessibility and avoid fragmentation of the

public realm. Comments: Poplar Point represents a rare opportunity to create a new, inclusive neighborhood on the Anacostia River that addresses multiple urgent needs in DC--particularly the city's housing shortage, lack of accessible park space, and the need for equitable transit-oriented development. The final plan should prioritize maximizing housing units, especially near Metro and major corridors, to meet growing demand. It should be designed for pedestrians and cyclists, with narrow streets, protected bike lanes, and wide sidewalks that promote safety and active transportation. Car-centric infrastructure, such as wide arterial roads, should be avoided as it would hinder walkability and restrict access to the waterfront. The waterfront itself should be designed as an active and welcoming public space that serves both nearby residents and the city at large. Most importantly, the neighborhood must be well connected to the Anacostia Metro Station and surrounding areas to support sustainable and equitable growth. This is a generational opportunity to show how urban development, environmental restoration, and community investment can work together in one of DC's most underserved areas.

Correspondence ID: 46

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Top pick is wooded buffer, followed by development it it includes affordable housing Comments: Topic Question 2: Open or activated Comments: Topic Question 3: Linear park, active recreation Comments: Topic Question 4: Open space greenway, pedestrian connection Comments: Topic Question 5: Mixed use development Comments: Comments: Comments: Comments: This development should take advantage of its proximity to the metro and should deprioritize cars and parking

Correspondence ID: 47

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: I would rather have the development framing the wetlands. D.C. is still in a major housing shortage, with one estimate showing we need 100,000 homes just to meet current demand. Every bit of housing stock added to the city is crucial to help ease the demand pressure and help house more people. With this space in particular, there is the opportunity to start from the ground up with dense housing that is transit-accessible. We need to make the most of this land to provide as many homes as possible. Building as many homes as possible on this site would allow for more people to use Metro, buses, as well as bike/walk to their destinations, helping reduce the overall number of car trips, easing traffic and putting off less pollution into the air. Emphasizing non-car travel will help make this site even more sustainable, especially as we can only widen the roads so much in and around D.C. As the population grows, we need to be investing in more efficient ways of moving people, not less. Comments: Topic Question 2: I really support the alternative c: recreation waterfront. To me, it seems to be the most sustainable because it is less built-up right next to the water. This will be crucial as we continue to navigate the effects of climate change in relation to water levels and storms. I also feel like it allows for flexibility in terms of changing the use in certain spaces as community members move in and we learn more about what they need in their front yard, so to speak. Comments: Topic Question 3: I would love to see a concentrated open space with waterfront commemorative work. A concentrated open space leaves more room for untouched or lightly touched natural space while still giving amenities to community members. Comments: Topic Question 4: I am down toward the activated roadway with retail uses, as it seems to be the one the prioritizes people over cars.

It's imperative that the final design avoid creating highway-like roads that increase speeding by design. D.C. is already overwhelmed with speeding and dangerous drivers, we should not be making it easier for them to rack up tickets they never pay while simultaneously endangering pedestrians and cyclists. Comments: Topic Question 5: I would love a walking path to be able to enjoy the waterfront and retail to be able to leisurely purchase goods like ice cream or other food. I feel like this is an opportunity to improve upon the Georgetown waterfront that is open and beautiful, but a bit stuffy because there's only sit-down, higher-priced meal options. It would be great to have food trucks, small vendors, and other entrepreneurs offering whatever patrons want in a specific season - ice cream in the summer and hot coffee in the winter, for example. It's important that vendors be operating off electric, so providing the infrastructure for food trucks and the like to plug into the electric grid rather than a gas-powered generator would be great. I avoid the food trucks on the mall for this reason, the air quality around them is just terrible because they're forced to use generators because the infrastructure is not there for them to plug in. Comments: Topic Question 6: I like the cultural use outlined for alternative A. Comments: Topic Question 7: I like the development placed on the point in alternative b. Comments: Topic Question 8: I like the range of activities on the waterfront in the alternative c plan. Comments: I imagine that many commenters may extoll the benefits of leaving the area as untouched as possible, avoiding development of anything, including housing. They may come from a place of wanting to support the environment. In reality, building dense housing in an area rich with transit, jobs, schools, and other institutions that meet our human needs is the most environmentally-friendly use of this land. The alternative to not building housing here is that housing must be built elsewhere, further out from the city center, where people must drive more, polluting the air and water with the runoff of vehicle fluids and the exhaust from the engines. Building further out usually means less dense housing, as well, which is less energy-efficient than multifamily housing. Lastly, building further out from the city does not stem all the demand for housing, which means people who want to live in D.C. will still come to D.C., but they'll be competing for less housing stock, driving up the price and pushing out people who have lived here longer. By building new housing, we relieve the pressure on people currently living here by making it less competitive for current housing stock. Lastly, we need new housing because new housing is built to higher standards, specifically the ADA. I live in an old building, which is great, and cheap, but I know that when I become disabled, I will need to move to an accessible building. By building new housing, we expand the choice for people who are disabled or will become disabled.

Correspondence ID: 48

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Ideally I would prefer to frame the wetlands with a wooded buffer. But Washington DC badly needs more housing, and this is a place you can build some, and it's connected enough to an established neighborhood with a metro station. Comments: Comments: Comments: Topic Question 4: Make it easy to walk to Anacostia. Find a way to make the experience of walking under the highway as pleasant as possible. Comments: Topic Question 5: A self-contained neighborhood with as much housing as possible, and grocery stores and entertainment. Comments: Topic Question 6: This is the best option. It provides the most housing in the best possible way. Comments: Topic Question 7: It preserves the land, and we need more play fields. Comments: Topic Question 8: I'm suspicious of anything that's being called an anchor. Comments: I care about protecting our land from being over-developed. I'm not happy about taking away a wooded area from Washington DC and building housing on it. But the alternative is to build low-density housing 30 miles out of the city and ruin a far greater area of land and cause all the car trips that come with it. That's why it's necessary to build a big housing development here. Make it as self-contained as possible. Make it very accessible to the Anacostia metro station. It will bring money into Anacostia without putting pressure on the established neighborhood.

Correspondence ID: 49

Address: Washington DC, DE
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Whichever option that leaves more room for housing and transit is best. Comments: Topic Question 2: A mix of informal and lively space would be great. Comments: Topic Question 3: A mixed area for active recreation and community use. Commemorative work should be small and dispersed so people can stumble upon them and they can be integrated in the area in a way that doesn't take space from housing and transit. Comments: Topic Question 4: Roads should be closed, but retail should be allowed. The maximum space to pedestrians and bikers should be allowed. Comments: Topic Question 5: Definitely more development so more people can afford to live in the area. Comments: Topic Question 6: Unclear, see comments below. Comments: Topic Question 7: Unclear, see comments below. Comments: Topic Question 8: Unclear, see comments below. Comments: DC is in a housing crisis. Rents are rising, home prices are out of reach, and the city isn't building nearly enough housing to meet demand. DC needs 100,000 more homes in order to meet current demand--and we have a rare chance to build an entirely new neighborhood right next to transit. The proposed alternatives should maximize housing units in a mixed-use environment. The new neighborhood should be pedestrian and bicycle friendly, with wide sidewalks, protected bike lanes, and narrow streets to discourage speeding. It is critical the waterfront remains an active and accessible space for people, therefore the district should avoid building wide highway-like roads that encourage speeding and would be difficult to cross on foot or bike. Connections to Anacostia Metro Station will be critical. As transit-oriented development, this new neighborhood would be able to promote equitable growth and sustainable travel patterns. It would also be easier for visitors from other neighborhoods to access via transit, and provide a new, much easier transit link to Anacostia Park. The amount of publicly accessible parkland on the site will drastically increase from the existing 14 acres.

Correspondence ID: 50

Address: Washington, DC, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: I would prefer either wetlands framed by recreation or by development. Either options provides room for an anchor on the southern edge of Frederick Douglass Memorial Bridge to encourage movement between Navy Yard/Buzzards Point and Poplar Point. Comments: Topic Question 2: I would prefer either concentrated development or an activated waterfront. Anacostia park further east already provides ample space for the recreation waterfront. This portion of the waterfront should be similar to the opposite bank in Navy Yard/Canal Park. Comments: Topic Question 3: I would prefer concentrated or concentrated with green corridors. Either option preserves space for redevelopment of the site, which will provide the maximum opportunity for new homes close to the Anacostia Metro and to bridge the gap between Navy Yard and Anacostia. Comments: Topic Question 4: I support all three types of connections - Open Space Greenway over Highway, Activated Roadway with Retail Uses, and Pedestrian Connection Over Roadway. Whichever connection(s) are implemented, must provide dignity and comfort for pedestrians and cyclists compared to existing cage-like bridges over I-295. Comments: Topic Question 5: I would prefer a mixed-use development with a cultural anchor, similar to the Wharf which has a cultural anchor (The Anthem) with residential and retail. I am skeptical of the Therme spay proposal (Alternative C) as a recent New York Times investigation found that the company only operates one such spa in Romania and has questionable finances: "A Wellness Company With False Claims, Global Aims and a Toronto

Island", M. Stevis-Gridneff and R. Ruiz, April 16, 2025. Comments: Topic Question 6: I like that alternative A provides development areas that extend east towards the future 11th Street Bridge Park, which will help to ensure its activation. I'm skeptical that that greenway/mall idea will be successful as it orients the plan inward instead of outward toward the Anacostia River, which should be a focal point. I'm also skeptical of the absence of development parcels adjacent to the Frederick Douglass Memorial Bridge, as the cultural facility/memorial may not be a sufficient anchor to encourage movement between Navy Yard/Buzzard Point and Poplar Point, particularly with the large area of wetlands on the western edge of the site. Comments: Topic Question 7: I like that Alternative B has a compact street grid that provides direct connections to the Anacostia Metro Station and development parcels adjacent to the Frederick Douglass Memorial Bridge, thereby creating an anchor linking the Navy Yard/Buzzard Point developments to Poplar Point. The ample room for active recreation/sports fields on the eastern edge may be sufficient to encourage people to visit the 11th Street Bridge Park. Comments: Topic Question 8: I'm skeptical of this alternative due to the reliance on an unproven spa operator, which would occupy a considerable portion of the developable area. This alternative also minimizes the developable parcels adjacent to the Anacostia Metro Station and provides insufficient activation along the riverfront. Comments: All three alternatives protect the existing wetland while also providing public access through trail connections. This site is also largely undeveloped and adjacent to a Metro station with convenient access to thousands of jobs. I strongly encourage the National Park Service to prioritize the alternatives that maximize the number of housing units that can be built close to the Anacostia Metro Station, to help meet DC's extreme housing shortage, ensure an activated waterfront, and provide development parcels to anchor the landing of the Frederick Douglass Memorial Bridge. Instead of providing malls/greenways interior to the parcel, I recommend concentrating the open space (i.e., beyond the wetlands) into spaces for active recreation/playing fields (like Alternative B) and have the neighborhood provide an active waterfront, like Navy Yard and The Wharf. The roads within the neighborhood should be human-scale without highway like speeds or features, prioritizing a grid pattern instead of generous curves that encourage speeding.

Correspondence ID: 51

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Development. Comments: Topic Question 2: Mixed use development, with riverwalk. Comments: Topic Question 3: Open play/athletics fields. Comments: Topic Question 4: Pedestrian access to the metro. Comments: Topic Question 5: Mixed use development, similar to Navy Yard and the Wharf. Comments: Topic Question 6: Expanding connections under/over highways. Comments: Topic Question 7: Continuous stretch of development along the shoreline. Comments: Topic Question 8: General playfields and river walk. Comments: The Poplar Point Redevelopment should maximize housing units in a mixed use environment. It should emphasize pedestrian access to the Anacostia Metro Station, by including wide sidewalks and protected bike lanes, and avoiding any wide highway-like roads. The river front should include a river walk aside mixed-use development, much like we have in Navy Yard and the Wharf.

Correspondence ID: 52

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Prefer a wooded buffer. Comments: Topic Question 2: Publically accessible boardwalk space. Ability to cross the anacostia by water taxi or bicycle path. Ability to enjoy recreational activities like a boat house or short walk to commercial activities. Ability for public programming on the waterfront. Ultimately this neighborhood should be built for people first, especially people who live in DC. It should have good access to mass transit and other non-car modes of commuting. Comments: Topic Question 3: Areas with partial coverage out of the sun, like at the edges of the national mall Comments: Topic Question 4: Pedestrian and biking oriented connections. These should maximize walkability to the metro and bus connections for local residents. People can enjoy the waterfront on a walk, they need housing with mass transit options. Comments: Topic Question 5: I prefer to see public space with nearby commercial, like the wharf. I am not interested in a single anchor use. I want the value of the neighborhood to be maximized for local residents. Comments: Topic Question 6: I like this alternative because it does the best job preserving the sensitive wetlands, and spreads the developed community evenly. I do worry this layout will not maximize access to mass transit. I hope every effort will be made to maximize housing opportunities and a mixed use neighborhood. Comments: Topic Question 7: I like this alternative because of its accessibility to the metro, and it's developed public waterfront . I hope every effort will be made to maximize housing opportunities and a mixed use neighborhood. Comments: Topic Question 8: I do not prefer this option. Comments: We need dense housing with mass transit access. These neighborhoods should be mixed use and self sustaining. These neighborhoods should be resident centric and not dominated by tourists or cars. Wide sidewalks, bike lanes and narrow streets to produce an active street life for pedestrians and cyclists

Correspondence ID: 53

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: I prefer development--DC faces a crippling housing shortage and is constrained by an abundance of in-developable federal land. We need housing, and Poplar Point is a centrally located and transit-accessible site where we can integrate housing development with continued riverfront access, with the resulting active transportation access serving as a key SSET. Comments: Topic Question 2: I favor Alternative A. To the extent possible, the geographic focus point of development should be close to the Anacostia Metro, to enhance the transit-oriented nature of the development. In addition, the greenway connection focus will allow for high-end active transportation access, useful given the extensive existing Anacostia riverfront trail infrastructure. Comments: Topic Question 3: I think a focus on riverfront recreational space would be valuable, given the success of similar areas across the river in Navy Yard or the Wharf. Comments: Topic Question 4: I support active transportation infrastructure, direct pedestrian connections to the Anacostia Metro station, and extending the street grid where possible. Comments: Topic Question 5: High density housing with some mixed uses is ideal. Comments: Topic Question 6: I like its ability to play on the existing active transportation infrastructure in the area with the Anacostia Riverfront trail system. Comments: Topic Question 7: I like the high intensity of uses right on the point, which will allow for activating the riverfront. Comments: Topic Question 8: I like the idea of establishing a new major activity center on the opposite side of the Anacostia riverfront, given how most centers now are on the western shore. Comments:

Correspondence ID: 54

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: My top priority for all things is transit accessible affordable housing. Development to increase the supply of houses!! Comments: Topic Question 2: Educational space, play space, water taxi Comments: Topic Question 3: Play fields Comments: Topic Question 4: I don't know that I have a strong pro-stance, but I'm very anti-car. The infrastructure to support bikes and pedestrians is crucial to maintaining a peaceful, safe recreational area Comments: Comments: Comments: Comments: Comments: Seriously, I love living in Southeast Washington but affordability is top of mind. I will have to leave the city soon if I can't find more affordable housing. Please prioritize as much mixed use, accessible housing supply as you can

Correspondence ID: 55

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Wooded buffer Comments: Topic Question 2: Plaza. The River should be integrated with a dense community that can enliven and enjoy the riverfront. Comments: Topic Question 3: Human scale open space that enables pedestrian and bike movement free from car traffic. Comments: Topic Question 4: Emphasize pedestrian, metro, and bike connectivity. Comments: Topic Question 5: Stage our event space Comments: Topic Question 6: Development on pedestrian friendly avenues and close to the metro. Good connection with bridge park. Comments: Topic Question 7: Ample consideration for housing development. Comments: Topic Question 8: Pedestrian and bike access to bridge and ballpark area from development. Comments: Key priorities are room for lots of housing, focus on pedestrian, bike, and transit access without dangers of car traffic. Wetlands should be buffered to provide some useful habitat

Correspondence ID: 56

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: I would rather frame the wetlands with a combination of recreation (bike/ped infrastructure) and development that helps to maximize housing units in a mixed-use environment. Comments: Topic Question 2: No preference, as long as it maintains having a housing-focused, transit-oriented development that is pedestrian and bicycle friendly. Comments: Comments: Topic Question 4: I would like to see wide sidewalks, protected bike lanes, and narrow streets to discourage speeding, and no high-speed roads that would jeopardize this critical connection. Comments: Comments: Comments: Comments: Comments: No matter which alternative is selected, this remains an opportunity to build housing near transit, encouraging equitable growth and sustainable travel patterns. Any alternative should prioritize building housing and having infrastructure for bicyclists and pedestrians that link to the new development, waterfront, recreational opportunities, and the rest of Anacostia.

Correspondence ID: 57

Address: Washington, DC
Outside Organization: Unaffiliated Individual

Correspondence:

Topic Question 1: Frame the wetlands with nature or it will be detrimental to any wildlife there (and would discourage other wildlife). Comments: Topic Question 2: What are the options? Comments: Comments: Topic Question 4: The development should be planned with the community's needs in mind. What do they want? Have you done a survey? Comments: Topic Question 5: Teaching kids about the wetlands and the wildlife living in it? Comments: Topic Question 6: Keeps the River together with the wetlands and doesn't surround them with development. Comments: Topic Question 7: Native meadow area. Comments: Topic Question 8: native meadow area. Comments: It is unclear from the documents provided who the target population is for this development, and what its objective is, making it difficult to make detailed comments. The wetlands seem to be a central part of the area and I assume it is intended to preserve the wildlife in it as well. Because of that, I feel that surrounding the wetlands with development areas would be detrimental to wildlife. It is better to keep the wetlands connected to the River. Thus, I feel that Alternative A is the only viable one.

Correspondence ID: 58

Address: Washington, DC, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: development! DC rents are rising, home prices are out of reach, and the city isn't building nearly enough housing to meet demand. DC needs 100,000 more homes in order to meet current demand--and we have a rare chance to build an entirely new neighborhood right next to transit. Comments: Topic Question 2: housing-focused, transit-oriented development that is pedestrian and bicycle friendly Comments: Topic Question 3: The proposed alternatives should maximize housing units in a mixed-use environment. The new neighborhood should be pedestrian and bicycle friendly, with wide sidewalks, protected bike lanes, and narrow streets to discourage speeding. It is critical the waterfront remains an active and accessible space for people, therefore the district should avoid building wide highway-like roads that encourage speeding and would be difficult to cross on foot or bike. Comments: Topic Question 4: The proposed alternatives should maximize housing units in a mixed-use environment. The new neighborhood should be pedestrian and bicycle friendly, with wide sidewalks, protected bike lanes, and narrow streets to discourage speeding. It is critical the waterfront remains an active and accessible space for people, therefore the district should avoid building wide highway-like roads that encourage speeding and would be difficult to cross on foot or bike. Connections to Anacostia Metro Station will be critical. As transit-oriented development, this new neighborhood would be able to promote equitable growth and sustainable travel patterns. It would also be easier for visitors from other neighborhoods to access via transit, and provide a new, much easier transit link to Anacostia Park. The amount of publicly accessible parkland on the site will drastically increase from the existing 14 acres. Comments: Topic Question 5: The proposed alternatives should maximize housing units in a mixed-use environment. The new neighborhood should be pedestrian and bicycle friendly, with wide sidewalks, protected bike lanes, and narrow streets to discourage speeding. It is critical the waterfront remains an active and accessible space for people, therefore the district should avoid building wide highway-like roads that encourage speeding and would be difficult to cross on foot or bike. Comments: Comments: Comments: Comments:

Correspondence ID: 59

Address: Washington, DC
Outside Organization: Unaffiliated Individual

Correspondence:

I am writing to strongly oppose Alternative C: Anchor Use on Point. Alternative C is not what our community needs or wants, as it will bring for-profit business and large-scale development of a cherished natural area. Either of the other alternatives (A or B) would be a much better use of the space for the community, as community members could use ALL of the space free of charge. Alternative C's claim of "reinforcing the waterfront as a place of respite" is a false reasoning for pursuing this option; both Alternatives A or B would already, by virtue of their focus on maintaining and enhancing the natural features of this area, make this a valuable place of respite. This type of spin is malevolent business PR language meant to distract from the fact that we would be allowing a BUSINESS to take over a scarce community resource (park space). Keep business development away from Poplar Point! Alternatives A or B would be much better options for renewal of this sit. By increasing accessibility with either Alternative A or B, residents will be able to connect more with the natural bounty of the Poplar Point meadows and wetland habitat which is home to wildlife that is rare in the District. Meadow habitat, in particular, is one of the most threatened habitats not only in DC but across the country, and eliminating any meadow is another nail in the coffin of many declining species that depend on meadow habitat. Wildlife observation and simply being in natural areas offers important benefits. Stress reduction, environmental education, and free recreational opportunities are abundant with the presence of accessible natural areas. Such is the potential of Poplar Point. Thanks for considering these comments on this important renewal project, and please select an option that does not bring a for-profit enterprise into a valued public park that has no need for business activity. Selecting Alternative C would only do harm to the environment and the surrounding community.

Correspondence ID: 60

Address: Washington, DC
Outside Organization: Vidmob Unaffiliated Individual
Correspondence:

Topic Question 1: Development Comments: Topic Question 2: Activated Waterfront Comments: Topic Question 3: Linear Park and commemorative work (including waterfront commemorative work) Comments: Topic Question 4: Pedestrian Connection Over Roadway also open to retail option Comments: Topic Question 5: Anchor with Public Space on Waterfront - Open to wellness center Comments: Topic Question 6: The open space use and commemorative work, the riverfront option is nice. But I think more retail options would be nice for job creation and shopping options for the community Comments: Topic Question 7: The riverfront and community connections Comments: Topic Question 8: The use of the point for a first class wellness center and the community connections Comments: In favor of the wellness spa, but suggest the team continue to do the proper due dilligence to ensure all of the plans/claims are legit.

Correspondence ID: 61

Address: Washington, DC
Outside Organization: Anacostia Coordinating Council Unaffiliated Individual(Official Rep.)
Correspondence:

Topic Question 1: Wooden Comments: Topic Question 2: I would prefer a waterfront experience that combines active recreation with a central anchor to activate the space. An anchor, like a major a venue that can serve as a focal point, encouraging people both national and regional to visit . Incorporating amenities such native plants and trees, family connection and relaxation and wellness. Additionally, ecological features like wetlands or nature

trails can connect visitors to the river's environment. A well-designed, lively waterfront with a strong anchor fosters community interaction, offers diverse recreational opportunities Comments: Topic Question 3: I would like to see some open spaces complemented by commemorative works that celebrate local history and culture, fostering a sense of identity and connection. Comments: Topic Question 4: I prefer pedestrian-friendly pathways and shared spaces that seamlessly connect the waterfront to existing neighborhoods, encouraging community interaction, accessibility, and a sense of shared ownership of the space. Comments: Topic Question 5: I support an anchor use at the point that fosters active recreation, attracts visitors, and creates an iconic destination. This anchor can energize Poplar Point Park, enhance the waterfront promenade, and generate economic activity and jobs, making the area vibrant, safe, and a key community hub along the Anacostia River. Comments: Topic Question 6: I appreciate Alternative A's open, flexible space, but the lack of an anchor use may limit its ability to attract visitors, foster activity, and create a vibrant, memorable destination along the waterfront. Comments: Topic Question 7: Alternative B's integrated design and diverse spaces are great but the absence of an anchor use could reduce its potential to draw visitors, activate the area, and create a strong, iconic waterfront destination. Comments: Topic Question 8: I support Alternative C's inclusion of an anchor use at the point, which can attract visitors, promote active recreation, and create an iconic destination. This anchor will activate Poplar Point Park, frame a vibrant waterfront promenade, and drive economic activity, making the area safer, more lively, and a key community hub. Comments: As a Ward 8 stakeholder, I support Therme DC as the anchor destination at Poplar Point. This project offers a vital opportunity to bring meaningful economic benefits, jobs, and amenities to our community. It will help transform the site into a vibrant, accessible space with a 70-acre public park, housing, retail, and health and wellness offerings. Therme's engagement with residents shows a commitment to meeting local needs and uplifting Ward 8. Without this development, the land risks remaining unused. I urge support for Therme DC to create lasting positive change, boost local businesses, and provide our community with a shared, thriving space.

Correspondence ID: 62

Address: washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 2: I prefer a boardwalk along the river with lightning and plants and a separate pedestrian and bike lanes Comments: Comments: Topic Question 4: My preference would be to take 395 underground and build a park and green space to connect downtown Anacostia to the river front to bring back justice to a community split into two dysfunctional pieces. If that is not possible, a green overpass over 395 would be a logical but less desirable option Comments: Comments: Comments: Comments: Comments: The most important thing is connecting back downtown Anacostia to the river front and I hope this project is sincere about that aspect.

Correspondence ID: 63

Address: Washington, DC
Outside Organization: Poplar Point Working Group and others Unaffiliated Individual(Official Rep.)
Correspondence:

Poplar Point Alternatives Comments to NPS April 17, 2025 These comments were developed by the experience and expertise of the membership of Poplar Point Working Group, and other organizations who represent thousands of District of Columbia residents. Signatories of these comments include the AU Washington College of Law Program on Environmental and Energy Law, Anacostia Coordinating Council, Anacostia Parks and Community

Collaborative, Anacostia Riverkeeper, Anacostia Watershed Society, Casey Trees, Center for Biological Diversity, City Wildlife, Climate Institute, Committee of 100 on the Federal City, DC Environmental Network, DC Voters for Animals, Friends of Kingman & Heritage Island, Friends of Oxon Run Park, Poplar Point Working Group, Sierra Club DC Chapter, Ward 8 Woods Conservancy, Washington Parks & People and Waterkeepers Chesapeake. Background: The Citizen's Poplar Point Working Group was formed in 2021 for the purposes of keeping the community informed of ongoing public and private plans for Poplar Point and for giving members of the community the opportunity to express their goals for its development. From 2022 to 2024, the Group sponsored four public listening sessions, one student charrette, and seven presentations by representatives from government and the private sector on issues related to Poplar Point. A detailed and thorough policy paper summarizing the Group's findings and presenting the Group's Vision Plan was professionally prepared and is available at https://poplarpointdc.org/community-vision-plan . We recommend this Vision Plan be used as a guiding document for the development of Poplar Point. To summarize, the Group found that the community particularly supported the following: • Ecological connections: that is, preserving and restoring ecosystems at Poplar Point to protect this unique area of nature in the city; • Transportation connections: creating safe and multimodal transportation connections between Poplar Point and its Ward 8 neighborhoods -- particularly crossing I-295; • Cultural Connections: preserving Poplar Point as an extension of these historic communities, with free recreation and relaxation opportunities for both long-term residents and youth; and • Recreation: establishing high-quality recreational facilities and green space to ensure good health for Ward 8 residents. It is with this background that we reviewed NPS's three alternatives for the site: Overview: Poplar Point is one of the few irreplaceable ecological resources in the District. Ecological restoration and sensitive site use should be at the heart of the sustainable, equitable development for the site and should guide the design and placement of any new buildings, roads, and managed landscapes at Poplar Point. Wild lands and habitat: The agreement for development of Poplar Point includes a requirement that a minimum of 70 acres be set aside for "park purposes," and the community is looking forward to having a nearby nature park to visit, breathe fresh air, and see wildlife. • Daylighting Stickfoot Branch (in all alternatives) is commendable, but the land allocated to its adjacent wetlands is too small to provide the natural experience that the community desires or the habitat that a diversity of wildlife needs. The site's current forested area is substantially greater than the wetlands proposed in any of the three alternatives. All of this current forested area should be protected as natural habitat, and as much of the 70 acres as possible should remain contiguous in order to provide the highest ecological value. • These natural areas should also extend to the river (as proposed in Alternative A) with a continuous natural shoreline all along the riparian edge. This natural shoreline will increase biodiversity and mitigate flooding. Our Vision Plan also recommends eliminating vehicles along Anacostia Drive where the wild lands abut the river and limiting this pathway to pedestrians and bicycles. If the wetlands are separated from the river by a road, the road will become a lethal crossing for many species, and underpasses will be required to protect them. • We also note that the diagonal roadway from the Metro garage across the site (in Alternatives A and B and partially in Alternative C) limits the extent of the wetlands and should be relocated or angled to the northeast. Transportation connections: Connections to the Ward 8 community are essential to the success of this plan. Using air rights to create a wide connector over I-295 (as shown in Alternatives B and C) offers many opportunities for small scale retail, playgrounds, benches, or other amenities that minimize the barrier effect of I-295. Our Vision Plan suggests that locating this wide connector between W and Chicago Streets (rather than at 11th Street) might link it more closely to the Metro stop, but any well-designed and generous connector across I-295 will be an asset. Cultural Connections: Poplar Point is Ward 8's waterfront and one of the few remaining natural areas in the District. The point itself is the highlight of the site, with views up and down the river and across to the Capitol, and it should be reserved for public use. As a "gateway" to the park, it could include the required memorials, a museum or nature center, or a celebration deck, all of which should be accessible and free to the public. The community is sensitive to being priced out of most waterfront developments, so residential or commercial uses should not be permitted at the point. These uses should be concentrated toward the eastern edge of the site, east of or adjacent to W Street extended, and any residential project must include a majority of affordable housing, well beyond what

current zoning requires. Recreational facilities: A detailed study of the area's recreational needs should be undertaken to assess what to include in Poplar Point so that everything that is provided is both needed and used. Traditional open air recreational facilities, such as basketball courts, baseball and soccer fields, football fields, and tennis/pickleball courts should not be counted as a Park Purpose if they are surfaced with impervious materials or grass (neither of which is considered sustainable). Poplar Point is in a flood zone, so all landscape, including playing fields, must be "floodable;" that is, designed to withstand periodic flooding and to protect other areas of the site from flood effects. Playing fields should also include groves of trees for cooling, socializing near athletic fields, and additional wildlife habitat. Trees: Abundant tree cover is essential to any development of Poplar Point. The District's goal is 40% tree canopy overall, and we are still below that number. Trees provide shade, sequester carbon, and have been shown to have beneficial human psychological and physical health effects. Parks with trees are now recommended as an antidote to certain human conditions (see Parks Rx and "Forest Bathing"). There will be opportunities throughout Poplar Point to plant individual trees (along pedestrian paths and boulevards), groups of trees (for shade near playing fields), and entire forest edges along the wetlands and meadows. Poplar Point should easily be able to exceed the 40% canopy goal and contribute significant ecological benefits to the entire community. Bird-safe construction: Poplar Point is on the Atlantic Flyway for migratory birds, and river corridors are especially well-traveled by migrating birds. Thus, all new buildings in Poplar Point must be bird-safe to prevent bird-glass collisions, as is now required by DC's Migratory Local Wildlife Protection Act of 2022. Final suggestions: It would be helpful if future planning presentations could identify on the plans which lands are included as "park purposes" and a table showing the relative acreage devoted to each type of "park purpose," e.g. natural area, recreation, and "other." The table should also show the acreage devoted to roads/utilities and development (built form). There should be a minimum size for any space included as a "park purpose," and small, discontinuous outdoor spaces around buildings or spaces in courtyards or on roofs should not count toward the minimum 70-acre requirement. We hope these comments are helpful. We look forward to working with NPS and others as the plans for Poplar Point move forward. Please contact us if you have any questions or would like any more information about our positions. Respectfully submitted, AU Washington College of Law Program on Environmental and Energy Law Anacostia Coordinating Council Anacostia Parks and Community Collaborative Anacostia Riverkeeper Anacostia Watershed Society Casey Trees Center for Biological Diversity City Wildlife Climate Institute Committee of 100 on the Federal City DC Environmental Network DC Voters for Animals Friends of Kingman & Heritage Island Friends of Oxon Run Park Poplar Point Working Group Sierra Club DC Chapter Ward 8 Woods Conservancy Washington Parks & People Waterkeepers Chesapeake For information, contact: Anne Lewis, Founding President City Wildlife anne.lewis@citywildlife.org 301-520-1147

Correspondence ID: 64

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Wooded buffer Comments: Topic Question 2: Native habitat for animals, particularly migratory birds Comments: Topic Question 3: Park facilities which preserve and encourage engagement with nature Comments: Topic Question 4: More accessible green space is always beneficial to local communities Comments: Topic Question 5: Native habitat Comments: Comments: Comments: Comments: I feel the alternatives are too vague to comment on.

Correspondence ID: 65

Address: Washington, DC

Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: I prefer a wooded buffer. The Wetlands are the natural centerpiece of the proposed plan, and should retain a feeling of separation from development and recreational use. Comments: Topic Question 2: Alternative C, Recreation Waterfront, is my preferred option. Visitors should have the opportunity to see the waterfront from grassy fields close to the water. There should be a minimum of hardscape at the water's edge. The plan should also reserve space for future swimming and wading. The Anacostia River is swimmable from a health perspective more often than not now. The plan should anticipate a change in DC law to allow for swimming and wading in the future. Comments: Topic Question 3: Open space should most closely resemble Alternative C: Community park/dispersed. The existing Anacostia Park has room for ball fields and other recreational play areas. The plan should be mindful that there is a major biological difference between open space consisting of mowed lawns, and natural areas such as wetlands, forests, and meadows. Poplar Point should maintain contiguous wetlands, forests, and meadows as a priority. Comments: Topic Question 4: Alternative C: Pedestrian connection. This option improves access for Anacostia residents, while not creating additional vehicular traffic either into the Park or into downtown Anacostia. Comments: Topic Question 5: Of the alternatives, I prefer Alternative A: cultural center with public space. My true preference is not listed: To maintain the point as a natural area with improved access to the water. Comments: Topic Question 6: Wetland Preservation including forested buffer and views to the River Comments: Topic Question 7: Nothing. Comments: Topic Question 8: Nothing except the pedestrian bridge. Comments: Poplar Point today has meadows that are home to hundreds of species of plants, insects, birds, and mammals. Many people commented during the walking tour that they loved seeing birds, fox, deer, and turkeys on their walks. The reality is that the habitat is removed that supports a diversity of species of plants and insects, then the birds, deer, and fox will not remain. All of the alternatives provide very few meadow areas. Please go back to the drawing board and improve this aspect of the design. See this extract on iNaturalist for an idea of the species that have been observed within the Poplar Point Plan boundary: https://www.inaturalist.org/observations?nelat=38.87095109437334≠lng=-76.98905671688418⊂view=map&swlat=38.864368579998136&swlng=-77.0036479339252

Correspondence ID: 66

Address: DC, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Wetlands with a wooded buffer is number one consideration. It is; environmentally responsible; educationally beneficial; and culturally inclusive; and respectful to the indigenous groups which would have preserved the wetlands in a similar way. Comments: Topic Question 2: I prefer the light recreation. Although it is enjoyable to experience and visit. The hustle and bustle of the Wharf district need not be replicated on the other side of the river. This experience should be accentuated by a calm beautiful community centered alternative rather than a sprawled commercial extension. Comments: Topic Question 3: Greenway connections, reinforces the waterfront as a place of respite, and relaxation. Comments: Topic Question 4: A greenway connection, or graveled walking/bike paths. Comments: Topic Question 5: I would like to see nature walks, family recreation, native plants and a preserve area. Possibly a recreational fishing docks, or pathways. Comments: Topic Question 6: Water Taxi Comments: Topic Question 7: Gathering space and mixed use development (rather than sprawling residential high rises, or superfluous businesses like the corrupt (financially insolvent) Therme which neither employ (nor cater) to the clientele or current residents of the community. Therme is also a carbon bomb which will reek havoc on the very ecosystems that the other plans seek to preserve. Comments: Topic Question 8: Plays

and picnic areas are timeless and egalitarian. They are the best alternative. Comments: Please stop considering corrupt or financially, and ethically bankrupt developments like Therme and City Grown as anchor developments for Historic Anacostia. It is easy to dupe less educated and underemployed people with the dubious promise of "jobs and progress" but we know this is not the case with some of these business proposals. And our community leaders should stop relying on the (valid) but misplaced argument of "we deserve businesses and development also." Yes we do. But our argument can't simply be "well the white man has this, thus so should we." We want business development for our community as well, and we do indeed deserve it. But we must be careful with what we invite, particularly if many of us do not have the time and resources to consider what we are accepting. We are tired of being handed the left over half baked business development proposals, misfit ideas, and rejected proposals of other communities. These developers grease the hands of politicians of third world countries (See Therme in Romania) and when they get caught in the act and rejected by first world countries (See Therme in Ontario) then they run to poor underrepresented communities in the US. Just because we are predominately African American and or otherwise underrepresented, it does not mean that among us there are those who have the time and resources to research and consider the long term impact of such projects. Even if Thermes was financially solvent (it isn't) or if it provided a dozen or so jobs to our community (it is under no obligation to do so and likely wont, especially in our anti-DEI climate). Thermal health spa's do not particularly serve the business or social needs of the majority of our community. Those of us from among our people who happen to be members (or employees of such institutions) can also attest to the fact that these upscale establishments are rife with discrimination (as evidenced by class action lawsuits) filed on behalf of their African American members/ex-employees). As for the alternatives on the table we are better off with the most egalitarian alternatives. This include the Greenway connections, Wetlands preservation, wooded walking areas, and community picnic areas. I argued to the community before that, when have sufficient supermarkets then we might be able to entertain a Marijuana farm. Similarly, we first need equal access to evenly distributed gyms, community pools, and wellness clinics before we should entertain high end thermal spas. We also need to factor in the fact that many predatory companies will try to take advantage of the countries increasingly diminished environmental protections. We are living under the anti-EPA (and Agency-dismantlement) "Drill Baby, Drill!" climate. Which might be why Therme is sniffing around in our backyard. Once we (as a community) can take care of 100% of our residents (upscale clientele can enjoy wetlands preservation also) then we can responsibly entertain an upscale Thermal health spa for the 1%. But it cant be Therme (not in its current state.

Correspondence ID: 67

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: I would prefer to frame the wetlands with a wooded buffer. Comments: Topic Question 2: I do not want to see Therme included as the anchor business at Poplar Point. This business does not seem to be focused on benefiting the immediate, underserved community surrounding Ward 8 and the organization's business dealings are questionable at best. Please see the article below noting their questionable business dealings abroad. https://www.nytimes.com/2025/04/16/world/canada/therme-spa-ontario-canada.html Comments: Topic Question 3: I would like to see an open space that includes a dog park. Comments: Topic Question 4: I would like to see direct connections to the community over the highway through W Street SE. I would also like to see improves access on Marion Barry Avenue SE. The entrance and exit to the park does not currently encourage people in the park to access the Historic Anacostia neighborhood. Comments: Topic Question 5: I would like to see commercial space that benefits the existing community, including market rate rental and purchase option housing, a full service grocery store, boating activities/river access through docks,

restaurants, bars, and a hardware store. Comments: Comments: Comments: Comments: I strongly oppose bringing Therme in to anchor Poplar Point. This business does not seem to be focused on benefiting the immediate, underserved community surrounding Ward 8 and the organization's business dealings are questionable at best. Please see the article below noting their questionable business dealings abroad. https://www.nytimes.com/2025/04/16/world/canada/therme-spa-ontario-canada.html

Correspondence ID: 68

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Wooded buffer or recreation--please please don't develop a Therme resort. That would be an embarrasment. Comments: Topic Question 2: I would prefer a nature focused experience Comments: Topic Question 3: Recreation Comments: Topic Question 4: I don't know Comments: Topic Question 5: Wildlife viewing Comments: Topic Question 6: Parks and wetlands, and no Therme Comments: Topic Question 7: The wetlands, and no Therme Comments: Topic Question 8: Wetlands Comments: Please, please do not let Therme develop a private spa on Poplar Point. Therme is a shady company that misrepresent its credentials and will fail to deliver on its promises. Not to mention that a spa or resort is not something that the local community is in need of.

Correspondence ID: 69

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Development -- done thoughtfully. I support framing the wetlands with mixed-use development that maintains a respectful distance, allowing public access to nature while maximizing housing, retail, and green corridors. Comments: Topic Question 2: A vibrant, active waterfront. I prefer a lively, mixed-use waterfront with walking trails, small businesses, cafes, and parks -- creating a seamless connection between the river, the community, and new homes. Comments: Topic Question 3: Flexible, active open spaces. I'd like to see plazas, playgrounds, and community green spaces that can host events and farmers markets, integrated with new housing and amenities. Comments: Topic Question 4: Strong, direct connections. I prefer frequent, walkable, and bikeable streets that link the existing community to Poplar Point -- not isolated bridges or underpasses. Comments: Topic Question 5: A destination with life. I would love to see a public plaza, amphitheater, or market space at the point, surrounded by housing, shops, and restaurants, while keeping the wetlands preserved nearby. Comments: Topic Question 6: It maximizes natural protection but could be even better by integrating more urban spaces near the edges to create a stronger community connection. Comments: Topic Question 7: It strikes a great balance by combining housing, retail, and open space, allowing both preservation and vibrant mixed-use development. Comments: Topic Question 8: It creates the most opportunity for housing and mixed-use development, helping address DC's housing shortage while still protecting the wetlands and riverfront. Comments:

Correspondence ID: 70

Address: Washington DC, DC

Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Yes, I would prefer to frame the wetlands (the Wetlands with Wooded Buffer in Background option) in order to protect the natural ecosystem and animals as much as possible. We need the plants, insects, and animals - not just create an experience for people. And external partners that have the proper environmental expertise should be involved. Comments: Topic Question 2: While I prefer the "Alternative C: Recreation Waterfront", I would rather not have the "Anchor Use" space present. The other options do not include it and are sustainable. I would prefer the "Memorial + Cultural Facility with the Native Meadow Area" featured in "Alternative A" option, and maybe the "Outdoor Festival Space" present in "Alternative B". We also desperately need the parking garage present in Option C, but it should also include a walking bridge/pathway or something from the garage to improve the pedestrian safety of getting into Anacostia and encourage business visitors and employees to park there instead of on residential streets. Comments: Topic Question 3: I would like to see "Linear Parks with Park-Centered Commemorative Work" as featured in "Alternative A", "Active Recreation" featured in "Alternative B". The existing recreation space (as you enter from Marion Barry Ave) is very actively used for soccer, football training, and other play. I do not prefer anything like the example community park featured in the image rendering (water park installation). It is too manufactured and unnatural - a feature like that should be added to the rec center further into the Anacostia River Park. Furthermore, this side of the river should not look like a version of the other side. This side should maintain its natural and open aesthetic (more like the National Arboretum). With the water taxi, people would intentionally visit this side for a different experience. Lastly, it would be ideal if we could also add a spacious dog park somewhere (with trees in it for shade), but Comments: Topic Question 4: Pedestrian (walking, biking, etc) safety, and traffic mitigation are top priorities. The development happening on this side of the river has not been mindful of the traffic that is created. When the developers leave, no one cares that for existing residents our liveability has been negatively impacted. This is a typical outcome of gentrification and it would be amazing if this effort could be different. Therefore, the connections are a key element of this design. I like the potential entrance from W St SE (concentrated green corridors) Comments: Topic Question 5: If residential buildings must be added to this development, I prefer that they be all congregated closer to the existing Redbrick building at The Point (Alternative B), with their own internal parking, instead of closer to Marion Barry Avenue. Living quite close to the Marion Barry Ave section of the park, it already feels like the existing residents will be giving up proximity and access to new neighbors. Therefore, I recommend having office and business buildings closer to Marion Barry Avenue and residential buildings at the Point. To me, this will allow the park to feel like it is for everyone, not just the closest (new) residents, and on weekends, it will still feel peaceful. Additionally, the latest Redbrick building is mammoth. If at all possible, please consider building smaller buildings for Poplar Point (I do like the curvy, neighborhood-feeling, mixed-use design of The Stacks DC, just shorter, more brick and/or materials that would better fit EoTR. Again, the other side of the river is mostly glass Lego blocks. Let's not do that :). I also ask for smaller buildings so that the existing residents can maintain much of their views (Washington Monument, fireworks from the Nationals games, and the SKY!). Everyone acknowledges that the highway cut Anacostia off from the rest of DC in some ways. A congestion of new, tall buildings will only deepen that separation. Lastly, since some of these renderings do not include an Anchor tenant, I would prefer not to have one. Especially one that does not have experience in communities like ours (or the US in general). We do not even have a supermarket, but we will have a water park/spa? I like Therme for DC, but not as the anchor for Poplar Point - it should be somewhere less residential or already designed for this volume (like RFK). Taxes and a low-cost labor force seem to be what legislators are most eager for, and that doesn't feel great. This NYT feature is a good example of why more care should be taken with choosing an anchor tenant for Poplar Point: https://www.nytimes.com/2025/04/16/world/canada/therme-spa-ontario-canada.html. Most of Therme's other locations seem to be further from residential communities as well. Also, an anchor tenant of this size, that has a large expected volume of patrons (10M/yr), requires a different traffic and parking solution than what is presented in any of these renderings so far. The Anacostia roads and parking cannot support this volume. The

anchor tenant also should not have services that are largely above the price point of the majority of its community (This question was asked directly to Therme, but a clear answer was not provided). Comments: Topic Question 6: While Alternative A is my least favorite, I do like the design for the Point (the Memorial + Cultural Facility and Native Meadow Area) over the other two options. Comments: Topic Question 7: I like the Chicago St SE pedestrian bridge (especially if it connects right to the parking garage as well). I am torn about the W Street SE driving entrance vs the pedestrian bridge entrance (featured in Alternative C). For me, the considerations are traffic and safety. The walking bridge seems like a more aesthetic and peaceful option, but the street might be safer, particularly for women and children. However, the street will bring more traffic into the heart of the neighborhood, while the other options promote traffic driving around the neighborhood (ideally). Comments: Topic Question 8: Alternative is my favorite design (but with Alternative A for The Point). I like that it has less of a pronounced Development Area and that it maintains the Multi-use Play Fields. I like the layout of the Educational Wetlands in this option the best. I also like the Community Park in the middle of the Development Area. I like the Outdoor Festival Space as well. As mentioned before, if we have to have it, I prefer that the additional (ideally residential) development is near the existing RedBrick building and wouldn't mind if all other residential buildings were congregated near there (at The Point, like in Alternative B). Comments: I have heard that DOT is not always at the table in these development assessments to determine what additional traffic (employee and visitor cars, delivery trucks, new sanitation, etc.) a neighborhood can support. Every building has a set number of people that it intends to support. The average percentage of people in DC who drive to work or shop is known. Models can be designed to estimate what traffic can be expected with this Poplar Point development, and then the DOT can create and execute a plan so that by the time the buildings are done, the roads, parking, and other traffic measures are in place. It does not seem like this happened with the recent major office buildings (employees are on long parking waiting lists and instead park on residential streets, resulting in tickets). I know it is more expensive, but please consider internal parking for buildings or more standalone parking garages. Anacostia is already at a parking spot deficit; let's not make it worse. Giving out more tickets for a problem that was knowingly created is unkind. This effort should include a pre-requisite for all developers to use EoTR workforce and small businesses (catering, cleaning services, sub-contractors, security, etc) as often as possible with events and communication to promote opportunities in schools, churches, radio, town halls, signage in local buildings, etc.. I heard that Anacostia does not have an updated Area Use Map. If that is the case, can each of the major developers use their resources in partnership with the government to produce that? If people mean what they say about maintaining the culture and fabric of Anacostia, then smart development should include these foundational elements. From my limited understanding, this resource helps to promote balanced resources in a community.

Correspondence ID: 71

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Alternative A: The wooded buffer would truly create the impressive of a cohesive "parkland" that would permit visitors to get momentarily "lost" in the wooded wetlands and then permit them to exit to an expansive view of the water. This alternative I believe honors the spirit of the land transfer legislation. Comments: Topic Question 2: All of the alternatives have a pleasant vision for the waterfront with a green buffer zone, inclusion of floating wetlands, recreation boating amenities and a potential water taxi landing. None seem to envision a "hard" edge to the water a la The Wharf or Navy Yard which I think would create an unique identify for this waterfront community. Comments: Topic Question 3: Alternative A has the best vision that balances a wholistic open space that connects throughout Poplar Point and places the memorials along popular viewsheds.

Thoughtful design of the surrounding buildings could help make the first floor dining/ retail engaging "cut throughs" to get to the other green parts of the project. Comments: Topic Question 4: The more the better! As a resident of Historic Anacostia, we need more connections to Poplar Point. A mix of pedestrian and vehicular crossings is a nice touch. W St makes the most sense in terms of existing/potential traffic and tying into the heart of the neighborhood, so a good location for vehicular bridge. Chicago, being a quieter, shorter street is a good fit for a footbridge. Comments: Topic Question 5: The point - with it's open views of the Navy yard, Fredrick Douglass Bridge, and the future 11th St Bridge Park - should NOT be privatized for the exclusive use of a luxury spa but a space that can be activated in other ways. Alternative A: Promises the greatest public benefit, with a space that can remain flexible to accommodate various events. This space could be the heart beat of Poplar Point with activation either by the nearby BID or perhaps managed professionally for concerts/theater events. Alternative B: This is still better than alternative C, though no doubt such a location with it's wide views of the city would likely attract yet another luxury high rise. But with the right community benefits agreement (CBA) the ground floor retail / open space around these buildings could be of benefit to more residents who could visit the space to take in the views and enjoy the natural splendor Alternative C: This monopolizes and privatizes this community space and at the same time cuts into the view sheds that will could be enjoyed from various parts of Poplar Point. Additionally, a large wellness anchor here would also cut into the viewshed of the future 11th St Bridge Park. Given then extensive community input that went into the 11th St Bridge Project it would undermine that project's success in getting community buy-in and support. Comments: Topic Question 6: A note on creative accounting of "parkland" - all alternatives show the poplar point parcel extending past the existing 11th St Bridge to include the 295/695 interchange as well as the stormwater pond located between the 695 ramps and 11th St local traffic bridge. I hope NPS agrees that all of this roadway / stormwater infrastructure does NOT meet the definition of park land set forth in the land transfer legislation and thus is not considered part of the minimum 70 acres of parkland. Thoughts on Alternative A: This is the strongest proposal for it's thoughtful consolidation of commercial development in clusters with greenways threading throughout the watefront side of the project and the 295-fronting side of the project and being tied together with a memorial along the Washington Monument viewshed. The smaller emphasis of development in proximity to the wetlands would also all The Point to truly be celebrated and would reinforce the connection with the river. The pedestrian and vehicle connection along W street is also a great touch and leverages an existing thoroughfare through the neighborhood. I had doubts if the elevation of 295 would permit a bridge here, Chicago St might have more 'natural' elevation to make this easier. Comments: Topic Question 7: A note on creative accounting of "parkland" - all alternatives show the poplar point parcel extending past the existing 11th St Bridge to include the 295/695 interchange as well as the stormwater pond located between the 695 ramps and 11th St local traffic bridge. I hope NPS agrees that all of this roadway / stormwater infrastructure does NOT meet the definition of park land set forth in the land transfer legislation and thus is not considered part of the minimum 70 acres of parkland. This is the second best alternative but ends up cutting the green space into very distinct, separate areas and would create a more dense urban grid. Which isn't necessarily a bad thing but it greatly dimishes the connection with the wetlands and river. This plan also largely privatizes the point but that would be ameliorated with thoughtful urban design. I love that this keeps the 295 crossings at Chicago and W. Waterfont amenities are fine. Comments: Topic Question 8: A note on creative accounting of "parkland" - all alternatives show the poplar point parcel extending past the existing 11th St Bridge to include the 295/695 interchange as well as the stormwater pond located between the 695 ramps and 11th St local traffic bridge. I hope NPS agrees that all of this roadway / stormwater infrastructure does NOT meet the definition of park land set forth in the land transfer legislation and thus is not considered part of the minimum 70 acres of parkland. Alternative C is the most disappointing vision - and a total rejection of the claimed project goal of "celebrating the point" by privatizing access to this critical piece of land. This would also monopolize certain viewsheds - of the capitol from Poplar Point but also of the Frederick Douglass Bridge and Potomac from the future 11th St Bridge Park. Any anchor use that is coming to Poplar Point should be thoughfully located adjacent to the Metro station / parking garage to accommodate the traffic is will bring to the site. This alternative also

boxes in the wetlands would dimmish the natural connection between the wetlands / stickfoot and the Anacostia River. Comments:

Correspondence ID: 72

Address: Washington, DC
Outside Organization: Committee of 100 Unaffiliated Individual(Official Rep.)
Correspondence:

Committee of 100 Comments on the Poplar Point Alternatives The Committee of 100 on the Federal City (C100) is grateful for this opportunity to comment on the ambitious plans to revitalize Poplar Point into a vibrant, sustainable and accessible waterfront community. Key priorities include environmental preservation, in-scale development, and inclusive community engagement to ensure that the project meets the needs of residents, creating a space that fosters both growth and resilience. Land Use, the Viewshed and Massing: The environmental acceptability of the development will turn in large part on the appropriateness of scale. Because this is national park land with exceptional ecological values, and because of the extraordinary viewshed that stretches across the river, low-intensity development is called for. The preserved viewshed should include not just the view from across the river, but also South and North of the Anacostia River. We urge that the massing of buildings near the metro station protect the viewshed and, as was suggested in the 2003 Anacostia Framework Plan (p. 115), "appropriately scaled buildings [should be placed] in front of the [Metro] parking garage to reduce its bulky presence." If the building rooflines slope down toward the river, shoreline and city views will be protected. Walkability and handicapped accessibility will be optimized, and automotive access will be needed less the closer the buildings are to the Metro station. Development with a scale that approaches the intensity of the Navy Yard will be unacceptable. Concentrate buildings along the I-295 freeway; adjacent to the Frederick Douglass Memorial Bridge oval (if minimal); and generally, toward the east end of the site. Buildings should be confined to less than three stories above ground, confined to the Bridge District on the edges of Poplar Point. Buildings should be set back from the waterline. The setback should be 600 ft,, not 75 ft. as is required now by regulation to provide flood protection and open space for recreation areas and picnic areas. On the subject of housing, the Vision Plan (p 27) refers to affordable housing, but that should be interpreted not as externally subsidized housing, but rather as mixed income housing where housing payments from higher income households subsidize those from lower income households, as is the case now, with Townhomes on Capitol Hill (THCH), located in the block bounded by 6th and 7th and Ellen Wilson and I Streets, SE. Future engagement should include more detailed information on height, elevations, massing, density and land uses. Also, there are another adjacent development project, the 11th Street Bridge Park, that the Poplar Point development should consider in its planning. Alignment is needed. Environmental education, entertainment venues, boating facilities, food and tourist retail, community serving meeting and community use facilities are planned for the 11th Street Bridge Park, which will break ground this Spring. Environmental Assessment and the Plan Concepts: The three alternatives treat the wetlands like post-its that can be moved around the map of Poplar Point at will. Instead, to evaluate the alternatives (including the impact of construction) and create a master plan, it is necessary to first study and understand these wetlands and complete the Enivronmental Assessment. Poplar Point is one of the few irreplaceable ecological resources in the District. Ecological restoration and sensitive site use should be at the heart of the sustainable development for the site and should guide the design and placement of any new buildings, roads, and managed landscapes at Poplar Point. DOEE's "Poplar Point Conservation Opportunity Area" covers five federally protected wetlands. DOEE's Wildlife Action Plan (2015, to be updated in 2025) identifies species of great conservation need' (SGCN) in Poplar Point wetlands, including "willow flycatcher, queen snake, Fowler's toad, striped skunk, comet darner, and rusty-patched bumble bee." [Wildlife Action Plan, p. 88.] DOEE should engage wildlife biologists to determine if these SGCN are present in the Plan area, and if so, in what numbers, and offer suggestions to conserve them. The

Wildlife Action Plan cautions that "Because of continued underground groundwater flow outside of the Stickfoot Creek sewer pipe, and probable damage to the pipe itself, Poplar Point has five designated DC and federally protected wetlands. Is there a plan to daylight Stickfoot Creek? If so, how would daylighting affect the wetlands? Nearly all of the site also lies in the 100-year floodplain, which becomes a significant consideration in light of NOAA's current prediction of an average 10-14 foot rise in sea levels along the northeast coast of the United States by 2050. The 117-year-old masonry wall separating Poplar Point and the rest of Anacostia Park from the river has significantly deteriorated, perhaps providing an opportunity for a "living shoreline" between the river and the land. We urge the removal of the seawall to allow more natural hydrology. A hydrologist should be part of the team evaluating the wetlands. Restoration and excavation of the site should conform as close as possible to its original wetlands drainage and tidal effects. There are extensive environmentally sensitive examples to draw upon to achieve this goal. We recommend providing elevated trails through the wetlands with interpretive signage to allow visitors to enjoy this rare resource. The Huntley Meadows preserve in northern Virginia provides a good model. Transportation: Provide safe and multimodal transportation connections between Poplar Point and its neighborhoods - particularly in crossing I-295; Avoid a vehicular roadway along the river's edge. Neighborhood Connections: Preserve Poplar Point as an extension of historic communities, with free recreation and relaxation opportunities for both seniors and youth; all the areas counted as Park Purposes should be free and open to the public. Continued outreach with the community is essential as plans develop. Recreation and education: Establish high-quality recreational facilities and green space to ensure good health for residents. Boating/canoeing boat houses and facilities for high school and college crew along the waterfront similar to what has been done on the other side of the Anacostia and as on the Potomac at Thompson's and Fletcher's boathouses and the possibility of facilities for a boat building program like the one for teenagers in Alexandria. Sustainability: All-electric facilities - All buildings should be powered by electricity; fossil fuel combustion should be prohibited, in accordance with The Clean Energy DC Building Code Amendment Act of 2022, DC Law 27-177. This law also requires that, after 2026, new buildings be constructed in compliance with the "net-zero-energy standard." All buildings should have photovoltaic solar collection systems installed on rooftops. The solar incentives available in DC virtually assure that new photovoltaic systems will pay for themselves within a year or two. Outdoor lighting - All outdoor lighting on the site should comply with the standards promulgated by Dark Sky International (www.darksky.org). Dark-sky compliant lighting will (a) protect the health of residents, (b) minimize adverse effects on local wildlife and ecosystems, (c) reduce sky glow over the east side, and (d) reduce the carbon footprint of the development. Dark-sky compliant lighting is highly cost-efficient and will pay for itself in short order. The National Park Service has promulgated and adhered to dark-sky principles. Protection of the night sky over green spaces is also mandated by the Comprehensive Plan for the National Capital. See Federal Element B.2.5: "Minimizing light pollution in and around parks protects their character and the natural environment. See also Element POS.B.14: "Minimize light pollution in and adjacent to open spaces.... Utilize shields or other appropriate means to minimize glare from light sources and light fixtures within parks in urban neighborhoods and near natural resources." Citizens' Poplar Point Workgroup: C100 appreciates and largely supports the comment submitted to NCPC on April 3, 2025, by the Citizens' Poplar Point Working Group, representing nearly a dozen community organizations. C100 shares the views of the Environmental Network.

Correspondence ID: 73

Address: Washington, DC
Outside Organization: City Wildlife Unaffiliated Individual(Official Rep.)
Correspondence:

The following comments were presented to NCPC by Anne Lewis on behalf of the Citizens' Poplar Point Working Group. We are submitting them here as comments from City Wildlife: The Citizens' Poplar Point Working Group

was created in 2021 for the purposes of keeping the community informed of ongoing public and private plans for Poplar Point and for giving members of the community the opportunity to express their goals for its development. The Working Group consists of representatives from the following partner organizations, all of which have an interest in an environmentally responsible plan for Poplar Point that serves the needs of the community. These groups are: Anacostia Coordinating Council Anacostia Parks and Community Collaborative (APACC) Anacostia Riverkeeper Anacostia Watershed Society Building Bridges Across the River/11th Street Bridge Park DC Environmental Network Casey Trees City Wildlife CRYSP DC (Capitol Riverside Youth Sports Park - now Go Play DC) Friends of Oxon Run Park From 2022 to 2024, the Working Group sponsored four public listening sessions, one student charrette, and seven presentations by representatives from government and the private sector on issues related to Poplar Point. All these meetings were open to the public. From these meetings, the Working Group learned that the community particularly supports the following: • Ecological connections: that is, preserving and restoring ecosystems at Poplar Point to protect this unique area of nature in the city; • Transportation connections: creating safe and multi-modal transportation connections between Poplar Point and its Ward 8 neighborhoods -- particularly crossing over I-295; • Cultural Connections: preserving Poplar Point as an extension of these historic communities, with free recreation and relaxation opportunities for both long-term residents and youth; and • Recreation: establishing high-quality recreational facilities and green space to ensure good health for Ward 8 residents. On the basis of what we learned at these meetings, the Working Group prepared its Poplar Point Vision Plan. This plan was released in the spring of 2024 and we have submitted it as part of our testimony. Since this Plan directly reflects the needs of the community, we believe it should serve as a guiding document for the development of Poplar Point. Poplar Point is one of the few irreplaceable ecological resources in the District. Ecological restoration and sensitive site use should be at the heart of the sustainable, equitable development for the site and should guide the design and placement of any new buildings, roads, and managed landscapes at Poplar Point. We have read the NCPC staff's excellent report on NPS's three alternatives, and it is evident that they agree with this approach. Thus, we substantially agree with their recommendations, especially: • No large anchor on the point, but rather a public space and protection of the viewshed; • Absence of development between the wetlands and the river; • Concentration of buildings along the I-295 freeway; adjacent to the Frederick Douglas Memorial Bridge oval (if minimal); and generally toward the east end of the site; • Removal of the seawall to allow more natural hydrology; • The desirability (and challenge) of eliminating a vehicular roadway along the river's edge; • Increased connections to the community, especially over I-295; and • Encouragement of the applicant to continue outreach with the community as plans develop. We do, however, have concerns about the limited area devoted to the expanded wetlands. The requirement to include a minimum of 70 acres devoted to Park Purposes was clearly intended to preserve most of the extensive natural area that currently exists and that the community views as its own potential nature park; yet all the alternatives actually diminish that area substantially. NCPC's map of Existing Conditions shows wetlands extending from close to the oval all the way to the east wall of the METRO garage; yet all the NPS proposals terminate the wetlands at the METRO tunnel or less. This results in an area much smaller than is currently vegetated and will diminish its effectiveness both as a nature experience for the community and as a habitat for the wildlife that people want to see. We strongly recommend that the plan increase the natural area and its associated wetlands to more closely reflect the wild lands that currently exist. Our Vision Plan also suggests eliminating vehicles from that portion of the road that runs between the natural area and the river. We know that circulation on this site is challenging, but an active roadway between the wetlands and the river will constitute a hazard to wildlife, diminish the park visitor's experience, and require an underpass - or several of them -- to keep animals safe. It would be preferable if this section of the road could be limited to bikes and pedestrians. Finally, we agree with the staff's recommendation that subsequent submissions include more detailed information on height, elevations, massing, density and land uses. We suggest this information also include details on the components that will comprise the minimum 70 acres devoted to Park Purposes, with a table that identifies the function and area of each "park" component. We recommend that NPS establish a minimum size for any space included as a "park purpose," so that small, discontinuous outdoor spaces around buildings or spaces in courtyards will not be permitted to count

toward the minimum 70 acre requirement. Also, all the acreages counted as Park Purposes should be free and open to the public. We appreciate NCPC's support as plans for Poplar Point move forward and look forward to working with both NPS and NCPC as these plans develop . Respectfully submitted, Anne Lewis Founding President City Wildlife

Correspondence ID: 74

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: wooded buffer Comments: Topic Question 2: nature Comments: Topic Question 3: minimal disruption to bird habitat Comments: Topic Question 4: I don't think the proposed wellness spa serves the community Comments: Topic Question 5: nature Comments: Comments: Comments: Comments: Wellness spa at Poplar Point: not now, not ever! Thank goodness the New York Times published an article JUST IN TIME about the extremely alarming business dealings of Therme, the company that DC wants to contract with to build a "wellness" spa at Poplar Point. I was going to submit a comment opposing development at Poplar Point because of the extremely important (and nearly unique to DC) habitat for migratory and native birds, or at least propose to shelve this proposal until further notice because of the DC budget crisis and recent drastic cuts to NPS and to the NEPA oversight process. And I stick by that. But now that we have this new information, it is even more vital to put the brakes on this entire project. I urge you to read the article, but one of the takeaways is that for a major development in Toronto, Canada, Therme lied about its portfolio, saying it had built several such spas across Europe when in fact it had build JUST ONE! NY Times: "... Therme first won a key government contract based on its business portfolio -- and then set out to build that portfolio." The company also committed what in the US would surely be trademark infringement by piggybacking on the success of another spa company and STEALING ITS NAME and copying its logo. Not now, not ever, should DC partner with this entity which claims to be a legitimate company. This would be an awful deal for both migratory birds and taxpayers. Please read the New York Times article April 16, 2025 (and follow-up articles) https://www.nytimes.com/2025/04/16/world/canada/therme-spa-ontario-canada.html?searchResultPosition=1

Correspondence ID: 75

Address: District of columbia, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 2: Access to nature Comments: Comments: Comments: Topic Question 5: Maintenance of the meadow habitat Comments: Comments: Comments: Topic Question 8: If this option is about the wellness center at the Point I reject this completely. I had previously submitted a form saying I liked this option because the description conveyed to me that the point would remain open undeveloped and therefore restorative. Nothing is as restorative for humans as nature, including open space. And furthermore leaving it undeveloped will support the migratory birds. Comments: I don't appreciate how unclear options ABC are.

Correspondence ID: 76

Address: Washington, DC

Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Woodland buffer or whatever the native option is to allow for a harmony in nature. Comments: Topic Question 2: B. Comments: Topic Question 3: Area for food trucks or restaurants, covered areas for the summer to enjoy being outside, community businesses space/pop ups, space for groups to gather Comments: Topic Question 4: Walking and bike paths. Community business showcases Comments: Topic Question 5: Community use. Outdoor space Comments: Topic Question 6: Connections (not a huge fan of the roadwork though, would love to see more focus on alt transit options) Comments: Topic Question 7: This is my favorite. Love the focus on restoring the wetlands and focus on educating people about the land. Comments: Topic Question 8: The woodlands focus. I hate the wellness day spa crap. We need access to grocery stores and healthcare, not overpriced garbage. Comments: Please give us stuff we actually need. A day spa would be an awful idea and we don't need that. Focus on healthcare, alt transit, access to fresh food, etc EOTR.

Correspondence ID: 77

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 8: I dislike this proposal. I believe that a wellness center at the point will destroy valuable habitat for migratory species, and it has recently become clear that Therme is an irresponsable company that should not be invited to develop on DC public lands. The proposed center is marketed as a "luxury wellness center", indicating that it will price out the vast majority of DC residents, including most of those in the surrounding area, and will take away a natural area that is currently open to all and replace it with a private, pay-to-enjoy space that is only available to elites. The proposed wellness center would be, frankly, a disaster for DC wildlife and residents, and I strongly oppose it. Comments: I am submitting a supplementary comment as it has been brought to my attention that the plan alternatives document was unclear, and did not specify that Alternative C is the proposed Therme Wellness Center, which I strongly oppose. I am, above all, opposed to the proposal for a wellness center at Poplar point and to any further development. I believe that the only actions taken at Poplar Point should be to increase or improve wildlife habitat and enable city residents to enjoy this habitat and seek wellness through nature.

Correspondence ID: 78

Address: Washington DC, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: wooded buffer. please do not line the entire river with development, it is already full of trash and pollutants and more development along the water's edge will just worsen that. Comments: Topic Question 2: option A, with the protected green space and connections to facilitate pedestrian, bicycle, and wildlife traffic and access Comments: Topic Question 3: at most, picnic tables (with trash recepticles!!!) and maybe a pavilion shelter for park service programming. but as much would space as possible would be best. Comments: Topic Question 4: easy bicycle and pedestrian access would be great. Comments: Topic Question 5: nature! walking trails! some bike paths perhaps Comments: Topic Question 6: DC needs more wetland and wild space and the Anacostia river

needs more of a buffer to keep trash and pollutants out. Comments: Topic Question 7: it's not as bad as option C Comments: Topic Question 8: Nothing. this is a terrible option. Comments:

Correspondence ID: 79

Address: Bladensburg, MD
Outside Organization: Anacostia Watershed Society Unaffiliated Individual
Correspondence:

The Anacostia Watershed Society offers the following comments in addition to the comments of the Poplar Point Citizens Working Group, of which AWS is a member. In "framing" the wetlands on the site, it's best to remember the simple basics of conservation biology and habitat protection and restoration. Generally speaking, bigger is better than smaller; intact is better than scattered; a thick natural buffer is better than a thin one; preserving habitat is more effective that re-creating it. The presence of toxic chemicals on the site and the need to remediate them will complicate matters, but generally building on the habitat and forest cover that is already present will be the most effective approach. An expansive forest buffer is preferable. In fact, AWS recommends that much of the "Public Open Space" in Alternative A be devoted to natural and restored wetland and forests, and the seawall opened up in places to create areas of a natural shoreline. This will restore the historic connection of the site to the river and make the site more climate resilient. There is a lot of opportunity to do this on the northwest corner of the site, while still leaving room for the cultural facility/memorial on the point with commanding views of Navy Yard and the Capitol. In our view, the plans make false distinctions between public open space and wetland and forests. The wetlands and forests can and should be public open spaces with facilities for walking, bird-watching, picnicking, quiet reflection, and enjoyment of nature. For more active recreation such as ball fields, basketball and tennis courts, etc., there is plenty of room for such facilities at Anacostia Park just up the road. Poplar Point has an opportunity to largely devote areas set aside for "park purposes" to use as natural areas. While Alternative A makes best use of the space for development, like the other alternatives it appears to reduce that central forested/wetland area by 25% or more. We understand the community's desire for development and the need for the project as a whole to pencil out. However, given the importance of tree canopy in DC and the paucity of natural spaces, at the very least we should be preserving such resources as much as possible. In future, more detailed iterations of the design, we hope it will make clear how the site will mitigate the inevitable flood water that will come as a result of climate-driven high tides. Natural areas and other open spaces that can accommodate flood waters with minimal damage will be crucial in this low-lying area. Moreover, this is one of several sites along the Anacostia River that, if engineered effectively, can make a contribution to climate resilience by giving flood waters a place to go when the river rises. We need to take advantage of these opportunities when we can.

Correspondence ID: 80

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: I believe that a combination would be best! Comments: Topic Question 2: I would love some pier spaces for people to either sit back and enjoy the scenic view or maybe fish; some docking spaces for boats; or a boardwalk would be nice. Comments: Topic Question 3: Definitely ball fields (football; baseball; and basketball). Playground areas for our young children. Comments: Topic Question 4: I like there to be cat walks from the Eastern side of 295 and the Western side. I've seen some of the mark ups and love the idea of having an

overhead vehicle route over 295 also. I hope that the Anacostia BID will extend the shuttle service into the park. Comments: Topic Question 5: I trust that with the development there be consideration of two or three hotels which would bring some entry level employment and Turist dollars. I'm hopeful that there will be some affordable housing. Comments: Topic Question 6: I think that this plan was the one with one large anchor piece of development. I think that was the least attractive aspects of the plan. I also didn't like the boxy layout. I did however like that the Greenway Connections emphasizes physical connections across the site and into Anacostia. This concept links the wetlands with the Anacostia River and the 11th Street Bridge Park. I believe that I said something about this somewhere else. Comments: Topic Question 7: I think that this is the plan with the diagnal layout with the Central Wetlands Alternative and includes preserving the wetlands at the center of the site and surrounded by development (commercial and residential). This concept strengthens connections between the wetlands, the Anacostia River, and the point while introducing mixed-use development at the point. Comments: Topic Question 8: I would have to actually look back at this layout to state what I like within it compered to the other alternatives. It has been a minute from when I looked at them. I do like that the Central Wetlands Alternative includes preserving the wetlands at the center of the site and surrounded by development. I do recall that this concept strengthens connections between the wetlands, the Anacostia River, and the point while introducing mixed-use development at the point. Comments: No additional comments at this time yet I would like to continue to be briefed on how things develop.

Correspondence ID: 81

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: I would prefer framing it with development (transit oriented develop with significant housing, rather than simply retail), to maximize the usage of the land and to close DC's housing affordability gap. Comments: Topic Question 2: I prefer Alternative B Comments: Topic Question 3: I would like to see it be pedestrian friendly, with less emphasis on cars. Given that it is close to the Anacostia metro stop, I would like to emphasize that particular connection. Comments: Topic Question 4: I would love to add additional walking and biking paths to connect to the existing community so that we can make the park more accessible to those nearby. Less parking would also be appreciated, to emphasize Metro usage Comments: Topic Question 5: I would like to maximize housing and density on this space, without too much parking. DC is in a housing crisis and need to optimize the space that we have for transit oriented development. Poplar Point, being close to a metro stop, is a great place to make this happen. Comments: Topic Question 6: I like the connections to the wetlands, but do not like the heavy usage of roads that would increase traffic Comments: Topic Question 7: I like the focus on development, especially for homes Comments: Topic Question 8: I am tentatively excited about the anchor usage, although it depends on what it is used for. Comments: The proposed alternatives should maximize housing units in a mixed-use environment. The new neighborhood should be pedestrian and bicycle friendly, with wide sidewalks, protected bike lanes, and minimizing the amount of highways and parking. Instead, it should emphasize connections to the Anacostia Metro Station and transit-oriented development that can provide equitable growth and access to Anacostia Park. It is critical the waterfront remains an active and accessible space for people and we should avoid building wide highway-like roads that would be difficult to cross on foot or bike.

Correspondence ID: 82

Address: Washington, DC
Outside Organization: Unaffiliated Individual

Correspondence:

Topic Question 1: Wetlands must not be disrupted with development or recreation spaces. A wooded buffer or some other natural buffer only if necessary. Comments: Topic Question 2: Keep this space green with open access to the river. This must not become privatized or developed. One of the special features of Anacostia Park is the natural setting and connection to the river. In a community with high rates of asthma an heart disease, we must protect our natural areas. With rising sea levels. this area should stay open and unbuilt. Comments: Topic Question 3: Parks and picnic areas. Comments: Topic Question 4: We do not need additional roadways to the area. Comments: Topic Question 5: - Education related to the history of the Anacostia River and the importance of conservation to the Chesapeake Bay. - Native plant demonstration area. - Green infrastructure. - A small building to rent fishing poles and other river recreation devices. Comments: Topic Question 6: This plan keeps the focus on the ecosystem but it still needs to be scaled back to make sure that more than 90 percent of the area remains underdeveloped. Comments: Topic Question 7: Wetlands. Can't we make the entire area a wetland? Comments: Topic Question 8: Nothing. Comments: The surrounding community has been a victim of underdevelopment and environmental racism. There are many many areas in Ward 7 and 8 where development (apartments buildings, restaurants, and businesses) is possible. This pristine area must remain pristine. The area is home to wild turkeys and many types of birds. It is special place.

Correspondence ID: 83

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Wetlands with a wooded buffer would make the most sense. The wood fits with the nature and is best appropriate to not cause harm to the existing wetland. It would allow people to enjoy the wetlands up close and experience nature without the disruption by crowded buildings. Comments: Topic Question 2: A waterfront with recreation activities and accommodating of relaxing, outdoorsy events and activities for local families. Comments: Topic Question 3: Pathways, benches, exercise circuits, playfields, playcourts, as well as open spaces for sports. Comments: Topic Question 4: Open Space Greenway Over Highway that also has a walkway for pedestrians. Comments: Topic Question 5: Cultural Canter with Public Space on waterfront. Comments: Topic Question 6: Public space for the local community to use. I do not like the idea of more dense construction near the park and preserve area. It disrupts the natural environment. Comments: Topic Question 7: Public space is the only thing I like about this option. Comments: Topic Question 8: Public space is the only thing I like about this option. Comments: I don't think Therme will be good for the community. It will contribute to the community.

Correspondence ID: 84

Address: Washington, DC
Outside Organization: Anacostia Business Improvement District Unaffiliated Individual
Correspondence:

Topic Question 1: I'd rather frame the wetlands with development, but with a mindful, sustainable approach that respects the ecological value of the wetlands. Smart development can include green infrastructure, boardwalks, and mixed-use spaces that offer both economic opportunities and access to nature. It's about enhancing the area for people while still protecting its natural systems--so development, yes, but the kind that coexists with the wetlands, not replaces them. Comments: Topic Question 2: I would prefer a waterfront experience that blends a

health and wellness facility, preserved wetlands, thoughtfully placed exterior sculptures, and a balanced mix of development. This combination creates a vibrant yet calming environment where people can relax, stay active, connect with nature, and enjoy art in a thoughtfully designed space. It supports both personal well-being and community engagement while respecting the natural beauty of the waterfront. Comments: Topic Question 3: In addition to the wetlands and waterfront experiences, I'd like to see open space in the eastern portion of the site that blends green gathering areas, and commemorative works - spaces that invite reflection, community, and well-being. This could include a memorial garden, interactive art installations, shaded walking paths, and flexible lawn space for cultural events, outdoor fitness, or mindfulness activities. The wellness facility could offer classes, therapy services, or meditation spaces, enhancing both physical and mental health while honoring local history and fostering community connection. Comments: Topic Question 4: I would prefer a connection to the existing community that emphasizes walkable and bike-friendly pathways, public transit access, and community-centered gathering spaces. These connections should feel natural and inclusive linking neighborhoods to the site through green corridors, cultural landmarks, and shared amenities like local markets, art spaces, or wellness programs. The goal is to create a seamless flow between the new development and the existing community, strengthening relationships, accessibility, and a shared sense of place. Comments: Topic Question 5: I'd love to see a vibrant mix of recreational, cultural, and wellness-focused uses a space that invites people to gather, relax, and connect with the natural beauty around them. A beautiful wellness facility with views of the water could offer yoga, meditation, and spa services, creating a serene retreat atmosphere. Surrounding it, restaurants with outdoor dining options would offer a lively, social vibe perfect for enjoying a meal while taking in the scenery. Add in scenic overlooks, public art, and quiet seating areas, and The Point becomes a true destination that blends health, community, and nature in an inspiring way. Comments: Topic Question 6: What I like about Alternative A is the potential to integrate the strongest elements of Alternatives A, B, and C into a unified, visionary plan. Each offers unique strengths, and together, they present an incredible opportunity to create a dynamic, connected, and inclusive destination. I'm drawn to the Greenway Connections, which establish strong physical and visual linkages across the site and into historic Anacostia. The idea of a cultural use and memorial at The Point, paired with enhanced access and connectivity via Marion Barry Avenue, Howard Road, and the potential W Street greenway, creates a compelling framework for movement, arts, culture, and gathering. Comments: Topic Question 7: This contributes to the vital concept of central wetlands preservation surrounded by thoughtfully placed development. This layout emphasizes the ecological heart of the site, while allowing for a continuous, vibrant edge of mixed-use development and public waterfront access. It combines nature with community, creating an inviting and immersive experience. Together, these alternatives (A, B, C) show immense promise. The integration of connectivity, ecological stewardship, economic opportunity, and wellness-centered design could make Poplar Point a national model for urban waterfront development. This could be one that honors the land, energizes the community, and inspires everyone who visits. Comments: Topic Question 8: This Alternative brings even more energy by envisioning a wellness anchor at The Point, which is a truly compelling idea. A wellness facility in such a beautiful setting framed by wetlands and fronting the waterfront could attract a high volume of year-round visitors, offering spaces for health, relaxation, and community events. It opens the door to job opportunities across sectors: health and wellness, hospitality, recreation, food service, and retail. The dedicated outdoor space for the wellness anchor could host seasonal programming, fitness classes, cultural performances, and more that would ensure Poplar Point is vibrant in every season. Together, these alternatives (A, B, C) show immense promise. The integration of connectivity, ecological stewardship, economic opportunity, and wellness-centered design could make Poplar Point a national model for urban waterfront development. This could be one that honors the land, energizes the community, and inspires everyone who visits. Comments: A combination of each of the Alternatives with a wellness facility as the anchor The development of The Point represents a unique and exciting opportunity to energize the East of the River by creating a space that offers economic opportunities, access to the waterfront, and a vibrant, wellness-focused destination. By preserving the wetlands, incorporating healthy activities, arts and culture, educational programming, and adding spa services, The Point will serve as a dynamic hub for the community and visitors alike. The inclusion of a water taxi terminal will connect The Point to

the broader waterfront network, making it an easily accessible destination that people will return to again and again. Ultimately, The Point will become a place of well-being, relaxation, and connection that celebrates both nature and culture while creating lasting economic and social value for East of the River communities. 1. Economic Development and Job Creation: The development of The Point brings significant potential for economic growth in East of the River communities. By incorporating a variety of mixed-use spaces, including wellness facilities, restaurants, retail outlets, and cultural venues, this development will create a wide range of job opportunities in industries like health and wellness, hospitality, arts, tourism, and retail. Notably, the addition of spa and wellness activities will generate jobs related to spa services, including massage therapists, estheticians, yoga instructors, and fitness trainers, providing not only employment but also a focus on health and well-being. In addition, the water taxi terminal will help stimulate the local economy by bringing visitors from other parts of the city and beyond. As part of a broader waterfront transportation network, the water taxi will provide easy access to The Point, ensuring that tourists and residents alike can enjoy the site without relying on cars, creating a new stream of revenue for local businesses and further boosting job creation and economic vitality. 2. Access and Use of the Waterfront: East of the River communities have long faced challenges in accessing the waterfront, but The Point offers an exciting chance to bridge that gap. Waterfront parks, recreational spaces, and fitness areas will encourage healthy lifestyles and promote community wellness. Residents will have the opportunity to engage in outdoor fitness activities such as yoga, walking, cycling, and jogging while enjoying the natural beauty of the area. The preservation of the wetlands will be a focal point, ensuring that visitors can connect with nature while learning about the local ecosystem through educational programs and interactive tours. The development will emphasize sustainability and conservation, fostering a sense of environmental stewardship and pride in the community. With the inclusion of a spa, The Point will also offer a tranquil escape for those looking to relax and unwind. Spa treatments, such as massage therapy, facials, and holistic wellness practices, will provide an opportunity for people to rejuvenate in a serene, waterfront setting. This wellness center will become a destination for relaxation, offering treatments that complement the area's natural beauty while also boosting the local wellness industry. 3. Arts, Culture, and Education: Integrating arts and culture into The Point will elevate its status as a dynamic and creative space. Public art installations, performing arts venues, and cultural events will foster a deep connection to both the local community and the region's broader cultural landscape. The development of cultural spaces, such as galleries, amphitheaters, and performance stages--will offer platforms for local artists to showcase their work, creating a lively and inclusive atmosphere for visitors and residents alike. Educational programs focused on sustainability, wetlands ecology, and the history of the area will allow The Point to become a learning center. Tours of the wetlands, workshops on conservation, and hands-on experiences will not only engage people but also teach valuable lessons about the importance of preserving natural resources and a perfect connection with the 11th Street Bridge Park educational initiatives which would bookend the waterfront. 4. Spa Activities and Wellness: The inclusion of spa activities at The Point will provide an added layer of wellness-focused experiences. In addition to the more active components like outdoor fitness classes or hiking along the waterfront, the spa will offer a much-needed retreat for relaxation and healing. Services such as massage therapy, facials, body treatments, and meditative spaces will enhance the wellness offerings of the site, allowing visitors to rejuvenate both physically and mentally. These services could extend to wellness retreats or group wellness programs, offering a holistic approach to well-being that attracts visitors seeking relaxation, healing, and balance. This wellness anchor, surrounded by natural beauty and the preserved wetlands, will serve as a respite from the stresses of daily life, offering a perfect balance between nature and self-care. The spa, in combination with fitness programs and other health-related activities, free and paid, will create a comprehensive wellness destination that benefits both residents and visitors. 5. A Year-Round Destination: With its combination of arts, culture, wellness, and recreational spaces, The Point will be a year-round destination. Whether it's for a fitness class, a spa treatment, a cultural performance, or simply a stroll through the wetlands, The Point will offer something for everyone at all times of the year. The addition of the water taxi will make it easy for visitors to come and go, enhancing the site's appeal and encouraging repeat visits. The Point offers a transformative opportunity for East of the River communities that will foster economic development, enhancing access to the waterfront, and creating

a year-round destination that will attract both locals and visitors. By preserving the wetlands, promoting healthy activities, integrating arts and culture, offering educational programming, and incorporating spa activities, restaurants, and a water taxi terminal, The Point can truly become a dynamic, vibrant hub that serves both the community and visitors for years to come. Again, the development of The Point will create a thriving waterfront destination that combines economic development, wellness, arts, and cultural offerings. By preserving the wetlands, promoting healthy activities, adding spa services, and integrating a range of hospitality jobs such as those in hotels, restaurants, and tourism, and local resident entrepreneurial opportunities. The Point will provide job opportunities for local residents and create a bustling, vibrant destination that attracts visitors year-round. The water taxi terminal will ensure seamless connections, making The Point accessible to everyone. The development will also empower the East of the River communities by providing access to the waterfront, creating cultural and educational experiences, and enhancing overall quality of life. With its mix of wellness services, arts, and hospitality, The Point will undoubtedly become a cherished place for locals and a destination that visitors will want to return to again and again.

Correspondence ID: 85

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Wooded buffer Comments: Topic Question 2: Greenway connections Comments: Topic Question 3: Education, recreation, with green space and seating, bike paths and trails prioritized Comments: Topic Question 4: W street greenway walkway connections and improved safety and lighting to enter the park from MLK and MBA Comments: Topic Question 5: Biking, recreation, nature walks and access,swimming and fishing eventually. Space for events. Comments: Topic Question 6: Access to W street Comments: Comments: Topic Question 8: Since Therme was announced before public comment period closed, I am deeply opposed to C. Are you aware that Therme misrepresented themselves to Toronto and presumably DC? https://www.nytimes.com/2025/04/16/world/canada/therme-spa-ontario-canada.html?smid=nytcore-ios-share&referringSource=articleShare How was this a fair and transparent process if you're selecting comments and they were already announced as the anchor tenant. Comments: I am a daily user of Anacostia Park and a ward 8 resident. I am fully supportive of improvements to poplar point that reimagine the future of Anacostia Park and I am wholly opposed to Therme as an anchor tenant at Poplar Point. They have repeatedly misrepresented themselves to the government and the neighborhoods that they supposedly sought feedback from.

Correspondence ID: 86

Address: Washington, DC
Outside Organization: Redbrick Lmd Unaffiliated Individual(Official Rep.)
Correspondence:

To Whom It May Concern, Thank you for the opportunity to submit comments on the Poplar Point Land Use Alternatives. My name is Tom Skinner, and I am the Founder and Managing Partner of Redbrick LMD. We are a mission-driven investor, developer, and asset manager focused on high-impact real estate, with a focus on the Anacostia River corridor. Redbrick's investment in this part of the city reflects a long-term commitment to delivering resilient, inclusive, and transformative development in Ward 8. We are actively developing two neighborhoods adjacent to Poplar Point--The Bridge District and a 15-acre Navy Yard site near the 11th Street

Bridge Park--and we hold development rights to an additional 32 acres at Joint Base Anacostia-Bolling (JBAB). Combined, these efforts represent more than $5 billion of planned investment and will bring over 5,000 new residents and 5,000 permanent jobs to the area. Poplar Point sits at the heart of this investment corridor and offers a once-in-a-generation opportunity to unite neighborhoods, restore and celebrate the natural landscape, and deliver a national model for equitable, sustainable urban development. Its scale, location, and adjacency to ongoing public and private investment give it the potential to serve as a central organizing element for the entire Anacostia River corridor. A successful plan must therefore balance ecological preservation with economic opportunity, community needs with civic space, and near- term action with long-term vision. While each of the three alternatives has merit, we believe the preferred plan should draw from the strongest elements of all three and be guided by the following core principles: 1. 2. 3. A continuous, layered east-west connection between the traffic oval and the Metro station that forms the spine of the site and enables clear, multimodal access across Poplar Point. This connection should be organized from south to north as: o A 60-foot-wide promenade for pedestrians, joggers, and cyclists o Redbrick has already dedicated 20 feet of this 60-foot promenade and has delivered portions of it through our adjacent developments. o An 80-foot-wide greenway o A two-lane roadway Preservation and celebration of natural assets, including: o Full retention and protection of the existing wetlands o East-west-oriented open space that provides ecological buffers between development and the wetlands Public access and civic uses along the waterfront, including: o A prominent public waterfront for community use and recreation o A nationally significant monument or memorial at the tip of the point, aligned with the New Jersey Avenue view corridor, to commemorate America's 250th anniversary and potentially evolve into a permanent civic destination such as the National Garden of American Heroes 4. A catalytic anchor use north of the Metro station that: o Spurs early-phase economic development and supports shared infrastructure o Integrates seamlessly with surrounding mixed-use development to the south and west o Takes advantage of superior proximity to the Metro, an existing parking garage, and direct road access to I-295 and 11th Street 5. Mixed-use development focused at the point and adjacent to the anchor use to create vibrancy, housing, retail, and a range of amenities for the broader community 6. Strong multimodal connectivity and access, including: o A new roadway connection from the Bridge District to improve site access and circulation o A reconfigured vehicular and pedestrian access point to enable a north-south connection between Howard Road / the Bridge District and Poplar Point / the Metro station. The reconfigured access will require coordination between Redbrick, DDOT, WMATA, and DMPED o Pedestrian bridges across I-295, Suitland Parkway, and South Capitol Street o Micro-mobility infrastructure linking Poplar Point with the Bridge District, Anacostia BID, Capitol Riverfront, and Southwest BID o Expansion of the regional water taxi network 7. Essential community infrastructure, including: o A major food access point (e.g., grocery store) either within Poplar Point or the adjacent Bridge District o A public school with associated playgrounds, gardens, and outdoor learning spaces A sample land use plan that we have constructed to spatially illustrates the concepts outlined above, including proposed land uses, circulation networks, connectivity strategies, and integration with surrounding neighborhoods, along with a copy of this letter, has been mailed to NPS. This is a rare opportunity to establish Poplar Point as a global model for sustainable, inclusive, and resilient urban waterfront development. We look forward to ongoing collaboration with the National Park Service, the District of Columbia, and the community to help realize this shared vision. Sincerely, Thomas Skinner Managing Partner, Redbrick LMD

Correspondence ID: 87

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: I lean toward Development. There are recreational uses located in Anacostia Park; the area

could use more development. But, my preference leans only slightly in favor of development over recreational use. Comments: Topic Question 2: I would like to have public park use for the waterfront, with a promenade like the one in Navy Yard/Yards Park so that everyone can enjoy it. Comments: Topic Question 3: A botanical garden with plenty of seating. Comments: Topic Question 4: Trails/sidewalks to lead into and out of the area. Comments: Topic Question 5: Ideally, I'd like to see a museum and/or a library. Either one should be big enough to have meeting/conference rooms and theater/screen space. Comments: Topic Question 6: The enhanced access options. Comments: Topic Question 7: The option for a waterfront park. Comments: Topic Question 8: The option of an anchor development would make the area a draw. Comments: Ideally, I would like to see a development along the lines of Bryan Park in Manhattan. It is anchored by the NY library which often serves as museum/exhibit space. That development also has an outdoor cafe and a restaurant. The park has year-round programing- like Shakespeare in the Park. And, the park its self has vendors and park-like activities along its perimeter. It has its on identity. It also has lots of seating and outdoor wifi. I think Poplar Point can/should steal ideas from any successful waterfront and park adjacent developments that would reasonably succeed there.

Correspondence ID: 88

Address: GREENBELT, MD
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: A wooded buffer. Woods with nature trails would serve a dual purpose, both enhancing the wetland ecosystem and providing recreational space anchored in a natural environment. Comments: Topic Question 2: Absolutely NOT development, and certainly not a "wellness" center developed by a company with dubious integrity, i.e., There. Comments: Topic Question 3: Meadows, nature education spaces. Sport fields only if neighborhood residents want them. Comments: Topic Question 4: Not sure. Need more detailed info. Comments: Comments: Comments: Comments: Topic Question 8: Least attractive Comments:

Correspondence ID: 89

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Development Comments: Topic Question 2: Open Waterfront Comments: Topic Question 3: Community Park: open areas for physical activities,, playgrounds, picnic areas, and dog parks Comments: Topic Question 4: An activated roadway with retail uses - active boulevard Comments: Topic Question 5: Anchor with Public Space on Waterfront Comments: Topic Question 6: It's nice but has more an arts and style vibe that I believe we already have in the Anacostia. Comments: Topic Question 7: This option is a nice look and how the area can be improved and utilized much more. I also like that it allows for retail space. Comments: Topic Question 8: Alternative C is my favorite option because it looks like a mix of the artsy/community centric space of A and the retail developed space of option B. It's different than what is already developed in Navy Yard and at the Waterfront. Comments:

Correspondence ID: 90

Address: Washington, DC

Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: I'm in support of both development and a wooded buffer. My preference might be development depending on the anchor institution. Comments: Topic Question 2: A and C are both valuable plans. I think option B is a replica of the SW waterfront. The Popular Point site should be distinct in uses, design, and feel. Comments: Topic Question 3: I support community park open spaces and park centered commemorative works Comments: Topic Question 4: I support open space greenways over the highway and pedestrian connection over roadways. Comments: Topic Question 5: I support a wellness anchor at the point. Comments: Topic Question 6: This option preserves the views of the river and cityscape. It also provides for formal gathering opportunities east of the river which as needed. Comments: Topic Question 7: This option may be most suitable for local businesses to lease and support local wealth generation and spur job creation. Comments: Topic Question 8: Opportunities for informal assembly are present and present a development opportunity to increase the tax base for the city. Comments: Informal use of Anacostia Park must be preserved. Public assembly in this park for rest, wellness, and casual recreation are essential to the culture of the long term residents who have used the Point for generations. This distinct and highly accessible feature of the park should be embedded in final design for this site.

Correspondence ID: 91

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Wooded buffer Comments: Topic Question 2: Natural park Comments: Topic Question 3: Trails and a beach Comments: Topic Question 4: Im not sure Comments: Topic Question 5: Connection to nature Comments: Comments: Comments: Comments: Please don't build the water park or develop the land to be impervious

Correspondence ID: 92

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: I prefer to keep the wetlands the same. It's just be of the few green spaces and a welcome respite. That said, if I have to choose, let's frame with recreation so all have access and not only those who will live in the development. I do not want the view of the water and wetlands blocked from those of us taking a walk / riding a bike / enjoying the outdoors. Comments: Topic Question 2: Alternative A : Greenway Connections Comments: Topic Question 3: Equestrian facilities that offer classes. Olympic size swimming pools. Gardening plots. Comments: Topic Question 4: Food hall spaces Comments: Topic Question 5: Keep it open and accessible with line of sight of the shoreline and across the river. Comments: Topic Question 6: The connection to the existing Anacostia community. Comments: Topic Question 7: I do not like the the continuous development which blocks line of sight to the shoreline. Comments: Topic Question 8: I do not like the wellness anchor. I like the development away from the shoreline. I do no like the lack of connection to the existing Anacostia community. Comments: All development should include a balcony per unit . Affordable Senior housing 3 bedroom units Let's maintain as much as the wetlands and shoreline sights. We need outdoor green spaces that free and accessible.

Correspondence ID: 93

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Development and Recreation Comments: Comments: Topic Question 3: Restaurants, cafes, a grocery store Comments: Comments: Comments: Comments: Topic Question 7: The use of mixed development space Comments: Comments:

Correspondence ID: 94

Address: Washington, DC
Outside Organization: Sapodilla;s DC Unaffiliated Individual
Correspondence:

Topic Question 8: This is the perfect opportunity and partner to co-design a revived Anacostia while paying homage to the ancestors who walked, worked and protected this land. Anacostia is ready for a partner that will not only serve as a hub for residents and visitors alike to enjoy a beautifully design riverfront space, but also provide job for residents paying them a thriving wage. This will be a significant factor in driving and unlocking economic independence. Comments: We are so proud to support this plan, welcome Therma Group and serve as a complementary ecosystem partner.

Correspondence ID: 95

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: I'd rather the wetlands be framed with recreation or a wooded buffer. Comments: Topic Question 2: Central Wetlands: I envision a space that offers expanded trails and access to water-based recreation such as boating and kayaking. Development should remain on a smaller, community-focused scale--prioritizing green space while creating opportunities for local creatives to showcase and sell their products, host performances, and gather in a vibrant, natural setting. This kind of thoughtful activation would celebrate the area's natural beauty while fostering economic opportunity and cultural expression. Comments: Topic Question 3: I'd love to see more native plants and trees clearly identified along the trails to create an educational and immersive experience for visitors. Revitalizing the historic Boathouse Row would be a meaningful way to honor and highlight the rich legacy of boating along the Anacostia River. Additionally, increasing the number of picnic areas would encourage more families and community members to gather, relax, and enjoy the natural beauty of the waterfront. Comments: Topic Question 4: I'd like to see a stronger and more visible connection to the Native American tribes that historically relied on the Anacostia River, including interpretive signage, cultural programming, and partnerships with tribal leaders. This, along with the restoration of the historic boathouses, would help preserve and honor the deep historical and cultural significance of the riverfront. Comments: Topic Question 5: Water sports, bird watching, hiking, Comments: Topic Question 6: Improved access and connectivity Comments: Topic Question 7: Preservation of wetlands, smaller development footprint Comments: Topic Question 8: nothing Comments:

Correspondence ID: 96

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: I would rather frame the wetlands with wooded buffer or recreation but not further development. Comments: Topic Question 2: a nature focused/centered experience Comments: Topic Question 3: gardens or open park space for resident recreation Comments: Topic Question 4: walking and biking trails, Comments: Topic Question 5: community gathering and recreation prioritizing residents east of the river. Comments: Topic Question 6: I like the connectivity to local community east of the river Comments: Topic Question 7: I like the idea of the a river walk however I do Not like the suggested development in Alt B Comments: Topic Question 8: As an East of the river Resident I have major concerns about a wellness anchor like Therme for several social, economic and environmental reasons. I like the idea open space programming like the riverwalk which are included in the other alternatives that dont have an anchor Comments: I'd first like to state for the record that this form seems unusually complicated (requiring additional context/material) for the task at hand and the expressed interest in engaging all residents in feedback. I'd also like to clearly express my strong desire for limited mixed use development at poplar point and along the river. This has been such a green space haven for folks east of the river, and as we make effort to connect the two sides of the city, i think the more nature we preserve and celebrate the more harmony we can foster when welcoming folks over from west of the river. I believe further development in the corridor will create further dis-ease across the wards. No to Therme, No to major development at Poplar Point.

Correspondence ID: 97

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Recreation Comments: Comments: Topic Question 3: Open Space Comments: Comments: Topic Question 5: Skating. Dance Comments: Comments: Comments: Comments:

Correspondence ID: 98

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Wooded Buffer Comments: Topic Question 2: Whatever the experience, it is important to have an anchor to activate the waterfront experience and offer more active recreational opportunities for our community. Comments: Topic Question 3: Play area for kids, maybe a park for adults to enjoy. Some type of commemorative artwork honoring a local resident Comments: Topic Question 4: An easily walkable one that allows for the foot traffic from the anchor to frequent and support the local businesses nearby Comments: Topic Question 5: I would like to see the inclusion of an anchor at the point that drive visitation and active recreation at Poplar Point Park, creating an iconic destination along the Anacostia River that enhances and activates the adjacent parkland, framing an active and safe waterfront promenade, and creating significant economic activity

and employment east of the river. I would like to also see housing and/or retail in other parts of the Point separate from the anchor entity. Comments: Topic Question 6: lack of an anchor entity is a negative aspect of Alternative A Comments: Topic Question 7: lack of an anchor entity is a negative aspect of Alternative B Comments: Topic Question 8: lack of an anchor entity is a negative aspect of Alternative C Comments: I would like to see the inclusion of an anchor at the point that drive visitation and active recreation at Poplar Point Park, creating an iconic destination along the Anacostia River that enhances and activates the adjacent parkland, framing an active and safe waterfront promenade, and creating significant economic activity and employment east of the river. I would like to also see housing and/or retail in other parts of the Point separate from the anchor entity. As a Ward 8 resident interested in the District's recently announced plans for Poplar Point, I support the site's potential anchor destination, Therme DC as a use. For too long, our community has been overlooked when it comes to investment and access to critical resources, including green space for our children to play and run. Now we have a once-in-a-generation opportunity to change that narrative and bring meaningful economic benefits and amenities to our residents so they can fully thrive. By creating an accessible, community-oriented destination at Poplar Point, we can finally unlock long-overdue opportunities that Ward 8 deserves. We must approach this development thoughtfully, ensuring our anchor destination meets local needs, and truly invests back in us--not just bringing in visitors, but uplifting local businesses, providing jobs, and actively engaging with our people. That is why I am interested in Therme DC as the destination anchor for Poplar Point. Unlocking the District's plans for a 70-acre public park at the site, and 25 additional acres for housing, retail, and other sorely-needed developments, this proposal can lead to the successful transformation of this land into a real opportunity for Ward 8. Therme's affordable suite of health and wellbeing offerings would be a welcome addition to our area, and the economic impacts could be large and tangible. Therme DC is projected to create thousands of jobs, generate over a billion dollars in tax revenue for DC, and bring in millions of visitors a year to shop at our businesses and dine in our restaurants. Therme has been actively engaging with our community, meeting with organizations and individuals to solicit our feedback on this project and hear what we need. This is an achievable, sensible proposal that can foster community-driven development and create lasting change for our neighborhood and our people. Without Therme DC, it's entirely possible that this land will continue to sit neglected and unused--as it has for decades--rather than being transformed into a shared space for friends and families.

Correspondence ID: 99

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

I submitted a comment earlier, referencing I would try to make my rough outline available; I've put up what I have so far at: https://ekbsolutions.godaddysites.com/dc-metro-area

Correspondence ID: 100

Address: Leesburg, VA
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Recreation. Comments: Topic Question 2: Alternative A Comments: Topic Question 3: No preference Comments: Topic Question 4: Prioritizing access to the metro would be fantastic, as well as pedestrian and bike corridors. Please do not build more big highways that just make it unpleasant to get around if you don't have a car. Comments: Topic Question 5: Mixed use that maximizes housing and makes it a pleasant place to live.

Comments: Topic Question 6: This is my preferred pick. I like the possibilities it offers for transit-accessible housing. I also very much like the idea of a greenway, such as a pedestrian/bike bridge that could cross the river. Comments: Comments: Comments: We desperately need transit-oriented development and more housing in DC. Mixed use development along the water that is accessible by metro offers a lot of promise for this part of the city. Prioritizing pedestrian and bike infrastructure will help those who don't have a car and ultimately make this a more pleasant space to live. I currently live in Leesburg, VA, despite my work being located in Washington. More developments like this that maximize housing will make it possible for me to move closer to my work and overall improve my quality of life.

Correspondence ID: 101

Address: Washington, DC
Outside Organization: Strong men inc Unaffiliated Individual
Correspondence:

Topic Question 1: Honestly would leave the werlands alone Comments: Topic Question 2: A wonderful 1 with the anacostia river waterfront being cleaned Comments: Topic Question 3: Yes to more development on east of river & bring more jobs there Comments: Topic Question 4: Citizens interaction with council members, the mayor & the police Comments: Topic Question 5: More jobs Comments: Topic Question 6: Nothing Comments: Topic Question 7: Don't what it is Comments: Topic Question 8: More development of jobs for the youth Comments: The mayor & council members need 2 start taking the citizens of ward 7 & 8 seriously, also try 2 bring more jobs, summer programs & recreational center in those areas

Correspondence ID: 102

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Framing the wetlands with a mix of woods and recreation would best serve the community. Comments: Topic Question 2: Connecting the waterfront to the surrounding community to increase recreational value Comments: Topic Question 3: Monuments to organized labor, Frederick Douglass, and other important community leaders Comments: Topic Question 4: Walkways connecting the street grid of historic Anacostia to the park. Capping and burying 295 to eliminate the roadway barrier between the park and community. Comments: Topic Question 5: Community sports fields, walking paths, biking paths, embracing the riverfront Comments: Topic Question 6: Removing the helicopter that frequently creates significant noise and shakes homes in the flightpath. Connecting W St via a pedestrian bridge Comments: Topic Question 7: Removing the helicopter that frequently creates significant noise and shakes homes in the flightpath. Comments: Topic Question 8: Removing the helicopter that frequently creates significant noise and shakes homes in the flightpath. Comments: I'm concerned about the nature of the proposed development. I am not opposed to developing a commercial space, but it needs to be a space that will serve the community and one that will not create a redevelopment burden if it fails.

Correspondence ID: 103

Address: Washington, DC

Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: wooded buffer Comments: Topic Question 2: open waterfront Comments: Topic Question 3: community park Comments: Topic Question 4: both the W street pedestrian connection and pedestrian bridge at chicago st se Comments: Topic Question 5: cultural center with public space on waterfront Comments: Topic Question 6: that it does not have the Therme development Comments: Topic Question 7: that it does not have the Therme development Comments: Topic Question 8: I do NOT like this alternative as it has the Theme development Comments: I am deeply opposed to the proposed Therme project, especially in light of the recent NYT article that reports on the problems and risks the proposed project entails. I do not think it will be of benefit to the local neighborhoods and communities and will have a negative environmental impact on one of the last riverside tracts of DC that is publicly accessible parkland.

Correspondence ID: 104

Address: Denver, CO
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: I would rather frame the wetlands with a mix of a wooded buffer and opportunity for recreation. This would help the preservation of the wetland, while also giving people opportunity to participate in recreational activities in and around the wetland. Comments: Topic Question 2: As mentioned in Question 1, the waterfront experience I would prefer would be a mix of conservation of the wetland and recreation. This would help more community members get involved in outdoor activities. Comments: Topic Question 3: I believe the propositions for a native meadow area, educational wetlands, waterfront park, water taxi terminal, neighborhood parks, general playfields, river walk, and dedicated outdoor space are inclusive experiences that will draw community members to the area. Comments: Topic Question 4: I would prefer the potential connection to the existing community of Alternative B, as it includes both wetland conservation efforts and opportunities for the public to engage with the area. Comments: Topic Question 5: I believe the propositions in all three Alternatives for a native meadow area, educational wetlands, waterfront park, water taxi terminal, neighborhood parks, general playfields, river walk, and dedicated outdoor space give the community a variety of options to participate in activities in the area. Comments: Topic Question 6: What I liked most about Alternative A is the proposed plan to improve the access to Poplar Point and connect it with the historic neighborhood of Anacostia. This would be achieved through enhancing existing roadways or the extension of streets. I like this idea, but as mentioned, making changes to roadways would require extensive studies. Comments: Topic Question 7: Alternative B emphasizes the preservation and conservation of the center of wetland. I like this Alternative because it strengthens the connection of the wetlands and mixed-used development. I believe that Alternative B is the best solution. Comments: Topic Question 8: What I liked most about Alternative C is the emphasis on the waterfront area and developing protections around it through framing. Comments:

Correspondence ID: 105

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: I would rather frame the wetlands, in order of preference with: Development, a wooded buffer,

and then recreation. Comments: Topic Question 2: I believe a concentrated development would fit what this community needs most. Comments: Topic Question 3: Concentrated with green corridors. I believe this best fits Washington's existing aesthetic, seen on the National Mall, and would highlight our iconic sightlines in a new way. Comments: Topic Question 4: Open green space over the highway. The more of the highway that is covered, the better. Comments: Topic Question 5: I quite like the look of the anchor sample image used, but my thoughts on that choice depend heavily on what anchor ends up being there. Anything that is there should attract people year-round and activate the space. For this reason, I would prefer a mixed use development as my first choice. Comments: Topic Question 6: Alternative A feels the most balanced - a little bit of something for everyone. It's not too overbuilt and the scale of the vision fits the scale of the space. Comments: Topic Question 7: I do not like anything very much about this alternative. Comments: Topic Question 8: I like the amount of vast green space but do not like how separated it is from the development. Comments: I much prefer Alternative A. Development should be mixed extensively with the green space.

Correspondence ID: 106

Address: Washington, DC
Outside Organization: CitiLife Development Unaffiliated Individual(Official Rep.)
Correspondence:

Topic Question 1: Recreation Comments: Topic Question 2: Definitely option 3. "Reinforcing the waterfront as a place of respite" is DEEPLY NEEDED for a community that could benefit from more spaces with thoughtful environmental designs that promote health, wellness, recreation, and safety. Comments: Topic Question 3: Flexible space for live performances (music, theatre, fitness, etc) Comments: Topic Question 4: Shuttle (bus or water taxi) from neighboring parking garage & community pre-arrival area. Comments: Topic Question 5: I am intrigued with the RECREATIONAL and WELLNESS activities. Comments: Topic Question 6: The Greenway concept from W Street Comments: Topic Question 7: Riverwalk Comments: Topic Question 8: That ALL OF THE ABOVE are included ALONG WITH the proposed anchor space. Comments: As a hospitality and tourism trainer committed to introducing D.C. residents to creative careers in tourism development and destination management, I strongly support the inclusion of an anchor use at Poplar Point. An anchor has the potential to be a game-changer--driving sustained visitation and encouraging active recreation at Poplar Point Park. It can establish an iconic destination along the Anacostia River, enhancing and activating the surrounding parkland while framing a safe, engaging waterfront promenade. Beyond its recreational value, an anchor can create meaningful economic impact east of the river by generating local employment and stimulating small business opportunities in hospitality, tourism, and cultural programming. I urge decision-makers to consider how a thoughtfully designed anchor like Therme DC can serve not only as a landmark but as a launchpad for workforce development and inclusive economic growth in the community.

Correspondence ID: 107

Address: Washington, DC
Outside Organization: Mane Rhodes Soap and Wellness Unaffiliated Individual(Official Rep.)
Correspondence:

Topic Question 1: Supporting the arrival of Therme DC at Poplar Point is an exciting opportunity for the Ward 8 community, particularly for small businesses like Mane Rhodes Soap and Wellness. Here's how this collaboration can benefit the community, promote mental wellness, and ensure safe, healthy entertainment options: ### Small Business Collaboration Therme DC's commitment to local partnerships can provide a significant boost for small

businesses in Ward 8, like Mane Rhodes Soap and Wellness. By collaborating with local entrepreneurs, Therme can help elevate awareness of their products, such as Rylinda Rhodes' handcrafted soaps, which promote mental health wellness. This partnership could involve featuring local products in the Therme facility, hosting wellness workshops, and providing a platform for local businesses to reach a broader audience. ### Safe and Healthy Fun for a Trauma-Filled Community For residents of Ward 8, having a wellness destination like Therme DC nearby means access to safe and wholesome recreational opportunities without needing to travel far from home. This is particularly important for families looking for fun, healthy activities that can contribute positively to their mental health. The facility can serve as a sanctuary where community members can engage in recreational activities, fostering a sense of safety and belonging. ### Mental Wellness and Healthy Entertainment The focus on wellness and mental health at Therme DC aligns with Rylinda Rhodes' mission to address emotional triggers stemming from trauma. By providing a space dedicated to relaxation, wellness, and community engagement, Therme can play a crucial role in helping individuals and families heal. The variety of offerings, from thermal baths to relaxation zones, can serve as therapeutic outlets for residents, promoting a healthier mindset and lifestyle. ### Importance of Inclusion and Affordability Ensuring that access to Therme DC is affordable and inclusive will be vital in supporting the entire community, particularly those who have been historically underserved. Discounted entry for local residents and partnerships with community organizations can help ensure that everyone has the opportunity to benefit from the wellness experiences offered at Therme. This commitment to inclusion will foster a sense of community and ensure that all residents can participate in the healing and restorative benefits of the facility. ### Framing the Wetlands: Preference for Entertainment When considering the development of the area, prioritizing entertainment that supports a healthy Ward 8 is essential. A focus on recreational spaces that promote wellness and collaboration among local businesses can lead to economic growth and a stronger community. Entertainment options that prioritize health and inclusivity will not only provide joy but also contribute to the overall healing of a trauma-affected community. In conclusion, the arrival of Therme DC represents a transformative opportunity for Ward 8. By fostering small business collaboration, creating safe and healthy entertainment spaces, and ensuring inclusivity and affordability, this project can significantly enhance the wellbeing of residents, promoting both mental health and economic growth in the community. Comments: Topic Question 2: For the Anacostia River waterfront, it is crucial to have an anchor use that activates the space and enhances the community experience in Ward 8. We seek a vibrant environment offering active recreational opportunities tailored to our residents, including walking and biking trails, water sports, and community sports facilities. This anchor must be affordable and inclusive, ensuring access for all community members. It should also be culturally mindful, celebrating the rich heritage of Ward 8 through cultural programming and public art that reflects our identity. By fostering partnerships with local organizations and engaging residents in the planning process, we can create a waterfront that promotes holistic wellness and thoughtful recreational experiences, ultimately enriching the lives of all who live in our community. The ideal Anacostia River waterfront experience for Ward 8 should prioritize active, affordable, and culturally mindful recreational opportunities. By fostering partnerships and promoting inclusion, we can create a vibrant waterfront that serves as a holistic anchor for the community, enhancing the quality of life for all residents. Comments: Topic Question 3: For the eastern portion of the Anacostia River waterfront, I envision open spaces that foster community engagement and inclusivity: - **Basketball and Volleyball Courts**: Essential for promoting physical activity and teamwork among residents. - **Children's Playgrounds**: Safe areas for kids to play and socialize, encouraging outdoor activity. - **Picnic Areas and Community Gardens**: Spaces for families to gather and connect with nature. - **Outdoor Movie Night Area**: A venue for community events and cultural films, enhancing social bonds. - **Adult Swings and Greenery**: Relaxing spots for all ages to enjoy nature and unwind. These spaces should honor Anacostia's historic charm while incorporating modern amenities, creating an inclusive environment for all community members. Comments: Topic Question 4: In developing the Anacostia River waterfront, it is vital to strengthen the connection to our existing community and highlight the rich historic culture of Anacostia. This can be achieved by: - **Celebrating Local Artists**: Showcasing the work of Anacostia artists through public art installations and exhibitions will honor our heritage and provide a platform for local talent. - **Food and Music Events**: Hosting

community events that feature local cuisine and live music will create a vibrant atmosphere, allowing residents to share their culture while inviting others to experience it. - **Inclusive Cultural Programming**: While we welcome the inclusion of diverse cultures, it's important that our community remains the focal point. We should celebrate our history and identity without compromising it, ensuring that all residents feel valued and connected. By inviting others to engage with our culture rather than overshadow it, we can create a welcoming environment that fosters unity and appreciation for Anacostia's unique identity. This approach will encourage collaboration and enrich our community while keeping our historic roots at the forefront. Comments: Topic Question 5: At the Point, I strongly support the inclusion of an anchor use that will drive visitation and active recreation at Poplar Point Park. This anchor could serve as a catalyst for creating an iconic destination along the Anacostia River, enhancing the park's offerings while activating the adjacent parkland. By providing facilities for wellness programs, sport activities, water activities and cultural events, this anchor can foster a vibrant atmosphere that attracts residents and visitors alike. The incorporation of water features, relaxation spaces, and opportunities for holistic health activities would promote a healthy lifestyle and community engagement. Additionally, creating a safe and active waterfront promenade will encourage outdoor activities, enhancing the overall recreational landscape. This development will generate significant economic activity and employment opportunities east of the river, ensuring that Poplar Point becomes a beloved destination for all while celebrating the rich culture of Anacostia and inviting others to share in our community. Comments: Topic Question 6: What I like most about Alternative A is its focus on green spaces and recreational areas that promote community engagement and well-being. The design emphasizes accessibility and inclusivity, providing ample opportunities for residents to connect with nature and each other. However, a significant negative aspect of Alternative A is the lack of an anchor use. Without a central feature to draw visitors and activate the space, it may not generate the level of engagement and economic activity needed to transform the area into a vibrant destination. An anchor use could serve as a focal point, driving visitation, creating community events, and enhancing the overall experience for residents and visitors alike. Comments: Topic Question 7: What I like most about Alternative B is its emphasis on a diverse range of recreational activities and community amenities, which cater to various interests and age groups. The incorporation of sports facilities, gathering spaces, and cultural programming creates a dynamic environment that fosters community interaction and promotes a healthy lifestyle. However, a notable drawback of Alternative B is the absence of an anchor use. Without a central attraction to draw in visitors and activate the space, the potential for significant economic impact and community engagement may be limited. An anchor use could enhance the vibrancy of the area, serve as a focal point for events, and ultimately make the waterfront a more appealing destination for both residents and visitors. Comments: Topic Question 8: What I like most about Alternative C is its comprehensive approach to creating a vibrant community hub that includes a variety of recreational spaces and cultural amenities. The thoughtful integration of green areas, gathering spots, and active facilities encourages social interaction and promotes a healthy lifestyle for residents. I strongly support the inclusion of an anchor use at the Point, as it can play a crucial role in driving visitation and active recreation at Poplar Point Park. This anchor would serve as a focal point that attracts both residents and visitors, making the area an iconic destination along the Anacostia River. By enhancing and activating the adjacent parkland and creating a safe, engaging waterfront promenade, the anchor use would contribute to a lively atmosphere. Furthermore, this development has the potential to generate significant economic activity and employment opportunities east of the river. By establishing a vibrant destination that celebrates our community's culture, we can ensure that Poplar Point becomes a cherished gathering place for all. Comments: As a Ward 8 resident, I wholeheartedly support the proposed anchor destination at Poplar Point, particularly the vision for Therme DC. For too long, our community has been overlooked when it comes to investment and access to critical resources, including green spaces where our children can play safely. We have a once-in-a-generation opportunity to change this narrative and bring meaningful economic benefits and amenities to our residents, allowing them to thrive. Creating an accessible, community-oriented destination at Poplar Point is essential for unlocking long-overdue opportunities that Ward 8 residents and small businesses deserve. It's vital that this development is approached thoughtfully, ensuring that the anchor destination meets local needs and truly invests back in us. This means uplifting local businesses,

providing jobs, and actively engaging with our community--recognizing that we are not just visitors; this is our home and our safe place. I believe that Therme DC can serve as a transformative anchor for Poplar Point, aligning with the district's plans for a 70-acre public park and an additional 25 acres for housing, retail, and other much-needed development. This proposal stands out as a genuine opportunity for the successful transformation of this land into a space that benefits Ward 8 residents. The focus on affordability, health, and wellness will be a welcome addition, and the expected economic impact is significant. We've lived in poverty and despair for too long, and as a DC resident, I often find myself driving outside our community, even out of the district, to access holistic activities for my family and me. With this project projected to create thousands of jobs, generate over $1 billion in tax revenue, and attract one million visitors annually to support our local businesses and restaurants, the potential is immense. Therme DC has been actively engaging with our community, listening to organizations and individuals to gather feedback on what we need. This sensible proposal fosters community-driven development and promises to bring lasting change for our neighborhood and its people. Without it, there's a real risk that this land will remain neglected and unused, as it has for decades, rather than becoming a shared space for friends, families, small businesses, and the incredible people of Ward 8. I urge you to support Therme DC as the destination anchor for Poplar Point, ensuring that the voices and needs of residents east of the river are seen and heard. This is an opportunity for healing, growth, and inclusivity--an opportunity we cannot afford to overlook.

Correspondence ID: 108

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Wooded buffer Comments: Topic Question 2: One with few roads for cars and with a natural buffer for the wetlands Comments: Topic Question 3: Parks and bike lanes. Comments: Topic Question 4: Walking and biking paths. Not new roads Comments: Comments: Comments: Comments: Comments:

Correspondence ID: 109

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Wooded buffer Comments: Topic Question 2: Please preserve wetlands and natural spaces as much as possible in all plans. The more natural space that goes up to the river with as little infrastructure (paved roads and paths) as possible. Comments: Topic Question 3: Open, un-permittable space for unstructured recreation and play, picnics, etc. Comments: Topic Question 4: No response here. Defer to community. Comments: Topic Question 5: Unstructured, un-permitted spaces for recreation and play with as much natural space and wetland preservation as possible Comments: Topic Question 6: wetlands but not enough, make bigger and connect more to shoreline Comments: Topic Question 7: wetlands but not enough, make bigger and connect more to shoreline Comments: Topic Question 8: wetlands but not enough, make bigger and connect more to shoreline Comments: Thanks for the chance to comment. My summary of input: more wetlands, more play area/recreation space, less development and infrastructure

Correspondence ID: 110

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Preferably a wooded buffer. I could live with an area for recreation depending on the impact it would have on natural habitat. Comments: Topic Question 2: I am adamantly opposed to a water park/spa or any other purposed "anchor destination". That is a terrible waste of green space that very few would benefit from, which would have a negative impact on the wetlands, watershed and native wildlife. Comments: Topic Question 3: There is already an education center in Anacostia Park. Why not improve that building and not develop every inch of green space along the river. Comments: Comments: Topic Question 5: Local access to the river, maybe a public boat launch or public dock. Comments: Topic Question 6: The purposed wetland restoration Comments: Topic Question 7: The purposed wetland restoration Comments: Topic Question 8: There is nothing I like about alternative c Comments:

Correspondence ID: 111

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: The wetlands should be framed with development first and recreation second, and should not be framed with a wooden buffer unless that wooden buffer is actively part of a wilderness zone such as the way the Arboretum borders the Anacostia wetlands, which is to say not at all in the situation Poplar Point faces. The District is first and foremost a city - land this centrally located should be for the housing and employment of people first with natural spaces designed to serve the city and its people rather than simply existing in and of themselves. Comments: Topic Question 2: Extensive development paired with public space. Navy Yard and Yards Park across the river prove that good public facilities can be successfully paired with and even extensively enhanced by private high-density land development. Most of the draw of a public waterfront are the things that can be done there - allowing private development fully integrated into the public space allows for recreation, stores, eating, and more. Comments: Topic Question 3: A "traditional" statue/memorial should be located at the geographical point/opportune ROW intersection. Something like a monument with pedestal honoring somebody/someone that mirrors the other "local" monuments across the city such as the ones at the center of circles and squares. Public water usage should be part as well - one of the big issues with Yards Park is the river itself lacks an interface with the public - a very clear public dock/pier should be built not just for fishing/passive enjoyment but also launching/swimming. Comments: Topic Question 4: Tied in as much as possible - this needs to be an extension of the existing urban space rather than as an island. ALL potential street grid connections must be made and even create new ones for this development to truly serve the existing community. Comments: Topic Question 5: Extensive development paired with public space. Navy Yard and Yards Park across the river prove that good public facilities can be successfully paired with and even extensively enhanced by private high-density land development. Most of the draw of a public waterfront are the things that can be done there - allowing private development fully integrated into the public space allows for recreation, stores, eating, and more. Comments: Comments: Topic Question 7: Street grid and wide spread of development - interspersing development around the preserved wetlands makes the developed area feel far more utilized than it actually is while maximizing public access to and utilization of the new green space Comments: Comments: There needs to be more integration with the existing street grid and Anacostia urban area. Talbert, Chicago, and W streets should all continue across 295 directly into the new street layouts. This new urban space should be first and foremost tied into and an extension

of the historic Anacostia center the way that Navy Yard and NoMA tie into their respective neighborhoods with "new" street ROWs, rather than an island of new development isolated from the rest of the existing city.

Correspondence ID: 112

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: A wooded buffer Comments: Topic Question 2: I would prefer an anchor to offer more recreational activities Comments: Topic Question 3: Parks for enjoying activities for families, artwork sculptures, trails Comments: Topic Question 4: Accessible parking, bike and scooter stations, shuttle service, Comments: Topic Question 5: the inclusion of an anchor that can play a role in driving, visitation and active recreation to Poplar Point Park, creating an iconic destination along the Anacostia River that enhances and activates the adjacent parkland, framing an active and safe waterfront promenade, and creating significant economic activity and employment east of the river. Comments: Topic Question 6: Nothing Comments: Topic Question 7: Nothing Comments: Topic Question 8: The inclusion of an anchor. Comments: I'm commenting to express strong support for Therme DC as the destination anchor at Poplar Point. This facility will be a transformative and much-needed addition to our city, providing a unique experience for children, adults, and seniors alike, while bringing millions of visitors to the city from all over the country and world, boosting our local economy, and creating thousands of new jobs. In addition to that, Therme DC is expected to support the District's revitalization of Poplar Point overall by unlocking a brand-new 70-acre public park and expanding opportunities for affordable housing. The benefits of this project will be felt citywide and the economic boost in particular is needed now more than ever, with growing uncertainty about our fiscal future. Therme DC is bringing in thousands of construction jobs, hundreds of permanent jobs, and will generate $1.5b in tax revenues. But most importantly, as a longtime District resident, I can tell you that we have never had something like this in DC, let alone the country. Wellness services are often unaffordable and hard to access, and I can't wait for our community to have a space to relax in thermal baths, swim-up pools, and more. Combined with the new public park and access to green space, this will be a huge win for our collective health. I've also appreciated Therme's efforts to truly engage with the community and ensure they build an offering that reflects local priorities. I am confident in their ability to deliver a facility that only builds on DC's development progress in the past decade. I urge you to select Therme DC as the destination anchor alternative for Poplar Point.

Correspondence ID: 113

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Wooded buffer Comments: Topic Question 2: Alternative C Comments: Topic Question 3: Alternative C Comments: Topic Question 4: Alternative C Comments: Topic Question 5: Alternative A Comments: Topic Question 6: A bigger cultural space could make a lot of sense in the area, and the greenways divide the development up into less imposing blocks Comments: Comments: Topic Question 8: Seems to preserve green space the best and not overdevelop the area. Comments: I think Alternative C, with the cultural center from Alternative A replacing the anchor use, is the best of the given options. Alternative B completely surrounding the wetlands with development does not feel right, and a wood buffered wetland would help create some of the immersive "escape from the city" feeling of places like the Aquatic Gardens and Rock Creek Park. While some

development is important for job creation and revitalization, it is essential to retain its outdoor character and maximize the space for the public. An overdeveloped area around a wetland seems destined to clog that wetland with trash. The reason I reject the proposed anchor use is mainly that the selected company, Therme, has a questionable history worth investigating. https://www.nytimes.com/2025/04/16/world/canada/therme-spa-ontario-canada.html

Correspondence ID: 114

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: I would prefer a combination of wooded buffer and recreation to promote a healthier environment for the public usage. Comments: Topic Question 2: Firstly a clean waterfront experience for people and wildlife to coexist and benefit from the environment. Secondly access to local environmental friendly activities to promote the health and wellbeing of the community. Comments: Topic Question 3: I would like to see maximum outdoor recreational activities that is family friendly and safe for public usage. Especially outdoor related leisure services that are affordable for the public Comments: Topic Question 4: The DC Department of Parks and Recreation has invested funding to develop and manage state of the art facilities and programs for all ages (children, adults, and seniors) that should be connected to augment these complimentary resources to the existing community. Comments: Topic Question 5: The Point has a number of essential assets - transportation- restaurants - green space - military- national park service - and sports that should be connected to the mixed use development of the Point. The environmental impact study must be connected to these existing asset to maximize the long benefit and health of the community and DMV region. Comments: Topic Question 6: The Greenway Connection is the most attractive to me based on the information provided. Comments: Topic Question 7: The Central Wetland is the least attractive based on the information provided. Comments: Topic Question 8: The Anchor Use on Point is the second most attractive to me based on the information provided. Comments: I appreciate the opportunity to be included in this important survey that has so much potential to fundamentally enhance the quality of life for District resident and visitor in our National Capital City. Thank you

Correspondence ID: 115

Address: WASHINGTON, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Wooded buffer: 1. Maximize biological integrity. 2. Create maximum interest and intrique. 3. Introduce public access via elevated boardwalks. 4. Design the buffer landscape in a manner which creates unique on-site view sheds from new public spaces and buildings. 5. Embrace a 21st Century integration of urban and natural systems. Comments: Topic Question 2: Each of the alternatives are too timid. The shoreline needs to be re-worked with a variety of places of intrigue. The historic seawall must be removed and replaced with bio-engineered shoreline that simultaneously extends into the site and into the river. The shoreline must be preserved for public uses and public access throughout. Comments: Topic Question 3: Commemorative Works: The alternatives are very weak with respect to creating and designating key urban nodes or "places" which integrate the activities and programs on the site. These urban nodes are placemaking opportunities which should be 100% public, BUT which also connect to commercial uses in order to foster vitality. Clearly the "point" has to be a public space in order to fully leverage the NJ Avenue sight-line. This should be the location of most significant

federal interest for commemorative elements. Comments: Topic Question 4: I'm surprised that the alternatives do not more significantly leverage the private investment along Howard Road. At full build-out, there should not be a distinction between Howard Road and the site's development. One of the goals should be to create a unified and integrated single neighborhood. The second imperative should be the introduction of new high-density uses nearest to the W Street connection and Marion Barry Street. The introduction of high density buildings in these locations present two valuable impacts: 1) It reduces the "gap" between the Historic Anacostia and Poplar Point land uses, which are likely to include significant residential uses. This integration is key to avoiding the perception of social segregation. 2) Taller buildings will contibute to the deflection of noise from the highways. This is a positive contribution to the environmental integrity of the site. Note: See Brooklyn Bridge Park as a precedent. Comments: Topic Question 5: The Point must be public and defined as open space. It can and should have active seasonal uses, but it is the most public portion of the entire site and the views of the FDMB and the NJ Avenue sightline make it the site of greatest federal interest. Note: Any scenario to locate a building on the Point must deal with the issue of parking. Comments: Topic Question 6: Clearly the best. Comments: Topic Question 7: Not rational, but not exciting. Comments: Topic Question 8: Clearly the worst. Comments: Very concerned that the alternatives do not explicitly address: -- flood plains and sea level rise and issue of site elevations -- flood infrastructure -- Historic preservation issues of the sea wall, including removal of sea wall entirely -- a more nuanced framing of open space programming -- more explicit expansion of the definition of commemorative works -- parking issues -- more aggressive relocation of wetlands (including off-site replacement) -- explicit discussion of replacement of NPS facilities, including any and all aviation issues -- more explicit alternatives regarding "anchor use" and opportunity costs related to housing -- more aggressive discussion of transit-orientation and utilization of Metro parking structure

Correspondence ID: 116

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Recreation and development. My favorite part of DC is how it blends walkable, natural areas with developed housing and retail. A wooded buffer seems preventative. Allowing residents to walk along the wetlands, learn about them, and come out either end to developed recreation like playgrounds and parks or shopping and dining creates multiple purposes for a trip to Poplar Point. Making it just a playground, or just retail, serves to dissuade people from making the trip across the bridge. Comments: Topic Question 2: The waterfront should focus on walking, running and biking past views of the Anacostia. There are always people working out as it exists today, and dedicating space for several activities on the Waterfront Trail would make it even more accessible to all. Having a water taxi would help connect it to the Navy Yard for those that don't want to walk across either bridge. It should be all about connecting Anacostia to the Navy Yard to bring the neighborhoods together, and brings tourists across the way to help improve Anacostia's economy. Comments: Topic Question 3: Large open grass fields as they exist today. Some areas for barbecuing and picnicking would be great. Allow space for families to spend a day outside playing, eating, and relaxing outside. Comments: Topic Question 4: Dedicated pedestrian walkways into Anacostia. As a Navy Yard resident, when I'm in Anacostia park it's not easy to determine how to walk into Anacostia effectively, especially with the highway. More direction and walkways without cars would help me feel comfortable going further into the neighborhood. Comments: Topic Question 5: Something really grand to center everything around. Much like Nats Park has attracted tons of people to the Navy Yard, Audi Field to Buzzard Point, Poplar Point needs to bring a reason for people to go there outside of typical recreation and retail. The idea of a large wellness facility is a cool idea and aligns to the needs of Navy Yard and Buzzard Point residents, giving them a new reason to cross the bridge. If it's just to shop at retail, they may as well

stay in DC's inland. Comments: Topic Question 6: The large community park and festival areas. The centralized pedestrian bridge to Anacostia. Comments: Topic Question 7: The centralized bridge into Anacostia. The native meadows being next to the Anacostia Riverwalk. Comments: Topic Question 8: The anchor, as I think it will drive people to the area. Prioritizing wetlands over the marina space, only extremely rich people have boats. The community park in between development, so it doesn't just feel like building after building. Comments: Alternative C has what I imagine to be the best combination of plans for the area, but that's coming from a Navy Yard resident not one from Anacostia so local needs may be different. To me, having a strong reason to go across the water, like an anchored wellness park as proposed, combined with the educational wetlands, large parks, and retail development, is what will allow me to connect more with the Anacostia neighborhood. Today, I basically just use it as a running trail from Benning down to Poplar Point. I want a bridge from where I run to the greater Anacostia neighborhood, and that bridge could be a fresh new neighborhood that makes people want to visit and move there, not just use it as a park day every couple months.

Correspondence ID: 117

Address: New York, NY
Outside Organization: TVG HOSPITALITY Unaffiliated Individual
Correspondence:

Topic Question 1: I think they could be incorporated into a wetland center for educational purposes to bring school students during the week days during daylight hours. Comments: Topic Question 2: Something that celebrates the community and culture of the area and attracts visitors. Comments: Topic Question 3: I think there would be opportunity for arts and sculptural uses that are both visually appealing but also educational to bridge the wetlands Comments: Topic Question 4: I think wellness is a very interesting potential use. I also think environmental education, akin to The Eden Project in Cornwall is a good reference, with a variety of geodesic domes to provide controlled environments. Comments: Topic Question 5: A concert venue. Comments: Comments: Comments: Comments: TVG has leveraged public-private partnerships for over a decade, and we see immense potential in Poplar Point as a cultural and educational hub. Nestled near the city, this project would harmonize public spaces, greenways, wetlands, and a wellness center with cultural and educational facilities. This vision would create a destination for everything from ticketed concerts to arts education for younger generations, schools, and conferences on critical issues like climate change. Drawing from our success with the Orion Amphitheater in Huntsville--a project that demonstrated how culture can serve as a powerful economic driver--we believe Poplar Point can replicate and even surpass that success. The Huntsville project, an 8,000-capacity venue, was a prime example of how public-private collaboration can fuel economic growth, create vibrant community spaces, and enhance cultural identity. At Poplar Point, a similar structure could seamlessly integrate cultural and educational uses into the landscape, creating a hub that serves as a meeting point for public engagement, wellness, and cultural enrichment. By occupying only a few acres on the riverfront, the development can remain unobtrusive while delivering outsized benefits. This initiative stands as a testament to TVG's proven track record and our commitment to fostering cultural vibrancy through thoughtful, strategic partnerships.

Correspondence ID: 118

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Without understanding the nature of the development option, I would prefer a wooded butter

or recreation area. If development will ultimately be built about the wetlands, it should be scaled similarly to the surrounding neighborhood and gradually increase in density towards the center of the site. Not a hard edge of 5+ story buildings. Comments: Topic Question 2: A mix of an activated and recreational waterfront would work well here. Comments: Topic Question 3: Open space dispersed throughout the site would allow for a variety of activities to happen simultaneously. This can be accomplished in any option with the right landscaping. I see this working well in Option B, which is listed as concentrated, but the space can be landscaped in a way that divides it up. Comments: Topic Question 4: As many as possible. Use all the options presented. Comments: Topic Question 5: I'd prefer to keep this area open, but if I had to choose I'd pick a cultural anchor. I'd like as much of the waterfront open as possible. Comments: Topic Question 6: The wetland seem more connected to the river in this option. Comments: Topic Question 7: Not in favor of development so close to the waterfront in this option, but in favor of the open field near Marion Barry Ave. Comments: Topic Question 8: I like the idea of an anchor use somewhere on the site. I'm not in favor of the anchor use at the point. An anchor use is fine, but should be located to encourage circulation throughout the neighborhood. Similar to an anchor store concept in a mall. The flow of the open space in this option is nice. Comments: Overall I'd like to see more connections into the existing neighborhood in addition to Marion Barry, W and Howard. Whether these are additional pedestrian bridges, and/or visual connections. Also, circulation should encourage exploration of the existing neighborhood.

Correspondence ID: 119

Address: Oxon Hill, MD
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Wooded buffer with potential for interpretive trail. Anything less environmentally protective goes against the mission of the National Park Service, and I would see it as an example of environmental racism given the context of the area. Comments: Topic Question 2: A) greenway connections - but even this seems to be at odds with your mission statement. Comments: Topic Question 3: How about DON'T develop it?! Comments: Topic Question 4: It's fine as is. There's more than enough access to the area. Comments: Topic Question 5: Native plants and natural ecosystems (aka wetlands) with unpaved interpretive trails. Comments: Topic Question 6: It seems to have the lowest impact, but even this seems like unnecessary development. Comments: Topic Question 7: The wetlands. Why would you put development around wetlands?! It completely defeats the purpose of the wetlands. Comments: Topic Question 8: Absolutely nothing. This is the privatization and development of rare public lands. Anyone that allows this should be fired. You should fire the contractors who even brought this option to the table. You should all be ashamed of yourselves. Comments: Do you not understand how little truly green and native space is available to DC residents? Especially in this area? Once you develop greenfield, it is extremely difficult to ever restore. You guys are completely missing the picture. I understand the river corridor has a bike trail, but it is SO narrow and surrounded by development. People deserve an actual sanctuary from the concrete jungle. 20 years from now, will anyone look at any of these options and think 'wow, NPS and DC did the right thing.' No. They only say that when nature is protected. What you're proposing would fragment habitat to the point where it would lose its biological, chemical, and physical functions. If you're so desperate to develop the area, fix the Anacostia recreation center and the pool on Hains Point, or better yet, bring swimming back to the tidal basin. Be better.

Correspondence ID: 120

Address: Washington, DC
Outside Organization: Unaffiliated Individual

Correspondence:

Topic Question 1: Wooded buffer. Comments: Topic Question 2: Preservation of green space - the area is already overdeveloped. Comments: Topic Question 3: Gathering places to sit and enjoy the area and scenery. Maybe some kind of shelter that isn't too unsightly. Comments: Comments: Comments: Comments: Comments: Comments:

Correspondence ID: 121

Address: Washington, DC, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: The wetlands should be framed either by a wooden buffer (similar to Kenilworth Aquatic Gardens) or recreation space with trails that draw visitors to walk through and enjoy the peacefulness/quiet/wildlife of the wetland space. Comments: Topic Question 2: I would prefer for the site to establish a range of activities across the waterfront so that visitors can experience the waterfront up close, similar to the Wharf and Navy Yard, while still preserving the natural beauty of the area with interspersed native meadow areas, floating wetlands, etc. It's unclear to me the difference between a "plaza on waterfront" and "activated waterfront" - it sounds the same to me, with the idea being that that waterfront is lively and used by the community both formally and informally. Comments: Topic Question 3: While this sounds basic, it would be great to have traditional playgrounds for children. If the city wanted to truly go above and beyond, they could mimic alpine playgrounds developed in Switzerland that incorporate more natural elements. It would be great to have a playground on the eastern and western side of the site as children live on both sides within Anacostia! I don't think the play fields need to be extremely large, at the moment they are already very large and don't get much use as it seems hard to use the whole space - a smaller, tighter space would encourage access/play on the fields. I like how the community park and fields are laid out in Alternative A the best, centralized in the middle of the park, providing a connection point to the wetlands and development. The community park in Alternative C is also nice, but the play fields are too big - if these are laid out more like RFK fields I could see them being used, but otherwise, Alternative A is best. It could also be lovely to host farmer's markets near the waterfront and develop a "cultural facility" that houses theater/music performances - with a beautiful/direct view of the waterfront - the only other place in DC that has something like this is the Kennedy Center (Arena Stage is set back from the waterfront). I think a community park could be integrated within a linear park. Comments: Topic Question 4: A Pedestrian bridge on W St SE makes the most sense as it provides a more direct connection to MLK Jr. Ave SE and the Frederick Douglass Historic Site but think how the W St connection in Alternative A makes more sense (it's more direct and doesn't wind as much). I'm unclear if the W St. connection in Alternative B is an underpass? I'm not sure if another connection on Chicago St would be necessary, that seems like it would be too close to the W St. connection. I prefer a pedestrian connection over the roadway. Comments: Topic Question 5: I would prefer to see a cultural facility with public space on the waterfront, something that truly represents DC. For example, Wolf Trap National Park for the Performing Arts in Vienna, VA is a stellar example of a facility located in a natural area that has been developed in a thoughtful way that respects its natural environment but also attracts many visitors. The anchor use being proposed for Alternative C - the Therme waterpark is ugly and does not fit in with the DC aesthetic. It is being marketed as a wellness/spa facility - but in reality it's just a waterpark plain and simple. This is something that belongs at National Harbor next to a casino or near a Six Flags ThemePpark. It would not be a site of relaxation or wellness with Therme as the anchor user. Comments: Topic Question 6: I love the centralized community park that leads into the wetland area, and like that the park area is flanked by developed and isn't just one big block of development. Comments: Topic Question 7: I like the activated waterfront and cultural facility

proposed for the point. Comments: Topic Question 8: I like the circulation route/the primary road proposed in Alternative C as it is not located right next to the pedestrian trail/waterfront - the road/speeding cars really ruins the visitor experience. Please consider moving the primary road away from the waterfront/major pedestrian connection. I also like the photo used to show the Navy Yard/Yards Park Splash Pool as an example for an open space - it would be wonderful to have something like that east of the river! I DO NOT like that Therme is the proposed anchor - it looks like a water park you would find on a cruise ship. It's not a wellness/spa facility no matter how hard they try to sell it like it is one. Please have a more transparent bid process to find other potential anchors if NPS moves forward with having an "anchor" user. Comments: Please do not move forward with Therme, after reviewing what little information can be found on their website, it's not clear at all that their facility is actually a "wellness" center. They never actually explain how their one built facility is a wellness center or spa, but what is clear is that it would be a water park - this is not something we need along a waterfront - it would feel fake, akin to a cruise ship experience, which is great for a cruise ship, but not for a beautiful, natural waterfront.

Correspondence ID: 122

Address: Falls Church, VA
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Wooded buffer Comments: Topic Question 2: Alternative B Comments: Topic Question 3: Nature trails Comments: Comments: Topic Question 5: Nature center, trails Comments: Topic Question 6: Community enhancement Comments: Topic Question 7: Conservation Comments: Topic Question 8: Nothing Comments:

Correspondence ID: 123

Address: Washington, DC, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: I am in favor of Alternative A includes, which includes a native meadow area, educational wetlands, waterfront park, water taxi terminal, neighborhood parks and general playfields. Comments: Topic Question 2: I am in favor of Alternative A includes, which includes a native meadow area, educational wetlands, waterfront park, water taxi terminal, neighborhood parks and general playfields. Comments: Topic Question 3: I would like to see some kind of commemorative work, or a memorial. Comments: Topic Question 4: A possible extension of W Street over 295 as a greenway and a water taxi to the Yards marina. Comments: Topic Question 5: Water park Comments: Topic Question 6: It does the most to preserve and add wetlands. Comments: Topic Question 7: It's the second most plan to save the wetlands. Comments: Topic Question 8: None Comments:

Correspondence ID: 124

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Wooded buffer please, as it naturally should be! Comments: Topic Question 2: Alternative A:

Greenway Connections Greenway Connections emphasizes physical connections across the site and into Anacostia. This concept links the wetlands with the Anacostia River and the 11th Street Bridge Park. It also places a cultural use and memorial at the point, creating a dynamic gathering space. Additionally, it establishes a focal point along the waterfront, with diagonal roads oriented toward it to enhance accessibility and visibility. The potential open space programming for Alternative A includes a native meadow area, educational wetlands, waterfront park, water taxi terminal, neighborhood parks and general playfields. Several components are being proposed to improve access to Poplar Point and connect it with historic Anacostia. Improved access will be provided by enhancing existing roadways that cross under 295, such as Marion Barry Avenue and Howard Road, as well as roadways that extend from the South Capitol Street oval. In addition, another potential connection could a possible extension of W Street over 295 as a greenway; however, such a roadway overpass would need extensive study with respect to feasibility, functionality, timing, and funding. Comments: Topic Question 3: Open spaces that include picnic tables so people can enjoy the space with minimal disruption to the environment Comments: Comments: Topic Question 5: I would like the point to serve the environment first, and then it's neighbors and our DC community. A giant spa/anchor development doesn't align with how i think the space should be used. This is precious, waterfront land on our river that needs help rehabilitating itself, we should do all we can to preserve its natural beauty. Comments: Topic Question 6: The dynamic gathering space, focus point being the waterfront Comments: Topic Question 7: Emphasis on preserving wetlands, riverwalk Comments: Topic Question 8: Nothing - this is too much development on public, fragile land Comments: Therme & a full anchor development is not the right use for this space, in my opinion. Additionally, Therme Paid for the the trips of local DC influencers (@WashingtonianProblems) to visit their site in Bucharest and has had them advocating for the development on Instagram to their 500K+ followers without clear disclosure of the partnership. I don't feel that this is the right development for poplar point, and i am concerned with the ethics of Therme group and how they worked to discreetly leverage public support for the development.

Correspondence ID: 125

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: wooded buffer Comments: Topic Question 2: Alternative A Comments: Topic Question 3: public amenities that are accessible to the public Comments: Comments: Topic Question 5: cultural, environmentally-conscious, educational, and public Comments: Topic Question 6: accessibility and connectivity. the greenways connection is imperative to truly make the site accessible to the public while also providing protection for the wetlands, wildlife, and natural environment. Comments: Topic Question 7: preserving the wetlands at the center of the site Comments: Topic Question 8: nothing Comments:

Correspondence ID: 126

Address: Washington DC, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: I'd like recreation. As a family with a young child, I'd like all of us to be able to enjoy the wetlands area for exercise and fun. Comments: Topic Question 2: I like the central wetlands option B and how it emphasizes the park space, playfields, and riverwalk. Comments: Topic Question 3: More picnic areas or seating to enjoy the river views. Comments: Topic Question 4: I like walking paths and bike lanes. Decreasing automobile

traffic would be ideal. Comments: Topic Question 5: Community-oriented facilities rather than a large anchor tenant or a big residential development. Comments: Topic Question 6: I like the connective aspects and the dynamic gathering space. Comments: Topic Question 7: I like the potential native meadow area, educational wetlands, waterfront park, water taxi terminal, neighborhood parks, general playfields, and river walk. Comments: Topic Question 8: Nothing! Strongly opposed to the anchor tenant, particularly if it is the Therme wellness spa: https://www.nytimes.com/2025/04/16/world/canada/therme-spa-ontario-canada.html Comments: Alternative A and B are by far the best options for the surrounding communities.

Correspondence ID: 127

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: My top choice would be wooded buffer. My second choice would be recreation. I do not think the wetlands should be developed. Comments: Topic Question 2: I would like a waterfront experience that enhances the wetlands and utilizes them. I think teddy Roosevelt Island is a great example of this, with walkways added. Wetlands are an important part of wildlife but it would also be useful and educational for the community to be able to interact or cross through them. Comments: Topic Question 3: It could be nice to have some interior open space within the wetlands. To feel completely surrounded by nature is a nice experience that is only available in a few places in the district. Comments: Topic Question 4: It would be helpful to create something that would be useful for the existing community. Comments: Topic Question 5: My number one preference would be alternative B. My second preference would be alternative A. I do not think they should do alternative c. Comments: Topic Question 6: I like that this keeps the wetlands intact but makes them useful and usable for the community. Comments: Topic Question 7: I like that this alternative seems best for conservation of the wetlands, and that there are still points to be useful to the community. Comments: Topic Question 8: I do not think alternative C should be utilized and that the land should not be developed. Comments: It is important to conservation and wildlife that the wetlands be preserved. I think it is good that the city is looking to make the area useful to the community.

Correspondence ID: 128

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Wooded buffer MUCH preferred, in order to protect the wetland ecosystem. No development of any kind near the wetlands. The current forested area is substantially larger than the "wetlands" designated in any of the Alternatives, and all of the forested area should be protected and remain contiguous to preserve its ecological value. Comments: Topic Question 2: A continuous natural shoreline buffer zone should be maintained along the riparian edge, to mitigate flooding and support biodiversity. Recognizing that Poplar Point is situated in a floodplain, any waterfront facility must be "flood-proof." To that end, I suggest walking/biking trails, picnic areas with constructed shelters, and vista points with benches and interpretive/historic signage. Please do not allow gasoline-powered vehicles along Anacostia Drive where the natural area abuts the River. Keep commercialism to a minimum! Comments: Topic Question 3: Create some mini-forest patches using mixed native trees and shrubs (with advice from Casey Trees) along with open meadows. Natural areas should extend to the River, as proposed in Alternative A. Recreational fields would be welcome also. Please do not carve up the open space with radial

roadways or rectilinear grids---especially the diagonal roadway from the Metro garage across the site, which limits and impacts the wetlands and should be rerouted. Roadways could be designed with gentle curves, which encourage slower travel as befits a natural landscape. Comments: Topic Question 4: A wide connector over I-295 (Alternatives B and C) would serve as a gateway to the Ward 8 Community, as well as providing locations for small-scale retail (including food and beverage vendors), play areas, and other amenities. Locating this connector between W and Chicago Streets (rather than at 11th Street) would more closely link the Metro stop. Comments: Topic Question 5: Unfortunately the mayor has moved ahead in securing an agreement with Therme Group to develop a 15-acre "health and wellbeing destination," pending review. This is the kind of development that follows a fad, creating an ersatz "wellness experience" instead of letting the natural world offer authentic wellbeing. Poplar Point is one of the last remaining natural areas in the District. What a travesty to "anchor" it up with a commercial venture, just to make money. The point could instead be "anchored" with a memorial/commemorative site. Comments: Topic Question 6: Alternative A appears to cause the least disruption to the natural area. Native meadow, educational wetlands, and recreational areas (playfields) are all desirable. 70 acres of parkland must be reserved within the land use plan. Comments: Topic Question 7: The wetlands are made central to Alternative B, which is that plan's best feature--but the area should be surrounded by a woodland buffer, NOT development! In fact, any residential or commercial uses should be concentrated along the eastern edge of the site, with any residential project to include a majority of affordable housing. Comments: Topic Question 8: I object to the location of a commercial "spa" as the "anchor" for the Point, as previously stated. Therme Group does not belong at Poplar Polnt. I can visualize this "wellness facility," which will seem so flashy at first, in ten years becoming a decrepit shell that has lost its popularity and is now an eyesore to be torn down at taxpayer expense. Comments: Please use as primary guidance the Vision Plan that was developed by the Poplar Point Working Group. Two years + of stakeholder input and consideration, as well as professional expertise, have gone into creating this plan. Ecological restoration and sensitive site use must be the two paramount goals for the development of Poplar Point, with the placement and design of any new features (structures, roadways, and managed landscapes) in service to those two goals. Sustainable development, focusing on environmental responsibility, can be achieved while offering a wonderful opportunity to residents of Ward 8--and indeed to all District residents--to enjoy and learn from the outdoors.

Correspondence ID: 129

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Wooded buffer. Protect the Anacostia River. Comments: Topic Question 2: Alternative A. Comments: Topic Question 3: educational wetlands. Comments: Topic Question 4: Allowing communities ot have access to green space and their river. Comments: Topic Question 5: views of the monuments, ample community space to enjoy nature. Comments: Topic Question 6: prioritizing green spaces. Comments: Topic Question 7: wetlands creating a buffer for the river. Comments: Topic Question 8: I do not like anything about Alternative C. Therme has a concerning history and I do not want a cent of my tax dollars going towards a for-profit business. Comments: Minimize the amount of development. Do not bring a wellness company in to destroy all of the nature and create an eye sore. Allow green spaces and nature in DC.

Correspondence ID: 130

Address: Washington, DC
Outside Organization: Unaffiliated Individual

Correspondence:

Topic Question 1: Buffer Comments: Topic Question 2: Greenway connections Comments: Topic Question 3: Gardens, trails Comments: Topic Question 4: Keep original markings/features/landscapes Comments: Topic Question 5: Outdoor gym, pergolas, trails Comments: Comments: Comments: Comments:

Correspondence ID: 131

Address: Arlington, VA
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Either a wooded buffer or recreation. Comments: Topic Question 2: I prefer option A first, and then B. Option C is an absolute no for me and would be detrimental to the environment. Comments: Topic Question 3: Anything that improves our ecosystem and wetlands Comments: Topic Question 4: Walking and bike paths Comments: Comments: Comments: Comments: Comments:

Correspondence ID: 132

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Wooded buffer Comments: Topic Question 2: Central wetlands (B) Comments: Topic Question 3: Outdoor, low impact recreation and relaxation. Picnic table and fire pit with grill kinda vibe Comments: Topic Question 4: Bikes and tons of space for pedestrians! And if cars, no throughway streets and meandering roads to negate speeding. Comments: Topic Question 5: Biking walking and access to the river Comments: Topic Question 6: Community Comments: Topic Question 7: All of it, especially environmental and community. Benefits Comments: Topic Question 8: Nothing who proposed a spa wtf Comments:

Correspondence ID: 133

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: The wetlands should have a wooded buffer that has multimodal use trails, boardwalks, and educational spaces. Comments: Topic Question 2: A- the one that preserves the most wildlife habitat while making the space safe, accommodating and accessible to all. Comments: Topic Question 3: Amphitheater or area for outdoor concerts and educational programming, wooded walking and bike trails, exercise equipment (chin up bars, inclined benches) Comments: Topic Question 4: Area for local schools to use as am outdoor classroom, partnership with the library to develop regular programs, direct access including long pedestrian bridges across the river Comments: Comments: Topic Question 6: Preserves the most wildlife habitat Comments: Topic Question 7: Ok compromise Comments: Topic Question 8: Nothing! Comments: No major development should anchor Poplar Point. A "wellness anchor" that is actually an expensive and already outdated spa or gym is an incredible misuse of municipal and federal funds. The wetlands in Anacostia and along the river are some of the most

unique habitats along the mid-Atlantic and should be preserved and cherished. Theres already been an incredible effort to restore the Anacostia. Poplar Point should be a celebration of those environmental efforts and highlight the beauty of the river, not another business district with a footpath that will pollute the water and the view.

Correspondence ID: 134

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: I prefer alternatives A and B. I think framing with a woodlands is best. I do not support development on this site, particularly in the (500-year) floodplain. Comments: Topic Question 2: I prefer alternatives A and B. I believe it enhances the existing recreation space in a manner that is beneficial to the surrounding community. Comments: Topic Question 3: I prefer alternatives A and B. Alternative A would provide a grand space for this part of Anacostia Park. Something that would enhance it in a meaningful way. Comments: Topic Question 4: I prefer alternatives A and B. Alternative A in particular offers a grand connection for the adjoining neighborhood. Comments: Comments: Topic Question 6: The minimal impact to the community and environment. I support this alternative. It is the option that provides the best benefit for the park. Comments: Topic Question 7: I like some elements of this alternative but I do not think there should be development within the floodplain. Long term this would unnecessarily burden already constrained local and federal resources. Comments: Topic Question 8: I do not prefer this Alternative. It disturbs the surrounding space in a destructive way. I do not believe it would be beneficial for the future of this park or the surrounding community. I believe this alternative would be a missed opportunity to better utilize the city's waterfront in a way that leaves it open to all residents and visitors. Comments: I support the low-impact elements of this development, such as the restoration of the wetlands and upgrading of trails. I do not support larger-scale development such as a health and wellness center or retail. Any development that does occur should be mindful of the floodplain and maintain public access to all of the riverfront.

Correspondence ID: 135

Address: Washington, DC, DC
Outside Organization: Unaffiliated Individual
Correspondence:

No alternative C!

Correspondence ID: 136

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Wooded buffer and green spaces. Comments: Topic Question 2: I would heavily prefer a waterfront experience that best preserves the natural landscape and does not involve any sort of unneccessary recreation or development. The anacostia river is important to protect and with recreation/development we are destroying something that can never be restored. Comments: Comments: Comments: Comments: Comments:

Comments: Comments: We have a responsibilty to protect the anacostia river and its watershed. The river is an important element of the community and surrounding environments. Without our green spaces we lose an important buffer between sewage and drainage from the city and the river's ecosystem. Additionally Therme has demonstrated a critical lack of care about the environment as well as repeated cases of corruption and malpractice within the company. I urge whoever is reading this to please preserve our river and community!

Correspondence ID: 137

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Wooded buffer or recreation Comments: Topic Question 2: Nature and recreation. Comments: Topic Question 3: Walking and bicycle access with some benches and picnic tables. Comments: Topic Question 4: Bicycling walking running with car access on the perimeter. Comments: Topic Question 5: Park with natural habitat and tree cover. Comments: Topic Question 6: Green space. I dont like the roads. Comments: Topic Question 7: Of the three this is the only one I like. Comments: Topic Question 8: This is my least favorite. No spa especially by the company mentioned. Keep what is best about Poplar point, natural habitat on the river. Comments: Preservation of wetlands and habitat with access to enjoy for recreational activities. Less development and more nature. This is a beautiful space in our city.

Correspondence ID: 138

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Wooded buffer - recreation like hiking, biking, playgrounds Comments: Topic Question 2: Prioritize green space Comments: Topic Question 3: Mixed use housing and restaurants Comments: Comments: Topic Question 5: Hiking, biking, playground, restaurants, community green space Comments: Topic Question 6: I don't rally understand this one. Seems fine though Comments: Topic Question 7: Wetland conservation and mixed use development Comments: Topic Question 8: Least preferred option. This group has a questionable history. Comments:

Correspondence ID: 139

Address: Washington DC, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Wooded buffer Comments: Topic Question 2: Emphasis on nature Comments: Topic Question 3: Emphasis on nature Comments: Topic Question 4: Emphasis on nature Comments: Topic Question 5: Green space Comments: Topic Question 6: Emphasis on nature Comments: Topic Question 7: Emphasis on nature Comments: Topic Question 8: I hate alternative C Comments: Please incorporate as much nature and green space as possible

Correspondence ID: 140

Address: Washington DC, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Wooded buffer Comments: Topic Question 2: Alternative A Comments: Topic Question 3: A park, benches, picnic area, surrounded by native flowers and trees Comments: Topic Question 4: Bike trails Comments: Topic Question 5: Cricket Comments: Comments: Comments: Comments: I don't want the area developed but rather a place for people to visit and hang out during the day.

Correspondence ID: 141

Address: Annapolis, MD
Outside Organization: Choose Clean Water Coalition Unaffiliated Individual
Correspondence:

Topic Question 1: Wooded buffer Comments: Topic Question 2: One which does not have residential or commercial developments. Comments: Topic Question 3: An area that supports biodiversity with a native meadow and brings people closer to their local environment. Comments: Topic Question 4: We recommend a nature center or museum/exhibit to connect the existing community to history and engagement. Additional signage and/or memorials highlighting native Washingtonians' contributions to the river and the surrounding community that is accessible and free to the public is also preferred. Comments: Topic Question 5: A detailed study of the area's recreational needs should be undertaken to assess what to include in Poplar Point so that everything that is provided is both needed and used. We recommend traditional open air recreational facilities, such as basketball courts, baseball and soccer fields, football fields, and tennis/pickleball courts created with pervious surfaces. Recognizing Poplar point is located in a floodplain, all facilities should be able to sustain flooding with its proximity to the river. Comments: Topic Question 6: The potential open space for programming which may include a native meadow area, educational wetlands, a waterfront park, and neighborhood parks. Comments: Topic Question 7: N/A Comments: Topic Question 8: N/A Comments: Dear Ms. Stidham, We, the undersigned members of the Choose Clean Water Coalition (Coalition), write to you today urging you to accept Alternative A as the future for Poplar Point. The Choose Clean Water Coalition is made up of more than 300 non-governmental organizations spanning the entire Chesapeake Bay watershed, which includes parts of six states and all of the District of Columbia. Our members represent a variety of interests, including but not limited to recreation, public access, land conservation, climate change, environmental justice, and clean energy. Just this past fall, we launched our D.C. initiative and have assembled a cohort of advocates working for the District's waterways and will assist them in coordinating their efforts surrounding local water policy. We push for transparency and collaboration as a part of decision-making processes, especially as they relate to public access. The process for planning for Poplar Point has appeared to be rushed and one which does not value community input up to this point. We also urge planners to thoroughly examine the proper representation and expertise of Therme and ensure the developer's commitment to complying with climate laws. As for the potential alternatives for the land use, we encourage you to adopt Alternative A. This use would focus on greenways and the designation of a cultural gathering point on the Point itself rather than a commercial enterprise. Having wetlands surrounded by a wooded buffer promotes the biological diversity that can exist in this area. If the wetlands are separated from the river by a road, the road will become a lethal crossing for many species, and underpasses will be required to protect them. Having greenspaces where people can gather is crucial for better connecting people to the natural environment that surrounds them. These natural areas should also extend to the river (as

proposed in Alternative A) with a continuous natural shoreline all along the riparian edge. This natural shoreline will increase biodiversity and mitigate flooding. We are aware of the District's budget challenges, and we are happy to work proactively to identify ways to make that work for our communities and waterways. Thank you for taking the time to read this comment. With questions, please reach out to our D.C. Coalition Lead, Jamoni Overby at Jamoni.overby@natureforward.org. Sincerely American Rivers Anacostia Riverkeeper Chesapeake Conservation Landscaping Council Citizens to Conserve and Restore Indian Creek DC Chapter Sierra Club Friends of Lower Beaverdam Creek National Parks Conservation Association Nature Forward

Correspondence ID: 142

Address: Washington, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: wooded buffer or floodable fields/rec areas because those would be more resilient to climate change Comments: Topic Question 2: an Activated or open waterfront. Educational wetlands, native meadows, green space and education around the history of DC, Anacostia River and communities that shaped this area. Additionally the wetlands and Anacostia River should be as connected as possible and as much room for wetlands to move and meander as they need to. Comments: Topic Question 3: an open space/community park that centers the ecosystems and provides ways for people to learn about the ecosystems and maybe even participate in some community science. Also green space where children can play that is accessible. No dog parks or very little dog parks. Comments: Topic Question 4: However we can create more green space for that area so perhaps the open space greenway over 295. This area of DC lacks accessible green space or robust tree canopy and experiences a lot of heat. Retail isn't needed unless you're prioritizing smaller/ family and community owned businesses. Comments: Topic Question 5: Cultural anchor and absolutely NO mixed-use development that doesn't include majority very deeply affordable housing. Development should not happen right on the waterfront as it will further degrade our ecosystem and most likely cause more harm for communities behind waterfront as climate change impacts get worse, such as flooding, sea level rise, etc. Comments: Topic Question 6: It preserves the connection between the wetlands, native meadows and the river and also provides space for people to learn about the culture and history of DC. Comments: Topic Question 7: It also preserves the connection between wetlands and the river but doesn't seem as much. Comments: Topic Question 8: nothing. Comments: This plan must not prioritize development or developers or "economic growth." That would be a detriment to DC's valuable wetland and riverine ecosystems and DC's long-standing residents.

Correspondence ID: 143

Address: Olney, MD
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: Wooded buffer followed by recreation. Absolutely not development Comments: Topic Question 2: One where the environment is taken care of and not for profit Comments: Topic Question 3: A space where animals are supported Comments: Topic Question 4: Honoring of the original Indian tribes the land belonged to Comments: Comments: Comments: Comments: Comments:

Correspondence ID: 144

Address: Washington, DC, DC
Outside Organization: Unaffiliated Individual
Correspondence:

Topic Question 1: As a resident I'd prefer a wooded buffer to protect the wetlands in Poplar Point and to provide tree canopy for air quality improvement t,shade for humans and animal habitats. Comments: Topic Question 2: Alternative B because it allows active steps to connect the people to the river while promoting inclusivity, accessibility and opportunities for community involvement with and along the river. Comments: Topic Question 3: It's important to incorporate accessible green spaces, public transit and walking trails so everyone can access it safely. More of a tree canopy woulr help improve health outcomes for the community as well Comments: Topic Question 4: Alternative B Comments: Topic Question 5: Equitable, accessible green space Comments: Comments: Topic Question 7: It considers the existing community and improves the environment Comments: Topic Question 8: Nothing. Nothing about it makes sense. Comments:

Correspondence ID: 145

Address: Washington, DC
Outside Organization: Anacostia Watershed Community Advisory Committee Non-Governmental
Correspondence:

Attn: Michael Donato, Chief of Staff Tammy Stidham, Associate Regional Director - Lands and Planning National Capital Parks- East 1900 Anacostia Drive SE Washington, DC 20020 poplarpoint@publicinput.com RE: Poplar Point Plan Alternatives Submitted by: Anacostia Watershed Community Advisory Committee Marian Dombroski, Vice Chair mdombros@gmail.com Date: May 7, 2025 The Anacostia Watershed Community Advisory Committee (AWCAC) submits this letter which contains our comments to the proposed Poplar Point Alternatives. This prominent site on the Anacostia River is the last remaining greenspace visible from the most densely redeveloped areas of the District's waterfront. Land use decisions over the years have left it in the current degraded condition. Restoration of ecological health should be foremost in plans for this area and must include daylighting and restoration of the Anacostia Tributary(s) buried beneath the site. The existing land form creates unique conditions on the Anacostia. These qualities must be capitalized upon to support the restoration of the Anacostia in which the City has so wisely and heavily invested. The ecological potential of the site is immense. We see nothing in these plans which supports or takes advantage of these unique conditions. Before further planning efforts move forward, a robust and through Environmental Assessment must be conducted. This site requires more than a simple planning exercise. It must be thoroughly investigated and studied for its ecological value. A site as unique as Poplar Point must not be fragmented and squandered with small plans. AWCAC generally endorses the comments submitted by the Committee of 100, which wisely views the site in the context of the urban fabric of which it is a part as well as the planning efforts which have preceded this. It would be most helpful if future presentations display the proposals in the context of adjacent planning efforts. We look forward to participating in efforts to enhance this important public land.

National Capital Planning Commission (NCPC) Commission Action Letter: linked here

U.S. Commission of Fine Arts (CFA) Letter: next page