

National Park Service  
U.S. Department of the Interior

National Capital Region  
Washington, DC



# Section 106 Assessment of Effects

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Buzzard Point Park Improvements  
Environmental Assessment

**August 2019**

**TABLE OF CONTENTS**

List of Figures ..... ii

List of Photographs ..... ii

Introduction ..... 1

    Purpose ..... 1

    Project Background ..... 3

    Section 106 Consultation Overview ..... 3

Identification of Historic Properties ..... 5

    Area of Potential Effects ..... 5

    Identification of Resources ..... 5

        Resources ..... 7

Assessment of Effects ..... 10

    Methodology ..... 10

    Description of Alternatives ..... 10

        Alternative 1 – No Action ..... 11

        Alternative 2 – Proposed Action and NPS Preferred Alternative ..... 11

    Effects Assessment ..... 17

        Anacostia Park ..... 17

        Fort McNair Historic District ..... 17

        Buzzard Point Power Plant ..... 18

Conclusion ..... 21

References ..... 22

Photographs ..... 23

## LIST OF FIGURES

Figure 1: Project Location .....	2
Figure 2: Area of Potential Effect .....	6
Figure 3: Rendering of Alternative B, Option 1 Site Design. ....	13
Figure 4: Cross-section of Option 1 showing concrete stair access to a lawn area and the seawall, with revetment to the mean tide mark.....	14
Figure 5: Cross-section of Option 1 showing the proposed play areas, multi-use trail, and stair access to a lawn area, seawall, and revetment. ....	14
Figure 6: Rendering of Alternative B, Option 2 Site Design .....	15
Figure 7: Cross-section of Option 2 showing overlook of the river abutted against concrete seawall with steel piles.....	16
Figure 8: Cross-section of Option 2 design showing a play area, bioretention area, multi-use trail, mounded lawn, and an overlook of the river.....	16
Figure 9: Buzzard Point Power Plant within the project area and APE. ....	20
Figure 10: Photo location map .....	23

## LIST OF PHOTOGRAPHS

Photograph 1. View of APE, looking south from V Street SW.....	24
Photograph 2. View of APE, looking southwest from V Street SW. ....	24
Photograph 3. View of APE, looking southeast from V Street SW. ....	25
Photograph 4. View of APE, looking southwest from V Street SW. ....	25
Photograph 5. View of APE, looking south from V Street SW.....	26
Photograph 6. View of APE, looking south from Half Street SW and V Street SW. ....	26
Photograph 7. View of APE, looking north from Half Street SW and V Street SW.....	27
Photograph 8. View of APE, looking south from Half Street SW.....	27
Photograph 9. View of APE, looking north from Half Street SW .....	28
Photograph 10. View of northern APE, looking north. ....	28
Photograph 11. View of northern APE, looking south. ....	29
Photograph 12. View of Matthew Henson Center in northern APE, looking northeast.....	29
Photograph 13. View of northern APE, looking north-northwest. ....	30
Photograph 14. View of trail entrance at northeastern APE, looking northeast.....	30
Photograph 15. View of north-central APE, looking west.....	31
Photograph 16. View of northwestern APE, looking northwest. ....	31
Photograph 17. View of northwestern APE, looking north.....	32
Photograph 18. View of northwestern APE, looking southwest.....	32
Photograph 19. View of northwestern APE, looking southeast toward Matthew Henson Center.....	33
Photograph 20. View of northwest edge of APE adjacent to Half Street SW, looking south.....	33
Photograph 21. View from northwest APE, looking northwest. ....	34
Photograph 22. View from north-central APE, looking southwest.....	34
Photograph 23. View of APE, looking east.....	35
Photograph 24. View of southern APE, looking south-southwest. ....	35
Photograph 25. View of southwestern APE, looking southwest.....	36
Photograph 26. View of the remaining seawall, looking northeast.....	36

# INTRODUCTION

## PURPOSE

Buzzard Point Park is located in the Buzzard Point neighborhood of Southwest DC and is bordered on the south and east by the Anacostia River. The Park is administered by the National Park Service (NPS) under the authority of the National Capital Parks-East. Additionally, the Park falls within the boundaries of the National Register Eligible Anacostia Park. The Park is comprised of a collection of parcels owned by the NPS collectively totaling 7.75 acres. Of that acreage, only 3.33 acres are on land; the remainder of the site includes parcels that lie within the Anacostia River. The site includes approximately 1,500 linear feet of shoreline along the Anacostia River. **(Figure 1)**

The Park is currently closed to visitors, with the exception of the Matthew Henson Center (MHC) at the northern extent of the property. The MHC is a former Potomac Electric Power Company (PEPCO) facility that is currently being used by the Earth Conservation Corps (ECC) through a three-party agreement with PEPCO and the NPS.

As the neighborhood around the Park transforms from an industrialized peninsula to a residential and mixed-use waterfront community, the NPS proposes to transform the Park into an accessible community waterfront amenity that continues the Anacostia Riverwalk Trail (ART). The Park would provide residents and visitors with more open space, recreational opportunities, and ways to connect with the Anacostia River while enhancing visitor experience of Buzzard Point Park.

Pursuant to the National Environmental Policy Act of 1969 (NEPA), U.S.C. 4332(2) (C), the NPS has prepared an Environmental Assessment (EA) to provide the decision-making framework that: 1) analyzes a reasonable range of alternatives to meet the project objectives; 2) evaluates issues and impacts on Park resources and values; and 3) identifies mitigation measures to lessen the degree of these impacts. The EA includes two alternatives: a No-Action Alternative (Alternative A) and the Proposed Action (Alternative B), which is the NPS preferred Alternative. Alternative B would redesign the park to provide residents and visitors with more open space, recreational opportunities, and ways to connect with the Anacostia River. Alternative B is divided into two options that work to bring park visitors closer to the waterfront. The Proposed Action would have potentially adverse but short-term impacts to submerged aquatic vegetation (SAV), wetlands, and the floodplain. There would also be permanent impacts to wetlands and floodplains. Overall, however, a redesigned park would enhance visitor experience and better control stormwater runoff.

In accordance with Section 106 of the National Historic Preservation Act of 1966 (54 U.S.C. 306108) and its implementing regulations (36 CFR Part 800), the NPS must consider the effects of the Improvement Project on historic properties. The purpose of this Assessment of Effects report is to identify the historic properties within an area of potential effects (36 CFR 800.4), evaluate the potential effects of the proposed alternatives on historic properties, and apply the criteria of adverse effect (36 CFR 800.5) to determine if the proposed undertaking may directly or indirectly alter any characteristics of a historic property in a manner that would diminish its integrity. The information gathered in this Section 106 Assessment of Effects report will be incorporated into the NEPA EA.

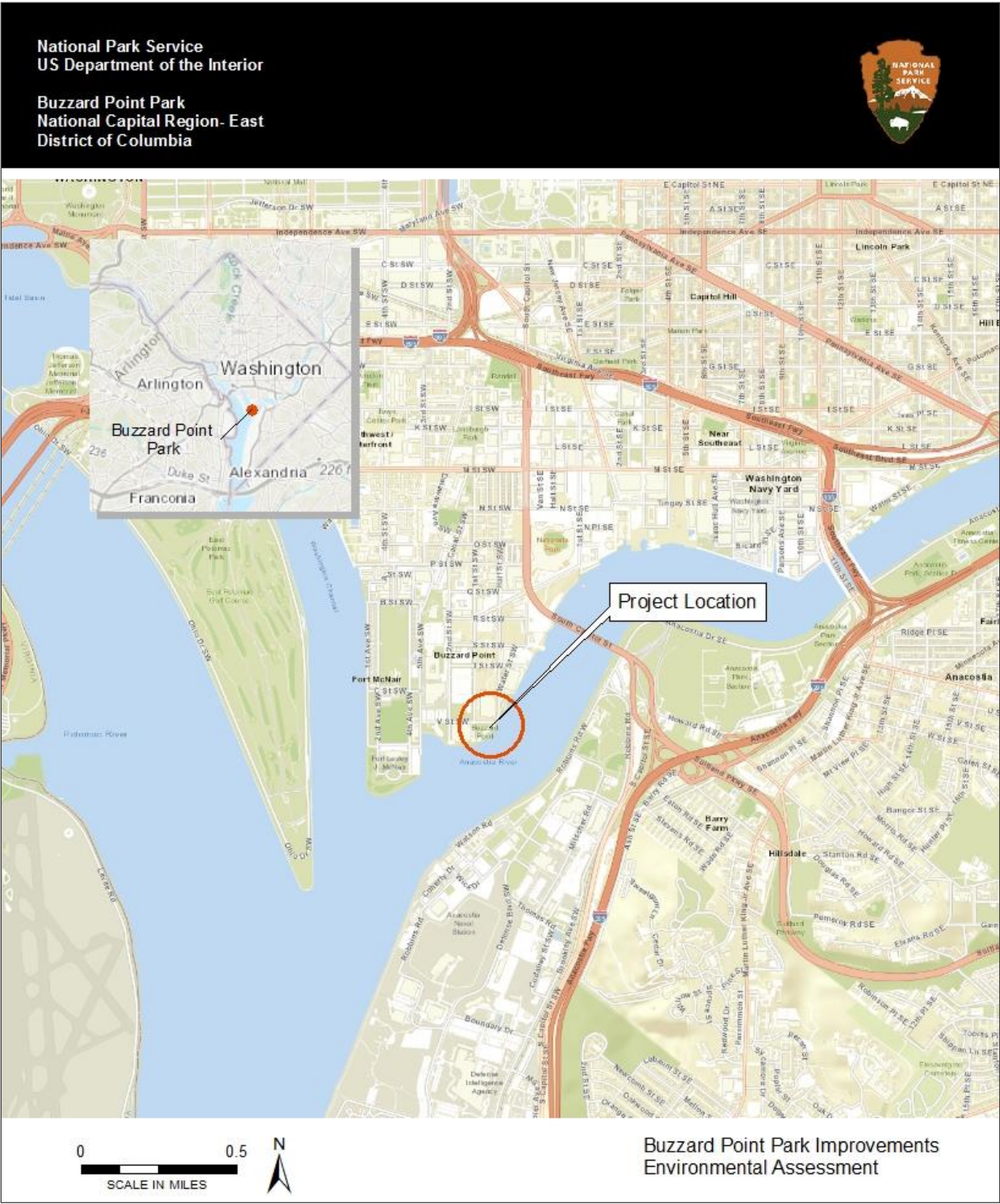


Figure 1: Project Location

## PROJECT BACKGROUND

A third-party concessioner (the Buzzard Point Boatyard Corporation) operated an NPS-owned marina at Buzzard Point Park for over 50 years. The aging infrastructure of the marina would have required extensive renovations in order to continue safe operation of the marina. In March 2016, the marina was closed after the decision was made that the investment for needed upgrades to the facility would not allow for a financially viable business while providing safe and effective visitor services. The marina docks were removed, and the Park was fenced until renovations could be completed.

With the closure of the marina, the opportunity to envision alternative uses of the Park and redesign the Park to better serve the public at large was realized. Buzzard Point Park is located on an industrialized peninsula along the Anacostia River in Southwest DC. Much of the area near Buzzard Point Park is under construction or proposed for redevelopment. The location of the Park on the shores of the Anacostia River offers the potential to connect the public with the Anacostia River.

The NPS initiated a Development Concept Plan (DCP) study to identify a conceptual vision for the redevelopment of Buzzard Point Park. The NPS conducted a series of public meetings and outreach with key stakeholders to gather input and assist with answering initial questions regarding the future park use. An open-house style public meeting was held in July 2016 to solicit public feedback regarding the programming and uses for the Park. A stakeholder meeting was held in September 2016 to inform key stakeholders of the results from the first public meeting and to present early concepts for discussion. In December 2016, a second public meeting presented preliminary concepts for the design of the Park.

## SECTION 106 CONSULTATION OVERVIEW

Section 106 review and NEPA are being coordinated for the Buzzard Point Park Improvements project. The NPS is preparing an EA to identify alternatives and assess the potential impacts of the project. Additionally, the NPS initiated consultation under Section 106 of the NHPA, with the Washington, DC State Historic Preservation Office (DC SHPO) on March 22, 2018. The DC SHPO responded on May 14, 2018 identifying three historic resources in the APE of the project area: Anacostia Park (of which Buzzard Point Park is a component), the Fort McNair Historic District and the PEPCO Power Plant. After originally requesting a Determination of Eligibility for the Water Intake Plant associated with the PEPCO Power Plant, DC SHPO found that a prior historic property nomination had been submitted for the PEPCO Power Plant, which included the Water Intake Plant, and therefore, no further eligibility determination for historic resources was required.

The NPS hosted a public planning and information session on July 14, 2016, followed by a 30-day public comment period that ended on August 15, 2016, and a stakeholder meeting on September 26, 2016. The NPS subsequently held a public meeting on December 13, 2016 where two preliminary concepts for the park were introduced. Following the public meeting, there was a 45-day public comment period that ended on January 27, 2017. Based on feedback from the public, the NPS prepared and published the Buzzard Point Park Development Concept Plan in May 2017.

On February 15, 2018, the NPS re-engaged public and agency stakeholders through an email update. Several letters were also mailed during this timeframe to public agencies and Native American Indian Tribes, informing these stakeholders on the initiation of the NEPA and Section 106 process, and soliciting their comments.

Section 106 requires coordination with federally recognized Indian Tribes who may have potential religious or cultural interests in the project area and acknowledges that tribes may have interest in geographic locations other than their seat of government. The Delaware Nation, the Pamunkey Indian Tribe, and the Catawba Indian Nation have an interest in the preservation of American Indian cultural resources of significance in the District of Columbia. On April 9, 2018, the NPS invited these groups to participate in Section

106 consultation for the project. On April 19, 2018 the Delaware Nation responded with concurrence on the Proposed Action and requested continued coordination if there are any new “discoveries” as the project moves forward. On April 27, 2018 the Catawba Indian Nation responded with no immediate concerns with regard to traditional cultural properties, sacred sites, or Native American archaeological sites within the boundaries of the proposed project area. As of the date of creation of this report, no response was received from the Pamunkey Indian Tribe.

# IDENTIFICATION OF HISTORIC PROPERTIES

## AREA OF POTENTIAL EFFECTS

The area of potential effects (APE), as defined in 36 CFR Part 800.16, for the Buzzard Point Park Improvements project was identified by the NPS through consultation with the DC SHPO. The APE encompasses areas in the District of Columbia from which the project site is visible and includes historic resources that could potentially be directly or indirectly affected by the undertaking or affected by changes in the character of the site. (Figure 2)

## IDENTIFICATION OF RESOURCES

A historic property is defined as any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places (NRHP). The NPS categorizes cultural resources as archeological resources, cultural landscapes, historic districts and structures, museum objects, and ethnographic resources. Historic Resources in the APE were identified using District of Columbia Office of Planning Property Quest online mapping, DC Atlas Plus and in consultation with DC SHPO.

In 2018, Phase 1A archaeological investigations were conducted for the Buzzard Point Park Improvements Project. Based on those investigations, it was recommended that no additional archeological investigations were warranted and that the Buzzard Point Park Improvement project could proceed as currently designed. Additionally, it was noted that if the design were to change and increase the project ground disturbance footprint, the project should be reviewed by a professional archeologist to ensure there is no risk of impacting archeological resources in what would become an expanded project APE.

Three historic resources, the National Register Eligible Anacostia Park, Fort McNair Historic District and the Buzzard Point Power Plant, are located within the APE for the Buzzard Point Park Improvements project. Anacostia Park is eligible for listing in the NRHP; the nomination is currently drafted. The Fort McNair Historic District was listed on the DC Inventory of Historic Sites in 1964 and was determined eligible for listing in the NRHP in 1978. The Buzzard Point Power Plant is eligible for listing in the NRHP and is currently under consideration by the DC SHPO to receive DC landmark status.

Anacostia Park and the Fort McNair Historic District have been extensively documented; therefore, there were no additional survey requirements for potentially affected historic resources. The historic properties and cultural resources within the APE are described below.

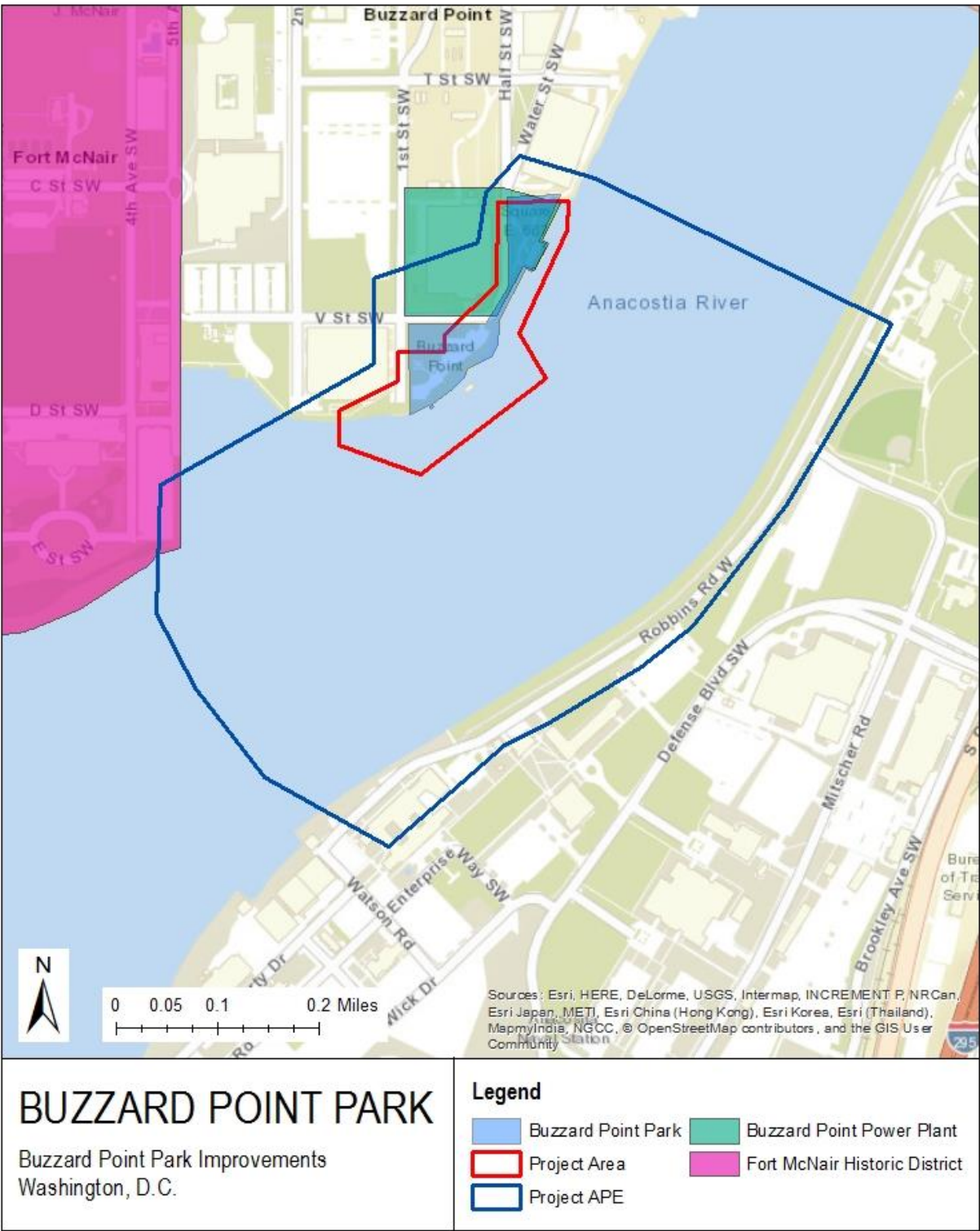


Figure 2: Area of Potential Effect

## **Resources**

### **Anacostia Park**

*The following information is adapted from the National Register Nomination for Anacostia Park (Venno).*

Established in 1919 as an urban park for the residents of Washington, DC, today, Anacostia Park is the largest park in the district. Beginning at the confluence of the Anacostia and Potomac Rivers and extending northeast to the Maryland-Washington DC boundary, the park encompasses more than 1,200 acres and contains 3 contributing buildings, 6 contributing sites and 1 contributing site.

In 1901, the McMillan Commission was tasked with developing a master plan for Washington, DC, including the location of future parks and the placement for new public buildings. Published in 1902, the plan was referred to as the McMillan Plan. The plan proposed a park system for the District which would connect existing parkland and carry the park system to the outlying areas of the District and across the river to places as far as Mount Vernon and Great Falls. Noted landscape architect, Frederick Law Olmsted, Jr. used the Boston Metropolitan Park System as his inspiration for Anacostia Park. As part of the new plan, Olmsted urged the government to reclaim the Anacostia mudflats in order to bring recreation space to the eastern residential neighborhoods (Gutheim, 1977). The concept for the park was to enable people from Washington and the surrounding country to visit the park on hot summer days and evenings and to boat in comparative safety (Overbeck, 1998).

Ground was broken for the park in 1923. Anacostia Park, as defined by the McMillan Commission, stretches for 5 miles along the Anacostia River, from Massachusetts Avenue SE to the District of Columbia-Maryland line in northeast Washington, and encompasses both the western and eastern banks of the river.

During the next decade, the park acquired new areas, expanding the recreational opportunities for District residents. In 1933, management and oversight responsibilities for Anacostia Park were taken away from the Secretary of War and were placed under the jurisdiction of the NPS.

Seawalls (1891-1945) which extend approximately five miles on both banks of the Anacostia are considered a contributing structure to the park. The walls which start at the confluence of the Potomac and Anacostia Rivers and extend north to the Maryland state line are “40 feet wide at the base, are pyramid in shape, and are capped with a rough stone wall exposed to about 3 feet above the high tide level and topped with a concrete cap.” The seawalls are considered a contributing structure due to the specialized design, engineering, and construction methods used to create the largest urban park in Washington, D.C.

### **Fort McNair Historic District**

*The following information is adapted from the Phase 1A Archeological Sensitivity Assessment for Buzzard Point Park submitted for this project.*

The Fort McNair Historic District was listed in the DC Inventory of Historic Sites on November 8, 1964 and was determined eligible for listing in the NRHP on December 22, 1978. It is the third oldest U.S. Army installation in continuous use behind West Point and the Carlisle Barracks in Pennsylvania. Originally known as Washington Arsenal then Washington Barracks, the installation eventually came to encompass the entire peninsula housing the arsenal, several artillery commands, the first federal penitentiary, Army General Hospital, the Army Engineer School, the Army Music School and the Army War College (JBM-HH n.d.).

Established in 1791 on approximately 28 acres of what was known as Greenleaf Point at the confluence of the Anacostia and Potomac Rivers, the site was identified by city designer Maj. Pierre C. L'Enfant as a valuable military reservation and site for the

defense of the capital. In 1794, a one-gun battery and defenses were constructed on the site and in 1803, and an arsenal was constructed that served as the main storage facility for munitions in the city. In 1814, during the British invasion of Washington, the arsenal was destroyed; but was fully reconstructed and enlarged by 1816. Between 1826 and 1831 the first federal penitentiary was constructed on land to the north of the arsenal (Historic Preservation Office 2009). By 1862, 31 years after its construction, the penitentiary was closed to accommodate additional space needed by the arsenal (Historic Preservation Office 2009).

The site was enlarged to 69 acres in 1857 in order to construct a hospital. During the Civil War, it was referred to as the Washington Arsenal and the hospital housed 1,000 beds for wounded soldiers (D.C. Historic Sites n.d.). The arsenal was closed in 1881, and the post transferred to the Quartermaster Corps (U.S. Army 2016).

In 1901 the Army War College was founded and established on the site and “became the Army’s center for the education and training of senior officers to lead and direct large numbers of troops” (D.C. Historic Sites n.d.). It was at this time that the “entire installation was redesigned by McKim, Mead, and White as a Beaux-Arts campus around the war college building on Greenleaf Point; this remains its primary character today” (D.C. Historic Sites n.d.). Following the establishment of the Army War College, the site saw the development of the Army Industrial College in 1924, which evolved into the Industrial College of the Armed Forces. In 1943, the Army War College was reorganized into the Army-Navy Staff College, then the National War College in 1946, and finally National Defense University in 1976 (D.C. Historic Sites n.d.).

In 1948, the site was renamed in honor of Lieutenant General Lesley J. McNair, a commander, trainer and education of Army ground forces during World War II. Since 1966, Fort McNair has been the headquarters of the Army’s Military District of Washington. Today, the site is home to the National Defense University, the Inter-American Defense College, the Joint Force Headquarters-National Capital Region and the Military District of Washington (JBM-HH n.d.).

### **Buzzard Point Power Plant**

*The following information is adapted from the National Register Nomination for the Buzzard Point Power Plant (Wetzel).*

The Buzzard Point Power Plant is currently going through the listing process to be placed on the DC Inventory of Historic Sites. The 2016 National Register Nomination form determined it to be eligible for listing in the NRHP under Criterion A for Engineering and C for Architectural Significance. Additionally, it was found to be eligible for the DC Inventory under Criterion B (History), Criteria D (Architecture & Urbanism) and E (Artistry).

The Buzzard Point Power Plant consists of a large utilitarian main building, a rear yard of outdoor mechanical equipment, a gatehouse, and a water intake plant to the east of the main building. The main building, constructed in 1933 by the U.S. design/construction company of Stone & Webster, is an excellent example of Art Moderne industrial design in Washington, DC. The water intake plant is a one-story building designed in the same buff brick and Art Moderne style as the façade of the main building. Today, the water intake plant houses the Matthew Henson Earth Conservation Center.

The main building was designed to reflect the significance of its owner and the advancements in the power industry. The modern design served to replace the perception of power generation plants dirty buildings covered with soot and coal dust, filled with smoke and a place of general industrial disorder. At the time of construction, the industry was shifting away from old methods to cleaner more efficient technology. PEPCO made a deliberate effort to create a building that reflected these changes in the industry.

Historically, PEPCO constructed the plant to accommodate the rapidly increasing needs of the government and the city’s population. It was the only major project constructed as part of a failed early-1930s’ plan to create an industrial zone in the deteriorating Buzzard

Point neighborhood. The opening of the Buzzard Point Plant was contemporaneous with the construction of long-distance transmission lines linking the PEPCO system with Maryland and Pennsylvania utilities creating the initial framework of the modern power grid. During World War II, the plant was an important source of power for the heavy industrial operations of the nearby Washington Navy Yard and Indian Head Naval Stations.

The Buzzard Point Power Plant represents an important time in the development of Washington's electrical power utility history, the attempted repurposing of Buzzard Point, and was essential for the economic growth of the City of Washington.

# ASSESSMENT OF EFFECTS

## METHODOLOGY

The Criteria of Effect and Adverse Effect, as defined in 36 CFR Part 800.5 and Part 800.16, were applied to the proposed alternatives to assess the potential effects of the Buzzard Point Park Improvements EA alternatives on historic properties located within the APE. An effect may occur when an undertaking results in alteration of characteristics which qualify a historic property for inclusion in the NHRP, as defined in §800.16(i).

Per 36 CFR Part 800.5(a)(1) an adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for the National Register. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative.

Adverse effects to historic properties include, but are not limited to:

1. Physical destruction of or damage to all or part of the property.
2. Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation and provision of handicapped access, that is not consistent with the Secretary's Standards for the Treatment of Historic Properties (36 CFR part 68) and applicable guidelines.
3. Removal of the property from its historic location.
4. Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance.
5. Introduction of visual, atmospheric or audible elements that diminish the integrity of the property's significant historic features.
6. Neglect of a property which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization.
7. Transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.

The following is an assessment of the effects of the undertaking on resources that are eligible for or listed in the NHRP.

## DESCRIPTION OF ALTERNATIVES

This Buzzard Point Park Improvements EA analyzes a No-Action Alternative and one action alternative. The No Action Alternative provides a basis for comparison with the Action Alternative. Under the No Action Alternative, the current level of management of the Park, inaccessibility to visitors and current conditions would continue into the foreseeable future. The Action Alternative was developed to address the purpose and need of the project.

### **Alternative 1 – No Action**

Under the No-Action Alternative, the current level of management of the Buzzard Point Park would continue into the foreseeable future. The Park is currently not accessible to visitors, and it would remain this way, due to safety hazards. The structures and features that are present today would not be removed, restored, or otherwise improved upon.

The southern area of the Park, which is adjacent to V Street, SW and 1st Street, SW, and was associated with the former marina, would remain partially grassy and partially covered with a large concrete pad, which is in disrepair. The former marina office building, restroom facility, and the concrete boat ramp and retaining wall would also remain.

Access to the northern portion of the Park, which is adjacent to the intersection of V Street, SW and Half Street, SW, would remain partially obstructed by trees and overgrown vegetation. The viewshed of the Anacostia River would also remain obstructed in this area.

The northern portion of the Park located along Half Street, SW, would remain improved with the MHC and associated parking. Restroom facilities and the boat dock would continue to be accessed from inside the MHC.

### **Alternative 2 – Proposed Action and NPS Preferred Alternative**

Under Alternative B, Buzzard Point Park would be transformed into a linear waterfront amenity settled within the Buzzard Point neighborhood. Alternative B includes clearing the Park of existing overgrown vegetation and remnant concrete or asphalt pads. The existing shoreline treatments would be completely removed and replaced with an eight-foot high concrete seawall reinforced with steel piles. Infrastructure in the southern portion of the Park, specifically the former marina office building, restroom facility, and remnant concrete boating ramp would be demolished and removed from the site. At the northern portion of the Park, the MHC would be expanded to include restroom facilities that are accessible from the Park and ART. The existing dock, which is only accessible from inside the MHC currently, would be replaced with a new floating dock that would allow visitor access to the waterfront from outside of the MHC. Much of the Park would be regraded and replanted.

Alternative B includes two different options for the shoreline treatments with a similar design for the rest of the Park.

#### **Alternative B, Option 1**

Under Option 1, a new stone revetment would be placed along the length of the seawall in the Anacostia River to approximately the mean low water level (14 to 21 feet). The stone revetment would act to reinforce and protect the seawall from erosion and storm surge while improving the visual appearance of the shoreline and providing access to the river. On the landward side of the seawall, a passive walking trail would follow along the edge of the wall in the central section of the Park. **(Figures 3, 4, and 5)**

#### **Alternative B, Option 2**

Under Option 2, a railing would be placed along the edge of the seawall for visitor safety. No stone revetment would be placed. Option 2 includes a passive walking trail along the water's edge with overlook trail/plaza area extended out over the water in some places. The overlook areas would improve visitor experience by providing sweeping views of the Anacostia River. include a depiction of the shoreline treatment associated with Option 2. **(Figures 6, 7 and 8)**

For both Options, the ART would be extended through the Park as a multi-use trail of varying widths (between 10-16 feet) to allow for access to recreational features along the trail without inhibiting flow/circulation. The multi-use trail would be situated higher in

elevation than the passive walking trail and continue through the central portion of the Park. The proposed trail would tie into the terminus of the existing ART at the southern end of the Park.

Recreational opportunities in the Park would include walking, running, or cycling along the ART, a play area for children, level and mounded (elevated) lawns for observation of the river and Capitol Building (looking north along V Street, SW), a dock for users who wish to access the Park from the river, and the MHC.

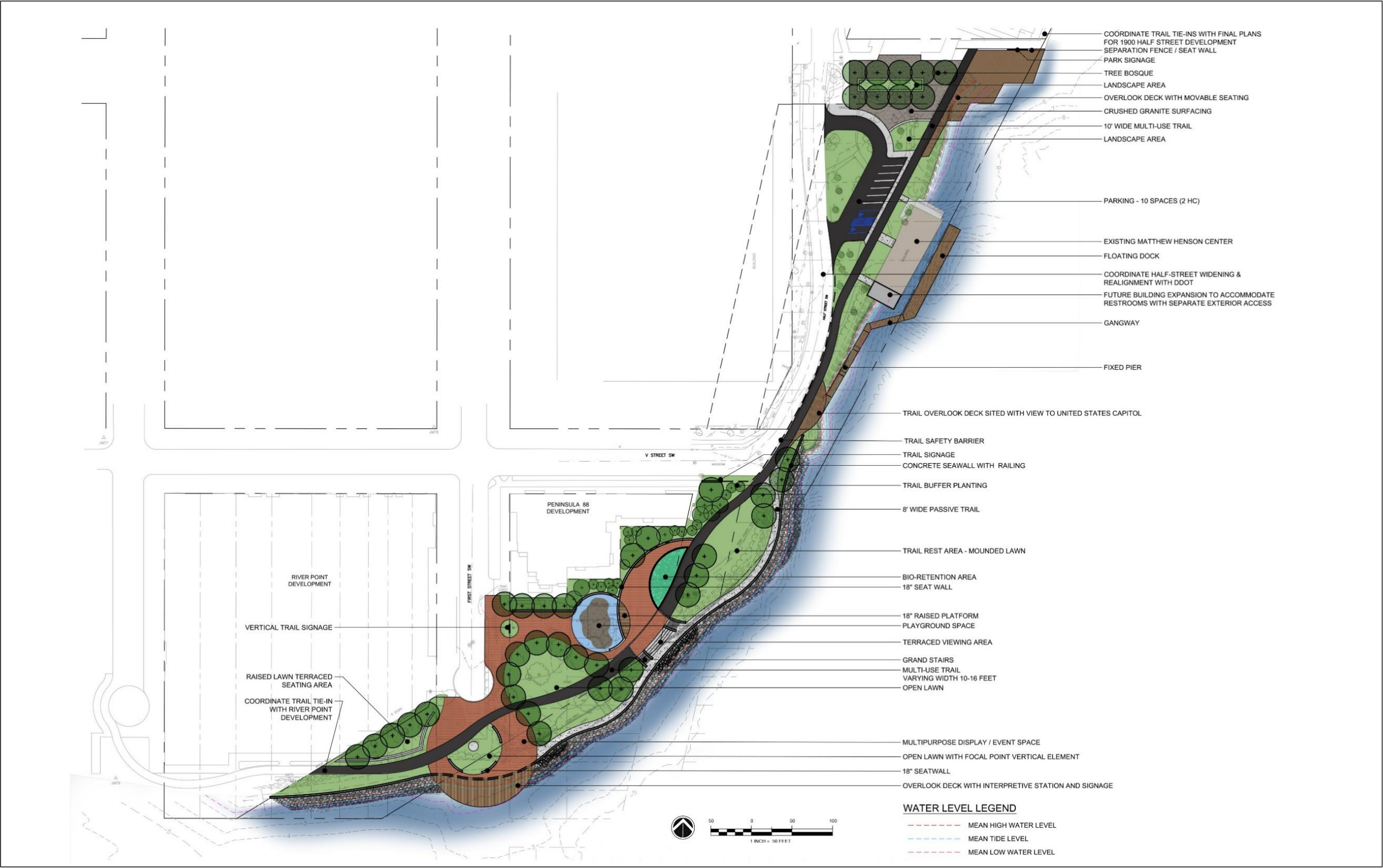


Figure 3: Rendering of Alternative B, Option 1 Site Design.



Figure 4: Cross-section of Option 1 showing concrete stair access to a lawn area and the seawall, with revetment to the mean tide mark.



Figure 5: Cross-section of Option 1 showing the proposed play areas, multi-use trail, and stair access to a lawn area, seawall, and revetment.

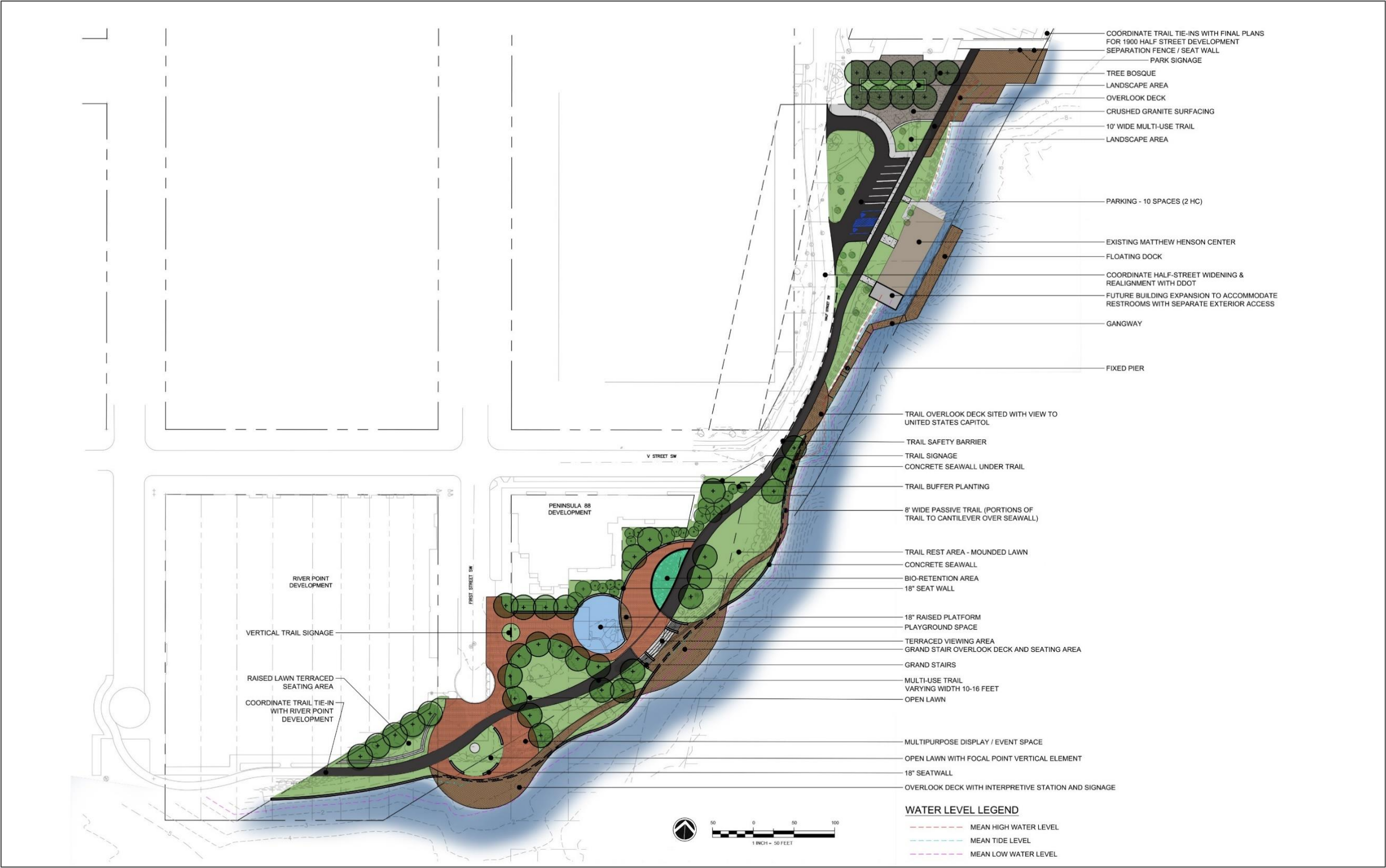


Figure 6: Rendering of Alternative B, Option 2 Site Design



Figure 8: Cross-section of Option 2 design showing a play area, bioretention area, multi-use trail, mounded lawn, and an overlook of the river.

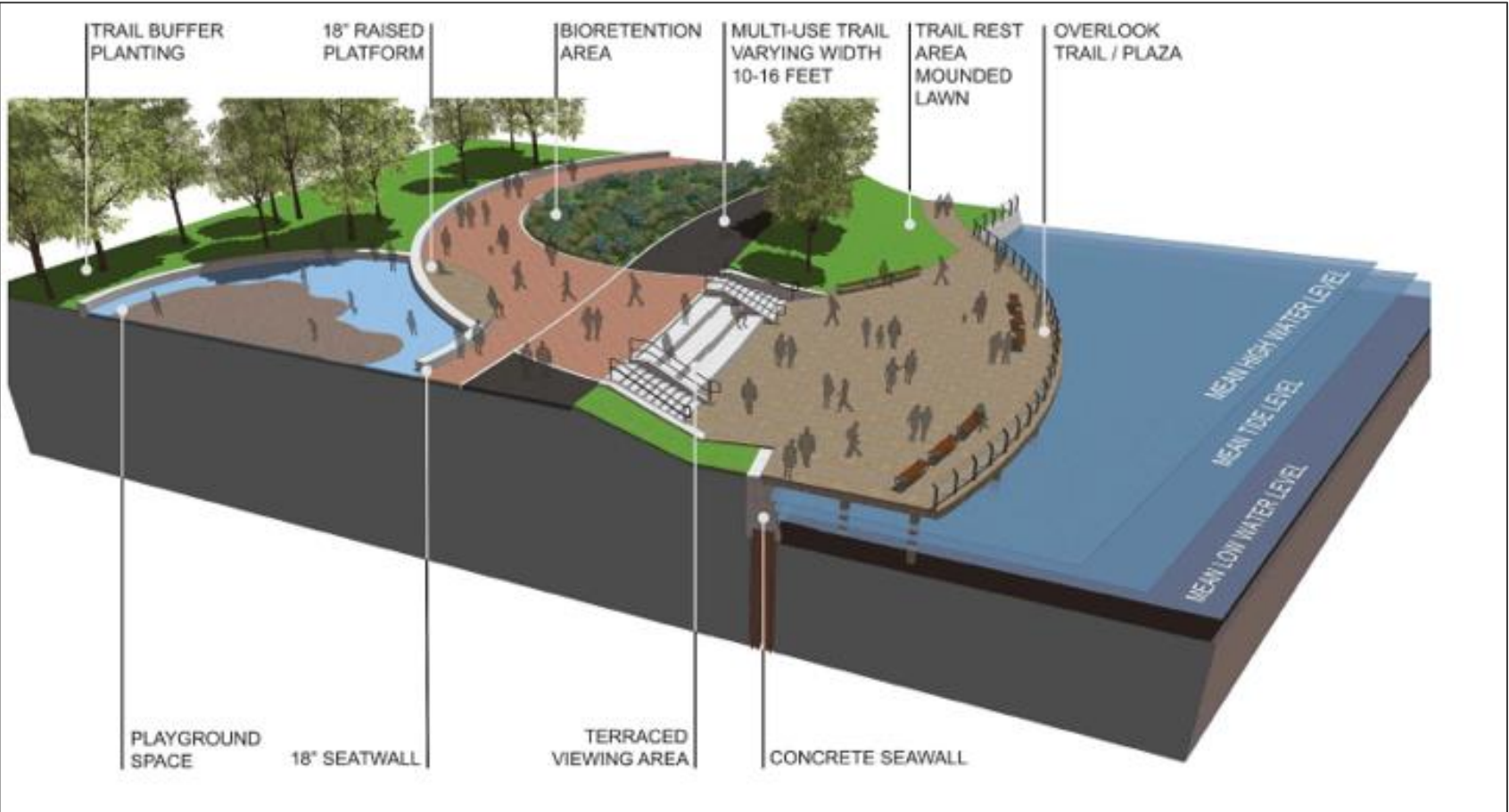


Figure 7: Cross-section of Option 2 showing overlook of the river abutted against concrete seawall with steel piles.

## EFFECTS ASSESSMENT

The following resources are located within the APE for the Buzzard Point Improvements Project. An assessment of each alternative and its effect on each resource is detailed below.

- Anacostia Park
- Fort McNair Historic District
- Buzzard Point Power Plant

### Anacostia Park

#### **No Action Alternative**

The No Action Alternative would result in **No Effect** on Anacostia Park. Under this action, no changes would take place at Buzzard Point Park. The Park would remain closed to visitors and the current level of management would continue into the foreseeable future. No new landscaping would be added and the former marina office building, restroom facility, concrete boat ramp and retaining wall would also remain.

#### **Action Alternative**

Under this action, the Park would be cleared of existing overgrown vegetation and concrete or asphalt remnants, shoreline treatments would be removed, and the former marina office building, restroom facility, and remnant concrete boating ramp would be demolished. There are two options for the treatment of the shoreline, however, neither will extend further in the Anacostia than the previously extant boat docks.

Buzzard Point Park falls within Anacostia Park, as such, this Action Alternative will be conducted within the National Register eligible resource. No new visual, atmospheric or audible elements will be introduced to the area, and the character of the property and its use will not change. The integrity of the resource's location, design, setting, materials, workmanship, feeling, or association will remain intact. However, the proposed improvements would result in the loss of the remaining stretch of contributing seawall that remains within Buzzard Point Park. This extant stretch of wall is approximately 130-feet long and its removal is integral to the proposed updates to the shoreline. This section of seawall has low integrity of association, feeling, workmanship, and design. As such, this would not be considered an adverse effect. The alterations will result in the park returning to its original purpose and use; as a park for residents of Washington, DC.

The Action Alternative would result in a **No Adverse Effect** on Anacostia Park.

### Fort McNair Historic District

#### **No Action Alternative**

The No Action Alternative would result in **No Effect** on the Fort McNair Historic District. Under this action, no changes would take place at Buzzard Point Park. The Park would remain closed to visitors and the current level of management would continue into the foreseeable future. No new landscaping would be added and the former marina office building, restroom facility, concrete boat ramp and retaining wall would also remain.

#### **Action Alternative**

Under this action, the Park would be cleared of existing overgrown vegetation and concrete or asphalt remnants, shoreline treatments would be removed, and the former marina office building, restroom facility, and remnant concrete boating ramp would be demolished.

There are two options for the treatment of the shoreline, however, neither will extend further in the Anacostia than the previously extant boat docks.

Although Buzzard Point Park is visible from the Southeast corner of the Fort McNair Historic District, its distance from Buzzard Point Park and the scale of improvements will not impact the existing views from the District. The proposed action will not have any effect on the District or those characteristics which make it eligible for listing in the NRHP or in the DC Inventory of Historic Sites. The integrity of the resource's location, design, setting, materials, workmanship, feeling, or association will remain intact.

The Action Alternative would result in a **No Adverse Effect** on the Fort McNair Historic District.

## **Buzzard Point Power Plant**

### **No Action Alternative**

Under this action, no changes would take place at Buzzard Point Park. The Park would remain closed to visitors and the current level of management would continue into the foreseeable future. No new landscaping would be added and the former marina office building, restroom facility, concrete boat ramp and retaining wall would also remain. The No Action Alternative would result in **No Effect** on the Buzzard Point Power Plant.

### **Action Alternative**

Under this action, the Park would be cleared of existing overgrown vegetation and concrete or asphalt remnants, shoreline treatments would be removed, and the former marina office building, restroom facility, and remnant concrete boating ramp would be demolished. There are two options for the treatment of the shoreline, however, neither will extend further in the Anacostia than the previously extant boat docks. Additionally, this action proposes to construct an addition on the southwest elevation of the Matthew Henson Center to accommodate new restrooms with access from the exterior.

The proposed landmark boundary for the Buzzard Point Power Plant sits within both the direct project area as well as the larger project APE. The power plant is directly north of Buzzard Point Park, across V Street SW and the contributing water intake plant (currently the MHC) sits to the east of the power plant on the Anacostia within the project area (Figure 9) Although the power plant and associated water intake plant are in close proximity to the project area none of the proposed actions will introduce any new land use to the area. Existing paving to the west of the water intake plant will be removed and replaced with a 10-space parking lot and multi-use trail, existing trees next to the water intake plant and along the shoreline will be removed and the area landscaped, and the existing dock will be replaced with a new floating dock.

The construction of the addition on the water intake plant will affect, at a minimum, the design of the resource. However, so long as the final design of the addition is consistent with the Secretary's Standards for the Treatment of Historic Properties (36 CFR part 68) and applicable guidelines, this project will have effect on the water intake plant.

Overall, the architectural and historical characteristics which make the Buzzard Point Power Plant eligible for the DC Inventory of Historic Sites or listing in the National Register of Historic Places will not be affected and the integrity of the resource's location, design, setting, materials, workmanship, feeling, or association will remain intact.

Although Buzzard Point Park is visible from the Southeast corner of the Fort McNair Historic District, its distance from Buzzard Point Park and the scale of improvements will not impact the existing views from the District. The proposed action will not have any effect

on the District or those characteristics which make it eligible for listing in the NRHP or in the DC Inventory of Historic Sites. The integrity of the resource's location, design, setting, materials, workmanship, feeling, or association will remain intact.

The Action Alternative would result in a **No Adverse Effect** on the Buzzard Point Power Plant or the associated Water Intake Plant.



Figure 9: Buzzard Point Power Plant within the project area and APE.

## CONCLUSION

A third-party concessioner (the Buzzard Point Boatyard Corporation) operated an NPS-owned marina at Buzzard Point Park for over 50 years. In March 2016, after it was determined that investment for needed upgrades to the facility would not allow for a financially viable business while providing safe and effective visitor services, the Park was closed. With the closure, the opportunity to envision alternative uses of the Park and redesign the Park to better serve the public at large was realized.

The Buzzard Point Park Improvements EA is being prepared to identify alternatives and assess the potential impacts of the project. The EA evaluates two specific alternatives under the NEPA Process – A No Action Alternative and an Action Alternative. Following the Section 106 process defined in 36 CFR 800, this report defines the APE for the proposed undertaking, identifies historic properties within the APE, and analyzes the potential for the proposed alternatives to affect these historic resources.

The application of the criteria of adverse effects revealed that the No Action Alternative would have No Effect on either of the resources located within the APE. Under the No Action Alternative, the Park would remain closed to visitors and the current level of management would continue into the foreseeable future. No new landscaping would be added and the former marina office building, restroom facility, concrete boat ramp and retaining wall would also remain. The No Action Alternative would have **No Effect**.

Under the Action Alternative, the Park would be cleared of existing overgrown vegetation and concrete or asphalt remnants, shoreline treatments would be removed, and the former marina office building, restroom facility, and remnant concrete boating ramp would be demolished. Under this action, there are two options for the treatment of the shoreline, however, neither will extend further in the Anacostia than the previously extant boat docks. Additionally, this action would result in the loss of the remaining seawall within Buzzard Point. However, due to the seawall's low integrity of association, feeling, materials, workmanship, and design, this action would not adversely affect the National Register eligible Anacostia Park. This Action Alternative would result in **No Adverse Effect** to both historic resources located within the APE.

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PHOTOGRAPHS

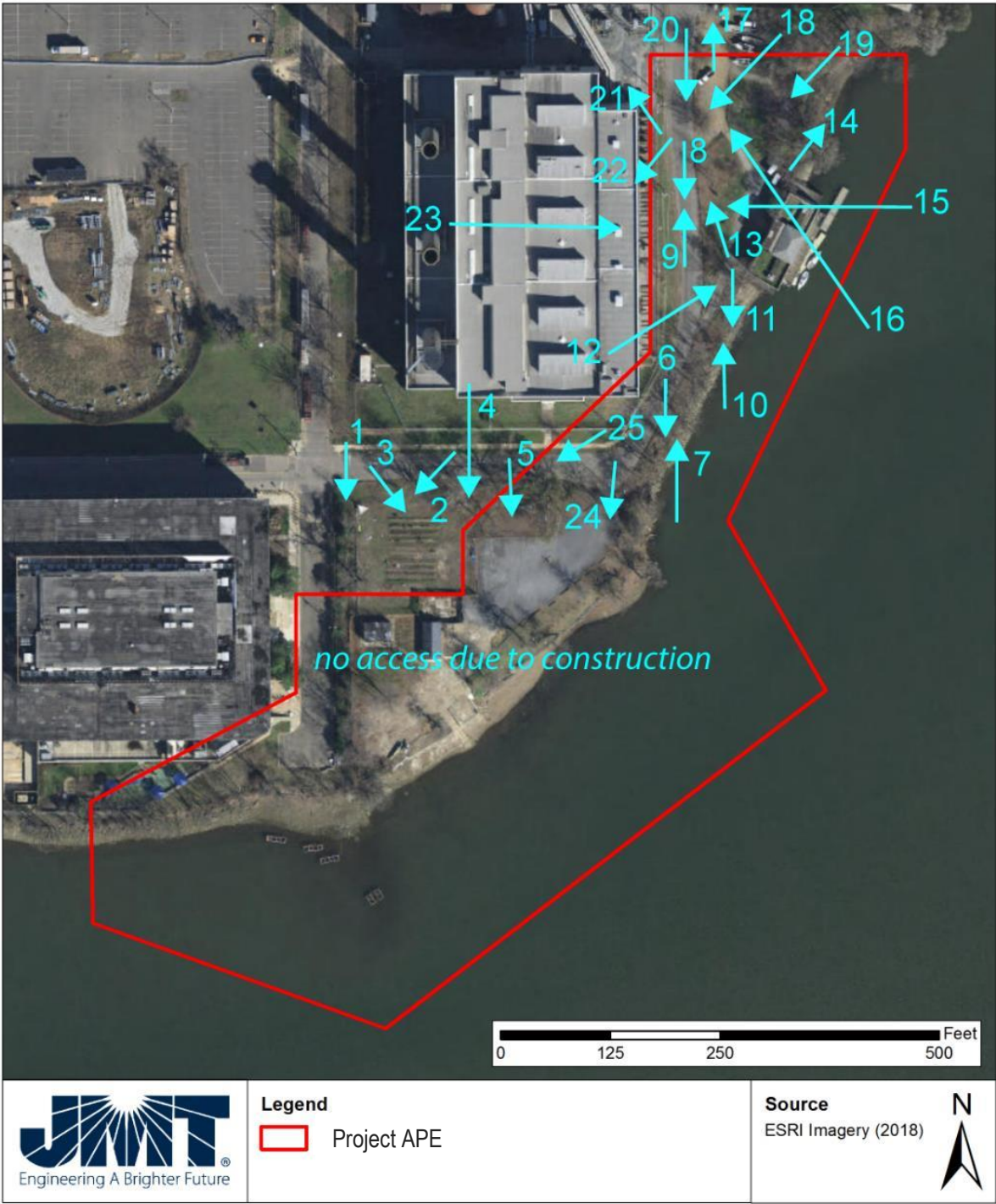


Figure 10: Photo location map



Photograph 1. View of APE, looking south from V Street SW.



Photograph 2. View of APE, looking southwest from V Street SW.



Photograph 3. View of APE, looking southeast from V Street SW.



Photograph 4. View of APE, looking southwest from V Street SW.



Photograph 5. View of APE, looking south from V Street SW.



Photograph 6. View of APE, looking south from Half Street SW and V Street SW.



Photograph 7. View of APE, looking north from Half Street SW and V Street SW.



Photograph 8. View of APE, looking south from Half Street SW.



Photograph 9. View of APE, looking north from Half Street SW



Photograph 10. View of northern APE, looking north.



Photograph 11. View of northern APE, looking south.



Photograph 12. View of Matthew Henson Center in northern APE, looking northeast.



Photograph 13. View of northern APE, looking north-northwest.



Photograph 14. View of trail entrance at northeastern APE, looking northeast.



Photograph 15. View of north-central APE, looking west.



Photograph 16. View of northwestern APE, looking northwest.



Photograph 17. View of northwestern APE, looking north.



Photograph 18. View of northwestern APE, looking southwest.



Photograph 19. View of northwestern APE, looking southeast toward Matthew Henson Center.



Photograph 20. View of northwest edge of APE adjacent to Half Street SW, looking south.



Photograph 21. View from northwest APE, looking northwest.



Photograph 22. View from north-central APE, looking southwest.



Photograph 23. View of APE, looking east.



Photograph 24. View of southern APE, looking south-southwest.



Photograph 25. View of southwestern APE, looking southwest.



Photograph 26. View of the remaining seawall, looking northeast.