



Today's Briefing

Why now is the time to act

How to achieve a highly sustainable mixed-use community

How district-scale strategies yield greater results

Why these strategies make economic sense

Where partnerships can help to make it happen

What is an Ecodistrict?

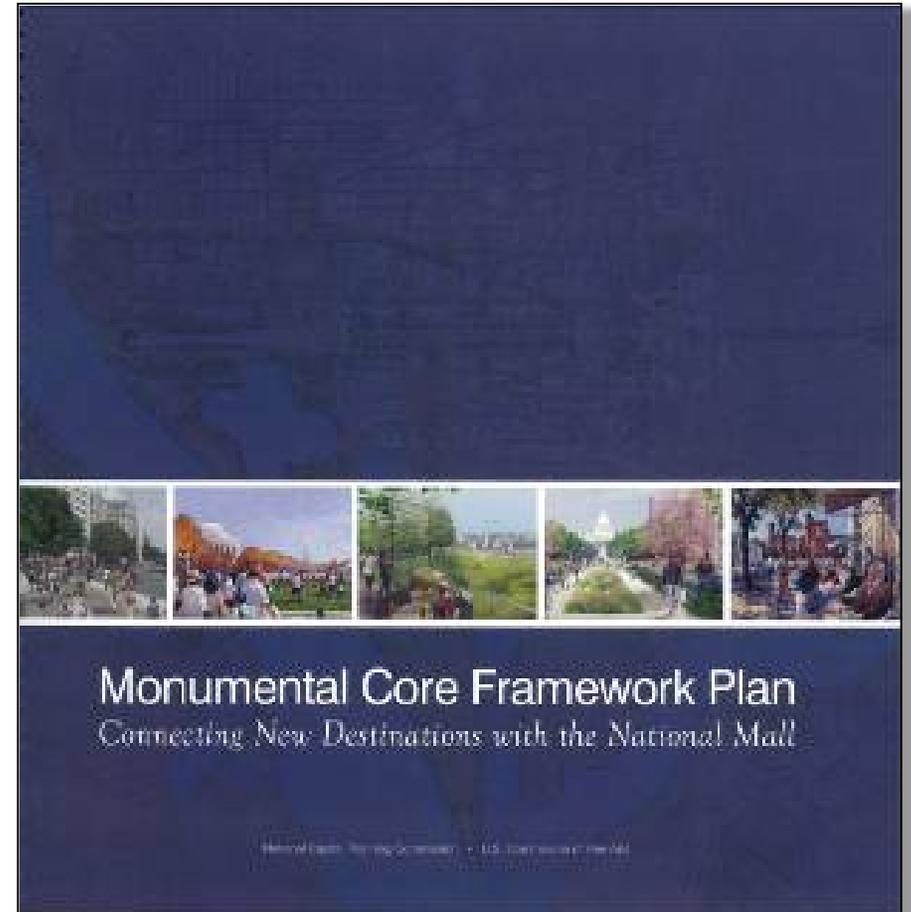
- It captures, manages, and reuses energy, water, and waste beyond a single building to a group of buildings within a precinct
- It includes transportation choices and a mix of uses within a neighborhood
- It creates a neighborhood of connected parks, plazas and open spaces for a vibrant, green, and walkable community



Monumental Core Framework Plan

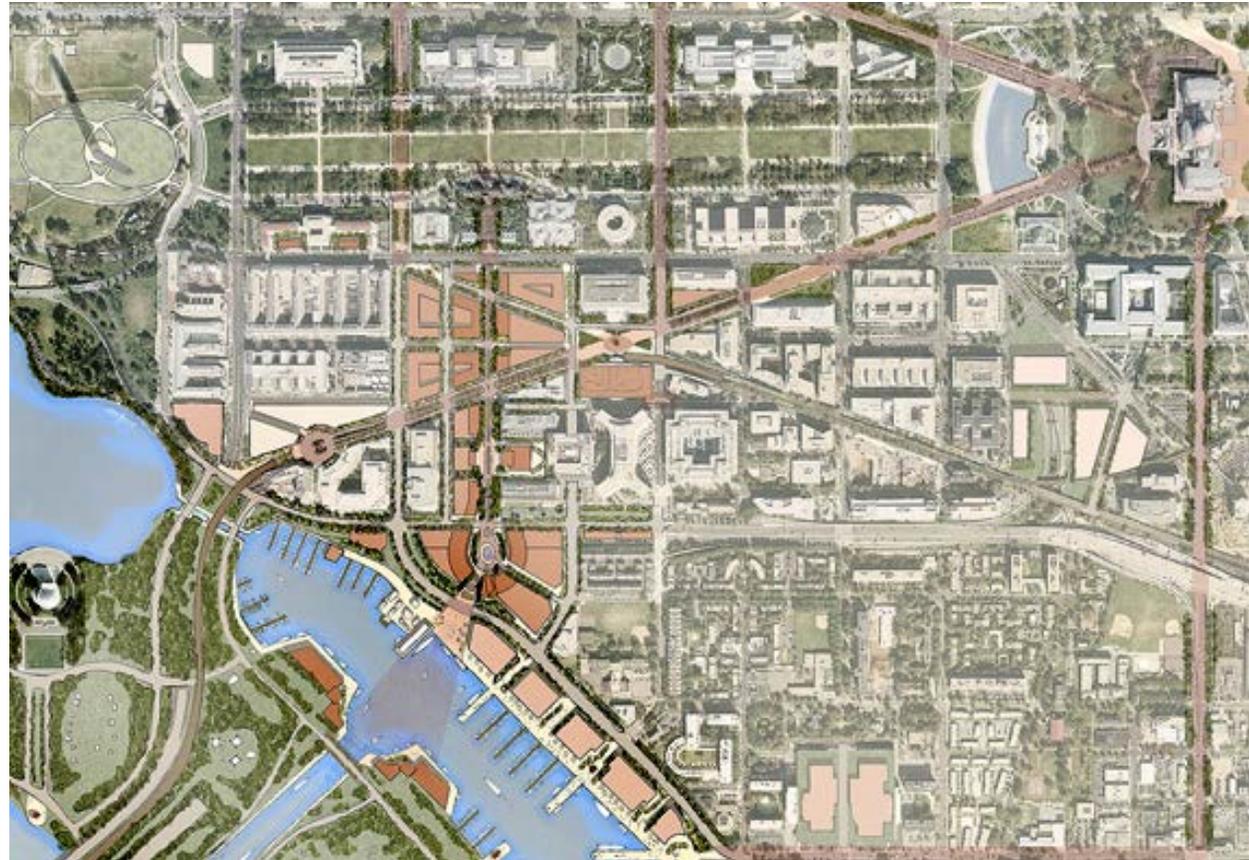
Goals

- Help protect the National Mall from overuse
- Create distinctive settings for new cultural facilities
- Protect and improve federal office base
- Strengthen precincts as places to live, work, and visit



Connecting the National Mall with the Waterfront

- Redefine 10th Street as a vibrant mixed use corridor
- Restore Maryland Avenue as a grand urban boulevard
- Repair the Urban Fabric by restoring the street grid and reclaiming city blocks



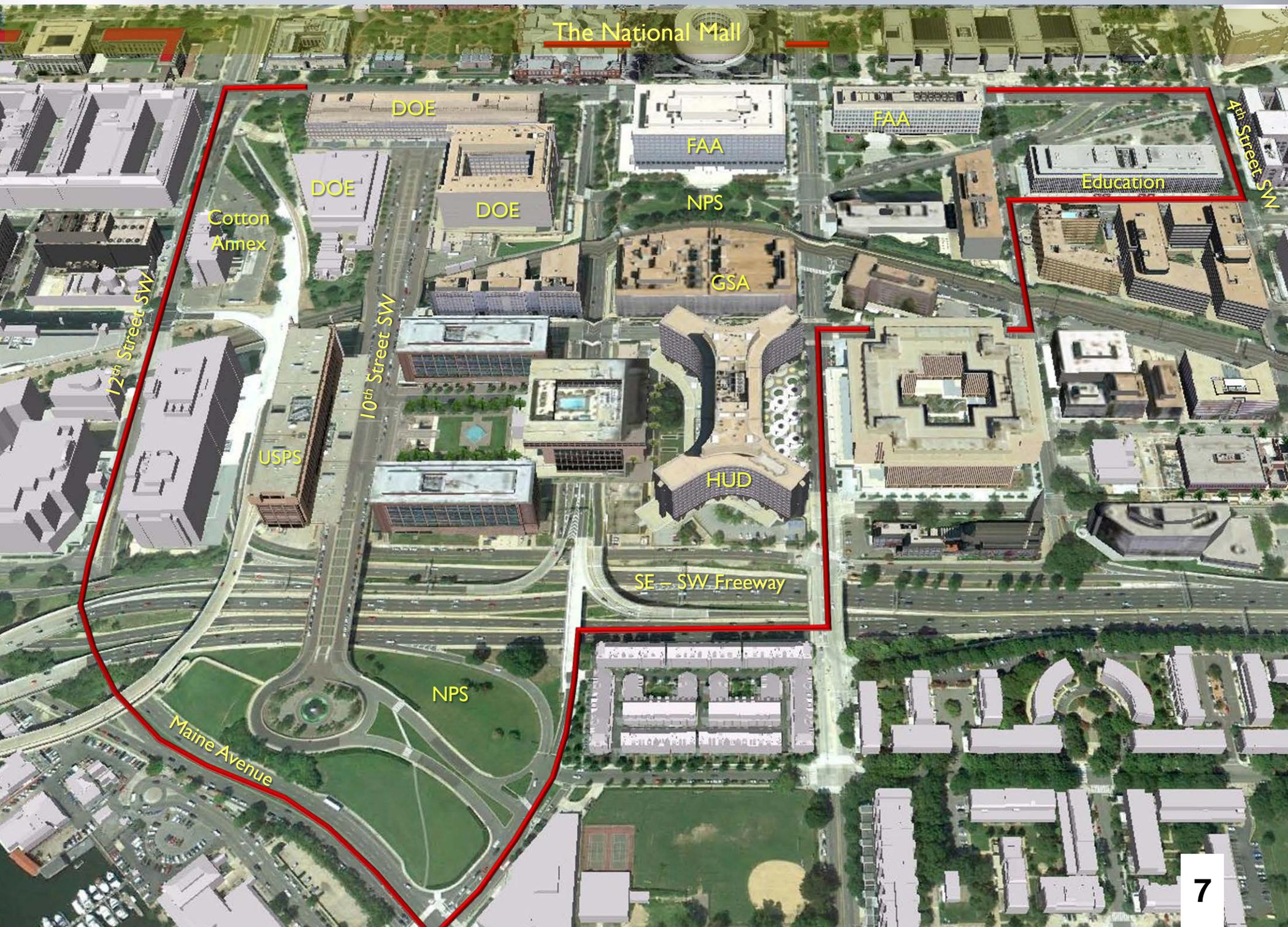
EXECUTIVE ORDER 13514

Leadership in Environmental,
Energy and Economic
Performance



Transformative shift in Government Operations

Reduce greenhouse gas emissions



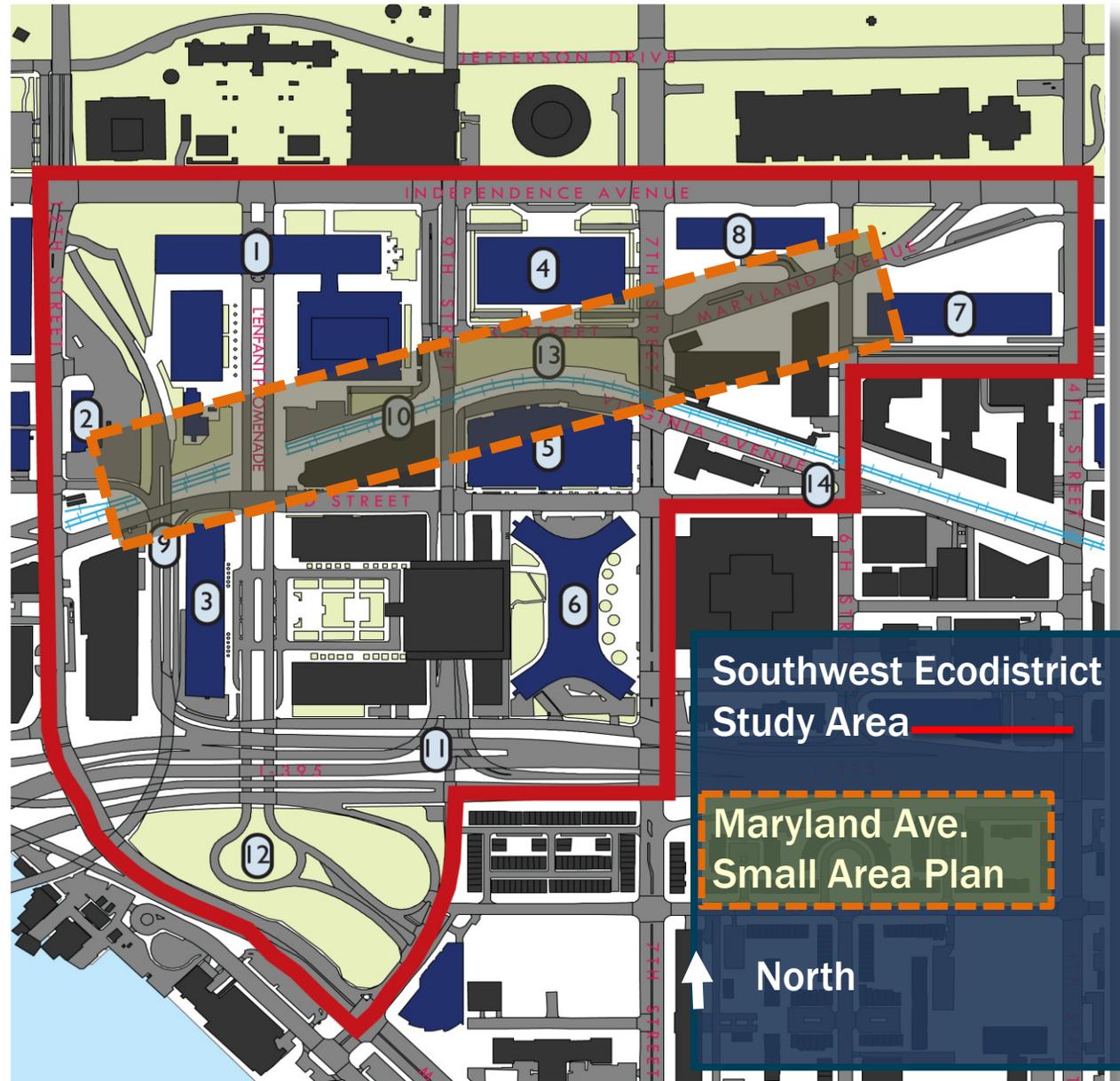
The Southwest Ecodistrict Task Force and Working Group

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

One project: 2 Plans

NCPC:
SW Ecodistrict Plan

DCOP:
Maryland Ave. SW
Small Area Plan



Southwest Ecodistrict
Study Area

Maryland Ave.
Small Area Plan

North

Maryland Avenue, SW Small Area Plan

Council Approval – May/June 2012

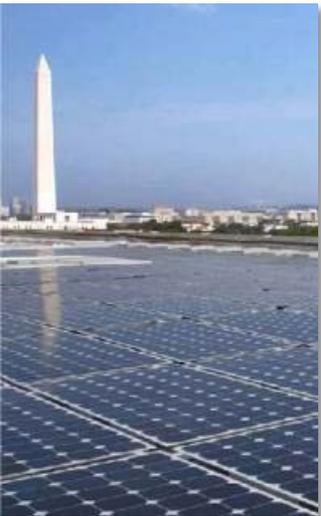


Mission Statement:

Establish an Ecodistrict that transforms the 10th Street and Maryland Avenue corridors into vibrant, well-connected places to commemorate, visit, work, and live in a manner that creates a national showcase of sustainability through innovation, technology, and design.

Goals:

- Create a Livable Community, Workplace, and National Cultural Destination
- Create a National Showcase of Sustainability
- Ensure Mobility To, From, and Within the Area for all Modes of Travel
- Create a Healthy Urban Ecosystem



The Southwest Ecodistrict Plan lays the groundwork for the area's redevelopment into a highly sustainable mixed-use community.

It is a roadmap for the prioritization and logical phasing of projects, and a governance and implementation strategy.



- Sustainability Framework
- The Development Scenario
- The Results
- Focus Areas
- Implementation/Governance

How to Achieve A Highly Sustainable Mixed-use Community



New residential/hotel uses are needed to create activity, support enhanced restaurant/retail uses, and achieve sustainability goals.

The short-term market for residential is limited due to projects already in the pipeline.

A minimum of 1000 units (approximate) are needed to establish viable residential atmosphere.

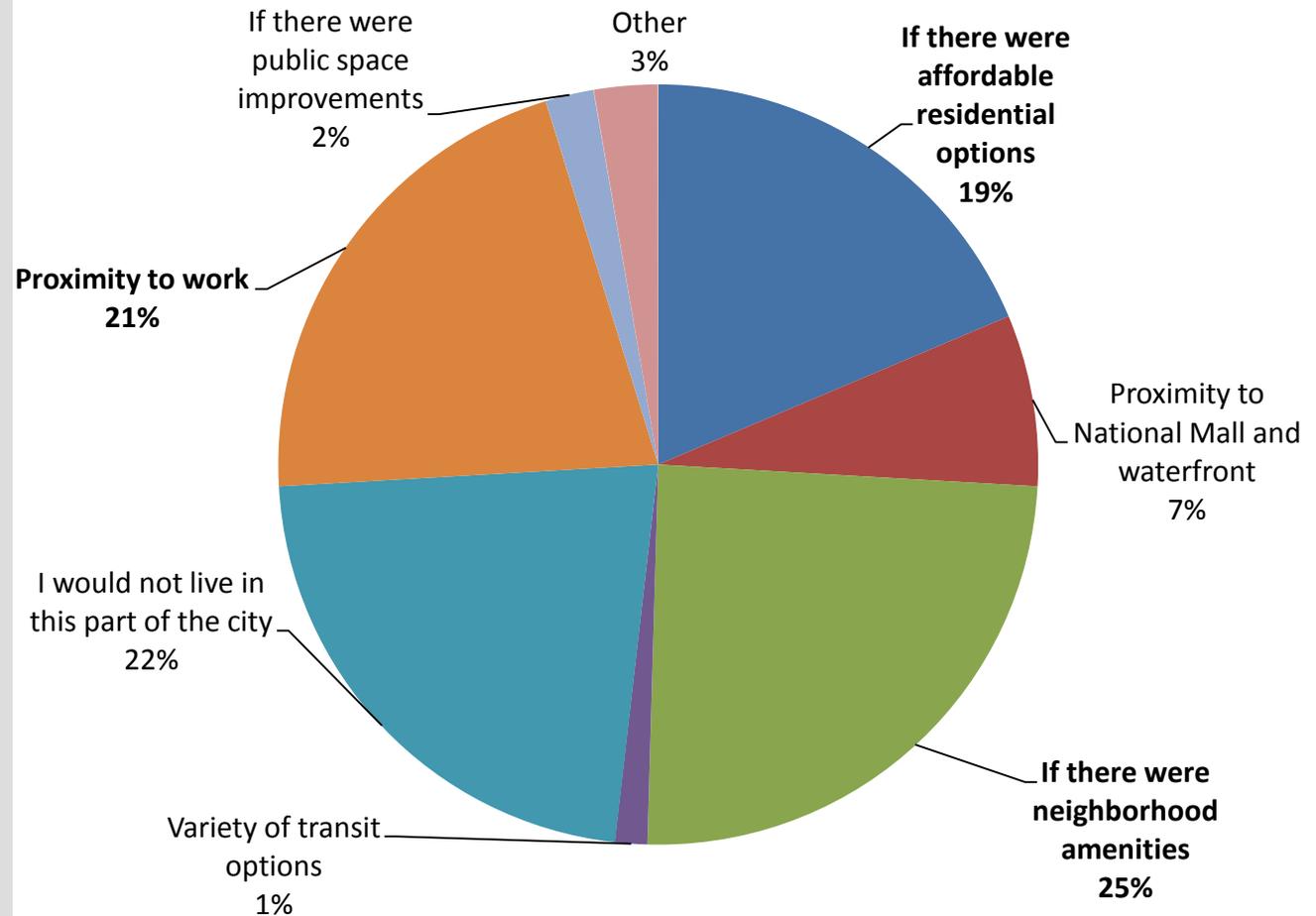
Creating appealing, ammenitized public space is crucial to supporting residential uses.

There is support for 300 hotel rooms by 2020, and 300 more by 2030.

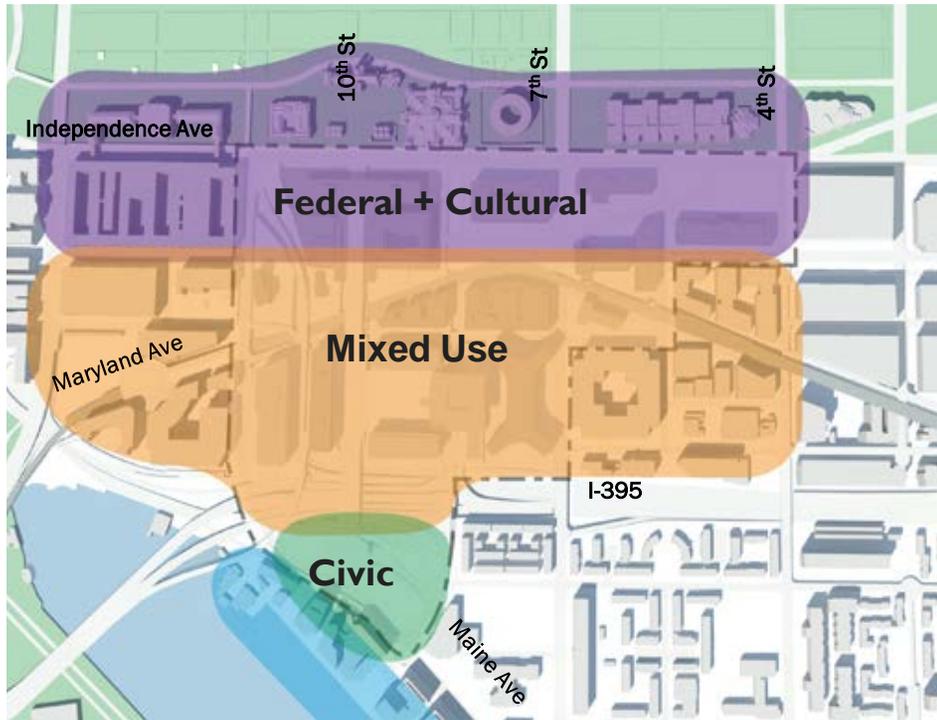
Office uses are the easiest to develop, and will remain the path of least resistance without public intervention.

There is support for up to 100,000 s.f. of retail (primarily limited service restaurants) before 2015.

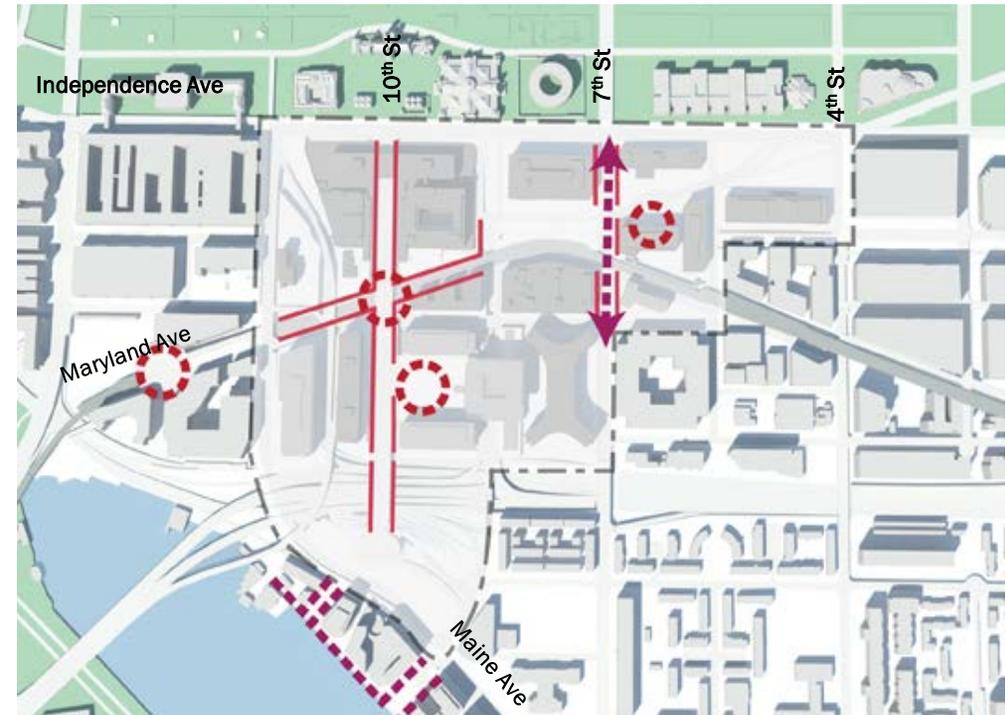
What would make this area desirable as a place to live?



Land Use Mix



Active Street Frontage



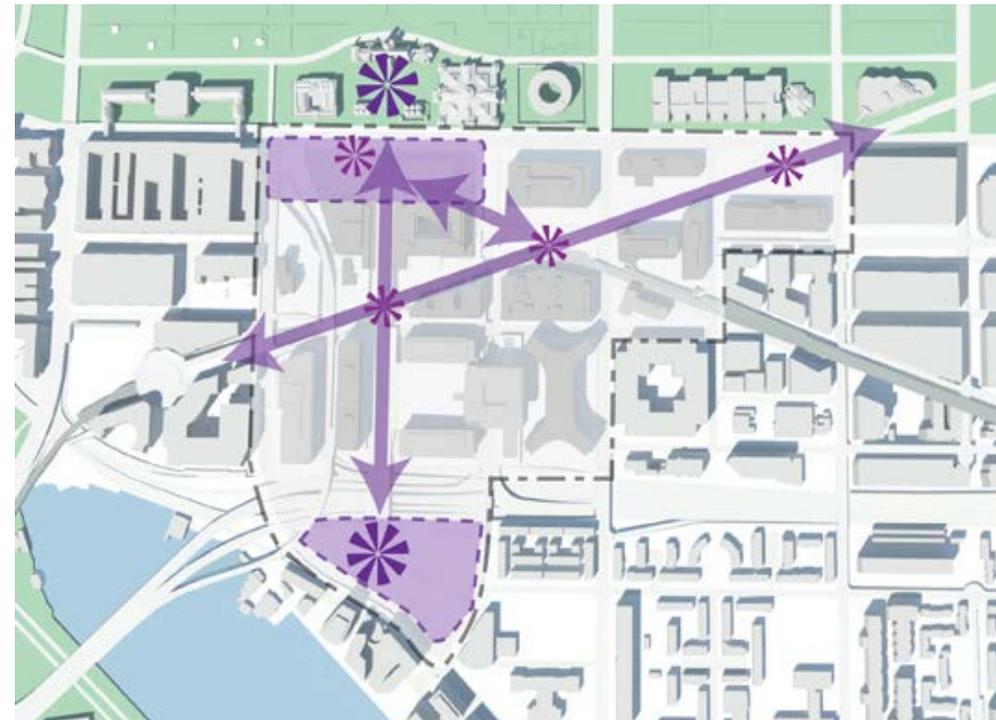
-  Retail Node
-  Retail Frontage
-  Active Building

Open Space



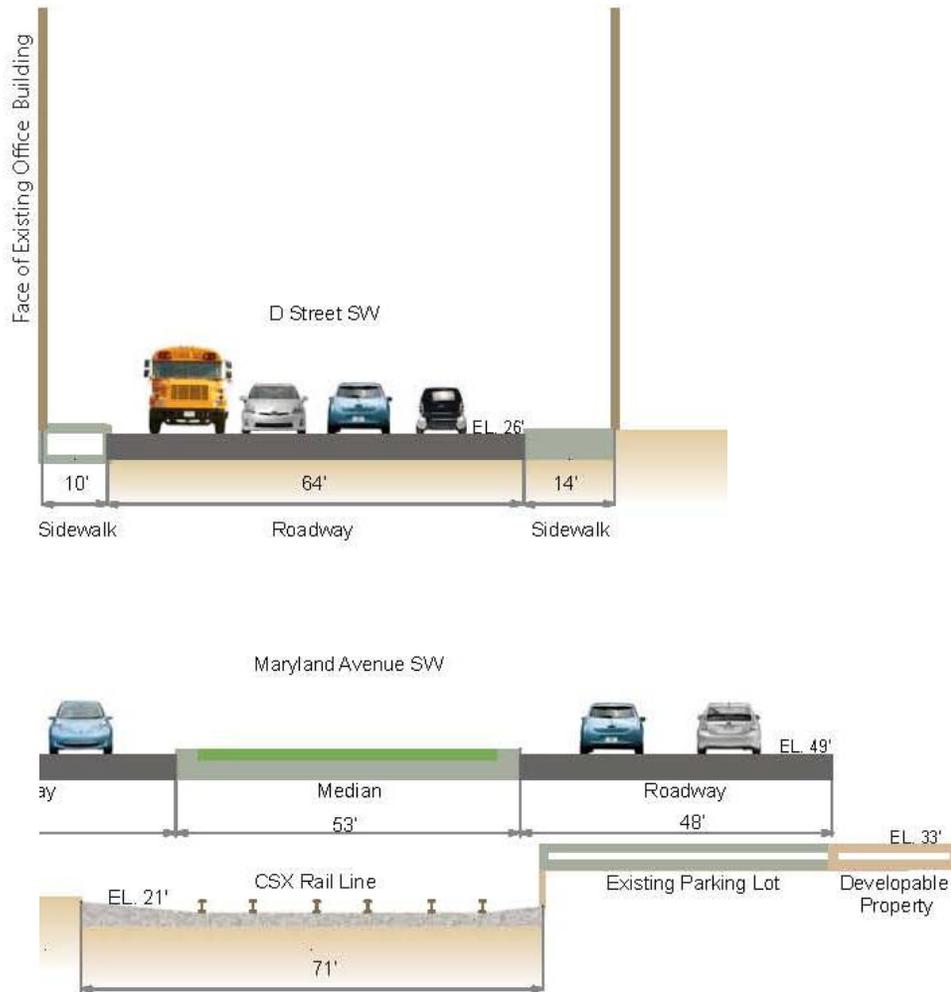
-  Public space - Exist. & Planned
-  View Corridor
-  Enhanced Green Spine
-  Civic Anchor

Cultural Facilities

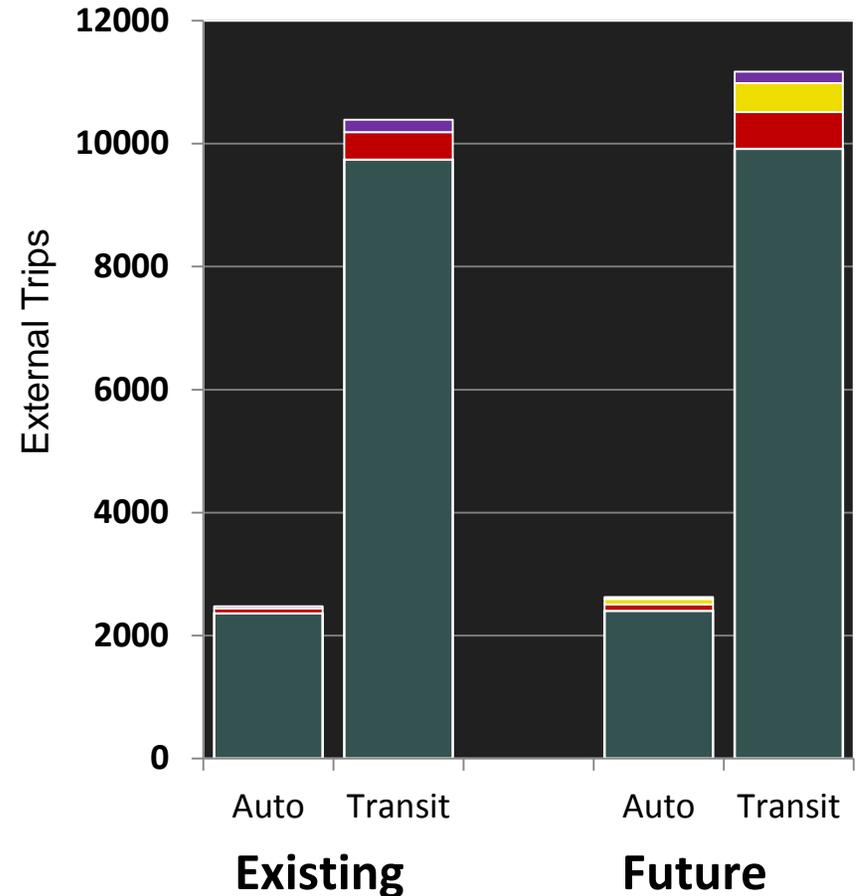


-  Museum/Memorial Sites
-  Zone for Future Facility
-  Zone for Future Facility
-  Enhanced Links

Street Network Connectivity Feasibility Study

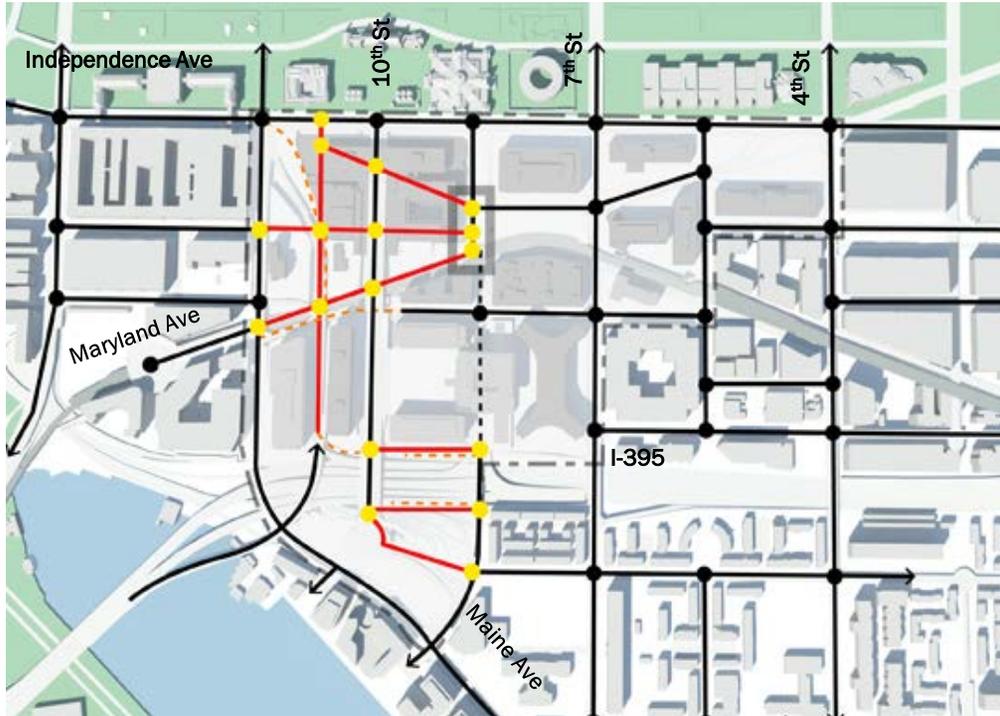


Transportation Analysis



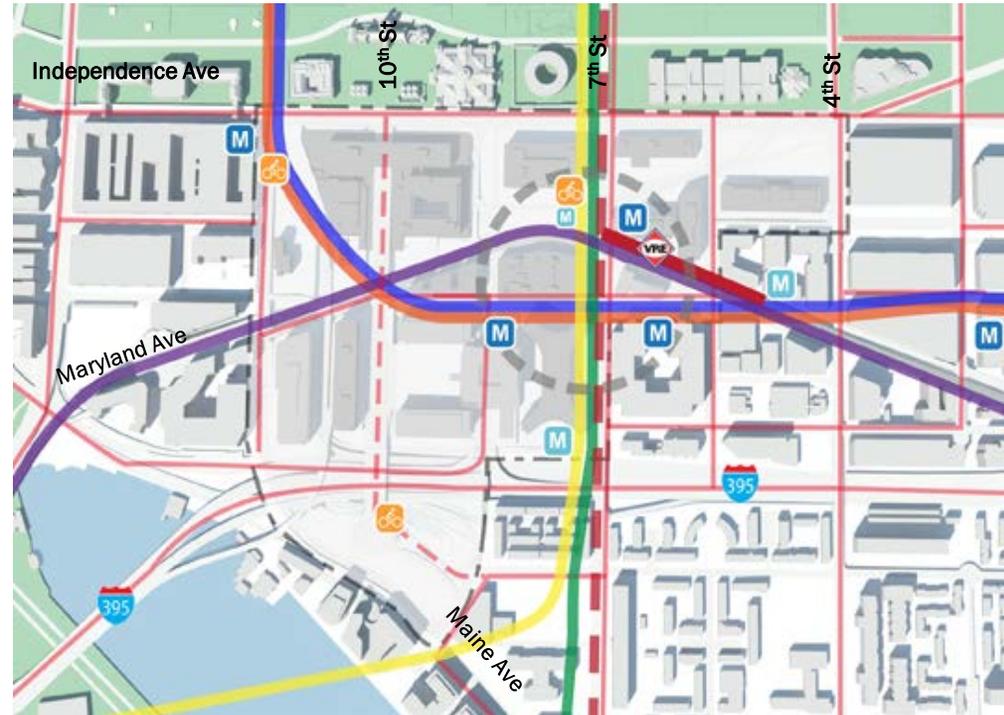
Approx. **780** new PM peak hour transit trips (>8%)
 Approx. **50** new PM peak hour vehicle trips (>6%)

Street Grid



- Existing Streets
- - - Existing Streets (below grade)
- Proposed Streets
- - - Proposed Ramp
- Existing Intersection
- Proposed Intersection

Transit and Transportation



- Metro Orange
- Metro Blue
- Metro Yellow
- Metro Green
- Future Streetcar
- VRE
- Bus
- - - Bike
- Transit Node
- Metro (Exist Elevator)
- Metro (Potential Access)
- Metro (Existing Entrance)
- Capital Bikeshare

Building Scale Strategies

Reduce Energy Use in Buildings

Existing Buildings

High Energy Use

Lightly Rehabbed
Buildings

47%
decrease

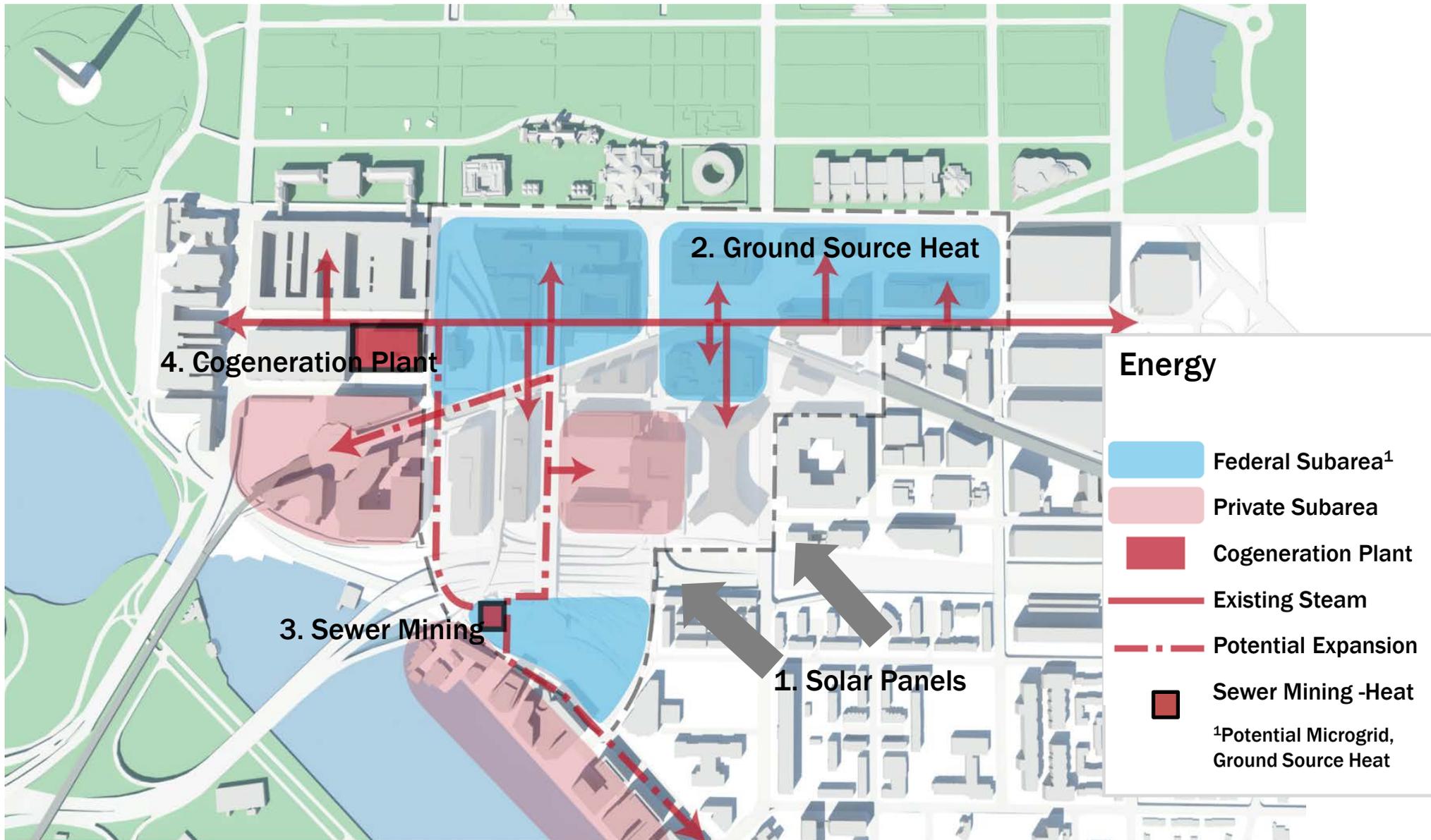
- Upgrade mechanical/electrical controls
- Efficient lighting
- Improved insulation
- Energy Star rated plug load equipment

Fully Rehabbed Buildings
and New Development

72%
decrease

- Upgrade mechanical/electrical controls
- Efficient lighting
- High performance building envelope
- CUP for cold/hot water
- Hydronic thermal distribution

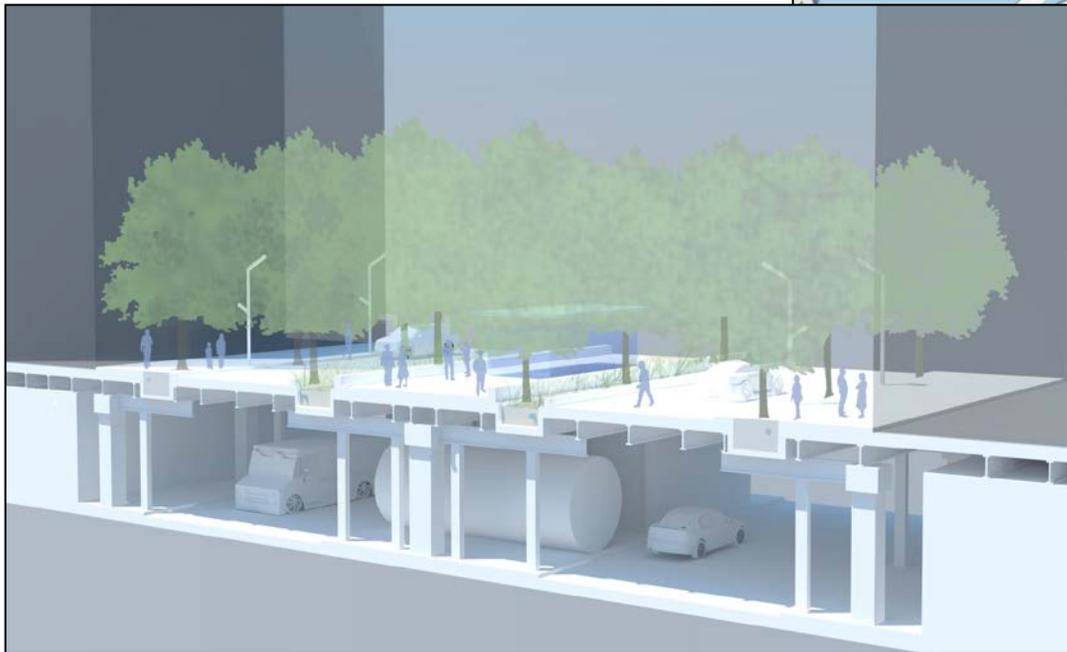
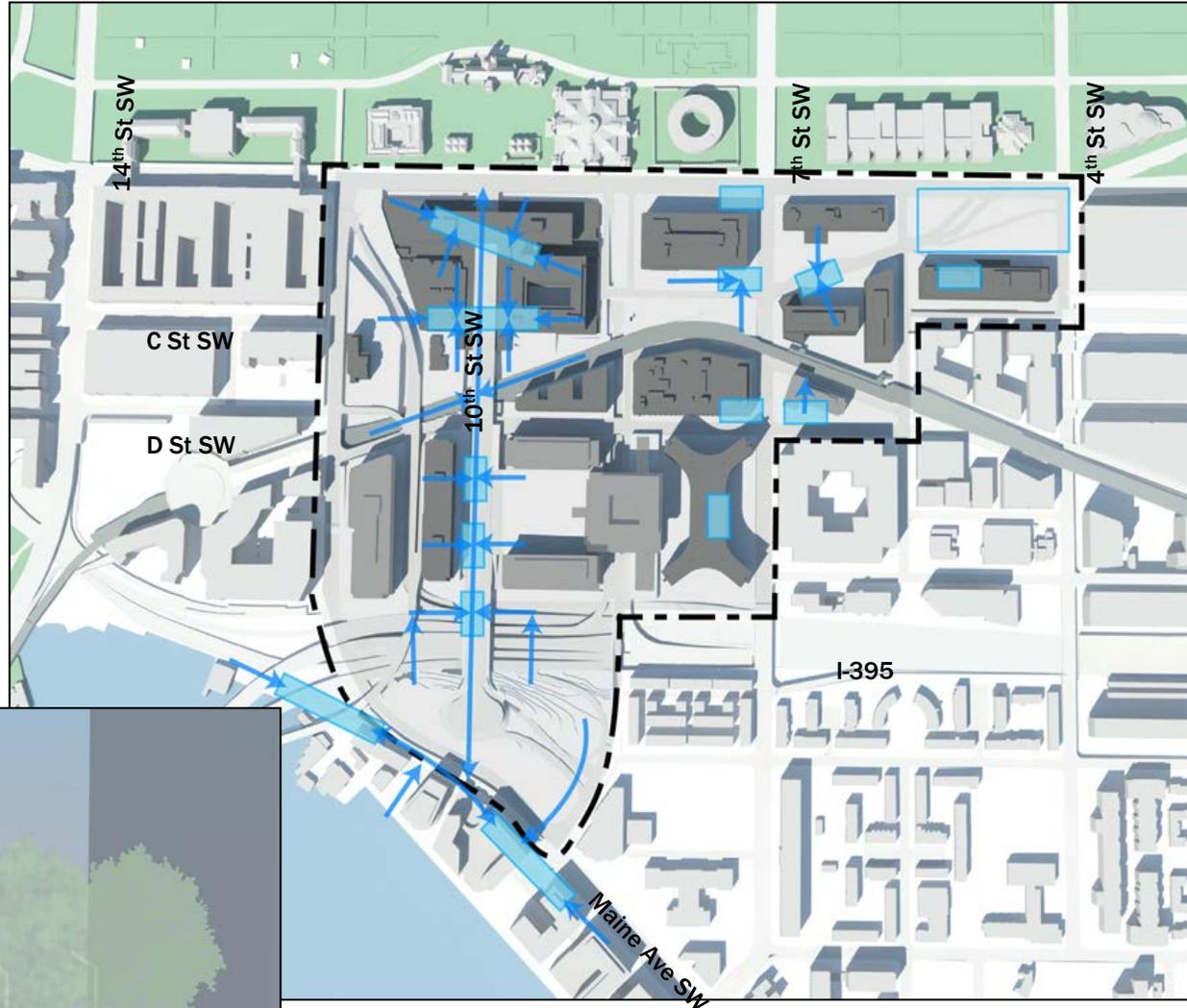
 District-scale Energy



 Water

District Water Collection System

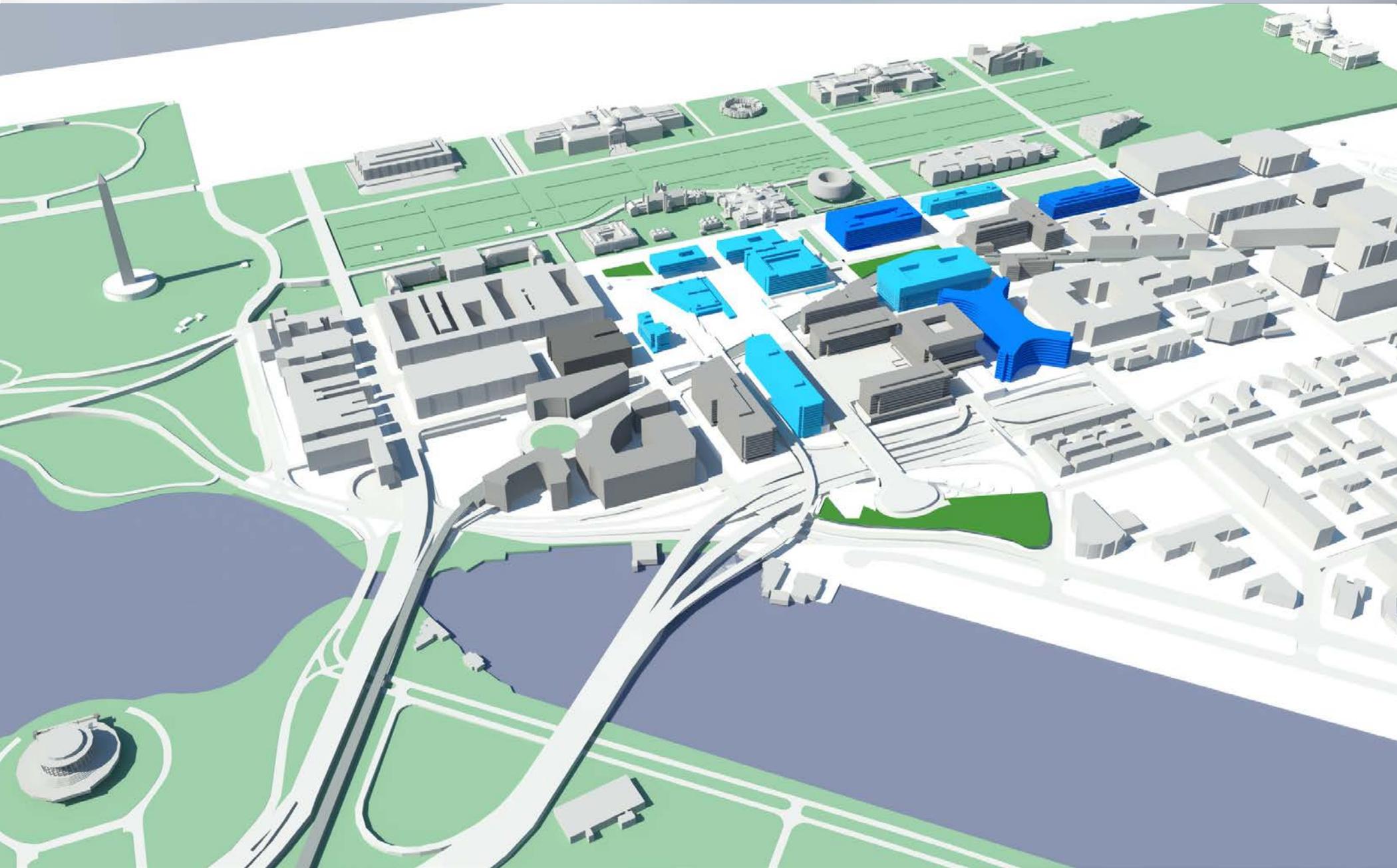
Large tanks (under 10th Street) could hold enough rain/stormwater to provide 71% of the total water used in the ecodistrict.



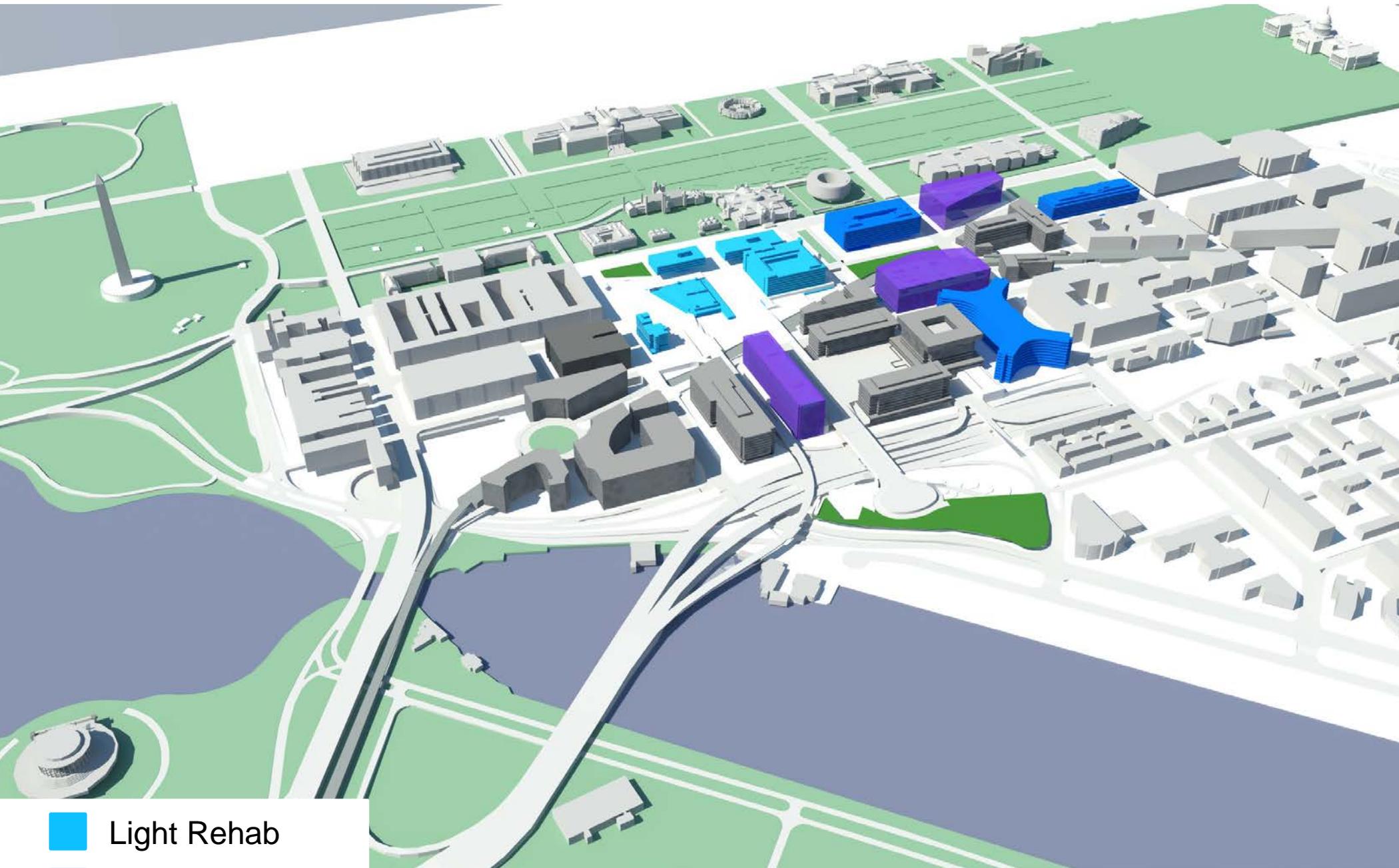
10th Street Cross Section with below ground tanks

The Path to Sustainability: How District-scale Strategies Achieve Greater Results

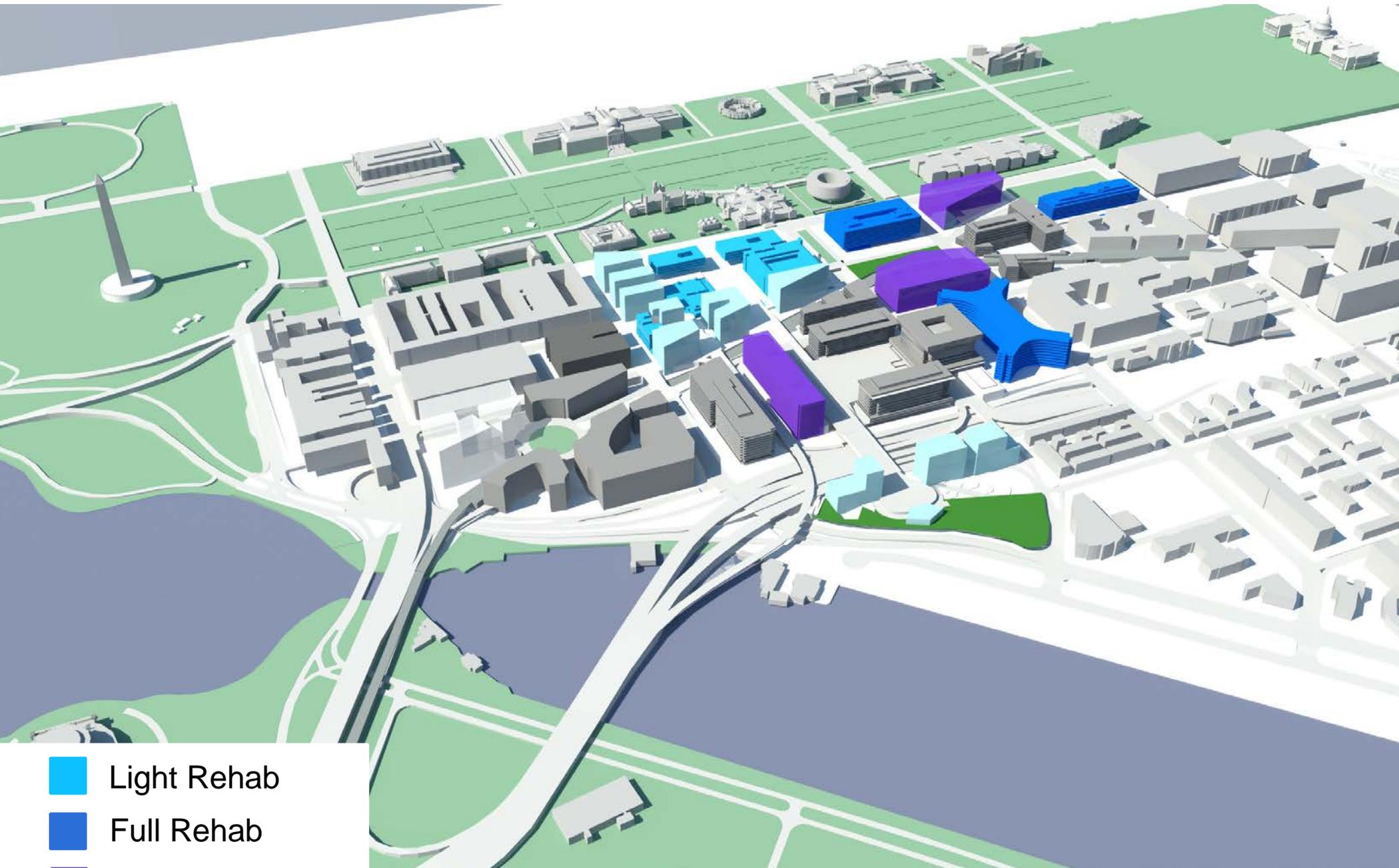




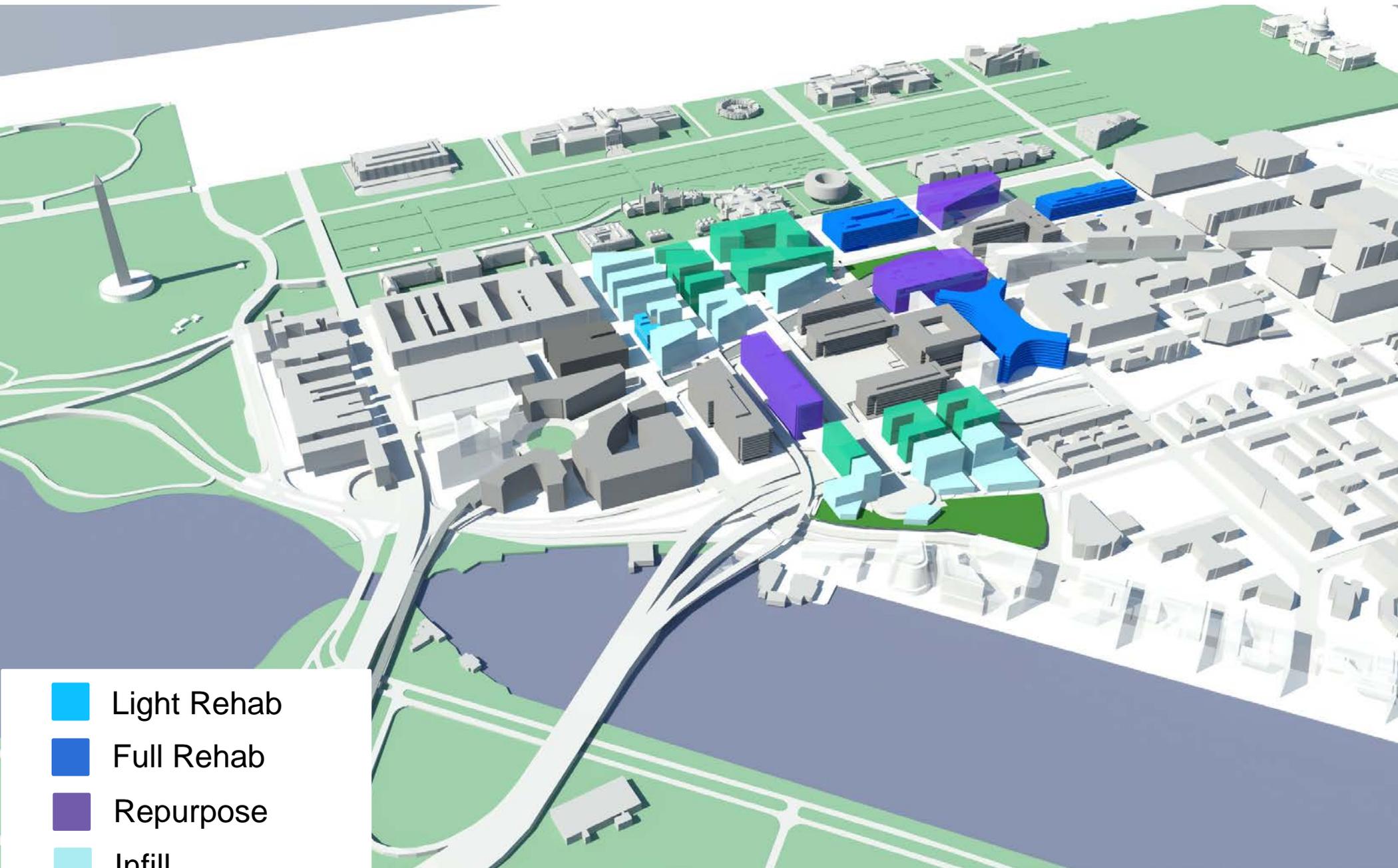
- Light Rehab
- Full Rehab



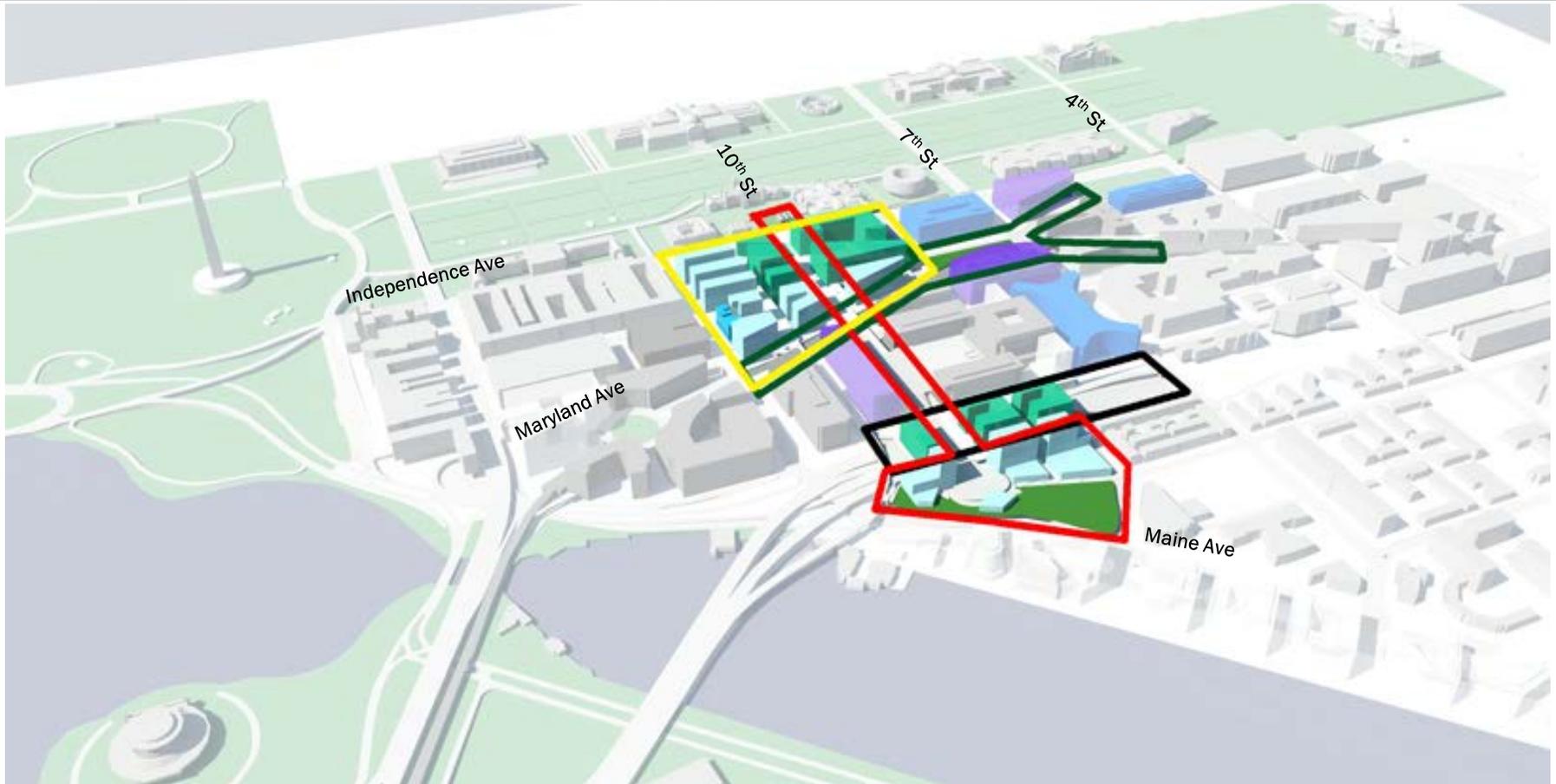
- Light Rehab
- Full Rehab
- Repurpose



- Light Rehab
- Full Rehab
- Repurpose
- Infill



- Light Rehab
- Full Rehab
- Repurpose
- Infill
- Redevelopment



Focus Areas

Independence Quarter (Forrestal Complex)

10th Street/Banneker Overlook

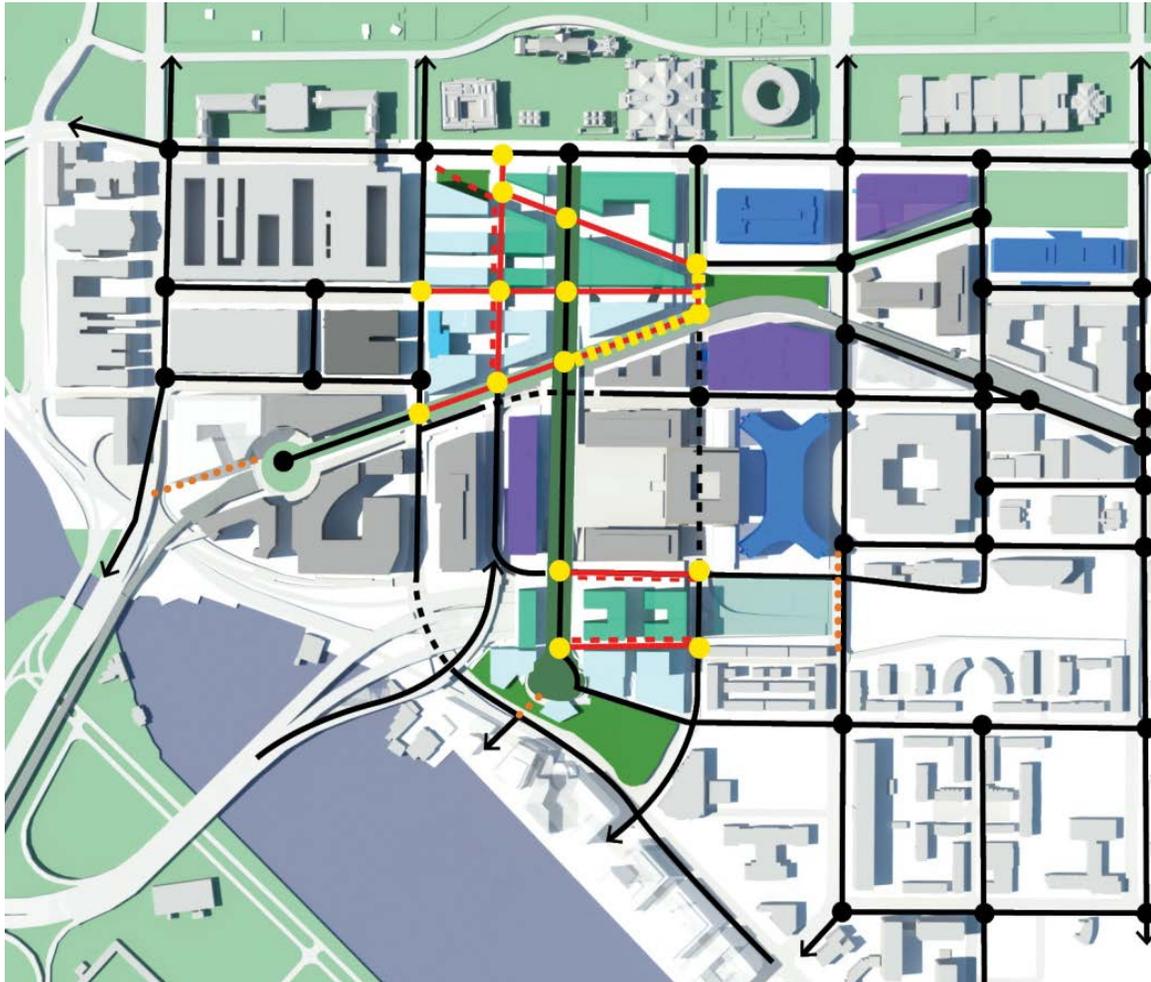
Freeway Development

Maryland Avenue/ L'Enfant Intermodal Station and Park (VRE + Reservation 113)

What We Can Achieve

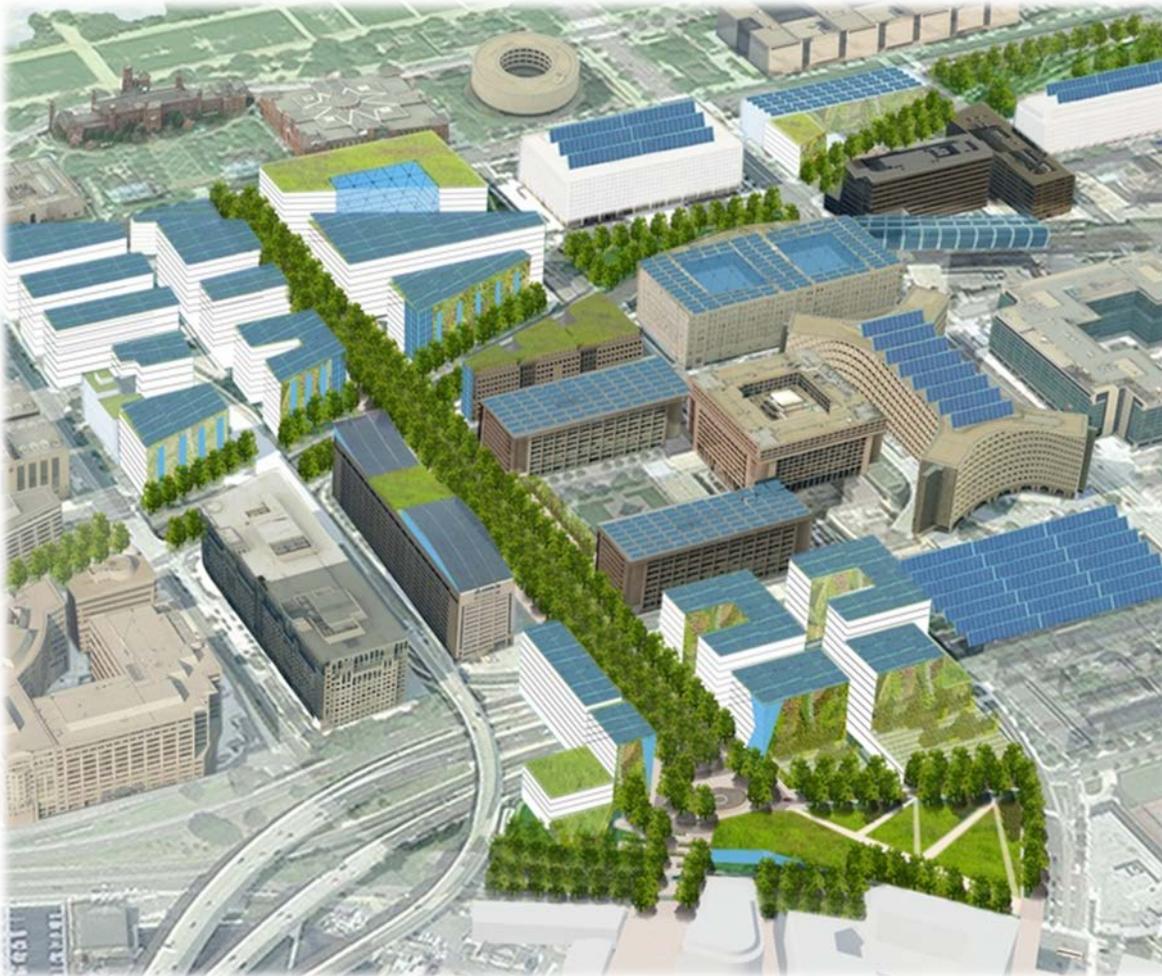
Why district-scale strategies are more effective

Creating a Highly Sustainable Mixed-Use Community



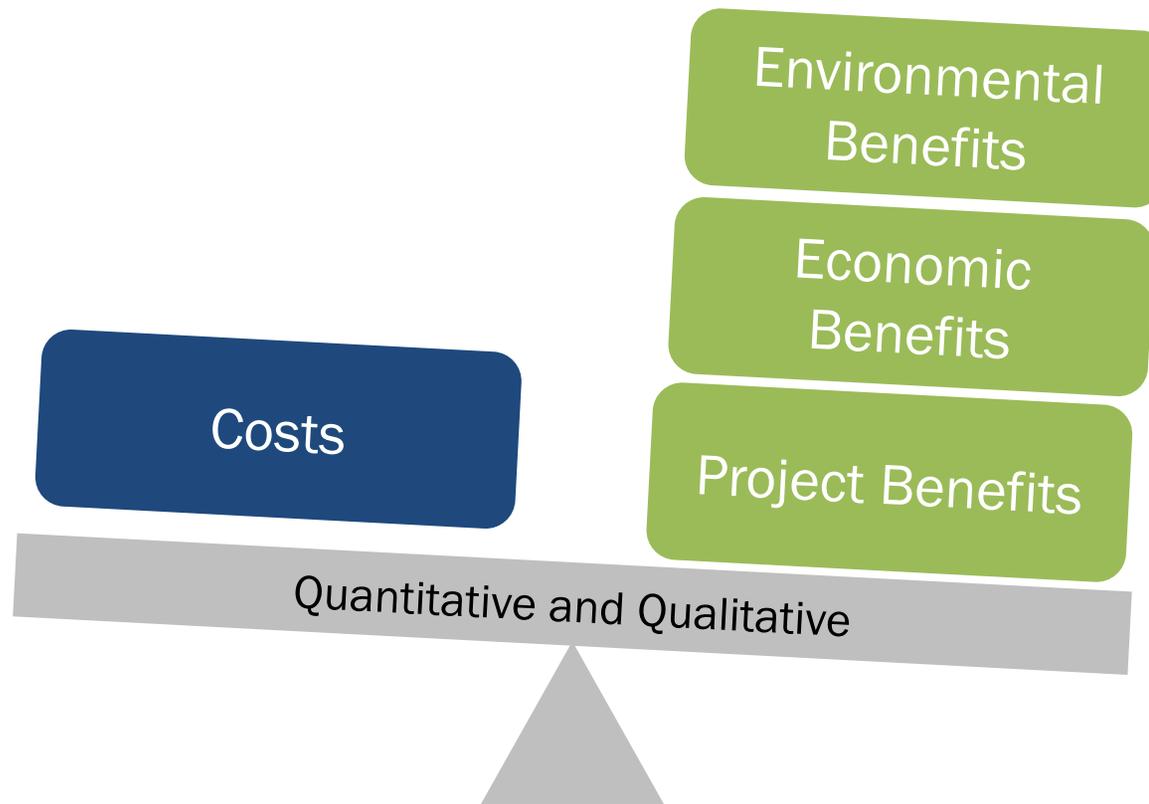
- Retains **7.9M** sf of federal office space; accommodate up to an additional **19,000** employees
- Creates additional **2.8M** sf of office space for private/federal purpose
- Establishes **4-6** sites (**1.2M** sf of cultural development)
- Creates **8.8** acres of new/improved parks and plazas
- Reconnects the street grid and creates **8** new intersections
- Improves and expands **INTERMODAL CONNECTIVITY + TRANSIT CAPACITY**
- Establishes a **GRAND CONNECTION** between the National Mall and the waterfront

District-scale Strategies Yield Greater Results



- Reduces the area's greenhouse gas emissions by **51%**
- Allows for the capture and reuse of **ALL** the rainwater in the ecodistrict throughout the year.
- Reduces the potable water use by **70%**
- Increased the amount of waste diverted from the land from **35%** to **80%**
- Transforms the federally-owned cogeneration plant into a **HIGHLY EFFICIENT** and **FINANCIALLY SUCCESSFUL** energy model.

Why these Strategies Make Economic Sense



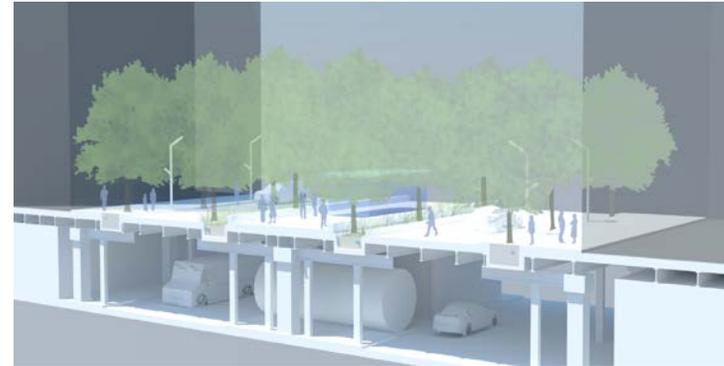
Economic & Environmental Benefits

- Employment and output growth in DC
- Federal brand enhancement
- Reduced carbon footprint
- New cultural facilities and event spaces
- DC brand enhancement
- Employee productivity improvement
- Live-work balance
- Connection from Mall to river
- Cleaner river
- Attractive to younger employees

Partnerships can Help to Make It Happen

We need funding tools and a governance structure for:

- Managing and paying for district-wide infrastructure projects (water, energy and roads);
- Coordinating the multiple modes of transportation activity at L'Enfant Station; and
- Coordinating the development activity within the ecodistrict to ensure that the larger goals of both the local and federal government are achieved



Next Steps

Task Force Review + Comments - **May/June, 2012**

Commission Review and Public Release - **July 12, 2012**

Public Outreach Meetings - **mid July to early September**

Peer Review - **mid to late July**

Task Force Review of Final Report - **October/ November 2012**

Commission Review of Final Report - **December/January**

