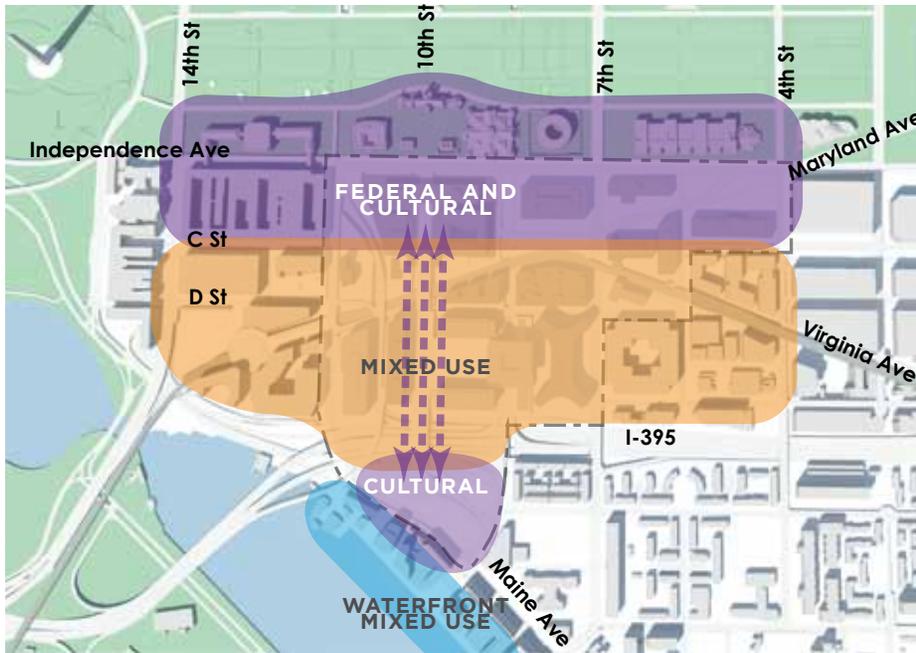
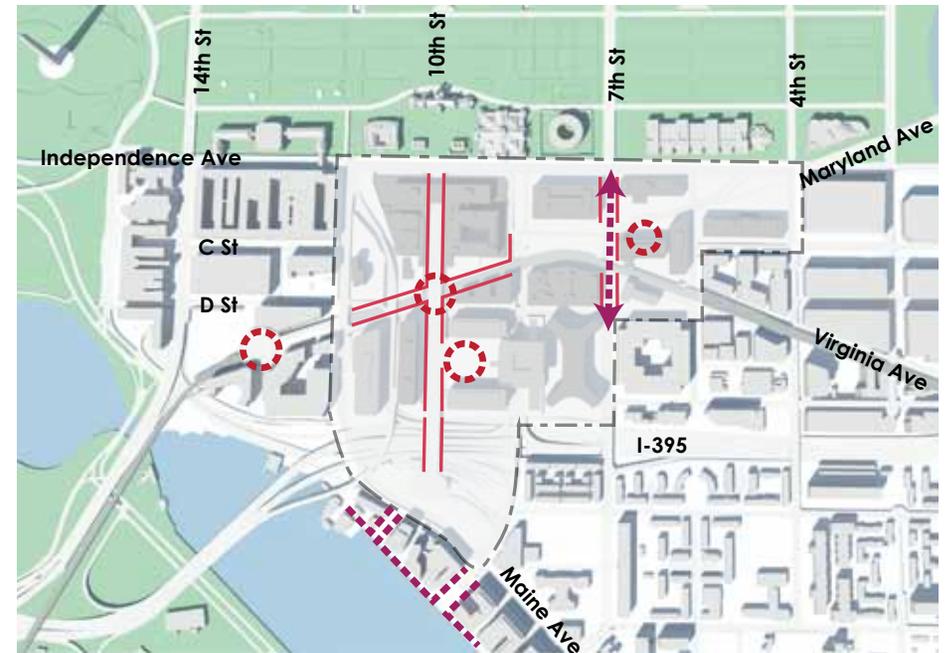


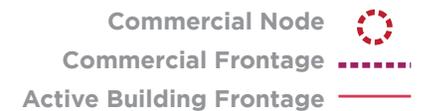
RECOMMENDATIONS



LAND USE AND DEVELOPMENT



COMMERCIAL NODES AND ACTIVE BUILDING FRONTAGES



FEDERAL AND CULTURAL ZONE

- › Focused on Independence Avenue and anchored by the Smithsonian Castle, program and design buildings to accommodate a mix of uses, such as museums, civic institutions, plazas, residences, and offices to complement the Smithsonian Institution and other federal agency headquarters in a setting befitting the monumental core.

MIXED USE ZONE

- › Concentrate a mix of federal and private offices, residences, and commercial activity within a neighborhood setting.

CULTURAL ZONE

- › Establish a concentration of museums, memorials, and civic institutions within a signature landscape and park that serves as an extension of the National Mall and Smithsonian Institution.

WATERFRONT MIXED USE - THE WHARF

- › A mixed-use waterfront neighborhood.

RETAIL NODES AND FRONTAGES

- › Concentrate retail activity near transit hubs and key intersections adjacent and accessible to public sidewalks and plazas.

ACTIVE BUILDING FRONTAGES

- › Locate institutional, educational, cultural, or commercial uses in all or a portion of the ground floor of building to establish active frontages to enliven streets.