

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
1	Arena Stage	1101 6th Street SW	I am writing to express the support of Arena Stage at the Mead Center for American Theater for the draft plan and urge that you move it forward to Council for its consideration. We are most impressed by the plan and the public process through which it was developed. We are confident that our Southwest community will evolve and develop in a thoughtful manner consistent with the wishes of its constituents.	Email 1/30/15	Email	Existing Conditions/General	Thank you for your support.	No change.
2	Eric Wawrousek	Capitol Square At The Waterfront Homeowners Association 719 G Street SW	I am writing to express the support of Capitol Square at the Waterfront Townhomes Homeowners Association for the draft plan and urge that you move it forward to Council for its consideration. We are most impressed by the plan, and the public process through which it was developed, and we are confident that our Southwest community will evolve and develop in a thoughtful manner consistent with the wishes of its constituents.	Email 1/30/15	Email	Existing Conditions/General	Thank you for your support.	No change.
3	Garry J. Augustine	Behalf of Disabled American Veterans 807 Maine Ave, SW	I am writing to express the support of Disabled American Veterans (DAV) for the draft plan and urge that you move it forward to Council for its consideration. We are impressed by the plan and public process through which it was developed.	Letter 1/29/15	Letter	Existing Conditions/General	Thank you for your support.	No change.
4	Rev. Michael Bledsoe, PhD,	Pastor of River Baptist Church 601 I street, SW	Riverside Baptist Church, a congregation that I have pastored for 23 years this Sunday, supports the draft plan and I encourage you and your colleagues to move it forward to Council for its consideration. The plan, while not able to please everyone, is a very sound document that captures the spirit and vision of a significant majority of those who live and work in Southwest. The public process through which it was developed speaks to this majority vision and to your office's diligent work to form consensus. Based on this plan, Riverside Baptist Church is confident that our Southwest community will evolve and develop in a thoughtful manner consistent with the best principles and wishes of its constituents. We look forward to working with you to secure its passage and to continue ever working for the good of our community and city. Bless all of you for such an outstanding achievement and the labor it took to attain it.	Email 1/30/15	Email	Existing Conditions/General	Thank you for your support. The Plan includes guidance for the Riverside Baptist Church. Recommendation V(.9 states "change the future land use designation of Riverside Baptist Church from Moderate Density residential to Medium Density Residential/Low Density Commercial use to create a gateway into the community on the corner of 'I' Street and Maine Avenue. Any development under the new land use designation should be achieved through a Planned Unit Development. Development should consider the site's gateway quality and conform to the design guidelines contained in this Plan" (p.116).	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
5	Petition Submitted By Hara Ann Bouganim on	Homeowners Association 1101 3rd Street, SWOwners (Unit #) at 1101 3rd St. (corner of M, SW): (signatures below, original dropped off at OP 12/22/2014) Trey Wann, Unit 613 Maureen Boyle, Unit 811 Beulah Brock, Unit 604 Hara Ann Bouganim, Unit 415 Olivia Paek, Unit 313 Roxanne Numuzi, Unit 801 Leigha Gooding, Unit 106 William Gooding, Unit 106 Anna Graziano, Unit 112 Naomi Shelton, Unit 102 Audrea Hennis,	We oppose any PUD extension for St. Matthew's Redevelopment, DCOZ case #11-13, 222 M St. SW. While we realize the SW-Small area Plan was completed after this project was initially approved, it needs to be reconsidered, as it conflicts with the SAP in many areas: Green Oasis: plan puts gated green area behind building, no setback along M St. Thriving Town Center: store with limited hours provides inadequate local retail and street activity. Modernist Gem: 11-story massive building creates canyon along M St., towers over existing modernist structures.	Email 12/21/15	Email	Existing Conditions/General	Thank you for your submission. The St Matthews PUD located at 222 M Street SW, was approved by the Zoning Commission on January 15, 2013 after a public process. The Zoning Commission approved the extension of the PUD until January 14, 2017. As the Southwest Neighborhood Plan was not an approved document for guiding development at the time of the St Matthews PUD approval it was considered as part of the PUD extension.	No change.
6	Payton Chung	560 N St SW, N 415	I would like to warmly endorse the conclusions of the Southwest Neighborhood Plan that the Office of Planning has developed, defend the plan against detractors whose baseless claims both misunderstand basic facts and the plan as well, and encourage OP to think even more broadly in its future Comprehensive Plan about how even the "conservation areas" in Southwest can evolve to meet the needs of a 21st-century city.	Email 1/30/15	Email	Existing Conditions/General	Thank you for your support.	No change.
7	Rhonda Hamilton	ANC 6D06	I feel that his plan lays a foundation to help our community. We have a lot of goals as a neighborhood in the mist of redevelopment including the desire to meet and accommodate the needs of families and the many residents who are aging in place here. We also need the proper supports from the city for this plan to ensure that things are done properly and that the interests of all residents are protected especially those who are most vulnerable including our public housing and disabled residents.	Mayoral Hearing 1/28/15		Existing Conditions/General	The Plan is inclusive of residents of all ages in the communitiy. As stated on page 63, As part of the District-wide "Age Friendly DC " initiative, the planning team held a focus group for seniors in the Southwest community on December 18, 2013. Approximately 15 residents were in attendance for this focus group. A facilitator from the District Office of Aging led the residents through a discussion related to aging in place, access to transportation and amenities, safety concerns and health care facilities. Additional topics included ways to make day to day livability easier such as more benches in public spaces, better lighting on the streets, real-time bus information at bus shelters and more affordable food options in the neighborhood."	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
8	Rachel Reilly Carroll	ANC 6D03 Commsioner	Future development in the neighborhood should support the needs of both current and future residents, and lend itself to the diverse and inclusive character of the community which has drawn us to live in Southwest and continues to attract new residents. Given the development pressures encircling the Southwest neighborhood, we find ourselves at a crossroads where we are being called upon to make decisions that will have a lasting impact on the residents and landscape of our community. Because of this, it is imperative that future development is guided by a community vision, and I believe the Southwest Neighborhood Plan in its current draft accurately represents that vision	Email 1/25/15	Email	Existing Conditions/General	Thank you for your support.	No change.
9	Peter Eichner	600 H Street SW	I'm speaking on behalf of myself and my wife. And I'd like to start by thanking the Planning Office and appreciating how much thought and work has gone into the neighborhood plan. I think it's full of good ideas. The very building heights, the preserving the designs in the neighborhood, the height, sunlight, setbacks, green space, and we particularly support the plan's strong emphasis on preserving neighborhoods, neighborhood character, neighborhood conservation which comes through again and again and again in the area plan.	Mayoral Hearing 1/28/15	Mayoral Hearing	Existing Conditions/General	Thank you for your support.	No change.
10	Gail Fast	Carrollsborg Condo Association	Finally I'd just like to applaud OP for listening to the community. I think as you've heard over the time you have crafted and revised the plan, and I love while you have changed the plan to reflect what the community wanted for the Southwest Library, I hope it will take the comments tonight and provide us with a plan our community can be proud of.	Mayoral Hearing 1/28/15	Mayoral Hearing	Existing Conditions/General	Thank you for your comment. The Project Team team conducted a robust engagement process with the Southwest community, which included community wide meetings, an advisory committee, focus groups and input from numerous neighborhood groups. This level of engagement was critical to building a comprehensive neighborhood plan with input from a broad array of stakeholders. (Chapter 3, p. 54). The Project Team conducted additional analysis regarding the Southwest Library site. Based on feedback from an additional Libary focused community meeting held in July 2014, the recommendation was revised to support building a new library at the curent location (DP.2, p. 110) in the November Draft. This Comment Digest documents all comments received during the Draft Plan comment period (November 21, 2014 through January 30, 2015).	No change.
11	Andrea Pawley/Paul Shawcross	504 H Street SW	And we've been living for a combined 38 years in D.C., 27 of them in Southwest. We really appreciate the attention of the mayor and the Office of Planning in the smallest quadrant of the city. We get attention at interesting times and this is certain an interesting time for Southwest D.C. So, we're happy to be able to give this testimony, and especially happy that the Office of Planning has listened to what folks have to say. And especially thank you to Melissa Bird for dealing with everyone's e-mails and concerns and complaints, et cetera, et cetera, et cetera, and shaping a plan that hopefully we'll be able to be happy with, ultimately.	Mayoral Hearing 1/28/15	Mayoral Hearing	Existing Conditions/General	Thank you for your comment.	No change.
12	Burnetta Coles	No address	With the draft Southwest Neighborhood Plan violation of National Environmental Policy Act. It did not in itself scrutinize anything when it sat down and enjoined you all to affect yourself and others to the future.	Mayoral Hearing 1/28/15	Mayoral Hearing	Existing Conditions/General	The Southwest Neighborhood Plan is a Small Area Plan that is submitted to DC Council for approval. The Plan itself is not subject to the National Environmental Policy Act. Chapter 2, "Existing Conditions Analysis" details the significant amount of analysis conducted as part of the Planning process (pp. 21-52).	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
13	Burnetta Coles	No address	That's all I want to say, because this is a very hurtful plan. But it's a good plan, but it's a hurtful plan. You can't make a good plan a hurtful plan. You got to just stop and let us all just try to live together and be a little happy because I love everybody.	Mayoral Hearing 1/28/15	Mayoral Hearing	Existing Conditions/General	Thank you for your comment. The OP team conducted a robust engagement process with the Southwest community, which included community wide meetings, an advisory committee, focus groups and input from a broad array of stakeholders. This level of engagement was critical to building a comprehensive neighborhood plan with input from all stakeholders. A full description of outreach efforts is detail in Chapter 3 "Community Engagement: Process to Vision" (pp. 53-68).	No change.
14	Ian Callender	Blind Whino	But I do want to address the development plan. It is a great plan and thank you again, Ms. Bird, for bringing that program to the forefront	Mayoral Hearing 1/28/15	Mayoral Hearing	Existing Conditions/General	Thank you for your comment.	No change.
15	Ian Callender	Blind Whino	And there is a mistake in the development plan. Art Whino has been mentioned a lot of times, but it is Blind Whino. So I just want to make sure that delineation is clear.	Mayoral Hearing 1/28/15	Mayoral Hearing	Existing Conditions/General	Thank you for your comment. The text has been corrected.	Changes made on pages 45, 46, 95, 96 and 127.
16	Bob Craycraft	Neighbors of Southwest Duck Pond	Can you change "Friends of the Southwest Duck Pond" to "Neighbors of Southwest Duck Pond," which is the group's actual name? Seems a small thing, but to be a "Friend" of a DPR park is actually a legal term that can change over time as far as who the Friend is, and our group has never used that DPR-centric term.	Email 11/22/14	Email	Existing Conditions/General	Thank you for your comment. The text has been corrected.	Changes made on pages 42, 43, 57 and 125.

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
17	Peter and Stephanie Eicher	600 H Street SW	First, we appreciate the amount of thought and work that has gone into the document and the effort to keep the views of residents in mind. We are particularly pleased to see the strong emphasis in the plan on the need to create an environment "that preserves and enhances the Southwest neighborhood's culture and character," as highlighted in the executive summary, and the stress on "neighborhood conservation" reiterated throughout the document.	Email 1/12/15	Email	Engagement	Thank you for the comment. The Project Team conducted a robust public engagement process with the Southwest community, which included community wide meetings, an advisory committee, focus groups and input from a number of neighborhood groups. This level of engagement was critical to building a comprehensive neighborhood plan with input from a wide range of stakeholders. (Chapter 3 "Community Engagement: Vision to Process" p. 54).	No change.
18	Fern Underdue	100 6th Street, SW Apt #116	Overall this is a great an exciting plan—good job- please consider the wide range of comments that support both sides of an opinion- and really considers the needs of the entire community-young and old, moderate income and poor, new residents and native Washingtonians!!	Email 1/30/15	Email	Engagement	Thank you for the comment. The Project Team conducted a robust public engagement process with the Southwest community, which included community wide meetings, an advisory committee, focus groups and input from a number of neighborhood groups. This level of engagement was critical to building a comprehensive neighborhood plan with input from a wide range of stakeholders. (Chapter 3 "Community Engagement: Vision to Process" p. 54).	No change.
19	Rev Ruth Hamilton	Community Benefits Coordinating Council	The Near SE/SW Community Benefits Coordinating Committee was engaged throughout the SW Neighborhood Plan process. Board members actively participated in the public meetings and helped recruit other residents to meetings. The CBCC Board Chair also served on the Advisory Committee. CBCC has been supportive and pleased with the Small Area Plan process and outcomes.	Mayoral Hearing 1/28/15	Mayoral Hearing	Engagement		No change.
20	Rachel Reilly Carroll	ANC 6D03 Commissioner	I want to commend the Office of Planning (OP) on their efforts to engage the community in the Southwest Neighborhood Plan process. Over the past year, Southwest residents have worked alongside OP to identify strategic priorities that will guide future development in Southwest. This effort could not have come at a more critical time in our community, as major public and private investment continues to be made in the Southwest and Near Southeast neighborhoods. In developing a small area plan with the community, residents were empowered to shape the future of Southwest by weighing in on the importance of bringing new amenities to the community, preserving and enhancing existing assets, and ensuring that Southwest retains its social and economic diversity.	Email 1/25/15	Email	Engagement	Thank you for the comment. The Project Team conducted a robust public engagement process with the Southwest community, which included community wide meetings, an advisory committee, focus groups and input from a number of neighborhood groups. This level of engagement was critical to building a comprehensive neighborhood plan with input from a wide range of stakeholders. (Chapter 3 "Community Engagement: Vision to Process" (p. 54). Guiding Principles were developed with community input to reflect the values and goals of the Southwest Community. Each recommendation reflects at least one of the Principles (pp. 67-68). Embracing "cultural and economic diversity" is the first Guiding Principle.	No change.
21	Josh Horowitz	610 H Street, SW	So first I want to thank Melissa and the City. I think this has really been a publically engaged process and we really appreciate the plan.	Mayoral Hearing 1/28/15	Mayoral Hearing	Engagement	Thank you for the comment. The Project Team conducted a robust public engagement process with the Southwest community, which included community wide meetings, an advisory committee, focus groups and input from a number of neighborhood groups. This level of engagement was critical to building a comprehensive neighborhood plan with input from a wide range of stakeholders. (Chapter 3 "Community Engagement: Vision to Process", p. 54).	No change.
22	Debra Frazier	No address	I submit and encourage the Office of Planning with the use of the Small Area Plan to look at the neighborhood and include the comments from everyone who is here, that the Small Area Plan for all of us who participated in all those little meetings and giving all those little ideas that created this nice little package, that it be an exercise not in futility and discussion, but that our comments are used and implemented and not, as some of the other government plans are, we did, we had community have some input and we listened to them, and we're still willing to do what we want to do.	Mayoral Hearing 1/28/15	Mayoral Hearing	Engagement	Thank you for the comment. The Project Team conducted a robust public engagement process with the Southwest community, which included community wide meetings, an advisory committee, focus groups and input from a number of neighborhood groups. This level of engagement was critical to building a comprehensive neighborhood plan with input from numerous wide range of stakeholders. (Chapter 3 "Community Engagement: Vision to Process" (p. 54). The Plan includes an Implementation Matrix detailing the short, mid and long term recommendations and the responsible District agency or organization for each recommendation. This Public Comment Digest is intended to ensure all comments are cataloged and addressed and where appropriate, the draft plan was modified.	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
23	Burnetta Coles	No address	the different laws that pertain to the height of buildings here in the District of Columbia. They just run rough-shod -- that's my -- I love the word -- right on over everything that affects us. Even though the plans in which we see and bringing more change here, it's good. But when the plan itself does to an exclusion to hurt and to affect us as a people, look at our people	Mayoral Hearing 1/28/15	Mayoral Hearing	Engagement	The Project Team conducted a robust public engagement process with the Southwest community, which included community wide meetings, an advisory committee, focus groups and input from a number of neighborhood groups. This level of engagement was critical to building a comprehensive neighborhood plan with input from a wide range of stakeholders. (Chapter 3 "Community Engagement: Vision to Process" (p.54). Guiding Principles were developed with community input to reflect the values and goals of the Southwest Community. Each recommendation reflects at least one of the Principles (pp. 67-68). Embracing "cultural and economic diversity" is the first Guiding Principle.	No change.
24	Ian Calendar	Blind Whino	Part of my concern is the engagement, the integration, and the implementation of this plan to really see it to its fruition. It's a lot of great ideas, but ideas don't really mean anything unless we execute. And that's one thing that the city has to support us on. And again, I really hope that that can come to a head because again, we do a lot for the Greenleaf community.	Mayoral Hearing 1/28/15	Mayoral Hearing	Engagement	The Project Team conducted a robust public engagement process with the Southwest community, which included community wide meetings, an advisory committee, focus groups and input from a number of neighborhood groups. This level of engagement was critical to building a comprehensive neighborhood plan with input from a wide range of stakeholders. (Chapter 3 "Community Engagement: Vision to Process" (p. 54). The Plan includes an Implementation Matrix detailing the short, mid and long term recommendations and the responsible District agency or organization for each recommendation. This Public Comment Digest is intended to ensure all comments are cataloged and addressed and where appropriate, the draft plan was modified. The Greenleaf Master Plan is a separate project. DCHA is leading the effort on the Master Plan with the Greenleaf residents and will also be responsible for any future development on the Greenleaf parcels. The Southwest Neighborhood Plan states: "Southwest residents were very clear about the desire to ensure that the needs and interests of existing residents at Greenleaf are a priority in any redevelopment scenario and that transparency with the community is maximized" (p. 75). The Southwest Neighborhood Plan will help inform the DCHA Master Planning process.	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
25	Gail Fast	Carrollsborg Condo Association	Action DP.1 – is guided by principle 7 (Housing) and yet the recommendations fall short of providing housing appropriate for families. The SAP talks a lot about families however family- style housing; something that was echoed over and over during EVERY public meeting is lacking from all of OP's recommendations. We want families to stay and move into Southwest yet this action calls attention to large district parcels with no mention of providing a combination of hi-rise and townhouse land designations. These parcels need to have some low density residential to make it feasible for families to find housing in SW.	Email 1/9/15	Email	Model Community	The Southwest Neighborhood Plan recommends specific land use changes at key locations such as the Greenleaf parcels to ensure that the redevelopment of Greenleaf Housing provides a mix of housing types for a range of income levels. Increasing the development capacity allows for greater flexibility to build a mix of high rise, midrise and row house/family units. All land use changes at these sites would only be achieved through a Planned Unit Development (PUD) process, which is a public process. In reference to the need for family size housing, recommendation MC.6 states "as part of a community benefits package through the PUD process for new construction, prioritize affordable units above the Inclusionary Zoning requirement or fewer affordable units, but larger in size (e.g., three bedrooms) to better serve families" (p.75). The Design Guidelines also encourage a mix of buildings types (pp. 81-83). From the Design Guidelines, "Principle 1: Encourage a mix of building heights. Provide a massing and mix of defined building heights which complement and uphold the current mixture of high-rise and low-rise buildings. Particularly on large sites, this mix should include the provision of rowhouses and high-rise buildings, and avoidance of mid-rise building forms." (p. 81).	No change
26	Deborah Atkins	1250 4th St SW	Develop an Appendix that Lists Clear and Specific actions to help long-term, senior, low-income, and handicapped/disabled SW Residents afford and enjoy all the SW Neighborhood Redevelopment efforts amidst these fast-paced high-growth changes by 2017.	Email 1/27/15	Email	Model Community	The Southwest Neighborhood Plan includes an Implementation Matrix (p. 134) with all the of the recommendations, the Guiding Principles supported by each one, the responsible District agency or organization for the action and time frame for implementation. Please refer to the following recommendations: MC.1 Develop a strategy during the DCHA Greenleaf Master Planning process for keeping current residents in the community during and after construction/redevelopment of the site. MC.6 As part of a community benefits package through the PUD process for new construction, prioritize affordable units above the Inclusionary Zoning requirement or fewer affordable units, but larger in size (e.g., three bedrooms) to better serve families. MC.8 Pilot bus time monitors at bus shelters at locations that serve a high number of seniors, such as stops near the Greenleaf Senior Center. MC.9 Increase the number of and signage for disabled parking spaces on 4th Street along the commercial blocks. MC.10 Prioritize funding to bring the Southwest Duck Pond into ADA compliance. MC. 11 Increase the number of benches along sidewalks throughout the Southwest neighborhood to better serve residents of all ages and abilities. The DC Council approved DC Act 20-485, "Disposition of District Land for Affordable Housing Amendment Act of 2014." on November 27, 2014, after the release of the Draft Plan on November 21, 2014. This act applies to District parcels being disposed which will result in at least 10 or more residential units. For those sites, 30% of the residential units shall be dedicated as affordable housing if they are within 1/2 mile of a Metrorail station. If the site is within 1/4 mile of a either a streetcar line or 1/4 mile of a Priority Network Metrobus route then 20% of the units must be affordable for the life of the building. The plan has been updated to reflect this in MC.5 (pp. 75, 122) and DP.1 (pp. 110, 131).	The Plan has been revised to incorporate the new legislation in recommendations MC.5 (pp. 75, 122) and DP.1 (pp. 110, 131).

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
27	Deborah Atkins	1250 4th St SW	Specify Clear Actions, with Timelines and Schedules, of Greenleaf Redevelopment, to help Residents to find alternative housing and prepare to meet any requirements to return to the SW Neighborhood after redevelopment is completed.	Email 1/27/15	Email	Model Community	A timeline and schedule for construction of new development at Greenleaf Housing is outside the scope of the Southwest Neighborhood Plan. The Greenleaf Master Plan is a separate project. DCHA is leading the effort on the Master Plan with the Greenleaf residents and will also be responsible for any future development on the Greenleaf parcels. The Southwest Neighborhood Plan states "Southwest residents were very clear about the desire to ensure that the needs and interests of existing residents at Greenleaf are a priority in any redevelopment scenario and that transparency with the community is maximized" (p. 75). The Southwest Neighborhood Plan will help inform the DCHA Master Planning process.	No change.
28	Gail Fast	Carrollsbury Condo Association	1. Action MC.5 – SW has always been an area with a mixture of socioeconomic and diverse populations. Providing a recommendation of only 20% affordable at varying levels of the AMI for only 20 years is NEITHER A HIGH enough % nor a long enough time frame to maintain the essence of the existing Southwest community. I believe the community has been very adamant in its desire to keep and embrace cultural and economic diversity (Guiding Principle 01).	Email 1/9/15	Email	Model Community	The DC Council approved DC Act 20-485, "Disposition of District Land for Affordable Housing Amendment Act of 2014." on November 27, 2014, after the release of the Draft Southwest Neighborhood Plan on November 21, 2014. This act applies to District parcels being disposed which will result in at least 10 or more residential units. For those sites, 30% of the residential units shall be dedicated as affordable housing if they are within 1/2 mile of a Metrorail station. If the site is within 1/4 mile of either a streetcar line or 1/4 mile of a Priority Network Metrobus route then 20% of the units must be affordable for the life of the building. The legislation provides guidance for both rental and ownership units and affordability levels for each one. The plan has been updated to reflect this legislation in MC.5 (pp. 75, 122) and DP.1 (pp. 110, 131).	The text has been revised to incorporate the new legislation in recommendations MC.11 (pp. 75, 122) and DP.1 (pp. 110, 131).
29	Simit Bhandari	No Address	In my opinion, there are too many restrictions on how Greenleaf will be redeveloped, which will push this plan out many years. I do not support affordable housing via inclusionary zoning if these units are directly subsidized by those paying market rate prices to live in the same building. I believe this can create animosity amongst residents.	Email 1/30/15	Email	Model Community	One of the Guiding Principles developed through the community engagement process is to "foster an environment that encourages and embraces cultural and economic diversity" (p. 67). The recommendations for the redevelopment of Greenleaf reflect that Guiding Principle calling for one-to-one replacement of existing housing units with a mix of additional market rate and other affordable units. The DC Housing Authority has started a Master Planning process with the Greenleaf community and there is not yet a final determination of how the units will be financed. Inclusionary Zoning is a citywide policy which requires a percentage of units in new developments be set aside for affordable housing.	No change

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
30	Fredrica D. Kramer	387 O Street, SW	On the issue of diversity, maintaining real social diversity of Southwest will be severely challenged by the drastic shift in income mix and increased density. The goal of exceeding current inclusionary zoning thresholds on publicly owned land and future PUDs (p.75) is good, though retaining the current 19% of subsidized units will get diluted by other development. DC inclusionary zoning has yet to show marked effect on the production of affordable units, will not apply in much of the geographic coverage of the Small Area Plan (see exempted areas for IZ), and will not help many households currently in public and subsidized housing. IZ used in conjunction with a bonus density will encourage increased density that challenges the preservation of open space. There is no explicit commitment to preservation of existing public and low income housing that is sound, supports families, and remedies some of the increasing crisis in affordable housing, beyond the recommendations for Greenleaf. While the fate of Greenleaf and the other public housing lies largely in the hands of DCHA, the City will inevitably play a critical role in decisions about public housing and the design of communities to replace it, particularly as replacement will involve related strategies for relocation and services for current residents, and negotiations with developers about inclusion of lower income residents in new developments.	Mayoral Hearing 1/28/15 Email 1/30/15	Email	Model Community	The DC Council approved DC Act 20-485, "Disposition of District Land for Affordable Housing Amendment Act of 2014", on November 27, 2014 after the release of the Draft Southwest Neighborhood Plan on November 21, 2014. This act applies to District parcels being disposed which will result in at least 10 or more residential units. For those sites, 30% of the residential units shall be dedicated as affordable housing if they are within 1/2 mile of a Metrorail station. If the site is within 1/4 mile of either a streetcar line or 1/4 mile of a Priority Corridor Network Metrobus route then 20% of the units must be affordable for the life of the building. The legislation provides guidance for both rental and ownership units and affordability levels for each one. The Plan has been updated to reflect this legislation in MC.5 (pp. 75, 122) and DP.1 (pp. 110, 131). Also refer to the following recommendations: MC.1 Develop a strategy during the DCHA Greenleaf Master Planning process for keeping current residents in the community during and after construction/redevelopment of the site (p.74). MC.3 Change the future land use designations at Greenleaf to promote mixed-income redevelopment and replacement housing for existing Greenleaf residents (p. 74). Inclusionary Zoning is a citywide policy which requires a percentage of units in new developments be set aside for affordable housing.	The Plan has been revised to incorporate the new legislation in recommendations MC.5 (pp. 75, 122) and DP.1 (pp. 110, 131).
31	Fredrica D. Kramer	387 O Street, SW	With reference to Greenleaf, the plan recognizes (p.74-75) the importance of a city and community role and 20 year duration of IZ (why not longer?), which is good. The plan can make preservation of diversity and minimal displacement a practical reality by specifying the principle of "build first" to mean build first in the neighborhood (it does that in rec MC.2), to relocate families to nearby parcels only as they become available or build new mixed income developments only in phases so that buildings are emptied (and demolished or renovated) sequentially and families are moved only as new units are constructed, and, importantly, the plan can specify the parcels and development projects that would be used to implement the "build first" strategy. Either relocating families only building by building as new units are constructed, or building wholly new units on nearby parcels.	Mayoral Hearing 1/28/15 Email 1/30/15	Mayoral Hearing	Model Community	One of the Guiding Principles developed through the community engagement process is to "foster an environment that encourages and embraces cultural and economic diversity" (p. 67). The recommendations for the redevelopment of Greenleaf reflect that Guiding Principle calling for the replacement of all existing Greenleaf housing units with a mix of additional market rate and other affordable units (p.74). Recommendation MC .1 states "develop a strategy during the DCHA Greenleaf Master Planning process for keeping current residents in the community during and after construction/redevelopment of the site." (p. 74).	No change

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
32	Fredrica D. Kramer	387 O Street, SW	<p>The plan does not make the same commitments to the other public and subsidized housing in the area. The plan should explicitly address the preservation of other public and low-income housing west of South Capitol Street and south of M Street. That public housing was upgraded during receivership. James Creek is oft cited as a model for public housing though it is not explicitly addressed in the plan, and Syphax Gardens' future is unclear. Other projects including low and moderate income coops are not referenced. Syphax Village apartments and townhouses (renovated under a different strategy) are new. While these complexes may require a variety of maintenance and other improvements, this is <i>sound housing that supports families</i>, which most new housing in the area will not. The public housing represents the ideal of what two decades of housing policy have striven to create—low density complexes, not isolated but in the midst of a community that for fifty years has boasted real income and social diversity—this housing will be even less isolated (a criticism of public housing historically) as redevelopment continues along South Capitol Street and into Buzzard Point. The Southwest since the 1960s redevelopment has embraced these households as part of a vibrant community whose stable social diversity is unusual if not unique in the country. The plan should speak to these developments to ensure the preservation of social diversity which is surely challenged by the influx of high income populations and much higher density.</p>	Mayoral Hearing 1/28/15 Email 1/30/15	Mayoral Hearing	Model Community	<p>James Creek and Syphax Village are public housing developments in the "secondary area" within the Planning Area. In this area, the focus is on "conservation, neighborhood connectivity and sustainability" (p. 11). Therefore, there are no Plan recommendations addressing changes to these developments. DCHA has stated that future redevelopment plans only include the Greenleaf parcels and the analysis focused on those areas of anticipated change in the Planning Area. One of the Guiding Principles developed through the community engagement process is to "foster an environment that encourages and embraces cultural and economic diversity" (p. 67).</p>	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
33	Fern Underdue	100 6th Street, SW Apt #116	1. Have at least one of the new residential facilities focus on a moderately priced retirement community similar to the Thomas Circle Senior Facility in DC or Spring House in, Silver Spring, MD. The facility would provide the amenities of senior living-dining hall with meals, in-house recreational facilities for seniors and on-site health facility. Could be mixed income but not limited to low income.	Email 130/15	Email	Model Community	Guiding Principle 7 states "preserve and develop a range of housing for a mix of income, age and family size and encourage quality design and architecture" (p. 68). The Southwest Neighborhood Plan recommendations, especially pertaining to Greenleaf Housing, are intended to ensure that a mix of family types, ages and incomes will continue to live in Southwest. DCHA is currently working with the Greenleaf community on a Master Plan. The Southwest Neighborhood Plan will help inform the DCHA Master Planning process.	No change.
34	Payton Chung	560 N St SW, N415	I offer my full support for a one-for-one replacement of deep-subsidy public housing units on the Greenleaf Gardens site. In fact, Greenleaf (and, in the future, Syphax) is an opportunity to create a national model for a public housing development that maintains deep affordability, ensures zero displacement for existing residents throughout the entire process, and creates a healthy mix of incomes and uses (both public and private) on or adjacent to the site. To do so (as is being done at, say, Yesler Terrace in Seattle) will probably require substantially higher development densities, beginning with the very first replacement building. In this neighborhood, those densities will both help our neighborhood maintain (and enhance!) its diversity, and the number of jobs and services that our neighborhood can offer its residents.	Email 1/30/15	Email	Model Community	One of the Guiding Principles developed through the community engagement process is to "foster and environment that encourages and embraces cultural and economic diversity". The recommendations for the redevelopment of Greenleaf reflect that Guiding Principle in that replacement of all existing Greenleaf housing be constructed with a mix of additional market rate and other affordable units. Changing the land use designations to allow for more development capacity will support one to one replacement as well as a mix of housing types and a mix of affordability levels. The following are relevant Plan recommendations: MC .1 Develop a strategy during the DCHA Greenleaf Master Planning process for keeping current residents in the community during and after construction/redevelopment of the site (p.74); and MC. 3 Change the future land use designations at Greenleaf to promote mixed-income redevelopment and replacement housing for existing Greenleaf residents to ensure that the redevelopment of Greenleaf Housing provides a mix of housing types for a range of income levels (p.74). Increasing the development capacity allows for greater flexibility to build a mix of high rise, midrise and row house/family units. The DC Housing Authority has started a Master Planning process with the Greenleaf community. As stated in the Plan, "Southwest Residents were very clear about the desire to ensure that the needs and interests of existing residents at Greenleaf are a priority in any redevelopment scenario and that transparency with the community is maximized" (p. 75) .	
35	Rev Ruth Hamilton	Community Benefits Coordinating Council	We give our strongest support to recommendations MC 1-3 related to the redevelopment of Greenleaf. In order to accomplish a "build-first" plan, it will be important for the proposed Interagency Working Group to identify other District-owned property in the neighborhood that can be utilized for mixed-income development. We would ask that the Interagency Working Group be expanded to include at least some community representatives.	Mayoral Hearing 1/28/15	Mayoral Hearing	Model Community	Recommendation MC.2 states "develop an Interagency Working group for DCHA to coordinate with District agencies to identify, through the Master Planning process, the potential to utilize District- owned properties in the vicinity to support a potential "build first" strategy for keeping current qualifying Greenleaf residents in the Southwest neighborhood" (p. 74). This is categorized as a " short term" recommendation in the Implementation Chapter (p. 121) meaning that it can be initiated immediately following Plan approval. The current vehicle for community involvement in the future of Greenleaf is the Master Planning process being led by DCHA.	No change

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
36	Rev Ruth Hamilton	Community Benefits Coordinating Council	We also strongly support recommendations MC 3-6 related to retaining our 19% of subsidized units. We hope that if the SW Neighborhood Plan is adopted that the Office of Planning can assist in monitoring and tracking the production of affordable units at the varied levels of area median income. CBCC is concerned about the loss of workforce housing (50%, 80% AMI) in some of the older high-rises that could lead to the loss of the middle-income residents.	Mayoral Hearing 1/28/15	Mayoral Hearing	Model Community	The Department of Housing and Community Development (DHCD) is responsible for tracking affordable housing unit production and for implementing and monitoring Inclusionary Zoning.	
37	Ken Prater	Southwest Neighborhood Assembly	DCOP must take into the utmost consideration when designing SW area plan, the needs and comfort of families with dependent children. We cannot without taking into account public facilities such as schools playgrounds and green park area.	Mayoral Hearing 1/28/15	Comment Card	Model Community	The Southwest Neighborhood Plan makes multiple recommendations to improve, enhance and preserve green spaces, parks, and family-sized housing and to provide safety improvements for children accessing schools. Recommendation MC.6 states "as part of a community benefits package through the PUD process for new construction, prioritize affordable units above the Inclusionary Zoning requirement or fewer affordable units, but larger in size (e.g., three bedrooms) to better serve families." (p.75). Recommendations DP. 2 states "Construct a distinctive new Southwest Library at the current site of the existing library on Wesley Place. Future design of the library should incorporate/enhance the adjacent Library Park" (p.110). In the Green Oasis Chapter, multiple recommendations are made to improve green spaces, redesign Lansburgh Park to better serve the entire community, and improve offerings at the recreation centers. Additionally, recommendation VC. 1 states "Clearly delineate school crossings for Jefferson Middle School Academy 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." (p. 115).	No change.
38	Ken Prater	Southwest Neighborhood Assembly	Also the Greenleaf seniors apartment buildings must be protected and preserved in order to ensure a significant number of low income housing units remain in SW for elderly, disadvantaged, disabled, handicapped and infirm residents. The same holds true for Greenleaf Annex and other low income dwellings throughout the SW Community, the residents deserve respect and not the threat of displacement and homelessness.	Mayoral Hearing 1/28/15	Comment Card	Model Community	The Southwest Neighborhood Plan recommends specific land use changes at key locations such as the Greenleaf parcels to ensure that the redevelopment of Greenleaf Housing provides a mix of housing types for a range of income levels. Increasing the development capacity allows for greater flexibility to build a mix of high rise, midrise and row house/family units. All land use changes at these sites would only be achieved through a Planned Unit Development (PUD) process, which is a public process. In reference to the need for family size housing, please see recommendation MC.6 which states "as part of a community benefits package through the PUD process for new construction, prioritize affordable units above the Inclusionary Zoning requirement or fewer affordable units, but larger in size (e.g., three bedrooms) to better serve families. (p. 75). The DC Housing Authority has started a Master Planning process with the Greenleaf community. As stated in the Plan, "Southwest residents were very clear about the desire to ensure that the needs and interests of existing residents at Greenleaf are a priority in any redevelopment scenario and that transparency with the community is maximized" (p. 75).	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
39	Rhonda Hamilton	ANC 6D06	I like the recommendation of the small area plan to keep the residents of Greenleaf in place in the community prior to and after construction by exploring the option of a Build First Strategy utilizing District owned properties. However, I am concerned that there may not be any land left in SW to do a Build First for Greenleaf residents if the land is not identified now as a part of this plan.	Mayoral Hearing 1/28/15	Mayoral Hearing	Model Community	Recommendation MC.2 states "develop an Interagency Working group for DCHA to coordinate with District agencies to identify, through the Master Planning process, the potential to utilize District owned properties in the vicinity to support a potential "build first" strategy for keeping current qualifying Greenleaf residents in the Southwest neighborhood" (p. 74). This is a categorized as a "short term" recommendation in the Implementation Chapter (p. 121) meaning that it can be initiated immediately following Plan approval. The current vehicle for community involvement in the future of Greenleaf is the Master Planning process being led by DCHA.	No change.
40	Rhonda Hamilton	ANC 6D06	It is time for low-income residents to receive the same considerations as high income residents, especially when it comes to housing. The futures of these residents in SW need to be secured by keeping the 19% of subsidized units as the plan recommends. We have always been a diverse community, racially and economically and we want to remain this way. No one should be priced out of this community. We desperately need more affordable units to be built here in the near future, especially to accommodate families and seniors.	Mayoral Hearing 1/28/15	Mayoral Hearing	Model Community	The first Guiding Principle developed through the community engagement process is to "foster an environment that encourages and embraces cultural and economic diversity". The recommendations for the redevelopment of Greenleaf reflect that Guiding Principle in that one to-one replacement of existing housing be constructed with a mix of additional market rate and other affordable units (MC.1 and MC.3, p. 74) . The Plan recommends maintaining or increasing the existing 19% rate of subsidized units as the neighborhood continues to grow and develop through IZ and PUDs on District parcels (MC.4, p. 75) Additional developments bring new opportunities to build more affordable units through Inclusionary Zoning and redevelopment of District Parcels, creating a potential net gain in the number of affordable units. Inclusionary Zoning is a citywide policy which requires a percentage of units in new developments be set aside for affordable housing. The DC Council approved DC Act 20-485, "Disposition of District Land for Affordable Housing Amendment Act of 2014", on November 27, 2014 after the release of the Draft Southwest Neighborhood Plan on November 21, 2014. This act applies to District parcels being disposed which will result in at least 10 or more residential units. For those sites, 30% of the residential units shall be dedicated as affordable housing if they are within 1/2 mile of a Metrorail station. If the site is within 1/4 mile of either a streetcar line or 1/4 mile of a Priority Corridor Network Metrobus route then 20% of the units must be affordable for the life of the building. The Plan has been updated to reflect this legislation in MC.5 (pp. 75, 122) and DP.1 (pp. 110, 131).	The Plan has been revised to incorporate the new legislation in recommendations MC.5 (pp. 75, 122) and DP.1 (pp. 110, 131).
41	Rachel Reilly Carroll	ANC 6D03 Commissioner	The redevelopment of these District-owned sites provides an invaluable opportunity to ensure that affordable and diverse housing options are available in Southwest. In order to remain a model community, Southwest will need to have multi-tenure affordable housing options available to low-income and workforce families. Any redevelopment on these sites should exceed the recommended affordable housing unit requirements of 20 percent as well as the recommended 20 year affordability covenant. Affordability covenants should, at a minimum align with the depreciation of the asset, but would ideally be linked to the term of any long-term ground lease utilized	Email 1/25/15	Email	Model Community	The DC Council approved DC Act 20-485, "Disposition of District Land for Affordable Housing Amendment Act of 2014." on November 27, 2014, after the release of the Draft Southwest Neighborhood Plan on November 21, 2014. This act applies to District parcels being disposed which will result in at least 10 or more residential units. For those sites, 30% of the residential units shall be dedicated as affordable housing if they are within 1/2 mile of a Metrorail station. If the site is within 1/4 mile of either a streetcar line or 1/4 mile of a Priority Network Metrobus route then 20% of the units must be affordable for the life of the building. The legislation provides guidance for both rental and ownership units and affordability levels for each one. The plan has been updated to reflect this legislation in MC.5 (pp. 75, 122) and DP.1 (pp. 110, 131).	The Plan has been revised to incorporate the new legislation in recommendations MC.5 (pp. 75, 122) and DP.1 (pp. 110, 131).

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
42	Rachel Reilly Carroll	ANC 6D03 Commissioner	I strongly support the recommendations to maintain a mix of affordable and market-rate housing, in addition to the responsible redevelopment of the Greenleaf public housing community into a well-designed, mixed-income community. As such, I support the recommended future land use designations for the Greenleaf parcels. In regard to this recommendation, I want to underscore the following concerns for implementation: 1) I urge the District of Columbia Housing Authority (DCHA) and their land use consultants HR&A Advisors to incorporate the recommendations in the Southwest Neighborhood Plan as they move forward with the Master Planning process for the redevelopment of Greenleaf public housing.	Email 1/25/15	Email	Model Community	The Greenleaf Master Plan is a separate project. DCHA is leading the effort on the Master Plan with the Greenleaf residents and will also be responsible for any future development on the Greenleaf parcels. The Southwest Neighborhood Plan states "Southwest residents were very clear about the desire to ensure that the needs and interests of existing residents at Greenleaf are a priority in any redevelopment scenario and that transparency with the community is maximized" (p. 75). The Southwest Neighborhood Plan will help inform the DCHA Master Planning process.	No change
43	Rachel Reilly Carroll	ANC 6D03 Commissioner	In order to ensure that current Greenleaf residents are not displaced during redevelopment, it is imperative that DCHA identify a "build first" site. I support the OP's recommendation that an Interagency Working Group be formed as soon as possible so that DCHA can identify that build first site in the Southwest community, potentially in the aforementioned Government Cluster.	Email 1/25/15	Email	Model Community	Recommendation MC.2 states "develop an Interagency Working group for DCHA to coordinate with District agencies to identify, through the Master Planning process, the potential to utilize District owned properties in the vicinity to support a potential "build first" strategy for keeping current qualifying Greenleaf residents in the Southwest neighborhood" (p. 74). This is categorized as a "short term" recommendation in the Implementation Chapter (p. 121) meaning that it can be initiated immediately following Plan approval. The current vehicle for community involvement in the future of Greenleaf is the Master Planning process being led by DCHA.	No change.
44	Rachel Reilly Carroll	ANC 6D03 Commissioner	As an ANC Commissioner, I represent hundreds of Greenleaf families. It is of the utmost importance to ensure that these families are engaged in the Master Planning process, and will be able to continue leading productive lives in Southwest during the redevelopment of the Greenleaf parcels. Greenleaf families have strong ties to our community, and must have the opportunity to remain Southwest residents	Email 1/25/15	Email	Model Community	The Southwest Neighborhood Plan states " Southwest residents were very clear about the desire to ensure that the needs and interests of existing residents at Greenleaf are a priority in any redevelopment scenario and that transparency with the community is maximized" (p. 75). Recommendation MC.1 states "develop a strategy during the DCHA Greenleaf Master Planning process for keeping current residents in the community during and after construction/redevelopment of the site" (p. 74). Recommendation MC.2 states "develop an Interagency Working group for DCHA to coordinate with District agencies to identify, through the Master Planning process, the potential to utilize District owned properties in the vicinity to support a potential "build first" strategy for keeping current qualifying Greenleaf residents in the Southwest neighborhood" (p.74). DCHA is currently working with the Greenleaf residents on the Master Plan for the Greenleaf parcels. The Southwest Neighborhood Plan will help inform the DCHA Master Planning Process.	No change.
45	Rachel Reilly Carroll	ANC 6D03 Commissioner	Lastly, I want to underscore my support for the redevelopment of the Southwest Library and the redesign of and reinvestment in Lansburgh Park. The draft plan recommends redeveloping the Southwest Library in order to make sure that it can serve growing community needs. I strongly urge the District to make this a priority in the coming fiscal year, and appropriate financing for a new state-of-the-art public library to serve as a community anchor.	Email 1/25/15	Email	Model Community	Recommendation DP.2 states "construct a distinctive new Southwest Library at the current site of the existing library on Wesley Place. Future design of the library should incorporate/enhance the adjacent Library Park" (p.110). For more information regarding the library site, please refer to page 107 in the Plan. DP.2 is categorized as a short to mid term time frame for initiating; however, a new library is currently not funded.	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
46	Hara Ann Bouganim	Waterfront Tower Condominium Association	1. Unclear what space is designated for many current (or new) residents (low and workforce income, townhouse families, disabled, elderly) 2. No definition of level of income for eligibility, needs to fit all	Email 1/10/15	Email	Model Community	Recommendation MC.2 states "develop an Interagency Working group for DCHA to coordinate with District agencies to identify, through the Master Planning process, the potential to utilize District owned properties in the vicinity to support a potential "build first" strategy for keeping current qualifying Greenleaf residents in the Southwest neighborhood" (p. 74). This is a categorized as a "short term" recommendation in the Implementation Matrix (p. 121) meaning that it can be initiated immediately following Plan approval. DCHA is currently working with the Greenleaf residents on the Master Plan for the Greenleaf parcels. The Southwest Neighborhood Plan will help inform the DCHA Master Planning Process.	No change.
47	Rev Ruth Hamilton	Westminster Presbyterian Church	Westminster joins the community in a commitment to a just, compassionate and effective process to redevelop Greenleaf through a "build first" model using other District owned parcels around Landsburgh Park.	Mayoral Hearing 1/28/15	Mayoral Hearing	Model Community	Recommendation MC.2 states "develop an Interagency Working group for DCHA to coordinate with District agencies to identify, through the Master Planning process, the potential to utilize District owned properties in the vicinity to support a potential "build first" strategy for keeping current qualifying Greenleaf residents in the Southwest neighborhood" (p. 74). This is a categorized as a "short term" recommendation in the Implementation Matrix (p. 121) meaning that it can be initiated immediately following Plan approval. DCHA is currently working with the Greenleaf residents on the Master Plan for the Greenleaf parcels. The Southwest Neighborhood Plan will help inform the DCHA Master Planning Process.	No change
48	Josh Horowitz	610 H Street, SW	One is, I'm a parent of young children and I don't really see much about young children in the plan. We are happy to see that the library is staying in its place, but maybe even if there was a plan for what we're going to do with the children that's safe. And my child goes there often to story time and things along those lines.	Mayoral Hearing 1/28/15	Mayoral Hearing	Model Community	The Guiding Principles are intended to be inclusive of all residents including children in the Southwest community. Improvements to parks provide direct benefits residents of all ages. Improving community amenities and access to arts and cultural activities also benefit children. Multiple recommendations impact neighborhood children including: DP.2 Construct a distinctive new Southwest Library at the current site of the existing library on Wesley Place. Future design of the library should incorporate/enhance the adjacent Library Park (p.110); GO.1 Redesign Lansburgh Park to create a true "central park" for the Southwest neighborhood. Continue the dog park and community garden functions but also include improved walking paths, new landscaping and permeable edges that invite "eyes on the park". Include additional trees, benches, sustainable vegetation and enhanced signage. Consider a design competition to create a signature design and beautiful park space" (p.90); and VC.1 Clearly delineate school crossings for Jefferson Middle School Academy, Amidon-Bowen Elementary School and Van Ness Elementary school with vehicular and pedestrian way finding signage and or street markings. Pursue funding opportunities with the National Center for Safe Routes to School for all three schools (p.115).	VC.1 was amended as follows: "Clearly delineate school crossings for Jefferson Middle School Academy, Amidon-Bowen Elementary School and Van Ness Elementary school with vehicular and pedestrian way finding 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).

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
49	Debra Frazier	No address	So let's maintain the character of the neighborhood. In my 50 years in this city Southeast was ripe for public housing and some low-income things. It's changed a lot. How it is now, everybody in the city loves it. From the Wharf to the waterfront, to other developments specifically on the Capitol Riverfront Bid is becoming inclusive and wonderful neighborhood. Let's maintain the character of Southwest and continue to use the input of the neighbors and the people who live here, who cherish this neighborhood, and let's make development a slow and careful process, and take into account all the people who live and work in this neighborhood and make it a great place for D.C. residents to be.	Mayoral Hearing 1/28/15	Mayoral Hearing	Model Community	Thank you for the comment. The Project Team conducted a robust engagement process with the Southwest community, which included community wide meetings, an advisory committee, focus groups and input from a number of neighborhood groups. This level of engagement was critical to building a comprehensive neighborhood plan with input from wide range of stakeholders. (Chapter 3, p. 54). Guiding Principles were developed with community input to reflect the values and goals of the Southwest Community. All of the recommendations in the Plan reflect at least one of the Guiding Principles on pages 67-68. Embracing "cultural and economic diversity" is the first Guiding Principle. Design Guidelines (pp.81-84) illustrate how future developments can maintain existing character while meeting the needs of a growing community. All proposed land use change recommendations in the Plan can only be achieved through a Planned Unit Development (PUD) which is a public process allowing for significant input and guidance from the ANC and the community.	No change.
50	David Smith	No Address	I think it's critical that that history be included in everything that is done in Southwest. So let me give you a -- paint a different picture about the escape. The reason why it happened is because Southwest was always diverse. There's been a lot of economic development plans that have changed the economic structure of the community. But for the most part there were people that were known to be pirates at the Southwest Waterfront. For years I thought that was a bad connotation. But pirates tended to be people who fought against the establishment, who despised slavery, and made sure that people were treated fairly. So you could come and escape here, you could find food here. There was a very mixed culture here of churches and families who worked together despite their ethnic and religious backgrounds. And I would like to see that continue.	Mayoral Hearing 1/28/15	Mayoral Hearing	Model Community	The Project Team conducted a robust engagement process with the Southwest community, which included community wide meetings, an advisory committee, focus groups and input from a number of neighborhood groups. This level of engagement was critical to building a comprehensive neighborhood plan with input from wide range of stakeholders. (Chapter 3, p. 54). All of the recommendations in the Plan reflect at least one of the Guiding Principles on pages 67-68. Embracing "cultural and economic diversity" is the first Guiding Principle. The Plan highlights the unique history of Southwest on pp. 22-28 as part of the Existing Conditions analysis.	No change.
51	David Smith	No Address	There's a lot of social justice issues you cannot afford to ignore. So this is my Deanwood Citizen Association President hat, and really look at AMI as a trick bag, because that's what it is. And insist that the Mayor sends a letter to the Department of Treasury and the Secretary of the Interior requesting that AMI be specifically designed. And we're doing this in my neighborhood. Specifically designed based on the income strata that you want to see. It's something that can happen. The AMI is a funny, funny thing.	Mayoral Hearing 1/28/15	Mayoral Hearing	Model Community	The Plan supports diverse levels of affordability. Guiding Principle 7 states "Preserve and develop a range of housing for a mix of income, age and family size and encourage quality design and architecture" (p. 68). Embracing "cultural and economic diversity" is the first Guiding Principle. In addition, the DC Council approved DC Act 20-485, "Disposition of District Land for Affordable Housing Amendment Act of 2014." on November 27, 2014, after the release of the Draft Southwest Neighborhood Plan on November 21, 2014. This act applies to District parcels being disposed which will result in at least 10 or more residential units. For those sites, 30% of the residential units shall be dedicated as affordable housing if they are within 1/2 mile of a Metrorail station. If the site is within 1/4 mile of either a streetcar line or 1/4 mile of a Priority Network Metrobus route then 20% of the units must be affordable for the life of the building. The legislation provides guidance for both rental and ownership units and affordability levels for each one. The Plan has been updated to reflect this legislation in MC.5 (pp. 75, 122) and DP.1 (pp. 110, 131).	The Plan has been revised to incorporate the new legislation in recommendations MC.5 (pp. 75, 122) and DP.1 (pp. 110, 131).

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
52	Burnetta Coles	No address	I have seen many changes that have affected our people. Like the brother was saying about the AMI, there's a dual AMI here. And the first AMI has never left for the inclusion of us. The second AMI does to the exclusion of us as a people. Those people who I am a member of the class.	Mayoral Hearing 1/28/15	Mayoral Hearing	Model Community	The Plan supports diverse levels of affordability. Guiding Principle 7 states " Preserve and develop a range of housing for a mix of income, age and family size and encourage quality design and architecture" (p. 68). Embracing "cultural and economic diversity" is the first Guiding Principle. In addition, the DC Council approved DC Act 20-485, "Disposition of District Land for Affordable Housing Amendment Act of 2014," on November 27, 2014, after the release of the Draft Southwest Neighborhood Plan on November 21, 2014. This act applies to District parcels being disposed which will result in at least 10 or more residential units. For those sites, 30% of the residential units shall be dedicated as affordable housing if they are within 1/2 mile of a Metrorail station. If the site is within 1/4 mile of a either a streetcar line or 1/4 mile of a Priority Network Metrobus route then 20% of the units must be affordable for the life of the building. The Plan has been updated to reflect this legislation in MC.5 (pp. 75, 122) and DP.1 (pp. 110, 131).	The Plan has been revised to incorporate the new legislation in recommendations MC.5 (pp. 75, 122) and DP.1 (pp. 110, 131).
53	Burnetta Coles	No address	Look at our people. When we were here we had stores. People of much culture and statue here. Now we have been put down to the minimal of begging people on the sidewalk. That's not our culture as a people. And my mother and father did not just raise us on this planet, just not to talk about culture, race, none of that. They brought us up to be people, to deal with that which exists, and not to affect anybody. But it seems as though we have many people just like to affect people.	Mayoral Hearing 1/28/15	Mayoral Hearing	Model Community	Thank you for your comment. As stated in the Executive Summary, "through the planning process, a Vision for the Plan was developed: to create a thriving, active environment that preserves and enhances the Southwest neighborhood's culture and character. The Vision and Guiding Principles, which are listed on pages 67 and 68, serve as the core, community-based underpinnings of the Plan and provide direction and values to build the Plan concepts" (p.4).	No change.
54	Ray Galvez	No address	But I know developers are interested in coming in and I understand all that. But we're going to have to get a decent price if they want to move us out. And I'll either have to go into elderly housing or I keep in touch with a real estate agent and might get a reverse mortgage on a townhouse or a row-house. I'm also a veteran. But it's very exciting what's going on, but you just can't forget about the elderly people and the veterans. I am a veteran as well.	Mayoral Hearing 1/28/15	Mayoral Hearing	Model Community	The Plan is inclusive of residents of all ages in the community. As part of the District-wide "Age Friendly DC " initiative, the planning team held a focus group for seniors in the Southwest community on December 18, 2013. . A facilitator from the District Office of Aging led the residents through a discussion related to aging in place, access to transportation and amenities, safety concerns and health care facilities. Additional topics included ways to make day to day livability easier such as more benches in public spaces, better lighting on the streets, real-time bus information at bus shelters and more affordable food options in the neighborhood. The following recommendations are relevant to seniors: MC.9 Increase the number of and signage for disabled parking spaces on 4th Street along the commercial blocks"(p. 76); MC.10 Prioritize funding to bring the Southwest Duck Pond into ADA compliance (p.76) ; and MC. 11 Increase the number of benches along sidewalks throughout the Southwest neighborhood to better serve residents of all ages and abilities. (p.76). Recommendation MC.11 was added to the Plan to better address the mobility needs of seniors (p.76).	The Plan has been revised to include a new recommendation, MC.11, to better address the mobility needs of seniors (p.76).

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
55	Mary Wedgewood	Westminster Presbyterian Church	Finally, Westminster joins the whole community in commitment to a just, compassionate, and effective process to redevelop Greenleaf through a build-first model using the District owned parcels of land around Groundsgrove Park (Phonetic). Thank you.	Mayoral Hearing 1/28/15	Mayoral Hearing	Model Community	DCHA is currently working with the Greenleaf residents on the Master Plan for the Greenleaf parcels. The Southwest Neighborhood Plan will help inform the DCHA Master Planning Process. The Southwest Neighborhood Plan states " Southwest residents were very clear about the desire to ensure that the needs and interests of existing residents at Greenleaf are a priority in any redevelopment scenario and that transparency with the community is maximized" (p. 75). Recommendation MC.1 states "develop a strategy during the DCHA Greenleaf Master Planning process for keeping current residents in the community during and after construction/redevelopment of the site" (p. 74). Recommendation MC.2 states "develop an Interagency Working group for DCHA to coordinate with District agencies to identify, through the Master Planning process, the potential to utilize District owned properties in the vicinity to support a potential "build first" strategy for keeping current qualifying Greenleaf residents in the Southwest neighborhood" (p.74).	No change.
56	India Fuller	Greenleaf Resident	The biggest fear for Greenleaf residents that lives in public housing is being displaced. If we can't honestly have a conversation that no one be displaced, then we can have a better conversation far as moving forward with planning.	Mayoral Hearing 1/28/15	Mayoral Hearing	Model Community	DCHA is currently working with the Greenleaf residents on the Master Plan for the Greenleaf parcels. The Southwest Neighborhood Plan will help inform the DCHA Master Planning Process. The Southwest Neighborhood Plan states " Southwest residents were very clear about the desire to ensure that the needs and interests of existing residents at Greenleaf are a priority in any redevelopment scenario and that transparency with the community is maximized" (p. 75). Recommendation MC.1 states "develop a strategy during the DCHA Greenleaf Master Planning process for keeping current residents in the community during and after construction/redevelopment of the site" (p. 74). Recommendation MC.2 states "develop an Interagency Working group for DCHA to coordinate with District agencies to identify, through the Master Planning process, the potential to utilize District owned properties in the vicinity to support a potential "build first" strategy for keeping current qualifying Greenleaf residents in the Southwest neighborhood" (p.74).	No change.
57	India Fuller	Greenleaf Resident	I understand the, you know, the necessity of, you know, beautifying the area and proving -- I understand that, you know, a lot of areas do need to be improved, you know, changes need to occur. But in addition to that no family needs to be displaced. If we can't have a conversation honestly that each unit for unit that people can return, you know, and if you all do plan to do this building -- build-first thing, you know, you have to be considerate of families that have large families. You know, where would they store their stuff.	Mayoral Hearing 1/28/15	Mayoral Hearing	Model Community	DCHA is currently working with Greenleaf residents to develop a community-based Master Plan that will incorporate many of the Guiding Principles, Design Guidelines and Recommendations of the Southwest Neighborhood Plan. Details regarding the specific design of each building (storage units etc.) is outside the scope of the Southwest Neighborhood Plan. This is a comment relevant to DCHA's Master Planning process.	No change.
58	India Fuller	Greenleaf Resident	So when you call yourself building, make sure that you put storage space under the building that they can properly store their stuff so their stuff won't be displaced, you know far as like -- because they have a lot of memories for 50, 60 years plus or something. So, be mindful of those people, and be mindful that people have a lot of these sickness, you know, so you need to have washer and dryer in each unit. You have people that have cancer, might have AIDS might have hepatitis, so you have to be mindful of people with medical issues too.	Mayoral Hearing 1/28/15	Mayoral Hearing	Model Community	DCHA is currently working with Greenleaf residents to develop a community-based Master Plan that will incorporate many of the Guiding Principles, Design Guidelines and Recommendations of the Southwest Neighborhood Plan. Details regarding the specific design of each building and how to cater to the specific needs of residents is outside the scope of the Southwest Neighborhood Plan. This is a comment relevant to DCHA's Master Planning process.	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
59	India Fuller	Greenleaf Resident	<p>And being as though I'm the age that I am and it's very scary to be faced with this challenge that you might be able to move and don't have the means to move in 30, 60 day timeframe, you know, be mindful of people financial statuses too.</p> <p>And in addition to that, being mindful of that, you know, elderly people. You know, this is all that they know. So, you have to be mindful of them trying to reroute their lives to someplace else. That's not fair to them. So just be mindful of all those things when you consider planning our lives. But include us first. And make sure that we have a guarantee that we can move back here. And then we can move forward, I believe. So.</p>	Mayoral Hearing 1/28/15		Model Community	DCHA is currently working with Greenleaf residents to develop a community-based Master Plan that will be informed by the Guiding Principles, Design Guidelines and Recommendations of the Southwest Neighborhood Plan. Recommendation MC.3 states:"...provide replacement housing for all the existing affordable units within the project or immediate Southwest Planning Area" (p. 74).	No change.
60	Josh Horowitz	610 H Street, SW	<p>There's really no place, not only for low-income but for any families to move into Southwest anymore. There's not enough three bedroom and two bedrooms. There's just a lot of one bedroom coming online and we would like to encourage you to think about larger units, just designating 501 I Street as townhomes or leaving it as is, we appreciate, but removing the Shakespeare Theater conversation.</p>	Mayoral Hearing 1/28/15	Mayoral Hearing	Model Community	<p>The Southwest Neighborhood Plan recommends specific land use changes at key locations such as the Greenleaf parcels to ensure that the redevelopment of Greenleaf Housing are is a mix of housing types and income levels. Increasing the development capacity allows for greater flexibility to built a mix of high rise, mid rise and row house/family units. All land use changes at these sites would only be achieved through a Planned Unit Development process which is a public process. The Plan also recommends, MC .6 that "as part of the community benefits package through the PUD process for new construction , prioritize affordable units above the Inclusionary Zoning requirement or fewer affordably units but larger in size (e.g. three bedrooms) to better serve families. (p. 75).</p>	No change.
61	ANC 6D			ANC Resolution 1/12/15	Email	Model Community	<p>There are various ways affordability is determined depending on type of development. Inclusionary Zoning, Planned Unit Developments, Land Dispositions may all yield varying affordability options. The DC Council approved DC Act 20-485, "Disposition of District Land for Affordable Housing Amendment Act of 2014", on November 27, 2014 after the release of the Draft Southwest Neighborhood Plan on November 21, 2014. This act applies to District parcels being disposed which will result in at least 10 or more residential units. For those sites, 30% of the residential units shall be dedicated as affordable housing if they are within 1/2 mile of a Metrorail station. If the site is within 1/4 mile of either a streetcar line or 1/4 mile of a Priority Corridor Network Metrobus route then 20% of the units must be affordable for the life of the building. The legislation provides guidance for both rental and ownership units and affordability levels for each one.This act has specific affordability requirements which may pertain to some sites in Southwest. The Southwest Neighborhood Plan has been revised to incorporate the new legislation in recommendations MC.5 (pp. 75, 122) and DP.1 (pp. 110, 131).</p>	The Plan has been revised to incorporate the new legislation in recommendations MC.5 (pp. 75, 122) and DP.1 (pp. 110, 131).

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
62	ANC 6D		Resolution in Support of the Southwest Neighborhood Plan. Please clarify in the draft Plan: As it pertains to the redevelopment of Greenleaf, that "mixed-use" assumes that each new building be comprised of an acceptable ratio of market rate and public housing/affordable units.	ANC Resolution 1/12/15	Email	Model Community	<p>The Southwest Neighborhood Plan recommends specific land use changes at key locations such as the Greenleaf parcels to ensure that the redevelopment of Greenleaf Housing provides a mix of housing types for a range of income levels. Increasing the development capacity allows for greater flexibility, to build a mix of high rise, midrise and row house/family units. All land use changes at these sites would only be achieved through a Planned Unit Development (PUD) process, which is a public process. Recommendation MC.3 includes the following parameters for land use designation changes relevant to replacement housing and a mix of unit types: "provide replacement housing for all the existing affordable units within the project or immediate Southwest Neighborhood Planning Area" and "encourage a mixed-income community through the inclusion of market rate units and to the extent practicable, workforce housing" (p.74). The DC Housing Authority has started a Master Planning process with the Greenleaf community. As stated in the Plan, "Southwest Residents were very clear about the desire to ensure that the needs and interests of existing residents at Greenleaf are a priority in any redevelopment scenario and that transparency with the community is maximized." (p.75). As the Master Plan is still ongoing, no determination can be made at this time on the ratio of unit types within a single building. This is a comment relevant to DCHA's Master Planning process.</p>	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
63	Gail Fast	Carrollsborg Condo Association	<p>1. Action MG.4&5 – Over and over during all the public meetings, the community voiced their concerns about NOT opening up streets to reintroduce L'Enfant Plan. Since there is really nothing in this Plan that addresses potential traffic concerns, I feel these Actions should be removed or rewritten to include that no changes are to be made to existing streets until traffic studies and community involvement determine the best way to move traffic through Southwest.</p> <p>I also feel that Actions MG4 and 5, at every public meeting the community was very vocal, I feel, over their concerns about not opening up streets to reinforce the L'Enfant plan. I think this needs to be a little bit stronger and resonate more in the Southwest plan. I think we heard it very loud and clear at all those public hearings and public meetings.</p>	Email 1/9/15 and Mayoral Hearing 1/28/15	Email/Mayoral Hearing	Modernist Gem	<p>The Comprehensive Plan which was adopted by Council in 2006 has a policy recommendation regarding street reopenings: Policy UD-1.1.2: Reinforcing the L'Enfant and McMillan Plans: "Respect and reinforce the L'Enfant and McMillan Plans to maintain the District's unique, historic and grand character. This policy should be achieved through a variety of urban design measures, including appropriate building placement, view protection, enhancement of L'Enfant Plan reservations (green spaces), limits on street and alley closings, and the siting of new monuments and memorials in locations of visual prominence. Restore as appropriate and where possible, previously closed streets and alleys, and obstructed vistas or view sheds." The Southwest Neighborhood Plan identifies key locations where reopening the streets will make positive improvements in the community. Recommendation VC.12 states "improve access to and use of Lansburgh Park by reinstating K and L Streets for improved access (including bicycle/pedestrian use) to increase visibility and access and reduce the isolated feel of the park. Maintain and improve the First Street pedestrian greenway from M Street to I Street to increase visibility and access and reduce the isolated feel of the parks" (p.118). Other street reopenings potentially impact privately held properties. The Southwest Neighborhood Plan does not make any recommendations to reconnect portions of N or O streets. For clarification, reinstating and reconnecting of roads for the foreseeable future should focus solely on the following rights of way: K and L Streets (at Lansburgh Park); First Street (at M Street; note: pedestrian only); Private property, at the discretion of owner should there be redevelopment; and District parcels, if redeveloped. Plan text has been revised to provide clarification. Please refer to new text on p. 118 for a full discussion of street reopenings.</p>	New text added (p.118).
64	Peter and Stephanie Eicher	600 H Street SW	<p>We fear, however, that as private developers plan for individual parcels, this overarching goal is being lost. Instead, what we're seeing in Southwest is a rush by developers to build high rise buildings, without regard to preserving neighborhood character, existing design, varied building heights, sunlight, setback, green space or the other important aspects of Southwest community character highlighted in the plan. For example, we're aware of many planned high rise buildings, but no planned low rise buildings or homes. There are plans to construct many studio and one-bedroom apartments, but no plans to build larger family homes, although the plan acknowledges that the latter is what is in short supply. There are plans to build on many green spaces, but no plans to add any green spaces. This approach will not preserve neighborhood character.</p>	Email 1/12/15 Mayoral Hearing 1/28/15	Email	Modernist Gem	<p>The Southwest Neighborhood Plan recognizes the unique character of the community and has created design guidelines to ensure that future developments complement and enhance the existing character of the community (pp 81-84). The Design Guidelines encourage a mix of building heights (row houses to high rises), variations in building frontages, enhanced green spaces, landscaped setbacks, sustainable building and site design, design excellence, appropriately located parking, transparency on ground floors and safe connectivity for a multitude of uses. As stated in all land use change recommendations in the Plan: "Any development under the new land use designations must be achieved through the Planned Unit Development." (Recommendations MC.3, MG.7, DP.1, VC.9).</p>	No change.
65	Simit Bhandari	No Address	<p>I wanted to discuss an unfortunate trend that I have noticed with regards to historic preservation. It seems that more and more community/neighborhood groups are seeking the historic designation not to preserve truly historic buildings that are of legitimate significance, but instead, to block potential developments. This is not what historic preservation was intended for, and it should not be used as a tool to make lives difficult for developers. It is a very long, arduous process for developments to take place, and adding another unnecessary layer of bureaucracy by those resistant to any/all sorts of change is harmful to all stakeholders in the long run.</p>	Email 1/30/15	Email	Modernist Gem	<p>The Southwest Neighborhood Plan recognizes the unique historic character of the neighborhood. During the planning process, issues related to historic preservation were discussed at all four community meetings, as well as at a focus group held on January 23, 2014. Currently, there is not consensus in the community on a comprehensive approach to historic preservation. The Plan recommends civic organizations, property owners and the ANC continue to engage with one another to determine a preferred preservation strategy. Recommendation MG.1 "continue the community-led process of engagement to garner support for preserving Modernist properties in the Planning Area. The community, including property owners, neighborhood groups and the 'Advisory Neighborhood Commission' should determine a preferred preservation strategy: Historic District, Conservation District (if approved by Council), or the continued designation of individual landmarks." Recommendation MG. 2 states "provide the community with information and tools that outline the pros and cons associated with various preservation strategies" (p.80).</p>	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
66	Fredrica D. Kramer	387 O Street, SW	The design principles recommended (p. 81-84) are good ones but they will not overcome the loss of many open parcels and low rise building heights to be replaced by extreme increases in height and density.	Email 1/30/15		Modernist Gem	The Southwest neighborhood's "high rise and low rise building heights, evident in the 1960s Tiber Island development, exemplifies another defining urban design feature in Southwest that contributes to the neighborhood's physical character" (p. 25). Southwest is characterized by the mix, often side by side, of rowhouses and buildings of 8 stories or greater. There are very few mid rise buildings. The Design Guidelines are intended to ensure this historic form continues in new developments. The Plan does not specifically address or include recommendations focused on "open parcels". Many open parcels in Southwest are development sites (some already with approved development proposals) and can be developed regardless of the Southwest Neighborhood Plan.	No change.
67	Hara Ann Bouganim	1101 3rd St, SW	As southwest grows, our work as citizens is to preserve its diversity of race and income, and its architecture, while enhancing its livability and green space. The SW Small Area Plan must become a guide as every parcel is developed.	Mayoral Hearing 1/30/15		Modernist Gem	The Southwest Neighborhood Plan recognizes the unique character of the community and provides design guidelines to ensure that future developments complement and enhance the existing character of the community (pp. 81-84). The Design Guidelines encourage a mix of building heights (row houses to high rises), variations in building frontages, enhanced green spaces and landscaped setbacks, sustainable building and site design, design excellence, appropriately located parking, transparency on ground floors and safe connectivity for a multitude of uses. As stated in all land use change recommendations in the Plan, any development under the new land use designations must be achieved through a Planned Unit Development and apply the design guidelines (Recommendations MC.3, MG.7, DP.1, VC.9 on pp. 74, 80,109, 116).	No change.
68	Payton Chung	560 N St, SW, N415	Medium-Density Residential can be developed at a height of six or seven stories, rather than the nine or ten common throughout the neighborhood. The principal advantage of this height is to permit wood-framed buildings, which have a tremendous cost advantage over the concrete framing needed for taller buildings, and offer a more human-scaled alternative.	Email 1/30/15		Modernist Gem	The land use designations, both existing and proposed, are varied throughout the Planning Area, with a corresponding mix of zoning. The Plan calls for two of the Greenleaf parcels (referred in the Plan collectively as Parcel A) and the current DMV inspection site to change to a Medium Density Residential land use designation (see Recommendations MC.3 and DP.1 on pp. 74, 109) , which would permit six- or seven-story buildings. Note that property owners are not required to build to the maximum density or height that zoning would allow.	No change.
69	Hara Ann Bouganim	Waterfront Tower Condominium Association	1. Need to take into account surrounding buildings. Compatible design critical, not just high-low. 2. Need to include open green space 3. "Distractions" such as shops to enliven streets 4. Visibly promote SW as a "Modernist Gem"	Email //10/15	Email	Modernist Gem	The Design Guidelines (pp. 81-84) address these concerns. New developments undergoing the Planned Unit Development (PUD) or other design review process should adhere to the principles outlined in the Design Guidelines. These eight principles encourage a high level of design excellence and enhanced green spaces through landscaped perimeters, among other things. Chapter 5 of the Plan is focused on recommendations to reinforce the neighborhood as a " Modernist Gem." Recommendation MG.1 states "continue the community-led process of engagement to garner support for preserving modernist properties in the Planning Area. The community, including property owners, neighborhood groups and the Advisory Neighborhood Commission should determine a preferred preservation strategy: Historic District, Conservation District (if approved by Council), or the continued designation of individual landmarks." The Plan does not make any site specific landmark recommendations. Recommendation TC.7 specifically addresses the need to promote "pop up" retail to enliven streets in the community and states "encourage pop-up retail and temporary creative uses in vacant spaces and parcels as a means to enliven a space, maintain retail continuity along 4th Street, and promote small and local retailers and activate the main street" (p.104).	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
70	Rev Ruth Hamilton	Westminster Presbyterian Church	We would strongly discourage the land marking of any of these church properties as we believe that the services and programs and space provided to the community is more important than the architecture of a particular era.	Mayoral Hearing 1/328/15	Comment Form	Modernist Gem	The Southwest Neighborhood Plan recognizes that there are several ways to "preserve the integrity of existing design and encourage compatible design in new development" (p. 79). The Plan recommends that the residents and property owners "continue the community-led process of engagement to garner support for preserving Modernist properties in the Planning Area" (Recommendation MG.1, p. 80). The Plan does not make any site-specific landmarking recommendations. Recommendation TC.6 states the following about the church properties: "For proposed land use designation changes on 4th Street SW, a Planned Unit Development (PUD) process will have to be initiated. Should any site be landmarked as historic, thoughtful incorporation of existing structures and setbacks into future development is strongly preferred, with new construction limited to underdeveloped portions of the parcel" (p. 104). Recommendation TC.7 states "encourage pop-up retail and temporary uses in vacant spaces and parcels as a means to enliven a space, maintain retail continuity along 4th Street, and promote small and local retailers and activate the main street."	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
71	Beverly Branton Lamberson	825 6 th Street SW	I encourage you to please work to preserve/increase our green spaces – Lansburgh Park and the Duck Pond are not enough – don't void the statement "large swaths of green open space" which is in the opening paragraph of the Executive Summary of the SW Neighborhood plan.	Email 1/30/15	Email	Green Oasis	The Southwest Neighborhood Plan makes specific recommendations on improving green spaces and parks and increasing the tree canopy in the Green Oasis Chapter (pp. 86-92). Additionally, Design Guidelines, (pp. 81-84) Principle 4 specifically states "enhance green space through landscaped perimeters and internal green or amenity spaces. Support the Southwest's vibrant green character through the provision of publicly visible landscaped perimeters; internal green or amenity spaces; and landscaped setbacks appropriate to the streetscape, particularly for high-rise structures" (p. 82). As illustrated on page 84, development that incorporates Design Guidelines will create additional green space that would otherwise not likely be achieved.	No change.
72	Deborah Atkins	1250 4th St SW	Recommend only Qualified and Experienced Health, Fitness, Sports, or Recreation Professionals and Staff Manage the Randall Recreation Center, to promote and encourage active participation in Senior, Adult, and Youth Sports and Health/Fitness/Wellness Programs.	Email 1/26/15	Email	Green Oasis	Thank you for the comment. This recommendation is outside of the scope of the Southwest Neighborhood Plan and has been directed to the DC Department of Parks and Recreation (DPR).	No change.
73	Lindsley Williams	No Address	There is a diagram of areas at risk of flooding. I think the map is accurate, as of now — but the map will change to reduce the areas thought to be at risk when the "17th Street levee" is certified. What the new lines will be is far from clear, but the risks will be greatly reduced and the extent of flood risk, particularly in SW, much less.	Email 1/13/15	Email	Green Oasis	At the time of publication of the Southwest Neighborhood Plan, the 17th Street Levee was not completed. The map on p. 92 reflects the existing conditions. Once the levee is completed it will likely change the flood map. A notation was added in map legend for Figure 6.1 on p. 92 to indicate that "the map does not reflect the flood plain once the 17th St Levee is complete."	Text added on p.92 to clarify map.
74	Michael Sherman	National Capital Planning Commission 401 9th Street NW	The Flooding Report and climate adaptation initiatives sponsored by various organizations including NCPA and the District of Columbia document the importance of preparing for flood events in Southwest DC. Federal reservations have historically constituted a significant amount of the impervious surfaces in Southwest. Without successful mitigation, increased development in the planning area will reduce water absorption, exacerbating flooding. The water table already significantly limits activities at Fort McNair. We appreciate the Draft Plan's policies to promote impervious surfaces and vegetative areas and would welcome consideration of how we can make more aggressive water management efforts.	Email/Letter 1/30/15	Email/Letter	Green Oasis	Thank you for your support. The Plan specifically incorporates recommendations to further the goals/targets of the Sustainable DC plan completed in 2013. Design Guidelines (pp. 81-84) specifically recommend "enhanced green spaces through landscaped perimeters" and also to "incorporate sustainable building and site design" to address issues both of aesthetics but also environmental concerns and run off. Recommendations G0.9, G0.10, G0.11, G0.12, were developed to meet the goal of "adopt(ing) Sustainable DC Goals to showcase the Southwest Neighborhood as a steward of green, sustainable practices targeting storm water management, healthy living, and energy efficiency" (p.91).	No change.
75	Fredrica D. Kramer	387 O Street, SW	On the issue of maintaining green and open space, the plan cannot maintain the character of Southwest if each open parcel is simply assumed to be an appropriate target for development. That open character is as much the product of open parcels as it is of height variation and formal parks. Although the plan properly describes more effective use of Lansburgh Park, there are few true parks left in the area—as the Wharf is completed, though there are many merits of that project, we will also have lost serene open space along the water in trade for a congested public waterfront bounded by 12-story buildings.	Email 1/30/15	Email	Green Oasis	The Plan makes land use change recommendations on select parcels in an effort to support the community based vision for the future of Southwest. Any vacant parcels are already approved Planned Unit Developments which preceded the Southwest Neighborhood Plan. The Plan makes many recommendations to greatly enhance existing park space to increase their utilization by the community. Redesigning Lansburgh Park as well as changing the land uses on several adjacent parcels will significantly enhance the aesthetics of the park and increase users (G0.1, G0.2, G0.3, p. 90). Redevelopment of the Greenleaf parcels and the District-controlled parcels adjacent to the Park will increase the openness, access and feelings of safety for users in the park. The Wharf project is the result of a years long Master Plan, the Anacostia Waterfront Initiative, to transform this waterfront location. The Wharf is outside of the Planning Area in the Southwest Neighborhood Plan.	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
76	Fern Underdue	100 6th Street, SW Apt #116	Regarding Randall Rec Center Provide well-lit (preferably off street) parking near the Randall Recreation Center and Blind Whino so that SW residents who live beyond easy walking distance can safely participate in activities after sunset and during inclement weather.	Email 1/30/15	Email	Green Oasis	Randall Recreation Center is slated for additional renovations to the interior spaces to better serve community demands. The Plan recommends improving the safety of access to Randall Recreation Center, especially at key intersections. Recommendation VC.2 states "enhance neighborhood edges and gateways by improving crosswalks, signage,	No change.
77	Fern Underdue	100 6th Street, SW Apt #116	Regarding the Duck Pond- Eliminate complex electrical 'enhancements' to the pond that will result in the need for frequent pond draining that hinders the actual duck habitat. Ensure that a company specializing in environmental ponds versus pool or fountain maintenance maintains the pond. CONCERN: Between the frequent drainage and the overuse of chlorine – the ducks stop coming to the pond! Don't just make the duck pond inviting to humans with fancy lighting displays – make sure the ducks can actually survive in it!	Email 1/30/15	Email	Green Oasis	Thank you for your comments. Engineering components of the Duck Pond operations are outside of the scope of the Southwest Neighborhood Plan. The Plan does include a focus on the Southwest Duck Pond in Recommendation GO.5 which is focused on ADA accessibility (p.90) and Recommendation AC.7 which is focused on partnerships and programming (p. 98).	No change.
78	Rachel Reilly Carroll	ANC 6D03 Commissioner	There is a real opportunity in redesigning Lansburgh Park to create a central park for the Southwest community. I strongly urge the District to examine the feasibility of redeveloping and/or disposing of District-owned property adjacent to the park (as outlined in "Optimized District Parcels"), as creating better access to the park is critical to the successful reactivation of Lansburgh Park. To that end, I also support the draft plan's recommendation to improve access to Lansburgh Park by reinstating K and L Streets to support light vehicle, bicycle, and pedestrian traffic.	Email 1/30/15	Email	Green Oasis	Regarding the redevelopment of District-controlled parcels, the Plan states "these sites offer exciting potential to become vibrant mixed-use developments activating M Street SW, providing better street connectivity, and enhancing the relationship with a to-be-redesigned Lansburgh Park" (p.108). Recommendation VC.12 states "improve access to and use of Lansburgh Park by reinstating K and L Streets for improved access (including bicycle/pedestrian use) to increase visibility and access and reduce the isolated feel of the park. Maintain and improve the First Street pedestrian greenway from M Street to 'I' Street to increase visibility and access and reduce the isolated feel of the park" (p.116). The language of Recommendation DP.1 has been updated with new text that calls for new development at the SW Government Cluster to "redefine Lansburgh Park as a 'central park' by increasing interaction and access" (p. 110).	DP.1 includes a new 4th bullet: "The design orientation of new development should redefine Lansburgh Park as a 'central park' by increasing interaction and access" (p. 110).
79	Peter Eichner	600 H Street, SW	There are plans to build on many spaces which are now green, but we don't see any plans to create new green spaces. This doesn't seem to be preserving the neighborhood character, it seems to be destroying it to us.	Mayoral Hearing 1/28/15	Mayoral Hearing	Green Oasis	Many vacant parcels are already sites with approved Planned Unit Developments which preceded the Southwest Neighborhood Plan. The four sites at Waterfront Metro stations are development sites that were approved for development through a public process. While the community may consider these to be "green spaces" they are actually development sites which are essential to creating a "Main Street" commercial district for the community. The Plan supports improving all existing public green spaces and makes many recommendations to greatly enhance existing park space to increase their utilization by the community. Recommendation GO.4 states "design a 'green path' with signage to provide pedestrians with visual connections and walking routes between the Southwest Duck Pond, Library Park, Lansburgh Park and Randall Recreation Center" (p.90). Recommendation MG.4 was added to renovate and restore Amidon Park (p.80). Redesigning Landsburgh Park as well as changing the land uses on several adjacent parcels will significantly enhance the aesthetics of the park and increase users (GO.1, GO.2, GO.3 on p.90). Redevelopment of the Greenleaf parcels and the District parcels adjacent to the Park will increase the openness, access and sense of safety for users of the park.	Recommendation MG.4 was added to renovate and restore Amidon Park (p.80).
80	Ray Galvez	No Address	I was wondering if the Titanic Memorial, the brickwork there is very disgraceful and the benches are so old. I've seen those for 50 years and I know the Wharf is in different stages, but that really needs to be redeveloped. If you go to Baltimore you see the inner harbor. If you go to the National Harbor out in Maryland it's very beautiful. I hope the Titanic Memorial and that whole area from -- I know it has to be done in different stages, I know it's a big project, 2.5 billion dollars, whatever. But I hope that's included with new trees, new lighting, new benches, and new brick work because it's very disgraceful. I go down there and feed the pigeons and the ducks and the seagulls and sometimes you see an American Bald Eagle flying down there.	Mayoral Hearing 1/28/15	Mayoral Hearing	Green Oasis	The location and refurbishment of the Titanic Memorial are outside of the scope of the Southwest Neighborhood Plan.	No change

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
81	Deborah Atkins	1250 4th St SW	Will redevelopment and improvement of the Randall Recreation Center include partnerships with the King-Greenleaf Recreation Center on M St SW, and the Management of the Swimming Pool, Tennis and Basketball Facilities located behind the Center?	Email 1/26/15	Email	Green Oasis	Daily operations and management of recreation centers are outside the scope of the Southwest Neighborhood Plan. Your comment has been directed to the DC Department Parks and Recreation (DPR).	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Plan Chapter/Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
83	Beverly Branton Lamberson	825 6th Street SW	I write to express, perhaps again, my opposition to the Shakespeare Theater Company's (STC) request for a land use designation/zoning change so they can demolish the former SEU site at 501 Eye Street SW and replace it with a looming 7 to 9 story building containing market rate rental units. There might be a willingness of the immediate neighbors to consider a compromise for a lesser building but STC's approach, in my opinion, has been their way or their way (repetition intentional.) And to be honest, I am appalled that they went so far in their efforts to acquire the site, and as I understand, publicized their intended plans without communicating with the immediate impacted residential neighbors early on, engaged a developer and then actually closed on the property seemingly with the arrogant assumption that they could and would get a land use designation change at a time when they were now well aware that the nearby impacted neighbors were in strong opposition to their plans. Shame on them. I guess they believe 'money can buy anything' and I sure hope they are wrong in this case.	Email 1/30/15	Email	Arts and Culture	The Southwest Neighborhood Plan does not recommend a future land use designation change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see p. 97 in the Plan.	No change.
84	Beverly Branton Lamberson	825 6th Street SW	With so many projects looming nearby and all around us, we are already losing much of the feel of openness we once had with a mixture of low, mid-rise and high-rise structures in our neighborhood. Now it's high-rises popping up everywhere. It all means more concrete, more traffic, much less green space, less sun, less easy view of the water, etc. Yes, much of the change is exciting and welcomed. The Wharf is exciting but at the same time brings fear of noise, increased traffic, more difficult Street parking and more. The idea of being sandwiched between The Wharf and a STC 7 to 9 story building also bring fear and disruption to our quality of life.	Email 1/30/15	Email	Arts and Culture	The Southwest Neighborhood Plan makes specific recommendations on improving green spaces and parks and increasing the tree canopy (Green Oasis Chapter, pp.90-92). For new development under a Planned Unit Development, the Plan contains Design Guidelines which include direction on achieving variation in building heights (pp. 81-84). The Wharf project was approved prior to the start of the Southwest neighborhood Plan and is located outside of the Planning Area. Please see maps on page 11.	No change.
85	Andrea Pawley	504 H Street SW	I can't speak for the rest of the neighborhood, but for myself, I want to thank you and the Office of Planning for reconsidering the future of the SEU site and for this version of the Southwest Small Area Plan, which gives me some reassurance that a better way forward can be found. Thank you for your hard work and for listening.	Email 11/24/14	Email	Arts and Culture	The Southwest Neighborhood Plan does not recommend a future land use designation change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see p. 97 in the Plan.	No change.
86	Andrea Pawley	504 H Street SW	Shakespeare and Erkiletian's current plan to build a structure 6 stories higher than the current building would throw our house and garden into shadow for large portions of the year (we've attached a picture of our current view out the middle level back window). The plan would also overload the neighborhood sewer system which has already experienced numerous backups unrelated to rain, crowd the neighborhood with double-parked cars and otherwise strain or break the transportation infrastructure. The zoning changes being pushed by a developer with lots of money and lawyers and little care for community concerns would exacerbate these problems. But more importantly, the Shakespeare/Erkiletian proposal would destroy the character of our neighborhood.	Email 12/21/14	Email	Arts and Culture	The Southwest Neighborhood Plan does not recommend a future land use designation change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see p. 97 in the Plan.	No change.
87	Andrea Pawley	504 H Street SW	We would be happy to see a cultural use at the SEU site but with a building and grounds that are on the same scale as the immediate townhouse neighborhood. We would also be happy to see more 3-4 story townhouses built on the site so that more families would be encouraged to live in Southwest and attend local schools.	Email 12/21/14	Email	Arts and Culture	The Southwest Neighborhood Plan does not recommend a future land use designation change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see p. 97 in the Plan.	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Plan Chapter/Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
88	Andrea Pawley	504 H Street SW	I have concerns about one area addressed by the plan -the former site of Southeastern University. A developer wants to jam a 9-story building into Southeastern University's small footprint at 501I Street SW- in the middle of a low-rise residential neighborhood - where the building would loom over the neighboring houses and school. We're not opposed to tall buildings. There will probably be a dozen or more of those going up in Southwest in the next few years - but they will be going up amid other tall buildings, in areas zoned for tall buildings. The nearest buildings to the Southeastern University site are 3-story townhouses and apartments. Some of our neighbors have talked about adding another floor to their house- going up to 4 floors- but they weren't able to. The zoning rules protected the low-rise nature of the neighborhood.What's crazy is that a developer can come into our neighborhood with a lot of money and lawyers and - if the community hadn't risen up- the neighborhood plan would have recommended the zoning be changed to allow a 9-story building - 6 stories higher than the rest of the neighborhood! The Office of Planning, to their great credit, listened to the community outrage and did the right thing to keep the zoning change recommendation out of the draft plan.	Mayoral Hearing Transcript/Written Testimony 1/28/15	Mayoral Hearing	Arts and Culture	The Southwest Neighborhood Plan does not recommend a future land use designation change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see p. 97 in the Plan.	No change.
89	Andrea Pawley	504 H Street SW	But we know this process isn't over - the developer will be back with more money and more lawyers during the plan amendment process- so we wanted to alert you to this situation.	Mayoral Hearing Transcript/Written Testimony 1/28/15	Mayoral Hearing	Arts and Culture	The Southwest Neighborhood Plan does not recommend a future land use designation change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see p. 97 in the Plan.	No change.
90	Andrea Pawley	504 H Street SW	We don't want to repeat the mistake that was made in the 60s, when urban redevelopment wiped out most of the existing community in Southwest. We are all for smart development- but a proposal to change the zoning at 501I St SW to allow a building to tower over its neighbors isn't smart development. It's letting developers get rich as they run over the local community.	Mayoral Hearing Transcript/Written Testimony 1/28/15	Mayoral Hearing	Arts and Culture	The Southwest Neighborhood Plan does not recommend a future land use designation change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see p. 97 in the Plan.	No change.
91	Andrea Pawley/Paul Shawcross	504 H Street SW	We are here because we have particular concerns about the property at 501 I Street, the Southeastern University property, which while the Office of Planning has revised the recommendations in a better way I think than what was originally in the plan, we're still concerned that this is going to come up as an appeal from Shakespeare Theater and the developer, or Galadian, to get in at the next level when the legislative package is considered. So we're here to talk just a little bit more in addition to Helmet's fantastic model about Southeastern University.	Mayoral Hearing Transcript/Written Testimony 1/28/15		Arts and Culture	The Southwest Neighborhood Plan does not recommend a future land use designation change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see p. 97 in the Plan.	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Plan Chapter/Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
92	Andrea Pawley/Paul Shawcross	504 H Street SW	So the basic problem as you've heard is the developer wants to jam a nine story building into a low-rise neighborhood. It's not like we object to tall buildings. Southwest is going to have like a dozen or so tall buildings in the next few years. But those are tall buildings in among other tall buildings in areas zoned for tall buildings. The area right around Southeastern University is three story buildings. It's three story townhouses, three story apartment buildings, and there's a school.	Mayoral Hearing Transcript/Written Testimony 1/28/15	Mayoral Hearing	Arts and Culture	Southwest is unique is that it was intentionally developed to include high rise adjacent to low rise. This "high/low" design allowed for green perimeters, large set backs and interior green spaces for many of the developments in the Southwest community. Throughout the neighborhood, there are multiple examples of 8-10 story structure next to low rise and rowhouse developments. For new development under a Planned Unit Development, the Plan contains Design Guidelines which include direction on achieving variation in building heights (pp. 81-84). The Southwest Neighborhood Plan does not recommend a future land use designation change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see p. 97 in the Plan.	No change.
93	Andrea Pawley/Paul Shawcross	504 H Street SW	When we as neighbors, sometimes we have neighbors talk about, you know, popping up to four stories, and they can't do that. The zoning laws don't let them. It protects us. It protects our light, our views. So it's completely crazy that a developer can come in with a lot of money and a lot of lawyers, and suddenly the first draft of this plan has a nine story pop-up in a three story neighborhood. Even like the infamous V Street pop-up, that's three stories higher. This is six stories higher.	Mayoral Hearing Transcript/Written Testimony 1/28/15	Mayoral Hearing	Arts and Culture	The Southwest Neighborhood Plan does not recommend a future land use designation change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see p. 97 in the Plan.	No change.
94	Andrea Pawley/Paul Shawcross	504 H Street SW	So the Office of Planning, to their great credit, took the zoning change out of the plan, but as Andrea said and others have said, it's not over yet, so we just want to make sure the city finishes what it started, gets the zoning back to where it used to be. And we don't want developers to be able to run over -- rich developers to be able to run over the local community with their money and their resources.	Mayoral Hearing Transcript/Written Testimony 1/28/15	Mayoral Hearing	Arts and Culture	Draft recommendations were released in June 2014. We received significant feedback from the community, particularly the adjacent neighbors to 501 I Street, SW. OP determined that the Shakespeare Theatre needed to engage further with the community to address their concerns regarding potential impacts of their proposed project. OP withdrew the land use recommendation for the site and it does not appear in the Plan. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see page 97 in the Plan.	No change.
95	Barbara Erlich		Our concern has to do with the language on p. 97 of the SW Neighborhood Small Area Draft Plan dated 21November,2014. Although the Office of Planning has withdrawn its earlier recommendation of land use designation, replacing it with NO RECOMMENDATION AT THIS TIME their written direction to the Shakespeare Theatre is to "CONTINUE TO DIALOGUE WITH THE SW COMMUNITY AND THE ANC," suggesting that it still intends a future land use change from residential.	Mayoral Hearing Transcript/Written Testimony 1/28/15	Mayoral Hearing	Arts and Culture	The Southwest Neighborhood Plan does not recommend a future land use designation change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see p. 97 in the Plan.	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Plan Chapter/Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
96	Barbara Erlich	501 H St SW	During the spring of 2014, news articles appeared about STC's plans. Apparently with City encouragement, they intended to consolidate non-stage functions and fund doing so via a market-rate apartment building. Slowly, we learned of these plans, and were horrified contemplating the possibility of nine stories towering above. Shakespeare and its developer partner have met twice with the immediately affected homeowners (those living on Sixth and I Streets) to inform them of their full building program. To make Shakespeare whole, said program would require four levels below and above ground topped by 5 to 7 more levels, occupied by 140 to 150 living units. In a word, for Shakespeare to realize their dream, the rest of the neighborhood is forced to pay a very severe price in terms of quality of life issues involved --- infrastructure, parking, congestion, safety and so on. They said to us in effect, "THIS IS THE PLAN ----TAKE IT OR LEAVE IT!" There is no room for compromise offered here.	Mayoral Hearing Transcript/Written Testimony 1/28/15	Mayoral Hearing 1/28/15	Arts and Culture	The Southwest Neighborhood Plan does not recommend a future land use designation change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see p. 97 in the Plan.	No change.
97	Barbara Erlich	501 H St SW	In my opinion, Shakespeare has asked far too much of this little community, which consists of three- and four-story houses and an elementary school. They have failed in their responsibility to bring sufficient capital resources to this table, leaving it to a developer. Within our community is a theater which spent years assembling the \$100-plus million to rebuild and enhance. It is called ARENA STAGE. Shakespeare, on the other hand, has been the recipient of taxpayer \$\$\$ over the years, and needs to be more sensitive to our community and desires, which are NOT TO HAVE A NINE-STORY BUILDING AT SIXTH AND I Streets!.	Mayoral Hearing Transcript/Written Testimony 1/28/15	Mayoral Hearing 1/28/15	Arts and Culture	The Southwest Neighborhood Plan does not recommend a future land use designation change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see p. 97 in the Plan.	No change.
98	Barbara Erlich	501 H St SW	I am asking the city for help. Would you officials simply walk up Sixth Street, pass the duck pond, look east toward Amidon School and playground and then west down a Street of low townhouses, and imagine a large, ungainly structure--- with no forgiving setbacks to speak of --- towering seven to nine stories above them. Our plea: do not allow any project greater than four stories high on this site! Do not allow an pop-up office building to intrude in a way that will forever change the character of where gracious Federal houses have stood for fifty years. PLEASE LEAVE THE ZONING ALONE!	Mayoral Hearing Transcript/Written Testimony 1/28/15	Mayoral Hearing	Arts and Culture	The Southwest Neighborhood Plan does not recommend a future land use designation change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see p. 97 in the Plan.	No change.
99	David Erlich	501 H Street SW	Thanks to your office's wise decision in postponing -- hopefully permanently -- the rash decision of allowing the Shakespeare Theatre to foist a grotesque, unwanted apartment building on the Southeastern University, we have room to reconsider.	Email 1/30/15	Email	Arts and Culture	Thank you for your comment. For the full analysis of this site, please see p. 97 in the Plan.	No change.
100	David Erlich	501 H Street SW	I heard that you said the rush to double the District's population in a short time has receded a bit, and for that we are also grateful. That said, we in our neighborhood are still stuck with a derelict relic of a building that the Shakespeare people started to demolish, but were stopped in their tracks. In the process, though, they managed to make a large number of holes in the roof, which now leaks when it rains. I don't know whether they have plans to do something further there, but that's not doing anyone any good. We would of course be inclined to help, but lack the resources to do so.	Email 1/30/15	Email	Arts and Culture	While growth has tempered somewhat, the District's population continues to steadily increase. The Plan has been updated to reflect the most recent demographic figures (p. 12). The recommendations in the Southwest Neighborhood Plan are intended to be inclusive all existing and new residents in the community. Concerns regarding the ongoing demolition of the SEU building are outside of the scope of the Southwest Neighborhood Plan and should be directed to the Department of Consumer and Regulatory Affairs.	Plan text and graphics updated to reflect the most recent demographic figures (p. 12).
101	Deborah Atkins	1250 4th St SW	Recommend Clear Maps & Signs to identify Venue and Event Locations, especially between I and M Sts SW, @ SW DC Library, Blind Whino Art, and the Randall Rec Center.	Email 1/26/15	Email	Arts and Culture	Recommendation AC.2 states "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" (p. 96). The Southwest Business Improvement District (SW BID) will take the lead on implementation of this recommendation.	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Plan Chapter/Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
102	Deborah Atkins	1250 4th St SW	Will there be Agreements and collaboration with other DCPR and Private Recreational and Sports Events or Programs to focus the Randall Center, more on Wellness, Fitness, and Sports, and less on social "At-Risk and After-School Educational programs	Email 1/26/15	Email	Arts and Culture	Recommendation AC.3 has been updated to state "renovate the Randall Recreation Center to support both recreation and multi- purpose arts programming while maintaining existing playing fields and green spaces (p. 96, 127). This recommendation is based on community feedback to have a more arts-focused center at this location to tie into other cultural and arts organizations in Southwest.	Plan includes updated text for Recommendation AC.3 (p. 96, 127)
103	Marianne and Martin Harwit	1250 4th St SW	<p>My wife, Marianne Harwit, and I wrote you on August 10, 2014 to raise concerns about the plans of the Shakespeare Theater Company to erect a high-rise building at the site of the former Southeastern University, in the Moderate Density Residential land use area in which our community of home owners has peacefully co-existed since the late 1960s. Many of our community are supporters of the Shakespeare Theater Company and enjoy their productions. But the Company's claims that it needs to build a high-rise building in our residential community seem to us to have little merit.</p> <p>The Company's plans for a building that will act as an administrative center, a place for holding rehearsals, a center for housing for transient interns and actors, a complex of income-providing apartments, and a garage to accommodate the vehicles belonging to Company staff, transients, and residents, are understandable. But the need for placing such a building in the heart of the District of Columbia's Ward 6, rather than in a suburban area where zoning restrictions and the costs of land could be far more favorable, appears questionable, particularly since it will cause so much distress to a community of residents who purchased homes here, confident that their investments would be protected by the city's zoning and land use provisions.</p>	Email 12/21/14	Email	Arts and Culture	The Southwest Neighborhood Plan does not recommend a future land use designation change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see p. 97 in the Plan.	No change.
104	Marianne and Martin Harwit	1250 4th St SW	Far more serious, from an educational point of view, is the future of our community's Amidon-Bowen elementary school, if the Shakespeare Theater Company has its way. In the past few years, an increasing number of families with young children moved into our neighborhood. The hope has been that Amidon-Bowen would serve these families and their children well; indeed, the reputation of the school has continually risen as the city invested in the improvement of its schools. The area in which the school is located is currently designated a drug-free zone. But, located as it would be, right next to one of the largest and busiest proposed garages in Ward 6, and immediately adjacent to what may become the largest housing unit for transients, the safety of these elementary school children ought to be one of the city's main concerns. From an educational perspective, the net effect of the Shakespeare Theater Company's proposed building in our community is likely to be disastrous for our families and children.	Email 12/21/14	Email	Arts and Culture	The site, 501 I Street, as well as the adjacent Amidon-Bowen Elementary School are both in close proximity to several other 8-10 story buildings. Southwest is unique in that it was intentionally designed and developed to include a mix of high-rise and low-rise buildings of mixed throughout the neighborhood, often side by side. The Southwest Neighborhood Plan does not recommend a future land use designation change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see p. 97 in the Plan.	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Plan Chapter/Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
105	Peter and Stephanie Eicher	600 H Street SW	A case in point is the former Southeastern University site, which is of special concern to us since it is across the Street from our house. The current planned use of the plot – to build a 9-story apartment building on a parcel zoned as R-3 in order to generate revenue for Shakespeare Theater Company – is a clear example of how individual developers will stretch and distort the intention of the plan without regard to the principles mentioned above. We were pleased, therefore, that the SW Neighborhood Plan has not recommended a change in land use designation for the plot, although we remain concerned about the implication that this recommendation might change. We have no objection to an “institutional” use for the plot as long as its zoning remains unchanged and the institutional use benefits the community. Not only does Shakespeare want to change the zoning, but it is not clear that its planned use for the plot would include any public access that would enhance the goal of bringing culture to Southwest. The idea of changing the zoning on this parcel to build yet another high rise building of small rental apartments in a long-established neighborhood of townhouses and garden apartments is a prime example how the letter and spirit of the draft Small Area Plan is already being ignored by developers.	Email 1/12/15	Email	Arts and Culture	The Southwest Neighborhood Plan does not recommend a future land use designation change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see p. 97 in the Plan.	No change.
106	Peter Eichner	600 H Street SW	For us the real litmus test of the Southwest Area Plan though is the parcel at 501 I Street, the former Shakespeare -- former SEU, which we've been talking about here, where there are plans to build a nine story apartment building. The zoning is currently zoned for three stories and we find it absolutely galling that a company should buy this and just assume that they can plunk down a nine story apartment building between three-story townhouses and an elementary school. And this, I think, is just an illustration of how developers are ready to run roughshod over both the plan and the zoning. I can't begin to describe in three minutes what this kind of thing will do to the quality of life and the character of the neighborhood. But in terms of safety, privacy, traffic, commotion and 100 other things, it's really going to negatively affect our lives. We're pleased, therefore, that the small area plan did not recommend a change in zoning. But we're concerned very much that it seems to be subject to negotiations, still, and we very much hope that the City will support us in assuring that at least part of Southwest remains as it is.	Mayoral Hearing 1/28/15	Mayoral Hearing	Arts and Culture	The Southwest Neighborhood Plan does not recommend a land use change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see page 97 in the Plan.	No change.
107	Bob Craycraft	Waterfront Gateway Neighborhood Association	I am writing on behalf of the Waterfront Gateway Neighborhood Association an affiliation of eight home owners associations representing nearly 900 households and over 1,900 residents in the area north of I (Eye) Street SW. With the recent purchase of 501 I Street SW, formerly Southeastern University (SEU) we'd like to reinforce WGNA's position on the site dating to December 2012. Our association does not support any change of land use or zoning on the property at the northeast corner of 6th and I Street SW. We look forward to viewing the updated draft of the Small Area Plan and providing further feedback at the appropriate time. As well as communicating through the PUD process and with our ANC Commissioners.	Email 1/22/15	Email	Arts and Culture	The Southwest Neighborhood Plan does not recommend a future land use designation change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see p. 97 in the Plan.	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Plan Chapter/Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
108	Patricia and James Flanigan		We want to thank you for the Small Area Plans current recommendation as it pertains to the Southeastern University site. We are adamantly opposed to the development of a seven to nine story tower to include 149-170 apartments. Our neighborhood is a quiet one with single dwelling homes. This type of community is fast disappearing from Southwest and from our City. We feel the density proposed would not only alter our neighborhood but in essence destroy it. We implore you and your colleagues on the Office of Planning to recommend that the current zoning for this site remain in place in your final report.	Email 12/20/14	Email	Arts and Culture	The Southwest Neighborhood Plan does not recommend a future land use designation change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see p. 97 in the Plan.	No change.
109	Tracy de Lacy-Egan	601 I Street SW	The proposed High Rise Apartment Building on the SEU site will have a negative impact on my life and the lives of my neighbors. I want no change in the zoning of our neighborhood and no high rise built on the SEU site, 501 Eye St.	Email 1/129/15	Email	Arts and Culture	The Southwest Neighborhood Plan does not recommend a future land use designation change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see p. 97 in the Plan.	No change.
110	Kathryn Tripp	Townhouse Management 1 Homeowners Association Lots 50-59 and Lots 62-78, Square 468	We understand the statement on page 94, "The long vacant Southeastern University site has languished due to the difficulty of redevelopment under the current zoning and land use designation." but believe the circumstances have changed. In fact we have been told the previous owner, Graduate School USA, turned down several offers from developers interested in building townhouses which fit well within the current zoning. The THM1 community has talked on more than 5 occasions with the Shakespeare Theater Company and we do not feel they have tried to negotiate in good faith. It has been a disappointing time consuming process. Once again we appreciate the Office of Planning hearing our concerns and we continue to hope a development partner can be found that will respect the interests of the neighborhood.	Email 12/16/14	Email	Arts and Culture	The Southwest Neighborhood Plan does not recommend a future land use designation change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see p. 97 in the Plan.	No change.
111	Michael Sherman	National Capital Planning Commission 401 9th Street NW	Memorials and Museums Master Plan- The 2M Plan identifies future sites for memorials and museums in the national capital. Four candidate sites are located within or proximate to the Draft Plan area: East side of Washington Channel at Water Street and 7th Street; SW Intersection of SW and M Street at Delaware Avenue, SW; South Capitol Street terminus at the Anacostia River SE/SW; 10th Street Overlook at south end of L'Enfant Promenade, SW. The Draft Plan's Arts & Culture concept section promotes the arts and culture in Southwest. The final Southwest Small Area Plan should address federal cultural facilities including existing and proposed commemoration sites, such as the Titanic Memorial and those in the 2M Plan.	Email/Letter 1/30/15	Email		The recommendations in the Southwest Neighborhood Plan do not preclude the work of NCPC. Three of the four suggested sites are not within the Southwest Neighborhood Planning Area. There are no existing Federal Cultural Facilities located within the Planning Area boundary.	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Plan Chapter/Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
112	Simit Bhandari	No Address	I do not believe developing a historic district is a good idea until the historic preservation process is amended to prevent being used as an anti-development tool. A prime example of this is the situation surrounding the abandoned SEU property. Some residents were ready to give an abandoned, blighted building historic status not because of its inherent value, but because they didn't like that something new would be built there. This completely cheapens the process and takes away from buildings truly worthy of preservation. Furthermore, I wish the SAP would have supported changing the land use designation for this property.	Email 1/30/15	Email	Arts and Culture	The Southwest Neighborhood Plan does not recommend a future land use designation change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see p. 97 in the Plan. The Modernist Gem Chapter contains several recommendations regarding Historic Preservations including MG .1 which states "continue the community-led process of engagement to garner support for preserving modernist properties in the Planning Area. The community – including property owners, neighborhood groups and the Advisory Neighborhood Commission should determine a preferred preservation strategy: Historic District, Conservation District (if approved by Council), or the continued designation of individual landmarks;" MG.2 which states "provide the community with information and tools that outline the pros and cons associated with various preservation strategies"; and MG. 3 which states "support infill and adaptive reuse of existing buildings in Southwest to promote the preservation of the community's architectural character" (p.80).	No change.
113	Helmut Merklein	601 Fourth Place, SW	The first time on September 30, when I addressed the critical parking situation that now exists in our area (THM 1 - 4), and the devastating impact that the addition of the two-floor Shakespeare Theatre Headquarters in conjunction with the 7-floor Erkiletian commercial high-rise building would have on our neighborhood. I very much appreciated your response at the time. The second time, on December 22, 2014, I brought to your attention the lack of cooperation by the Shakespeare Theatre Company, when Mr. Christopher Jennings refused to respond to some 17 questions on critical data I needed to analyze his earlier presentations. Answers to those questions were readily available, since all of them are in Mr. Jennings' data base, and each question required no more than a single-number entry generally dealing with building- and site dimensions. I might add that I had copied him on this letter, and I still have not heard from him, having now been stonewalled for 6 months.	Email 1/22/15	Email	Arts and Culture	The Southwest Neighborhood Plan does not recommend a future land use designation change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see p. 97 in the Plan.	No change.
114	Helmut Merklein	601 Fourth Place, SW	We are concerned that the proposed construction of a commercial high-rise building at 501 I Street will severely disrupt the character of our neighborhood, which is why we welcome the opportunity to voice our opposition at this forum. I have now completed a three dimensional model that I believe is a must-see item to fully comprehend the spatial impact of the proposed high rise on our community. To the best of my knowledge, no such model exists at this time. All in all, the monstrosity of cramming a nine-story building into our placid neighborhood would trigger a gross interruption in this area that was originally set up as a model to demonstrate the feasibility of architectural, racial, and socio-economic diversity, which has largely been achieved on the architectural and racial front. There is room for improvement on the socio-economic front. But why this would have to be done in an area specifically reserved for 2 to 3-story family-oriented residential units is a mystery, especially since there are a number of sites now under construction or available for affordable high-rise housing that are located in nearby commercial areas.	Mayoral Hearing 1/28/15	Mayoral Hearing	Arts and Culture	The Southwest Neighborhood Plan does not recommend a future land use designation change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see p. 97 in the Plan.	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Plan Chapter/Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
115	Helmut Merklein	601 Fourth Place, SW	I thought I should show you know what they're looking at first, the people that live in the immediately vicinity of the SEU. This is your SEU building. Katherine lives here, Barbara Flannigan lives here. Various other people live here, and that's where they've been living in this kind of environment and similar height buildings everywhere. This thing will be sitting on the table. On the way out you may want to look at it. Now, I was shocked to hear about what was planned, and I want to shock you all. And I do this by putting on top of this, this. This is what we're going to see. Now one word about three-dimensional models. We were promised three versions of three-dimensional models by the Shakespeare people. What we got was a two-dimensional picture of a three-dimensional model, that does not allow you a feel for the heights and the spaces. So this three-dimensional model lets you look at everything. So with that I leave you. My support goes with the various people, Barbara Flannigan and others, who are strictly opposed to the implementation of this plan, and with that I leave it with you.	Mayoral Hearing 1/28/15	Mayoral Hearing	Arts and Culture	The Southwest Neighborhood Plan does not recommend a future land use designation change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see p. 97 in the Plan.	No change.
116	Payton Chung	560 N St SW, N415	As such, I heartily applaud plans to add more Medium-Density Residential to the Comprehensive Plan map for the area, particularly at the Southeastern University site (which sits across the corner from high-rise residential, in a neighborhood where almost all townhouses immediately abut high-rises).	Email 1/30/15	Email	Arts and Culture	The Southwest Neighborhood Plan does not recommend a future land use designation change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see p. 97 in the Plan. Within the vicinity of this site, the Plan does contain recommendations to change the land uses to allow for greater density to support community goals. Recommendation TC.4 states "change the future land use designation of Westminster Church from Moderate Density Residential to Medium Density Residential with Low Density Commercial;" and TC.5 which states "change the future land use designation of Christ United Methodist Church from Moderate Density Residential to Medium Density Residential with Low Density Commercial." In the Vibrant Connections chapter, Recommendation VC.9 states " change the future land use designation of Riverside Baptist Church from Moderate Density residential to Medium Density Residential/Low Density Commercial use to create a gateway into the community on the corner of 'I' Street and Maine Avenue. Any development under the new land use designation should be achieved through a Planned Unit Development. Development should consider the site's gateway quality and conform to the design guidelines contained in this Plan."	No change.
117	Rev Ruth Hamilton	Community Benefits Coordinating Council	Within this concept we give our strongest support to Recommendation AC.3 to renovate the Randall Recreation Center to support diverse multi-purpose, community-oriented and arts programming. Implementation: We believe that to do this well will require not only the SW BID and ANC but bringing together an Interagency/Community Working Group. CBCC would commit to participation in such a strategic group. The recommendation will require coordination among DPR, ANC, SW BID, arts groups, youth services, neighboring developers and more.	Mayoral Hearing 1/28/15	Mayoral Hearing	Arts and Culture	Thank you for your support. The Plan encourages collective actions from community organizations to promote the arts in Southwest. Recommendation AC.1 states "foster the Southwest neighborhood arts hub by expanding events, such as Jazz Night at Westminster, Southwest Night at Arena Stage, activities with Blind Whino, and future events with the proposed Rubell Museum at the Randall School" (p.96). Recommendation AC.3 states "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" (p. 96).	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Plan Chapter/Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
118	Hara Ann Bouganim	Waterfront Tower Condominium Association	Use Amidon-Bowen and Jefferson Schools and new library for arts activities.	Email 1/10/15	Email	Arts and Culture	The Plan does not preclude the use of these locations for arts-based activities.	No change.
119	Hara Ann Bouganim	Waterfront Tower Condominium Association	No need to use spaces along M St. as arts incubators	Email 1/10/15	Email	Arts and Culture	The Market Analysis conducted as part of the existing conditions analysis indicated that the M Street corridor in Southwest has limited market demand for traditional ground floor retail. Recommendation AC.5 states "encourage the creation of incubator space for local arts organizations or other creative entrepreneurs e.g., web designers, film editing, production, culinary space, etc.) or local business start-ups on the ground floors of new buildings on M and 'I' Streets" (p. 96).	No change.
120	Kinley Bray	Attorney on Behalf of Shakespeare Theatre Company and Erkeletian Development Company	On behalf of our clients, The Shakespeare Theatre Company and Erkeletian Development Company, owners of 501 Eye Street SW, we would like to commend the Office of Planning on its long effort to finalize the Southwest Small Area Plan for review by the District of Columbia Council. As you know, we strongly supported the recommendations in the Draft Southwest Small Area Plan released on June 17, 2014 (the "Draft Plan"), and urge the District to consider reinstating the draft language recommending a change in the land use designation for this property to "Medium Density Residential/Institutional "	Email 1/30/15	Email	Arts and Culture	Initially, OP recommended changing the land use at 501 I Street (the "SEU" site) from Institutional to Medium Density Residential/Institutional. As part of the Southwest Neighborhood Planning process we evaluated the property along with several others for potential land use changes to accommodate future growth and change in the community and to achieve vision and goals expressed by the community. The Draft recommendations were released at the 4th Community meeting in June 2014. The planning team received significant feedback from residents expressing their concerns over the proposed land use change for 501 I Street, SW. After further review and meetings with the residents, OP withdrew the recommendation in the Draft Plan published November 21, 2014. A full analysis of this site can be found on page 97.	No change.
121	Kinley Bray	Attorney on Behalf of Shakespeare Theatre Company and Erkeletian Development Company	This property has been curiously classified within the R3 Zone District since the application of District Zoning in 1996; however, it has always been in institutional use. The property was originally developed by the Metropolitan Police Department Boys Club, repurposed and renovated by the Hawthorne School, then by Southeastern University, and now is proposed as a mixed—use arts and residential project for the Shakespeare Theatre Company. A Medium Density Residential/Institutional designation is consistent with the property's history and the other elements of the Plan, which call for an arts corridor along Eye Street, activation of the Duck Pond, and maintenance of a dichotomy between high and low residential structures throughout Southwest.	Email 1/30/15	Email	Arts and Culture	The Southwest Neighborhood Plan states that the neighborhood "has the potential to become one of the "city's premier arts and culture destinations." Chapter 7, "Arts and Culture" makes several recommendations on ways to enhance and leverage the existing arts and cultural spaces to benefit the community (pp.94-98). Due to significant community concern and opposition from adjacent residents, the Plan no longer makes a recommendation to change the land use at this site. For a full analysis of this site, please see page 97 in the Plan.	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Plan Chapter/Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
122	Kinley Bray	Attorney on Behalf of Shakespeare Theatre Company and Erkeletian Development Company	Shakespeare is excited for the opportunity to move administrative offices to the vibrant Southwest Southwest as a creative center. We urge you to revisit your initial recommendations in the Draft Plan and provide the mechanism to the long needed Southeastern University site into a thriving mixed-use residential/institutional site by recommending a small increase in density to facilitate a mixed use development.	Email 1/30/15	Email	Arts and Culture	The Southwest Neighborhood Plan states that the neighborhood "has the potential to become one of the "city's premier arts and culture destinations." Chapter 7, "Arts and Culture" makes several recommendations on ways to enhance and leverage the existing arts and cultural spaces to benefit the community. The Southwest Neighborhood Plan does not recommend a future land use designation change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see p. 97 in the Plan.	No change.
123	Kinley Bray	Attorney on Behalf of Shakespeare Theatre Company and Erkeletian Development Company	With the ability to develop a portion of the site at heights of 90', Shakespeare can achieve a much more balanced development, maintaining a three-story volume adjacent to the existing three-story town houses to the north and west, extending beyond that height only at the central and southern portions of the site. The 90' volume would reflect the 1.00' residential tower across the intersection of and Eye Streets, but transition down to just three stories to respect the low scale quality of the northern portion of the square. We believe this is paramount in designing a site that complements, rather than competes with, the immediate surroundings.	Email 1/30/15	Email	Arts and Culture	The adjacent property owners have expressed concerns about the proposed height and density and impacts to their residential community. The Southwest Neighborhood Plan does not recommend a future land use designation change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see page 97 in the Plan.	No change.
124	Kinley Bray	Attorney on Behalf of Shakespeare Theatre Company and Erkeletian Development Company	Southwest is already a unique community, but emphasis on the existing art uses and creating a new hub for creative uses will add to its vibrancy without detracting from the predominantly residential character of the neighborhood. Shakespeare hopes to complement the existing arts uses at Arena Stage to the west and Westminster Church on the east, and the developing arts uses at the former Randall School. Development of these arts uses along with our own actor housing and market rate (and IZ) housing will revitalize the abandoned SEU site and enhance the Streetscape along 6th and Eye Streets while providing smart growth convenient to Metro and existing neighborhood amenities.	Email 1/30/15	Email	Arts and Culture	The Southwest Neighborhood Plan contains an "Arts and Culture" chapter (pp. 94-98) with goals and recommendations to support and grow the arts and cultural community to "build and market existing cultural assets and institutions to reinforce the concept of an arts and cultural destination, strengthen "I" street as a cultural corridor, and grow the presence of the arts, throughout the Southwest neighborhood" (p. 6).	No change.
125	Kinley Bray	Attorney on Behalf of Shakespeare Theatre Company and Erkeletian Development Company	We recognize the sensitivity of making recommendations to change long existing land use designations and the anxiety such changes can cause in a community. We have worked very hard to continue a dialogue with our neighbors and area stakeholders, including SWNA, the Waterfront Gateway Neighborhood Association, Friends of the Southwest Duck Pond, and the Community Benefits Coordinating Council about the intended use of the property by Shakespeare. While those in opposition to the reuse of the abandoned Southeastern University building may fear a 100% lot occupancy, 9 story tower looming over their homes, we assure you that Shakespeare has no such plans.	Email 1/30/15	Email	Arts and Culture	Initially, OP recommended changing the land use at 501 I Street (the "SEU" site) from Institutional to Medium Density Residential/Institutional. As part of the Southwest Neighborhood Planning process we evaluated the property along with several others for potential land use changes to accommodate future growth and change in the community and to achieve vision and goals expressed by the community. The Draft recommendations were released at the 4th Community meeting in June 2014. The planning team received significant feedback from residents expressing their concerns over the proposed land use change for 501 I Street, SW. After further review and meetings with the residents, OP withdrew the recommendation in the Draft Plan published November 21, 2014. A full analysis of this site can be found on page 97.	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Plan Chapter/Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
126	Kinley Bray	Attorney on Behalf of Shakespeare Theatre Company and Erkeletian Development Company	We look forward to working with the community, the Office of Planning and our direct neighbors as we study the site and plan for its redevelopment. But we urge the District to adopt language emphasizing the need for smart growth, mixed use heights throughout Southwest to capitalize on the demand for new housing while protecting existing neighborhood interests. We think the Southwest Small Area is a good start, but without language specifically recommending the redevelopment of the Southeastern University Site as a mixed use, residential/institutional arts development would be a lost opportunity for all.	Email 1/30/15	Email	Arts and Culture	Initially, OP recommended changing the land use at 501 I Street (the "SEU" site) from Institutional to Medium Density Residential/Institutional. As part of the Southwest Neighborhood Planning process we evaluated the property along with several others for potential land use changes to accommodate future growth and change in the community and to achieve vision and goals expressed by the community. The Draft recommendations were released at the 4th Community meeting in June 2014. The planning team received significant feedback from residents expressing their concerns over the proposed land use change for 501 I Street, SW. After further review and meetings with the residents, OP withdrew the recommendation in Draft published November 21, 2014. A full analysis of this site can be found on page 97.	No change.
127	Helmut Merklein	601 Fourth Place, SW	I am writing this letter to add my voice to those of the many residents in the neighborhood in registering opposition to a pending proposal (the "Proposal") to raze the former Southeastern University Building at 501 I Street and to erect in its place a Headquarters Building for the Shakespeare Theatre Company (STC), in conjunction with a Commercial High-Rise Residential Unit. Please understand that this letter and similar ones are being written with regret, since many of the residents of the affected area admire and are occasional patrons of the STC. It is a great Institution, and our protest letters might be construed as attacks on it. Nothing could be farther from the truth. I have not heard a single voice that took exception with the Institution per se. My objection focuses solely on the proposed construction of a Corporate Headquarters/Commercial High-Rise Residential Building and on the detrimental impact this will have on the area that is currently, and has been for decades, zoned as residential.	Email/Letter 1/30/15	Email/Letter	Arts and Culture	The Southwest Neighborhood Plan does not recommend a future land use designation change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see p. 97 in the Plan.	No change.
128	Helmut Merklein	601 Fourth Place, SW	I attended the July 28 meeting where Mr. Jennings, Managing Director of the Shakespeare Theatre Co. and two other speakers introduced the Proposal. Their obvious enthusiasm was commendable, but of course their mission was to sell the concept, not to analyze it. The presentation dwelled at length on the history of the Southeastern University, which was by and large irrelevant since the residents wanted to hear about the future rather than the past. In particular, they wanted to find out how they would be affected by the conversion of a low-level university structure that blended unobtrusively with the neighborhood to a nine-story high-rise commercial residence that would tower over the neighborhood by up to 7 stories, and by the addition of some 230-plus newcomers to the area who would be stuffed into a building having a footprint of about 20,000 square feet, not counting the addition of a minor structure on the property that has not yet been developed. The converted building would have absolutely no green buffer around it and no room for above-ground parking, except for 10-15 Street-side parking spaces around the building.	Email/Letter 1/30/15	Email/Letter	Arts and Culture	The Southwest Neighborhood Plan does not recommend a future land use designation change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see p. 97 in the Plan.	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Plan Chapter/Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
129	Helmut Merklein	601 Fourth Place, SW	The plan envisions that the Shakespeare Theatre part of the building would occupy the lower two floors, while the upper seven floors would be reserved for around 150 residential units. Thus, the Shakespeare Theatre portion would represent a relatively minor role, around 22 percent, of the overall project. The concept had the appearance of a developer taking advantage of a highly regarded non-profit arts institution to construct a high-rise residential building where he would have had no chance of doing so alone and (must it be said?) where the arts institution could not resist the temptation of becoming a party to an entirely self-serving alliance in order to see its dream of a more centrally located Headquarters Facility come true. And that without any regard to the adverse consequences that the residents would have to endure.	Email/Letter 1/30/15	Email/Letter	Arts and Culture	The Southwest Neighborhood Plan does not recommend a future land use designation change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see p. 97 in the Plan.	No change.
130	Helmut Merklein	601 Fourth Place, SW	To analyze how the construction of the STC Project will affect the traffic and parking situation in the nearby area, the two principal factors to be considered are how many new cars will be brought in by the Project and how many of them can be absorbed by the current parking system. The analysis that follows, while rough due to a lack of precision and abundance of contradictions of the data available from the STC and various other sources, will nevertheless set a reasonable frame for a discussion whether or not the Project is good for the people who live in the surrounding area. Attached in-depth Parking Analysis	Email/Letter 1/30/15	Email/Letter	Arts and Culture	Thank your for detailed parking analysis. Analyzing parking impacts was outside the scope of the Southwest Neighborhood Plan.	No change.
131	Helmut Merklein	601 Fourth Place, SW	These are the critical uncertainties in this analysis, but there are others. The problem with the data provided by the STC and other sources is that they jump all over the place, changing from one day to another. This opens the debate for all kinds of claims and counter-claims, so that any serious examination regarding the merit of the Proposal is doomed to deteriorate into a numbers game that will erode its credibility, which of course is in the investors' interest. Except for the inescapable fact that the parking system in the affected area is already overflowing (not just full, but overflowing by some 20 cars) and that the situation will get chaotic if the Project is implemented, no one today can put precise numbers on the calamity to come. Putting a project proposal characterized by such a lack of information before the affected residents and, worse, before decision-making authorities is reckless. For the authorities to accept such a notoriously unprofessional draft proposal for decision-making purposes reflects either a lack of competence or a predetermined disposition to see the project through, without regard to detrimental facts no matter how injurious. The loser in this game is, of course, the resident who is denied a fair hearing.	Email/Letter 1/30/15	Email/Letter	Arts and Culture	The Southwest Neighborhood Plan does not recommend a future land use designation change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see p. 97 in the Plan.	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Plan Chapter/Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
132	Helmut Merklein	601 Fourth Place, SW	Add to that the traffic and parking needs of a number of other residential and office high-rises in various stages of planning or construction in the neighborhood, and a nightmarish traffic and parking situation will ensue whether the STC developers provide 2 floors of underground parking or not. Further down the road, when the massive waterfront development is completed, there will be an enormous influx of shoppers, visitors and new residents who will destroy what may be the last Island of Tranquility in the Southwest. Figure 1 on the next page graphically depicts the increasing density of future high-rises and the need to exercise caution in approving new ones. I understand that the DC Planning Authority is aware of the unrelenting pressure on increased population and vehicle density and that they are considering a policy of not authorizing any future buildings unless they can accommodate all of the parking requirements on their own ground, on or below the surface. If true, the STC Project may be an appropriate place to start implementing such a policy by rejecting the required building permit application unless it is 100% self-sufficient in parking.	Email/Letter 1/30/15	Email/Letter	Arts and Culture	The Southwest Neighborhood Plan does not recommend a future land use designation change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see p. 97 in the Plan.	No change.
133	Richard Westbrook	505 H Street, SW	I would like to address what we should do to accommodate Shakespeare Theater's desire to have a new home. The University site is totally too small to accommodate what they have been proposing to us. And I'm saying, you keep that residential, you develop it just like we did those 93 townhouses in the west side of 7th Street between 7th and 9th north of G and the freeway. Ninety-three townhouses. And the zone was changed from -- I guess there was a lot of R3 and some Commercial Zone as well. And it was a site plan approval under R5B.	Mayoral Hearing 1/28/15	Mayoral Hearing	Arts and Culture	The Southwest Neighborhood Plan does not recommend a land use change for the SEU site located at 501 I Street SW per the concerns of the residents during the planning process. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see page 97 in the Plan.	No change.
134	Richard Westbrook	505 H Street, SW	And I think that's what should be considered for the Southeastern University site, and have Shakespeare go into an office building, because they are basically -- it's an office function and the storage for scenery from plays and I guess a practice place, which would be ideal in one of those two office buildings that have been approved for 4th and M Street. And one of which -- well, both of them are asking for an extension for the approved two office buildings, and I think we ought to get the developer and Shakespeare Theater together and say, hey, let's do something right here for your need for office space and practice and storage, and for your desire for residential, redevelop the Southeast University site under a PUD.	Mayoral Hearing 1/28/15	Mayoral Hearing	Arts and Culture	There are no recommendations in the Plan pertaining to where the Shakespeare Theatre Company (STC) should be located. STC is encouraged to seek the best location and facility to meet their needs in the City. However, the Plan more generally support arts and cultural uses at the SEU site. Overall, the Plan does make multiple recommendations on generally promoting and supporting the arts and culture in the Southwest Community. Please refer to the Arts and Culture chapter beginning on page 93.	No change.
135	Josh Horowitz	610 H Street, SW	And finally, my comment on 501 I Street is I would like the language changed if possible to not discuss engagement with the Shakespeare Theater Company. They have been very nice and we've met with them on many occasions, but unfortunately there doesn't seem to be any ability to compromise due to their financial model. So, you know, that's not really something that the neighbors can have as their problem. We really need to make sure that -- I mean, I think the designation should be townhomes.	Mayoral Hearing 1/28/15	Mayoral Hearing	Arts and Culture	We encourage all property owners seeking a land use change to actively engage with affected residents in the community. OP withdrew the land use recommendation as STC had not adequately engaged the residents to resolve community concerns about impacts from their proposed project. The owner of the site has the right to seek a land use designation change to this site through the Comprehensive Plan Amendment process. That process is a public process in which the community will have the opportunity to weigh in on any proposed amendments and is slated to begin in 2015. For the full analysis of this site, please see p. 97 in the Plan.	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Plan Chapter/Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
136	Ian Calendar	Blind Whino	We're not looking for money. We're really looking to bring Southwest to the forefront. Northwest and all the other quadrants of D.C. is thriving, and here is an opportunity to have an asset such as Blind Whino to really propel the Southwest community to again, to be one of the best areas in Washington, D.C.	Mayoral Hearing 1/28/15	Mayoral Hearing	Arts and Culture	Thank you for your comment. The Plan supports and promotes the development of and Arts and Cultural District and the celebration of existing institutions such as Blind Whino. Recommendation AC.1 states "foster the Southwest neighborhood arts hub by expanding events, such as Jazz Night at Westminster, Southwest Night at Arena Stage, activities with Blind Whino, and future events with the proposed Rubell Museum at the Randall School (p. 96). Recommendation AC.2 states "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" (p.96).	No change.
137	ANC 6D	No Address	Please clarify in the draft plan: A clearly defined plan for Randall Park that reflects the community consensus that the park space not be lost to future development	ANC Resolution 1/12/15	Email	Arts and Culture	The Plan does not recommend the loss of any existing field or greenspace at Randall Recreation Center. For clarification, the Recommendation AC.3 has been revised (p.96,127).	Plan includes updated text for Recommendation AC.3 (p. 96, 127).

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
138	Gail Fast	Carrollburg Condo Association 1250 4 th Street SW, 300 M Street SW and 240 M Street SW	Concept/thriving Town Center – while I applaud OP's recommendations in this section, there is no mention of promoting retail, entertainment and cultural opportunities on M Street especially where M and 4 th Streets intersect. The community was very vocal about providing subsidies for local small businesses – couldn't one of the Actions incorporate subsidized retail?	Email 1/9/15	Email	Thriving Town Center	The two currently vacant sites at 4th and M Street SW, are part of the "main street" of 4th Street. These Planned Unit Developments (PUDs) were approved three years prior to the Southwest Neighborhood Plan through a public process. Two office buildings with ground floor retail are planned for those sites. The goal for 4th Street is to "establish a strategic marketing approach to attract a unique and tailored retail mix that can promote 4th Street as Southwest's neighborhood main street" (p. 103). Recommendations TC.1, TC.2, TC.3 (p. 103) would include the parcels at 4th and M Streets SW. The Market Analysis conducted as part of the Existing Conditions analysis indicated very limited retail on M Street SW beyond the 4th Street intersection. Efforts to subsidize retail along other portions of M Street would weaken the market position of 4th Street, SW as the "main street" for the community.	No change.
139	Anne Carlin	No Address	Fourth street is not succeeding in bringing to southwest the services that we require. I'm not sure how we're going to get there. But one of the problems is having a high proportion of residents that have incomes below the poverty line. Higher incomes will attract more retail. It's not a 'PC' issue to address, but it's reality. And until we can show that there's more money in the area, we won't get the retail we need, and having these open spaces might lead to unintended consequences--such as a repeat of the failed development of the 1960s that we're trying to get rid of.	Email 1/30/15	Email	Thriving Town Center	The Southwest Neighborhood Plan has several specific recommendations on ways to generate a more thriving town center that will serve all residents of Southwest (Recommendations TC .1-TC.7, pp.103-104). Southwest will continue to add more market rate housing as the demand currently exists. The vacant lots on 4th Street are approved Planned Unit Developments to include an additional 30k square feet of retail, as well as office and over 600 units of housing. These planned developments will contribute to the vibrancy of 4th Street. In addition, the Plan recommends two land use changes for the parcels at the corner of 4th and "I" streets to further enhance 4th Street as the "main street." Recommendation TC.4 states "change the future land use designation of Westminster Presbyterian Church from Moderate Density Residential to Medium Density Residential with Low Density Commercial" (p. 104). Recommendation TC.5 states "change the future land use designation of Westminster Church from Moderate Density Residential to Medium Density Residential with Low Density Commercial" (p.104). Both of these recommendations have the potential to allow for greater residential and commercial use on 4th Street.	No change.
140	Simit Bhandari	No Address	I am strongly in support of increased development in SW and, specifically, the main focus area of the SAP. Southwest is in dire need of increased retail and entertainment options, and increased zoning density is key to attracting retailers to the area. In fact, I personally am in favor of increasing zoning density more than what is currently proposed in the draft recommendations, and specifically, increased land zoned for commercial use. From the retail market analysis discussed at the December meeting, it is clear that increased foot traffic and population density is needed to encourage businesses to establish themselves in the area. The fact that there are still vacant retail opportunities at the Waterfront metro station is a clear indicator that the status quo is not working.	Email 1/30/15	Email	Thriving Town Center	The Southwest Neighborhood Plan recommends specific land use changes at key locations such as the corner parcels of 4th and "I" streets, SW enhance the vibrancy of the 4th Street and to create an anchor on the "main street" (p. 104). There are already approved Planned Unit Developments on 4th Street which allow for higher densities and ground floor retail.	No change.
141	Hara Ann Bouganim	1101 3rd St, SW	Higher densities on many parcels will make southwest open to extensive dense development. M and 4th Streets should not mirror other DC neighborhoods-- a wall of high-rises.	Mayoral Hearing 1/28/15	Mayoral Hearing	Thriving Town Center	The Southwest Neighborhood Plan recommends specific land use changes at key locations such as the corner parcels of 4th and I streets to enhance the vibrancy of 4th Street and to create an anchor on the "main street" (TC.4, TC.5 and TC.6, p. 104). Prior to the Southwest Neighborhood Plan, Planned Unit Developments on 4th Street were already approved for higher density and ground floor retail which will contribute to creating and supporting vibrant retail on 4th Street. The inclusion of Design Guidelines in the Plan (pp. 81-84) further ensures that the character of new development will reflect design considerations important to the community.	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
142	Payton Chung	560 N St SW, N415	If anything, I believe that the plan could go further to create more inviting streetscapes in the neighborhood through additional infill development and mixed uses on privately owned parcels. Francis Lethbridge, architect of Tiber Island and Carrollsburg, wanted to have retail within those two buildings, and Carrollsburg in fact does have just the sort of affordable, neighborhood-serving retail space the neighborhood desires. More could sprout throughout the area, provided proper zoning flexibility is granted.	Email 1/30/15		Thriving Town Center	The Southwest Neighborhood Plan recommends keeping the primary focus for retail development on 4th Street to fully develop as a "main street" and town center for the community. The Market Analysis showed limited potential for retail development on M Street or on scattered sites in the Planning Area. On the sites adjacent to M Street where the Plan recommends a land use change, allowance for ground-level commercial is included to enable retail uses if the market supports it. Please refer to map on p. 136.	No change.
143	Payton Chung	560 N St SW, N415	I heartily agree with my neighbors' wishes for more retail and transit services within the neighborhood. Where I disagree with many of them is that existing conditions in the Southwest Waterfront, notably its small population and spending power, do not permit much in the way of additional retail opportunities. I say this as someone who knows small retail: I started a thriving small grocery, sat on a Business Improvement District board for four years, and steered a pioneering economic development plan for that BID that centered on enhancing local retail choices. The 20024 ZIP code's residents spend less than half as much on aggregate consumer spending as our neighbors around Eastern Market or Crystal City, one-fourth as much as residents of Clarendon or Petworth, and one-fifth as much as residents of U Street. If we want to have more retail, we have to welcome more rooftops to support those retailers.	Email 1/30/15	Email	Thriving Town Center	There is already an approved 30,000 square feet of additional retail space planned for 4th Street, SW. Even with key anchors such a major grocery store, 4th Street has suffered prolonged vacancies. Based on the Market Analysis conducted as part of the existing conditions analysis (p. 50), the market is "limited in scale and opportunity but can be bolstered through branding, tenant attraction, growth in the residential population and the increased recognition that nearby entertainment destinations will generate." The Southwest Neighborhood Plan makes specific recommendations to establish a cohesive marketing approach to creating a true main street for the community in the Thriving Town Center chapter on pages 99-104.	No change.
144	Hara Ann Bouganim	Waterfront Tower Condominium Association	1. Expand Town Center to include M St. between 4th and S. Capitol, as a commercial and pedestrian boulevard, a main walkway to and from baseball and new soccer stadium events, with local retailers, subsidized if necessary, and services (e.g., barber shop, bakery, coffee shop, post office, hardware store, bank, small restaurants) 2. Add benches and mini-parks	Email 1/10/15	Email	Thriving Town Center	The Market Analysis conducted as part of the Existing Conditions analysis indicated very limited retail demand on M Street, SW beyond 4th Street. The Plan focuses on 4th Street as the "main street" for the community. If future demand increases on M Street, the Plan's land use recommendations for the District-controlled parcels and Greenleaf parcels do allow for ground floor retail uses (MC.3, p. 74 and DP.1, p. 109). The recently completed DDOT study for M Street recommends redesigning M Street to better accommodate multiple modes of transportation and improvements to streetscape, and Recommendation VC.7 promotes these infrastructure changes along M Street to make it a true multimodal boulevard (p. 116). A new recommendation was added to the Plan to address the need for benches. Recommendation MC.11 states "increase the number of benches along sidewalks throughout the Southwest neighborhood to better serve residents of all ages and abilities" (p.76,122).	New Recommendation MC.11 added to address need for benches.p.76,122
145	Rev Ruth Hamilton	Westminster Presbyterian Church	Thank you for the recommendations TC.4, Westminster, TC.5, Christ Methodist and VC.9 Riverside Baptist. We strongly support these proposed zoning changes to assist these long serving congregations to better use the value of their land to serve the community in the future.	Mayoral Hearing 1/28/15	Mayoral Hearing	Thriving Town Center	Thank you for your comment.	No change.
146	Gail Fast	Carrollsburg Condo Association	while many action items reference retail, urban town center, et cetera, nowhere in the plan do you really talk about attracting small businesses, something that I think was echoed at many of the community meetings. I think the community said very loud and clear that we don't have a bank, we don't have a barber, we don't have a hardware store. These action items need to reflect subsidized retail so local businesses will be attracted to bring their businesses to Southwest. This is a more feasible strategy than subsidized retail in Southwest.	Mayoral Hearing 1/28/15	Mayoral Hearing	Thriving Town Center	The goal for 4th Street is to "establish a strategic marketing approach to attract a unique and tailored retail mix that can promote 4th Street as Southwest's neighborhood main street" (p. 103). Recommendation TC. 1 states "create a robust and proactive marketing strategy to create awareness about retail, entertainment and cultural opportunities in the Southwest neighborhood. Use this strategy to attract, incentivize and/or incubate neighborhood-serving retailers on/near 4th Street and potentially on South Capitol Street." The SW BID may serve in a lead capacity for these efforts. The Plan does not recommend any retail subsidies.	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
147	Josh Horowitz	610 H Street, SW	The other thing is, is you know, now that I'm thinking is, we have the Wharf and we have this area and its developing very rapidly and that's great. So I don't know that all these other properties need such large designations such as the churches, but that's something that I think the City should take a look at.	Mayoral Hearing 1/28/15	Mayoral Hearing	Thriving Town Center	TC.4 and TC.5 recommend changing the land use designations at the 4th Street/"I" Street corner parcels to create a much needed "anchor" to the 4th Street as the "main street" for the community. Moving forward with future development of these sites will be determined by the property owners. The recommendations reflect the interest of the Churches in redeveloping their priorities to strengthen their long term viability and forwarding the goals of the Plan.	No change.
148	David Smith	No Address	As your Small Area Plan goes forward I encourage you to look at the culture and the rich history of this neighborhood as an asset and a commodity. As you build your small businesses, people from around the world will be coming to this location, and if you use it correctly your children can return here and be proud and run these businesses for years to come, solely based on a creative economy.	Mayoral Hearing 1/28/15	Mayoral Hearing	Thriving Town Center	Thank you for your comment. Guiding Principle 9 on Historic Preservation states "remember the history and legacy of the Southwest neighborhood while planning for change in the future" (p.68).	No change.
149	Ray Galvez	No Address	It's very exciting what's going on around here, but what the lady was saying a little while ago, it's heartbreaking to see a lot of places that have closed here over the years. But I'm in that generation, and I know that's a generational thing. A lot of the old storefronts and everything else.	Mayoral Hearing 1/28/15	Mayoral Hearing	Thriving Town Center	Thank you for your comment.	No change.
150	Mary Wedgewood	Westminster Presbyterian Church	So on behalf of the church, the congregation in Southwest since 1853, I want to thank you for your recommendations and the recommendations for the zoning changes in TC4 for Westminster, TC5 for Christ Methodist, and TC9 for Riverside Baptist Church. We strongly support these proposed zoning changes to assist these long serving congregations to better use the value of their land, to serve the community into the future.	Mayoral Hearing 1/28/15	Mayoral Hearing	Model Community	Recommendation TC.4 states "change the future land use designation of Westminster Presbyterian Church from Moderate Density Residential to Medium Density Residential with Low Density Commercial" (p.104) and Recommendation TC.5 states "change the future land use designation of Christ United Methodist Church from Moderate Density Residential to Medium Density Residential with Low Density Commercial" (p. 104). In the Vibrant Connections chapter, Recommendation VC.9 states "change the future land use designation of Riverside Baptist Church from Moderate Density Residential to Medium Density Residential/Low Density Commercial to create a gateway into the community on the corner of 'I' Street and Maine Avenue. Any development under the new land use designation should be achieved through a Planned Unit Development. Development should consider the site's gateway quality and conform to the design guidelines contained in the Plan"(p.116).	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
151	Hara Ann Bouganim	1101 3rd St, SW	To attract and keep families, we need townhomes, as well as mid- and high-rise condos and apartments, offices and local retail stores.	Mayoral Hearing 1/28/15	Mayoral Hearing	Optimized District Parcels	The Southwest Neighborhood Plan recommendations, especially pertaining to Greenleaf Housing, are intended to ensure that a mix of housing types, ages and incomes will continue to live in Southwest. DCHA is currently working with the Greenleaf community on a Master Plan that will incorporate recommendations from the Southwest Neighborhood Plan. (MC.1, MC.2, MC.3). Design Guidelines (pp. 81-84) provide guidance for future developments in the Planned Unit Development process on ways to create a high and low mix of buildings to encourage townhomes with multifamily buildings. Recommendation MC.6 states " as part of a community benefits package through the PUD process for new construction, prioritize affordable units above the Inclusionary Zoning requirement or fewer affordable units, but larger in size (e.g., three bedrooms) to better serve families" (p. 75).	No Change.
152	Rev Ruth Hamilton	Community Benefits Coordinating Council	We support the DP.1 recommended zoning changes and believe it would be helpful to indicate that one or more of these parcels could and should be used to implement the desired "build first" model for the replacement of subsidized units in Greenleaf.	Mayoral Hearing 1/28/15	Mayoral Hearing	Optimized District Parcels	The District and DCHA are two separate property owners, therefore the Plan cannot dictate which parcel controlled by the District can be "given" to another entity. However, the Southwest Neighborhood Plan recognizes that this is a major concern within the community. Recommendation MC.1 states "Develop a strategy during the DCHA Greenleaf Master Planning process for keeping current residents in the community during and after construction/redevelopment of the site" (p. 74). Additionally recommendations MC.2 states "develop "an interagency working group for DCHA to coordinate with District agencies to identify, through the Master Planning process, the potential to utilize District -controlled properties in the vicinity to support a "build first" strategy for keeping current qualifying Greenleaf residents in the Southwest neighborhood" (p. 74).	No Change.
153	Rev Ruth Hamilton	Community Benefits Coordinating Council	We also support DP.2, having worked hard for the improvements to the adjacent "Library Park."	Mayoral Hearing 1/28/15	Mayoral Hearing	Optimized District Parcels	Thank you for your support. Recommendation DP.2 states "construct a distinctive new Southwest Library at the current site of the existing library on Wesley Place. Future design of the library should incorporate/enhance the adjacent Library Park" (p. 110).	No Change.
154	Rachel Reilly Carroll	ANC 6D Commissioner	I strongly support the recommendation to redevelop the seven-acre "Government Cluster" currently occupied by District government service providers – including the DMV, Fire and Emergency Medical Services, and Metropolitan Police departments – into vibrant mixed-use developments that will better activate M Street and Lansburgh Park. As such, I support the recommended future land use designations for these properties. In regard to this recommendation, I want to underscore the following concerns for implementation: 1) These sites should be redeveloped in alignment with the recommendation outlined for the redesign of Lansburgh Park. Redevelopment should promote increased access and activity in the park, creating a central park in Southwest.	Email 1/25/15	Email	Optimized District Parcels	The introduction narrative in Chapter 9 "Optimized District Parcels" states "improving the use and design of these District-controlled sites could create higher efficiencies, save tax dollars, as well as improve the public realm in the Southwest neighborhood. These sites offer exciting potential to become vibrant mixed-use developments activating M Street SW, providing better street connectivity, and enhancing the relationship with a to-be-redesigned Lansburgh Park" (p.108). The Plan has revised language for recommendation DP.1, including a 4th bullet that "new development should enhance the relationship, access to and transparency into Lansburgh Park" (p. 110).	Plan has revised language for recommendation DP.1, including a 4th bullet that "new development should enhance the relationship, access to and transparency into Lansburgh Park" (p. 110).
155	Rachel Reilly Carroll	ANC 6D Commissioner	The District should consider consolidating and/or co-locating these government services within the redeveloped mixed-use buildings. I would also advise the District government to explore the feasibility of using ground leases when pursuing this option. While I believe these sites can be better utilized, I also feel it is important that the District retain ownership of valuable public land. By utilizing a long-term ground lease, the District can ensure that redevelopment on these parcels occur, while still preserving the land as a District asset.	Email 1/25/15	Email	Optimized District Parcels	The land use change recommendations for these sites (MC.3, p.74) would continue to allow public facilities and would not preclude co-location of government services in a residential building. As there is no redevelopment proposal or active developer solicitation, it is not yet clear whether a sale, ground lease of other public/private partnership would be utilized.	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
156	Hara Ann Bouganim	Waterfront Tower Condominium Association	<p>OPTIMIZED DISTRICT PARCELS</p> <p>1. For residential requirement, 20% "affordable" for over 20 years is too low (also need strong definition of "affordable" so that current residents of SW are not excluded)</p> <p>2. We support maintaining public services (police in same location, DMV, etc. in new buildings, with parking beneath) with strong community input.</p>	Email1/10/15	Email	Optimized District Parcels	The DC Council approved DC Act 20-485, "Disposition of District Land for Affordable Housing Amendment Act of 2014", on November 27, 2014 after the release of the Draft Southwest Neighborhood Plan on November 21, 2014. This act applies to District parcels being disposed which will result in at least 10 or more residential units. For those sites, 30% of the residential units shall be dedicated as affordable housing if they are within 1/2 mile of a Metrorail station. If the site is within 1/4 mile of either a streetcar line or 1/4 mile of a Priority Corridor Network Metrobus route then 20% of the units must be affordable for the life of the building. The legislation provides guidance for both rental and ownership units and affordability levels for each one. The Southwest Neighborhood Plan will be revised to incorporate the new legislation in recommendations MC.5 (pp. 75, 122) and DP.1 (pp. 110, 131).	The Plan has been revised to incorporate the new legislation in recommendations MC.5 (pp. 75, 122) and DP.1 (pp. 110, 131).
157	Gail Fast	Carrollsbury Condo Association	Action DP1 is guided by principle 7, which you talk about as housing, however the plan falls short as many have said already, of recommending land uses that promote families, that encourage families that have two and three bedrooms. The community voiced and has said again numerous times tonight, that they want to attract and retain families to live in Southwest. We need to earmark those District parcels, especially the ones that are identified there, to include some low-density residential so we can bring families back and retain the families that we have here in Southwest.	Mayoral Hearing 1/28/15	Mayoral Hearing	Optimized District Parcels	Recommendation MC.6 states "as part of a community benefits package through the PUD process for new construction, prioritize affordable units above the inclusionary zoning requirement or fewer affordable units, but larger in size (e.g. three bedrooms) to better serve families" (p. 75). Guiding Principle 7 states "preserve and develop a range of housing for a mix of income, age and family size and encourage quality design and architecture" (p. 68). The Southwest Neighborhood Plan recommendations, especially pertaining to Greenleaf Housing are intended to ensure that a mix of family types, ages and incomes will continue to live in Southwest. DCHA is currently working with the Greenleaf community on a Master Plan that will incorporate recommendations from the Southwest Neighborhood Plan.	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
158	Deborah Atkins	1250 4th St SW	Recommend streets, sidewalks, and transit corridors be smoothly paved and non-slip resistant, rather than "cobblestoned" for safer walking, biking, and mobile transit along I and M Sts, or other proposed high-traffic areas. Cobblestones cause undue injuries and damage to life and property, especially in rain, humid, snow, cold, or other inclement weather conditions.	Email 1/26/15	Email	Vibrant Connections	The Southwest Neighborhood Plan does not recommend cobblestones or any other specific type of pavement materials. All sidewalks, bike lanes, etc. are expected to employ District Department of Transportation (DDOT) material standards.	No change.
159	Deborah Atkins	1250 4th St SW	What specific actions will ensure SW Residents have safe, secure, and equitable access to SW DC Parks and Recreational Facilities, 8am - 9pm (i.e., Security/Police Guards, after 6pm, Lighting for Biking and Pedestrian Walking, Transit, w/handicap/disable accessibility, along I & P Streets, including Delaware Ave.	Email 1/26/15	Email	Vibrant Connections	The Southwest Neighborhood Plan makes several specific recommendations regarding access to facilities. Recommendation MC.7 states "improve lighting, seating and maintenance at bus shelters throughout Southwest" (p.76). Recommendation MC.10 states "prioritize funding to bring the Southwest Duck Pond into ADA compliance" (p.76). The "Green Oasis" chapter (pp.85-92) addresses the need to make significant improvements to Lansburgh Park to ensure all users feel safe in the park. Other recommendations focus on improving connections, signage and entry points to all parks and recreation centers in Southwest (GO.4, GO.5, GO.6 and GO.7). Operating hours of recreation centers are outside the scope of the Southwest Neighborhood Plan.	No change.
160	Doug English	No Address	While I applaud the inclusion of bike lanes in the draft Southwest Neighborhood Plan, the lanes as pictured are dangerous in that they appear to exist almost entirely in the door zone. In fact, your artist rendering shows a cyclist actually riding in the door zone. While most DC cyclists are used to having some portion of the bike lane in the door zone and ride accordingly in the far left edge of the lane, some novice cyclists may not know to do this. In addition, any lane that is actually planned to be entirely in the door zone is worse than worthless since it is a lane that, as planned, will cause collisions and injuries when drivers open their doors.	Email 12/4/14	Email	Vibrant Connections	The rendering shown on page102 illustrates potential improvements to 4th Street retail and streetscape. The bike lane shown already exists on 4th Street and, like all bike lanes in the District, has been designed to meet all required safety guidelines.	No change.
161	Lindsley Williams	No Address	The plan should, in my opinion, take steps to preserve the alignment of Delaware Avenue SW as it extends SW from the freeway/rail infrastructure. Nothing should be built there that would hamper a restoration of the view along that axis looking NE at the Capitol — even if the Rayburn House Office building itself remains in the years ahead. The freeways and rail tracks may get lower or get buried below grade (not in my lifetime, no doubt) but the plan should reserve the "at grade" area for the full L'Enfant width of right of way (160').	Email 1/13/15	Email	Vibrant Connections	The Southwest Neighborhood Plan does not make recommendations that obstruct historic vistas in the Planning Area.	No change.
162	Lindsley Williams	No Address	The diagrams of forthcoming South Capitol Street and the bridge from it over the Anacostia should reflect what is now planned and settled, and where not settled, note that as such. These plans may well affect bus, trolley, bicycle opportunities/constraints as well as those for pedestrians.	Email 1/13/15	Email	Vibrant Connections	The Plan recognizes the importance of South Capitol street a major thoroughfare. As stated in the Vibrant Connections chapter, "there are several large potential development sites adjacent to the corridor that, if developed well, could improve the street level activation and pedestrian experience. Comprehensive streetscape and roadway redesign as part of the South Capitol Bridge project should improve the aesthetics and functionality of the corridor from a pedestrian perspective" (p.114). DDOT is initiating significant improvements to South Capitol Street that will take several years to complete.	No change.
163	Lindsley Williams	No Address	Please add an image to the shot looking north along South Capitol Street to a vantage point far closer to the freeway and railroad bridges. These are ugly as can be and should be noted (negatively). The same page has an image of the pedestrian underpass with the Capitol Power plant in the background. Please keep this, but give a location diagram to show the vantage point, which is not all that clear in the context where that image appears.	Email 1/13/15	Email		The image noted has been removed from the revised Plan.	Image has been removed from p.118.

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
164	Jeanie Osburn	DC Bicycle Advisory Council	Develop M Street to be a destination and configure the street and sidewalks to promote walking, cycling, and transit, and to discourage its use as an overflow freeway.	Letter 1/26/15	Letter	Vibrant Connections	Recommendation VC.7 states "support the DDOT's final recommendations for transportation and infrastructure changes along M Street that improves connections and access throughout the Planning Area to The Wharf, Waterfront Metrorail station, Buzzard Point and Capitol Riverfront" (p.116).	No change.
165	Jeanie Osburn	DC Bicycle Advisory Council	Design intersections which connect across S. Capitol Street (I and M) to be safe for pedestrians and bicyclists to cross.	Letter 1/26/15	Letter	Vibrant Connections	Recommendation VC.11 states "coordinate with the South Capitol Street Corridor Project to promote a high performance "green" streetscape, improve connections across South Capitol Street at 'I', M and P Streets, and reduce/limit commuter traffic through the Southwest neighborhood (p.116)	No change.
166	Jeanie Osburn	DC Bicycle Advisory Council	Improve conditions for cyclists and pedestrians on P Street paying particular attention to westbound cycle connections across 4th Street to the waterfront area	Letter 1/26/15	Letter	Vibrant Connections	Recommendation VC.3 states "improve pedestrian/cyclist crossings through enhanced signage, redesigned crosswalk flashing signals and/or speed cameras at the following intersections: 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. Improve pedestrian crossings through enhanced signage, redesigned crosswalks" at P Street between Half, First, 3rd, 4th and Canal Streets" (p. 115).	Recommendation VC.3 is revised to include "cyclist" as part of pedestrian improvements (pp. 115 and 133).
167	Jeanie Osburn	DC Bicycle Advisory Council	Design connections between the Tidal Basin and the Anacostia River walk Trail that are clear and safe	Letter 1/26/15	Letter	Vibrant Connections	This is outside of the Scope of the Southwest Neighborhood Plan.	No change.
168	Jeanie Osburn	DC Bicycle Advisory Council	Re-establish the original grid at least for bicyclists and pedestrians - Connect N and O Streets between Canal and 4th - Connect K to 6th - Connect the circle on the north side of Delaware (at H) to G Street - Rebuild 3rd Street south of M Street - Reconnect H Street through the area	Letter 1/26/15	Letter	Vibrant Connections	See Recommendation VC.12 which states "improve access to and use of Lansburgh Park by reinstating K and L Streets for improved access (including bike/pedestrian use) to increase visibility, increase access and reduce the isolated feel of the park. Maintain and improve the First Street pedestrian greenway from M Street to 'I' Street to increase visibility and access and reduce the isolated feel of the parks" (p.116). Other street reopenings potentially impact privately held properties. The Southwest Neighborhood Plan does not make any recommendations to reconnect portions of N or O streets. For clarification, reinstating and reconnecting of roads for the foreseeable future should focus solely on the following rights of way: K and L Streets (at Lansburgh Park); First Street (at M Street; note: pedestrian only); Private property, at the discretion of owner should there be redevelopment; District parcels, if redeveloped. Text has been revised. Please refer to new text on p. 118 for a full discussion of street reopenings.	New text added for clarification of reopenings (p.118).
169	Michael Sherman	National Capital Planning Commission	In the final Southwest Small Area Plan, we encourage you to accommodate MCFP recommendations for a pedestrian bridge across the Washington Channel at P Street and the Anacostia Waterfront Trail's extension around the southern perimeter of Fort McNair.	Email/Letter 1/30/15	Letter	Vibrant Connections	The Plan supports improved access in and out of the Southwest community. This comment is outside of the scope of the Southwest Neighborhood Plan.	No change
170	Michael Sherman	National Capital Planning Commission	We support the following Draft Plan goals: "Support the transformation of South Capitol Street into a high density, urban boulevard that establishes a robust pedestrian realm;" "Enhance neighborhood edges and gateways by improving crosswalks, signage, lighting and/or streetscapes" at intersections along South Capitol Street; and .ordinate with the South Capitol Street Corridor Project to promote a high performance "green" streetscape, improve connections across South Capitol Street."	Email/Letter 1/30/15	Letter	Vibrant Connections	Thank you for your support.	No change

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
171	Michael Sherman	National Capital Planning Commission	Finally, we continue to recommend more detailed planning guidelines to ensure that important concepts contained within the South Capitol Street study are implemented. Most recently, NCPC staff recommended amendments to the Zoning Commission through the District Zoning Regulation Rewrite process including setback proposals along South Capitol Street to reinforce its importance as a monumental boulevard. Other projects of interest include the M/South Capitol Street square and the oval rotary on the north side of the Frederick Douglass Bridge.	Email/Letter 1/30/15	Letter	Vibrant Connections	All recommendations from NCPC to the Zoning Commission are contained in the public record for the Zoning Regulations Rewrite. The Zoning Commission the make the determination on items related to ZRR as that is process separate from the Southwest Neighborhood Plan. Concerns regarding the oval rotary are outside of the scope of the Southwest Neighborhood Plan.	No change
172	David Cranor	No Address	If I bike through this area, it's usually E-W along Eye, M or P Street, or along Maine Avenue so seeing those roads improved would be great. I think they should also connect N Street and O Street between Canal and 4th - at least for cyclists and pedestrians. And then also connect K to 6th, the circle on the north side of Delaware to G Street and rebuild 3rd south of M. Heck, in the LONG term they should reconnect H Street through the area and in the really long term, reconnecting Delaware north of the study area would be a big boon for cyclists as well. Basically, they should rebuild the street grid that was destroyed by the freeway and urban renewal. This neighborhood has less of an urban feel - lots of off street parking lots and dead end streets - than the rest of DC and it would improve it a lot to rebuild it to its previous form, one that better matches the rest of DC. That would make it much more bike friendly too.	Email 11/26/15	Email	Vibrant Connections	See Recommendation VC.12 which states " improve access to and use of Lansburgh Park by reinstating K and L Streets for improved access (including bike/pedestrian use) to increase visibility, increase access and reduce the isolated feel of the park. Maintain and improve the First Street pedestrian greenway from M Street to 'I' Street to increase visibility and access and reduce the isolated feel of the parks" (p.116). Other street reopenings potentially impact privately held properties.. The Southwest Neighborhood Plan does not make any recommendations to reconnect portions of N or O streets. For clarification, reinstating and reconnecting of roads for the foreseeable future should focus solely on the following rights of way: K and L Streets (at Lansburgh Park); First Street (at M Street; note: pedestrian only); Private property, at the discretion of owner should there be redevelopment; District parcels, if redeveloped." Text has been revised. Please refer to new text on page 118 for a full discussion of street reopenings.	New text added for clarification of reopenings (p.118).
173	Fredrica D. Kramer	387 O Street, SW	The plan proposes "...restoration of the L'Enfant street grid...[to] enhance the mobility and ease of walking through the neighborhood." Although the plan also states (p. 113) that restoration should be in locations that do not impact existing residences it does not explicitly state where that might be achieved and, importantly, where it should not or cannot be achieved. The reopening of N and O Street is one place that needs explicit comment—some continue to think erroneously that by dismissing the idea verbally at informal meetings as described below that it won't happen and others are allowed to think that it remains an enticing possibility.... the plan must explicitly state that the street plans that created the superblocks in the 1960s urban renewal should be preserved, and that no taking of property should be considered in the context of planning for the area. If those streets were reopened it would slice off the NE corner of our property (our swimming pool, playground and picnic area) effectively up to the building line of our north high rise	Email/Letter 1/30/15	Letter	Vibrant Connections	See Recommendation VC.12 which states " improve access to and use of Lansburgh Park by reinstating K and L Streets for improved access (including bike/pedestrian use) to increase visibility, increase access and reduce the isolated feel of the park. Maintain and improve the First Street pedestrian greenway from M Street to 'I' Street to increase visibility and access and reduce the isolated feel of the park" (p.116). Other street reopenings potentially impact privately held properties. The Southwest Neighborhood Plan does not make any recommendations to reconnect portions of N or O streets. For clarification, reinstating and reconnecting of roads for the foreseeable future should focus solely on the following rights of way: K and L Streets (at Lansburgh Park); First Street (at M Street; note: pedestrian only); Private property, at the discretion of owner should there be redevelopment; District parcels, if redeveloped . Text has been revised. Please refer to new text on page 118 for a full discussion of street reopenings.	New text added for clarification of reopenings (p.118).

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
174	Fredrica D. Kramer	387 O Street, SW	At two public discussions with the community on development plans for Southwest the questions of reopening these streets were raised. At the first was the discussion at Arena Stage in September, about the soccer stadium with representatives from the mayor's office. The question was in connection with a transportation study commissioned by DDOT that explicitly recommended the opening of the street; these two streets. The City's officials' response at that meeting was that this related to future plans, didn't have anything to do with the stadium, which wasn't very convincing as an official rejection or a remapping of the proposal. It was raised again this week in a January 26 meeting with the Office of Planning. The discussion immediately deflected to considerations of street reopenings around Lansburgh Park. If a broad goal of the planning area, particularly this secondary area which is predominantly residential, is neighborhood conservation, the plan has to explicitly state that the street plans that created the superblocks in the urban renewal in the '60s, be preserved and no taking of property be considered.	Mayoral Hearing 1/28/15	Mayoral Hearing	Vibrant Connections	See recommendation VC.12 which states "improve access to and use of Lansburgh Park by reinstating K and L Streets for improved access (including bike/pedestrian use) to increase visibility, increase access and reduce the isolated feel of the park. Maintain and improve the First Street pedestrian greenway from M Street to 'I' Street to increase visibility and access and reduce the isolated feel of the parks" (p.118). Other street reopenings potentially impact privately held properties. The Southwest Neighborhood Plan does not make any recommendations to reconnect portions of N or O streets. For clarification, reinstating and reconnecting of roads for the foreseeable future should focus solely on the following rights of way: K and L Streets (at Lansburgh Park); First Street (at M Street; note: pedestrian only); Private property, at the discretion of owner should there be redevelopment; District parcels, if redeveloped. Text has been revised. Please refer to new text on p. 118 for a full discussion of street reopenings.	New text added for clarification of reopenings (p.118).
175	Fern Underdue	100 6th Street, SW Apt #116	The plans seem aimed at young bikers and the carless generation. For the current baby boomers, retired residents, disabled and residents who have friends and relatives who visit from the suburbs and out of town, or even families transporting multiple children-there is little consideration for the need for reasonable parking. If you increase retail businesses you need to increase reasonable parking.	Email/Letter 1/30/15	Letter	Vibrant Connections	All of the proposed buildings at Waterfront Metro station have underground parking per the requirements of the Planned Unit Development approved by the Zoning Commission. The Design Guidelines on pp. 81-84 provide more details on how future developments can be compatible with the existing community.	No change.
176	Payton Chung	560 N St SW, N415	Riverside Baptist Church is just one of many properties facing the Wharf that could be redeveloped to create a great, streetcar-oriented Main Street along Maine Avenue. The USDA, DAV, and even Jefferson School buildings could be given this option as well.	Email 1/30/15	Email	Vibrant Connections	The goal on page 116 states "ensure that Maine Avenue provides an attractive transition from the Southwest neighborhood to the Wharf development." Recommendations VC.8, VC.9 and VC.10 support a "complete" street on Maine Avenue with improved streetscapes and a gateway into the neighborhood. Recommendation DP.3 states: "Support a feasibility study to determine how best to improve the athletic fields/recreation space adjacent to Jefferson Middle School Academy. Currently DPW uses an existing storage facility that prohibits full use of the recreation space. A feasibility study to determine how best to improve the athletic fields/recreation space adjacent to Jefferson Middle School. Currently DPW uses an existing storage facility that prohibits ample use of the recreation space." (p.110). The Disabled American Veterans (DAV) has submitted a letter in full support of the Southwest Neighborhood Plan as well and are not seeking a land use change at their site. Recommendation VC.9 states "Change the future land use designation of Riverside Baptist Church from Moderate Density residential to Medium Density Residential/Low Density Commercial use to create a gateway into the community on the corner of 'I' Street and Maine Avenue. Any development under the new land use designation should be achieved through a Planned Unit Development. Development should consider the site's gateway quality and conform to the design guidelines contained in this Plan" (p. 116).	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
177	Payton Chung	560 N St SW, N415	I believe that the plan could go further to create more inviting streetscapes in the neighborhood through additional infill development and mixed uses on privately owned parcels. Francis Lethbridge, architect of Tiber Island and Carrollsburg, wanted to have retail within those two buildings, and Carrollsburg in fact does have just the sort of affordable, neighborhood-serving retail space the neighborhood desires. More could sprout throughout the area, provided proper zoning flexibility is granted.	Email 1/30/15	Email	Vibrant Connections	The Design Guidelines on pp 82-84 address how new development can complement and enhance the existing landscapes in Southwest including green setbacks and green perimeters around new buildings. The land use recommendations for two sites on 4th and I streets do allow for ground floor retail uses as do the approved developments at 4th Street and M Streets, SW. Recommendation TC.4 states "change the future land use designation of Westminster Church from Moderate Density Residential to Medium Density Residential with Low Density Commercial". Recommendation TC.5 states "Change the future land use designation of Christ United Methodist Church from Moderate Density Residential to Medium Density Residential with Low Density Commercial" (p. 104). The Market Analysis conducted as part of the Plan concluded that there are limited retail opportunities on scattered sites in the community. To fully create a "main street" on 4th Street, retail efforts and development should focus on these key blocks.	No change.
178	Rhonda Hamilton	ANC 6D06	We should be able to move in and out of the neighborhood without it being so stressful at times. It is extremely difficult to do this now during Nat's games. Traffic comes to a complete stand still during numerous games and stadium events. As the population in Southwest continues to grow, it is important that we have proper transportation planning to make sure that we can all get to our destinations and back home safely without frequently sitting in backed up traffic or fearing that we will get hit by a car trying to cross the street or maneuver around a huge traffic oval	Mayoral Hearing 1/28/15	Mayoral Hearing	Vibrant Connections	The District Department of Transportation (DDOT) completed "The Southeast-Southwest Special Events Study" in March of 2014. The report assessed the impact of multiple entertainment venues, most notably, the potential addition of a 20,000-seat Soccer Stadium, upon the transportation network in the Buzzard Point/Waterfront area in follow-up to the M Street/Southeast-Southwest Transportation Planning Study published in December 2012. See more at: http://www.anacostiawaterfront.org	No change.
179	Rhonda Hamilton	ANC 6D06	It is essential that the construction of huge projects like the new South Capitol Street Bridge be well-planned and that a tremendous amount of consideration be taken into account for how the construction and the project itself will impact the quality of our lives. I fully agree with the plan when it states that we need to "prepare for our transportation needs" given the mass amount of new developments that are being constructed here including the Wharf.	Mayoral Hearing 1/28/15	Mayoral Hearing	Vibrant Connections	The District Department of Transportation (DDOT) completed "The Southeast-Southwest Special Events Study" in March of 2014. The report assessed the impact of multiple entertainment venues, most notably, the potential addition of a 20,000 seat Soccer Stadium, upon the transportation network in the Buzzard Point/Waterfront area in follow-up to the M Street/Southeast-Southwest Transportation Planning Study published in December 2012. - See more at: http://www.anacostiawaterfront.org	No change.

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
180	Hara Ann Bouganim	Waterfront Tower Condominium Association	VIBRANT CONNECTIONS 1. Better connections, signage between green spaces 2. Drop "restoring L'Enfant grid" 3. We endorse Maine Ave. and M Sts. as "boulevards," the main through streets of SW. 4. Need plan for transporting larger numbers of residents and visitors	Email 1/10/15	Email	Vibrant Connections	Recommendation GO.4 states "Design a "green path" with signage to provide pedestrians with visual connections and walking routes between the Southwest Duck Pond, Library Park, Lansburgh Park and Randall Recreation Center" (p. 91). The restoration of L'Enfant Streets is in the Cuncil-approved Comprehensive Plan as a policy goal to reinforce the L'Enfant and McMillan Plans which includes a variety of measures such as to "restore as appropriate and where possible, previously closed streets and alleys and obstructed vistas or view sheds" (UD.1.1.2). The Plan recommends reopening portions of K and L. The Plan does not recommend reopening N or O streets. Please refer to new text on p. 118 for a full discussion of street reopenings. The District Department of Transportation (DDOT) completed "The Southeast-Southwest Special Events Study" in March of 2014. The report assessed the impact of multiple entertainment venues, most notably, the potential addition of a 20,000 seat Soccer Stadium, upon the transportation network in the Buzzard Point/Waterfront area in follow-up to the M Street/Southeast-Southwest Transportation Planning Study published in December 2012. - See more at: http://www.anacostiawaterfront.org	New text added for clarification of reopenings (p.118).
181	ANC 6D		Resolution in Support of the Southwest Neighborhood Plan, Please clarify in the draft Plan: that "safe routes" pertain not only to Amidon Bowen Elementary School and Jefferson , but also Van Ness Elementary School	ANC Resolution 1/12/15	Email	Vibrant Connections	The Plan has been revised to provide a clarification and now Recommendation VC.1 states "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" (pp. 115 and 133).	VC.1 is revised to state "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" (pp 115 and 133).

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Southwest Neighborhood Plan
182	ANC 6D		Precisely which streets are included under the recommendation to restore the L'Enfant Plan grid, as ANC 6D believes the complete restoration of the L'Enfant grid plan is not appropriate and each street opening or closing should be considered on its own merits.	ANC Resolution 1/12/15	Email	Vibrant Connections	See Recommendation VC.12 which states "improve access to and use of Lansburgh Park by reinstating K and L Streets for improved access (including bike/pedestrian use) to increase visibility, increase access and reduce the isolated feel of the park. Maintain and improve the First Street pedestrian greenway from M Street to 'I' Street to increase visibility and access and reduce the isolated feel of the parks" (p.118). Other street reopenings potentially impact privately held properties. . The Southwest Neighborhood Plan does not make any recommendations to reconnect portions of N or O streets. For clarification, reinstating and reconnecting of roads for the foreseeable future should focus solely on the following rights of way: K and L Streets (at Lansburgh Park); First Street (at M Street; note: pedestrian only); Private property, at the discretion of owner should there be redevelopment; District parcels, if redeveloped . Text has been revised. Please refer to new text on page 118 for a full discussion of street reopenings.	New text added for clarification of reopenings (pp.118).