

POPLAR POINT

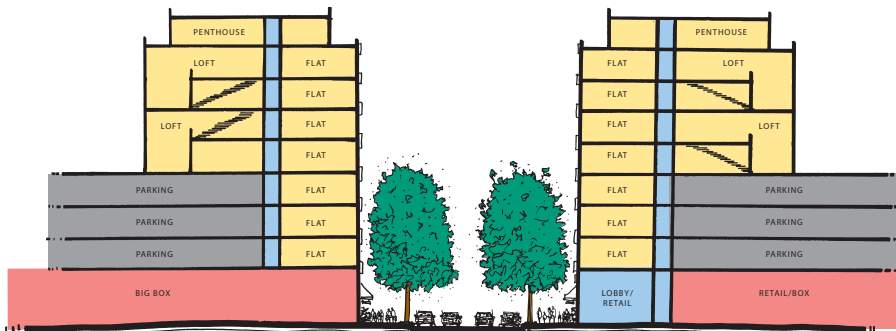
Washington, DC

CLIENT: NAME WITHHELD AT CLIENTS REQUEST

SIZE: 80+ ACRES

SERVICES: MASTER PLANNING
ARCHITECTURE
LANDSCAPE

STATUS: PLANNING COMPLETE



Along a prominent bend in the eastern shoreline of the Anacostia River, this underutilized land has nearly a mile of unimpeded access to the water and spectacular views of the Capitol and downtown. Taking advantage of the waterfront, the master plan includes transforming the property into a mixed-use live, work, play and entertainment district. Also, a new Major League Soccer stadium, music venues, retail, office and residential uses will be featured.

The development is focused around a series of village greens that extend from the surrounding neighborhood to a new regional waterfront park and venues. Distinct retail, residential, and civic districts are formed around these greens and street hierarchy. The development program for the district calls for some 750,000 square feet of retail, 1.2 million square feet of office, 500 hotel rooms and almost 2,000 residential units.

The work described on this page was completed by David Robbins while working with the HOK Planning Group.