



PRESS RELEASE

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**Committee of 100 Envisions a Future Plan for the
Anacostia Waterfront:
Restrict Development on the Anacostia
and Provide Affordable Housing at Poplar Point**

At the January 11, 2018 Council Hearing on *The Year of the Anacostia*, Monte Edwards, Co-Chair of the Planning Subcommittee of the Committee of 100 on the Federal City, urged that the city base the future of the Anacostia Waterfront on ecological restoration, preservation and management; and maximize access to the waterfront through community recreation, improved parkland, and unimpeded pedestrian and bicycle improvements.

In sketching out the future of the Waterfront, Edwards proposed that, in order to allow new visitor access points to the Anacostia waterfront, no development would be permitted within 600 feet of the Anacostia river shoreline. More convenient park access and connectivity with city neighborhoods would be achieved through expanded land and water trails, bicycle infrastructure, gateways and portals, public transit, and waterborne transportation. Activities that have a direct and negative impact on the natural resources areas and block access to the river such as roads and other physical obstructions should be prohibited.

Congress has authorized that Poplar Point be deeded to the City after two conditions are satisfied: (1) replace or relocate United States Park Police facilities and National Park Service facilities; and (2) develop a use agreement in accordance with NEPA procedures (an EIS). Poplar Point provides a unique opportunity for a meaningful contribution to affordable housing. 40 acres will be available to the City for mixed use development, a substantial part of which should be dedicated to affordable housing by placing that land in a Community Land Trust. The Land Trust could then make the property available for housing, charging the owner only for the cost of the improvements on the property. In DC, roughly 40 percent of housing value is represented by the value of the land. By having the homeowner only pay for the cost of the improvements, a \$400,000 residence could be purchased at a cost of \$240,000 (plus an annual payment to support the CLT). Such a home would be affordable to a family of four at an AMI level of 50 percent.

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