The SW Ecodistrict Initiative is a comprehensive and forward-looking approach to urban sustainability and livability. It will transform the Maryland Avenue and 10th Street area into a highly sustainable mixed-use community. In addition to accommodating the future space needs of the federal government, the SW Ecodistrict will extend the civic qualities of the National Mall to the waterfront. It will also create new places to live, develop new cultural destinations, and promote a vibrant, walkable neighborhood.

Southwest Washington is on the cusp of change. The federal government is reexamining its property to meet aggressive sustainability targets, create more efficient workplaces for a modern federal workforce, and reduce its operating costs. Upgrades to the National Mall and a multi-billion dollar waterfront development project bracket the area, and sponsors are considering this area for future museum and memorial projects.

The SW Ecodistrict in 2030

A revitalized neighborhood & cultural destination

Federal agencies will continue to call the area home, and will be joined by a balance of residential, commercial, and cultural uses. Workers, residents, and visitors alike will be drawn to the area’s new museums, beautiful parks, and retail amenities both day and night.

A well-connected neighborhood

A continuous network of sidewalks, bicycle lanes, and complete streets will improve walkability and connections between the National Mall and the waterfront. An expanded intermodal center will enhance transit service.

A high performance environmental showcase

As buildings are rehabilitated or redeveloped, the Ecodistrict will become more efficient, using less energy and water, diverting waste from the landfill, conserving resources, and capturing all stormwater for reuse. This approach will lower carbon emissions and provide opportunities for people to reconnect with nature.

A successful economic partnership

A partnership between the federal government, the District, property owners, tenants, and residents will provide the coordination, advocacy, financing, and management necessary to achieve the SW Ecodistrict goals.
Focus Areas: A Revitalized Neighborhood and Cultural Destination

Four focus areas are used to organize recommendations. Individually, improvements will address important issues to incrementally realize the plan; collectively, they will be transformative. Implementing the plan requires short- and long-term execution of projects, additional planning and real estate analyses, developing new policy, and new governing initiatives. These will be carried out by project partners.

1. **Maryland Avenue**
   - An urban boulevard centered on a signature park and an expanded L’Enfant Station intermodal center.

2. **Independence Quarter**
   - A mixed-use community anchored by a national museum and a new headquarters for the U.S. Department of Energy.

3. **10th Street and Banneker Park**
   - An inviting civic corridor connecting the National Mall and Smithsonian Museums to the southwest waterfront, anchored by an improved Banneker Park, a nationally significant cultural destination.

4. **Project Benefits**
   - **Helps preserve** the historic landscape of the National Mall
   - **Reduces** federal operating and maintenance expenses
   - **Generates** new tax revenue for the District of Columbia
   - **Improves** commuting capacity and travel time
   - **Provides** for residential and employment growth
   - **Results** in cleaner rivers and reduced greenhouse gas emissions

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Environmental Results

A combination of district and building scale strategies will create a high-performance environmental showcase.

- **Energy**
  - Lower greenhouse gas emissions by 51% while moving toward a zero-net energy district as measured in carbon.

- **Water**
  - Reduce potable water consumption by 70% and improve stormwater management.

- **Waste**
  - Recycle 75% of construction material as buildings are rehabilitated and divert 80% of the everyday waste sent to the landfill.

- **Green Infrastructure**
  - Cover 40% of the Ecodistrict with tree canopy, and make at least 35% of the surface area pervious (absorbs stormwater).
Focus Areas: A Revitalized Neighborhood and Cultural Destination

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Civic Realm
- Establish an inviting connection between the National Mall and the waterfront.
- Create 14.3 acres of new or improved parks and plazas for up to 5 memorial sites.
- Develop 1.2 million square feet for up to 5 museums.

Land Use
- Improve 7.9 million square feet of existing federal office space, accommodating 19,000 additional employees.
- Accommodate at least 100,000 square feet of convenience retail development.
- Create 1.8 million square feet of residential or hotel development and 1 million square feet of private or federal office space.

Mobility
- Improve access to and between all transportation modes by reconnecting the street grid for pedestrians, cyclists, and vehicles.
- Expand the rail corridor and the L’Enfant Station to increase commuter transit capacity in the region.

Southwest Freeway
A private mixed-use development atop the Southwest Freeway will support new connections between existing Southwest neighborhoods, the SW Ecodistrict, and the National Mall.

Neighborhood Development Results
A mix of uses and neighborhood amenities, including new cultural destinations, residences and offices, will foster community vitality.
Led by the National Capital Planning Commission, in coordination with the District Office of Planning, the Initiative is guided by the SW Ecodistrict Task Force, comprised of 17 federal and local agencies. The Task Force first convened in spring 2010, and worked together to analyze and develop recommendations for the area. NCPC had primary responsibility for oversight of the project and ZGF Architects, LLP served as the principal consultant.