Vision without Action is a Daydream.
Action without Vision is a Nightmare.

-Japanese Proverb
Ten years ago, Andy Altman, the director of the D.C. Office of Planning under Mayor Anthony Williams, became chief executive of the Anacostia Waterfront Corporation, a development body he'd helped create. Ten months later, he left for the private sector and a career that landed him as Philadelphia's top development official and as the chief executive of the organization overseeing the development of London's 2012 Olympic Park.
D.C. population, 1790-2018

The last time D.C.’s population was at its current levels was in the 1970s.


D.C. Policy Center | dcpolicycenter.org
In Superstar Cities, the Rich Get Richer, and They Get Amazon

By Emily Badger
Nov. 7, 2018

New York and Washington are leaving the rest of the country behind. Companies like Amazon explain why. In the end, even Amazon has behaved according to this rule: In the modern tech economy, cities that already have wealth, opportunity, highly educated workers and high salaries will just keep attracting more of them.
WASHINGTON — A struggling waterfront along the Potomac River will morph into a long-awaited commercial and residential destination known as the Wharf when it opens next month. It’s a return to life for the area, which was commonly known as “the wharf” for decades before the nation’s first federal urban renewal effort here went awry, erasing a neighborhood and its once-thriving riverside.
A look back...
Congress today approved legislation to create a financial control board for the District of Columbia, a measure that would effectively end home rule for the city for at least eight years. President Clinton is expected to sign the bill into law shortly.

Like similar boards established to guide New York, Philadelphia and other cities through earlier fiscal crises, the five-member financial control panel, whose members are to be appointed by Mr. Clinton, would have vast authority over municipal spending, financial planning, borrowing, hiring and contracts. It would also have authority to overrule decisions of Mayor Marion S. Barry Jr. and the City Council, a power that would give unelected officials the largest influence over the District since limited home rule was granted by Congress more than 20 years ago.
"The city we see in 2010 reflects a successful residential strategy—a substantial increase in the District population, including families with children. This paper sets out a bold overall vision for economic development and fiscal stability in the District of Columbia over the next ten years. We hope this vision will stimulate vigorous debate and discussion about the District’s future and its role in the Greater Washington region. We also hope that broad-based community dialogue about the future of the city will lead to the emergence of a shared vision—not necessarily the one sketched out here—and to renewed public-private action that will turn this shared vision into reality over the next decade.

I. A Vision of Washington in Ten Years

We believe that if we were able to question a diverse group of people about their hopes for the future of Washington, a few themes would emerge clearly. People would tell us that they wanted a safe, attractive neighborhood, effective schools preparing their children for productive lives, and decent housing they could afford. They would say they wanted accessible shopping areas with a variety of stores, restaurants, and entertainment; they could get to easily. People would tell us that they wanted plenty of job opportunities for themselves and their children, with chances to get more training and opportunities for promotion. They would talk about high-quality public services, responsive police, fire, and emergency services, well-maintained streets, and government public transportation.

We believe they would also speak of the importance of community, of being proud to live and work in Washington. They would talk about the importance of diverse social and ethnic groups working together to improve the city and of their hopes that no one would feel left out.

We tried to describe what such a Washington might look like in ten years and how it might differ from the city of today. The vision we see in 2010 reflects a successful residential strategy—a substantial increase in the District population, including families with children. It reflects the revitalization of Washington’s neighborhoods with a central focus on effective schools and neighborhood services. Our vision is an ambitious one that entails physical changes, such as the restoration of the Anacostia River and development along its banks, as well as substantial population and economic growth.

More specifically, we imagine a city in 2010, in more densely settled, with a population of about 872,000—an increase of 100,000 or 15 percent since 2000. About half of the new residents are in households with children, while the other half are singles, couples without children, and empty-nesters. The overall social and ethnic mix of the city’s population has not shifted markedly; African Americans retain a slight majority and immigrants from Central America, Asia, and Africa are a significant presence in the city as well as in...
The Opportunity
Washington: Two Waterfronts. Two Realities.

Potomac

Anacostia
Anacostia River is “off the map”
The Anacostia Waterfront: 2000

- 20 Stakeholder agencies
- 2,800 acres of land
- 95% publicly-owned shoreline
- 70% publicly-owned land
- NPS - 1200 acres (42% of total)

Demographics:
- Total Population 43,348
- Total Households 19,585
- Median income $29,771
“Look at the Anacostia River. We must clean it up!

We must make the river that once divided us a symbol of our unity and the engine for a thriving waterfront in the Nation’s Capital.”

- Mayor Anthony A. Williams
MOU
Signed on
the USS Barry
A Revitalization Agenda

Mayor Williams and the citizens of Washington
D.C. Builds explored the complex story of the Anacostia River’s life as a working river and built environment.

The exhibition also looked into current efforts to restore the river as a place of beauty and civic potential.

The rediscovery of the Anacostia River reflects a new trend in urban growth across the country to capitalize on once-abandoned or abused riverfronts.
<table>
<thead>
<tr>
<th>The AWI Strategy</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 A Clean and Active River</td>
</tr>
<tr>
<td>Charting the environmental restoration of the river over 25 years</td>
</tr>
<tr>
<td>2 Breaking Down Barriers and Gaining Access</td>
</tr>
<tr>
<td>Reconstructing transportation infrastructure to better serve neighborhoods and the region</td>
</tr>
<tr>
<td>3 A Great Riverfront Park System</td>
</tr>
<tr>
<td>Transforming over 1,800 acres of public open space into an interconnected RiverParks system</td>
</tr>
<tr>
<td>4 Cultural Destinations of Distinct Character</td>
</tr>
<tr>
<td>Introducing new museums and monuments which emphasize the civic importance of the Anacostia</td>
</tr>
<tr>
<td>5 Building Strong Waterfront Neighborhoods</td>
</tr>
<tr>
<td>Increasing the vitality of waterfront neighborhoods by adding over 20,000 households and up to 40,000 new jobs</td>
</tr>
</tbody>
</table>
15 Years Later...

Mayor’s Report on the Resurgence of the Anacostia Waterfront
ANACOSTIA WATERFRONT TIMELINE

2000:
- Anacostia Waterfront Initiative
- Hill East Master Plan
- Anacostia Waterfront Framework Plan
- Aquatic Resources Education Center opens
- Anacostia Waterfront Transportation Master Plan

2002:
- DC Lands Act to transfer Poplar Point
- Anacostia Waterfront Transportation Architecture Design Guidelines
- Comprehensive Plan for the National Capital District Elements
- Anacostia 2022 Plan for Fishable and Swimmable Anacostia River
- Anacostia Waterfront Development Zone
- Comprehensive Stormwater Enhancement Amendment Act

2003:
- Anacostia River Education Center opens
- Transportation Master Plan
- Anacostia Waterfront Initiative Transportation Master Plan (2014 Update)
- Move DC
- National Park opens
- Capitol Riverfront BID authorized
- Boathouse Row Planning Study
- Anacostia River Cleanup and Protection Act (DC Bag Law)

2004:
- 2009:
- Boathouse Row Planning Study
- Anacostia River cleanup and protection act (DC Bag Law)
- Kingman Island Bluegrass Festival celebrates first year
- Arena Stage renovated

2005:
- Kingman Island Bluegrass Festival celebrates first year
- Arena Stage renovated

2006:
- Kingman Island Bluegrass Festival celebrates first year
- Arena Stage renovated

2007:
- Kingman Island Bluegrass Festival celebrates first year
- Arena Stage renovated

2008:
- Kingman Island Bluegrass Festival celebrates first year
- Arena Stage renovated

2009:
- Kingman Island Bluegrass Festival celebrates first year
- Arena Stage renovated

2010:
- Kingman Island Bluegrass Festival celebrates first year
- Arena Stage renovated

2012:
- 11th Street Bridge reconstruction completed
- Anacostia BID authorized
- Maryland Avenue Small Area Plan
- Anacostia River Watershed Implementation Plan (WIP)
- Anacostia Arts Center opens
- Southeast EcoDistrict Sustainable DC
- Anacostia Waterfront Initiative Transportation Master Plan (2014 Update)
- Waterfront Phase 1 opens
- Wharf Phase 1 opens
- Museum of the Bible opens
- Bicentennial Park Vision Framework + Design Review Guide
- Anacostia River Tunnel completed
- $4.7 million for Kingman Island
- Audi Field opens
- MLB All-Star Game
- Fort McNair Master Plan
- Watts Branch Flood Risk Management Study
- RFK Stadium Master Plan
- Anacostia Riverwalk connected to Maryland (19 miles completed)
- Climate Ready DC
- Fisheries and Wildlife Omnibus Amendment Act
- Kingman and Heritage Islands Park Feasibility Study
- Southwest BID authorized
- Anacostia River Festival celebrates first year
- Southeast Boulevard Planning Study
- Southwest Neighborhood Small Area Plan
- Nonwoven Disposable Products Act
- Anacostia Arts Center opens
- Southeast EcoDistrict Sustainable DC
- Anacostia Waterfront Initiative Transportation Master Plan (2014 Update)
- Anacostia Riverwalk connected to Maryland (19 miles completed)
- Climate Ready DC
- Fisheries and Wildlife Omnibus Amendment Act
- Anacostia River Tunnel completed
- $4.7 million for Kingman Island
- Audi Field opens
- MLB All-Star Game
- Fort McNair Master Plan
- Watts Branch Flood Risk Management Study
- RFK Stadium Master Plan

2013:
- 11th Street Bridge reconstruction completed
- Anacostia BID authorized
- Maryland Avenue Small Area Plan
- Anacostia River Watershed Implementation Plan (WIP)
- Anacostia Arts Center opens
- Southeast EcoDistrict Sustainable DC
- Anacostia Waterfront Initiative Transportation Master Plan (2014 Update)
- Waterfront Phase 1 opens
- Wharf Phase 1 opens
- Museum of the Bible opens
- Bicentennial Park Vision Framework + Design Review Guide
- Anacostia River Tunnel completed
- $4.7 million for Kingman Island
- Audi Field opens
- MLB All-Star Game
- Fort McNair Master Plan
- Watts Branch Flood Risk Management Study
- RFK Stadium Master Plan

2014:
- 11th Street Bridge reconstruction completed
- Anacostia BID authorized
- Maryland Avenue Small Area Plan
- Anacostia River Watershed Implementation Plan (WIP)
- Anacostia Arts Center opens
- Southeast EcoDistrict Sustainable DC
- Anacostia Waterfront Initiative Transportation Master Plan (2014 Update)
- Waterfront Phase 1 opens
- Wharf Phase 1 opens
- Museum of the Bible opens
- Bicentennial Park Vision Framework + Design Review Guide
- Anacostia River Tunnel completed
- $4.7 million for Kingman Island
- Audi Field opens
- MLB All-Star Game
- Fort McNair Master Plan
- Watts Branch Flood Risk Management Study
- RFK Stadium Master Plan

2015:
- 11th Street Bridge reconstruction completed
- Anacostia BID authorized
- Maryland Avenue Small Area Plan
- Anacostia River Watershed Implementation Plan (WIP)
- Anacostia Arts Center opens
- Southeast EcoDistrict Sustainable DC
- Anacostia Waterfront Initiative Transportation Master Plan (2014 Update)
- Waterfront Phase 1 opens
- Wharf Phase 1 opens
- Museum of the Bible opens
- Bicentennial Park Vision Framework + Design Review Guide
- Anacostia River Tunnel completed
- $4.7 million for Kingman Island
- Audi Field opens
- MLB All-Star Game
- Fort McNair Master Plan
- Watts Branch Flood Risk Management Study
- RFK Stadium Master Plan

2016:
- 11th Street Bridge reconstruction completed
- Anacostia BID authorized
- Maryland Avenue Small Area Plan
- Anacostia River Watershed Implementation Plan (WIP)
- Anacostia Arts Center opens
- Southeast EcoDistrict Sustainable DC
- Anacostia Waterfront Initiative Transportation Master Plan (2014 Update)
- Waterfront Phase 1 opens
- Wharf Phase 1 opens
- Museum of the Bible opens
- Bicentennial Park Vision Framework + Design Review Guide
- Anacostia River Tunnel completed
- $4.7 million for Kingman Island
- Audi Field opens
- MLB All-Star Game
- Fort McNair Master Plan
- Watts Branch Flood Risk Management Study
- RFK Stadium Master Plan

2017:
- 11th Street Bridge reconstruction completed
- Anacostia BID authorized
- Maryland Avenue Small Area Plan
- Anacostia River Watershed Implementation Plan (WIP)
- Anacostia Arts Center opens
- Southeast EcoDistrict Sustainable DC
- Anacostia Waterfront Initiative Transportation Master Plan (2014 Update)
- Waterfront Phase 1 opens
- Wharf Phase 1 opens
- Museum of the Bible opens
- Bicentennial Park Vision Framework + Design Review Guide
- Anacostia River Tunnel completed
- $4.7 million for Kingman Island
- Audi Field opens
- MLB All-Star Game
- Fort McNair Master Plan
- Watts Branch Flood Risk Management Study
- RFK Stadium Master Plan

2018:
- 11th Street Bridge reconstruction completed
- Anacostia BID authorized
- Maryland Avenue Small Area Plan
- Anacostia River Watershed Implementation Plan (WIP)
- Anacostia Arts Center opens
- Southeast EcoDistrict Sustainable DC
- Anacostia Waterfront Initiative Transportation Master Plan (2014 Update)
- Waterfront Phase 1 opens
- Wharf Phase 1 opens
- Museum of the Bible opens
- Bicentennial Park Vision Framework + Design Review Guide
- Anacostia River Tunnel completed
- $4.7 million for Kingman Island
- Audi Field opens
- MLB All-Star Game
- Fort McNair Master Plan
- Watts Branch Flood Risk Management Study
- RFK Stadium Master Plan
POPLAR POINT
19.5 miles of Anacostia Riverwalk Trail connecting communities on both sides of the river to the waterfront with pedestrian and bicycle access.

$250 Million
invested in modernized Schools between 2015-2020.

$55 Million
Invested in Parks and Recreation facilities in waterfront neighborhoods since 2010.

18,000+
New Homes built in Anacostia waterfront neighborhoods since 2004.

$287 Million
Revenue Generated in 2018 within the Capitol Riverfront Business Improvement District.
ENVIRONMENT

BUZZARD POINT VISION FRAMEWORK + DESIGN REVIEW

DC WATER HEADQUARTERS

LEGEND
- Clean Rivers Tunnel System
- LEED Certified Buildings
- Rivers + Streams
- Wetlands
- 100-Year Flood Plain

100-Year Flood Plain

KINGMAN AND HERITAGE ISLANDS

70+ Organizations Improving the waterfront

1,000 Youth Trained in environmental education

60% Reduction of Plastic Bag Litter

5 Streams Restored that flow into the Anacostia

$2.7 Billion DC Clean Rivers Project

52,000 lbs Trash Removed

Improv
19.5 Miles of Anacostia Riverwalk Trail

$441 Million Invested

4 New Bridge crossings

26 Capital Bikeshare stations
PARKS: 1600 Acres of Waterfront Parks

550 Boat Slips, 23 Public Park facilities, 19.5 Miles Anacostia Riverwalk Trail
DESTINATIONS

MAINE AVENUE FISH MARKET

AUDI FIELD
Capacity of 20,000 fans and 17,000 SF of retail space

ROLLER SKATING PAVILLION

KINGMAN ISLAND BLUEGRASS + FOLK FESTIVAL
Attracts over 10,000 guests annually

7,700
Theatre Seats at theatres and music venues,

119,500
Sporting Stadium Seats at RFK (48,000), Nationals Park (41,500), and Audi Field (20,000).

600,000 Sq. Ft.
Museum and Gallery Space

LEGEND
- like (red) New and Planned
- Performance Venue
- Sports Arena
- Museum
- Event
- Attraction
Southeast Waterfront

<table>
<thead>
<tr>
<th>USE</th>
<th>EXISTING</th>
<th>DEVELOPMENT GOAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>720 units</td>
<td>10,000 units</td>
</tr>
<tr>
<td>Commercial/office</td>
<td>4 million s.f.</td>
<td>15 million s.f.</td>
</tr>
<tr>
<td>Open space</td>
<td>40 acres</td>
<td>60 acres</td>
</tr>
</tbody>
</table>
a mixed-use, mixed-income waterfront neighborhood
a mixed-use, mixed-income waterfront neighborhood Near Southeast
Southwest Waterfront

<table>
<thead>
<tr>
<th>USE</th>
<th>DEVELOPMENT GOAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>800 units</td>
</tr>
<tr>
<td>Commercial</td>
<td>500,000 s.f.</td>
</tr>
<tr>
<td>Cultural</td>
<td>180,000 s.f.</td>
</tr>
<tr>
<td>Open space</td>
<td>13.6 acres</td>
</tr>
<tr>
<td>Parking</td>
<td>2,000 spaces</td>
</tr>
</tbody>
</table>
a regional destination and waterfront neighborhood
Anacostia Waterfront: The Next Generation

Bye-bye, bouncy seats: District to raze RFK Stadium by 2021

By Robert McCartney
September 5

The District plans to tear down the dilapidated RFK Stadium by 2021, a move officials say is driven by a need to save money and not to advance any plans for the Redskins to build a new football stadium there. The decision announced Thursday will end the life of the 58-year-old stadium best known for hosting the Redskins during the team’s glory years in the 1980s and early 1990s, when it won three Super Bowl championships.