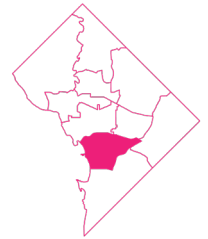


# Lower Anacostia Waterfront & Near SW



Element Summary: 19-AW

## OVERVIEW

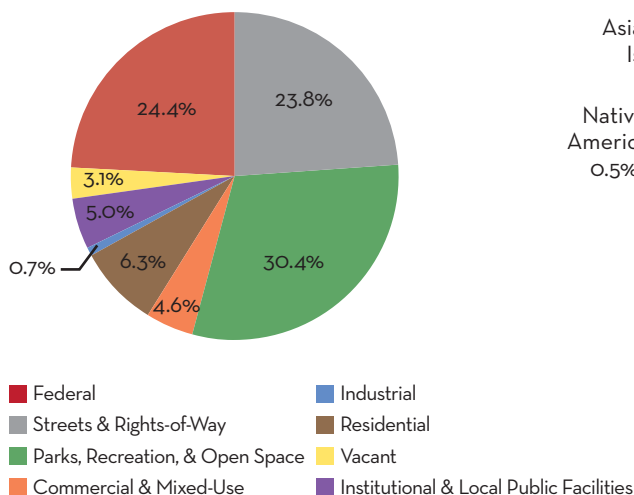
The opening narrative provides an overview of the 3 square miles that comprise the Lower Anacostia/ Near Southwest Area Element. This area includes some of the city’s fastest growing areas such as Navy Yard, Southwest Waterfront and the emerging Buzzard Point area. This Area Element is characterized by multiple vibrant waterfront neighborhoods and park spaces such as Canal Park and Yards Park. Since the 2011 Comprehensive Plan update, the area has developed and grown as intended by the policies, actions and recommendations set forth in the Comprehensive Plan and the Anacostia Waterfront Initiative. Current updates to the Comprehensive Plan build on previous successes and refine and add new guidance to continue to manage future growth. During this amendment process, new Policy Focus Areas were developed for the Southwest Neighborhood (distinct from the Southwest Waterfront Policy Focus Area) and Buzzard Point (formerly included in the South Capitol Street Policy Focus Area). These new focus areas reflect plans completed since 2011 and projected growth and change in these two locations.

The Lower Anacostia/Near Southwest Area, much like most of the District, experienced a population increase between 2000 and 2017, adding 3,996 residents to the area. Much of this growth is concentrated in new developments in the Near Southeast/Capitol Riverfront area. Population growth is projected to continue with an anticipated 58,789 residents in 2045.

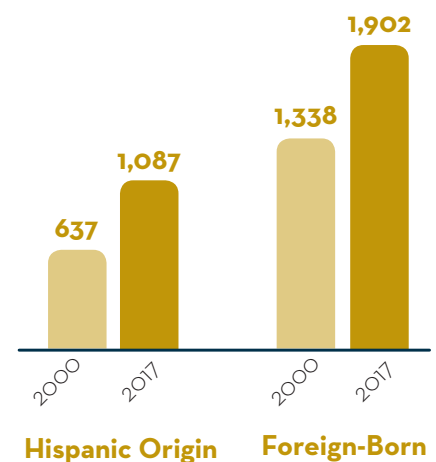
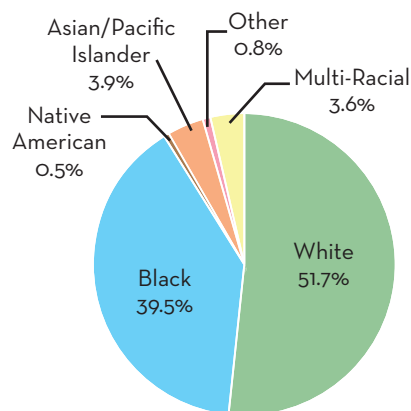
## CONTENTS

- The areas context including its history, land use, demographics, housing characteristics, income and employment and projections for growth
- **AW-1:** General Policies for Guiding Growth and Neighborhood Conservation.
- **AW-2:** Six policy focus areas including Southwest Waterfront, South Capitol Street, Near Southeast/ Capitol Riverfront, Poplar Point, Southwest Neighborhood and Buzzard Point.

Land Use Composition (2017)

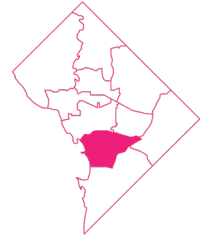


Racial Composition (2017)



# Lower Anacostia Waterfront & Near SW

Element Summary: 19-AW



## SUMMARY OF MAJOR POLICY THEMES

### Accommodating Growth

- Implement the recommendations of the Southwest Neighborhood Plan (2015) and the Buzzard Point Vision Framework and Design Review Guide (2017) to manage planned and projected growth in these areas.
- Apply land use recommendations and completed design guidelines for several District owned sites in Southwest.

### Integrating Sustainability and Resilience

- Promote sustainable design for new and existing parks.

### Emphasizing Equitable and Sustainable Growth

- Preserve an inclusive community of the Greenleaf residents and Southwest.
- Redevelop Greenleaf Public Housing sites in a manner that minimizes the permanent displacement of current residents and the number of times residents are required to move by supporting build-first development phasing and ensuring one-for-one replacement of public housing units. Furthermore, leverage the redevelopment of Greenleaf to create a new mixed-income community that maximizes the number of additional new affordable housing units and creates a new healthy, vibrant, safe and sustainable community
- Allow for increased density in the Southwest Neighborhood Policy Focus Area to facilitate the building of more family-sized units and a mix of replacement units, workforce and market rate units, and ground floor retail along M Street SW, and portions of 4th Street SW.