

	<u>Arts and Culture</u>	
A1	Goal: Build on Southwest’s growing arts movement as a means to celebrate the neighborhood’s legacy	
A1.1	Foster the Southwest neighborhood arts hub by expanding events, such as Jazz Night at Westminster, Southwest Night at Arena Stage, activities with Art Whino, and future events with the Rubell Museum at the Randall School.	
A1.2	Promote the arts as a community amenity in neighborhood marketing materials and communicate current and planned activities involving the arts to residents throughout the District of Columbia. Develop a single source to advertise and promote all arts events in one place for easier access and more effective marketing.	
A1.3	Market the required affordable units in the new Randall School development to artists who meet the affordability requirements.	
A1.4	Establish arts/creative business incubators on the ground floors of newly constructed buildings on M and I Streets, possibly with ties to the workforce development goals advanced through the upcoming Greenleaf master planning process.	
A1.5	Identify arts, administrative, or non-profit/creative uses (web design, etc.) for the remaining vacancies at 1100 and 1101 4 th Street, SW.	
	<u>Historic Preservation and Neighborhood Character</u>	
H1	Goal: Celebrate the distinctive character of Southwest and promote preservation of its outstanding modernist architecture, landscape architecture, public housing and urban design.	
H1.1	Continue the community-led process of engagement to garner support for preserving modernist properties from in the planning area. The community – including property owners, neighborhood groups and the Advisory Neighborhood Commission should determine a preferred preservation strategy, be a selective or comprehensive Historic District, a Conservation District, or the designation of individual landmarks. Provide the community with information and tools that outline the pros and cons associated with various preservation methods.	
H1.2	Develop design guidelines for the potential Historic or Conservation district in coordination with the DC Historic Preservation Office through the following steps: a. Include illustrations, diagrams, and annotated photographs that highlight the unique spatial and architectural qualities contributing to Southwest’s character. b. Provide guidelines for new construction with recommendations for achieving aesthetic and site development compatibility, preserving views and open space, and reinforcing the L’Enfant street grid where appropriate. c. Include guidance on the conservation challenges particular to modernist architecture and the importance of selecting high quality,	

	compatible replacement materials.	
H2	Goal: Retain and enhance the character of the L’Enfant Plan in Southwest, including associated vistas and reservations.	
H2.1	Support reestablishment of the L’Enfant street grid on a few key redevelopment sites in the Study Area. This restoration can be achieved through the planned unit development process and can promote bicycle and pedestrian access.	
H2.2	Retain existing streets and open spaces that contribute to restoring the L’Enfant Plan	
	Parks and Open Space	
P1	Goal: Enhance pedestrian and bike access between parks and open space as greenways along I Street.	
P1.1	Design a green path with signage to provide pedestrians with visual connections and walking routes to the Duck Pond, Library Park, Lansburgh Park and Randall Recreation Center.	
P2	Goal: Redesign Lansburgh Park as the Central Park of Southwest so it becomes a thriving neighborhood amenity, better connects to the community and serves as an anchor for future development around the park.	
P2.1	Include a community garden, a dog park, a walking path that connects to the broader greenway, permeable park edges that invite "eyes on the park," additional trees and benches, sustainable landscaping and improved access and signage. a. Consider an orchard feature as a gateway into Lansburgh Park from I Street (Sustainable DC recommends the inclusion of food-bearing trees where possible). b. Consider a design competition to create a unique space.	
P2.2	Remove the two brick walls at the northeast corner of Lansburgh Park in order to improve visibility from I Street and apply landscape improvements and low-impact development.	
P2.3	Orient future development of Greenleaf Housing and other District-controlled sites to activate Lansburgh Park by fronting residences, access points and active uses on the park.	
P2.4	Improve access to and use of Lansburgh Park by reinstating K and L Streets for improved bike/pedestrian use to improve visibility, increase access and reduce the isolated feel of the park, if such reinstatement would not interfere with desired park activities and facilities.	
P2.5	Maintain and improve the First Street pedestrian greenway from M to I Streets with better signage and landscaping.	
P3	Goal: Transform Randall Recreation Center into a thriving park and community center that blends recreational and community/arts oriented programming.	
P3.1	Establish welcoming entries for Randall Recreation Center at H Street and along I Street that are highly visible, safe and inviting for	

	pedestrians.	
P3.2	Improve the pedestrian connection under I-395 at the north edge of Randall Recreation Center by enhancing safety, lighting and aesthetics in and around the underpass and providing a pedestrian pathway from the tunnel through Randall Park that connects to the larger pedestrian circulation across Southwest.	
P3.3	Renovate the Randall Recreation Center to support diverse multi-purpose, community-oriented and arts programming functions at the Center.	
P3.4	Move forward with proposed window and door improvements of the Randall Recreation Center to initiate the Historic Preservation Review of the landmark application.	
P3.5	Support client-funded programming models, such as those currently used at other locations.	
P3.6	Per the Department of Parks and Recreation (DPR) Master Plan, move forward with identifying locations at Randall Recreation Center for additional trees and greening.	
P4	Goal: Improve outdoor space at King Greenleaf Recreation Center.	
P4.1	Enhance the presence of King Greenleaf Recreation Center along M Street through improved signage and landscaping at First and M Streets.	
P4.2	Visually extend Canal Street as sidewalk between N Street and M Street to better connect pedestrians to the King Greenleaf Recreation Center.	
P5	Goal: Improve facilities, programming and maintenance of the Duck Pond in an effort to make it more inviting.	
P5.1	Ensure that all park access points at the Duck Pond are clearly marked and visible from the street through the use of signage, public art and lighting as needed.	
P5.2	Restore park furniture, lighting and landscaping to the Duck Pond's intended modernist design and improve drainage through low-impact design and sustainable methods.	
P5.3	Use 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.	
P5.4	Prioritize funding to bring the park into ADA compliance.	
P6	Goal: Maintain acreage and location of Library Park at Third and I Street and improve the park by designating areas and equipment for young children.	
P6.1	Ensure that all access points at the Library Park are clearly marked and visible from the street through the use of signage, public art and lighting as needed.	
P6.2	Prioritize the completion of the drainage/infrastructure improvements needed to prepare the site for landscaping and play equipment installation. Prioritize the installation of play equipment following site work completion.	
P6.3	Use low-impact development/landscape design to offset potential	

	flooding in the area. Install educational signage, geared toward children, to explain the importance of such low-impact development (LID) measures.	
P6.4	Review the health of all Library Park trees, potential need for tree pruning and possibility for replacing or adding new trees to expand the Southwest tree canopy, all in coordination with the Urban Forestry Administration.	
P6.5	Formalize an agreement on park maintenance between Department of Parks and Recreation (DPR) and the existing Third and I Street park community group.	
P7	Goal: Improve outdoor recreation space at Jefferson Middle School Academy.	
P7.1	DC Public School System (DCPS) and Department of Parks and Recreation (DPR) need to determine if the athletic fields and recreation space adjacent to Jefferson Middle School could be better used without the storage building on site. Pursue a feasibility study for re-use or demolition of this facility for school/recreational purposes.	
	<u>Transportation</u>	
T1	Goal: Encourage multimodal connectivity to, from and within Southwest and its neighboring areas.	
T1.1	Create better links to Northwest and Southeast neighborhoods by strengthening gateways and entries into Southwest and improving both vehicular and pedestrian connections across I-395 and South Capitol Street. Better define these gateways through public art, lighting, signage and streetscape improvements.	
T1.2	Support the District Department of Transportation’s (DDOT) final recommendations for transportation and infrastructure changes along M Street that improve connections and access throughout the planning area to the Wharf, Waterfront Metrorail station, Buzzard Point and Capitol Riverfront.	
T2	Goal: Expand the bike network and infrastructure across Southwest.	
T2.1	Work with Capital Bikeshare to install additional bikeshare stations in Southwest, particularly at the following locations: a. I Street at Randall Recreation Center b. P Street and South Capitol Street c. I Street and Wesley Place at Library Park.	
T2.2	Link bike routes across Southwest by extending dedicated bike lanes as recommended in the Move DC plan along the following segments: a. 7th Street between 4th Street and Maine Avenue b. 3rd Street between I Street and M Street c. First Street between M Street and P Street.	
T2.3	Coordinate with DDOT to install signage, paving and plantings for a biking and walking path along P Street that ties the Anacostia Riverwalk Trail to The Wharf development and Potomac River.	

T3	Goal: Explore opportunities to promote car-sharing, carpooling and electric vehicles as a way of reducing carbon emissions.	
T3.1	Require new developments to support car and bike-sharing facilities as part of the planned unit development process.	
T3.2	Identify new locations for car-sharing programs and explore possibilities for shared parking programs.	
T3.3	Ensure planned unit developments provide charging stations in garages for electric vehicles.	
T4	Goal: Update infrastructure at Metrobus stops and support new bus service that addresses resident needs.	
T4.1	Improve lighting, seating and maintenance at bus shelters throughout Southwest.	
T4.2	Pilot real time bus information as shelters that serve a significant number of seniors	
T4.3	Work with Jefferson Middle School, Amidon Bowen Elementary and Washington Metropolitan Area Transit Authority (WMATA) to determine the appropriate locations for bus stops for students around the schools. . Ensure that all stops are located in areas that best support student safety and school access.	
T4.4	Work to reinstate a route for the DC Circulator that aligns with the M Street/Southeast-Southwest Transportation Planning Study, ultimately connecting Southwest to both Southeast and areas north of the National Mall.	
T5	Goal: Develop a strategy for parking that reduces surface parking lots and discourages car dependency.	
T5.1	Prohibit surface parking in major new developments in order to maximize open space and sustainable practices.	
T5.2	Restrict Residential Parking Permits (RPP) in new developments through the planned unit development process in an effort to alleviate parking pressures in Southwest.	
T5.3	Increase the number of signs for disabled parking spaces on 4th Street along the blocks with commercial development.	
	<u>Corridors and Public Realm</u>	
C1	Goal: Enhance pedestrian connections and safety throughout the neighborhood.	
C1.1	Clearly delineate school crossings for Jefferson Middle School and Amidon-Bowen Elementary School with vehicular and pedestrian wayfinding signage and/or street markings. Pursue funding opportunities with the National Center for Safe Routes to School.	
C1.2	Enhance neighborhood edges and gateways by improving crosswalks, signage, lighting and/or streetscapes at key gateways: <ul style="list-style-type: none"> a. South Capitol Street at I, L, M and N Streets. b. Maine Avenue and P Street between 4th, 3rd, Canal, First and Half Streets. c. I-395 at 7th Street, 4th Street and Randall Recreation Center. 	

C1.3	<p>Improve pedestrian crossings through enhanced signage, redesigned crosswalks flashing signals and/or speed cameras at the following intersections:</p> <ul style="list-style-type: none"> a. I Street at 7th Street, Delaware Avenue and First Street. b. M Street at Half, First, 3rd and 6th Streets c. P Street between Half, First, 3rd, 4th and Canal Streets 	
C1.4	Create wayfinding signage from Waterfront Metrorail station across Maine Avenue to The Wharf through collaboration with Hoffman-Madison Waterfront and a future Southwest Business Improvement District.	
C1.5	Improve pedestrian infrastructure along Maine Avenue to create a complete street in alignment with plans depicted by Hoffman-Madison Waterfront for its development at The Wharf.	
C1.6	Transform M Street to be consistent with DDOT plans for a tree-lined boulevard that improves pedestrian safety, provides multi-modal transportation options and connects the Southwest Waterfront, Capital Riverfront and The Wharf developments.	
C2	Goal: Develop 4th Street into a neighborhood-oriented, mixed-use Main Street for the Southwest community.	
C2.1	Target temporary pop-up uses for underutilized storefronts to activate space and better attract future retail tenants.	
C2.2	Assist current and prospective retailers to understand and access available District resources, including small business financing, technical assistance and other resources. Advocate for the needs of area retailers and business owners.	
C2.3	Market 4 th Street to neighborhood-serving businesses	
C3	Goal: Improve the underpasses connecting Southwest to adjacent neighborhoods. .	
C3.1	Collaborate with various community and agency stakeholders to address the state of the underpasses. Determine the right agency for maintaining and cleaning the underpasses.	
C3.2	Initiate a pilot improvement project s for at least one underpass to include unique public art and lighting.	
	<u>Development Guidance</u>	
D1	Goal: Recruit additional retail and active ground-floor uses at key locations.	
D1.1	Position South Capitol Street as an urban, mixed-use corridor to attract general service retailers while limiting traffic impact on the neighborhood.	
D1.2	Due to currently limited demand for traditional retail on M and I Streets, the District should encourage the ground floors of new buildings on District-owned to be used as incubator space for local arts organizations and other creative entrepreneurs (e.g. web designers, film editing, production, culinary space etc.) or local start-up	
D1.3	Create a robust and proactive marketing strategy to raise awareness	

	about retail, entertainment and cultural opportunities in the neighborhood. This effort will attract, incentivize and incubate neighborhood-serving retailers on and around 4th Street and potentially on South Capitol Street.	
D2	Goal: Maintain a mix of affordable and market-rate residential units that better serve community needs.	
D2.1	Future redevelopment of District-owned sites should, at a minimum, require 20 percent of the units to be affordable at varying levels of the area median income (AMI).preferable for longer than 20 years.	
D2.2	Develop a strategy during the Greenleaf Master Planning process (expected fall 2014) that supports keeping current residents in the community during and after construction/redevelopment of the site. The DC Housing Authority should work with District agencies to identify properties that could potentially be used as “build first” sites where possible.	
D2.3	Ensure the planned unit development process for new construction promotes affordable housing options by prioritizing larger, family-sized units (three bedrooms) to better serve families as part of a community benefits package.	
D2.4	Retain Southwest’s 19 percent of subsidized units by establishing targets for future development on publicly owned land and in future planned unit developments that exceed current inclusionary zoning thresholds.	
D3	Goal: Replace the current Southwest Neighborhood Library.	
D3.1	Construct a distinctive new Southwest Neighborhood Library to serve a growing community. Further outreach should be conducted to determine community preference and funding feasibility for a stand-alone facility at the current location, a mixed-use structure at the current location or relocation of the Library to 4th Street as part of a mixed use development. Convene a community working group to analyze these options and coordinate efforts with the DC Public Library.	
D4	Goal: Accommodate future demand for development on strategic parcels while ensuring that the character of new development complements the character of the existing community by providing design guidance and requiring Planned Unit Developments for development under new land use designations. Allow for taller building heights, if appropriate, to enable, within the same permitted FAR, a mix of high and low buildings that can provide more open space than uniformly lower or mid-range buildings	
D4.1	Promote new development through PUDS that supports the existing neighborhood character, applying design guidelines as follows: a. Encourage a variation of high-rise (8+ stories) and low-rise (2-4 stories) buildings. b. Create varied setbacks along public streets that respond to existing buildings. c. Ensure building floor area ratio (FAR) and density in new developments are in keeping with the neighborhood character.	

	d. Define a high-quality character for new development that reduces the impact of high density (e.g., quality design, varied heights to respect the high-low character, setbacks, green perimeter).	
D4.2	Maine Avenue Cluster: Redevelopment on portions of Sites A , B, and C should create a “gateway” into the Southwest neighborhood, recognizing existing and approved development patterns on Maine Street SW and the immediate area. Any development under the new land use designations must be achieved through a Planned Unit Development. Allow for higher building heights if appropriate to create a mix of high and low buildings, without exceeding overall FAR for medium density residential.	
D4.1.3	Site A: DAV National Service and Legislation No Change proposed for DAV National Service and Legislation site.	
D4.1.4	Site B: Riverside Baptist Church Change the future land use designation from Moderate Density Residential to Mixed Use - Medium Density Residential/ Low Density Commercial.	
D4.1.5	Site C: Main Avenue frontage of Waterside Towers Change the future land use designation from Moderate Density Residential to Medium Density Residential.	
D4.1.6	Site D: Southeastern University Change the future land use designation from Moderate Density Residential to Mixed Use -Medium Density Residential/Institutional. Any development under the new land use designation should be achieved through a Planned Unit Development. Any application for redevelopment under the new land use designation must show that it is sensitive to the adjacent low-scale properties, the importance of the Southwest Duck Pond, and the desire to improve the pedestrian environment on I Street. Creative/cultural uses are encouraged as part of a future development.to context of the adjacent low-scale properties and the importance of the Southwest Duck Pond. Creative uses are encouraged.	
D4.2	4th Street/Town Center Park Cluster: For sites E and F, any development under the new land use designation must be achieved through a Planned Unit Development and respect existing public easements. Should existing churches be landmarked, thoughtful incorporation of existing structures and setbacks into future development is strongly preferred, with new construction focused on the undeveloped portions of the parcels. For sites G and H, no future development should be allowed on these sites as they contribute to the unique greenways and extended setbacks in the Southwest landscape. Design of any development of the Southwest Library site must respect the use of and planned improvements to the adjacent Library Park.	
D4.2.1	Site E: Westminster Church Change the future land use designation from Moderate Density Residential to Medium Density Residential with Low Density	

	Commercial.	
D4.2..2	Site F: Christ United Methodist Church Change the future land use designation from Moderate Density Residential to Medium Density Residential with Low Density Commercial.	
D4.2.3	Site G: District Right of Way This site is currently District-controlled Rights of Way, and is designated on the Comprehensive Plan Future Land Use Map for Park and Open Space; no change is proposed to this designation.	
D4.2.4	Site H: District Right of Way This site is currently District-controlled Rights of Way, and is designated on the Comprehensive Plan Future Land Use Map for Park and Open Space; no change is proposed to this designation.	
D4.2.5	Site I: Southwest Library Change the current land use designation of High Density Residential to Medium Density Residential.	
D4.3	<p>Greenleaf Housing Cluster: DCHA should commit to working with District Agencies to identify, through the DCHA planning process, the potential to utilize District owned properties in the vicinity to support a “build first” strategy for keeping current residents in Southwest. Any development under the new land use designation must be achieved through a Planned Unit Development and meet the following criteria:</p> <ul style="list-style-type: none"> • Conform to the design guidelines for each parcel as outlined in this Small Area Plan. • Pursue a building height pattern consistent with the character of high and low buildings of existing Southwest development. Limit density on a discretionary basis where appropriate to create a mix of high and low buildings. Larger setbacks for high buildings, especially along M Street are recommended to create a varied street wall (i.e., building frontages) that respects Southwest’s tradition of extensive landscaping and openness and creates a comfortable pedestrian way. Provide replacement housing for all the existing affordable units within the project or immediate Southwest Neighborhood Plan study area. Encourage a mixed-income community through the inclusion of market rate units. • Include sustainable development components such as high-efficiency “green” buildings, alternative energy sources, creative stormwater management strategies, landscaped building perimeters, park space and other community amenities. <p>On Site L there may be opportunities for ground floor “incubator” type uses, especially those that contribute to Southwest as an arts hub. These types of uses should be encourage the creation of local business and provide support for job training and other entrepreneur development in Southwest.</p>	
D4.3.1	Site J: Greenleaf North Parcel	

	Change the future land use designation from Moderate Density Residential to Medium Density Residential.	
D4.3.2	Site K: Greenleaf Middle Parcel Change the future land use designation from Moderate Density Residential to Medium Density Residential.	
D4.3.3	Site L: Greenleaf South Parcel Change the future land use designation from Moderate Density Residential to Mixed Use: High Density Residential/Low Density Commercial.	
D4.3.4	Site M: Greenleaf Senior Building and Mid-Rise Building Change the future land use designation from Medium Density Residential to Mixed Use: High Density Residential/Low Density Commercial. The change of land use for this parcel is to reflect what is currently built.	
D4.4	<p>Government Cluster: Any development under the new land use designation should be achieved through a Planned Unit Development and should meet the following criteria:</p> <ul style="list-style-type: none"> • Conform to the design guidelines outlined in this Small Area Plan. • Pursue a building height pattern consistent with the character of high and low buildings of existing Southwest development. Limit density where appropriate to create a mix of high and low buildings. Require larger setbacks, especially along M street, to create a building frontages that respects Southwest’s tradition of extensive landscaping and openness and creates a comfortable pedestrian environment. • Restore portions of the L’Enfant street grid through the dedication of former rights of way (ROW) for creation of streets or pedestrian corridors. • Incorporate” green” design features and sustainable elements in new construction as an opportunity to forward the objectives of the Sustainable DC Plan. Include landscaping and the creation of a green perimeter around buildings. <p>If there is a public solicitation/disposition for residential development, require at least 20 percent of the total square footage to be set aside for affordable units.</p>	
D4.4.1	Site N: MPD/Bowen School Change the future land use designation from Local Public to Mixed Use - Local Public and Medium Density Residential.	
D4.4.2	Site O: Department of Motor Vehicles Adjacent to M Street, change the future land use designation from Local Public to a mix of High Density Residential and High Density Commercial.	
D4.4.3	Site P: DMV Inspection Station Change the future land use designation from Local Public to Mixed Use - Local Public/Medium Density Residential.	
D4.4.4	Site Q: FEMS Maintenance Site	

	Adjacent to M Street, change the future land use designation from Local Public to a mix of High Density Residential and High Density Commercial.	
	Sustainability	
S1	Goal: Integrate green strategies, such as existing park preservation, stormwater management and healthy living, across all parks and open space in Southwest to achieve Sustainable DC goals.	
S1.1	Increase the tree canopy in the Southwest Study Area from 25 percent to 37 percent through tree plantings and other landscape and sustainability improvements in existing parks, new developments and streetscapes, based on analysis by Casey Trees Foundation. . The creation of larger setbacks for new developments may allow for more tree planting opportunities. Ensure that any diseased trees are removed and replaced at the appropriate times.	
S1.2	Turn the 100-year Flood Zone that extends from south of I-395 to P Street SW into a Green Zone. In this Green Zone, prioritize natural storm water percolation, stormwater ponds and pervious surfaces in public and private open spaces, including parking lots, plazas and courtyards. a. Parks and open spaces: Reduce stormwater runoff by transforming impervious to pervious surfaces and encouraging bioretention and low-impact landscaping. b. Streets and public space: Delaware Avenue and Half Street, which run parallel to the flood zone, should include low-impact development in future upgrades to maximize their capacity to hold storm and flood water. c. Private development: Meet or exceed current flood-proofing requirements for 100-year floods. The Southwest community should consider negotiating with developers so that future planned unit developments will meet flood-proofing for 500-year floods given the rapidly increasing sea-level rise projections. Any setbacks for new developments should become an opportunity for stormwater and flood water retention rather than for lawns.	
S1.3	Partner with the Sustainable Energy Utility and District Department of the Environment to organize follow-up community meetings on energy efficiency. Work with existing homeowner associations and other citizen organizations to identify specific project opportunities and market existing programs and subsidies for energy efficiency, renewable energy and green roof retrofits.	
S1.4	Require the installation of electric vehicle (EV) charging stations and set aside EV-only parking spaces in the garages of future buildings constructed under planned unit developments as a community amenity.	
S1.5	Work with local residents interested in urban farming to design and plant small orchards in local parks, such as a small grove in Lansburgh	

	Park to complement the existing community garden.	
S1.6	Find opportunities for urban agriculture in public parks, private green spaces and on rooftops in the Southwest community. Encourage or require urban agriculture and gardening opportunities in planned unit developments in the Study Area, especially in conjunction with new housing construction.	