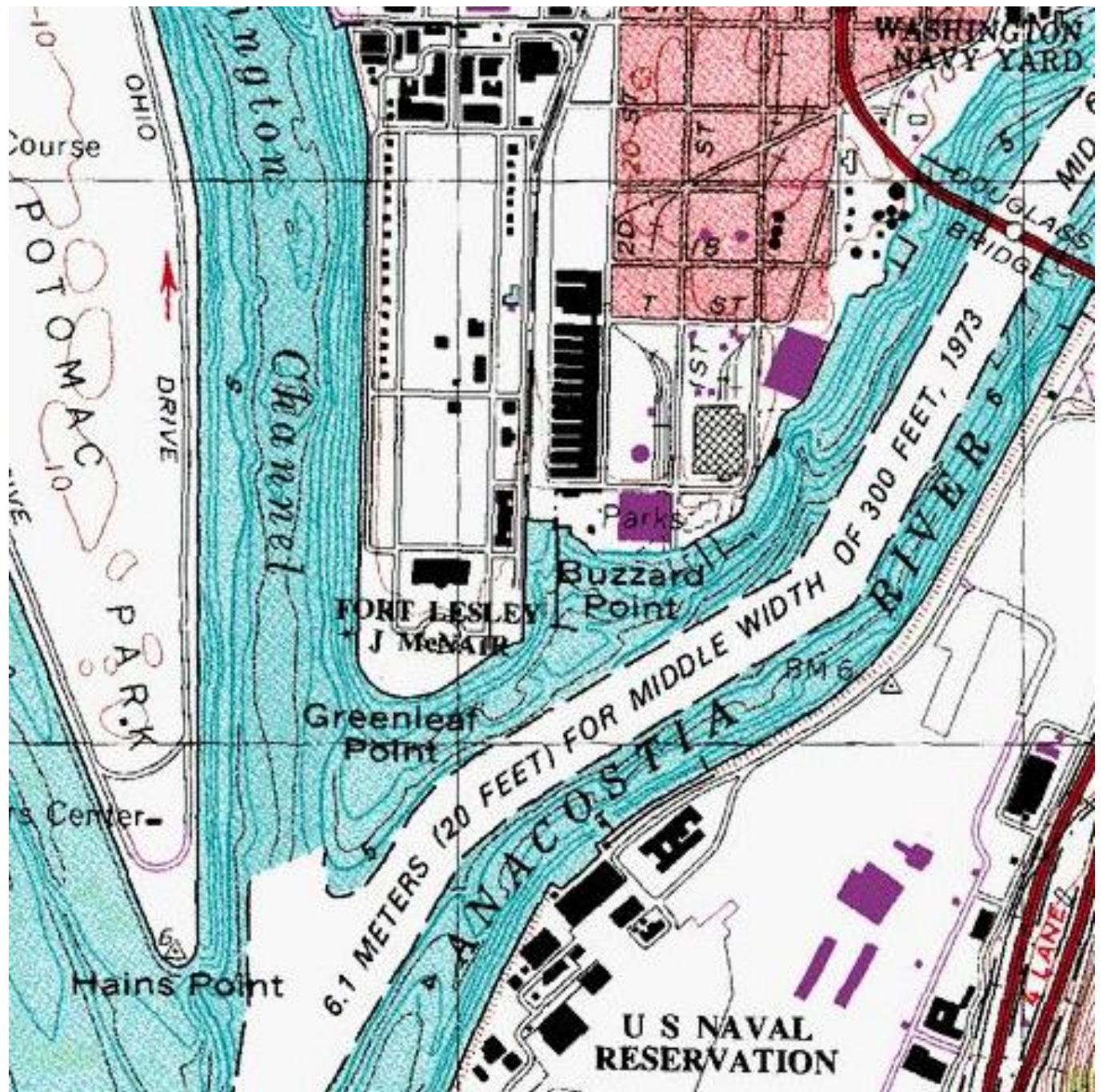


Buzzard Point Project - How Redevelopment and Industry Shaped
What DC's Latest "It" Neighborhood Was And What It Will Be



Credit USG - US Geological Survey, Public Domain, <https://commons.wikimedia.org/w/index.php?curid=11364575>

In its earliest days, the area that made up Indigenous fishing villages, hunting grounds filled with carrion, and later hunting grounds for settlers was known as Buzzard Point.¹ This name referred to the eastern section of the peninsula making up the southern tip of Washington, DC.² In 2021, Forbes magazine called Buzzard Point a “neighborhood to watch” due to the construction of the DC United Soccer stadium, other nearby sports facilities, and the development of high-end apartments and condominium complexes. It anticipated the completion of a new vision of the Southwest waterfront.

This is a far cry and perhaps an obfuscated vision of the neighborhood once called “Nowheresville”. The community was legally charted in 1800 (*see appendix I*) and was occupied mainly by low-income African Americans and some working-class white immigrants. The community has a history of engagement and activism. Boat captains and clergy organizing around labor issues have yielded to community advocates activating around air quality, contamination, and gentrification issues.³

This aspect of Buzzard Point in which citizens have to activate to protect their homes has not changed. Residents have sued, in their complaint they accused the City of Washington, DC of preferring a “creative class” in Buzzard Point over the lifelong residents of the area when it comes to amenities, access to public services such as health care, and other redevelopment choices. In short, they sued over gentrification. The legal process did not prevail, but questions of advocacy, political will, and morality remain⁴.

Alleys, Sewage and Disorder

Buzzard Point and the Anacostia tributary at points in its history have been referred to as the “nation's only navigable sewer” an affront to the place and the people who inhabit it. The history of dumping on and constructing over Buzzard Point is nearly as old as the neighborhood itself.

The area was comprised of “alleys” or areas divested from public services, proper roads and mainly occupied by African-Americans and poor European immigrants. The police census of 1894 found that 117 whites and 146 blacks were in the area

¹ This report was written by Prof. Monica Sanders, Georgetown Law Center and School of Continuing Studies. Research assistance thanks to Wilson Holzhaeuser of the Law Center Library, Natalie Kitzrow, Lexis Nexis guidance, and Megan Martinsen of the Lauinger Library Digital Services for research and kind assistance with GIS groups.

² WARD 6 HERITAGE GUIDE WARD 6 HERITAGE GUIDE, <https://planning.dc.gov/publication/ward-6-heritage-guide> (last visited Jul 25, 2022)

³ This report is an illustration of a number of issues in the Buzzard Point community. It does not contain legal advice, nor is it meant to establish a legal or legal services relationship between any of the authors and any person or persons mentioned in this report or with an interest in the information. The information contained in this work is for the educational benefit of the Georgetown University community, the Buzzard Point community and its allies.

⁴ COMMUNITY GROUPS AMP UP \$1B LEGAL FIGHT AGAINST D.C. OVER GENTRIFICATION BIZJOURNALS.COM, <https://www.bizjournals.com/washington/news/2018/08/03/community-groups-amp-up-1b-legal-fight-against-d-c.html> (last visited Jul 25, 2022)

below Q Street⁵. This was an extension of the area's earlier history as a populated space for the enslaved, freedmen, and indentured workers.

This area was an agricultural site at points and it lacked a closed sewer system. Animals once freely roamed the land, there was a burial ground for horses that could not be sent to factories for rendering. Dumping sites for garbage and manure also dotted the landscape. Most early structures described as shanties were built along 1st and South Capitol Streets SW. There was a canal and a sewer line routed to the Anacostia at the end of East Capitol Street⁶.

Sewage spills in the communities that would eventually be known as became Rosedale, Isherwood, and Kingman Park were a regular occurrence. Until the 1930s, James Creek was essentially a sewer that dumped into the Anacostia River. Because of the toxicity and undesirability, most of the area was undeveloped until the late 19th century.⁷ The addition of a closed sewer system did little to uplift the area or the health and safety of its residents.

In the 20th century, Buzzard Point would become an area of scattered rowhouses, known as shanties, narrow alleys and then later industrial warehouses and garages, cement plants, and a few government office buildings that would later be abandoned. A *Washington Star* article from June 29, 1932, said that Buzzard Point "was sparsely settled and for years it had an unsavory repute as part of the territory locally known as 'Bloodfield,' scene of many furious battles between disorderly groups."⁸ When the power plant was erected in 1933, it brought a symbol of modern energy to Buzzard Point Power Plant. That would be expanded in 1940 as part of the war effort. With that expansion came another heavy industry.

Munitions Plant and Torpedo Making

Two unique neighborhoods in the Washington, DC Metropolitan area provided their land and service to the World War II effort: Alexandria, Virginia, specifically Old Town and Anacostia, mostly Buzzard Point. A torpedo factory was constructed along the Alexandria waterfront. After the war, it was converted into a community arts center called the Torpedo Art Factory and can be still accessed along with a riverfront development that includes tourism, mixed housing, and rewilded natural habitats. On the other side of the river, a munitions factory was constructed. Typical components of munitions manufacturing at the time were: 4-dinitroanisole (DNAN), nitroguanidine (NQ), 3-nitro-1,2,4-triazol-5-one (NTO).⁹ These are typical

⁵ RECORDS OF THE GOVERNMENT OF THE DISTRICT OF COLUMBIA NATIONAL ARCHIVES AND RECORDS ADMINISTRATION, <https://www.archives.gov/research/guide-fed-records/groups/351.html> (last visited Jul 25, 2022) and <https://www.archives.gov/files/research/district-of-columbia/police-force-1861-1968.pdf>

⁶ *Id.* Ward 6 Heritage Guide

⁷ *Id.*

⁸ BUZZARD KILL WASHINGTON CITY PAPER, <https://washingtoncitypaper.com/article/251798/buzzard-kill/> (last visited Jul 25, 2022)

⁹ CHEMICAL WEAPONS PRODUCTION AND STORAGE FEDERATION OF AMERICAN SCIENTISTS:: CHEMICAL WEAPONS PRODUCTION AND STORAGE, <https://programs.fas.org/bio/chemweapons/production.html> (last visited Jul 25, 2022)

components and not specific to the plant, as the exact mixture is unknown, but are known carcinogens.¹⁰ According to Ft. McNair's historical registration permit, the base and Buzzard Point were also the site of an arsenal from 1815 to 1821 and expanded in 1851 during the Civil War, and later turned into the Washington DC Barracks. It was later the larger WWI munitions plant and a shipbuilding site – the largest in the world at one point. The plant was decommissioned after the war.¹¹ The area was designated a superfund site in 1998.¹² Now part of the area has been partially redeveloped into a waterfront park alongside mixed business and industrial uses. The area around Buzzard Point, as detailed in the resources on this site, is in process. To date, there is not a documented remediation process or inventory of the chemicals that may still be lingering in the soil.

The Pepco Power Plant

The main building, constructed in 1933 by the U.S. design and construction company of Stone & Webster... 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. That planning would have impacts beyond the power plant in the neighborhood.¹³ It led to numerous pleas for studies of the health and environmental impacts as well as concerns about the electromagnetic field.

The substation has solar components and increased capacity, and while papered over by a mural, it is a physical representation of the tension between the community's health concerns and a permitting process focused on future opportunities. For the record, Pepco has submitted for permitting approvals (See Appendix I) to continue working on the new waterfront substation (which residents oppose) and to have the old site designated as an historical landmark.¹⁴

According to the 2016 Buzzard Point Soccer Stadium Mitigation Study, not only was the Buzzard Point neighborhood cited as an "environmental justice community of

and Sun-Hye Lee, Su-Jin Lee, June-Hyung Kim & Bum-Joon Park (2007) Chemical Carcinogen, N-methyl-N'-nitro-N-nitrosoguanidine, is Specific Activator of Oncogenic Ras , *Cell Cycle*, 6:10, 1257-1264, DOI: 10.4161/cc.6.10.4243

¹⁰ Spain, J.C., Hughes, J.B. and Knackmuss, H.J. eds., 2000. Biodegradation of nitroaromatic compounds and explosives. CRC Press, 456 pgs.

¹¹ CRITERIA FOR THE DC INVENTORY OF HISTORIC SITES - | OP, <https://planning.dc.gov/sites/default/files/dc/sites/op/publication/attachments/DC%20and%20NR%20Criteria%20Handout.pdf> (last visited Jul 26, 2022) and <https://planning.dc.gov/sites/default/files/dc/sites/op/publication/attachments/Fort%20Leslie%20J%20%20McNair%20nomination.pdf>, See also <https://cgsc.contentdm.oclc.org/digital/collection/p4013coll8/id/3332>

¹² RIVER OF RESILIENCE: PART 8 ARCGIS STORYMAPS, <https://storymaps.esri.com/stories/2018/anacostia/8.html> (last visited Jul 25, 2022)

¹³ NPS SECTION 106 PARKPLANNING NATIONAL PARKS SERVICE, <https://parkplanning.nps.gov/document.cfm?parkID=428&projectID=78364&documentID=97759> (last visited Jul 25, 2022)

¹⁴ WHAT DOES THE FUTURE HOLD FOR THE BUZZARD POINT POWER PLANT? A PLAN IS IN THE WORKS. BIZJOURNALS.COM, <https://www.bizjournals.com/washington/news/2022/03/03/buzzard-points-power-plant.html> (last visited Jul 25, 2022)

concern” but it also noted that the area where the current power plant is cited was also, “Half Street to the east, T Street to the south, and 1st Street to the west. Square 0661, Lot 0805 is the northernmost parcel of the three; it is almost entirely paved and used as a parking lot. The middle parcel, Square 0661, Lot 0804 is vacant but was formerly the site of two petroleum ASTs.” The report goes on to say that because of the age of the buildings on and around the site, there is a possibility of them containing asbestos – which will become another contaminant of concern if any are deconstructed. Concerns about PCBs, commonly associated with electrical sites, were also listed in the assessment.¹⁵

The report goes on to note that in multiple areas: arsenic, chromium, benzene, ethylbenzene and petroleum hydrocarbons all exceeded both Environmental Protection Agency and DC Area “risk-based screening levels”. Most of these chemicals are of a class known as “forever chemicals” because of the amount of time, beyond any human lifespan, they take to break down and no longer be dangerous.¹⁶

Legal and Regulatory Complaints

From the research team’s real-time observations, it is difficult to stand in one place in Buzzard Point for more than a half hour without a cement or uncovered construction truck passing by. Residents have been complaining about particulate matter in the air for years. These concerns have only increased since the stadium construction and other development began.

There have been numerous legal and regulatory complaints against the companies doing the most work in the neighborhood. Those ranging from lawsuits related to gentrification to complaints and permitting violations related to air quality. In *Current Area Residents East Of the River v. District of Columbia* residents accused the city of racially based discrimination and claimed the city was ignoring the needs of long-time residents, even tolerating their displacement in favor of an incoming “creative class” as described in filings. Residents say that bias rises to the level of civil rights violations.¹⁷ While not directly related to the environmental justice problems, the lawsuit provides useful context for residents’ struggles. There is an appearance that redevelopment and industry is taking precedent over long-time members of the community. This story is not new in Buzzard Point’s history. Superior Concrete, which plays a significant role in the redevelopment of Buzzard Point. Has been the subject of complaints and legal action. In 2020 it paid \$250,000 in fines to the EPA for Clean Air Act violations at its plant in the

¹⁵ ENVIRONMENTAL MITIGATION STUDY (EMS) ENVIRONMENTAL MITIGATION STUDY (EMS), <https://dmped.dc.gov/publication/environmental-mitigation-study-ems> (last visited Jul 25, 2022)

¹⁶ FOREVER CHEMICALS ARE WIDESPREAD IN U.S. DRINKING WATER SCIENTIFIC AMERICAN, <https://www.scientificamerican.com/article/forever-chemicals-are-widespread-in-u-s-drinking-water/> (last visited Jul 25, 2022)

¹⁷ DOCKET FOR CURRENT AREA RESIDENTS EAST OF THE RIVER V. DISTRICT OF COLUMBIA, 1:18-CV-00872 COURT LISTENER, <https://www.courtlistener.com/docket/6363879/current-area-residents-east-of-the-river-v-district-of-columbia> (last visited Jul 27, 2022)

neighborhood.¹⁸ During the public hearing process for Superior Concrete’s permit, residents complained about air quality, lack of paving around the site, and uncovered trucks containing concrete and cement materials moving throughout the neighborhood (See Appendix II). Recent photos of the neighborhood would suggest these issues may be outstanding. The company’s permit expires on January 25, 2023.¹⁹ Public meetings and opportunities to comment should be held prior to renewal, offering residents another opportunity to respond and raise new claims.

Residents are not the only ones struggling with finding relief in the courts. In the 2020 case, *Florida Rock Properties v. Jemal’s Buzzard Point*, a real estate developer struggled with its claims that petroleum contamination from a fuel terminal was leaking onto its property “impacting the groundwater”. Listed in the suit were Superior Concrete, Vulcan Materials – another company with large operations in Buzzard Point and a spotty record – Opportunity Concrete, Exxon Mobil, and Hess Corporation. A motion for summary judgment was granted because of the statute of limitations time bar.²⁰ Vulcan Materials’ name appears in a number of complicated environmental claims in communities around the country. There was also a 2020 Clean Water Act violation filed against Vulcan Materials related to contamination near the Flint River.²¹ In DC, the Department of Environmental Quality also issued a permit violation based on Clean Air and Clean Water Act violations.²² In 2009 and 2010, Vulcan was the target of a set of cases from the U.S. Virgin Islands. Residents claimed that Vulcan, along with Dow Chemical and other defendants were responsible for the contamination of the ‘Tutu Wells Aquifer’ which was listed as an Environmental Protection Agency severely contaminated site on the National Priorities List. The case was dismissed for lack of jurisdiction.²³ In a now-archived Securities and Exchange Commission filing, records show Vulcan involved in a series of claims in Modesto, California related to “recovery of unreimbursed costs incurred by it for activities undertaken in response to the release or threatened release of hazardous substances at the Modesto Groundwater Superfund Site in Modesto, Stanislaus County, California.” It is important to note that the company, in 2007 – 2008 paid compensatory and not punitive damages to

¹⁸ EPA, [https://www.epa.gov/newsreleases/epa-settlement-penalizes-superior-concrete-materials-clean-air-act-violations-former-dc#:~:text=PHILADELPHIA%20\(September%20%2C%202020\),Environmental%20Protection%20Agency%20announced%20today](https://www.epa.gov/newsreleases/epa-settlement-penalizes-superior-concrete-materials-clean-air-act-violations-former-dc#:~:text=PHILADELPHIA%20(September%20%2C%202020),Environmental%20Protection%20Agency%20announced%20today). (last visited Jul 27, 2022)

¹⁹ FINAL AIR QUALITY PERMIT 7188 - SUPERIOR CONCRETE MATERIALS FINAL AIR QUALITY PERMIT 7188 - SUPERIOR CONCRETE MATERIALS, <https://doee.dc.gov/release/final-air-quality-permit-7188-superior-concrete-materials> (last visited Jul 27, 2022)

²⁰ FOREVER CHEMICALS ARE WIDESPREAD IN U.S. DRINKING WATER SCIENTIFIC AMERICAN, <https://www.scientificamerican.com/article/forever-chemicals-are-widespread-in-u-s-drinking-water/> (last visited Jul 25, 2022)

²¹ CONSENT AGREEMENT AND FINAL ORDER WITH VULCAN CONSTRUCTION ... - EPA.GOV, https://www.epa.gov/sites/default/files/2020-07/documents/vulcan_construction_materials_signed_cafo.pdf (last visited Jul 27, 2022)

²² JUNE 2021 FREE - THESOUTHWESTER.COM, <https://thesouthwester.com/wp-content/uploads/2021/05/Southwester-June-2021.pdf> (last visited Jul 27, 2022)

²³ GOVERNMENT OF U.S. VIRGIN ISLANDS V. VULCAN MATERIALS CO.. LEGAL RESEARCH TOOLS FROM CASETEXT, <https://casetext.com/case/government-of-us-virgin-islands-v-vulcan-materials-co> (last visited Jul 27, 2022); *see also* MATHES V. VULCAN MATERIALS COMPANY LEGAL RESEARCH TOOLS FROM CASETEXT, <https://casetext.com/case/mathes-v-vulcan-materials-company> (last visited Jul 27, 2022)

settle the case.²⁴ Similar complaints were filed, unsuccessfully, in New Jersey in the late 1980s.²⁵ Because the company is the nation's largest of its kind, according to its LinkedIn site, there are numerous legal actions to be viewed across the country.

The Redevelopment of Buzzard Point

The District of Columbia's plan for a healthy and economically viable Buzzard Point is stunning. Questions remain around for whom the redevelopment is being done. Walking through the neighborhood, neat public housing complexes and rowhouses belonging to generational residents of Buzzard Point are giving way to stadium parking, upscale hotels, and shiny apartments and condos. In an American Planning Association independent report – which was written by an independent community assistance planning team associated with the plan, there was an intentional inclusion of a variety of voices on the topic of redevelopment. Its recommendations in 2009- 2010 were quite different from what manifested in the following years.²⁶ The report stated that the area between 2nd street SW and P Street, should not be the focus of large-scale redevelopment because it would “significantly reduce the amount of affordable housing available” to residents. (p.9) The report recommended the aforementioned area and the area around Fort Mc Nair not be a redevelopment target. Instead, it recommended taking advantage of vacant land and unoccupied office buildings as targets of opportunity for new uses.

In the city's 2017 development vision document, many of the recommendations that were about improving water access, riverine health, and development that took advantage of the “unique character” of the confluence of the Potomac and Anacostia Rivers were kept. The 2017 document noted a series of meetings with community leaders, along with renderings of the ideas they submitted on a map of the neighborhood. These are shown alongside those of property owners and developers. However, as the report continues with designs for living shorelines, LEED-certified architecture, and new residential design, the referenced concerns about access to public healthcare and affordable housing dissipate into the new vision²⁷ of an upscale waterfront similar to the redevelopment at the DC Wharf. The question of what happened to the suggestions from long-time residents' voices lingers.

²⁴ FORM 10-Q QUARTERLY REPORT VULCAN MATERIALS COMPANY, <https://www.sec.gov/Archives/edgar/data/1396009/000095014408006090/g14581e10vq.htm#111> (last visited Jul 27, 2022)

²⁵ MATTER OF VULCAN MATERIALS CO.. JUSTIA LAW, <https://law.justia.com/cases/new-jersey/appellate-division-published/1988/225-n-j-super-212-0.html> (last visited Jul 27, 2022)

²⁶ BUZZARD POINT ALTERNATIVE FUTURES: FINAL RECOMMENDATIONS AMERICAN PLANNING ASSOCIATION, <https://www.planning.org/publications/document/9193307/> (last visited Jul 25, 2022)

²⁷ BUZZARD POINT VISION FRAMEWORK AND DESIGN REVIEW GUIDE BUZZARD POINT VISION FRAMEWORK AND DESIGN REVIEW GUIDE, <https://planning.dc.gov/publication/buzzard-point-vision-framework-and-design-review-guide> (last visited Jul 25, 2022)

What's Next For Legacy Residents

In the opinion of an off-the-record source, for the people of Buzzard Point, legal options might be limited because of statutes of limitations and the overall difficulty of proving harm in these kinds of cases. However, residents have said that some of the negative health effects could be cured by providing more affordable access to healthcare in the neighborhood. In addressing the redevelopment and gentrification issues, the coming year or two would be an opportune time to revisit the promises of one-to-one housing replacement or explore an intentional, culturally competent relocation program. The goal of the city should be an acknowledgment of the complex historical and continual complications this neighborhood has faced.

The District of Columbia leaders should work with residents to come up with solutions to help them maintain a healthy community with access to services and economic opportunities coming into the neighborhood. These suggestions are not novel, but reflective of years of advocacy and outreach from residents, qualitative and quantitative research results from scholars working in the community, and allies in the policy realm. The next step is to take action for the people of Buzzard Point.

References and Resources

Website with Air Quality Monitor for Buzzard Point – lists known pollutants and air quality by daypart

<https://air.plumelabs.com/air-quality-in-buzzard-point-aw-2218336>

Archive of Energy Justice Network Listing of Hazardous Facilities in Buzzard Point

<http://www.energyjustice.net/map/displayfacility-64175.htm>

2021 Academic Study of Air Quality and Health Impacts in Buzzard Point

<https://www.liebertpub.com/doi/10.1089/env.2020.0066>

ArcGIS Map of Buzzard Point:

<https://dcatlas.dcgis.dc.gov/mar/map.htm?x=38.86358009&y=-77.012762&name=BUZZARD%20POINT>

DC Planning 2017 Vision Guide

https://planning.dc.gov/sites/default/files/dc/sites/op/publication/attachments/Buzzard%20Point%20VF_web_final.pdf

National Park Service Sec. 106 Study of Buzzard Point

<https://parkplanning.nps.gov/document.cfm?parkID=428&projectID=78364&documentID=97759> and list of NPS assessments

<https://parkplanning.nps.gov/projectHome.cfm?parkID=428&projectID=78364>

Buzzard Point Soccer Stadium Environmental Mitigation Study

https://dmped.dc.gov/sites/default/files/u23/Buzzard_Point_Soccer_Stadium_EMS_Ch1-3_12_19_2014_web.pdf

Buzzard Point Oral History Project

<https://dcplislandora.wrlc.org/islandora/object/dcplislandora%3A100992>

Hill Rag: The Peculiar History of Buzzard Point

<https://www.hillrag.com/2021/09/08/the-peculiar-history-of-buzzard-point/#:~:text=Buzzard%20Point's%20current%20status%20as,of%20the%20Linc%20assassination%20conspirators.>

Washington Post: Buzzard Point residents have spent years fighting for a cleaner neighborhood. With newcomers, there's hope there may be action.

https://www.washingtonpost.com/local/buzzard-point-pollution-gentrification/2021/05/04/11345626-acf4-11eb-b476-c3b287e52a01_story.html

The Southwester: Buzzard Point: A Historic Struggle With Dust And Ill Health

<https://thesouthwester.com/2021/06/09/buzzard-point-a-historic-struggle-with-dust-and-ill-health/>

Pepco Press Release: Local Artists Create Vibrant Mural Art At Pepco Substation in Buzzard Point

<https://www.pepco.com/News/Pages/LocalArtistsCreateVibrantMuralAtPepcoSubstationInBuzzardPoint.aspx>

Washington Business Journal: What Does The Future Hold For The Buzzard Point Power Plant? A Plan Is In The Works

<https://www.bizjournals.com/washington/news/2022/03/03/buzzard-points-power-plant.html>

Washington Business Journal: Community Groups Amp Up \$1B Fight Against District of Columbia

<https://www.bizjournals.com/washington/news/2018/08/03/community-groups-amp-up-1b-legal-fight-against-d-c.html>

Current Area Residents East of the River v. District of Columbia

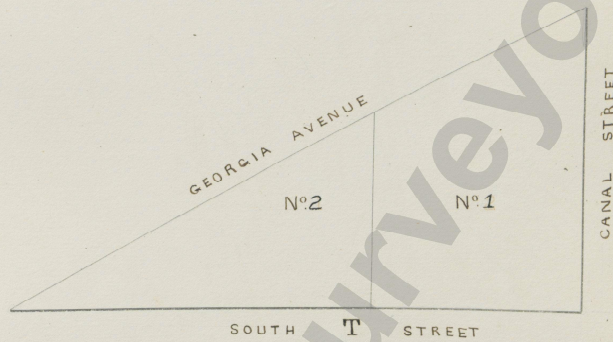
<https://www.courtlistener.com/docket/6363879/current-area-residents-east-of-the-river-v-district-of-columbia/>



1901 Rendering of Buzzard Point, National Archives, Reprinted in Hill Rag

1202

At the request of the Commissioners of the City of Washington the following Square was recorded the 13th day of January 1801 -



Square West of 606 City of Washington

Bounded on {
 The North West by Georgia Avenue. Three hundred and thirty seven feet four inches.
 The South by T Street South. Two hundred and ninety nine feet, one and a half inches.
 The East by Canal Street. One hundred and fifty six feet.

As per return dated June 16th 1793

Done 27th 1800
R. King Surveyor

The Commissioners and Nolley Young original proprietor of this Square west of Square numbered six hundred and six in the City of Washington have agreed, that the whole of the same Square shall remain to the said Nolley Young agreeably to the Deeds of Trust covering Lands in the said City -

Witness our hands this twenty eighth day of October in the year One thousand eight hundred.

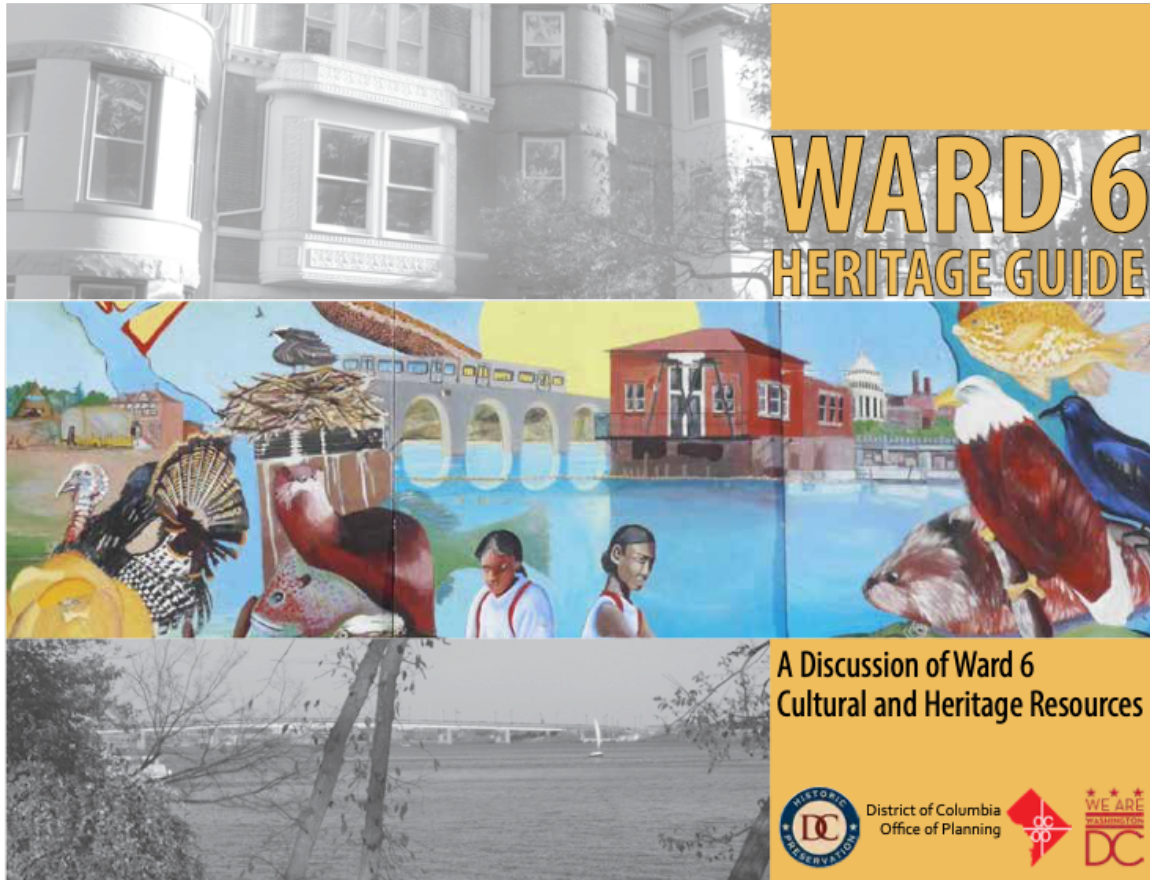
Witness!
Mrs Brent

Just: Scott }
Alex White } Commisrs

Nolley Young

Office of the Surveyor, D.C.

Buzzard Point, SW DC Land Survey Filing from November 1800, Recorded 1801



Ward 6 Cultural Heritage Guide

No. 10-306 (Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**
FOR FEDERAL PROPERTIES

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME Fort at Greenleaf's Point; Washington Arsenal; U. S. Penitentiary;
Washington Barracks; Army War College

HISTORIC

AND/OR COMMON
Fort Lesley J. McNair

2 LOCATION

STREET & NUMBER 4th and P Streets, SW

CITY, TOWN Washington

STATE D. C. VICINITY OF Walter E. Fauntroy, Congressman

CONGRESSIONAL DISTRICT

COUNTY CODE 001

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> MILITARY <input type="checkbox"/> OTHER

4 AGENCY

REGIONAL HEADQUARTERS (IF APPLICABLE)
U. S. Army (Commanding General, Military District of Washington)

STREET & NUMBER
Fort Lesley J. McNair

CITY, TOWN Washington

STATE D. C.

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Registry of Deeds

STREET & NUMBER
6th and D Streets, NW

CITY, TOWN Washington

STATE D. C.

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
District of Columbia Inventory of Historic Sites

DATE

---FEDERAL STATE ---COUNTY ---LOCAL

DEPOSITORY FOR SURVEY RECORDS National Capital Planning Commission

CITY, TOWN Washington

STATE D. C.

Ft. McNair Historic Site Nomination (mentions uses of area around Buzzard Point)

Appendix I Pepco

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE



HISTORIC PRESERVATION REVIEW BOARD
APPLICATION FOR HISTORIC LANDMARK OR HISTORIC DISTRICT DESIGNATION

New Designation X
Amendment of a previous designation

Please summarize any amendment(s)
Property name Potomac Electric Power Company Substation No. 25
If any part of the interior is being nominated, it must be specifically identified and described in the narrative statements.

Address 2119 Champlain Street, NW

Square and lot number(s) Square 2562/ Lot 0097 ^{pt of}

Affected Advisory Neighborhood Commission 1C (07)

Date of construction 1930-1931 Date of major alteration(s)

Architect(s) Arthur B. Heaton

Architectural style(s) MODERN MOVEMENT/Art Deco

Original use INDUSTRY/Energy facility

Property owner Potomac Electric Power Company (PEPCO)

Legal address of property owner 701 9th Street, NW, Washington, DC 20001

NAME OF APPLICANT(S) DC Preservation League

If the applicant is an organization, it must submit evidence that among its purposes is the promotion of historic preservation in the District of Columbia. A copy of its charter, articles of incorporation, or by-laws, setting forth such purpose, will satisfy this requirement.

Address/Telephone of applicant(s) 1221 Connecticut Avenue, NW, Washington, DC 20036

Name and title of authorized representative Rebecca Miller, Executive Director

Signature of representative [Signature] Date 4/14/2016

Name and telephone of author of application

Date received 4/20/16
H.P.O. staff VAD

#16-11

Pepco Application For Power Plant Historic Designation

Appendix II – Superior Concrete

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Energy and Environment

January 26, 2018

Roberto Talavera
Director of Technical Services/Operations
Superior Concrete Materials, Inc.
1601 South Capitol Street SW
Washington DC 20003

Re: Permit No. 7188 to Construct and Operate a Ready Mix Portable Concrete Batch Plant at 1721 South Capitol Street SW, Washington DC

Dear Mr. Talavera:

Pursuant to sections 200.1 and 200.2 of Title 20 of the District of Columbia Municipal Regulations (20 DCMR), a permit from the Department of Energy and Environment ("the Department") shall be obtained before any person can construct or operate a stationary source in the District of Columbia. The application of Superior Concrete Materials, Inc. ("the Permittee") for a permit to construct and operate a central mix ready mix portable concrete batch plant with one (1) C&W BP-790 Pulse Jet Dust Collector (Central Dust Collector) and three (3) Silo Dust Collectors at 1721 South Capitol Street SW has been received. Permission to construct and operate the ready mix portable concrete batch plant per the submitted plans and specifications on the application received September 21, 2017, and additional information received October 27, 2017 and November 2, 2017, and statements made during the public hearing on December 18, 2017 is granted subject to the following conditions:

I. General Requirements:

- a. The approved central mix ready mix portable batch concrete plant shall be constructed and operated in accordance with all applicable air pollution control requirements of 20 DCMR. This plant shall be constructed with the following dust control measures in place, which shall be continuously maintained for the duration of the operation at the site:
 1. The primary mixing facility shall be enclosed in a closed-sided and roofed structure;
 2. The facility shall be fully paved, to the extent permitted by the stormwater management permit;
 3. The facility shall be equipped with a pressure wash system for trucks which shall be used on all trucks exiting the site, except when temperatures are at or below 32 °F.;
 4. All conveyors shall be covered by wind shield covers;



1200 First St. NE, 5th Floor, Washington, DC 20002 | tel: 202.535.2600 | web: ddoe.dc.gov



Permit for Superior Concrete Plant (Expires in January 2023)

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Energy and Environment

COMMENT RECONCILIATION MEMORANDUM

TO: File

FROM: Stephen S. Ours, P.E. *SSO*
Chief, Permitting Branch

SUBJECT: **Comment Reconciliation Memo – Superior Concrete Materials, Inc.
Draft Permit No. 7188 to Construct and Operate a Ready Mix Concrete
Batch Plant at 1721 South Capitol Street SW**

DATE: January 26, 2018

BACKGROUND

On November 17, 2017, the Air Quality Division (“AQD”) of the Department of Energy and Environment (“DOEE” or “the Department”) issued draft Chapter 2 permit No. 7188 proposing to issue a permit to Superior Concrete Materials, Inc. to construct and operate a ready mix concrete batch plant at 1721 South Capitol Street SW.

A properly noticed public hearing was held at the Southwest Public Library, 900 Wesley Place SW, Washington DC on December 18, 2017.

The public comment period was extended through Friday, January 5, 2018.

A number of people testified at the public hearing. Additionally, a number of people submitted written comments.

This memorandum responds to these comments and explains any actions taken to address them.

In some cases, similar comments were made by multiple commenters. In these cases, comments have been combined and summarized and only one comment response is provided in the table below.



1200 First Street NE, 5th Floor, Washington, DC 20002 | (202) 535-2600 | doee.dc.gov



Appendix III – Buzzard Point Vision Document and Studies



Southwest / Navy Yard / Buzzard Point
Advisory Neighborhood Commission 6D

1101 Fourth Street, SW
Suite W 130
Washington, DC 20024
202.554.1795
Email: 6d@anc.dc.gov
Website: www.anc6d.org

OFFICERS

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Gail Fast
Vice Chairperson
Andy Litsky
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Edward Daniels
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SMD 2 *vacant*
SMD 3 *Ronald Collins*
SMD 4 *Andy Litsky*
SMD 5 *Fredrica Kramer*
SMD 6 *Rhonda Hamilton*
SMD 7 *Edward Daniels*

December 30, 2020

Ms. Elisa Vitale
Development Review Specialist
DC Office of Planning
1100 4th Street, SW
Washington DC 20024

Via email: elisa.vitale@dc.gov
With copy to: Kristin Connall, kconnall@akridge.com

RE: Comments on Large Tract Review Application for 100 V St. SW (Square 609, Lot 804 and Square 611, Lots 19 ad 810)

Dear Ms. Vitale:

At a regularly scheduled and properly noticed public meeting on December 14, 2020 with a quorum present, a quorum being four commissioners, Advisory Neighborhood Commission (ANC) 6D voted 6-0-0 to provide written comments to the Office of Planning (OP) on Akridge’s Application for Large Tract Review of the upcoming redevelopment of 100 V Street SW.

This large site, to be completed in two phases, will ultimately include over 2000 residences, several hotel and office spaces and a variety of retail opportunities. As such, it will dominate and largely determine the character and functioning of Buzzard Point. ANC 6D has received a full briefing by the Applicant, is excited about prospects for a well-designed and imaginative new village setting, but has raised several issues that it hopes OP and the Applicant will address.

First, while there will be a new Anacostia River Walk along the water’s edge around Buzzard Point and new recreational uses of the water itself, there will be very little green space remaining as a result of the redevelopment of Buzzard Point and including this site. The 100 V St. plan calls for a park space at the southern end of the site along V St., which would cover the full block between 1st and 2nd streets and be about 50 feet wide from the curb to the building line. **ANC 6D is requesting that the Applicant reimagine this area and instead of the**

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BUZZARD POINT

Vision Framework + Design Review Guide

NOVEMBER 2017



National Park Service
U.S. Department of the Interior

National Capital Region
Washington, DC



Section 106 Assessment of Effects

Buzzard Point Park Improvements
Environmental Assessment

August 2019

National Park Service Assessment for Buzzard Point