



Southwest Neighborhood Plan

Executive Summary of Plan Revisions

March 27, 2015

The Draft Southwest Neighborhood Plan was released on November 21, 2014. A notice was published in the District of Columbia Register that announced the publication of the plan and the commencement of an extended public comment period beyond the required 30 days. The comment period concluded on January 30, 2015. Prior to release of the Draft Plan, a community-wide meeting was held to gain feedback on the Draft Recommendations on June 25, 2014. Based on community feedback, additional analysis was conducted and the Draft recommendations were revised prior to the November release of the draft plan.

To provide the opportunity for public comment on the Draft Plan, a Mayoral Hearing was held on January 28, 2015. In addition to the testimony received at the January 28th Mayoral Public Hearing, the Office of Planning received written comments which are included in the legislative package.

The following is a summary of key revisions incorporated into the final Southwest Neighborhood Plan as a result of comments from constituents, neighborhood organizations, and District Agencies:

- **Introduction:**
 - Text was revised to more accurately reflect the District's population growth. (Page 12)
 - Photos and Renderings: Credits added to two images. (Page 13)
- **Community Engagement/Process to Vision:**
 - Project Timeline was revised to clarify the types of meetings held and additional dates including the Mayoral Hearing and conclusion of the Comment Period. (Pages 55 and 56)
- **Model Community:**
 - Text was modified in recommendation **MC.5** (edits underlined): "Future redevelopment of District-controlled sites should, at a minimum, require at least 20 percent of the units be affordable at varying levels of the area median income

(AMI), preferably for longer than 20 years. Determine if the site meets the requirements for additional affordable units per the “Disposition of District Land Act of 2014”. (Pages 75 and 122)

- Text was added to include a new recommendation **MC.11**: “Increase the number of benches along sidewalks throughout the Southwest community to better serve residents of all ages and abilities.” (Pages 76 and 122)
- **Modernist Gem:**
 - Text was added to include a new recommendation **MG. 4**: “Renovate and restore “Amidon Park” along G Street, SW between 4th and 6th Streets to celebrate its original historic design as a linear park adjacent to the right of way. Repair or replace benches and lighting. Include game tables or other recreational uses appropriate for the space and Modernist landscape.” (Pages 80 and 123)
 - Text was added for clarification in recommendation **MG.3** (edits underlined): “Support infill development and adaptive reuse of existing buildings in Southwest to promote the preservation of the community’s architectural character. (Pages 80 and 123)
 - A “PUD Checklist” was added to the Design Guidelines section and reads: “PUD applications should also refer to the following Plan recommendations to determine applicability in future developments: MC.1, MC.2, MC.3, MC.4, MC.5, MC.6. | MG.1, MG.3, MG.5, MG.6, MG.7 | GO.1, GO.8, GO.10, GO.12, GO.13, GO.14 | AC.5 | TC.4, TC.5, TC.6 | DP.1, DP.4 | VC.2, VC.3, VC.5, VC.8, VC.9” (Page 84)
- **Green Oasis:**
 - Text was modified in recommendation **GO.14** (edits underlined): “Encourage the installation of electric vehicle-charging stations and set aside electric vehicle-only parking spaces in the garages of future buildings constructed under Planned Units Developments (PUDs) as a community amenity.” (Pages 91 and 126)
- **Arts & Cultural Destination:**
 - Text was modified in recommendation **AC.3** (edits underlined): “Renovate the Randall Recreation Center to support recreation and multipurpose community oriented arts focused programming while maintaining existing playing fields and greenspaces.” (Pages 96 and 127)
 - Text was modified in recommendation **AC.7** (edits underlined): “Support the use of grants, pilot programming or public/private partnerships to help fund “pop-up” programming, short term events and other efforts by the Neighbors of the Southwest Duck Pond to expand activities in this location.” (Pages 96 and 128)
- **Thriving Town Center:**
 - Text was modified in recommendation **TC.7** (edits underlined): “Encourage pop-up retail and temporary creative uses in vacant spaces and parcels and as a means

to enliven a space, maintain retail continuity along 4th Street, promote small and local retailers and activate the “main street” .“(Pages 104 and 130)

▪ **Optimized District Parcels:**

- Text was revised to clarify that developments seeking to utilize a recommended land use designation change be required to go through the Planned Unit Development (PUD) process. (Page 107)
- Text was revised throughout chapter to change “District-owned” to “District-controlled.”
- Text was added to include reference to the DC Council legislation “Disposition of District Land for Affordable Housing Amendment Act of 2014.” (Page 108)
- Text was modified in recommendation **DP.1** (edits underlined): “Change future land use designations of the properties at the Southwest government cluster (shown in Figure 7.1) as follows:
 - a. Change the future land use designation on Parcel A (MPD/Bowen School) from Local Public to Mixed Use-Local Public/Medium Density Commercial and Medium Density Residential.
 - b. Change the future land use designation on Parcel B (Department of Motor Vehicles and FEMS Maintenance Site) from Local Public to Mixed Use High Density Residential/High Density Commercial and Local Public.
 - c. Change the future land use designation on Parcel C (DMV Inspection Station) from Local Public to Mixed Use-Local Public/Medium Density Residential.

Any development under the new land use designation should be achieved through a Planned Unit development and should meet the following criteria:

- Conform to the design guidelines outlined in The Plan (pages 81-83).
- Restore portions of the L’Enfant street grid through the dedication of former rights of way (ROW) for the creation of streets or pedestrian corridors.
- If there is a public solicitation/disposition for residential development, require at least 20 percent of the total residential square footage to be set aside for affordable units. Determine if the site meets the requirements for additional affordable units per the “Disposition of District Land for Affordable Housing Amendment Act of 2014”.
- The design orientation of new development should redefine Lansburgh Park as a central park by increasing interaction and access.” (Pages 110 and 131)

▪ **Vibrant Connections**

- The Vision Statement was modified (edits underlined): “The Southwest neighborhood will feature vibrant connections that support an active community and attractive environment, accommodate multiple transportation modes, increase

mobility and safety within the community and provide ease of access to adjacent neighborhoods and the waterfront. (Pages 8 and 112).

- A new page of text was added to clarify the Plan recommendations regarding the reinstating of portions of the L’Enfant Street Grid. (Page 118)
- Text was modified in recommendation **VC.1** (edits underlined): “Clearly delineate school crossings for Jefferson Middle School Academy, Amidon-Bowen Elementary School and Van Ness Elementary school with vehicular and pedestrian wayfinding signage and or street markings. Pursue funding opportunities with the National Center for Safe Routes to School for all three schools.” (Pages 115 and 133)
- **Acknowledgements:** Text was edited to accurately reflect current Administration and Office of Planning staff, as well as newly elected ANC Commissioners. (Page 142)
- **Entire Document:** Typos, punctuation, and grammatical errors were corrected throughout the document. Graphic design was updated where appropriate to increase legibility and clarity. Maps were updated and photographs and renderings were eliminated or swapped for new images where appropriate. Figure/photo captions were corrected throughout the document.