

INDEPENDENCE QUARTER - PROJECT RECOMMENDATIONS

		Summary Description	Phasing and Related Projects Near- Term Projects (3-10 years) Long Term Projects (5-25 years) Coordination with Other Projects	Potential Partners Federal - F District - D Private Sector - P Cultural - C
Building and Site Development				
1	Forrestal Complex	Redevelop the Forrestal Complex to improve development capacity and the mix of uses necessary to enhance sustainability. Provide locations for a nationally significant museum and a modern headquarters for the Department of Energy that supports their mission, provides more efficient government office space, and showcases high performing sustainable practices.	Near Term - Rehab for energy and water use reductions Long Term - Redevelop Site	F, D, P, C
2	12th Street Tunnel Air-rights Development -	Realign the 12th Street ramp to enter the grid at Maryland Avenue and deck the tunnel to develop a mix of uses, with emphasis on residential or hotel development. Provide a commemorative park on Independence Avenue between 11th and 12th Street. Consider incorporating the commemorative park into the design of the adjacent parcels such as the design of Market Square on Pennsylvania Avenue, NW.	Coordinate with Forrestal Complex Redevelopment	F, D, P, C
3	Cotton Annex	Expand the Cotton Annex to maximize use of surrounding parcels and rehabilitate to improve space, energy, and water efficiency, without compromising the integrity of the building's architecture.	Coordinate with adjacent infill or redevelopment	F, D, P, C
4	GSA Parcels 1-3	Develop under used parcels along Maryland with a mix of uses, incorporating residential development where possible. Consider increasing the size of these parcels by aggregating with adjacent lands where feasible.	See Maryland Ave Focus Area Potential to Coordinate with Forrestal Complex Redevelopment	F, D, P, C
Infrastructure, Streets and Public Space				
5	Independence Avenue	Locate and design buildings for a mix of uses and design the streetscape to activate street life and respect the civic qualities of the Mall and the Smithsonian Institution. Designate prominent parcels for a national cultural institution and a commemorative work. Enhance streetscape along Independence Avenue.	Coordinate with Forrestal Complex Redevelopment	F, D, C
6	Maryland Avenue	See Maryland Avenue Focus Area - Deck the CSX rail between 9th and 12th Street to establish an important park-like Boulevard with the character and civic decorum of L'Enfant's radial avenues and mixed-use vitality of the city. Minimize the physical and visual impacts caused by the varying grade changes and conditions along the Avenue. Design the Avenue as a prominent green street with a strong street wall that respects the historic 160-foot monumental view-shed to the US Capitol. Maximize street network connections, and design a dignified and cohesive walkable streetscape that connects a series of signature civic spaces. Maximize stormwater capture, filtering, and storage.	See Maryland Ave Focus Area Potential to Coordinate with Forrestal Complex Redevelopment	F, D, P, C
7	Virginia Avenue	Reestablish Virginia Avenue to create walkable blocks, access for all modes of travel, and reclaim important views and linkages between the Washington Monument and Reservation 113.	Coordinate with Forrestal Complex Redevelopment	F, D, P, C
8	C Street	Construct C Street as a through city street to improve mobility and provide access to buildings for daily functions (loading, parking, entries).	Coordinate with Forrestal Complex Redevelopment	F, D, P
9	11th Street	Construct 11th Street between Maryland and Independence Avenues, improving mobility, and providing access to buildings for daily functions (loading, parking, entries).	Coordinate with Forrestal Complex Redevelopment	F, D, P
10	10th Street	See 10th Street Focus Area		
11	9th Street (north of Maryland Avenue)	Design 9th Street to connect Independence Avenue and Maryland Avenue with a park-like character that links the Smithsonian's Ripley Garden and Reservation 113, and retains adequate access to the I-395 tunnel and adjacent buildings - the segment of the street between Independence Avenue and C Street should be phased in concert with the future redevelopment of the U.S. Department of Energy.	Coordinate with Forrestal Complex Redevelopment	F, D
	All Projects	Construct and connect infrastructure systems and buildings to generate, convey, collect, store, and distribute thermal energy and recycled water throughout the district. Design and orient building footprints to maximize natural light and air ventilation.		F, D, P, C