

---

# Southwest Ecodistrict

---

Public Meeting

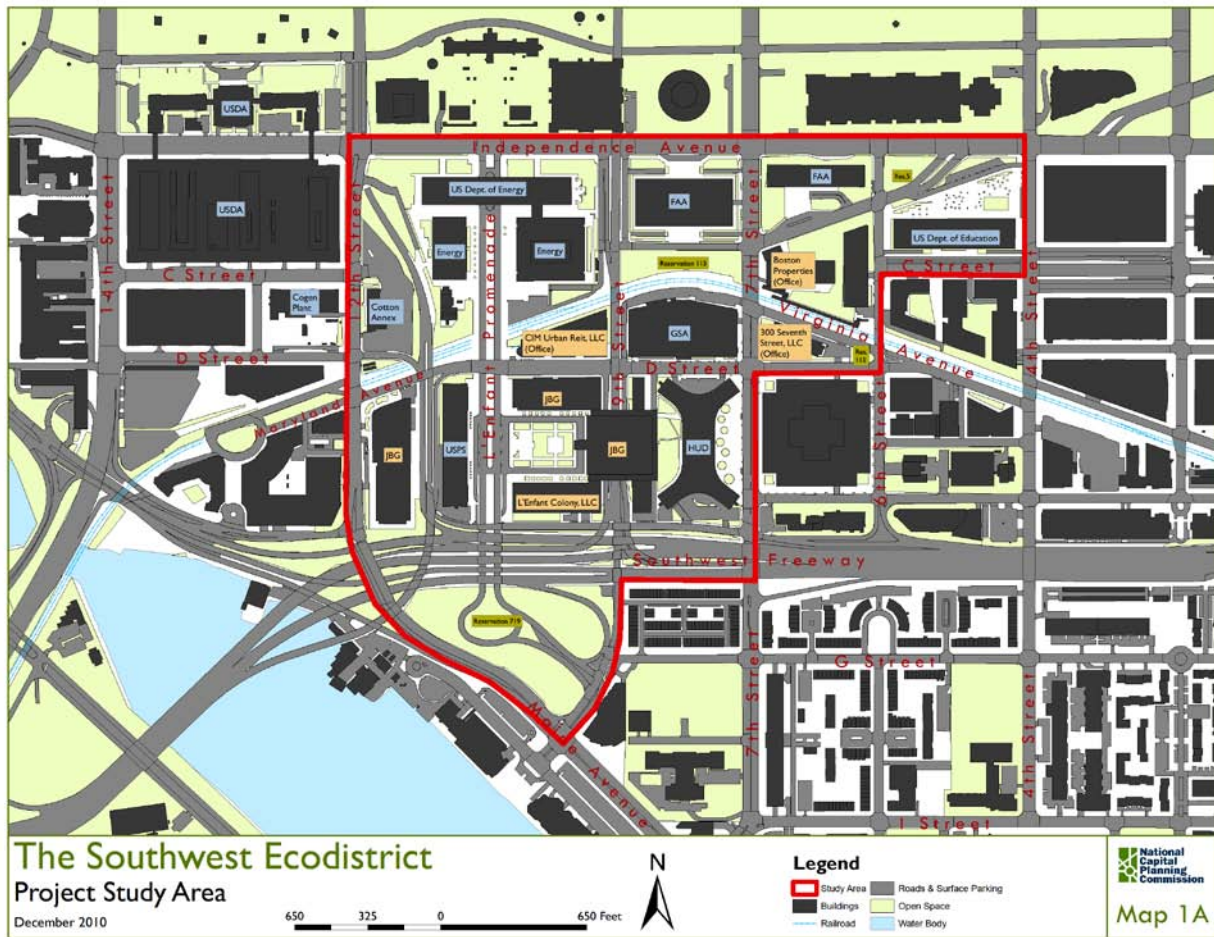
Agenda and  
Background Meeting  
Materials

National Capital  
Planning Commission

---

July 26, 2011  
6:30 PM to 8:30 PM

---



## **Southwest Ecodistrict Public Scoping Meeting**

July 26, 2011  
6:30 –8:30 p.m.  
1100 4<sup>th</sup> Street, SW (2<sup>nd</sup> Floor Meeting Room)

**Meeting Purpose:** *To share and obtain public input on the land use, urban design, and sustainability framework for a range of revitalization scenarios for the Southwest Ecodistrict. This will include the future character and experience along 10<sup>th</sup> Street, SW and the Overlook at Banneker Park.*

### **Agenda**

**Open House** 6:30-6:45 p.m.

**Welcome and Project Introduction** 6:45 p.m.

Elizabeth Miller, NCPC

**Presentation** 7:00 p.m.

Otto Condon, ZGF Architects

**Questions, Comments, Discussion** 7:25 p.m.

**Adjourn** 8:30 p.m.

**For more information, questions, comments, please contact:**

NCPC at [swecodistrict@ncpc.gov](mailto:swecodistrict@ncpc.gov), 202.482.7200

<http://www.ncpc.gov/swecodistrict>



## The Southwest Ecodistrict Meeting Overview

At the meeting, we will review the **Sustainability Framework** which comprises seven overarching system strategies that will provide the foundation for the development scenarios.

| Sustainability Framework |                                                                                                                                                                        |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| System                   | What does it do?                                                                                                                                                       |
| Land Use                 | Broadly describes the different land uses we think are appropriate in different areas.                                                                                 |
| Open Space               | Describes the system of open space (green corridors, habitat, plazas, and parks) throughout the Ecodistrict and how they connect to the surrounding open space.        |
| Circulation              | Describes how people/bikes/cars will move from east ↔ west and north ↔ south.                                                                                          |
| Transit                  | Describes the overarching transit system.                                                                                                                              |
| Energy                   | Describes how we can make the Ecodistrict more energy efficient and how we're going to produce renewable energy. These will include both precinct and site strategies. |
| Water                    | Describes how we can capture stormwater for reuse, reduce our potable water use, and create graywater for reuse from waste water.                                      |
| Waste                    | Describes the opportunities for creating energy from waste.                                                                                                            |

We will present two **Development Scenarios** that reflect a range of alternatives, including the repurposing of certain federal buildings for a different use. Since there could be an endless number of scenarios we will focus on two likely courses of action that also includes a range of a potential use mixes.

- 1) **A Rehabilitation Scenario:** This will identify how to rehabilitate the federal buildings and open spaces in the Ecodistrict and infill underused parcels.
- 2) **A Redevelopment Scenario:** This will identify how to redevelop the Forrestal Complex and new sites created by building over the freeway.

We will also introduce a range of concepts that describe the potential future character and experience of the **10<sup>th</sup> Street, SW Corridor, including the Overlook at Banneker Park.**

### NEXT STEPS

After stakeholder input, we will refine the scenarios and begin a more in-depth analysis of each scenario as it relates to magnitude of cost, greenhouse gas emissions, stormwater management, renewable energy produced, etc. This analysis, along with stakeholder and public input received to date, will help us draft recommendations and a report that is tentatively scheduled for public review in late Fall 2011.

## **Mission**

Establish an Ecodistrict that transforms the 10th Street, SW and Maryland Avenue, SW corridors into vibrant well-connected places to commemorate, visit, work, and live in a manner that creates a national showcase of livability and sustainability through innovation, technology, and design.

## **Goals and Objectives**

### **1. Create a Livable Community, Workplace, and National Cultural Destination.**

- a. Dedicate the most prominent sites and other less prominent sites for civic uses, distinguished settings, and parks.
- b. Restore historic squares, streets, and avenues and enhance views and symbolic relationships.
- c. Provide for a mix of uses that support places to live, work, play, and commemorate.
- d. Establish a walkable community that is distinct and engaging.
- e. Ensure that ground floors and open spaces are publically accessible, and provide services and amenities.
- f. Improve linkages and connections to surrounding destinations and neighborhoods.

### **2. Create a National Showcase of Sustainability**

- a. Minimize energy demand through improved urban form, land use mix, and building design.
- b. Maximize the use of renewable energy resources and shared energy technology.
- c. Reclaim, recycle, and compost the majority of waste (solid and organic) generated within the area.
- d. Minimize construction waste associated with redevelopment.
- e. Capture, treat, and reuse stormwater and graywater within the area.
- f. Reduce potable water consumption.
- g. Reduce the Ecodistrict's greenhouse gas emissions substantially.
- h. Promote the Ecodistrict's sustainability technologies and practices.

### **3. Ensure Mobility To, From, and Within the Area for all Modes of Travel**

- a. Develop a more complete network of streets.
- b. Provide a continuous network of bicycle lanes and sidewalks that connect to surrounding destinations and neighborhoods.
- c. Ensure that the area is served by a connected and efficient system of public transit.
- d. Provide support for electric vehicle use.

### **4. Create a Healthy Urban Ecosystem**

- a. Establish an interconnected system of habitat.
- b. Incorporate natural elements into all aspects of the built environment.
- c. Maximize tree canopy and plantings.
- d. Prioritize native and diverse vegetation.

## Overview of Sustainability Targets

### ***Energy***

- Strive for a zero net energy Ecodistrict.
- New buildings entering design in 2020 will be zero net energy.
- Reduce greenhouse gas emissions by 28% (from 2009 baseline).
- Strive to rehab existing federal buildings to an average energy use index of 48kbtu/sf.

### ***Stormwater***

- Manage a 95th percentile rain event (1.7 inches of rain) within the Ecodistrict.
- Strive to use 50% of landscape features as Low Impact Development (LID) water management.

### ***Water***

- Reduce potable water use by 50%.
- Satisfy non-potable water needs with stormwater and graywater.

### ***Waste***

- Reduce waste by 100% from baseline.
- Divert 75% construction waste from landfill.

## Overview of Land Use and Character Strategies

### ***Use Mix***

- Retain an equivalent amount of existing federal office inventory.
- Increase the number of employees through building design efficiency.
- Provide two to three more sites for new museums (350K – 450K square feet).
- Provide two to three locations for new memorials.
- Allocate 30% of new development (min. 1,000 units) for residential (condo, apartment, hotel).
- Provide 100,000 square feet of retail to support worker and visitor use and convenience.
- Allocate open space for civic plazas, neighborhood parks, and programmable event space.

### ***Circulation and Walkability***

- Re-establish L'Enfant Avenues (Maryland and Virginia) and maximize the number of street intersections.
- Establish and enhance pedestrian connections to link destinations.
- Prioritize bicycle and pedestrian circulation (dedicated bike lanes and interconnected tree-lined sidewalks).

### ***Transit***

- Provide for parking.
- Provide for expanded transit service and improved connectivity.

### ***Public Realm***

- Establish 10<sup>th</sup> Street, SW as a cohesive green corridor that extends the civic character of the National Mall and provides for a connected series of experiences.
- Feature green infrastructure technology along all avenues, streets, and civic spaces.
- Respect historic rights-of-way and sight lines to national icons and locations for future museums/ memorials.

## **Market Analysis and Summary**

A Market Study was conducted to help inform the potential mix of uses that would help successfully meet project goals, objectives, and targets. A summary of the key findings include:

- Establishing a mix of uses within the Southwest Rectangle will require developing significant residential and hotel uses. Retail uses will follow.
- The 10 year demand for residential development is limited due to planned or pipeline projects under construction (accounting for 5 years of demand). It is best encouraged through a combination of density bonuses, height bonuses, and housing credit systems which allow residential uses to perform similarly to office pro formas.
- Creating additional demand for residential development requires connected, appealing streetscapes and park amenities; incentivizing residential over office development; and planning for a critical mass of residential development (approximately. 1000 units) to create a community atmosphere.
- The 10 year demand for hotel is 300 rooms; 300 additional rooms can be absorbed by 2030.
- The 10 year demand for office development is addressed by other projects already in construction or in the planned pipeline, but this area will absorb any office that is constructed.
- Incentivizing other uses requires subsidizing their development and or reduced land costs to level the playing field.
- The 10 year demand for retail is 100,000 s.f. at most without new residential or hotel development.
- Attracting additional retail requires developing residential and hotel uses and limiting internal cafeterias within federal offices.
- The demand for cultural uses depends on the desirability and cost of specific content and programming. Entertainment uses can add vitality beyond business hours and contribute to branding the neighborhood.
- Cultural uses are best located along Independence Avenue, SW, 10<sup>th</sup> Street, SW and proximate to the waterfront.