

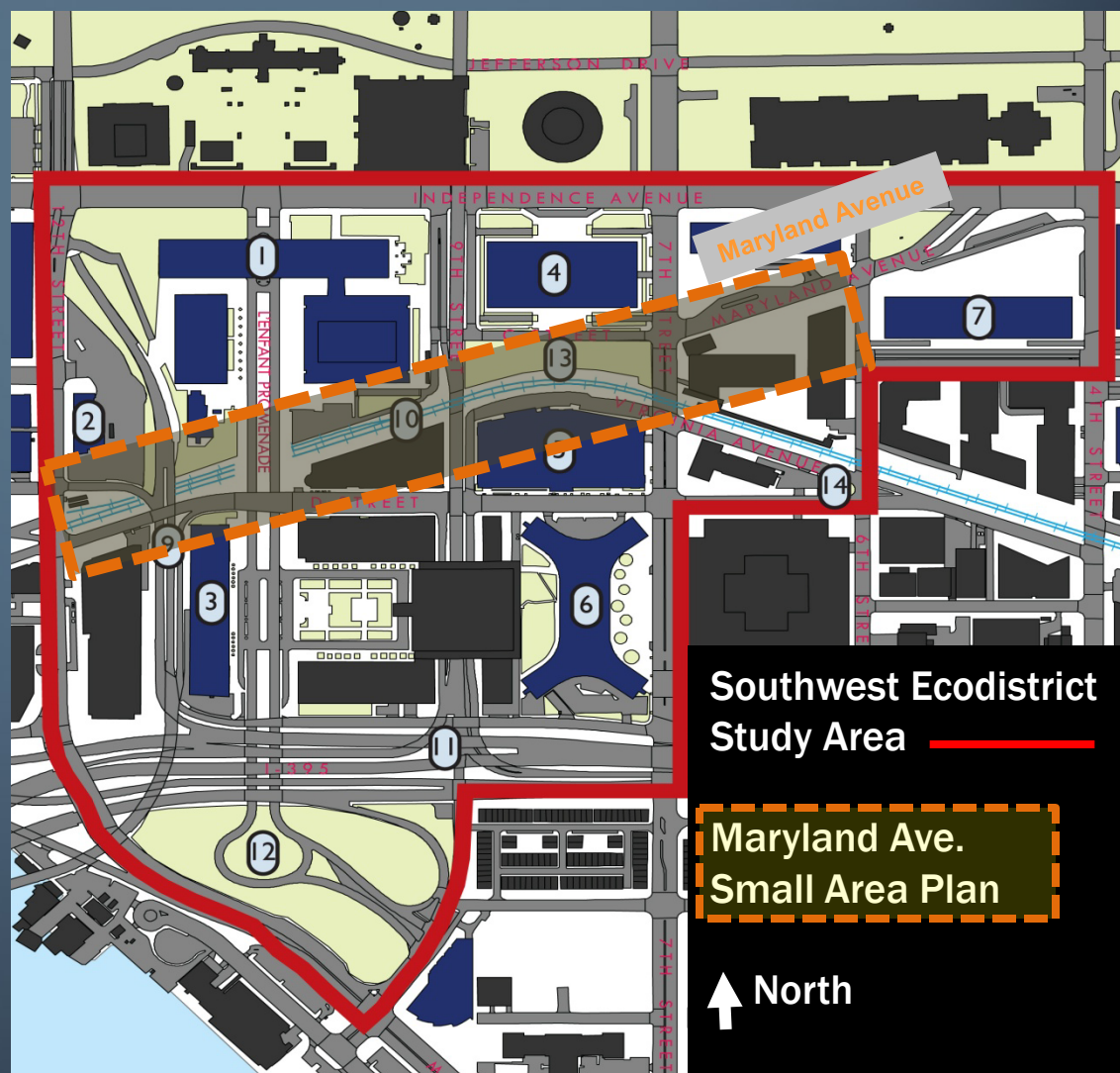
Southwest Ecodistrict Initiative Public Scoping Meeting

Existing Conditions and Key Findings

National Capital Planning Commission
Washington, DC

February 17, 2011

- Expand study area
- Formed Partnerships
Funding:
 NCPC, GSA, CFA, USDA, DCOP
Work Plan: One Project, one plan w/ multiple components
 NCPC – Southwest Ecodistrict Plan
 DCOP - Maryland Ave. Small Area Plan
- Existing Conditions Inventory and Initial Findings



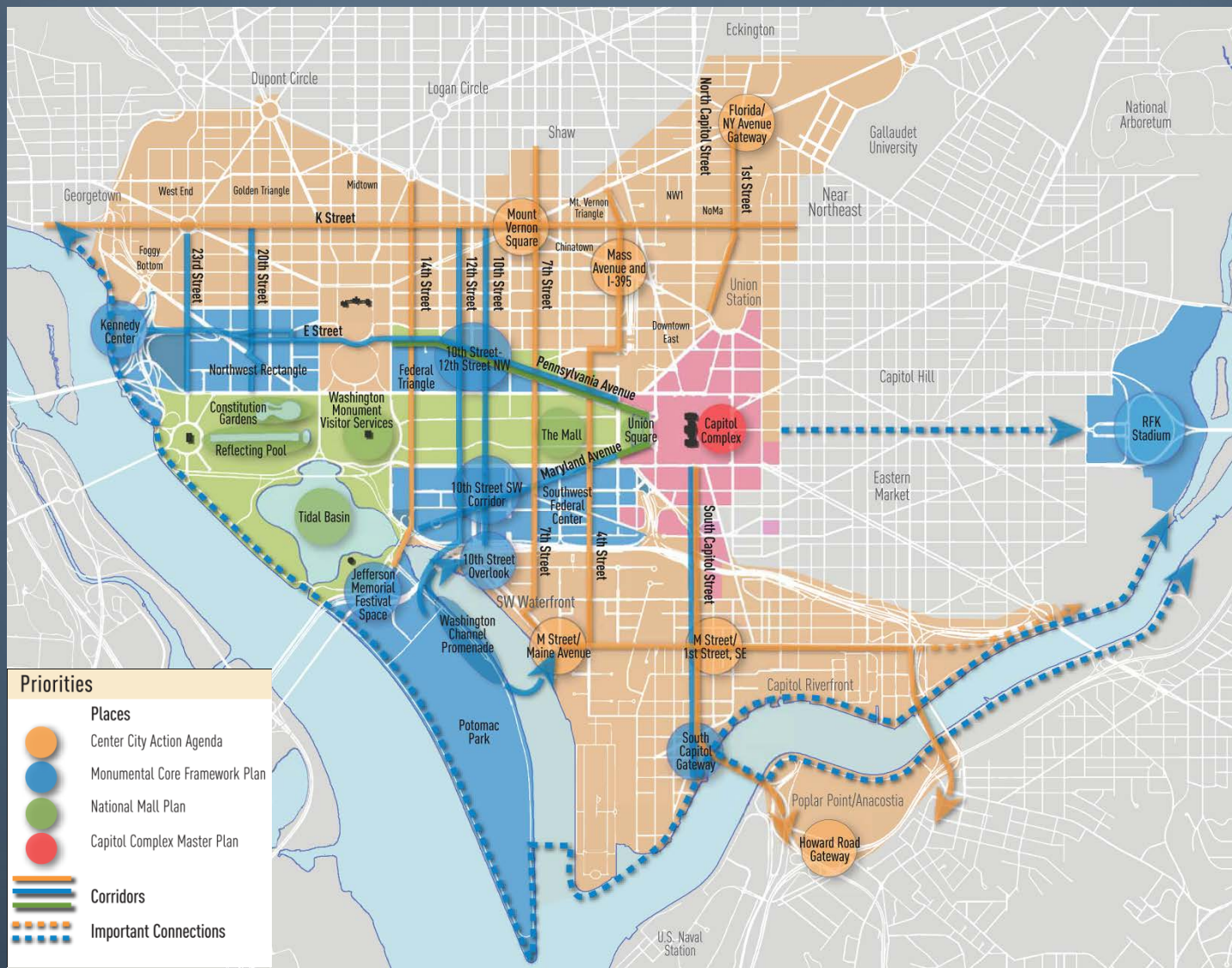
Purpose of Meeting

- Phase I Project Status Update
- Existing Condition Inventory and Key Findings Review
- Input to complete Phase I and inform Phase II, Revitalization Alternative Development and Analysis

Agenda

- | | |
|--------------------|---|
| 6:30 – 7:30 p.m. | Opening Remarks |
| | Overview Project Scope and Schedule |
| | Summary of Existing Conditions and Initial Findings |
| | Review Draft Goals |
| | Questions and Answers |
| 7:30 – 8:00 p.m. + | Station Visits and Submission of Public Comments |





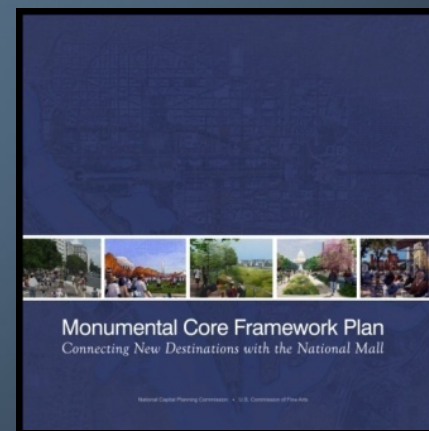
Mission Statement

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

The Southwest Ecodistrict Initiative will:

- Advance the recommendations
 - Monumental Core Framework Plan
 - Center City Action Agenda
 - Federal and District Comprehensive Plan

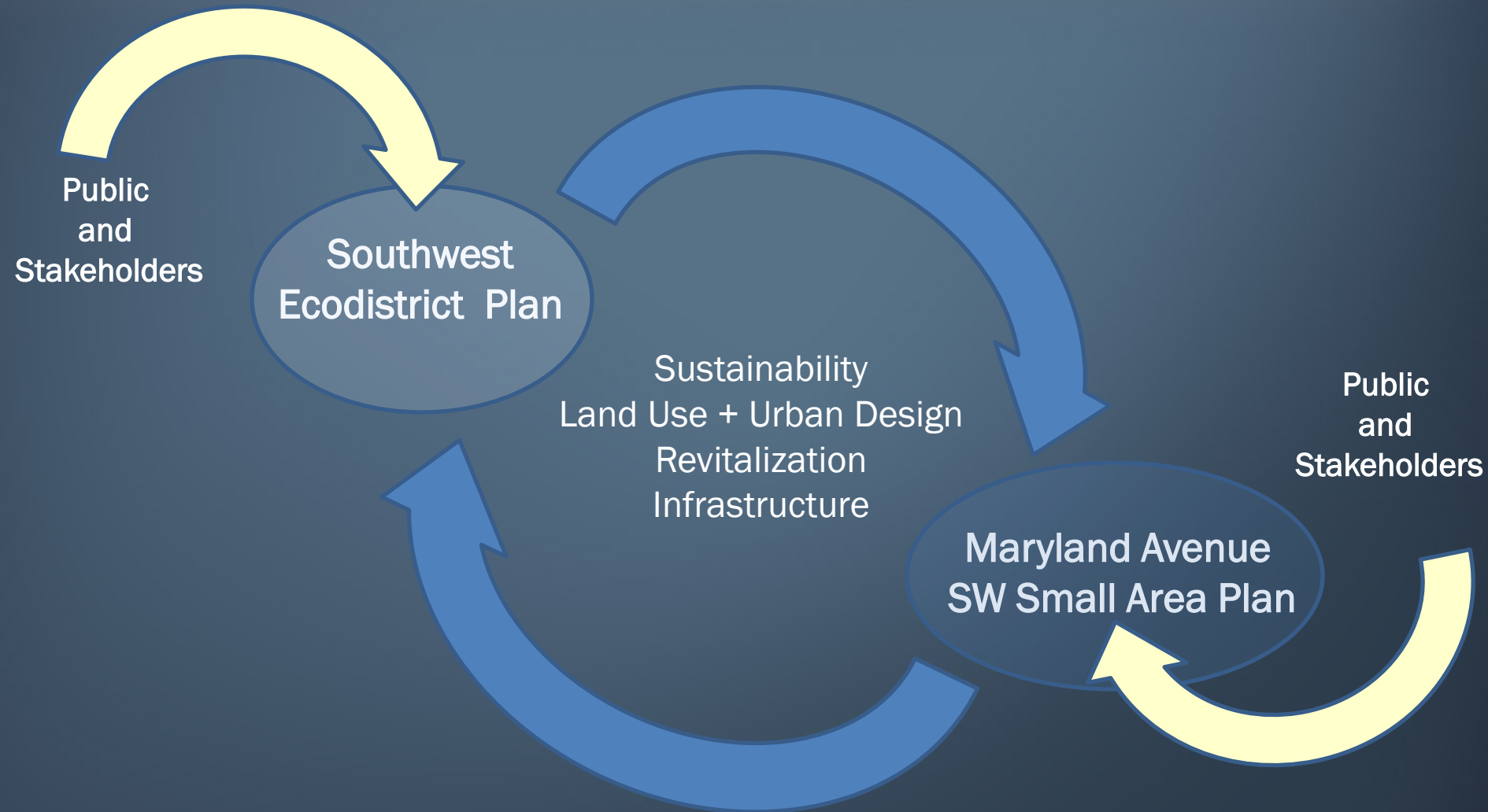
- Help the federal government meet the goals and objectives of Executive Order 13514: Federal Leadership in Environmental, Energy, and Economic Performance that prioritizes the reduction of greenhouse gas emissions



Southwest Ecodistrict

- Infuse the civic qualities of the National Mall and vitality of downtown into the federal office precinct.
- Improve the mix of uses and repair urban fabric to establish a walkable neighborhood.
- Create a resource efficient neighborhood that captures, manages, and reuses a majority of its energy, water, and waste.
- Establish quality public spaces that provide for a diversity of natural habitat and pedestrian amenities.





Phase I: (NCPC and OP) (through April 10, 2011)

- Inventory of conditions: neighborhood, parcels, buildings
- Id opportunities and constraints
- Id sustainability strategies
- Perform a market study
- Perform a decking assessment (Maryland Ave. and SW Freeway)

Phase II: (NCPC and OP) (April – July/Aug. 2011)

- Range of revitalization alternatives: rehab, infill, redevelopment
- Analyze strategies, costs and benefits
- Detailed analysis of Maryland Avenue (OP)

Phase III: (NCPC and OP) (Sept. – Dec. 2011)

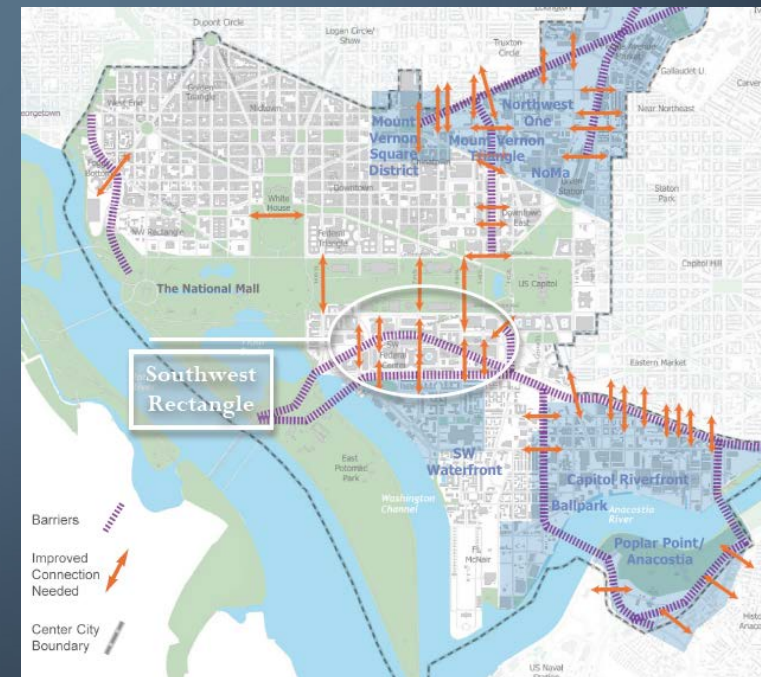
- Recommendations and Reporting
- Maryland Avenue Small Area Plan (OP)
- SW Ecodistrict Plan (NCPC)



Maryland Avenue SW Small Area Plan

Purpose

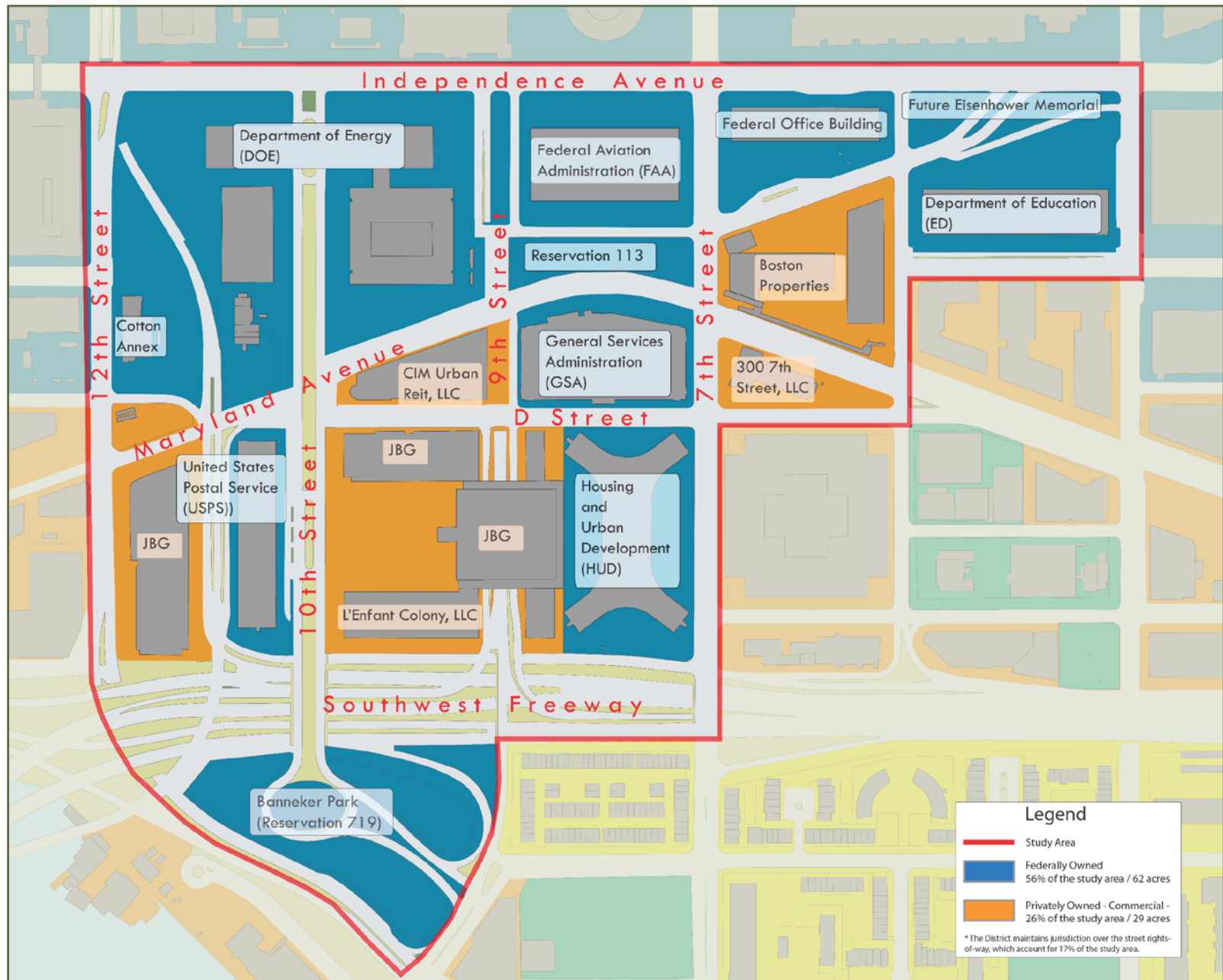
- Identify the viability of Maryland Avenue SW to be decked and designed as a lively mixed-use and sustainable boulevard with strong connectivity through Washington's Core; and
- Establish a land-use, urban design and zoning framework for future infill development along the Avenue.



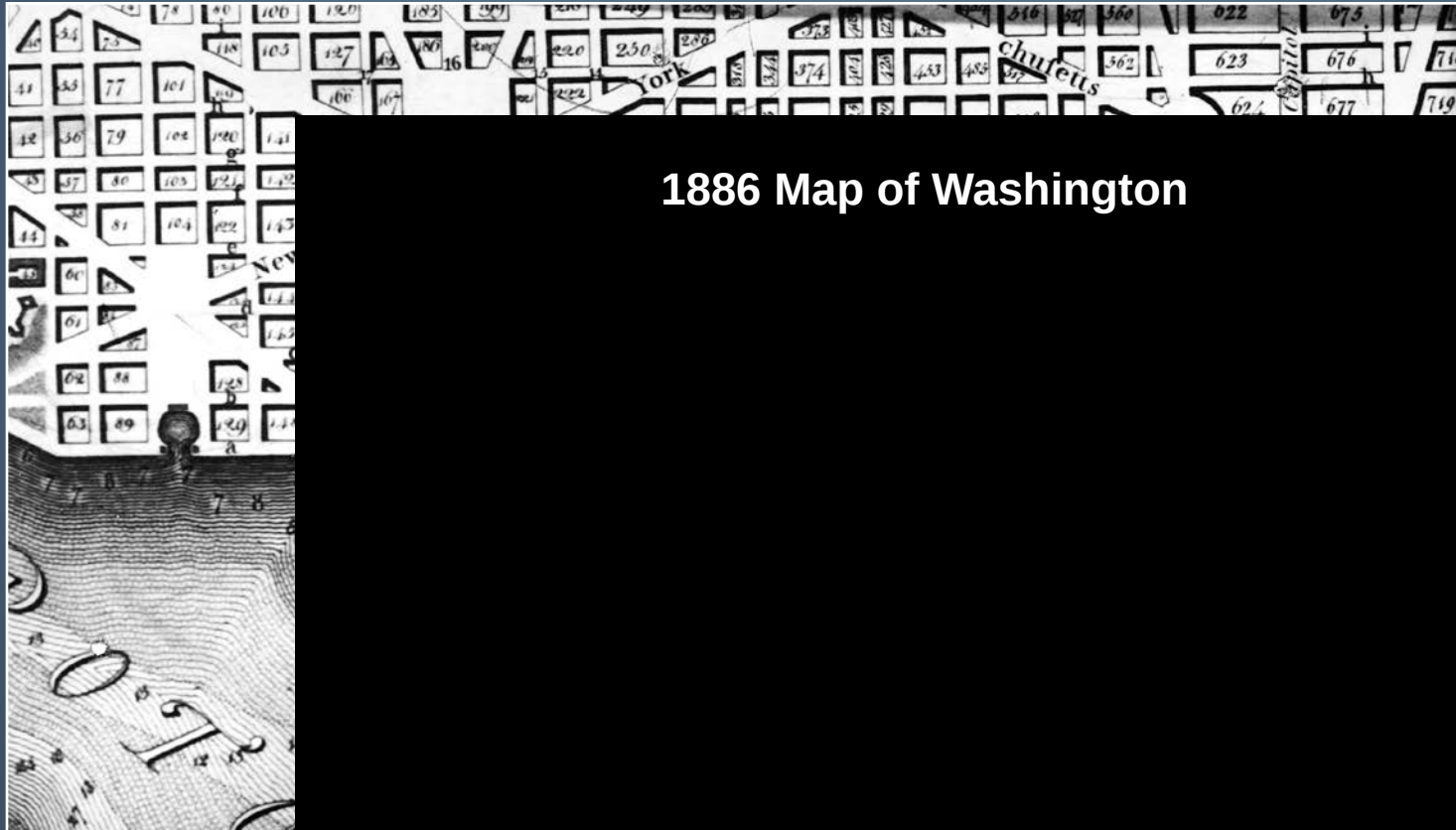
Center City Action Agenda, 2008

URBAN CONTEXT

Land Use, History, Visitor Destinations, Transportation



Development Through the Years



1886 Map of Washington

Development Through the Years

Southwest after Urban Renewal

**Federal/Office
Section**

Residential Section

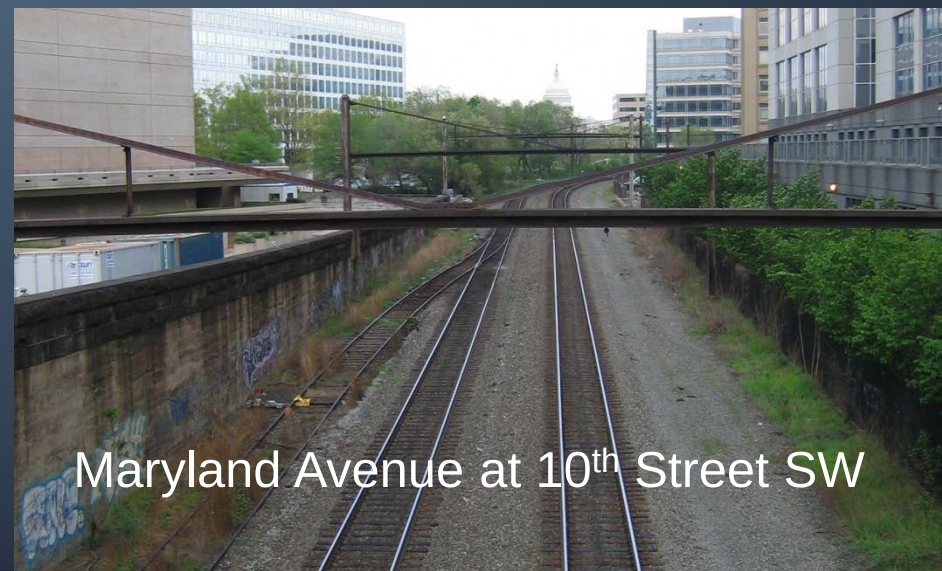
Development Through the Years



L'Enfant Promenade and the
10th Street Overlook

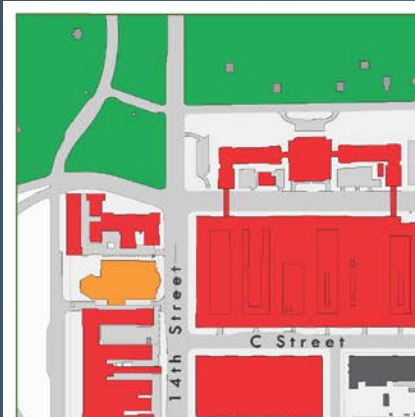


Maryland Avenue decking

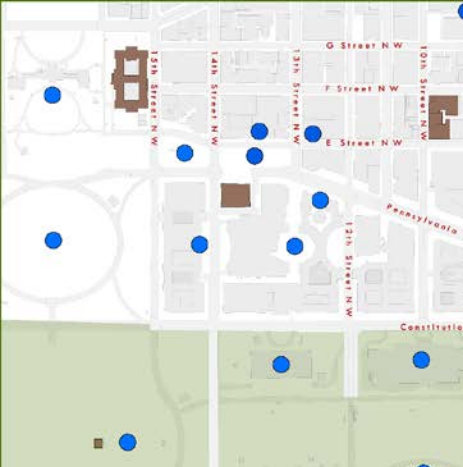


Maryland Avenue at 10th Street SW

Land Use



Cultural, Entertainment and Historic Destinations



Banneker Park



HUD HQ (Weaver Building)

Mid-Twentieth Century Federal Buildings

FAA Orville Wright



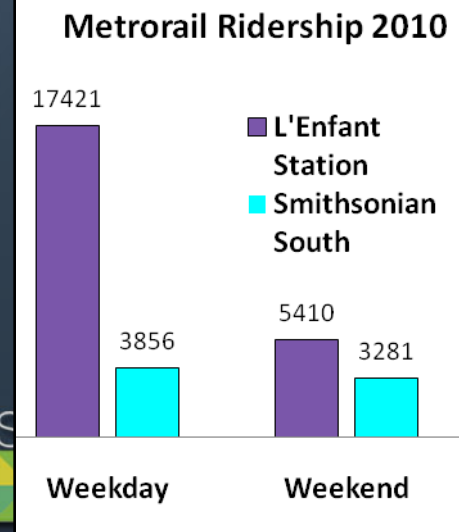
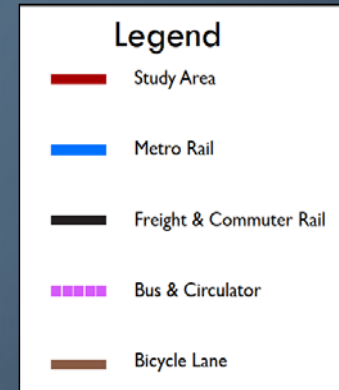
FAA Wilbur Wright



US Dept. of Education HQ



Transportation



Urban Design

- City Scale
 - Connectivity
 - Viewsheds
 - Physical Barriers
- Neighborhood Scale
 - Density, Block Size and Street Patterns
 - Public Realm

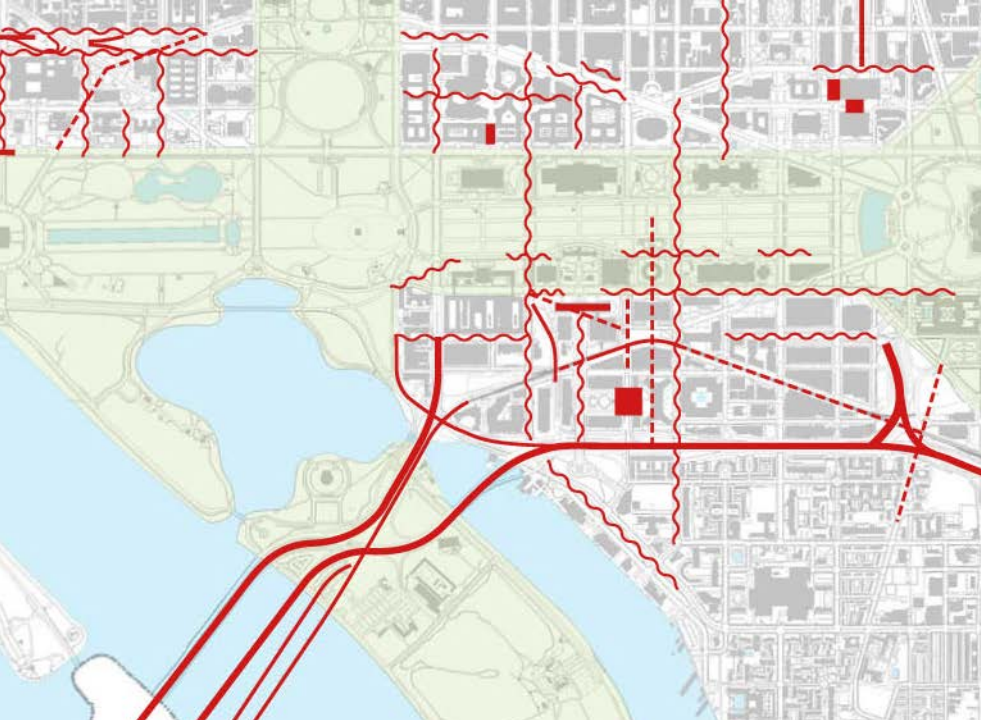


Connectivity



Viewsheds





Comparing Neighborhood Scale

K Street

Green
Quarter

Study Area

Average
Right-of-Way

150'

150'

100' E-W Streets
150' N-S Streets

Average
Block Size

3 acres

3 acres

4 acres

Block Size
Range

2 – 5 acres

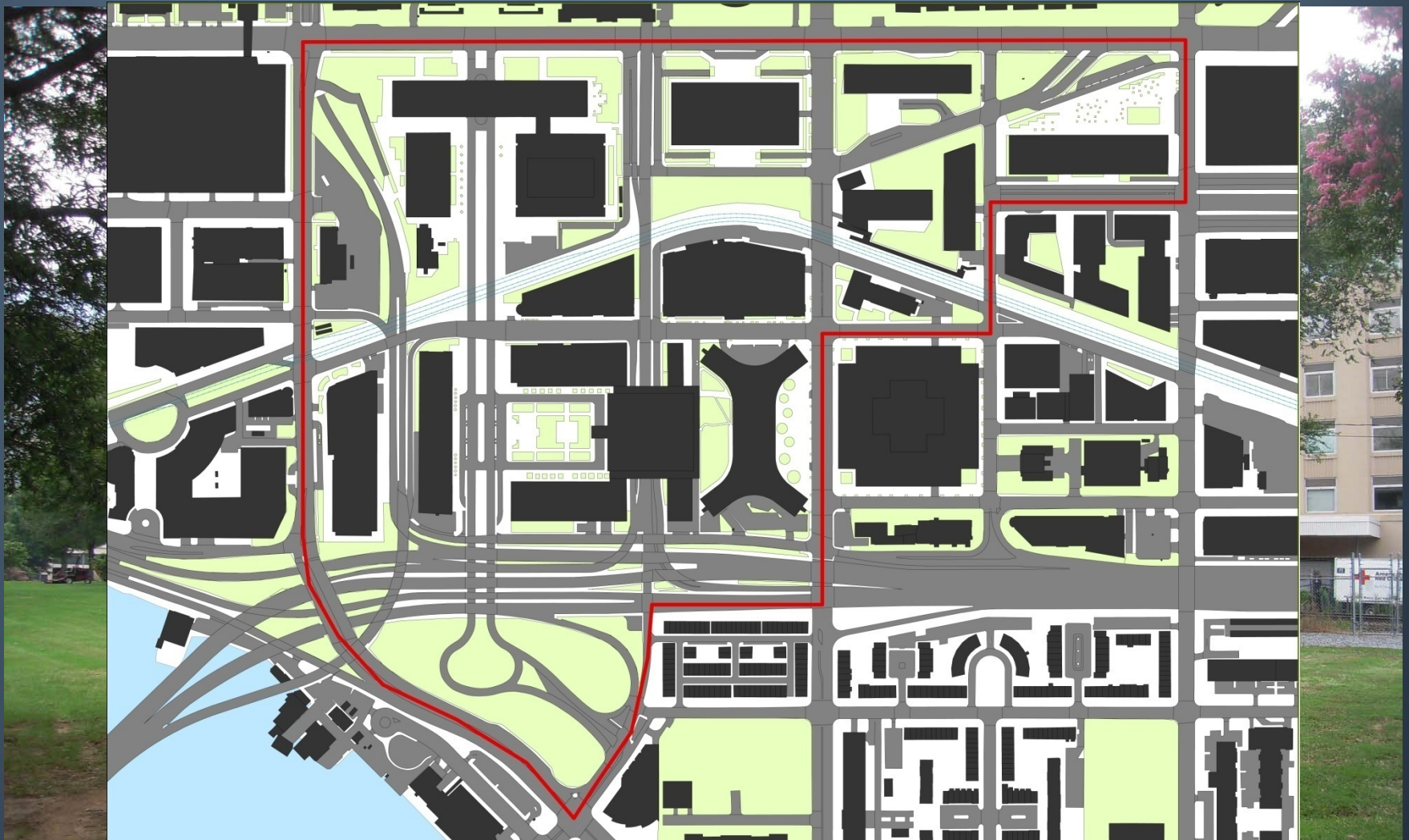
2 – 8 acres

2 – 10 acres

10th
Exis
Urb

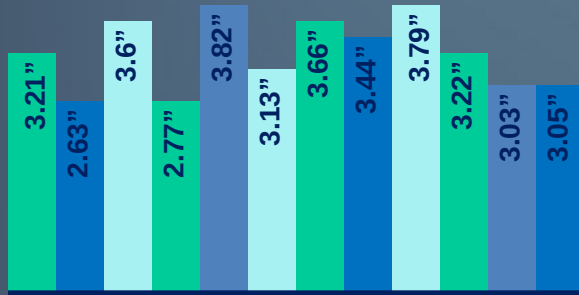


Public Realm



Stormwater, Water, Energy, Waste,

Rainfall Average



Monthly Precipitation Rates in Washington D.C.
= 39.5" Rain Annually

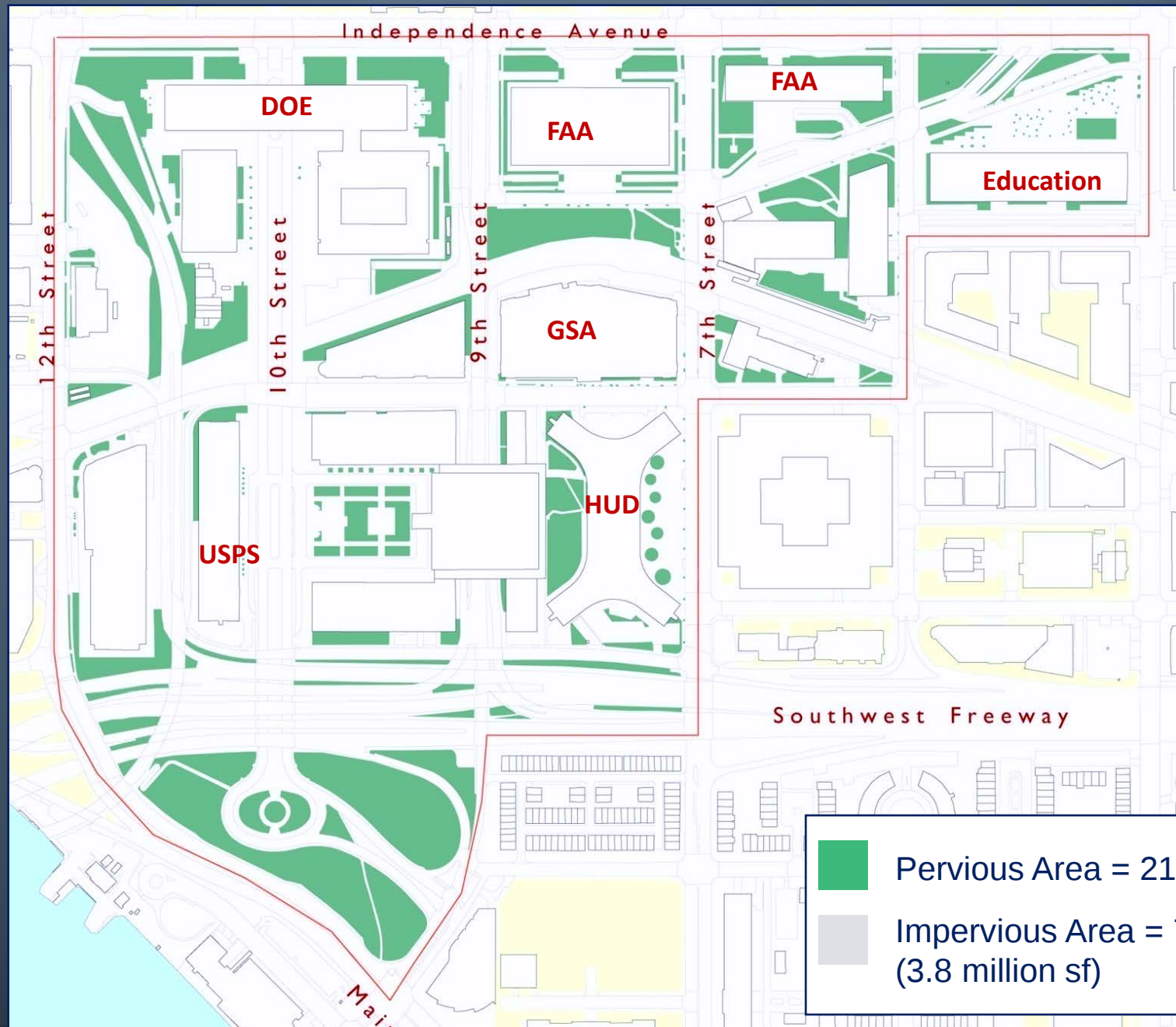
92.4 million gallons
annually in study area

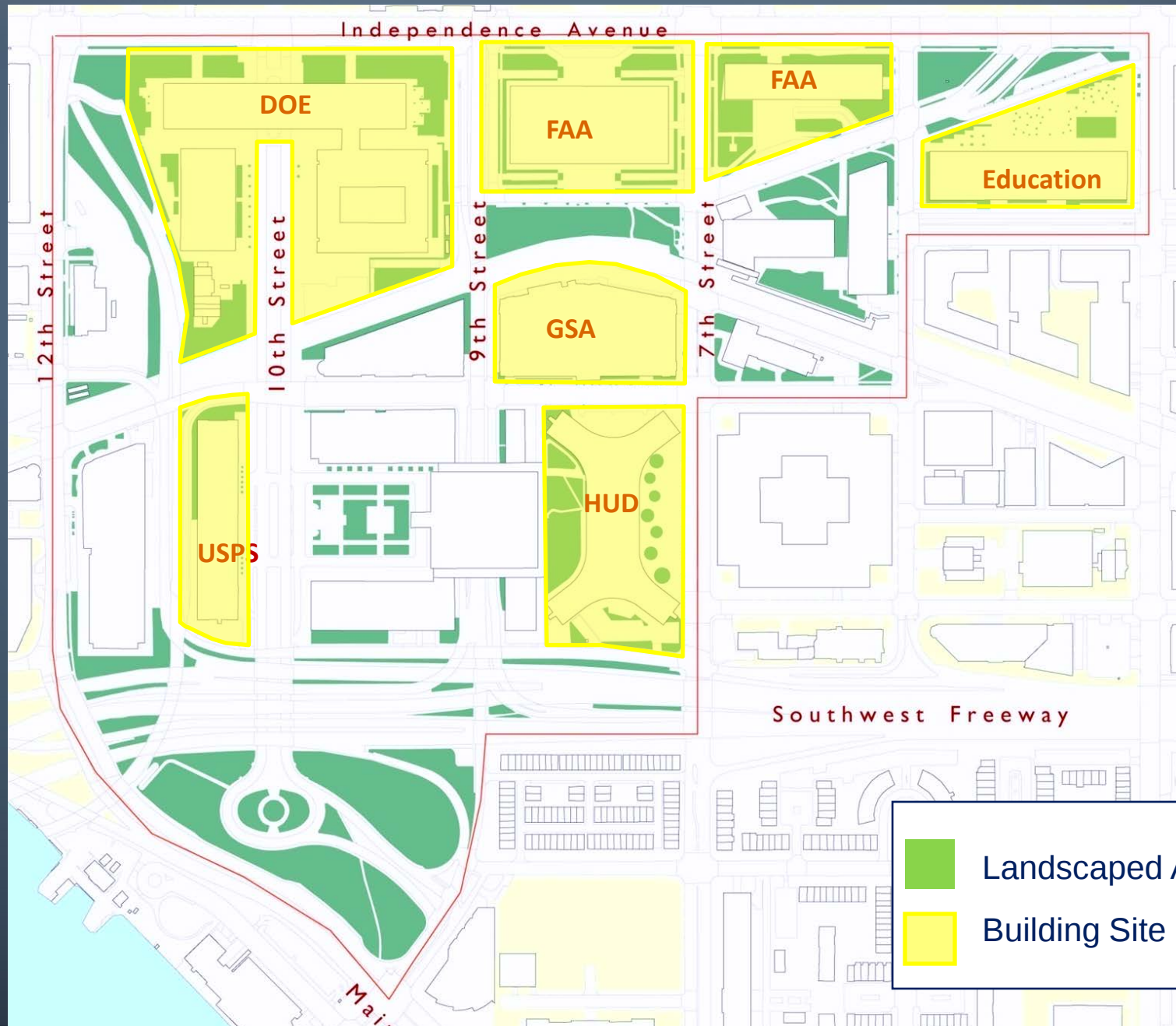
SW Ecodistrict Goal:

Retain/Reuse the rainfall from a
95th percentile rain event (1.7")

Create more area that can absorb rainfall

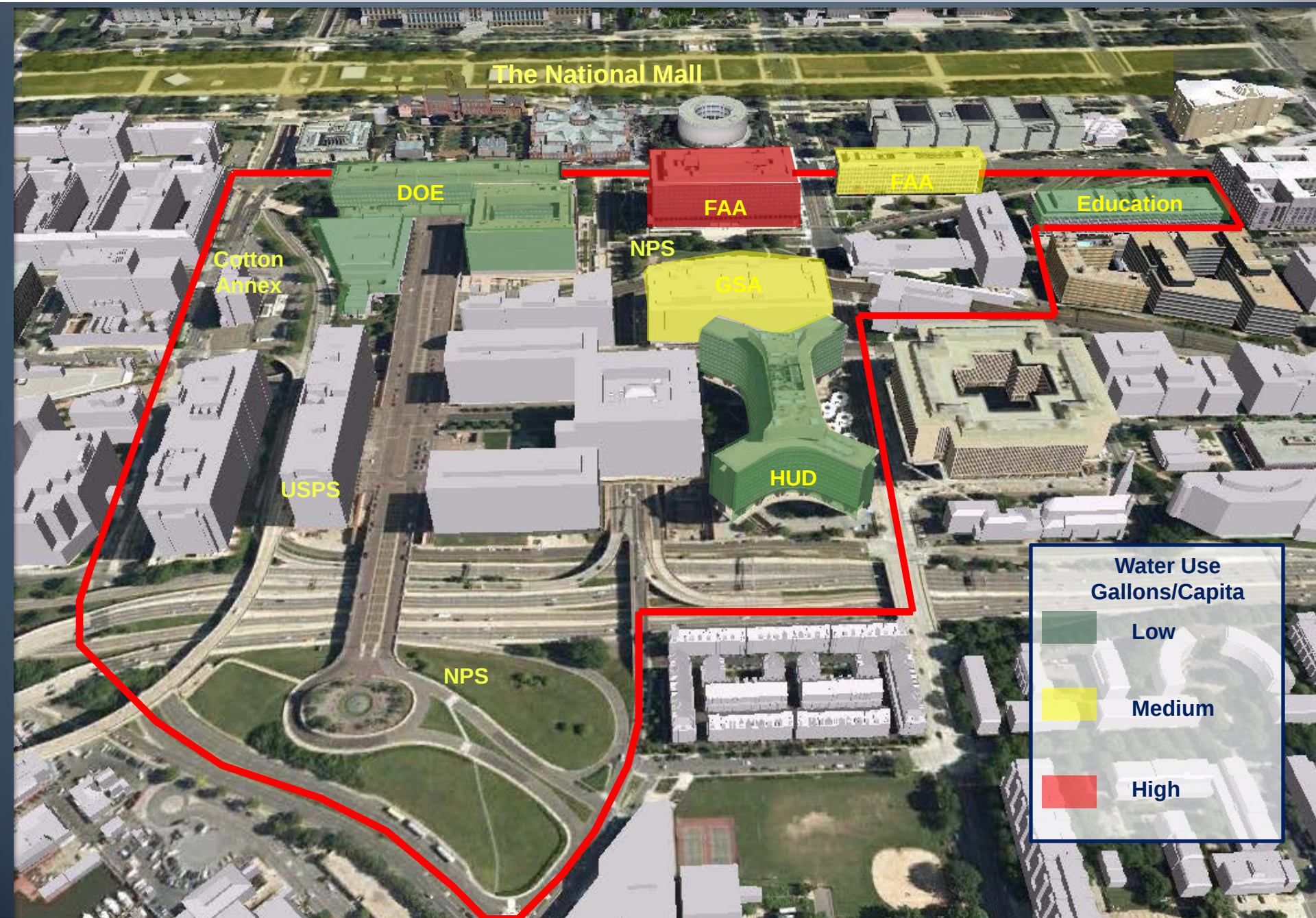
WATER





Make buildings more water efficient

WATER



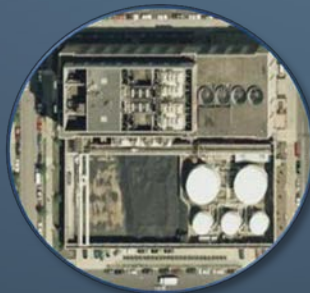
Energy Today



Coal generated electricity



Natural Gas



Cogeneration Plant
(Burns natural gas)



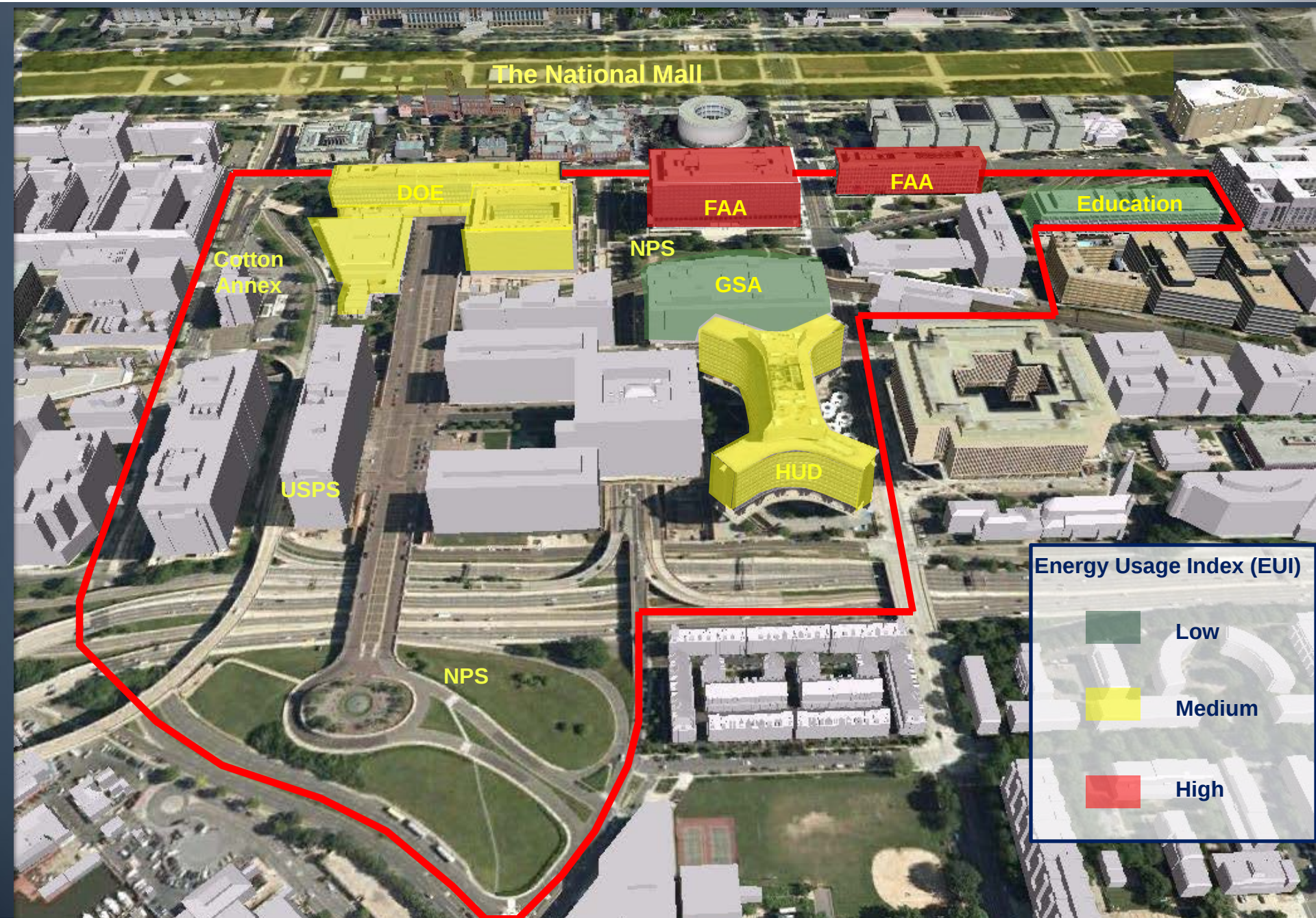
Renewable Energy

SW Ecodistrict Goal:

Strive for a zero net energy district
(the energy the district needs is
produced from renewable resources
within or close to the district)

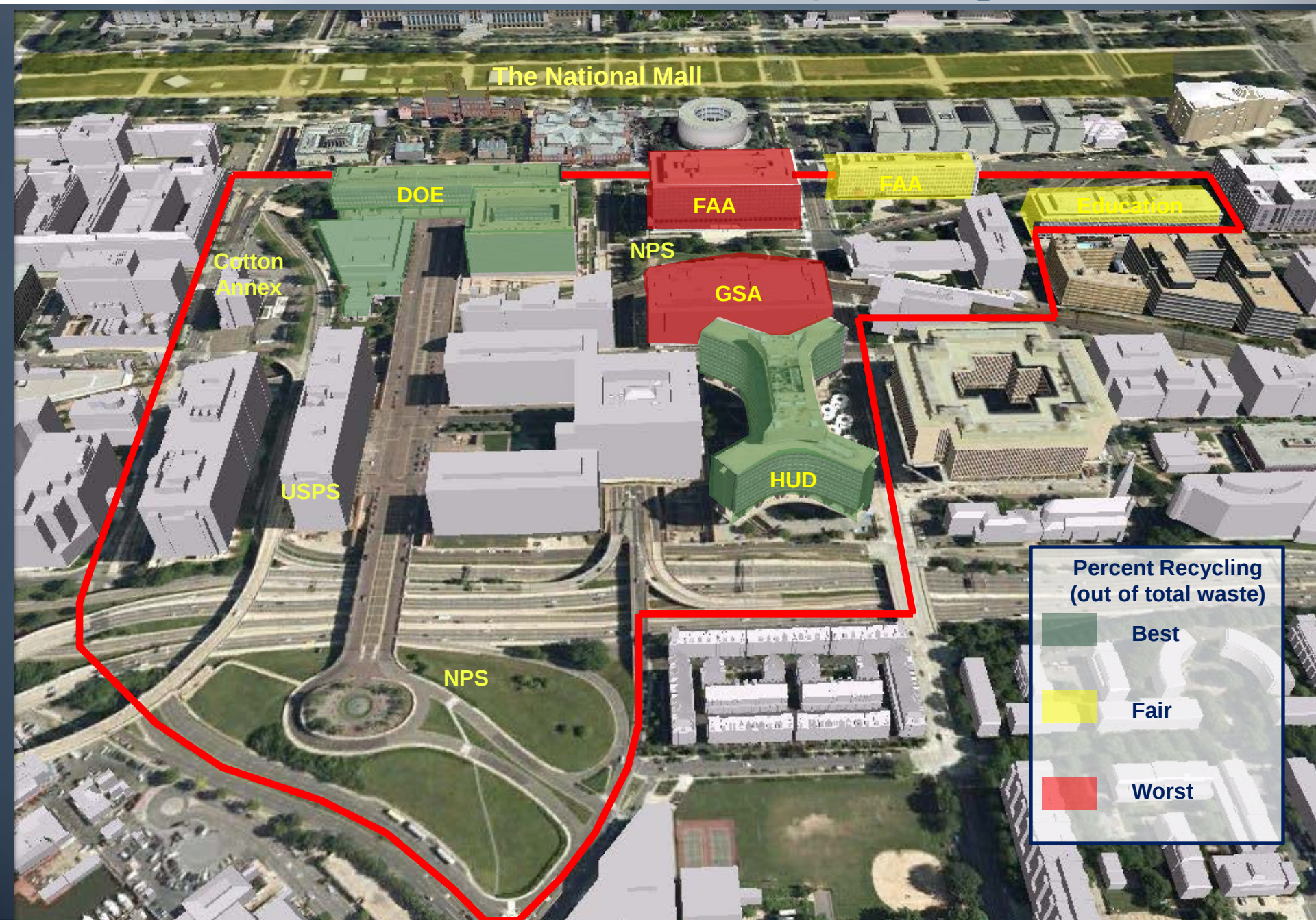
How are the buildings performing today?

ENERGY



How much waste are we producing?

WASTE



Draft Goals

- Create a Livable Community, Workplace, and National Cultural Destination.
- Create a National Showcase of Sustainability.
- Ensure Mobility To, From, and Within the Area for all Modes of Travel.
- Create a Healthy Urban Ecosystem.

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