

## LAND USE DEVELOPMENT

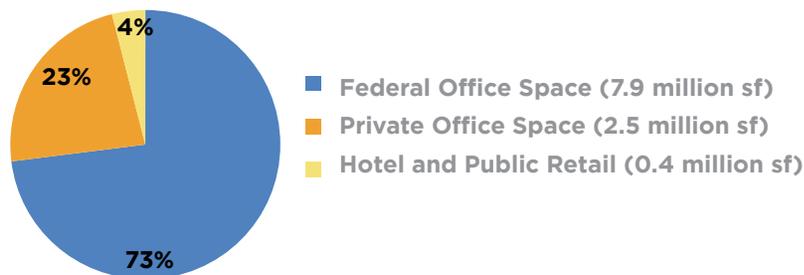
Economic vitality and resiliency is important for the fiscal health of the citizenry and its government. While the concentration of federal agencies is a foundation of Washington's economy and is important to government efficiency, a compact transit-oriented mix of uses is paramount for creating a livable and sustainable urban community. To blur the boundaries of the federal and local city, it is important to increase the mix of uses in a way that reinforces the civic nature of the monumental core while infusing diverse activities to stimulate economic vitality.

### TODAY

The existing conditions, as well as current and proposed activity in and near the Study Area, must be considered as decisions are made to revitalize the area. These include neighborhood character and historic preservation, existing land use, and the current activity and projected needs of the federal government, the District of Columbia, and the private sector.

### LAND USE

Located between several Smithsonian Institution facilities and the National Mall on the north, and the Potomac River waterfront on the south, the Study Area supports approximately 10.8 million sq. ft. of development. Of this amount, 7.9 million sq. ft. house five federal agency headquarters and ancillary offices. More than 32,000 employees work in the Study Area. Many of the federal buildings provide below-grade parking, cafeterias, and other convenience services only available to building employees. There is one hotel and nearly all of the publicly accessible retail is buried within buildings or located in underground shopping centers.



### NEIGHBORHOOD CHARACTER

Superblocks filled with single-use office buildings characterize the area. Multiple levels of building entrances, streets, ramps, and stairs are the result of a tangled network of viaducts crossing active rail, high-speed freeways, and access ramps. An expansive yet inadequate public realm offers few pedestrian amenities, making it difficult and unpleasant to get around. The form of the buildings, related infrastructure, and quality of the public realm contribute toward the inefficient use of land and resources.

### FEDERAL FACILITIES

Due to the age of some of its buildings the federal government is investing in the modernization of aging structures, making energy and space efficiency improvements, and reducing overall operating costs. The energy efficiency improvements respond to EO 13514 directives to reduce greenhouse gas emissions, conserve natural resources, and save money. Space efficiency improvements address changing agency missions and respond to new technologies that allow workers to work more efficiently and even remotely. In 2011, the Study Area provides on average about 333 sq. ft. of building space per employee. GSA seeks to cut this in half, while also assessing ways to modernize the work place to attract the next generation of federal employees.

Temporary and permanent perimeter security measures foster the perception of an inaccessible and defensive bureaucracy. These physical defenses conflict with our nation's democratic ideals of an open and transparent society. These traditional physical approaches hinder security efforts to provide access to public buildings and provide vitality within federal office areas. The federal government's approach to perimeter security is evolving to allow a more customized, flexible and balanced approach to assessing building security needs with integrated counter measures that respect the openness and accessibility of the public-realm.