



The SW Ecodistrict Initiative is a comprehensive and forward-looking approach to urban sustainability and livability. It will transform the Maryland Avenue and 10th Street area into a highly sustainable mixed-use community. In addition to accommodating the future space needs of the federal government, the SW Ecodistrict will extend the civic qualities of the National Mall to the waterfront. It will also create new places to live, develop new cultural destinations, and promote a vibrant, walkable neighborhood.

Southwest Washington is on the cusp of change. The federal government is reexamining its property to meet aggressive sustainability targets, create more efficient workplaces for a modern federal workforce, and reduce its operating costs. Upgrades to the National Mall and a multi-billion dollar waterfront development project bracket the area, and sponsors are considering this area for future museum and memorial projects.

The SW Ecodistrict in 2030



A revitalized neighborhood & cultural destination

Federal agencies will continue to call the area home, and will be joined by a balance of residential, commercial, and cultural uses. Workers, residents, and visitors alike will be drawn to the area's new museums, beautiful parks, and retail amenities both day and night.



A well-connected community

A continuous network of sidewalks, bicycle lanes, and complete streets will improve walkability and connections between the National Mall and the waterfront. An expanded intermodal center will enhance transit service.



A high performance environmental showcase

As buildings are rehabilitated or redeveloped, the Ecodistrict will become more efficient, using less energy and water, diverting waste from the landfill, conserving resources, and capturing all stormwater for reuse. This approach will lower carbon emissions and provide opportunities for people to reconnect with nature.



An economically successful partnership

A partnership between the federal government, the District, property owners, tenants, and residents will provide the coordination, advocacy, financing, and management necessary to achieve the SW Ecodistrict goals.

Project Benefits

Leveraging public and private investment will maximize benefits and provide a template for reuse of federal properties. These investments will ensure that federal operations and missions are maintained while offering private sector land and development opportunities.



Environmental Results

A combination of district and building scale strategies will create a high-performance environmental showcase.



Energy

Lower green house gas emissions by **50%** while moving toward a zero-net energy district as measured in carbon.



Water

Reduce potable water consumption by **70%** and improve stormwater management.



Waste

Recycle **75%** of construction material as buildings are rehabilitated and divert **80%** of the everyday waste sent to the landfill.



Green Infrastructure

Cover **40%** of the Ecodistrict with tree canopy, and make at least **35%** of the surface area pervious (absorbs stormwater).

Focus Areas: A Revitalized Neighborhood and Cultural Destination



Four focus areas are used to organize recommendations. Individually, improvements will address important issues to incrementally realize the plan; collectively, they will be transformative. Implementing the plan requires short- and long-term execution of projects, additional planning and real estate analyses, developing new policy, and new governing initiatives. These will be carried out by project partners over the 25-year life cycle of the project.



Independence Quarter

A mixed-use community anchored by the new headquarters of the U.S. Department of Energy.

Maryland Avenue

A restored urban boulevard centered on a reimagined park and an expanded L'Enfant Station intermodal center.

10th Street and Banneker Park

An inviting civic corridor connecting the National Mall to the SW Waterfront, anchored by Banneker Park—a nationally significant cultural destination.

Southwest Freeway

A collection of private mixed-use development and solar panels built on air rights over the SW Freeway.

Neighborhood Development Results

A mix of uses and neighborhood amenities, including new cultural destinations, residences and offices, will foster community vitality.



Civic Realm

- Establish an **inviting connection** between the National Mall and the waterfront.
- Create **14.3 acres** of new or improved parks and plazas for up to **5** memorial sites.
- Develop **1.2 million** square feet for up to **5** museums.



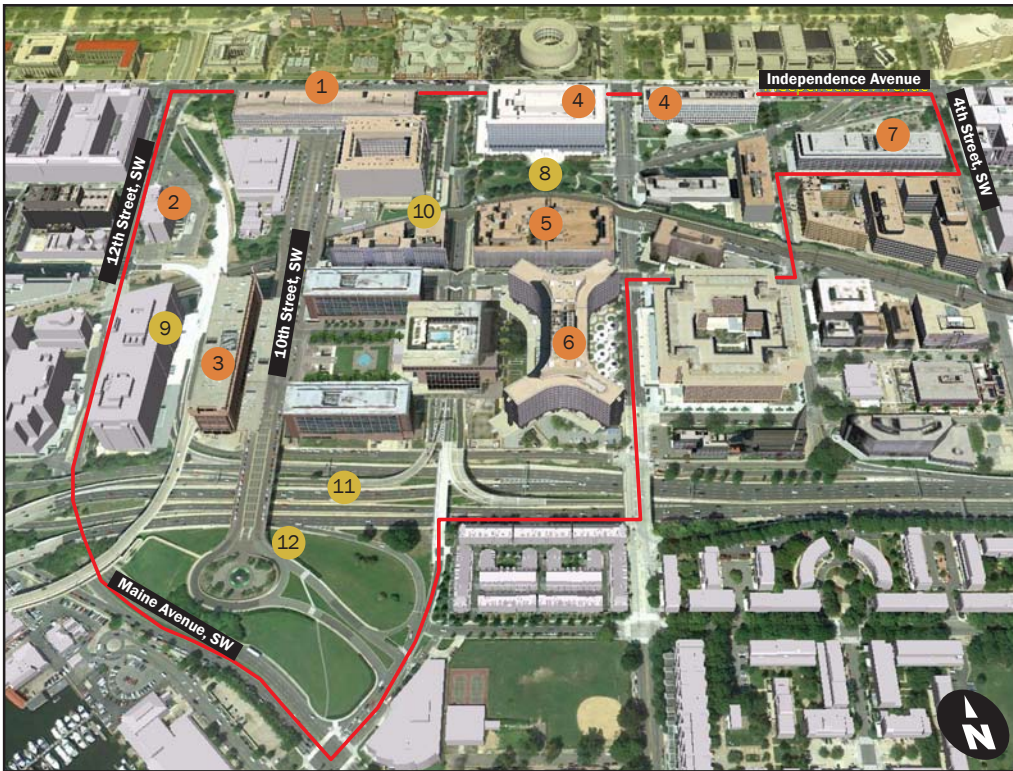
Land Use

- Improve **7.9 million** square feet of existing federal office space, accommodating **19,000** additional employees.
- Accommodate at least **100,000** square feet of convenience retail development.
- Create **1.8 million** square feet of residential or hotel development and **1 million** square feet of private or federal office space.



Mobility

- Improve access** to and between all transportation modes by reconnecting the street grid for pedestrians, cyclists and vehicles.
- Expand** the rail corridor and the L'Enfant Station to increase commuter transit capacity in the region.



Study Area Boundary

The 15-block study area in Southwest Washington, DC is bound by Independence Avenue to the north, Maine Avenue to the south, 12th Street to the west, and 4th Street to the east. This area comprises approximately 110 acres and includes private and publicly owned land.

Building Sites

- ① U.S. Department of Energy
- ② Cotton Annex
- ③ U.S. Postal Service
- ④ Federal Aviation Administration
- ⑤ General Services Administration
- ⑥ U.S. Department of Housing and Urban Development
- ⑦ U.S. Department of Education

Other Sites

- ⑧ Reservation 113
- ⑨ 12th Street Tunnel
- ⑩ Rail Line/Maryland Avenue
- ⑪ Southwest Freeway
- ⑫ Banneker Park



Timeline

National Capital Planning Commission review and release of plan for public comment
July 12, 2012

Public Meeting
July 19, 2012, 6:30 PM

Public comment period
July 12 to September 10, 2012

Commission review of final plan
January 2013 (tentative)

More information about the plan, public meetings, and to submit comments:
<http://ncpc.gov/swecodistrict>

or send a letter to:
SW Ecodistrict Initiative
National Capital Planning Commission
401 9th Street, NW, Suite 500
Washington, DC 20004

To be notified of upcoming community meetings:
email swecodistrict@ncpc.gov or call 202.482.7200

Partners

Led by the National Capital Planning Commission, in coordination with the District Office of Planning, the Initiative is guided by the SW Ecodistrict Task Force, comprised of 17 federal and local agencies. The Task Force first convened in spring 2010, and worked together to analyze and develop recommendations for the area. NCPC had primary responsibility for oversight of the project and ZGF Architects, LLP served as the principal consultant.

National Capital Planning Commission | District of Columbia Office of Planning | District of Columbia Deputy Mayor for Planning and Economic Development | District Department of the Environment | District Department of Transportation | Federal Aviation Administration | National Park Service | Smithsonian Institution | U.S. Commission of Fine Arts | U.S. Congress, Architect of the Capitol | U.S. Department of Agriculture | U.S. Department of Education | U.S. Department of Energy | U.S. Environmental Protection Agency | U.S. Department of Housing and Urban Development | U.S. General Services Administration | U.S. Postal Service