

The High Priority Projects

Some projects within the Redevelopment Scenario can be achieved in the near-term at relatively low cost, while others are more complex, costly, or dependent on other projects. Some projects are inter-related, so it is important to understand and coordinate sequencing and timing. There are four priority projects that can act as catalysts to fulfill the SW Ecodistrict vision. Two near-term projects will quickly demonstrate tangible change within the Study Area:

- › **Interim streetscape improvements to 10th Street, SW** (1) will improve the pedestrian experience and provide a walkable connection to the waterfront. These improvements will signal to employees, visitors, and future residents that the Study Area is on the cusp of change.
- › A **new business model for the central utility plant** (2) that incorporates existing and future federal and private development can rapidly put the Study Area on the path toward significant greenhouse gas reduction.

Two long-term revitalization projects will be catalytic in the Study Area's transformation:

- › Potentially **redeveloping of the Forrestal Complex** (3) will offer increased federal and private sector development opportunities, reconnect the National Mall and Smithsonian Institutions with the Southwest Waterfront, introduce a mix of uses, and create highly sustainable buildings, including a new Department of Energy headquarters as described in the Independence Quarter Focus Area.
- › **Decking Maryland Avenue, SW** (4) will restore a preeminent boulevard, visually and physically reconnect the study area to the US Capitol, and create opportunities for future private development. This project is summarized in the Maryland Avenue and 7th Street Corridor Focus Area and further detailed in the District's *Maryland Avenue, SW Small Area Plan*.

