WASHINGTON D.C.

Woon Hyun Jackie Bae
DES3332 Critical Conservation

SOUTHWEST WASHINGTON D.C.
URBAN RENEWAL SUMMARIZED HISTORY

1792 - L'Enfant Plan

1905 - McMillan Plan / City Beautiful Movement

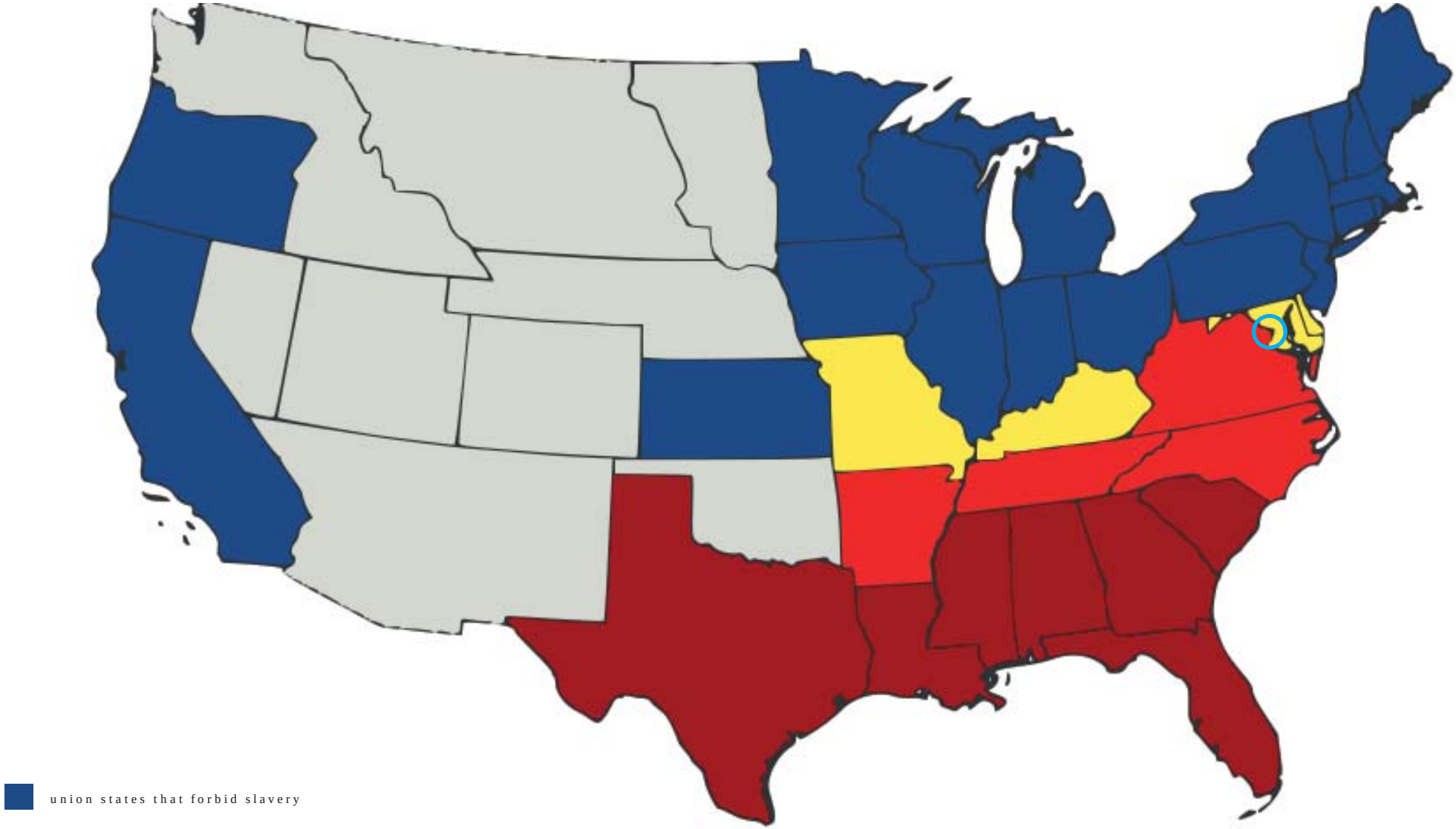
1950-60 - Urban Renewal

1977 - Completion of the Interstate Highway

2003 - NOW - Revival Attempts

1800-1890

WASHINGTON D.C. AT THE EDGE OF THE NORTH AND SOUTH



union states that forbid slavery

union states that allowed slavery

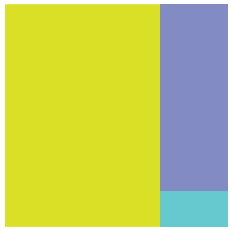
confederate states that seceded after 1861

confederate states that seceded before 1861

1800-1890

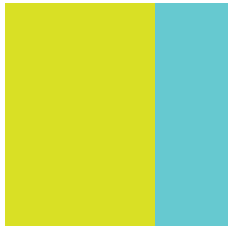
WASHINGTON D.C. AT THE EDGE OF THE NORTH AND SOUTH

1800 1810 1820 1830 1840 1850 1860 1870 1880 1890



US CENSUS DATA 1800

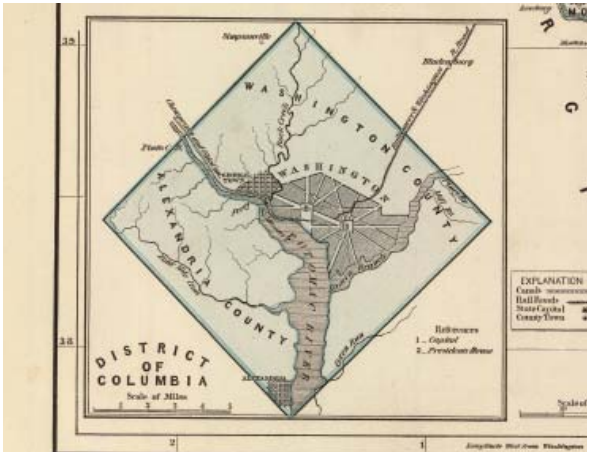
Total population: 8144
White: 5672
Black: 2472



US CENSUS DATA 1890

Total population: 230392
White: 154695
Black: 75572

white
black - slave
black - free



ORIGINAL “DIAMOND” SHAPE OF D.C., INCLUDING ALEXANDRIA COUNTY

1975 PROPOSED PLAN FOR WASHINGTON D.C.

WASHINGTON D.C.

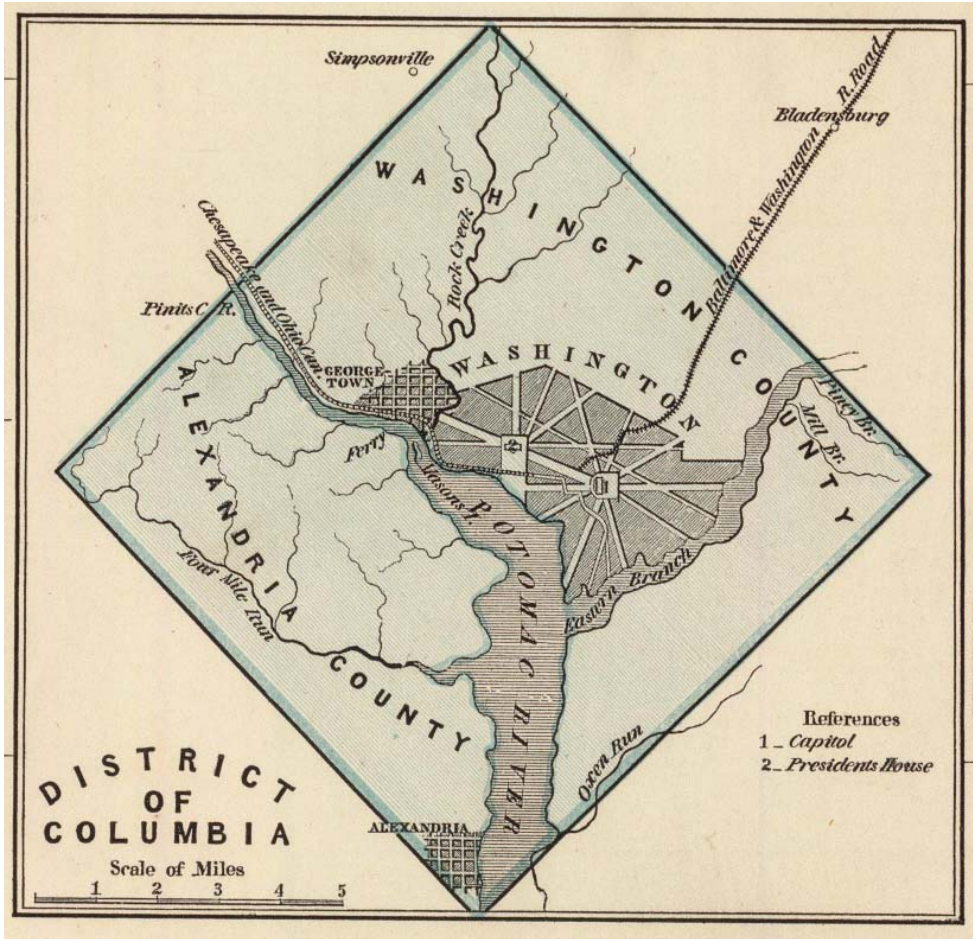
- RESIDENCE ACT OF 1791 - George Washington chose the capital to include a portion of Maryland and a portion of Virginia

- L’Enfant was commissioned the plan of D.C. in 1791 / Ellicott revised the plan in 1792

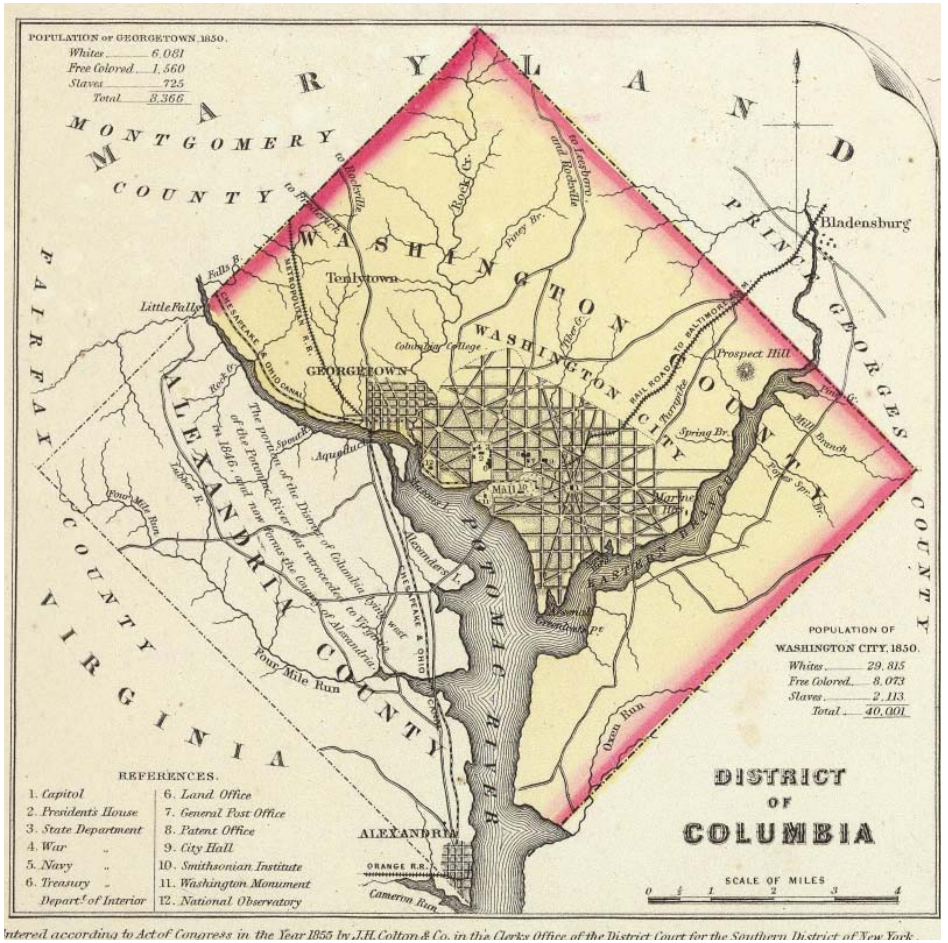
- ORGANIC ACT OF 1801 - Placed the county under jurisdiction of congress with a municipal government

WASHINGTON D.C. AT THE EDGE OF THE NORTH AND SOUTH

ALEXANDRIA COUNTY RETROCEDES TO COMMONWEALTH OF VIRGINIA IN 1847



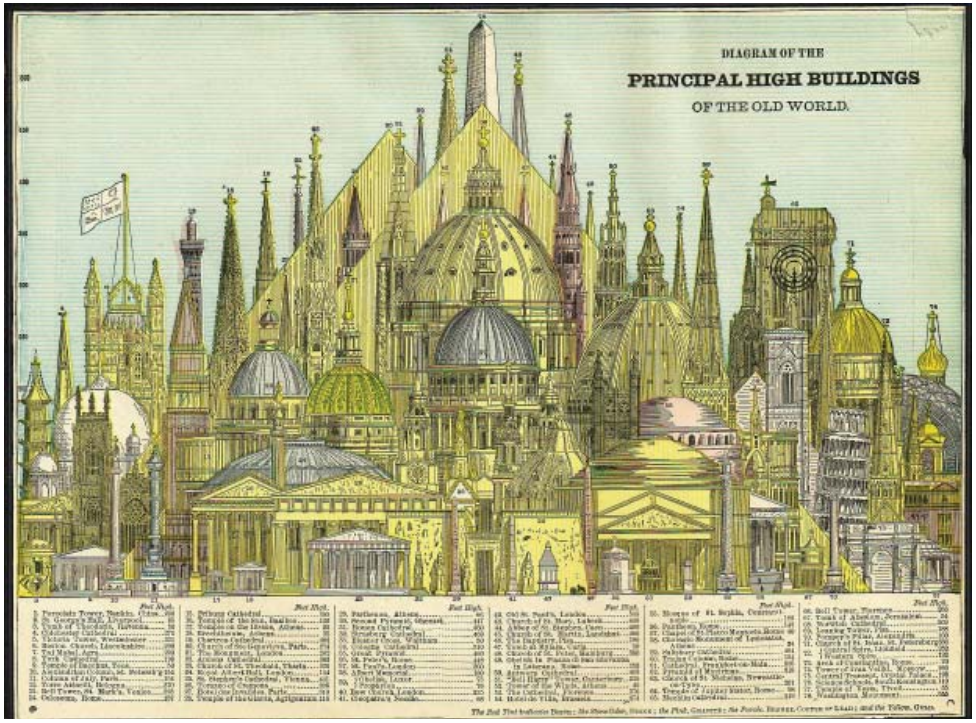
MAP OF DISTRICT OF COLUMBIA IN 1845, SHOWING ALEXANDRIA COUNTY AT THE SOUTHERN TIP OF THE DIAMOND

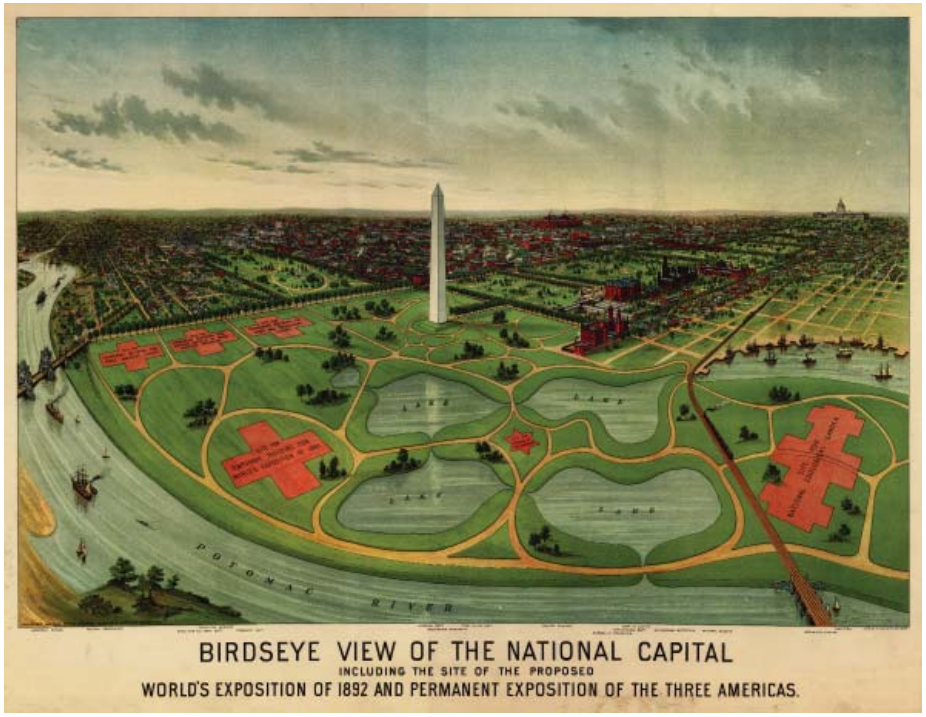


MAP OF DISTRICT OF COLUMBIA IN 1955, NOW EXCLUDING THE VIRGINIA PORTION OF THE CAPITAL

1800-1890

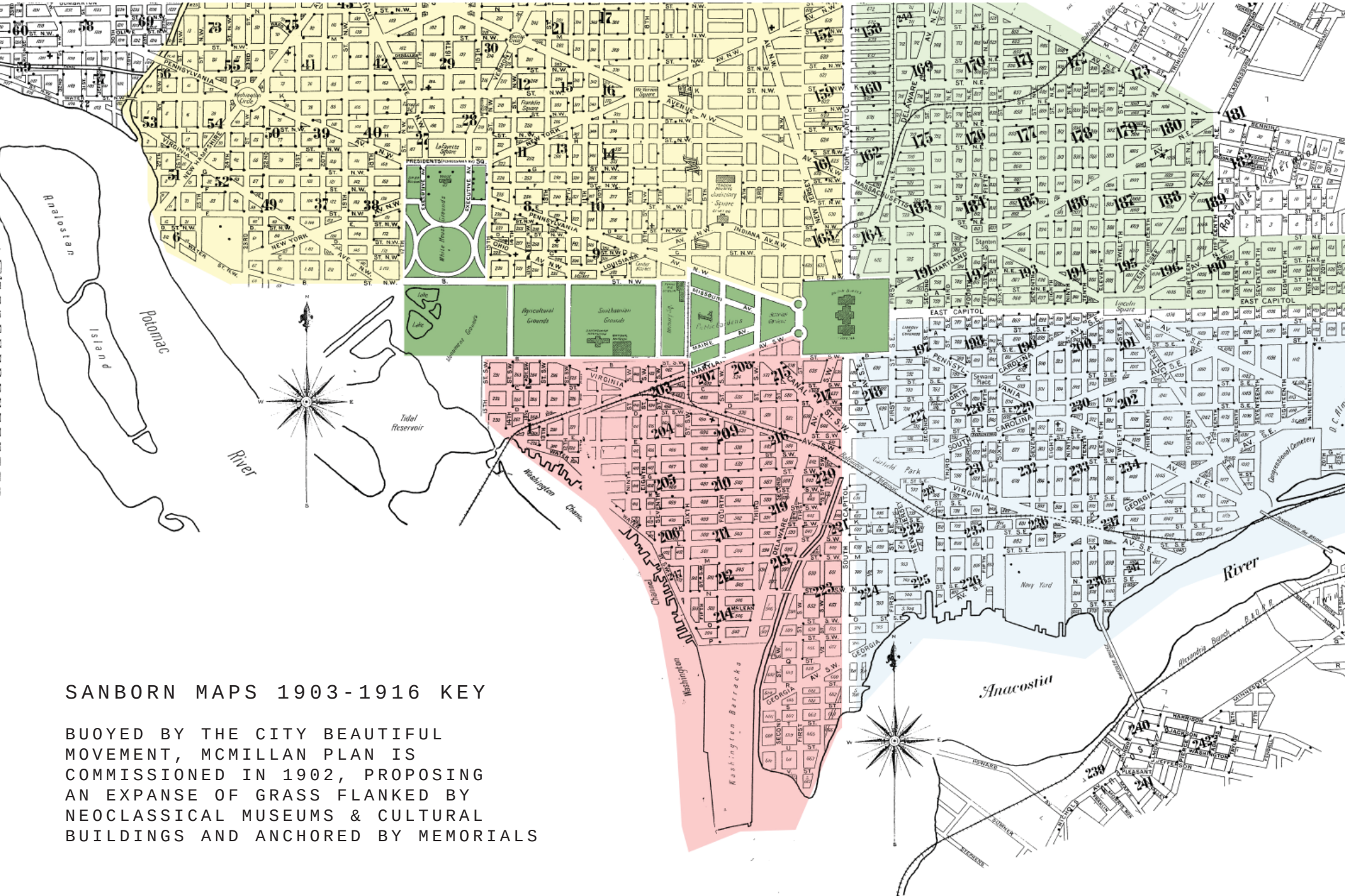
WASHINGTON D.C. AT THE EDGE OF THE NORTH AND SOUTH





1900 - 1960

SOUTHWEST WASHINGTON D.C., SEPARATED

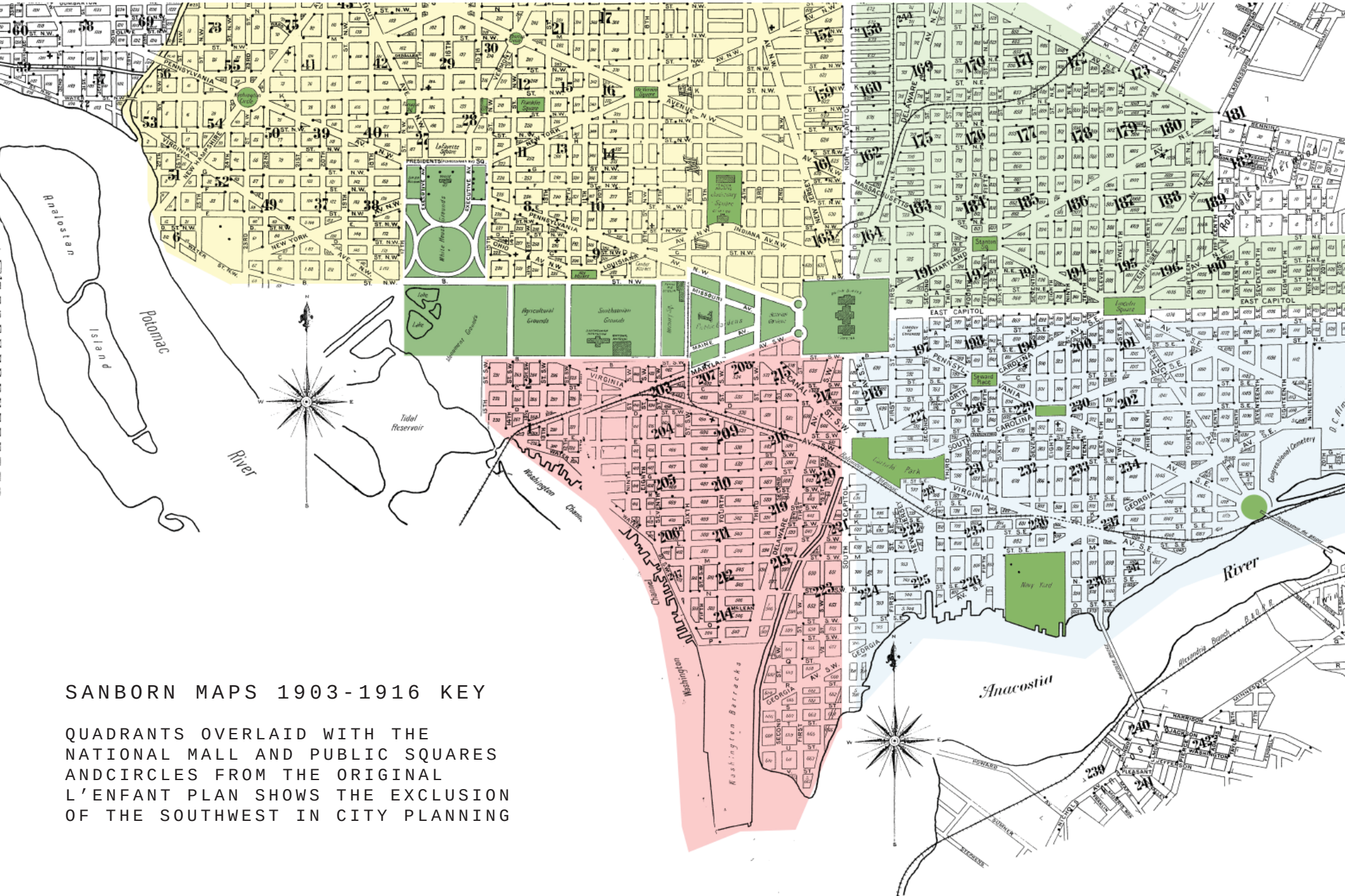


SANBORN MAPS 1903-1916 KEY

BUOYED BY THE CITY BEAUTIFUL MOVEMENT, MCMILLAN PLAN IS COMMISSIONED IN 1902, PROPOSING AN EXPANSE OF GRASS FLANKED BY NEOCLASSICAL MUSEUMS & CULTURAL BUILDINGS AND ANCHORED BY MEMORIALS

1900 - 1960

SOUTHWEST WASHINGTON D.C., SEPARATED

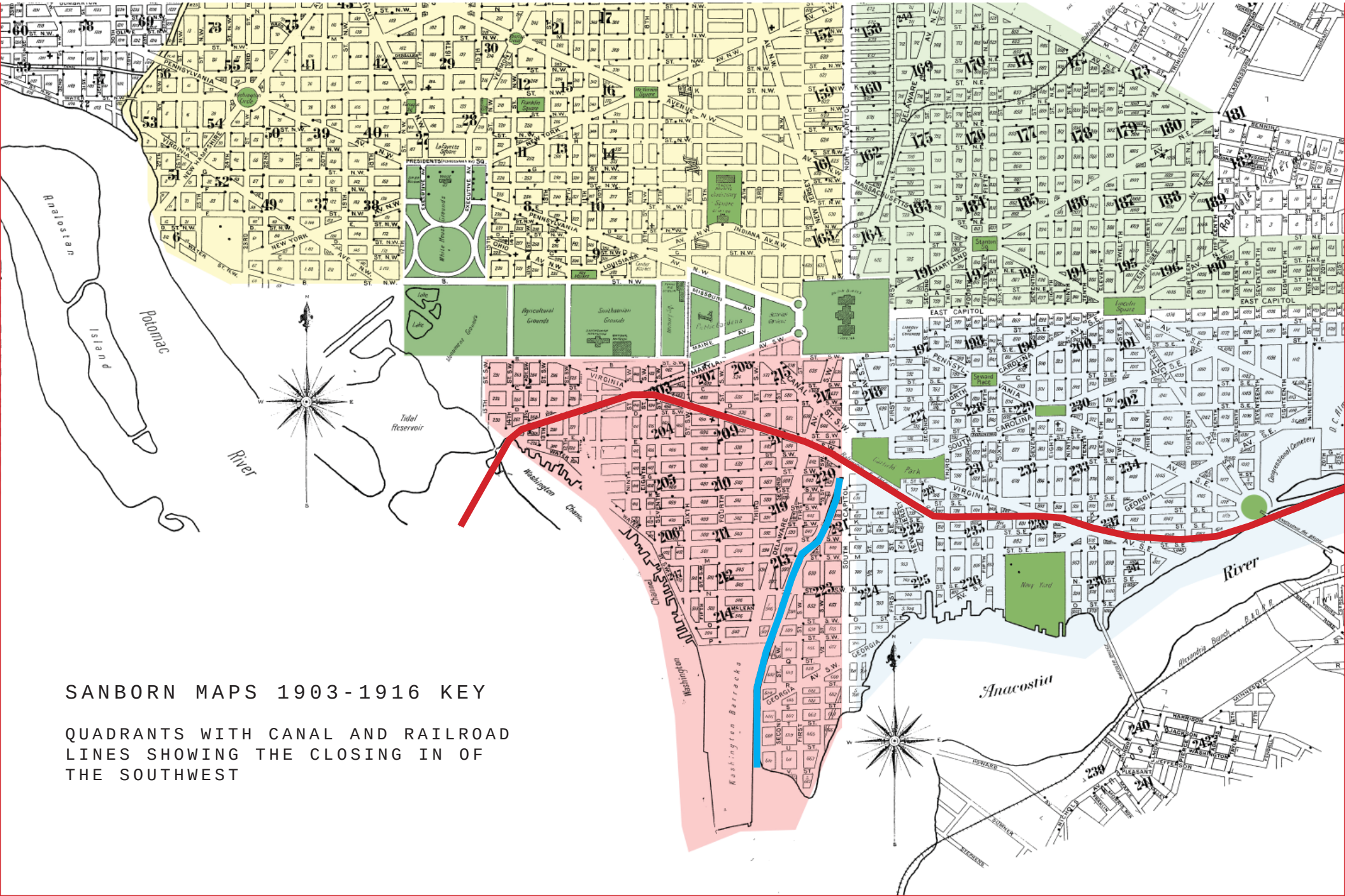


SANBORN MAPS 1903-1916 KEY

QUADRANTS OVERLAID WITH THE NATIONAL MALL AND PUBLIC SQUARES ANDCIRCLES FROM THE ORIGINAL L'ENFANT PLAN SHOWS THE EXCLUSION OF THE SOUTHWEST IN CITY PLANNING

1900 - 1960

SOUTHWEST WASHINGTON D.C., SEPARATED

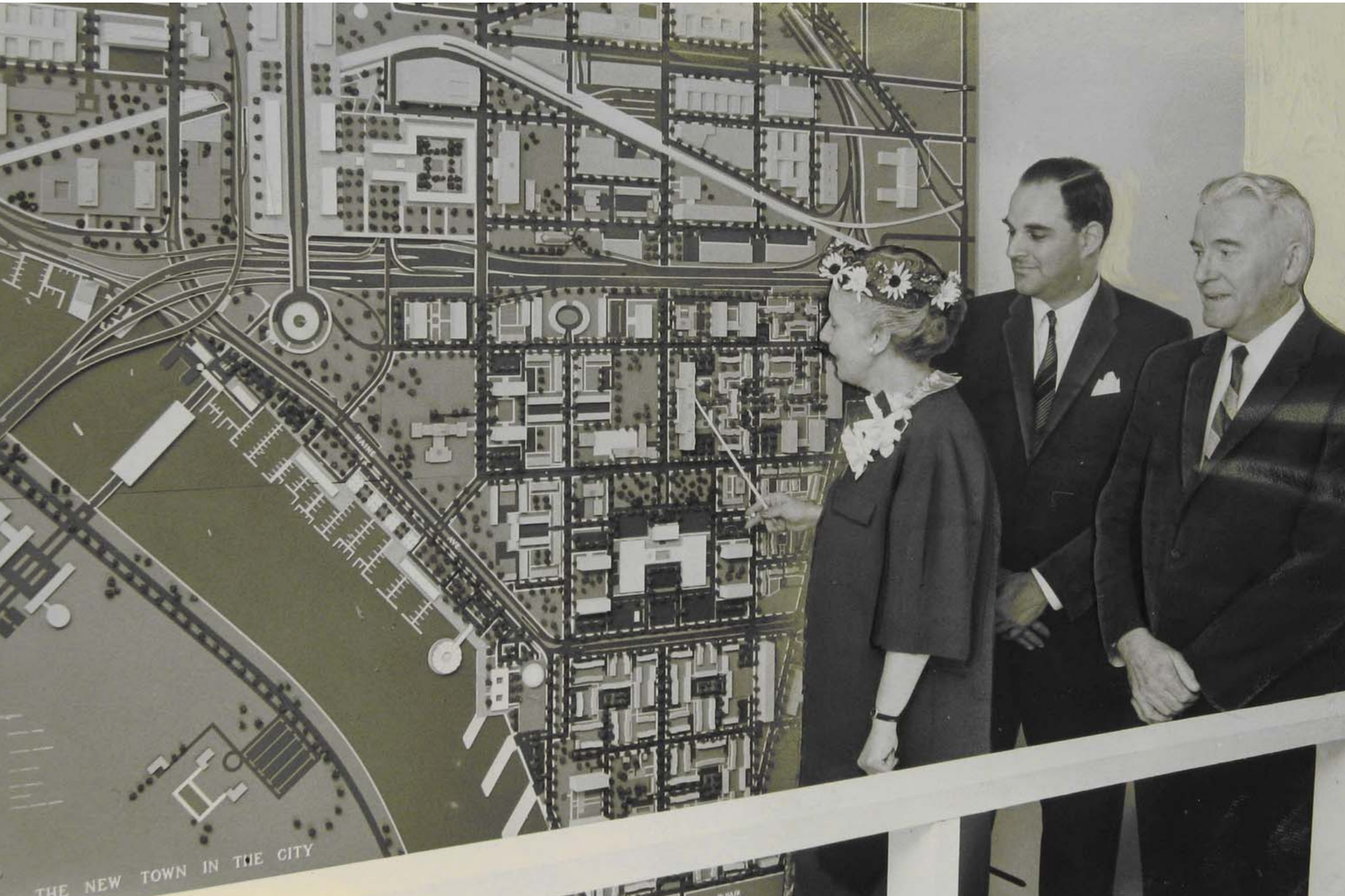


SANBORN MAPS 1903-1916 KEY

QUADRANTS WITH CANAL AND RAILROAD LINES SHOWING THE CLOSING IN OF THE SOUTHWEST

1960-1970

SOUTHWEST WASHINGTON D.C. URBAN RENEWAL



1960-1970

SOUTHWEST WASHINGTON D.C. URBAN RENEWAL

1950S URBAN RENEWAL

OVER 23,000 RESIDENTS DISPLACED

“if those who govern the District of Columbia decide [it] should be beautiful as well as sanitary, there is nothing in the Fifth Amendment that stands in the way”
-William O. Douglas, Berman v. Parker

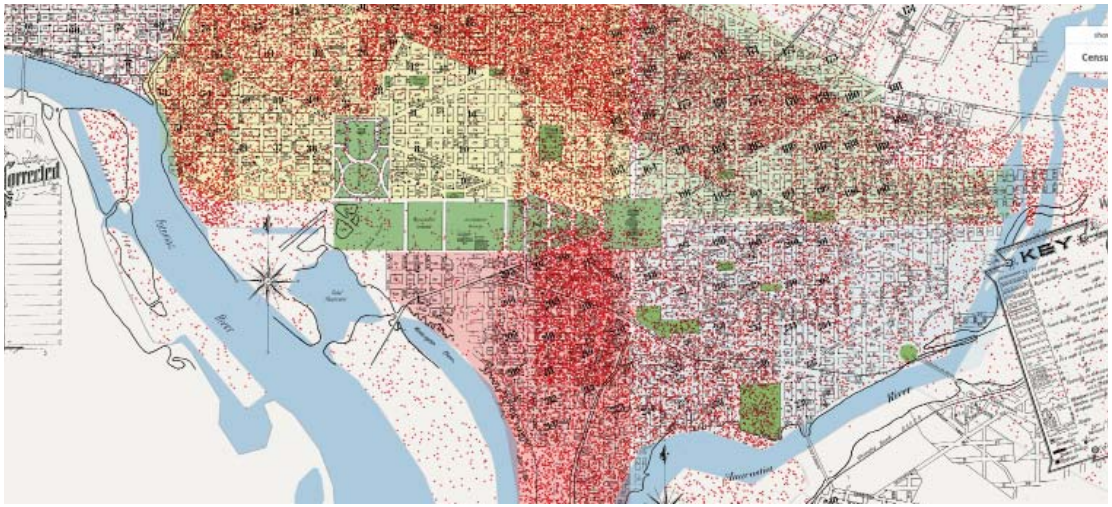
WILLIAM ZECKENDORF’S REDEVELOPMENT “AREA C” SHOWING THE EXTENT OF URBAN RENEWAL IN THE SOUTHWEST

VIEW OF SOUTHWEST DEMOLITION, LOOKING TOWARDS THE WASHINGTON MONUMENT AND POTOMAC RIVER

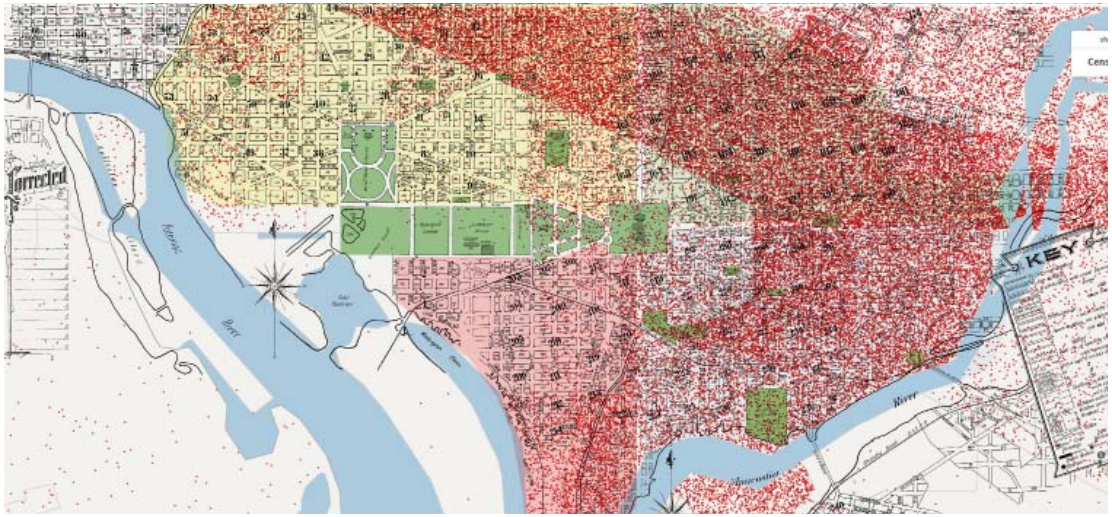
DENOUEMENT OF MODERNIST URBAN RENEWAL: BRUTALIST ARCHITECTURE BY I.M.PEI, MORRIS LAPIDUS, AND MORE

1960-1970

SOUTHWEST WASHINGTON D.C. URBAN RENEWAL



1940S CENSUS TRACT OF BLACK POPULATION, BY 2



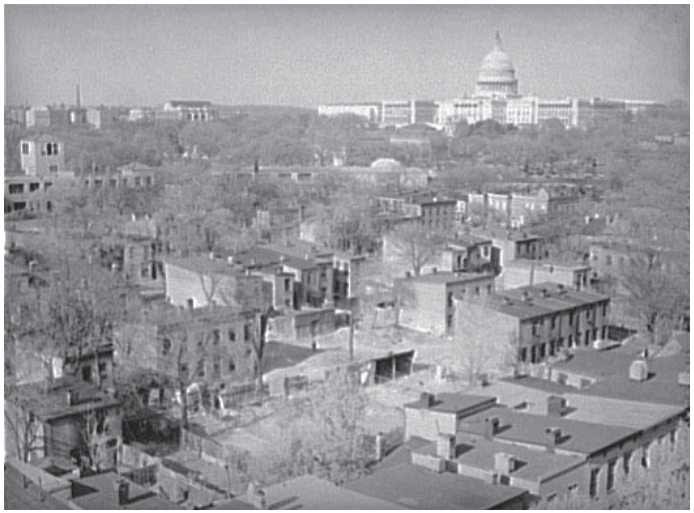
1960S CENSUS TRACT OF BLACK POPULATION, BY 2

SOCIAL EXPLORER CENSUS TRACT BEFORE AND AFTER SOUTHWEST URBAN RENEWAL

The left census tract overlay shows the pushing of the black population away from the Capitol Building and National Mall

1960-1970

SOUTHWEST WASHINGTON D.C. URBAN RENEWAL



BEFORE URBAN RENEWAL

AFTER URBAN RENEWAL 1960

NOW - 21st CENTURY

SOUTHWEST WASHINGTON D.C. REVIVAL (?)

NOW - 21st CENTURY

SOUTHWEST WASHINGTON D.C. REVIVAL (?)

Southwest

G street SW

G street NW

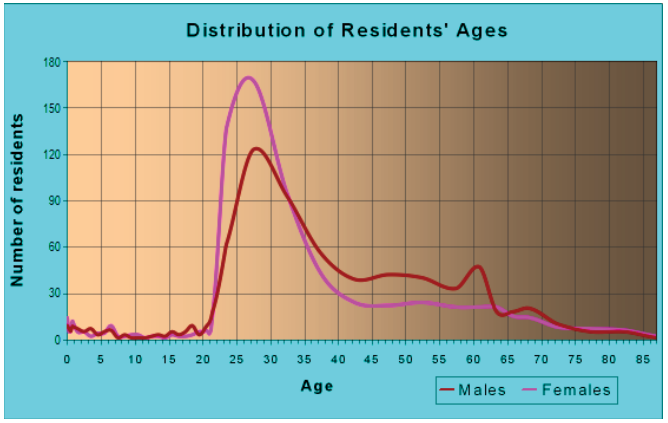
Water street NW (Near waterfront)

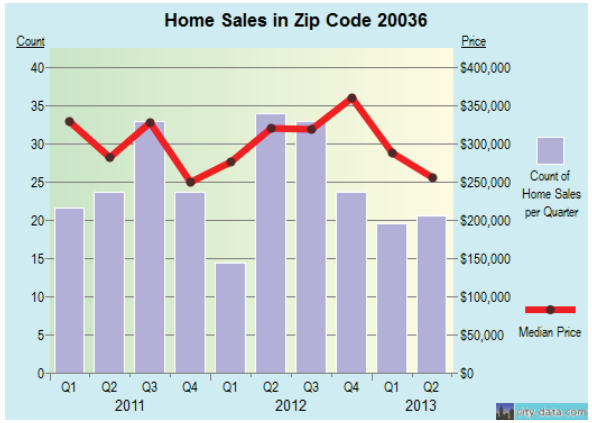
I street NW (Near waterfront)

NOW - 21st CENTURY

SOUTHWEST WASHINGTON D.C. REVIVAL (?)

Northwest





Houses and condos: 4,378
Renter-occupied apartments: 2,714
% of renters here: 70%
State: 59%

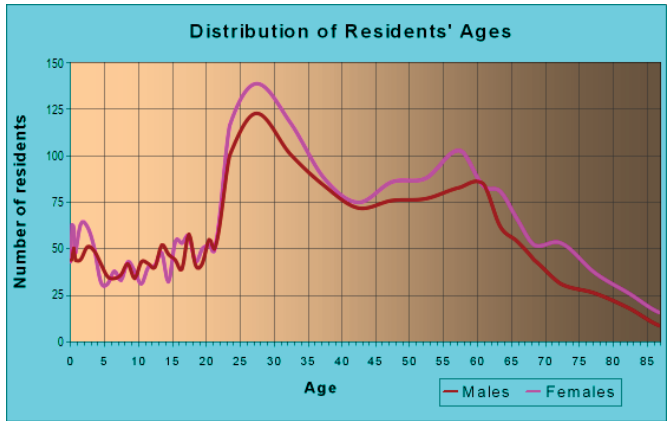
Mar. 2012 cost of living index in zip code 20036: 122.3 (high, U.S. average is 100

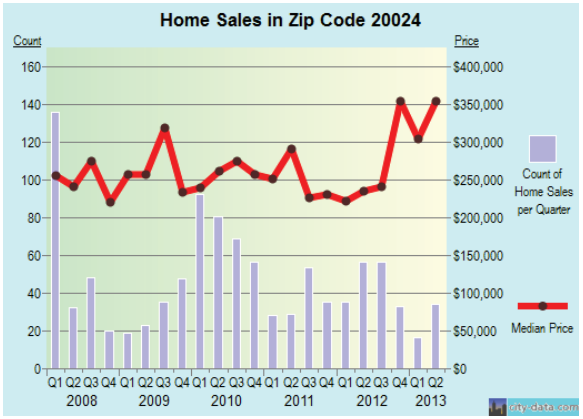
Land area: 0.3 sq. mi.
Water area: 0.0 sq. mi.
Population density: 16,089 people per square mile (very high).

Real estate property taxes paid for housing units in 2011:
This zip code: 0.6% ($2,447)
District of Columbia: 0.6% ($2,431)

Median real estate property taxes paid for housing units with mortgages in 2011: $2,425 (0.6%)
Median real estate property taxes paid for housing units with no mortgage in 2011 $2,526 (0.7%)

Southwest





Houses and condos: 8,659
Renter-occupied apartments: 4,262
% of renters here: 58%
State: 59%

Mar. 2012 cost of living index in zip code 20024: 119.5 (more than average, U.S. average is 100)

Land area: 2.6 sq. mi.
Water area: 0.8 sq. mi.
Population density: 4,604 people per square mile (average).

Real estate property taxes paid for housing units in 2011:
This zip code: 0.4% ($1,260)
District of Columbia: 0.6% ($2,431)

Median real estate property taxes paid for housing units with mortgages in 2011: $1,578 (0.5%)
Median real estate property taxes paid for housing units with no mortgage in 2011: $788 (0.3%)

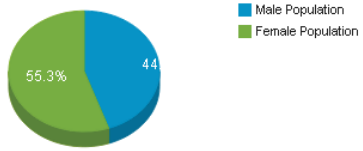
NOW - 21st CENTURY

SOUTHWEST WASHINGTON D.C. REVIVAL (?)

Southwest Washington, D.C. **Population Demographics**

top ▲

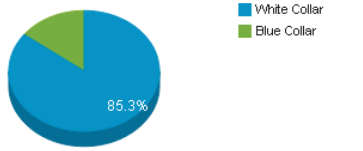
Total Population	52,352
Male Population	23,403
Female Population	28,948
Percent Change Since 1990	72.0 %
Percent Change Since 2000	36.0 %
Median Age	36.07



Occupational employment in Southwest Washington, D.C.

top ▲

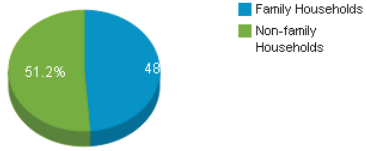
White Collar	85.33 %
Blue Collar	14.67 %



Number of Households in Southwest Washington, D.C.

top ▲

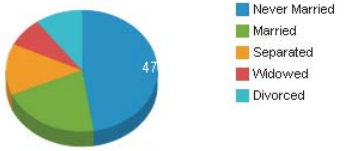
Total Households	22,689
Family Households	11,068
Non-family Households	11,620
Households With Children	6,664
Households Without Children	16,031
Average People Per Household	1.72



Marital Status on Southwest Washington, D.C.

top ▲

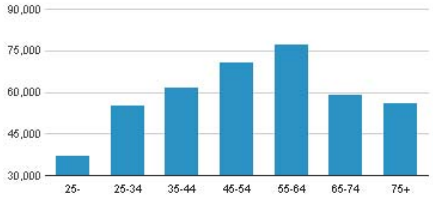
Never Married	21,073
Married	9,220
Separated	6,036
Widowed	3,444
Divorced	4,495



Household Income and Average Income in Southwest Washington, D.C.

top ▲

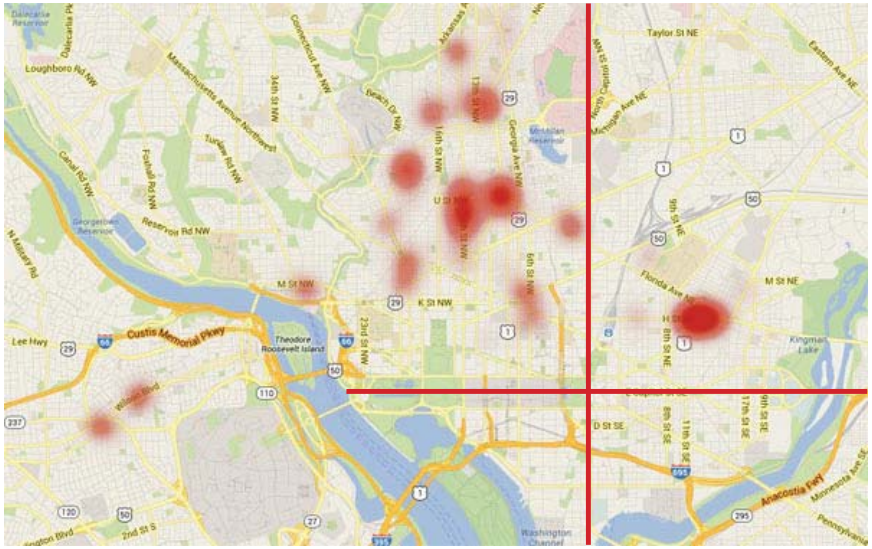
Median Income Under 25	$37,144
Median Income 25-34	$55,504
Median Income 35-44	$62,152
Median Income 45-54	$71,190
Median Income 55-64	$77,496
Median Income 65-74	$59,456
Median Income Over 75	$56,397



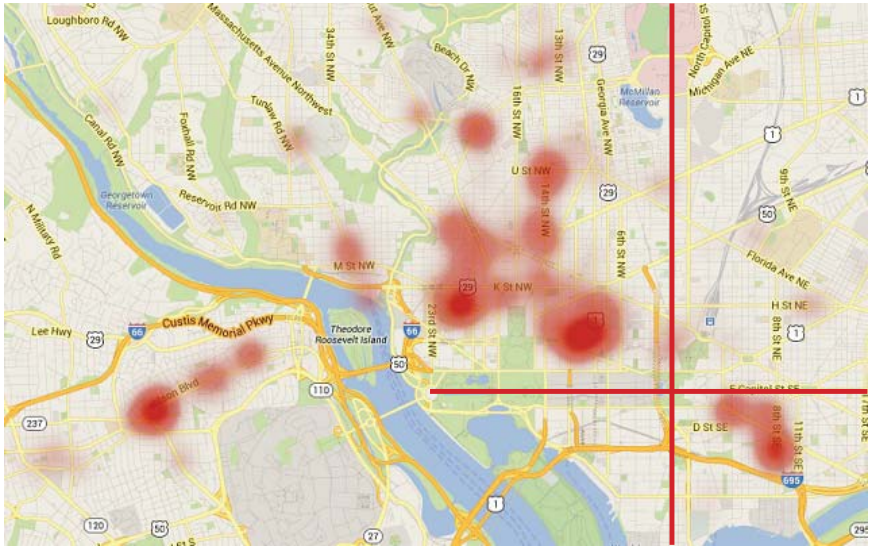
NOW - 21st CENTURY

SOUTHWEST WASHINGTON D.C. REVIVAL (?)

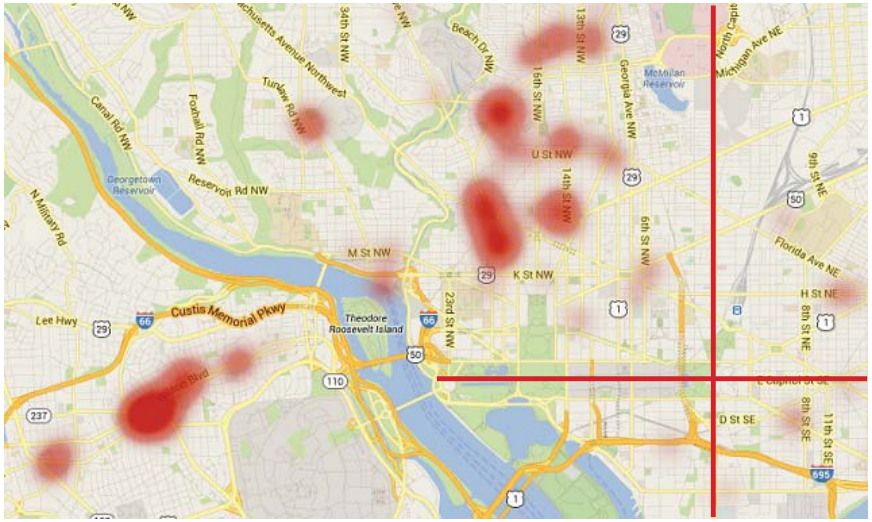
YELP WORD MAP



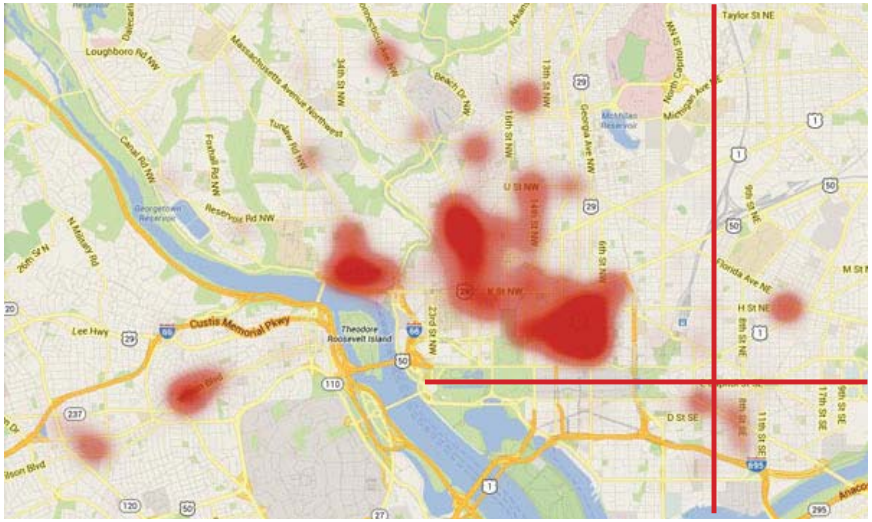
Hipster



cheap



Yuppies



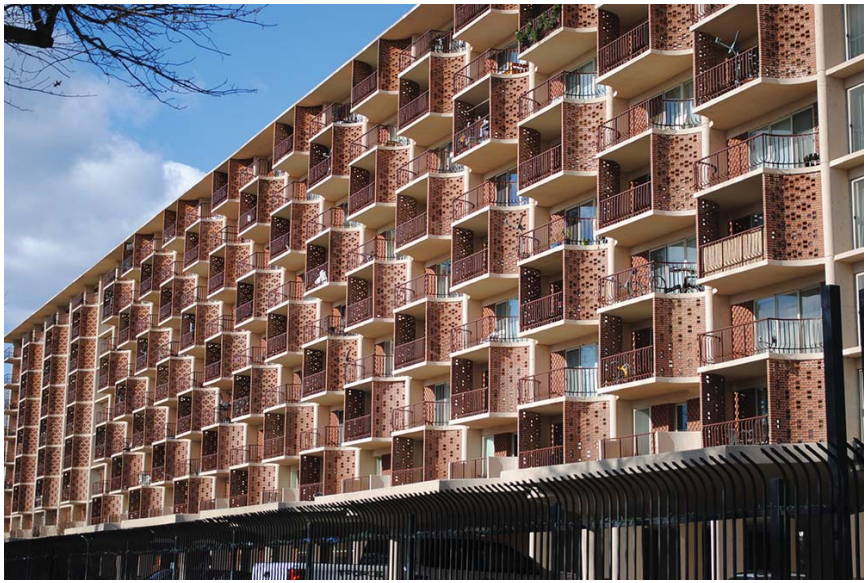
Pricey

NOW - 21st CENTURY

SOUTHWEST WASHINGTON D.C. REVIVAL (?)

FORBES RANKS H ST NORTHEAST AS 6TH MOST HIPSTER NEIGHBORHOOD

YELP APARTMENT REVIEW - SOUTHWEST



Capitol Park Plaza by Chloethiel Woodward

6/26/2013

The last comment was clearly written by building management (which is actually surprising considering how inept building management is). This place is a rathole.

1) Preposterously expensive for what you get ($1500/month for a 1 bedroom in a part of town where Safeway is the most exciting feature?)
2) The police presence mentioned in the previous post is because there is a Section 8 housing development no more than 1 block away from the complex (it's actually on the other side of the street from one of the buildings.
3) I hope you like loud neighbors and yappy pets.
4) Constantly broken washers and dryers in the basement. I remember a time when 6 of the 8 washers were broken. (As an added bit of ridiculousness, building maintenance throws out any non-CPP flyers and signs -- including the notes written by residents on equipment indicating that washers and dryers are broken.)
5) Building management is terrible. You will also get conflicting information, depending on who you talk to and when, and sometimes it will cost you money. On a customer service level, never expect to spend less than a half hour in their office - no matter the task. Do you need to pick up a piece of paper? Half hour wait. Want to drop off something? Take a seat.

The list goes on, but you get the idea. Don't rent here.

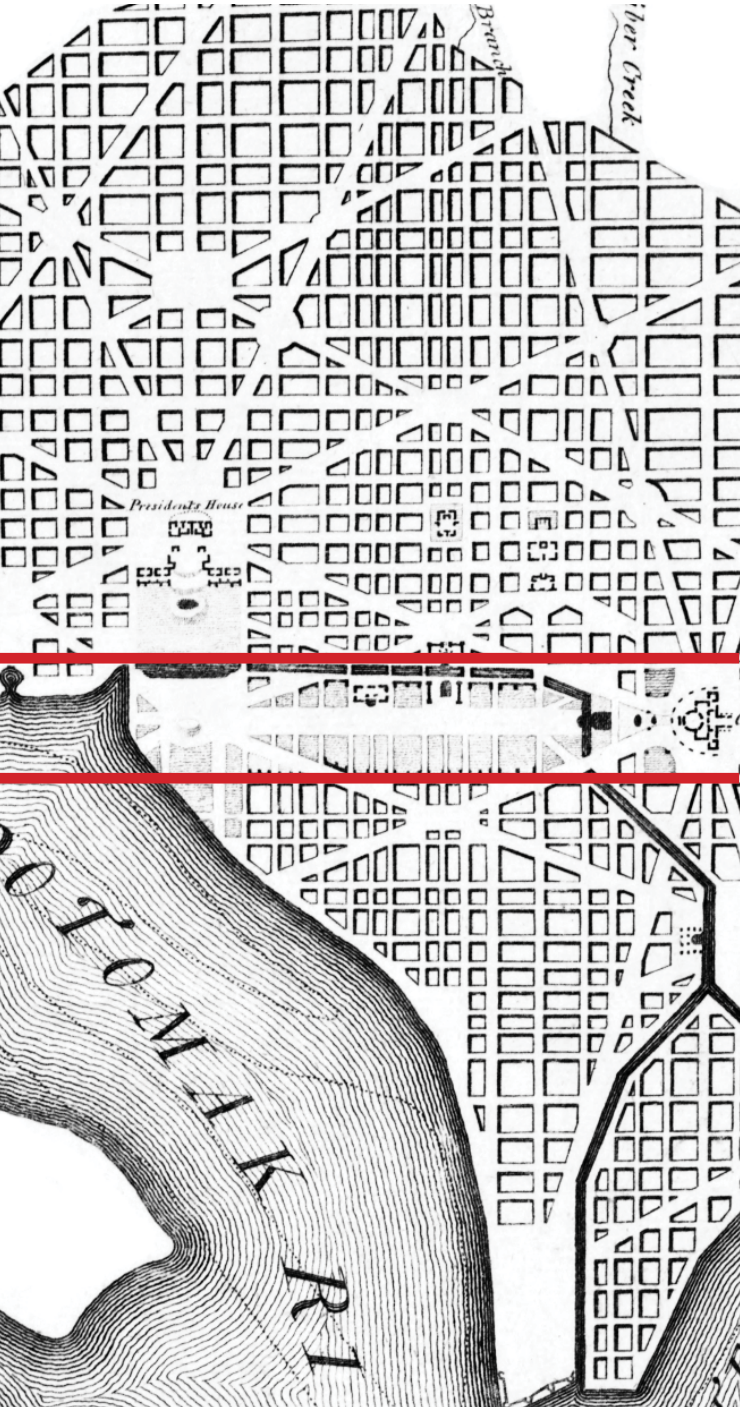
Was this review ...?

Useful 2 Funny 2 Cool

Bookmark Send to a Friend Link to This Review Add owner comment

NOW - 21st CENTURY

SOUTHWEST WASHINGTON D.C. REVIVAL (?)



Development in NW

Development in that National Mall

Development in the SW

NOW - 21st CENTURY

SOUTHWEST WASHINGTON D.C. REVIVAL (?)

CONFLICT:

INCREASING GAP BETWEEN SOUTHWEST AND NORTHWEST WITH THE NATIONAL MALL UNDERPINNING THE DIVISION, IS PRESENT IN HISTORY, AND NOW.

Southwest Planning

- "Failed" Public architecture projects & the failed avant-garde

- Fear of of any public or government-funeded planning in Southwest DC

- Influx of real estate developers to revive Southwest DC

- Concerns over large private ownership of property in the Nation's Capitol

- Divided planning leades to divided city

Greater Greater Washington

The Washington, DC area is great. But it could be greater.

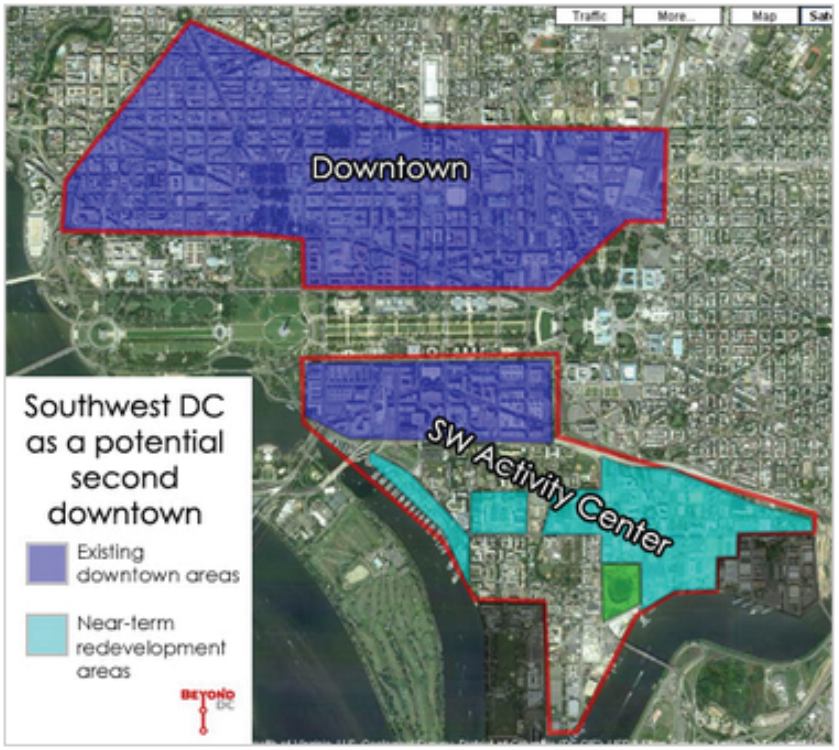
DEVELOPMENT

Could Southwest become DC's second downtown?

by Dan Malouff · October 1, 2010 2:16 pm

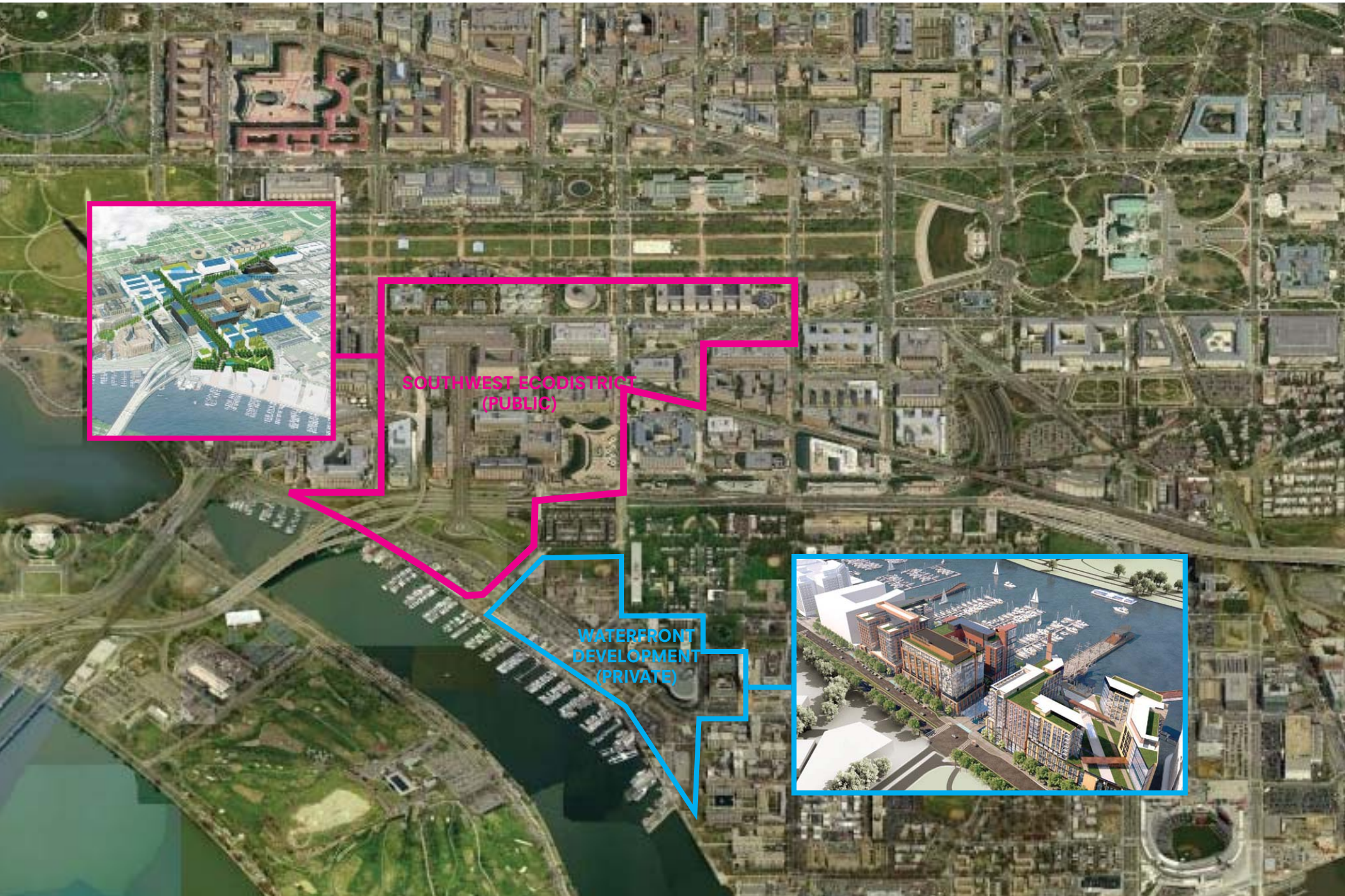
The Southwest Waterfront master plan, released yesterday, adds to an impressive collection of plans and development that could collectively transform the way we think about the area south of the National Mall.

One day, not too many decades from now, Southwest (and Near Southeast) could become a second downtown for DC, as large as the existing downtown area.



NOW - 21st CENTURY

SOUTHWEST WASHINGTON D.C. REVIVAL (?)



NOW - 21st CENTURY

SOUTHWEST WASHINGTON D.C. REVIVAL (?)

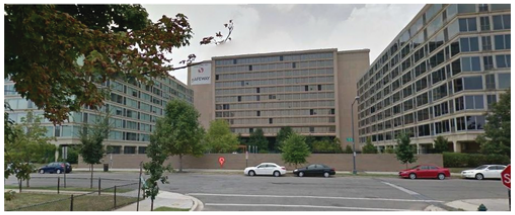
NOW - 21st CENTURY

SOUTHWEST WASHINGTON D.C. REVIVAL (?)

HOUSINGCOMPLEX

Developer Threatens Suit as Southwest Residents Seek Landmark Status

Posted by **Aaron Wiener** on May. 10, 2013 at 3:17 pm

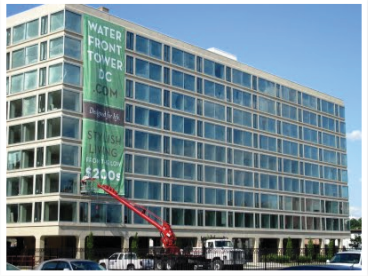


The two Pei buildings, on left and right.

A legal battle is heating up near the Southwest Waterfront as condo owners seeking historic landmark status for their building in an effort to head off adjacent development have been met with threats of a lawsuit and financial damages from the developer.

Tuesday, June 11, 2013

Town Center East Seeking Historic Designation



ANC 6D gave its unanimous support last night to designate Town Center East as a historic landmark. The Waterfront Tower Homeowners' Association, along with the Southwest Neighborhood Assembly, have applied for historic status with the DC Register for the pair of buildings on 3rd Street, designed in the modernist style by I.M. Pei in the 1960s. The move to grant landmark status to the buildings, grounds, and parking lots comes at the same time that The Bernstein Companies is trying to get approval for their consolidated PUD application which would replace the surface parking lots with two new high-rise residential buildings with some ground floor retail and a third smaller building in the open space between the existing Pei buildings. At last month's ANC meeting, the commissioners voted not to support the Town Center PUD as-is and asked the developers to rework their plans & meet with the Waterfront Tower residents to hear their concerns.

NEIGHBORHOOD BEEFS

Update! Battle of I.M. Pei Buildings vs New Construction

Wednesday, June 12, 2013, by Valerie Paschall

WATERFRONT
BERNSTEIN COMPANIES
DC REGISTER
IM PEI
NEIGHBORHOOD BEEFS
PRESERVATION WATCH
SOUTHWEST NEIGHBORHOOD ASSEMBLY
TOP
WATERFRONT TOWER HOMEOWNERS' ASSOCIATION

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[Photo by Tim Evanson]

In the latest round of Waterfront residents vs. Waterfront developers, the neighborhood commission (ANC 6D) unanimously approved designating Town Center East as a historic landmark. Town Center East is one of two neighboring buildings designed by modernist architect **I.M. Pei** and two collaborating associations of Southwest residents have applied for historic status for both

Town Center East Deemed Historic, Developers Back to the Drawing Board

July 9, 2013 | 14 Comments
by Shilpi Paul

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Town Center East

Renewing Urban Renewal

A Case Study in Southwest D.C.

By Amanda Murphy

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The innermost part of Washington, D.C.'s Southwest quadrant is one of the oldest neighborhoods in the District of Columbia, pre-dating the establishment of the federal city. Few remnants of these early days remain, however, thanks to the sweeping, post-World War II urban renewal initiatives that erased much of the area's architectural heritage. Today, despite its proximity to the capital's monumental core, this precinct is largely overlooked by tourists and locals alike.

Rendering of proposed building for the Marina View project as seen from the intersection of 6th & M Streets.

Rendering courtesy of Esocoff & Associates/Architects

Given its relative obscurity, coupled with the fact that most of its buildings are barely 50 years old, Southwest D.C. would seem an unlikely focus of a historic preservation campaign; yet it is becoming just that. Like other post-war urban renewal zones that are now coming of age, the area is increasingly recognized as a site of historical and architectural significance. Recently, due to rising real estate pressures in D.C., planners, developers, and architects have begun to consider opportunities to restore and enhance some of the defining characteristics of this modernist neighborhood while fixing obvious urbanistic errors of the past.

The Urban Renewal Era

Between 1950 and 1965, more than 550 acres of small businesses, working-class row houses, and slum dwellings in Southwest were cleared in the name of remaking D.C.—as President Harry Truman put it—"the best-planned city in the world." A vibrant if decrepit old neighborhood was soon replaced by coolly rational high-rise apartment blocks, Brutalist federal office buildings, modern town houses and churches, open green space, and parking lots. Such ambitious redevelopment schemes were common throughout the country during that time despite controversy over their disproportionate impact on African American families.

The new Southwest reflected a desire for rebirth as well as a rejection of traditional attitudes about urban living—sentiments that were deeply rooted in the ideals of modernism. Although popular in Europe for several decades, modernist urban design principles were just beginning to take hold in the United States, largely due to the influence of European émigré architects such as Walter Gropius and Marcel Breuer. Southwest Washington became a major testing ground for such new design paradigms, not to mention the largest single urban renewal site in the world at that time. Breuer himself designed two government buildings in Southwest and some of Gropius and Breuer's students, including I.M. Pei, would also have an influence on the new modern landscape in a city that had been, until that time, emphatically traditional.

The result of their efforts was one of the first truly modern urban neighborhoods—and one of the most successful urban renewal efforts—anywhere in the country. Unlike many similar projects in other cities, Southwest ultimately managed to attract and retain solidly middle-class individuals and families. A half-century after many of its constituent developments were completed, it is now a well-maintained, leafy, quiet enclave with much to offer both residents and visitors.

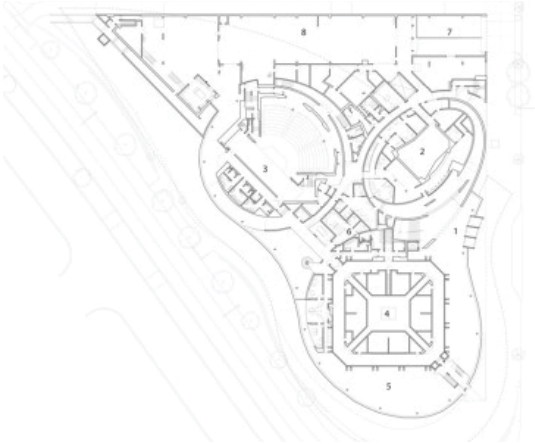
Nonetheless, the original Southwest plan had serious flaws that were typical of large-scale urban renewal schemes of the period. Inward facing superblocks diminished street activity; cul-de-sacs confused traffic circulation; high fences isolated residents from one another; and unrealized projects such as a town center and a grand mall on 10th Street showed the dangers of attempting to start over from scratch. Such fundamental design decisions have prevented the neighborhood from becoming a truly vital, modern community.

NOW - 21st CENTURY

SOUTHWEST WASHINGTON D.C. REVIVAL (?)

Opportunity for Adaptive Reuse

Arena Stage



Randall Junior High School

Friendship Baptist Church

SOUTHWEST WASHINGTON D.C.

	DEMOGRAPHIC	HOUSING / ARCHITECTURE	PLANNING	CONFLICT
PERIOD 1 19TH CENTURY	Laborers Industrial Workers Freed Slaves	Georgian brick and/or timber frame housing	L'Enfant Plan Construction of Capitol Building	Washington D.C. at the seat of the Civil War
PERIOD 2 20TH CENTURY	Large families (mostly black) with lodgers	Slum housing with alleyway dwellings (razed for 1960s Urban Renewal)	McMillan Plan City Beautiful Movement Interstate 395	Urban Renewal or "Negro Removal"?
PERIOD 3 21ST CENTURY	Average 2-person families	Modernist & Brutalist apartment buildings with new developer housing complexes	Southwest Ecodistrict	Divided Planning, Public vs Private planning, Preservation of Modernist buildings vs Developer Housing