



PROPOSED

While the federal government and the District of Columbia already have a robust set of policies and regulations that will guide redevelopment activity in the Study Area, additional policies and regulations related to operations and development are needed to ensure that all of the recommendations for this area can be implemented.

EXPAND GSA'S AUTHORITY WITH REGARD TO THE CENTRAL UTILITY PLANT

Modeling studies conducted to develop the SW Ecodistrict Plan recommendations concluded that expanding the number and types (uses) of public and private buildings served by the central utility plant would dramatically reduce the area's greenhouse gas emissions. It could also help finance operations and maintenance. GSA does not, however, have the authority, to expand the central utility plant's operations to private buildings. This plan recommends that GSA seek authority to examine the environmental and financial implications of expanding the service of the central utility plant to private buildings in the area. This would include studying the environmental and financial impact of federal buildings disconnecting from the plant. Based on the conclusions of this study, a new policy expanding GSA's authority with regard to the plant should be considered.

ACTIVATE FEDERAL BUILDING FRONTAGES AND PUBLIC SPACES

Street life around federal buildings is minimal because the only ground floor activities are security checkpoints and interior commercial services available exclusively to employees, such as cafeterias and gyms. While building security checkpoints are important and the commercial uses offer some convenience to employees within the building, neither contributes to the neighborhood's vibrancy. As federal buildings are rehabilitated or redeveloped, ground floors should be programmed to include educational, cultural, commercial, or retail establishments accessible directly from the public sidewalk and available to everyone. This will activate the streets and provide opportunities for businesses to expand their customer base.

MANAGE STORMWATER ACROSS PROPERTY LINES

Several of the stormwater management recommendations impact the Ecodistrict's overall energy and water use. Currently, the District Department of the Environment policy does not allow stormwater to be managed across multiple property lines. For example, a building owner must capture and manage stormwater within their property boundaries; however, in many cases, the amount of stormwater may exceed the site's capacity. A good solution (especially in Washington where the right-of-ways can be exceedingly wide) is to manage some of the property's stormwater within the public right-of-way (either the sidewalk or the street). Current policy restricts managing stormwater within the public-right-of-way because this area is reserved for potential future transportation related improvements. New policies and regulations could balance both objectives.

DEVELOPMENT REGULATIONS

The Comprehensive Plan's District Elements and the zoning regulations do not apply to federal land. However, if the federal government were to dispose of land, these policies and regulations would apply. It is important that the regulations necessary to implement the SW Ecodistrict Plan be in place prior to any federal disposal or long-term lease. The District, in coordination with the federal government, will need to update the Comprehensive Plan's District Elements and zoning regulations for this area to reflect the recommendations in the SW Ecodistrict Plan.