

# The Path To Sustainability

The path to sustainability will require improving building systems, maximizing the use of urban land, upgrading utility and road infrastructure, and investing in open space and transit. These improvements will meet the Ecodistrict goals, create investment, and save money over time.

The *SW Ecodistrict Plan* integrates district-scale and building-scale strategies to achieve sustainability, support a mixed-use neighborhood, and integrate federal buildings and commemorative works into a livable capital city. This approach will achieve greater results and efficiencies than planning building-by-building or block-by-block. The recommended Revitalization Scenario addresses how a collection of buildings and related infrastructure can function together to:

- › Reduce energy consumption and move toward zero-net energy in the form of carbon;
- › Reduce potable water consumption and improve stormwater management;
- › Maximize use of federal land and buildings;
- › Increase development capacity and the mix of uses;
- › Improve mobility and walkability and provide a more attractive and engaging public realm; and
- › Reduce the federal government’s operating costs and contribute to the economic health of the city.

The Revitalization Scenario incorporates multiple building strategies, including rehabilitating, repurposing, infilling with new development, and redeveloping federal buildings and sites. Without displacing federal agencies, these actions can occur as federal space needs change;

buildings are modernized, or as opportunities arise to leverage federal, local, and private funds.

- › **Rehabilitation** - All existing buildings that will remain in the near future will require some degree of rehabilitation.
  - › **Light Rehabilitation** - Buildings that may ultimately be repurposed or redeveloped will be lightly rehabilitated in the near-term by improving lighting and water fixtures to reduce energy and water use.
  - › **Full Rehabilitation** - Buildings that will remain permanently will be fully rehabilitated by upgrading windows, building skin envelopes, and mechanical systems.
- › **Repurpose** - Some existing buildings may be repurposed. Repurposing involves fully rehabilitating the building and changing the building’s use. It may also involve adding height and increasing the building footprint and potentially changing the building’s ownership.
- › **Infill** - Infill development will occur on existing sites that are vacant or have small, under-utilized buildings.
- › **Redevelopment** - Some existing buildings that are inefficient or do not fully use their site may be demolished and redeveloped.

While rehabilitating existing buildings will dramatically decrease energy and water use and improve efficiency of interior space, it is the repurposing, infill, redevelopment and infrastructure improvements that will be catalytic in transforming the SW Ecodistrict.

## MULTIPLE SITE AND BUILDING STRATEGIES WILL LEAD TO REVITALIZATION (REFER TO KEY ON PAGE 7)

REHABILITATION



REPURPOSE



INFILL



REDEVELOPMENT



Overtime, lightly rehabilitated buildings will be repurposed or redeveloped to revitalize the area.