

Economic Findings

DISTRICT-SCALE PLANNING MAKES ECONOMIC SENSE

The SW Ecodistrict Plan provides measurable and intangible economic, social and environmental benefits for the federal government, the District of Columbia, and other public and private stakeholders. The plan recognizes that achieving this vision requires strategic public and private investments.

A high-level economic analysis was prepared to help the SW Ecodistrict Task Force understand the public and private investments necessary to transform the study area into the SW Ecodistrict. These investments include:

- › Typical life-cycle investments needed to maintain the existing facilities;
- › Investments necessary to increase the development density in the study area;
- › Infrastructure and public space investments needed to support the increased density; and
- › Additional investments needed to achieve the sustainability goals identified in Executive Order 13514;

A range of benefits will be realized in exchange for these investments. These benefits and the beneficiary stakeholders include:

- › **Federal:** Land sale revenues, reduced operating expenses and lease rent saving from efficient space utilization.
- › **District:** Land sale revenues reduced operating expenses, and incremental new tax revenue.
- › **Private Owner:** Reduced operating expenses, increased rent revenue, increased net operating income and value of new development creation. Although modest due to Washington's strong office market, sustainability investments by the private sector will yield a rent premium from lower tenant operating expenses, enhanced brand and improved workplace conditions.

