

# Maryland Avenue SW Plan

Mayoral Hearing



**February 1<sup>st</sup>, 2012: 6:30 –8:30 pm**

1100 4<sup>th</sup> Street, SW (2<sup>nd</sup> Floor Meeting Room)  
Washington, DC 20024

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**Meeting Purpose:** *The DC Office of Planning (OP) will be presenting an overview of the Maryland Avenue SW Plan (the Plan) planning process –a component of the National Capital Planning Commission’s (NCPC’s) Southwest Ecodistrict Initiative –prior to receiving testimony from the public on the draft Plan.*

*The public comment period is from December 16, 2011 until February 3, 2012.*

*The draft Plan is available online at [www.planning.dc.gov](http://www.planning.dc.gov), along with a public comment form. You can submit your comments by emailing [joyce.tsepas@dc.gov](mailto:joyce.tsepas@dc.gov), or via mail at:*

*DC Office of Planning, c/o Joyce Tsepas  
1100 4<sup>th</sup> Street, SW, Ste. 650E, Washington, DC 20024*

*If you have questions, please contact Joyce Tsepas at 202-535-1556.*

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## AGENDA

### 1. Presentation

6:30-6:45pm

Harriet Tregoning, Director DC Office of Planning  
Joyce Tsepas, Project Manager MD Ave SW Plan

Welcome  
Planning Process

### 2. Public Testimony

6:45pm

Participants will have 3 minutes to testify as an individual, and organizations will have 5 minutes to testify. Participants that registered in advance will testify first, and others will be called in the order that they signed in. A representative from OP will track time, and all comments will be transcribed. OP will respond to oral and written comments received during the public comment period through a public comment form. The form will be posted online at [www.planning.dc.gov](http://www.planning.dc.gov).

### 3. Open House

Participants can review presentation boards and/or ask individual questions until the meeting is adjourned at 8:30pm.



# Maryland Avenue SW Plan SNAPSHOT



The Maryland Avenue SW Plan was initiated by OP because a unique opportunity is emerging in the Southwest Rectangle, a federal office enclave between the National Mall and Southwest Waterfront.

GSA is considering the conveyance of parcels along portions of the Maryland Avenue SW corridor currently occupied by CSX rail, and CSX is moving forward with the National Gateway project which includes the lowering of rail tracks

along the Maryland Avenue SW corridor to operate double-stack trains. In addition, NCPD is developing the Southwest Ecodistrict which aims to create a model showcase of sustainable development.

The Comprehensive Plan gives guidance to enhance the livability of federally dominated precincts for land that may shift from federal to private use, and restore historic right of way. As a result, the Plan assesses the feasibility of decking and establishing Maryland Avenue SW, and creates a mixed-use development framework to guide land conveyed from federal to private use in the future. The Plan presents guidelines that will:

- **Provide connections** through the reestablishment of Maryland Avenue as a continuous corridor between 9<sup>th</sup> and 12<sup>th</sup> Streets, SW;
- **Diversify land use** by encouraging residential development along the Maryland Avenue corridor on infill sites and programming open spaces;
- **Enhance the public realm** through physical improvements to the streetscape and the transformation of Reservation 113 into a dynamic urban park with a grand vista to the Capitol and;
- **Improve transit access** by emphasizing non-vehicular modes of transportation and developing transit station enhancements at the L'Enfant Commuter Rail Station.

**The development of Maryland Avenue SW is ambitious and will require considerable planning and stakeholder coordination prior to implementation. The purpose of the Plan is to serve as a tool that helps guide key short term and long term action items.**

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**Planning Process:** During planning process, OP established an Advisory Committee of property owners, transit and freight providers, and nearby neighborhood leaders in the Southwest Waterfront neighborhood and Penn Quarter. Residents, agency representatives and stakeholders participated in crafting, reviewing, and drafting the Plan.

## **Introduction, Existing Conditions**

January -February, 2011

-Public Meeting #1 (Southwest Ecodistrict)

## **Goals, Feasibility Study, Market Study**

March -April, 2011

-Advisory Committee (AC) Meeting #1

-Online Survey

## **Infill Development, Street Alternatives**

May -June, 2011

-AC Meeting #2 + #3; Public Meeting #2

## **Recommendations**

July -August, 2011

-AC Meeting #4; Public Meeting #3

## **Draft Plan**

September -December, 2011

-Agency Coordination

-Public Comment Period Kick-Off

## **Next Steps**

Public Comment Response Form (March, 2012)

Council Adoption (TBD)

Southwest Ecodistrict Coordination (Ongoing)