

Development Scenarios

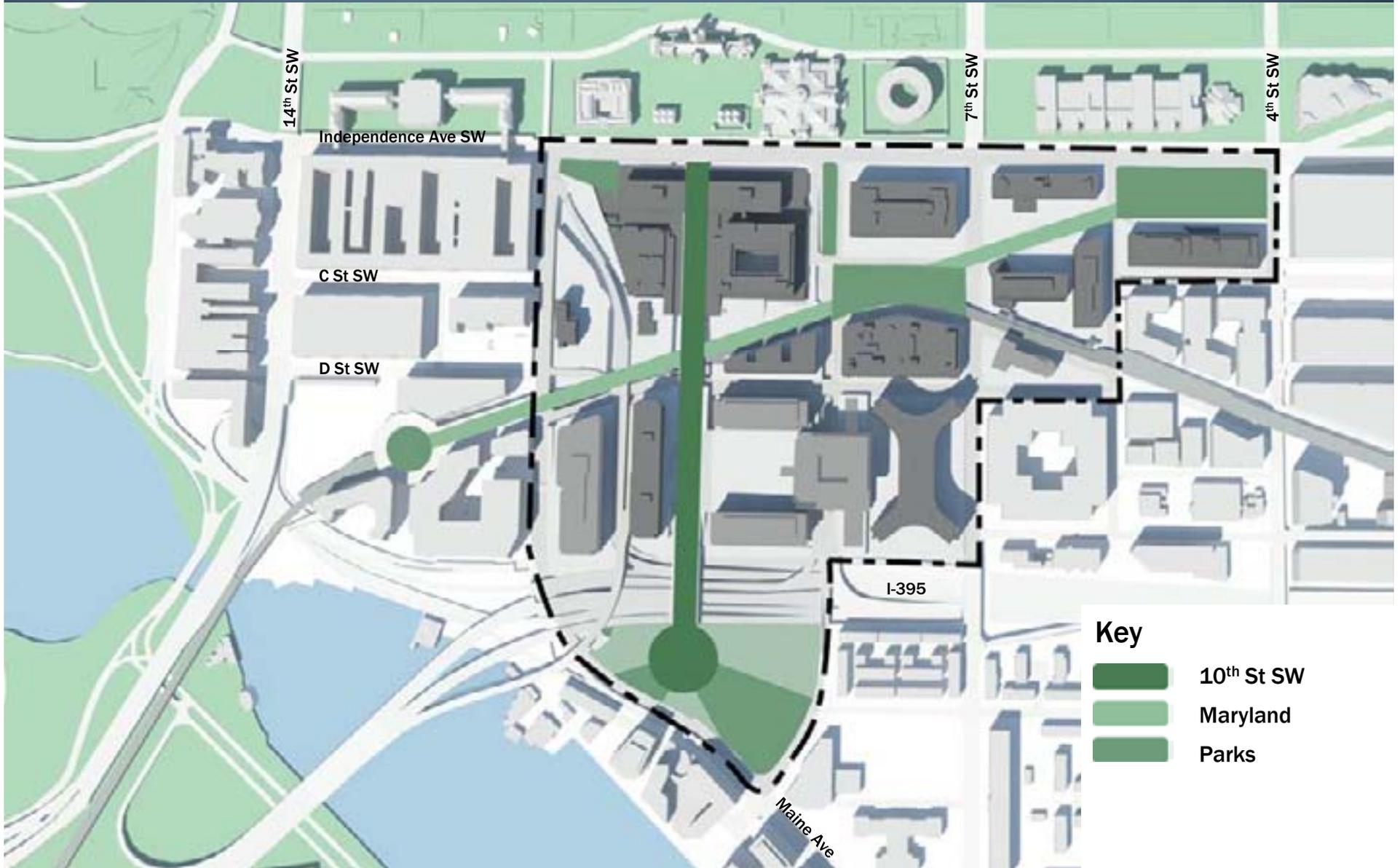
Focus on:

- Rehabilitation
- Redevelopment
- Repurpose
- Infill (included in all scenarios)

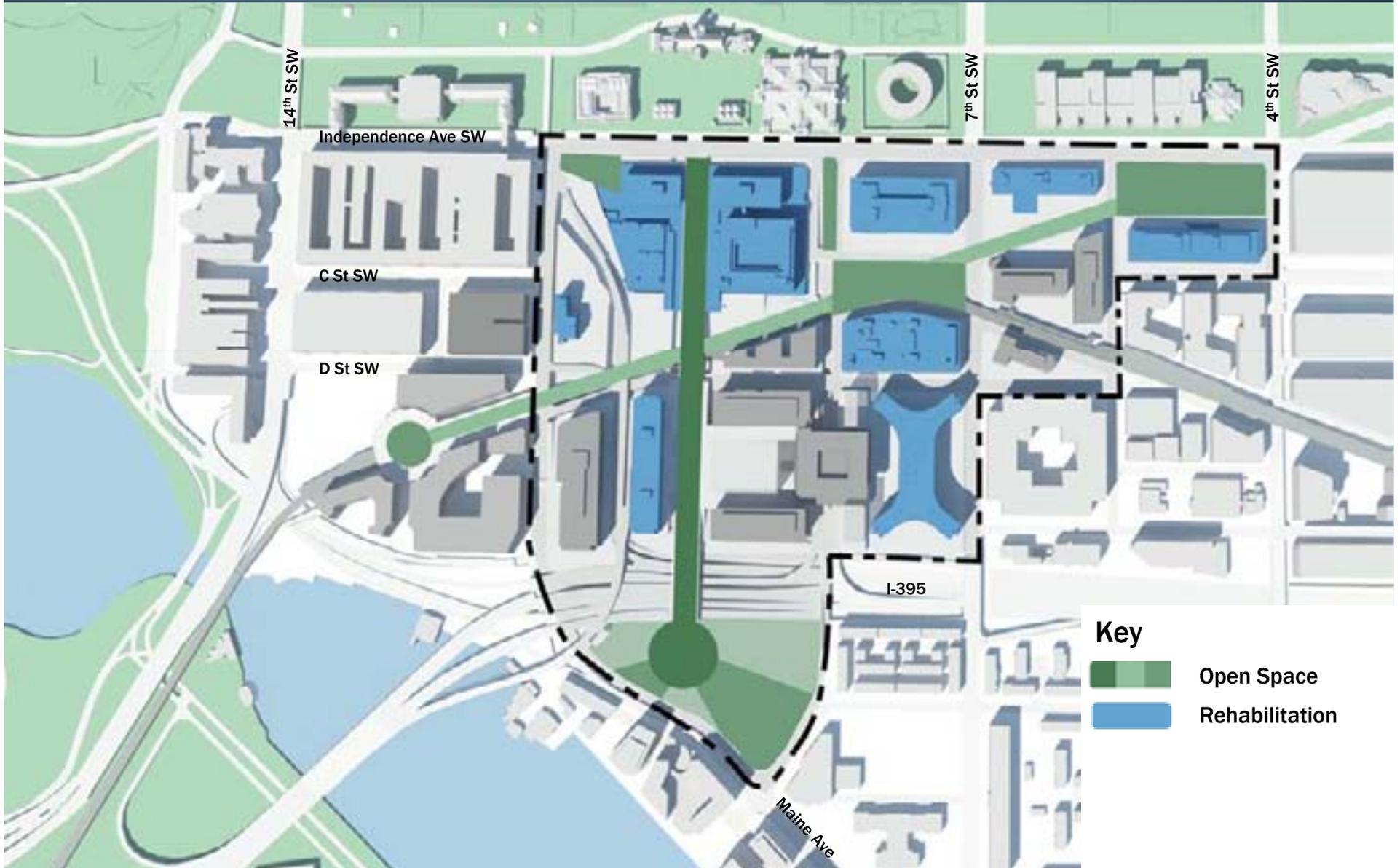
Scenarios illustrate:

- development intensity, use mix and connectivity

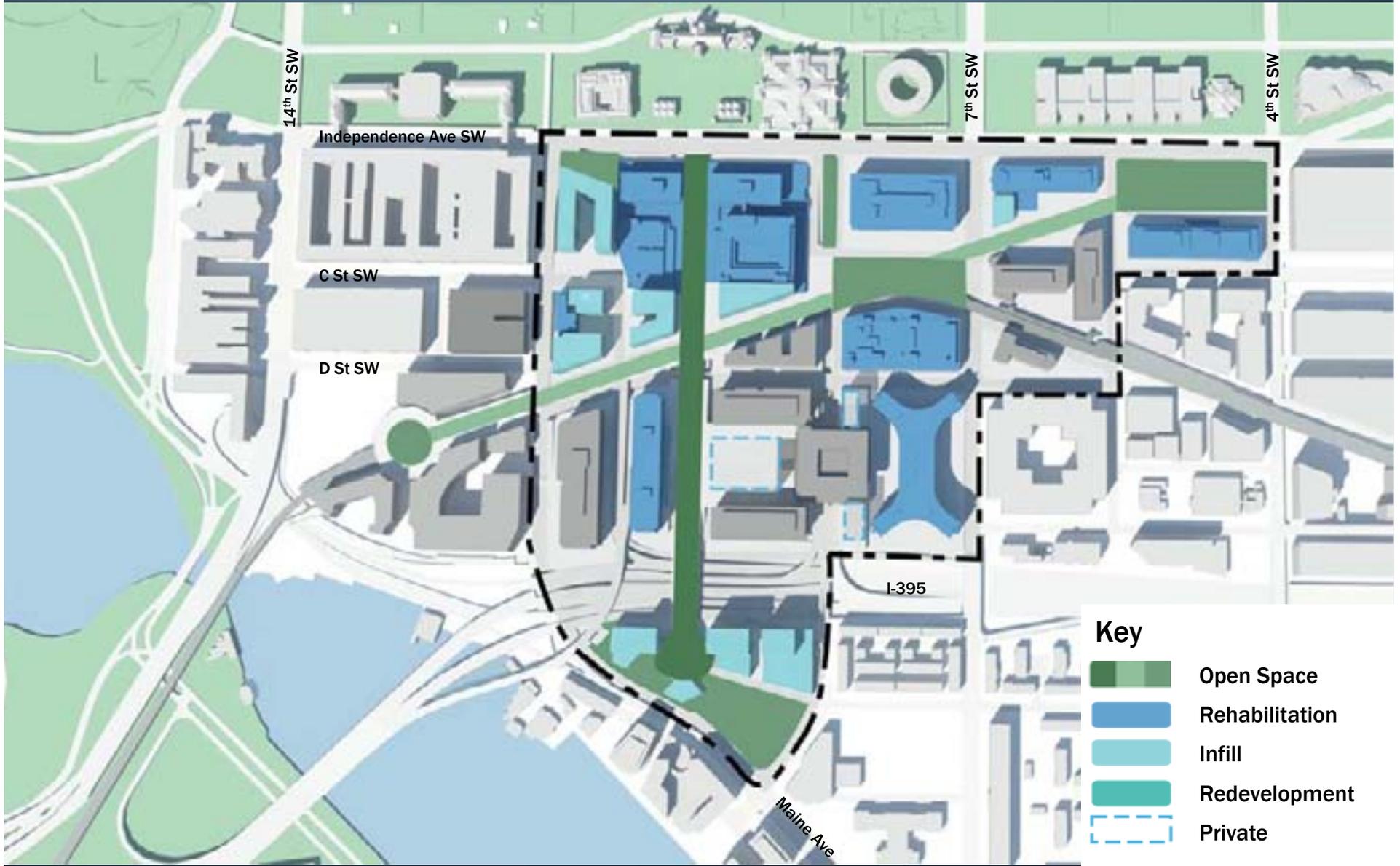
Rehabilitation Focus – Open Space



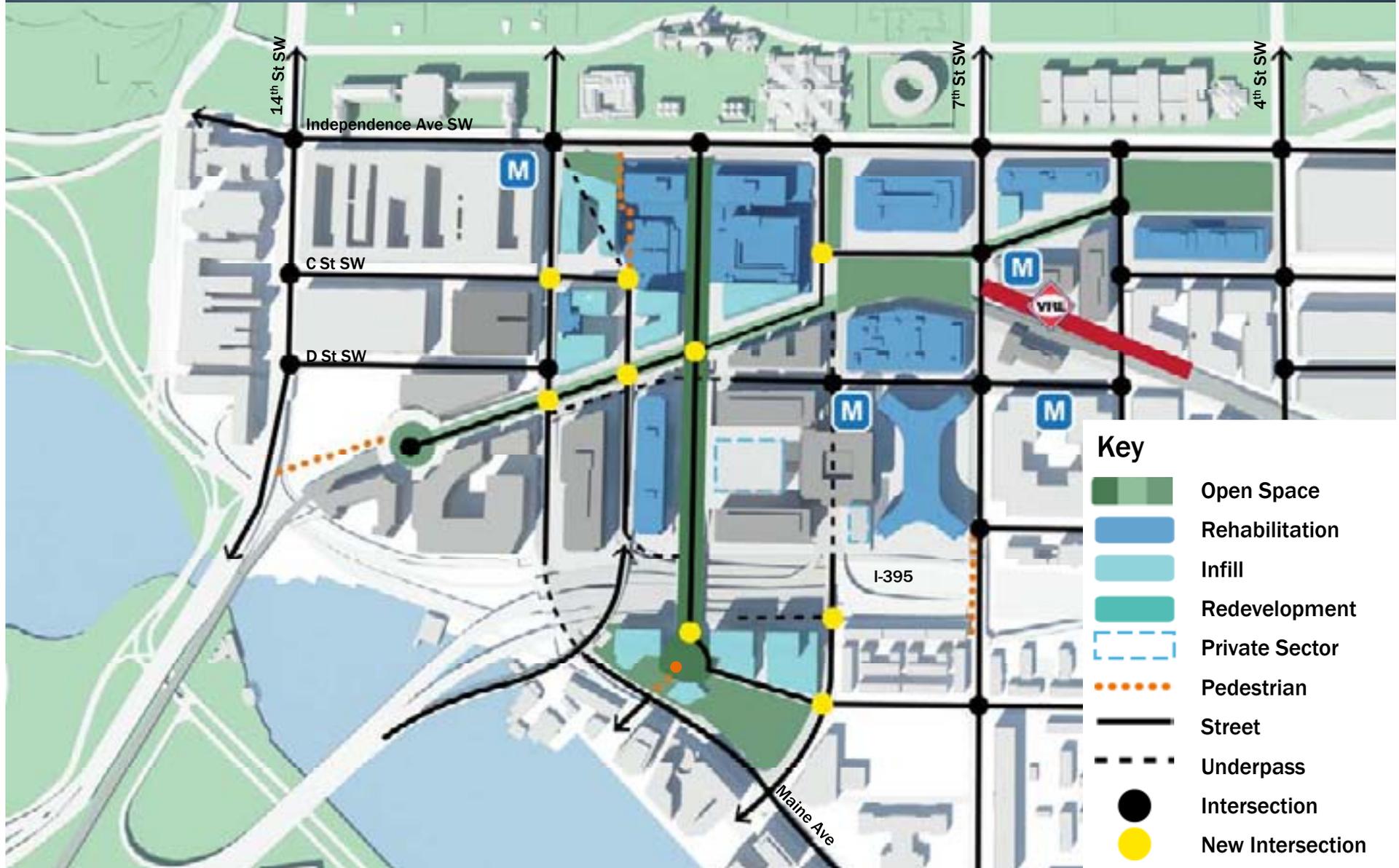
Rehabilitation Focus – Rehab of Federal Properties



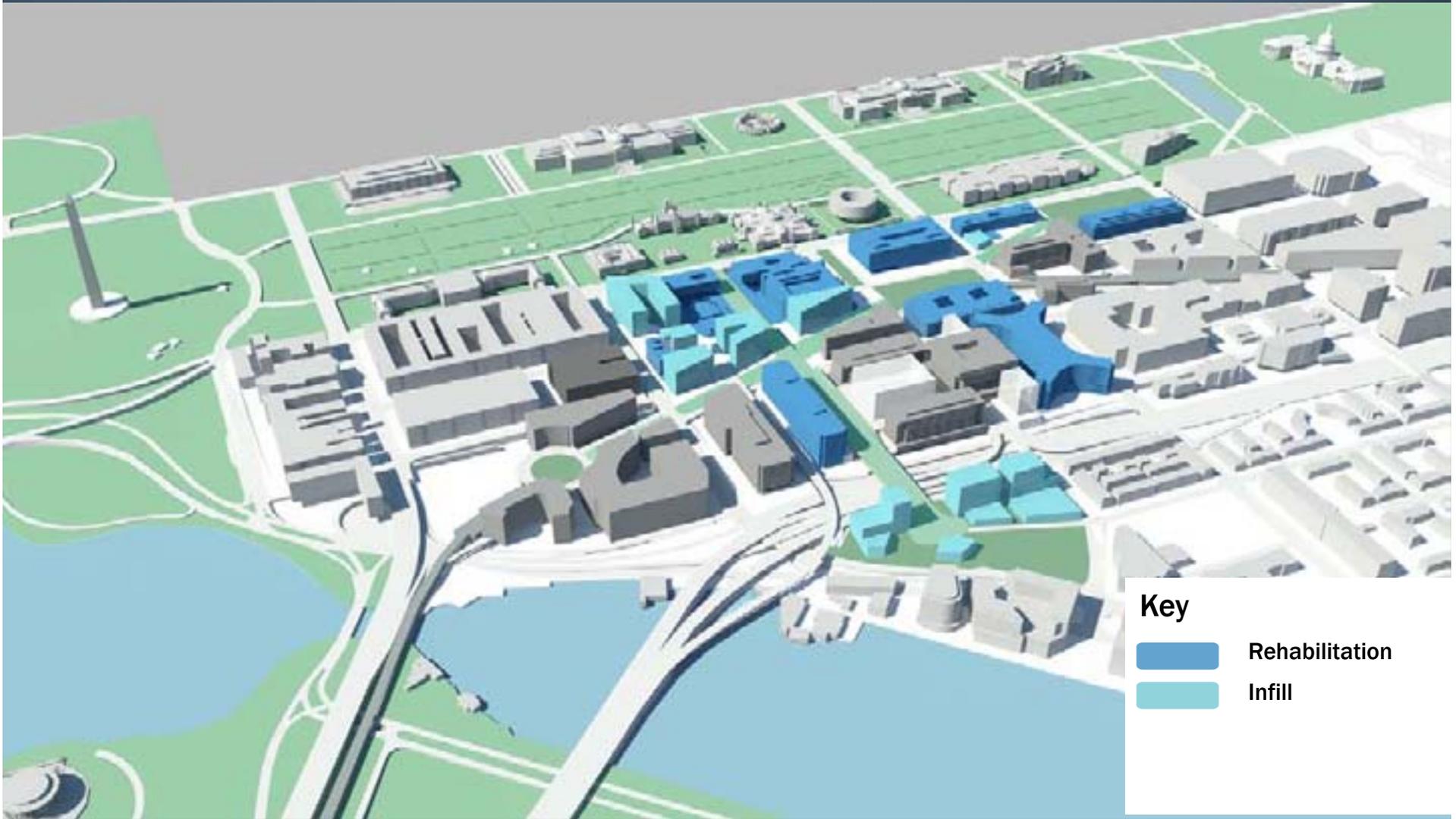
Rehabilitation Focus – Potential Infill



Rehabilitation Focus – Development and Connectivity



Rehabilitation Focus – Potential Build-out



Key



Rehabilitation



Infill



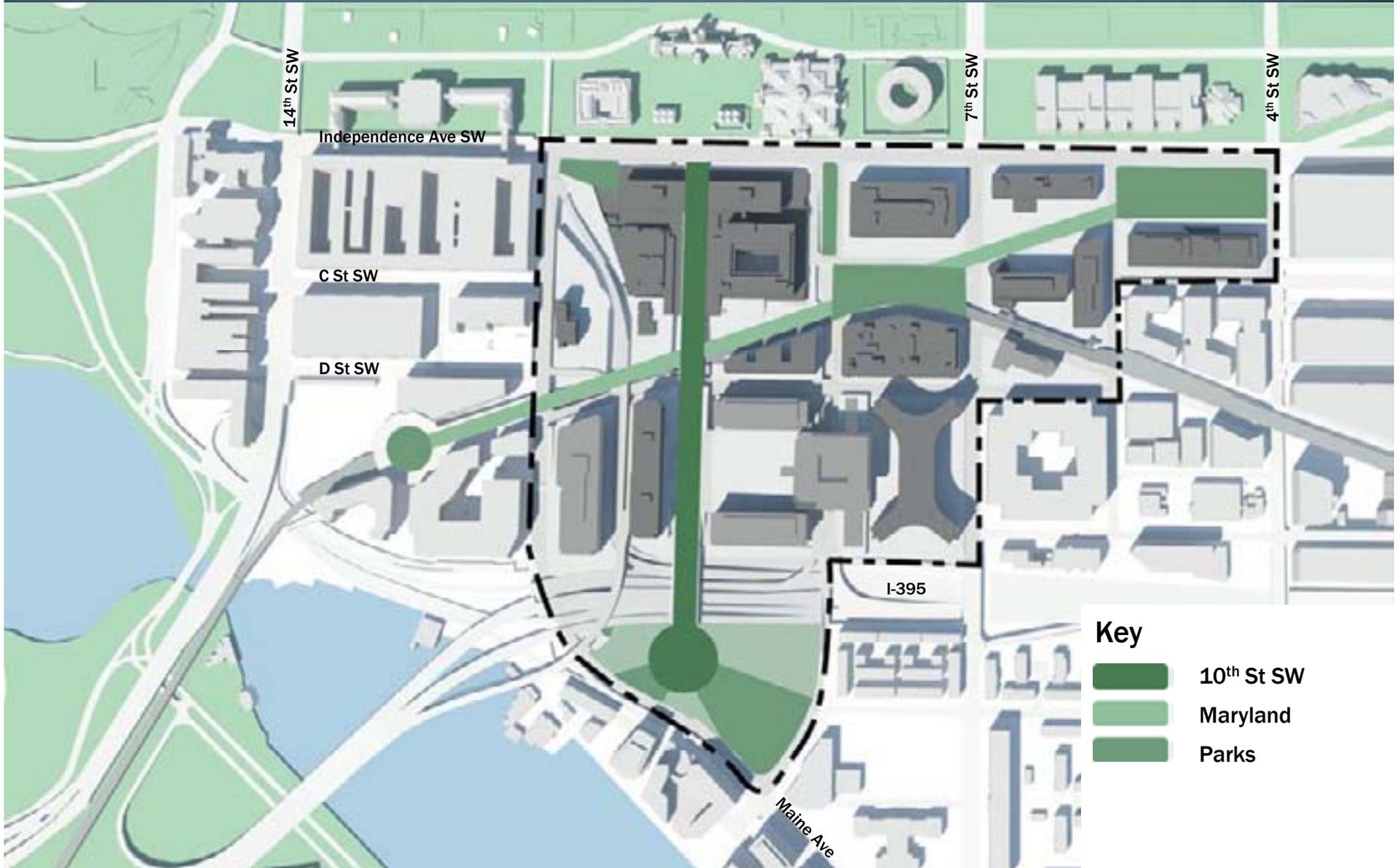


Development Scenarios

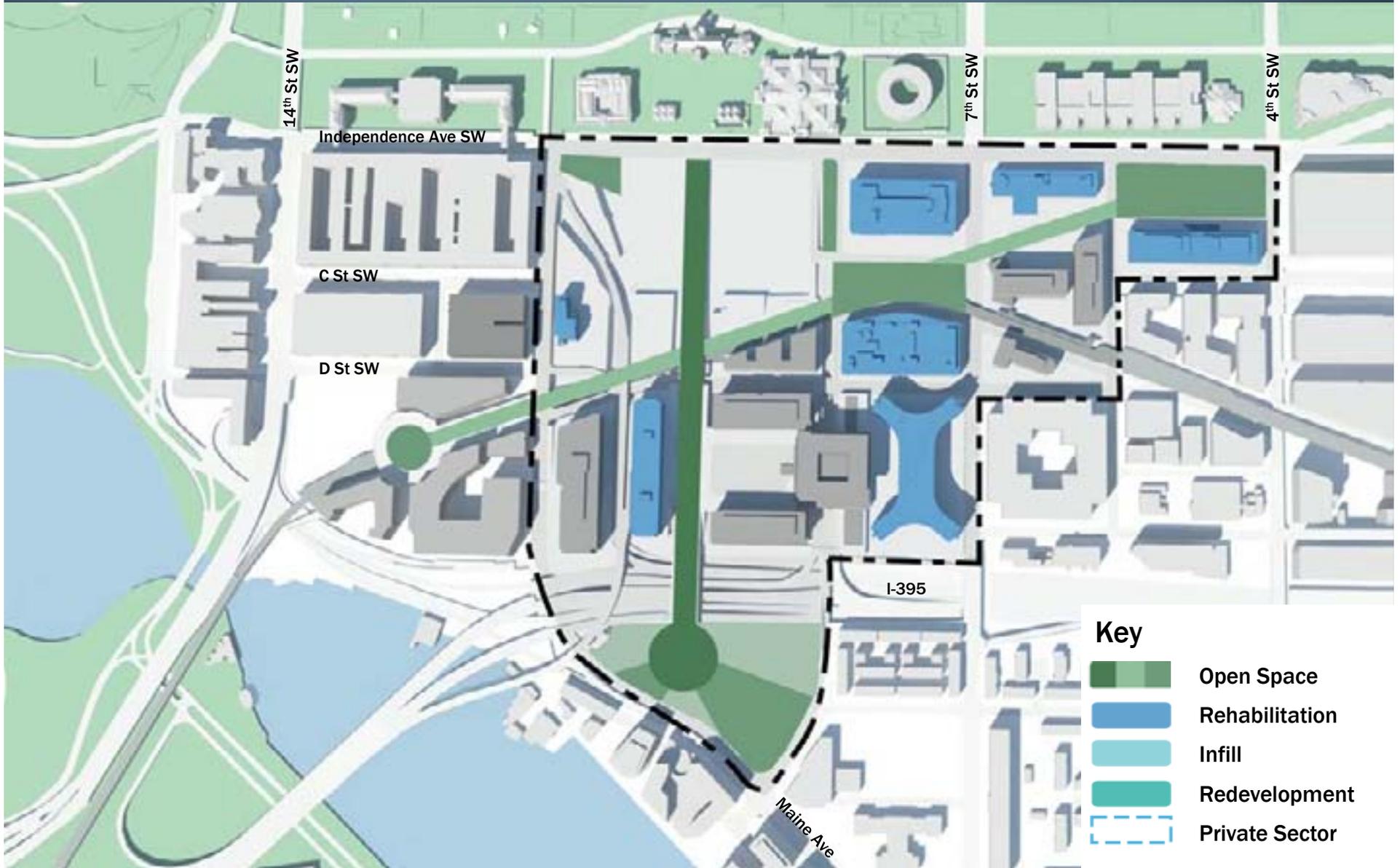
Redevelopment Focus

Potential Larger Sites

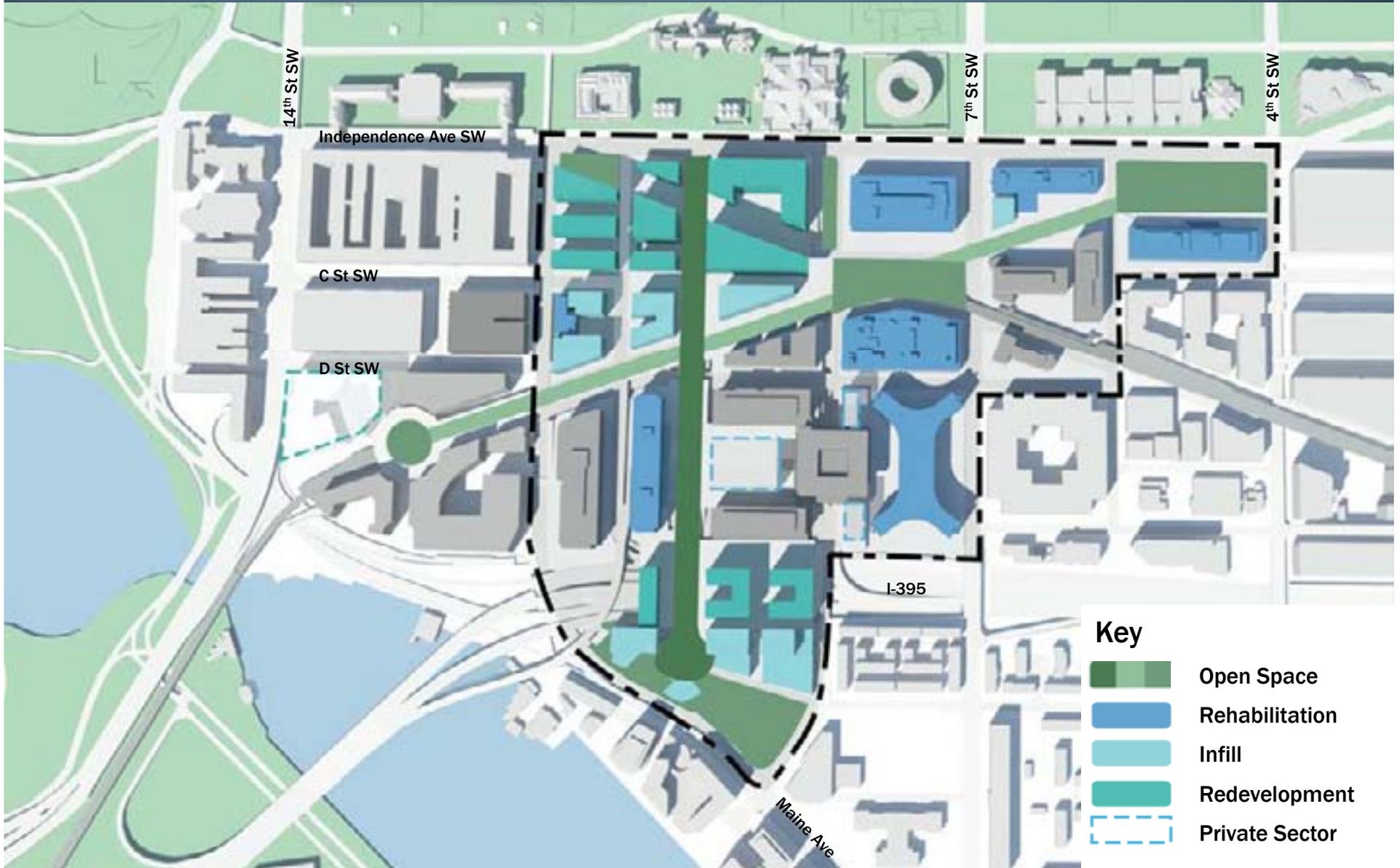
Redevelopment Focus - Open Space



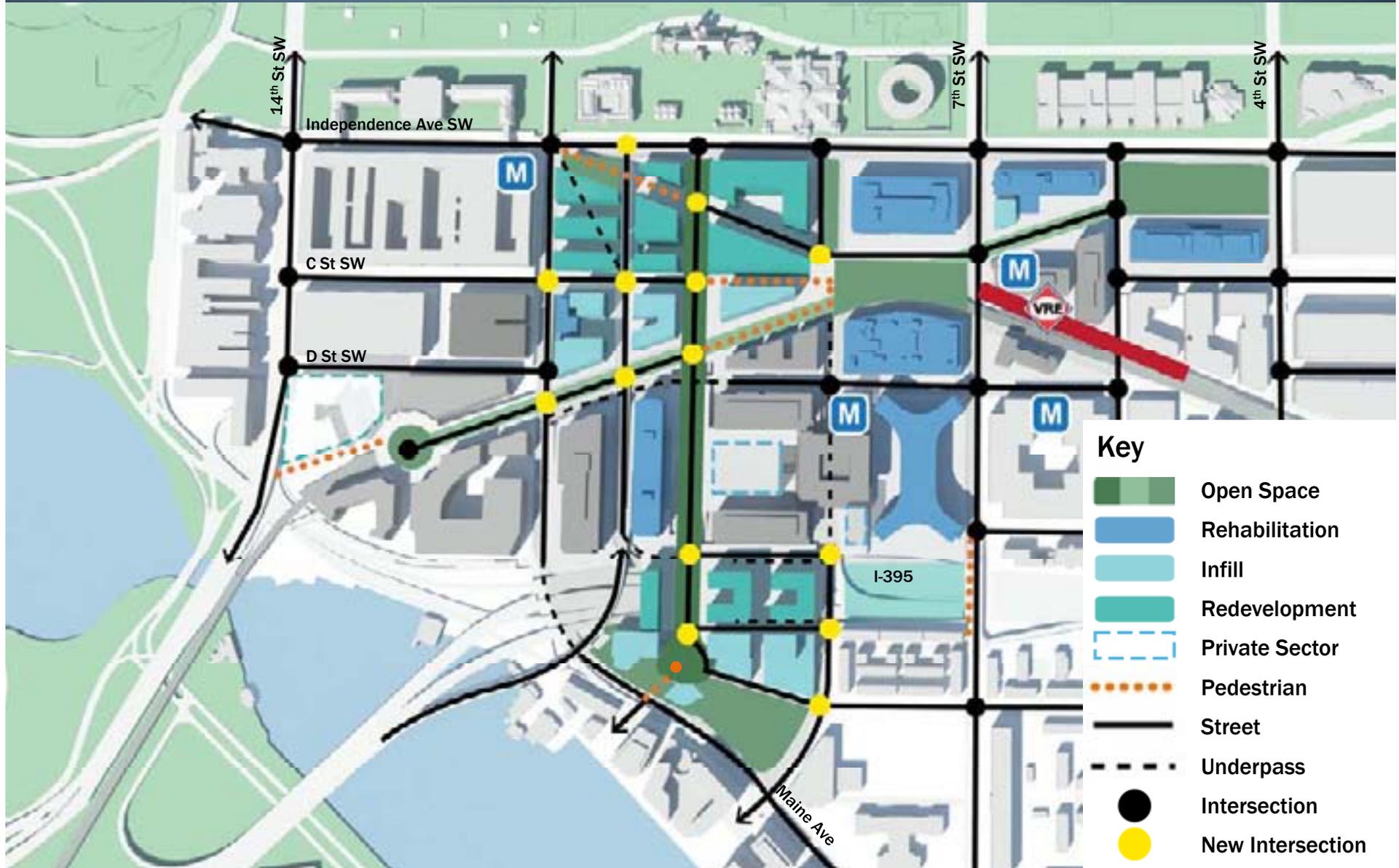
Redevelopment Focus – Rehab of Federal Properties



Redevelopment Focus – DOE, Freeway & Infill



Redevelopment Focus – Development & Connectivity



Redevelopment Focus



Key

- Rehabilitation
- Infill
- Redevelopment

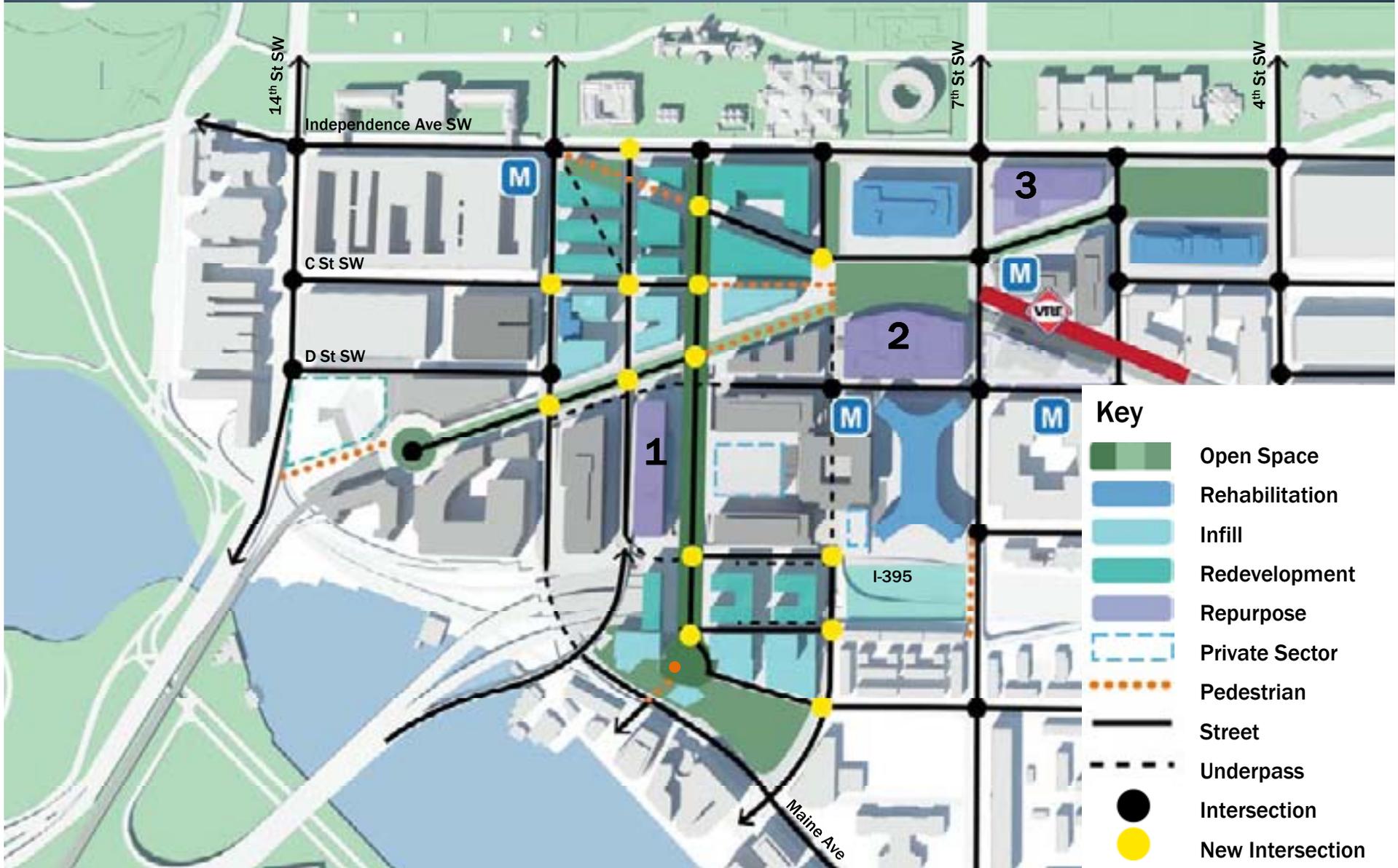


Development Scenarios

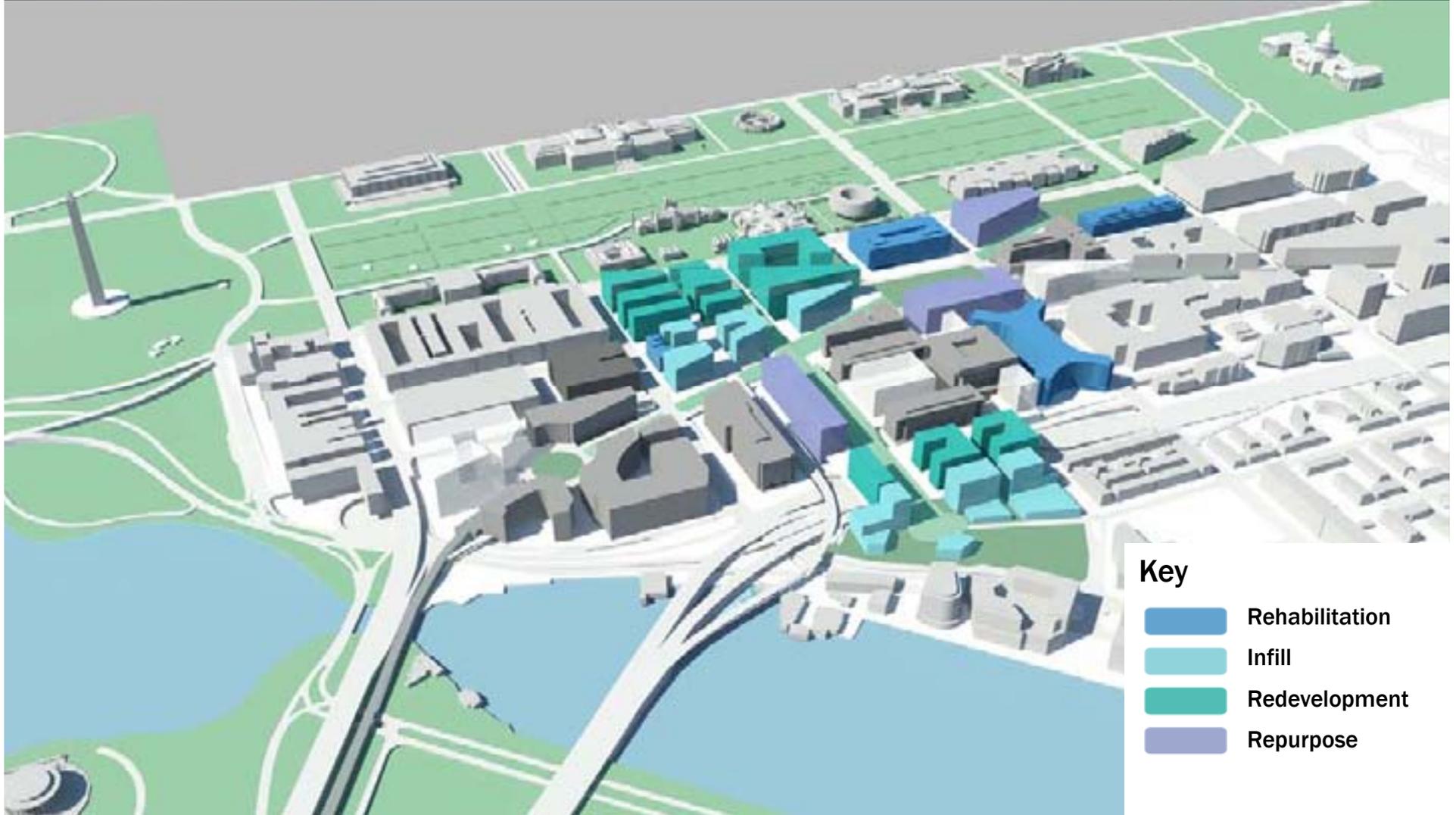
Repurpose Focus

Potential Adaptive Reuse / Change of Use

Repurpose Focus –USPS (1), GSA-ROB (2), FAA Wilbur Wright (3)



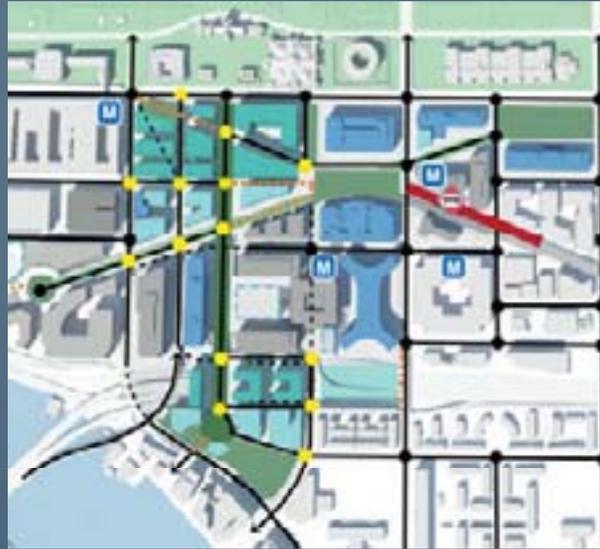
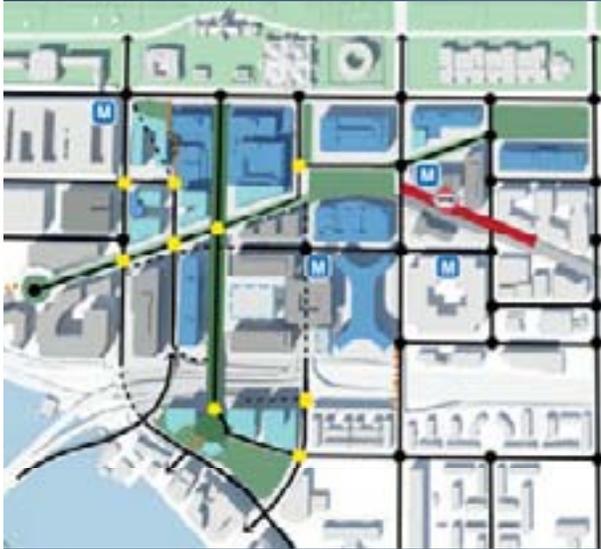
Repurpose Focus – GSA-ROB, USPS, FAA Wilbur Wright



Key

-  Rehabilitation
-  Infill
-  Redevelopment
-  Repurpose

Comparison



Rehabilitation Focus

Rehabbed Sites 7
 Infill Sites Maryland/Overlook
 Redevelopment -
 Repurposed -
 Added Connectivity
 Addition of Mixed Use Infill

Redevelopment Focus

6
 Maryland/Overlook
 DOE / Freeway
 -
 Virginia Avenue / C St
 Infill / Redevelopment

Repurpose Focus

3
 Maryland/Overlook
 DOE / Freeway
 3
 Virginia Avenue / C St
 Infill/Redevelopment/Repurpose

Existing Condition



Total SF	10.9 M
Federal Office	7.9 M
Private Office	2.65 M
Cultural	
Residential/ Hotel	0.27 M
Retail	39,500
Employees	21,717
Residents	

Comparison



Rehabilitation Focus

Additional SF	2.1 - 2.4 M
Federal Office	0.7 - 0.8 M
Private Office	
Cultural	0.7 - 0.8 M
Residential/Hotel	0.7 - 0.8 M
Retail	70,000
Employees	3,500 - 4,000
Residents	840 - 960

Redevelopment Focus

Additional SF	3.3 - 3.9 M
Federal Office	1.1 - 1.3 M SF
Private Office	
Cultural	1.1 - 1.3 M
Residential/Hotel	1.1 - 1.3M
Retail	100,000
Employees	5,500 - 6,500
Residents	1,320 - 1,560

Repurpose Focus

Additional SF	0.6 - 1.0 M



Focusing In

10th St., SW and the Overlook

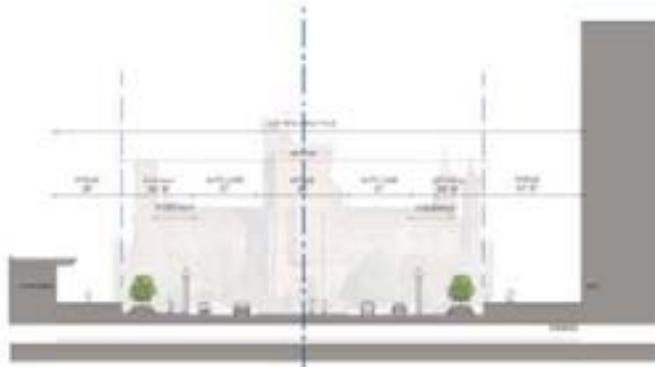
10th Street SW - Goals



- Develop a **sense of place** for 10th Street
- Promote **mix of uses** along street edges
- Define a series of **diverse open spaces**
- Reprioritize space within the street ROW to accommodate **pedestrians and bikes**
- Provide **flexible programmable spaces** to attract visitors and residents
- Highlight sustainability, **increase vegetation and storm water functions** along the corridor for environmental benefits
- **Leverage infrastructure improvements** along 10th St to support future improvements

10th St. SW Existing

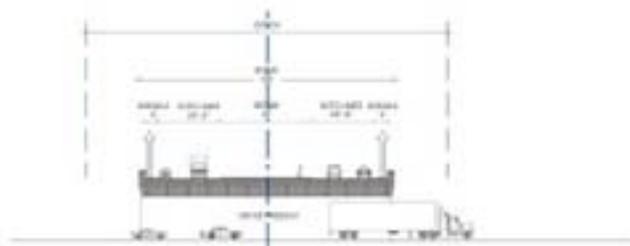
Section at Forrestal Site



Section at L'Enfant Plaza



Section at SW Freeway

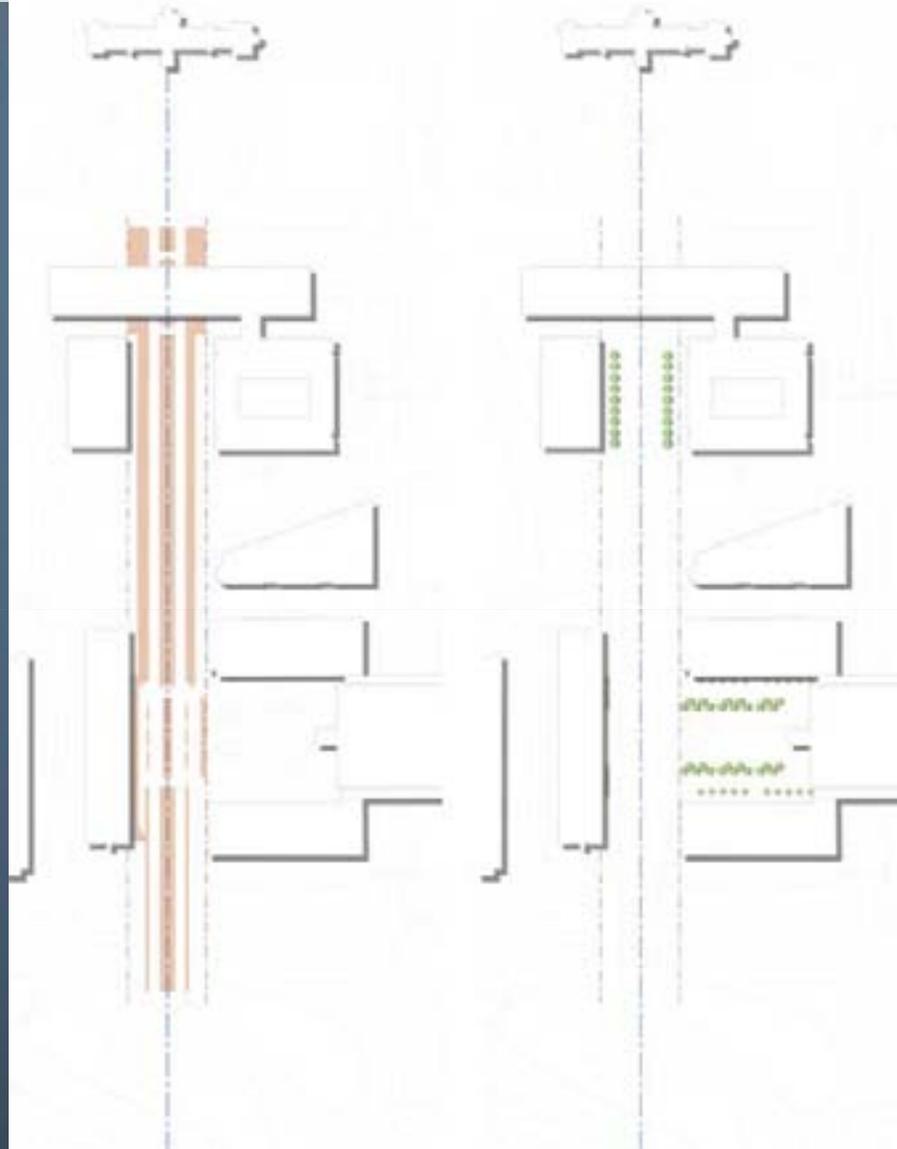


10th St SW Existing

Forrestal Site

L'Enfant Plaza

SW Freeway



Ground Plane Diagram

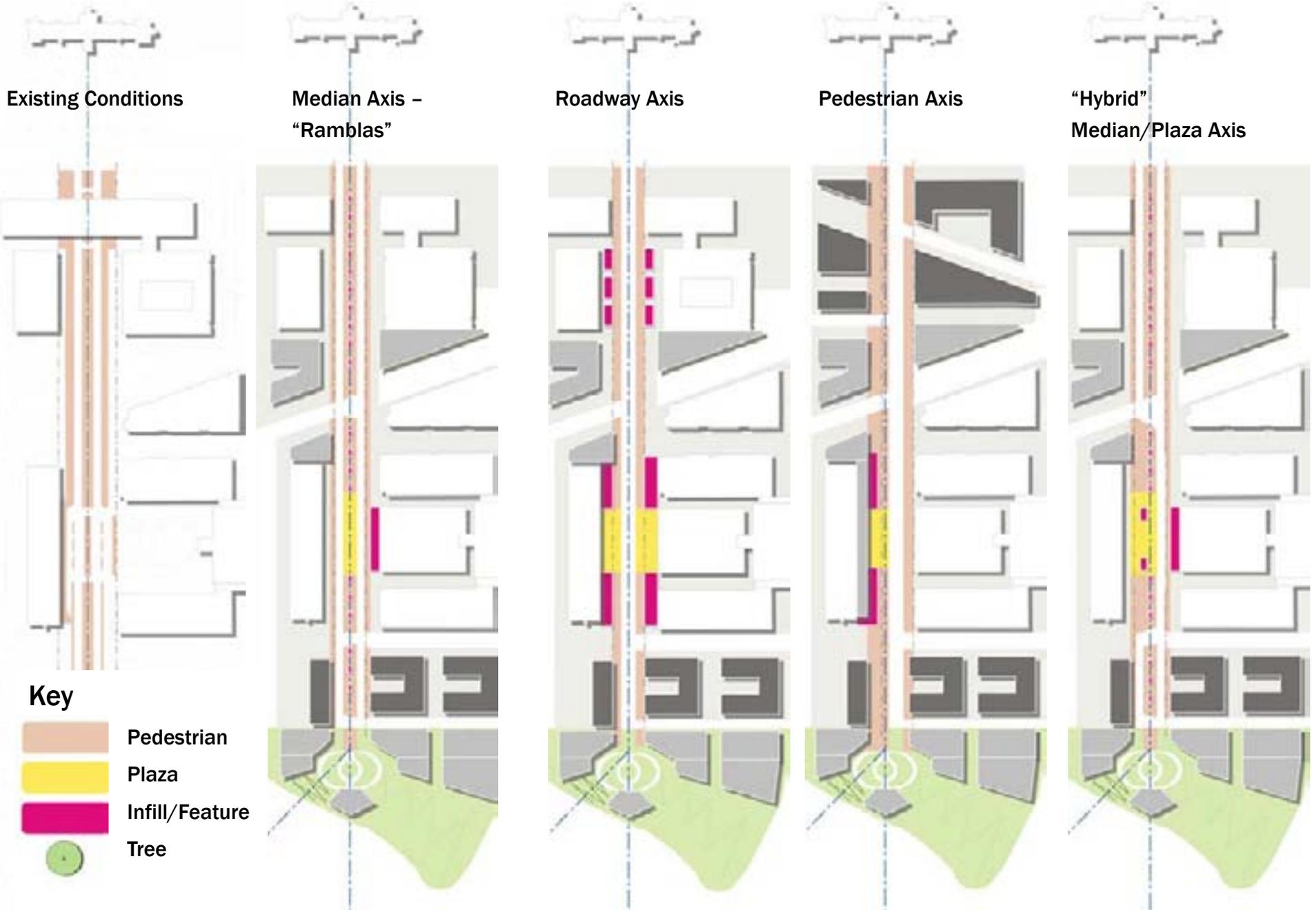
Tree Canopy Diagram

10th St. SW – Potential Infill Structures



10th Street SW – Landscape Interventions





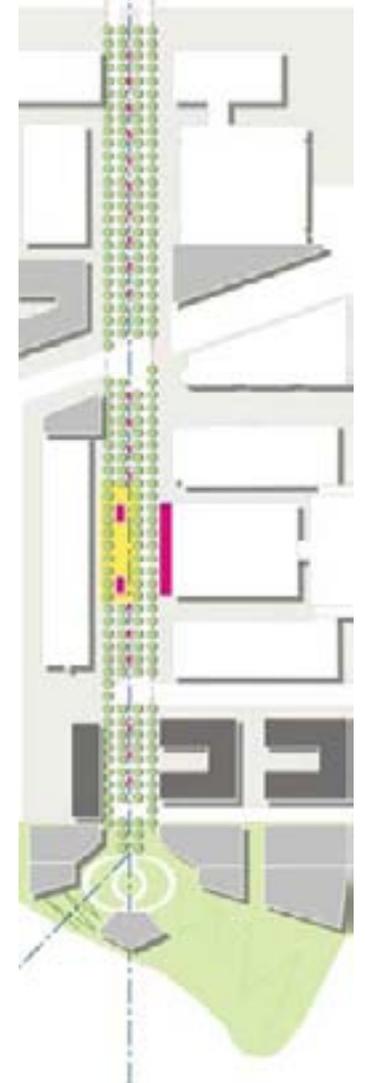
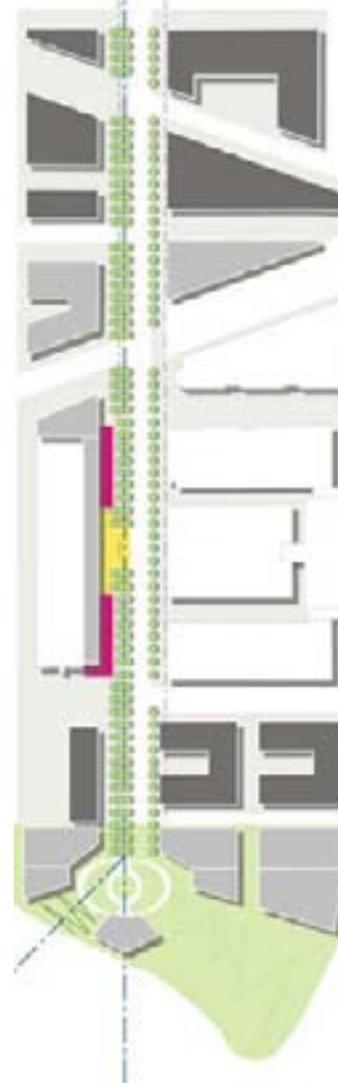
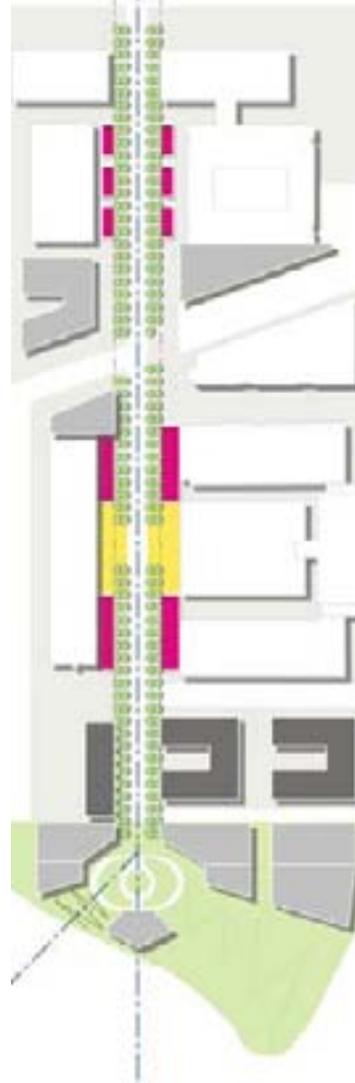
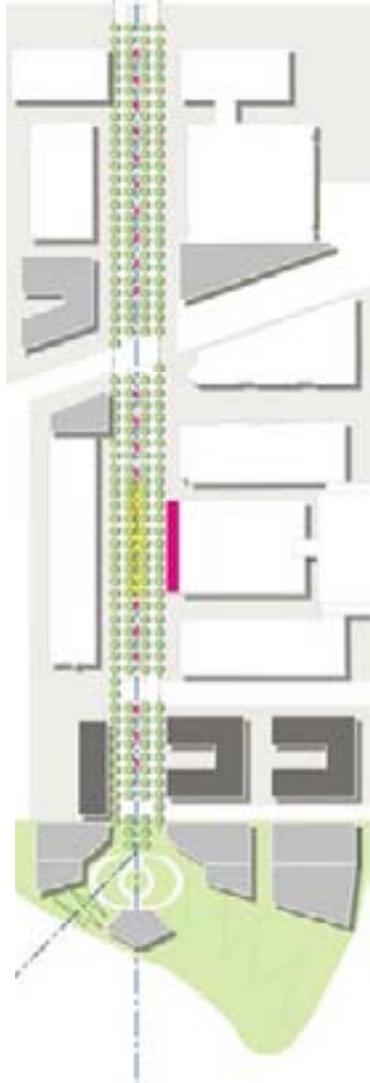
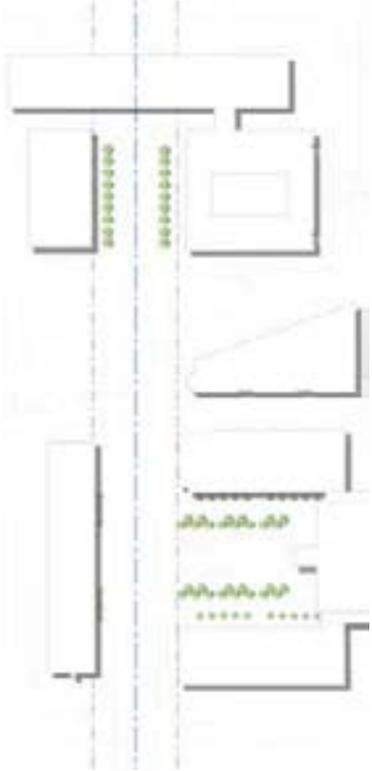
Existing Conditions

Median Axis -
"Ramblas"

Roadway Axis

Pedestrian Axis

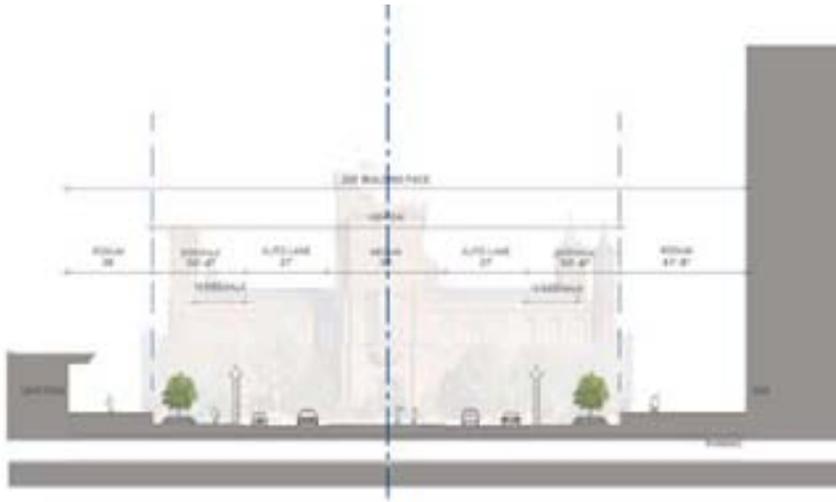
"Hybrid"
Median/Plaza Axis



Key

- Pedestrian
- Plaza
- Infill/Feature
- Tree

Section at Forrestal Site



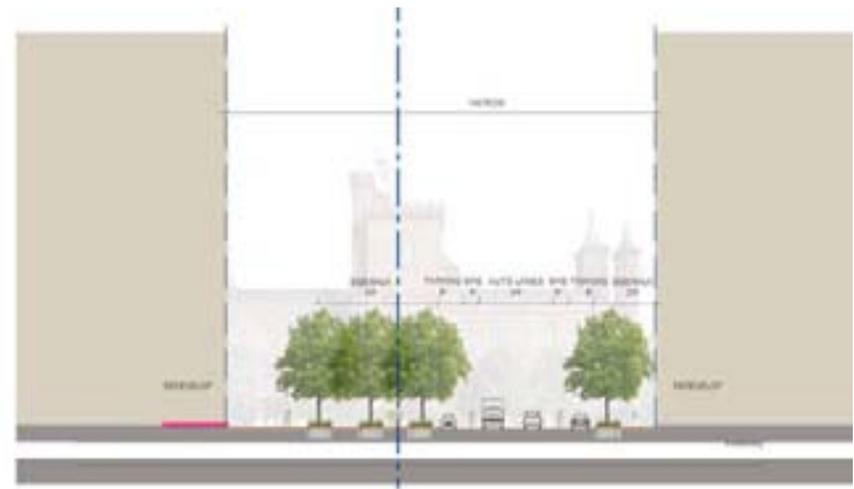
Existing Condition



Median Axis "Ramblas"
"Hybrid" Median/Plaza Axis (Similar)

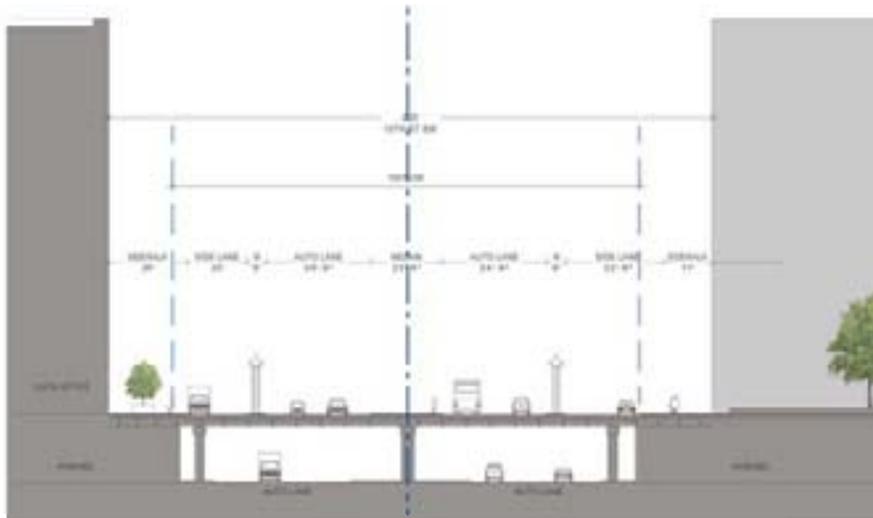


Roadway Axis

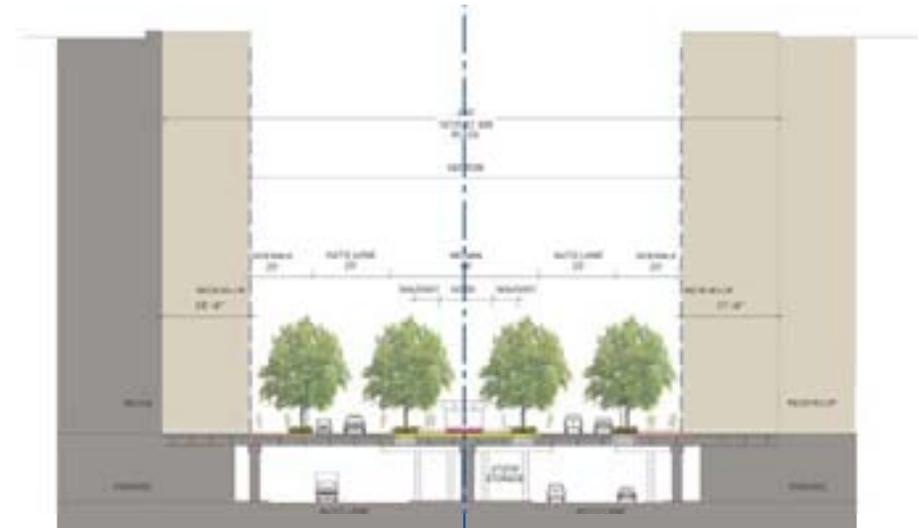


Pedestrian Axis

Section at L'Enfant Plaza



Existing Condition



Median Axis "Ramblas"

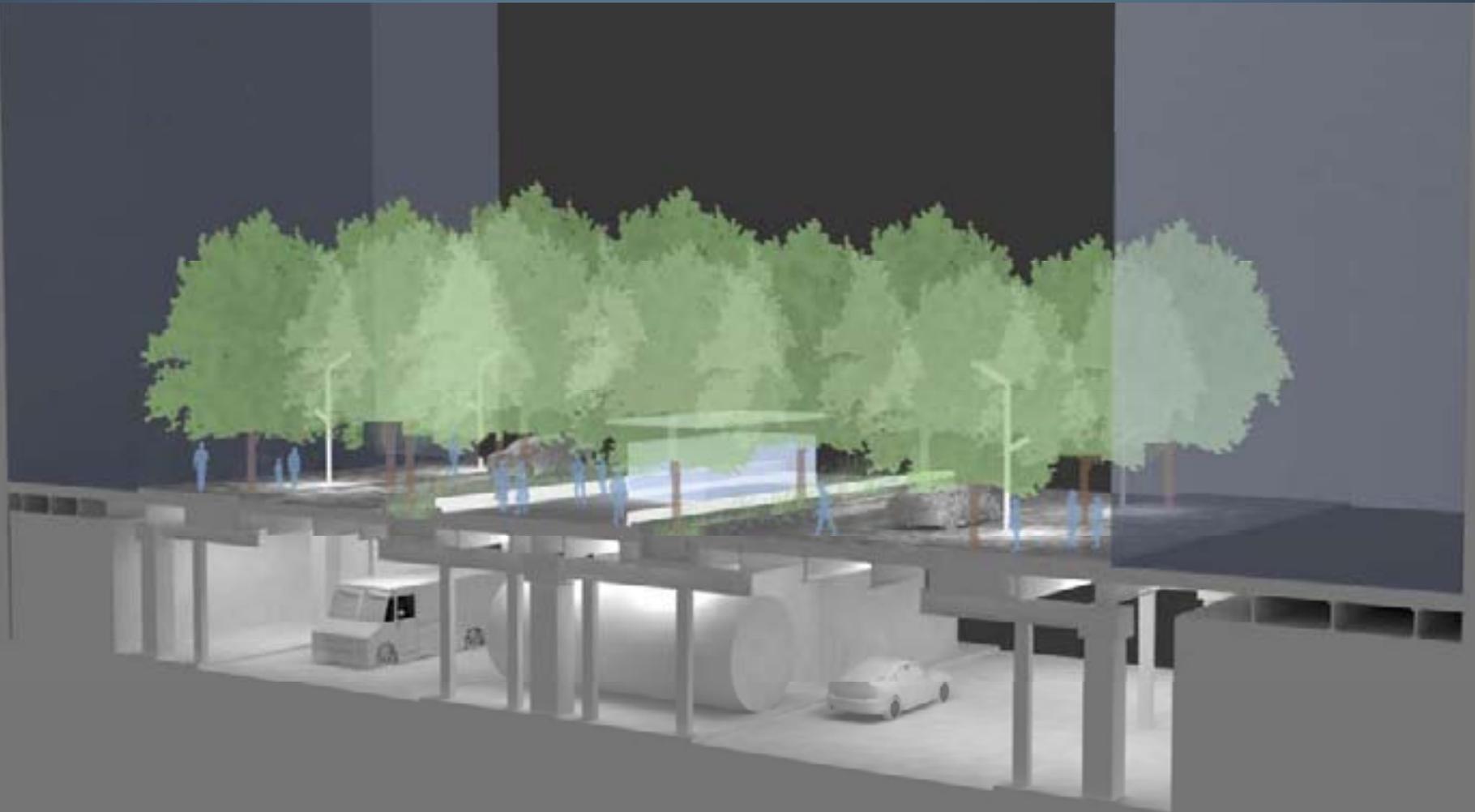


Roadway Axis

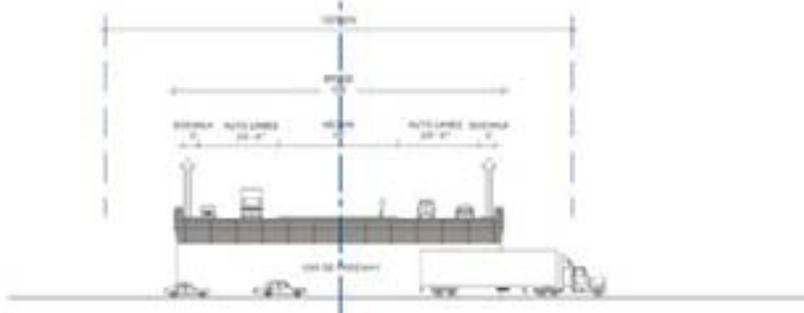


Pedestrian Axis
"Hybrid" Median/Plaza Axis (Similar)

10th St. SW – Enhanced Landscape and Stormwater



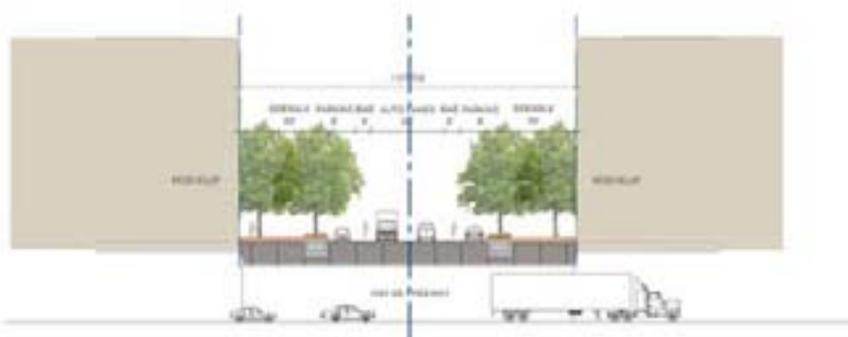
Section at Southwest Freeway



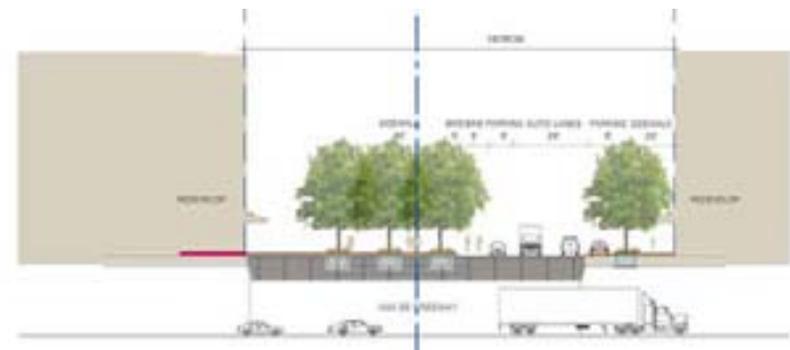
Existing Condition



Median Axis "Ramblas"
"Hybrid" Median/Plaza Axis (Similar)



Roadway Axis



Pedestrian Axis

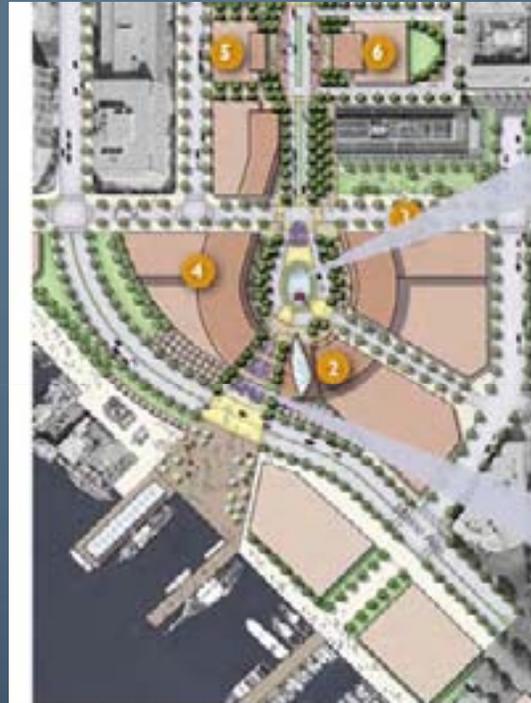
The Overlook



The Overlook

Monumental Core Framework Plan

- Identified Issue – Reliance on freeway lid for new focal point and future development
- Banneker recognition
- Waterfront redevelopment identified need to create certainty for future connectivity
- Recommendation - define existing fountain area location as “Focal Point”



Framework Plan proposal for the 10th Street corridor.

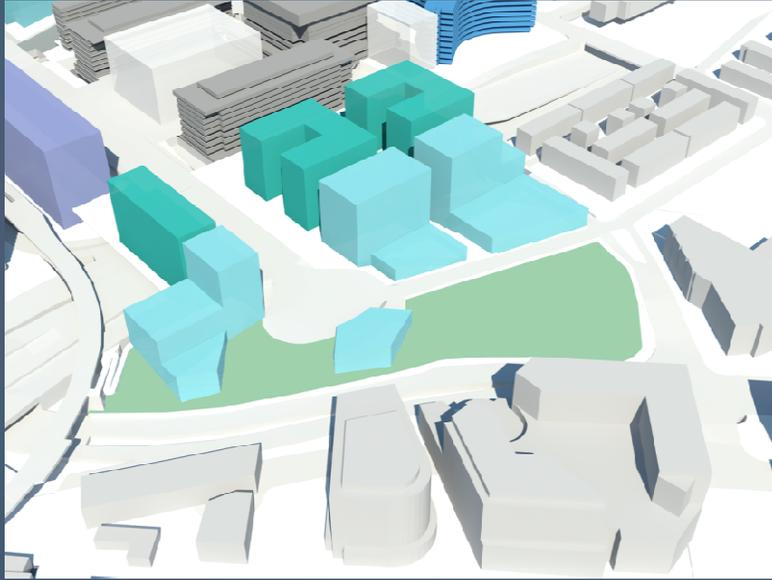


Spectacular fountains can engage adults and children alike (Atlanta, GA)



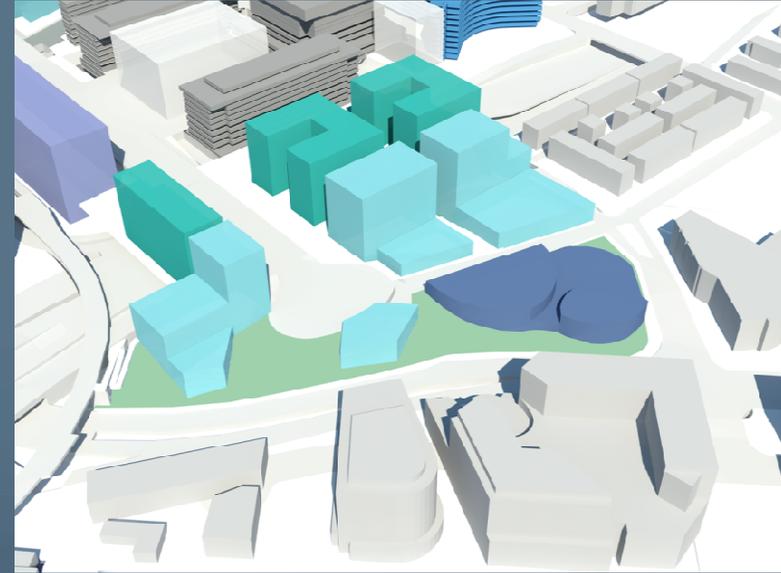
Grand stairs can be destinations for people-watching. (Rome, Italy)

The Overlook – Civic Development



“Minimum” Buildout

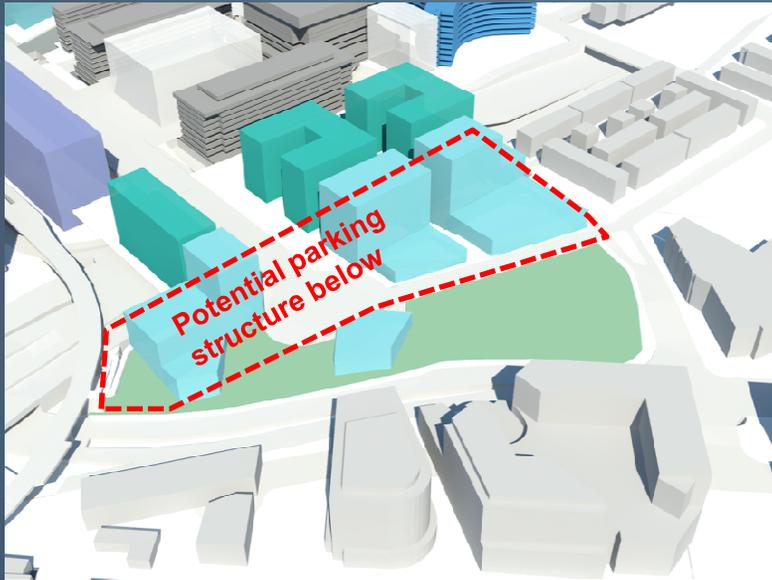
- Potential Feature/Memorial at 10th St SW Axis
- Civic/Cultural Buildings adjacent to Freeway (with potential parking zone below)
- Landscape features connection to waterfront



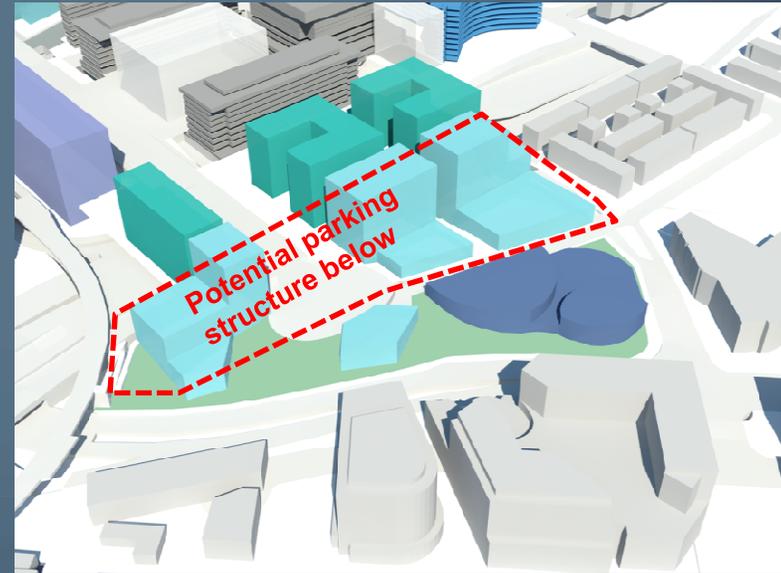
“Maximum” Buildout

- Potential Feature/Memorial at 10th St SW Axis
- Civic/Cultural Buildings adjacent to Freeway (potential parking zone below)
- Civic/Cultural Building near 9th Street intersection
- Landscape features connection to waterfront

The Overlook – Potential Parking



“Minimum” Buildout – Potential Parking



“Maximum” Buildout – Potential Parking



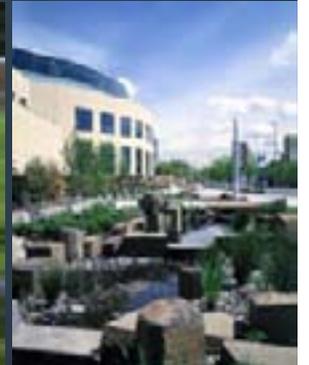
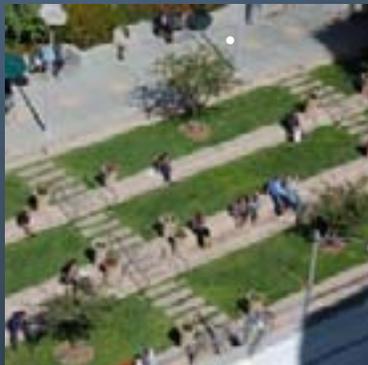
Controlled
Access

The Overlook –



View East along Maine toward Landscape Access

View West from 9th and Maine toward Overlook



A Sketch View – An Identifiable District



SOUTHWEST

Ecodistrict

67

Green Roofs and Photovoltaics

- Green roofs reduce ambient temperature, thereby reducing the operation temperature of the PV system and increasing the efficiency of electricity generation
- Shade provided by PV panels promotes plant growth and species diversity

