

# Southwest Neighborhood Plan

## Small Area Plan Description:

In the Spring of 2013, the Office of Planning (OP) will launch a community planning process with area stakeholders (including residents, ANCs, neighborhood organizations, Council staff, businesses, property owners, institutions and government agencies) to create a small area plan for the Southwest area. The plan will create an urban design, land use, and neighborhood preservation framework to enhance pedestrian access, improve street connectivity, integrate community amenities and leverage multi-modal transportation choices. In addition, this planning process will evaluate the development potential and provide land use guidance for multiple, underutilized District-owned properties where government uses are currently located.

## Project Boundaries

The Southwest Neighborhood Plan study area extends from South Capitol Street to Maine Ave SW; from P Street SW, north to the I-395 Freeway. For the purposes of the market analysis, the study area may encompass a broader area. The area highlighted in Red is the primary focus area within which lies the project's development opportunity sites, primary urban design issues and new development context. The areas highlighted in Blue represent the secondary study area within which neighborhood conservation, neighborhood connectivity and sustainability are the principal focus.



## **Project Goals and Objectives**

The goal of the *Southwest Neighborhood Plan (SWP)* is to provide public and private stakeholders a land use and urban design framework that will guide development for the neighborhood.

Through this planning effort, the following objectives will be accomplished:

- Complete a development potential analysis and strategy for multiple underutilized District owned sites, as well as key privately held opportunity sites. Determine the appropriate land use designations needed to facilitate a more efficient use or redevelopment of these properties.
- Create an urban design framework that promotes greater pedestrian access, improved neighborhood connectivity and increased multimodal transportation choices. Establish opportunities to promote connectivity through partial reconstitution of the L'Enfant Plan street grid.
- Develop a coordinated approach to public park and space improvements, and placement and integration of community amenities.
- Assess neighborhood conservation potential to reinforce character in established residential areas.
- Identify opportunities to enhance sustainability at a neighborhood-level to benefit residents and contribute to the realization of a greener and more equitable city.



## **Projected Project Timeline**

- May 2013: Project Kick-off
- May 2013 – February 2014: Plan Development & Draft Recommendations
- March 2014: Final Draft Recommendations & Release of Draft Plan for Public Comment
- April 2014: Mayor's Transmittal of Plan to Council

## **For more information contact:**

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