

A New Vision for our Nation's Capital

The Future of Federal Facilities

SOM

How do we reimagine **the adaptive reuse of the Federal core?**

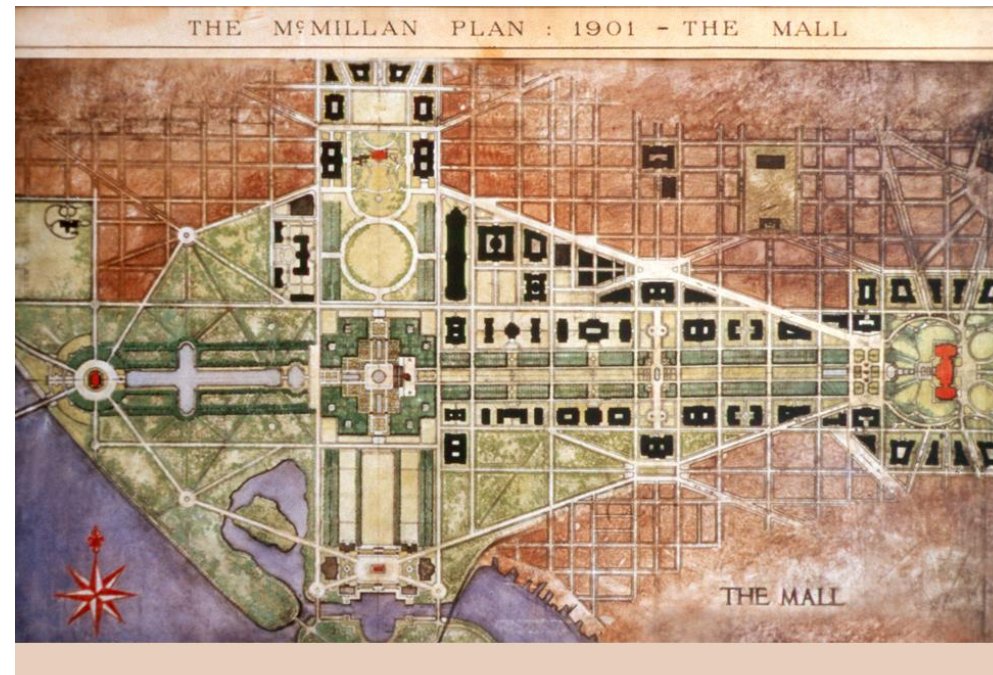


How do we do that without a **comprehensive vision of our nation's capital?**



1791 L'Enfant

Creation of a Monumental Federal Region
Connected by Grand Axes



1931 McMillan

Expansion of L'Enfant Plan To Develop the
Monumental Core



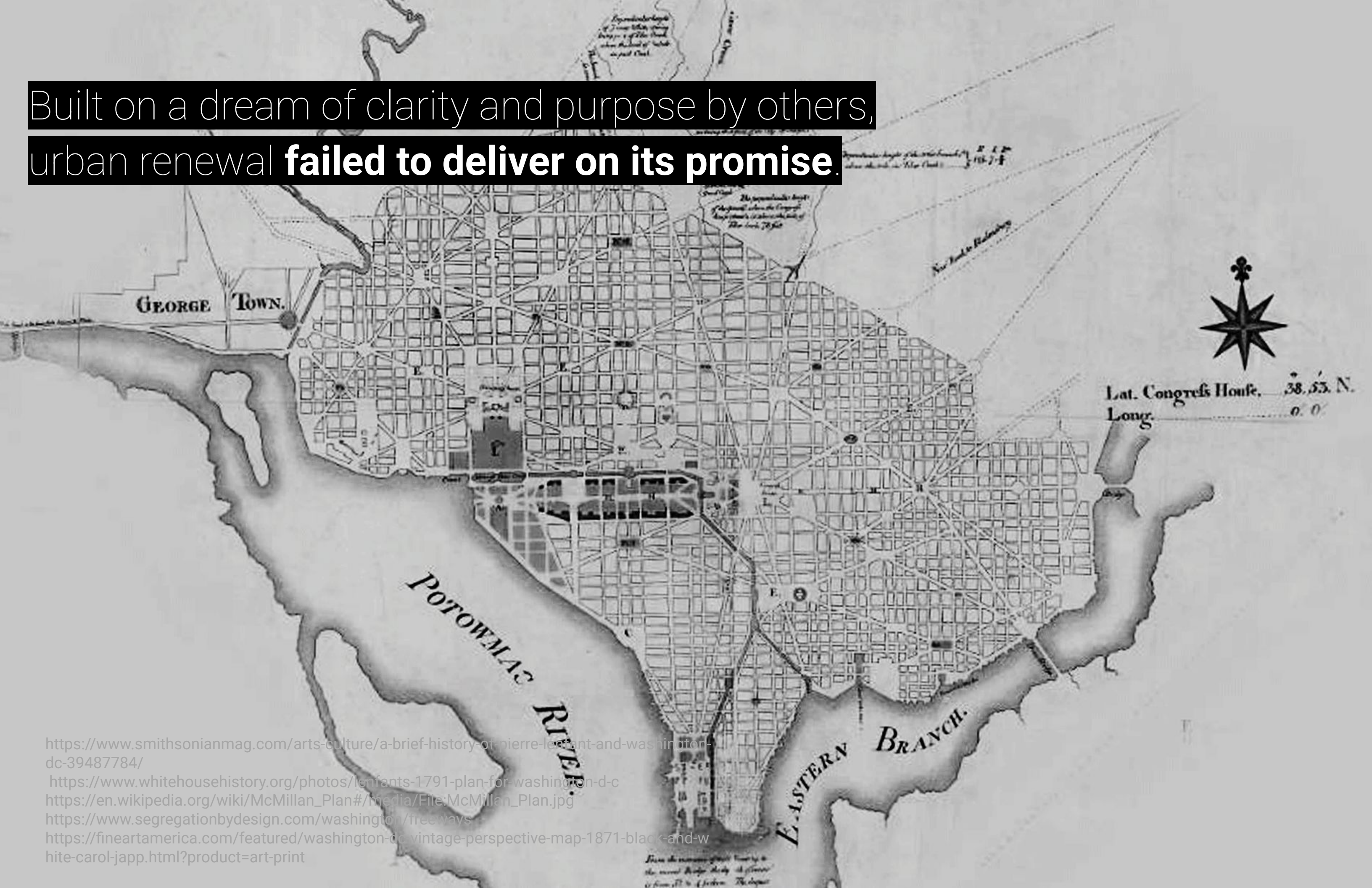
2026 - 250th Anniversary

Re-Imagination of L'Enfant's Ambition For the
22nd Century

Image 1: <https://www.whitehousehistory.org/photos/lenfants-1791-plan-for-washington-d-c>

Image 2: https://en.wikipedia.org/wiki/McMillan_Plan#/media/File:McMillan_Plan.jpg

Built on a dream of clarity and purpose by others,
urban renewal **failed to deliver on its promise.**



- <https://www.smithsonianmag.com/arts-culture/a-brief-history-of-pierre-lenfant-and-washington-dc-39487784/>
- <https://www.whitehousehistory.org/photos/lenfants-1791-plan-for-washington-d-c>
- https://en.wikipedia.org/wiki/McMillan_Plan#/media/File:McMillan_Plan.jpg
- <https://www.segregationbydesign.com/washington/free-ways>
- <https://fineartamerica.com/featured/washington-dc-vintage-perspective-map-1871-black-and-white-carol-japp.html?product=art-print>

Our **vibrant downtown** has embraced the chance to deliver **dynamic and diverse experiences.**

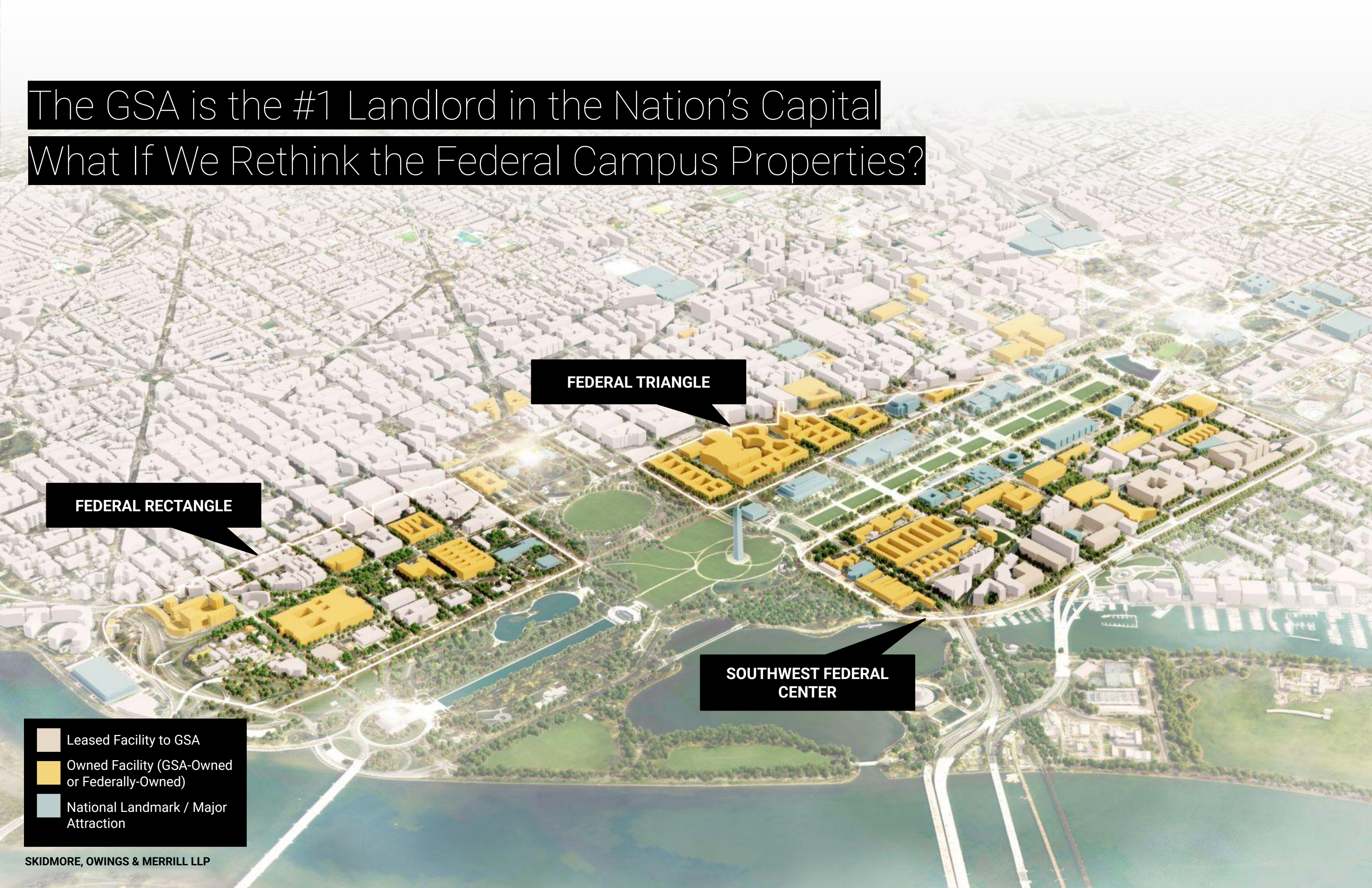


<https://www.ft.com/content/8678efaa-c7e5-11e4-8210-00144feab7de>
<https://www.citycenterdc.com/vfs1t/>
<https://hirshhorn.si.edu/explore/press-release-julis-gift/>
<https://www.wharfdc.com/>
<https://www.greenmatters.com/travel/fun-things-to-do-in-washington-dc>

The **challenge** of underutilized office buildings, shuttered businesses, and lack of diverse mixed-uses signals an **urgent need for change**

<https://nypost.com/2022/10/15/dc-tent-cities-stain-the-nations-capital/>
<https://www.latimes.com/politics/rmvzglffgvm-123>
<https://www.washingtonpost.com/news/digger/wp/2015/10/16/the-fbis-headquarters-is-falling-apart-why-is-it-so-hard-for-america-to-build-a-new-one/>
<https://statecapitallobbyist.com/lobbying/planning-a-hill-day-tips-for-success/>

The GSA is the #1 Landlord in the Nation's Capital What If We Rethink the Federal Campus Properties?



FEDERAL TRIANGLE

FEDERAL RECTANGLE

SOUTHWEST FEDERAL CENTER

- Leased Facility to GSA
- Owned Facility (GSA-Owned or Federally-Owned)
- National Landmark / Major Attraction

The federal government occupies a central role in our city,
 As the region's largest employer¹ —
33 million square feet are occupied by federal agencies¹

¹ Source: PBRB Interim Report to Congress, March 21, 2024



GSA Owned or Leased

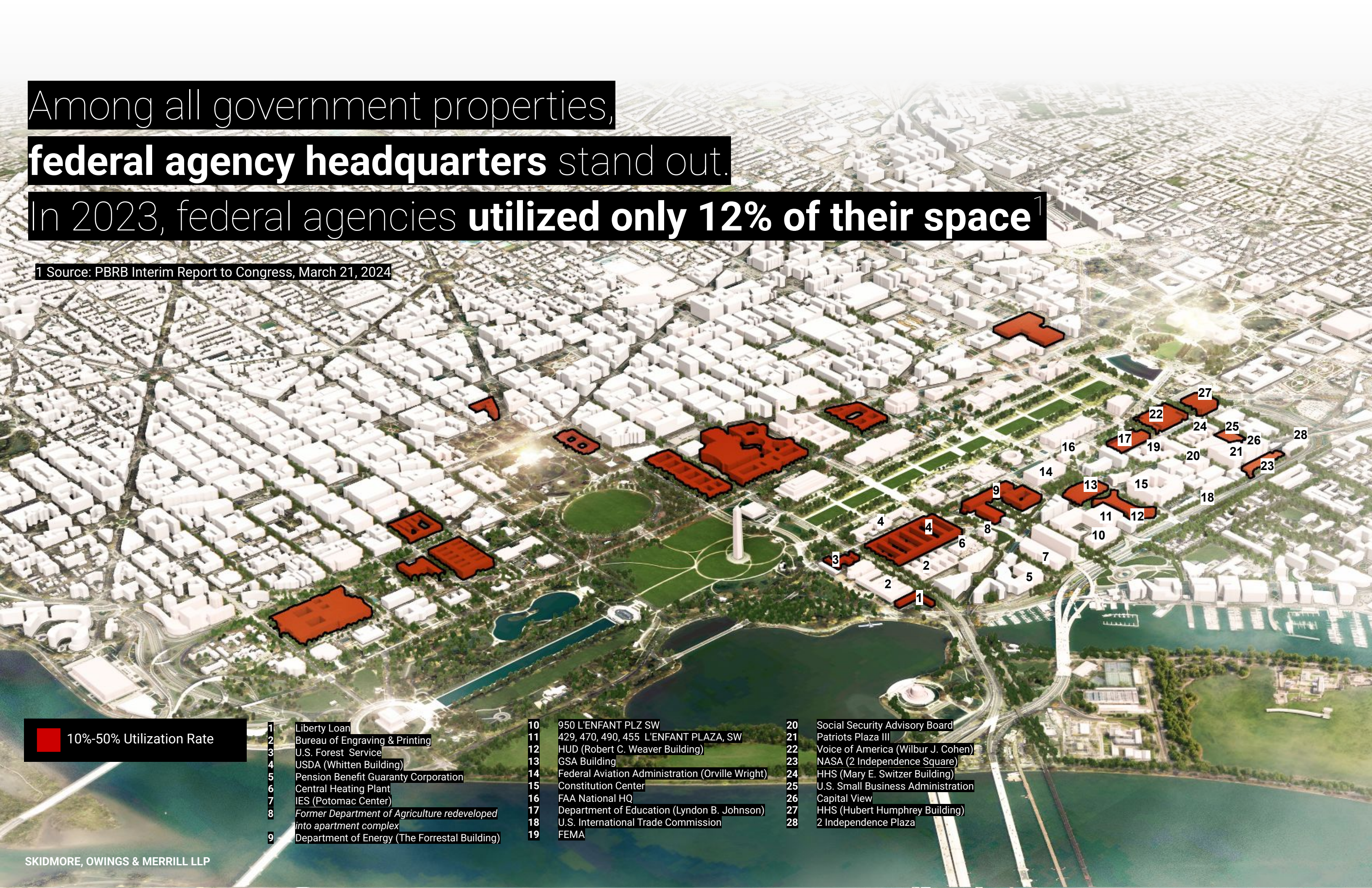
National Landmark / Major Attraction

- | | | |
|---|---|---|
| <ul style="list-style-type: none"> 1 Liberty Loan 2 Bureau of Engraving & Printing 3 U.S. Forest Service 4 USDA (Whitten Building) 5 Pension Benefit Guaranty Corporation 6 Central Heating Plant 7 IES (Potomac Center) 8 Former Department of Agriculture redeveloped into apartment complex 9 Department of Energy (The Forrestal Building) | <ul style="list-style-type: none"> 10 950 L'ENFANT PLZ SW 11 429, 470, 490, 455 L'ENFANT PLAZA, SW 12 HUD (Robert C. Weaver Building) 13 GSA Building 14 Federal Aviation Administration (Orville Wright) 15 Constitution Center 16 FAA National HQ 17 Department of Education (Lyndon B. Johnson) 18 U.S. International Trade Commission 19 FEMA | <ul style="list-style-type: none"> 20 Social Security Advisory Board 21 Patriots Plaza III 22 Voice of America (Wilbur J. Cohen) 23 NASA (2 Independence Square) 24 HHS (Mary E. Switzer Building) 25 U.S. Small Business Administration 26 Capital View 27 HHS (Hubert Humphrey Building) 28 2 Independence Plaza |
|---|---|---|

Among all government properties,
federal agency headquarters stand out.

In 2023, federal agencies **utilized only 12% of their space**¹

¹ Source: PBRB Interim Report to Congress, March 21, 2024

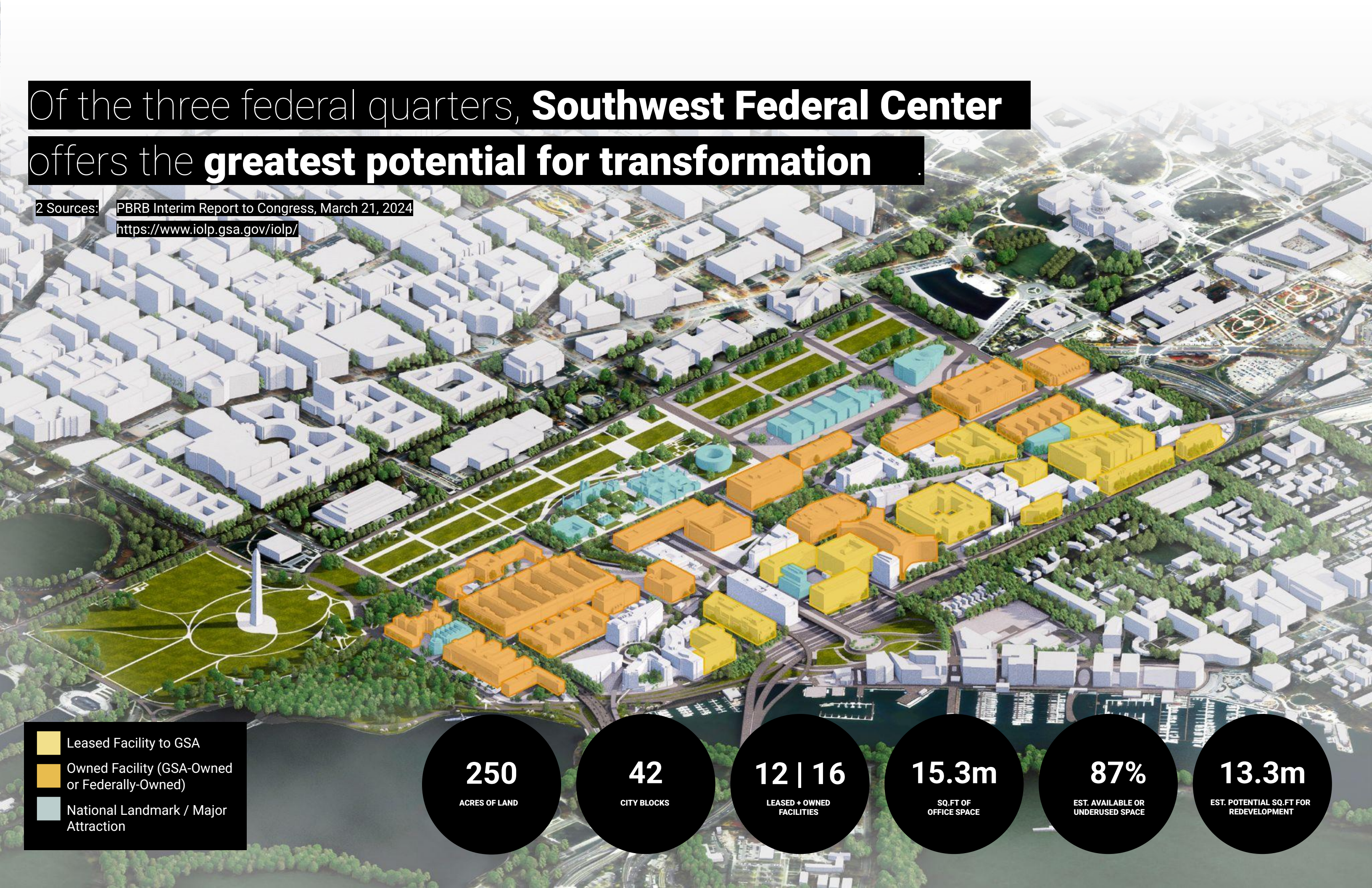





■ 10%-50% Utilization Rate

- | | | | | | |
|---|---|----|--|----|------------------------------------|
| 1 | Liberty Loan | 10 | 950 L'ENFANT PLZ SW | 20 | Social Security Advisory Board |
| 2 | Bureau of Engraving & Printing | 11 | 429, 470, 490, 455 L'ENFANT PLAZA, SW | 21 | Patriots Plaza III |
| 3 | U.S. Forest Service | 12 | HUD (Robert C. Weaver Building) | 22 | Voice of America (Wilbur J. Cohen) |
| 4 | USDA (Whitten Building) | 13 | GSA Building | 23 | NASA (2 Independence Square) |
| 5 | Pension Benefit Guaranty Corporation | 14 | Federal Aviation Administration (Orville Wright) | 24 | HHS (Mary E. Switzer Building) |
| 6 | Central Heating Plant | 15 | Constitution Center | 25 | U.S. Small Business Administration |
| 7 | IES (Potomac Center) | 16 | FAA National HQ | 26 | Capital View |
| 8 | Former Department of Agriculture redeveloped into apartment complex | 17 | Department of Education (Lyndon B. Johnson) | 27 | HHS (Hubert Humphrey Building) |
| 9 | Department of Energy (The Forrestal Building) | 18 | U.S. International Trade Commission | 28 | 2 Independence Plaza |

Of the three federal quarters, **Southwest Federal Center** offers the **greatest potential for transformation**

2 Sources: PBRB Interim Report to Congress, March 21, 2024
<https://www.iolp.gsa.gov/iolp/>



-  Leased Facility to GSA
-  Owned Facility (GSA-Owned or Federally-Owned)
-  National Landmark / Major Attraction

250
ACRES OF LAND

42
CITY BLOCKS

12 | 16
LEASED + OWNED FACILITIES

15.3m
SQ.FT OF OFFICE SPACE

87%
EST. AVAILABLE OR UNDERUSED SPACE

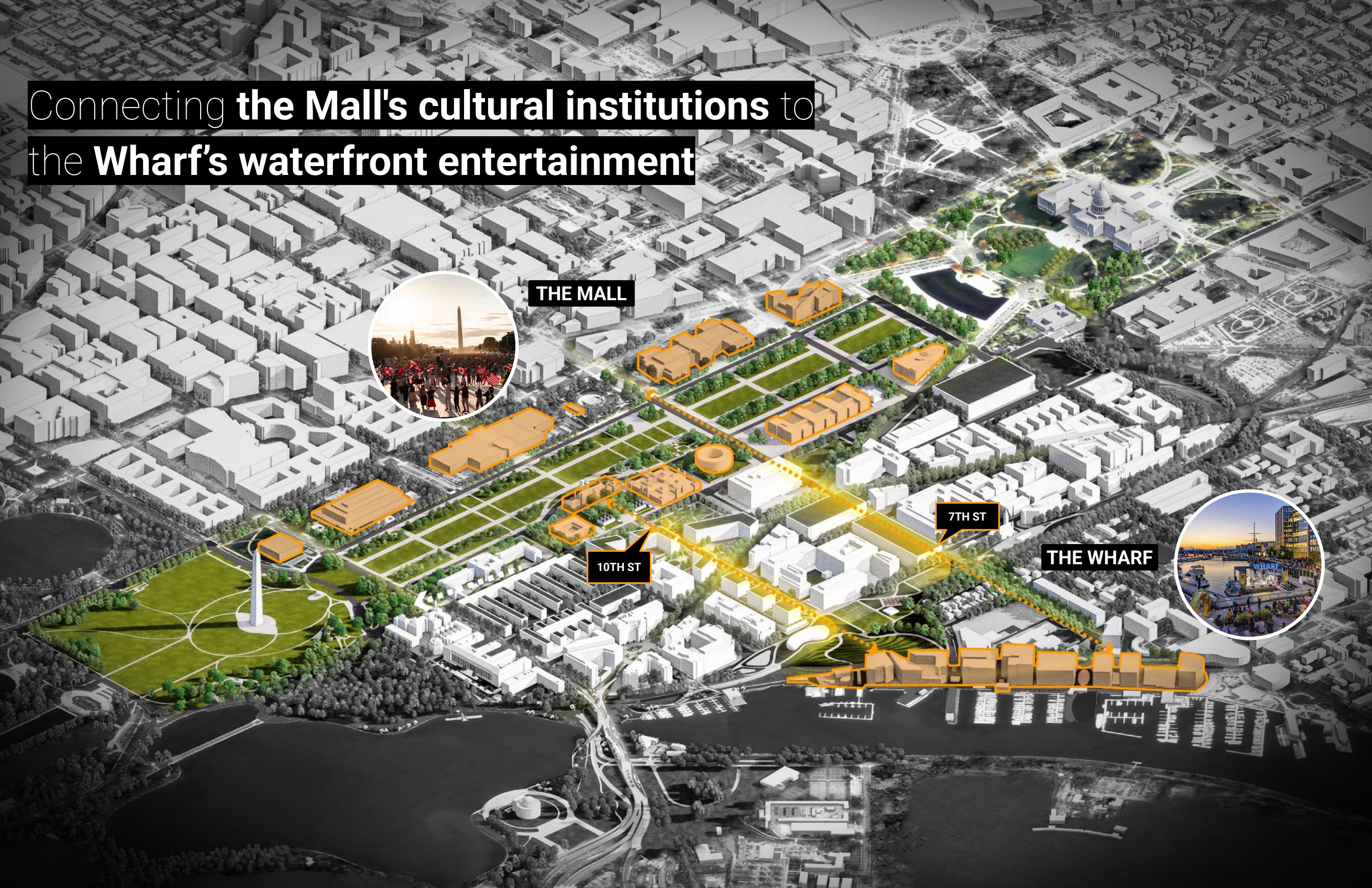
13.3m
EST. POTENTIAL SQ.FT FOR REDEVELOPMENT

Several **prime properties** are under consideration for disposal, presenting an opportunity to **reimagine the future of the capital city**



 Properties for Disposal

Connecting **the Mall's cultural institutions** to
the **Wharf's waterfront entertainment**



THE MALL



7TH ST

THE WHARF



10TH ST

Framed by a **green corridor** that
heals the divide and **restores our bond to the waterfront.**



CAPPED I-395:
URBAN
GREENWAY



CULTURAL
PLAZA

TRANSIT
PLAZA

LINEAR PARK



RE-IMAGINED
BANNEKER
PARK

WATERFRONT
PROMENADE

NEW TIDAL
BASIN
WATERFRONT

TIDAL BASIN



GATEWAY
TO VIRGINIA

Celebrating the **pillars of our Democracy**
through **commanding city views**.



CAPITOL BUILDING



MARYLAND AVENUE

VIRGINIA AVENUE

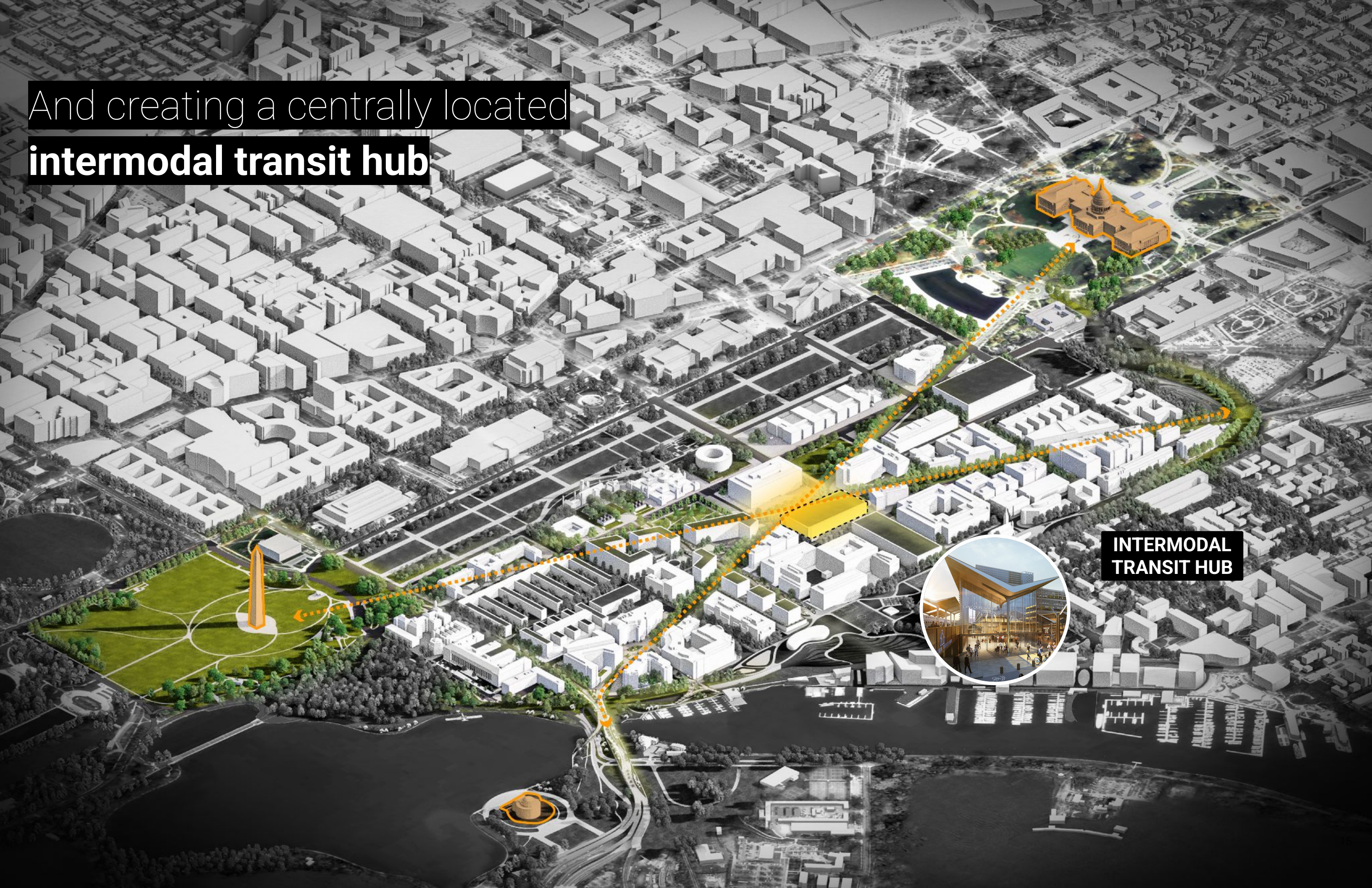
WASHINGTON MONUMENT



THOMAS JEFFERSON MEMORIAL



And creating a centrally located
intermodal transit hub



**INTERMODAL
TRANSIT HUB**

A vision is needed to transform the Southwest Federal District into a series of **vibrant mixed-use neighborhoods**



CIVIC AND CULTURAL

1

2

3

5



DIPLOMATIC AND RESEARCH

MULTI-MODAL TRANSIT



ENTERTAINMENT & RECREATION

BEP + USDA ADAPTIVE RE-USE & 14TH St.



Neighborhoods 1 & 2:
Reimagined



Neighborhood 1: Existing

DEPARTMENT OF ENERGY

1,808,177 GSF
0% OCCUPANCY

FAA NATIONAL HQ

GSA NATIONAL
CAPITAL REGION

901 D ST SW

955 L'ENFANT
PLZ SW

470/490 L'ENFANT
PLAZA SW

INTERNATIONAL
SPY MUSEUM

950 L'ENFANT
PLZ SW

POSTAL SERVICE
HQ

500 12TH ST SW

COTTON ANNEX
REDEVELOPMENT

CENTRAL
HEATING PLANT

1201 MARYLAND
AVE SW

USDA

BEP

D ST SW

INDEPENDENCE AVE

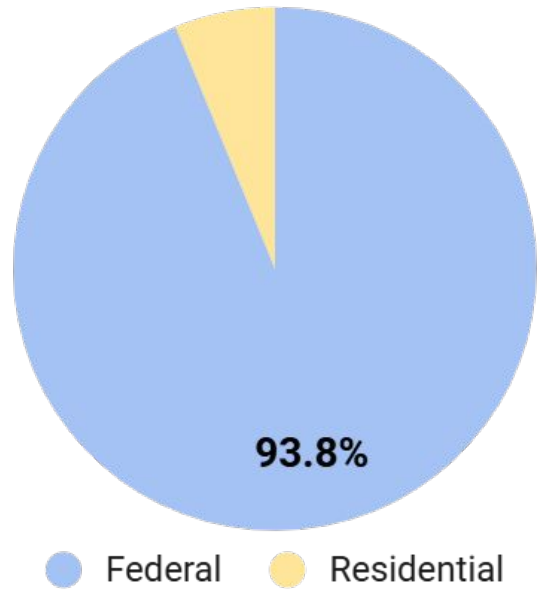
L'ENFANT PLAZA SW

9TH ST SW

12TH ST SW

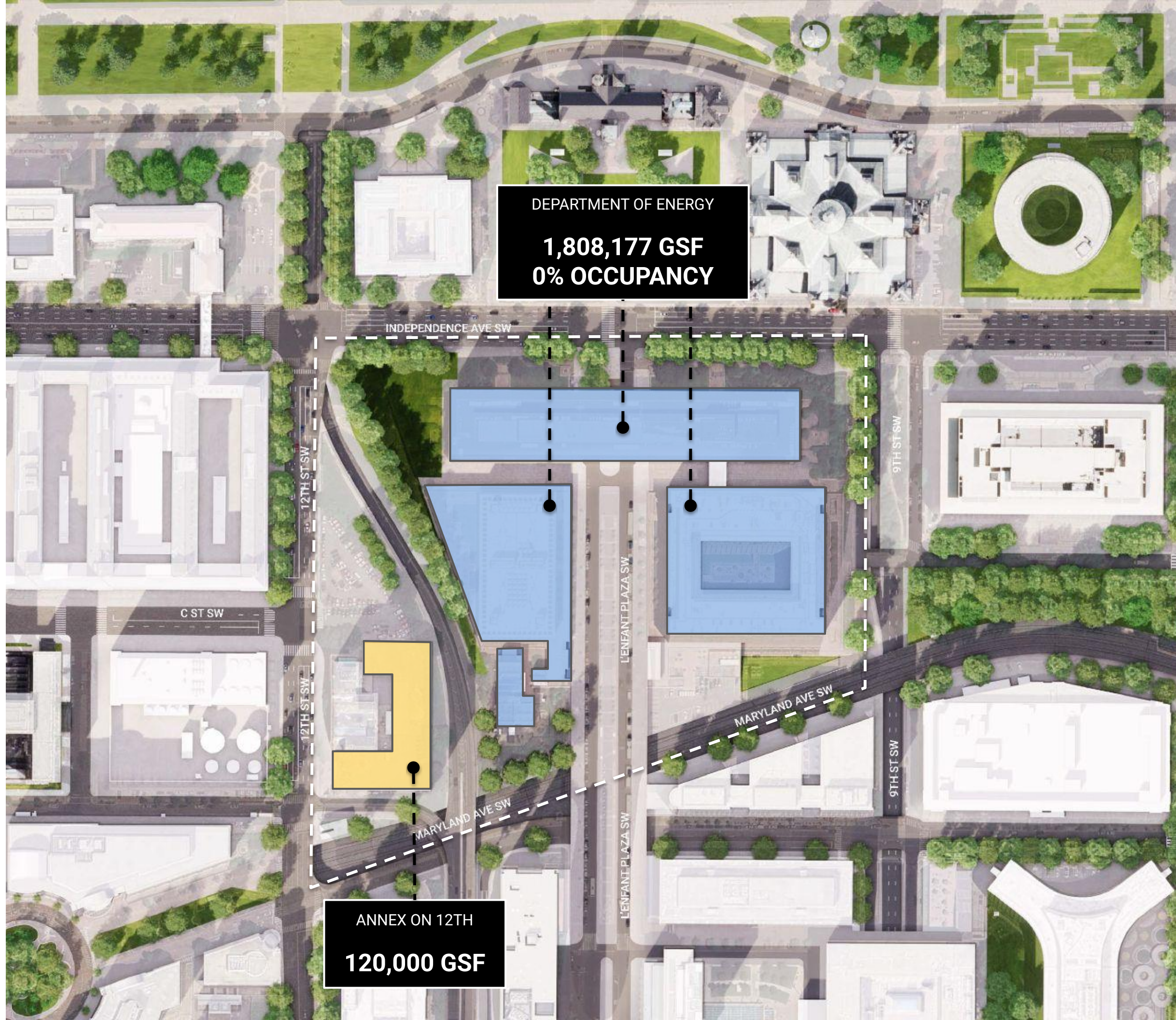
ZFH ST SW

Neighborhood 1: Existing

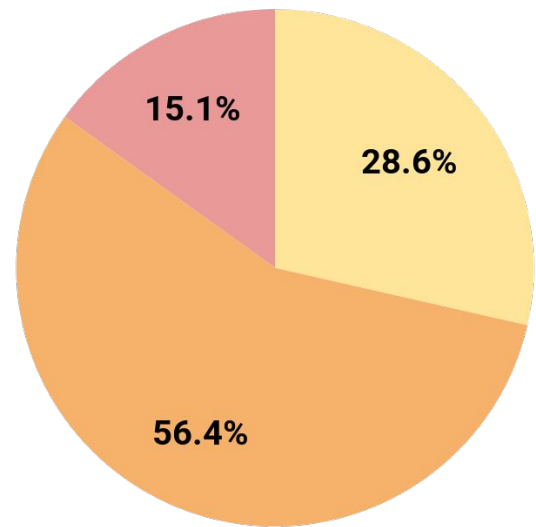


EXISTING

1,920,200 GSF



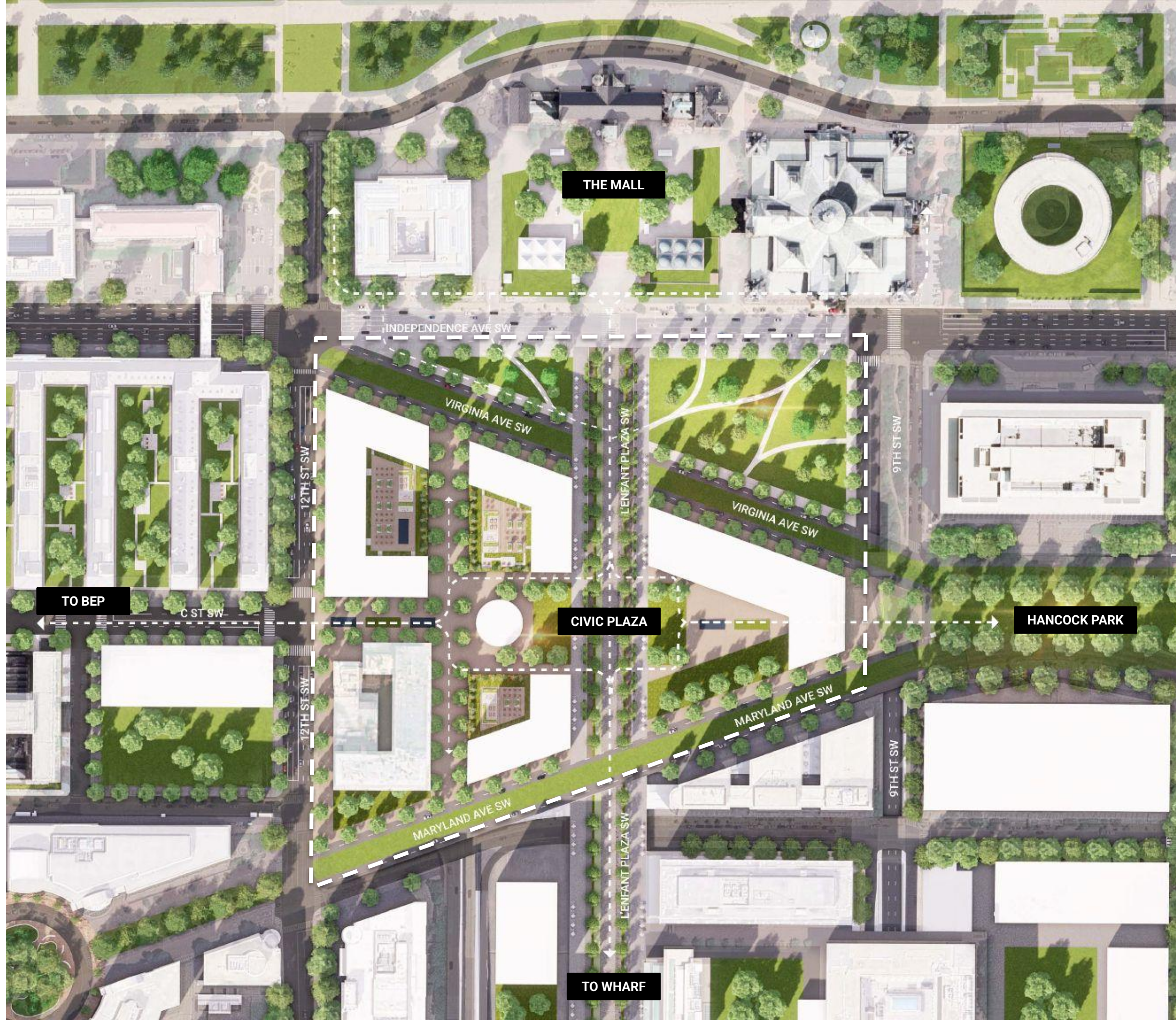
Neighborhood 1: Proposed

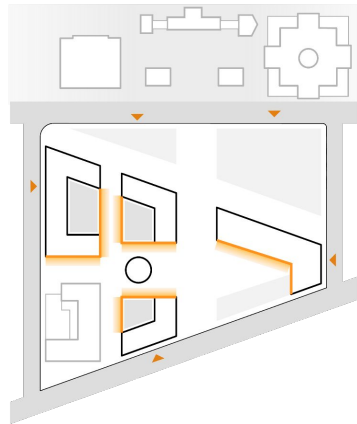


● Residential ● Office ● Retail

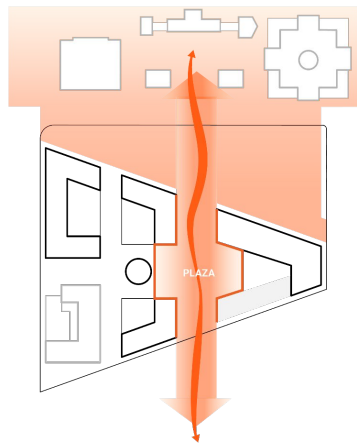
PROPOSED

1,381,400 GSF

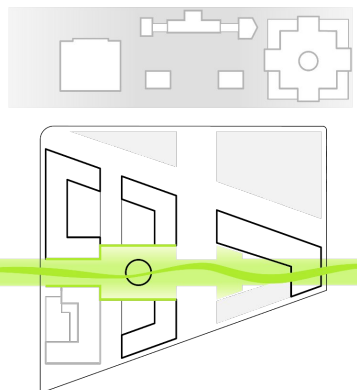




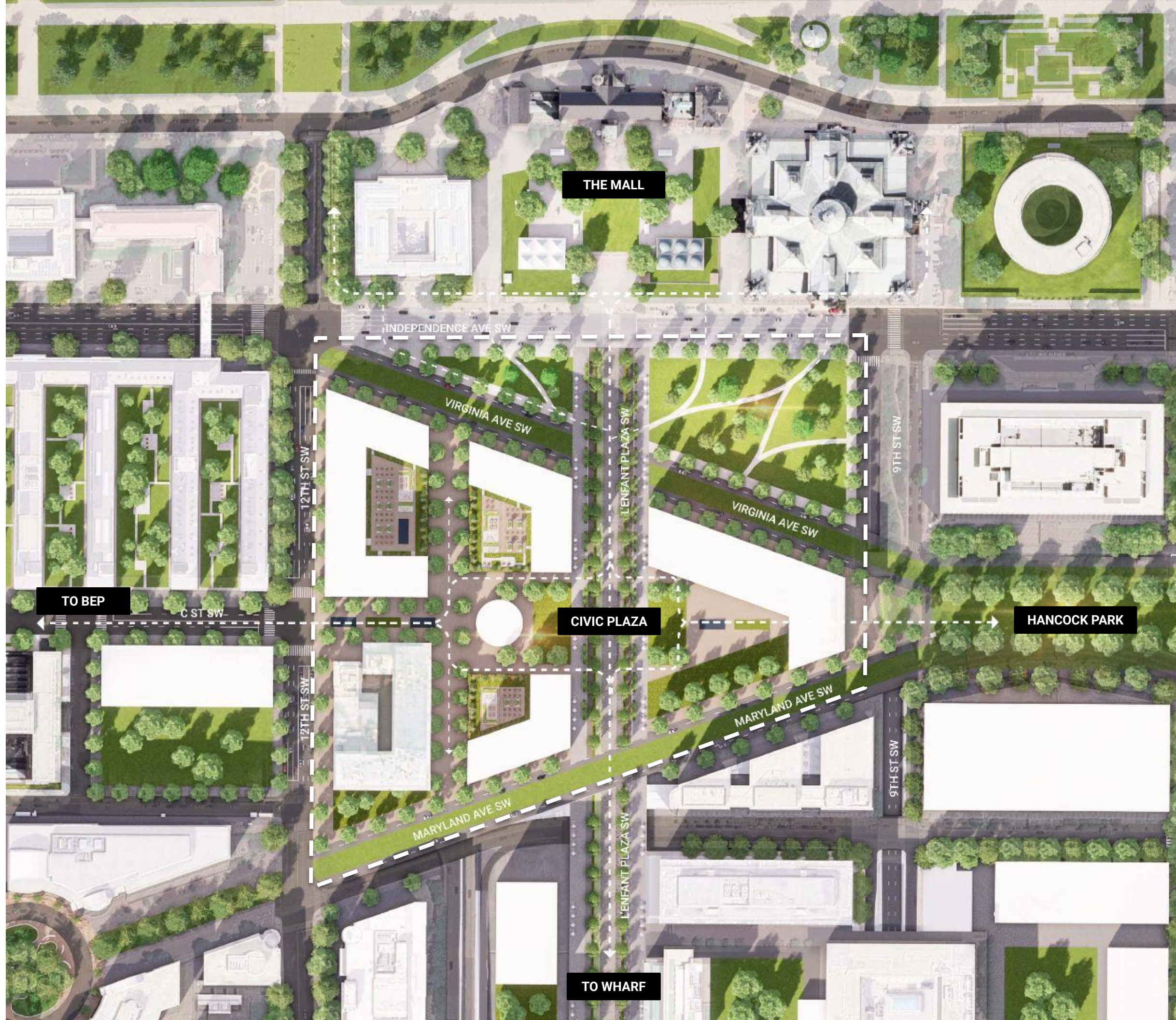
ACTIVATED FRONTAGES



CIVIC PROMENADE



CONNECTED OPEN SPACES



Neighborhood 1: Proposed



ROOFTOP GARDEN



ROOFTOP AMENITIES



URBAN PARK



STREET-LEVEL RETAIL



10TH ST PROMENADE

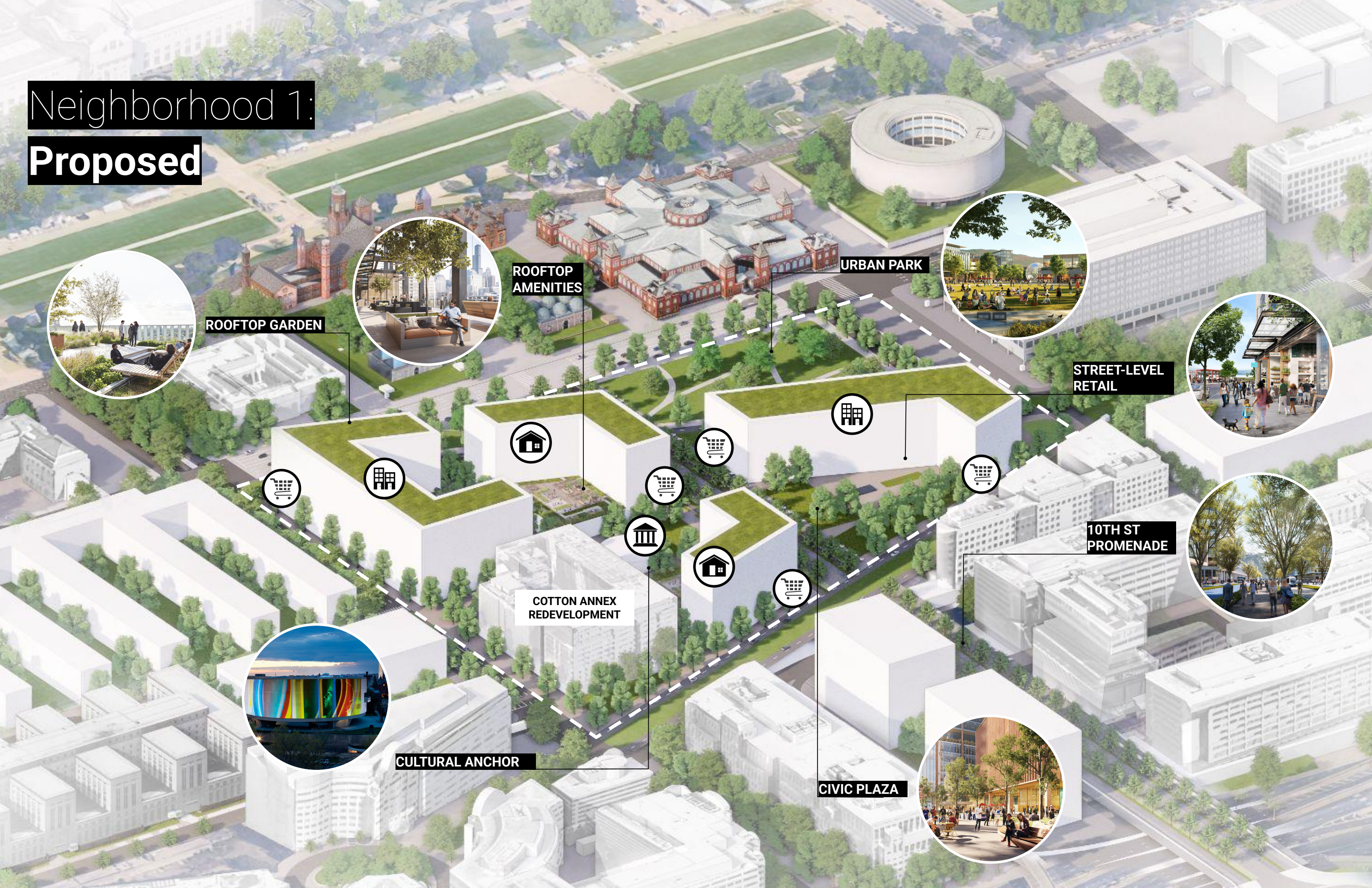


CIVIC PLAZA



CULTURAL ANCHOR

COTTON ANNEX REDEVELOPMENT



Neighborhood 2:

Existing

POSTAL SERVICE HQ
640,000 GSF
EST. 50% OCCUPANCY

GSA NATIONAL
CAPITAL REGION

FAA NATIONAL HQ

901 D ST SW

955 L'ENFANT
PLZ SW

470/490 L'ENFANT
PLAZA SW

INTERNATIONAL
SPY MUSEUM

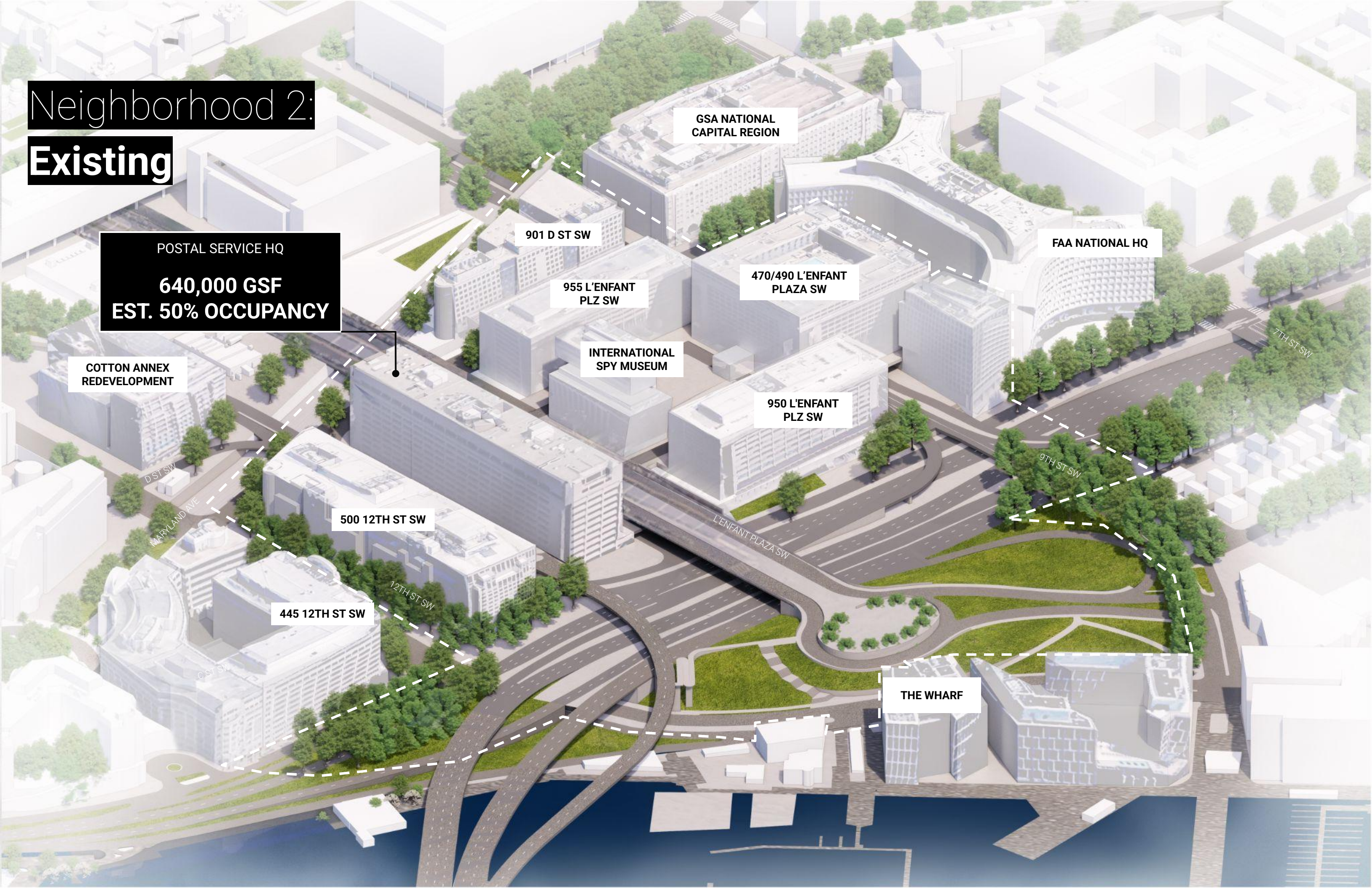
950 L'ENFANT
PLZ SW

COTTON ANNEX
REDEVELOPMENT

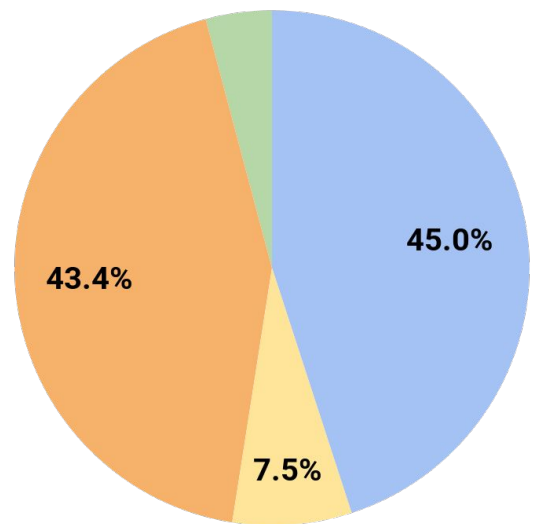
500 12TH ST SW

445 12TH ST SW

THE WHARF



Neighborhood 2: Existing



● Federal ● Hotel ● Office ● Cultural

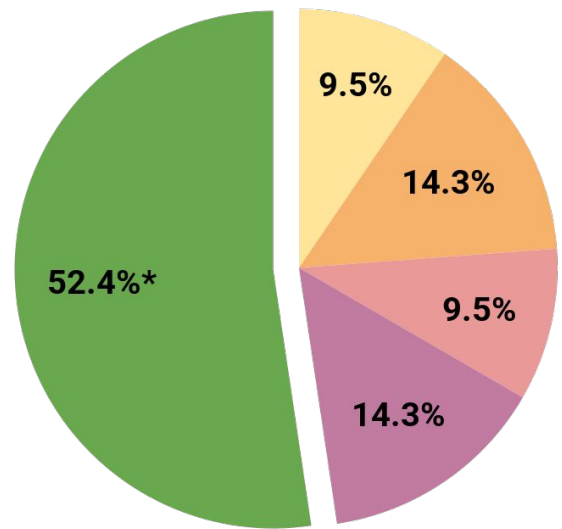
EXISTING

TOTAL
3,375,800 GSF

GSA-OWNED
640,000



Neighborhood 2: Proposed

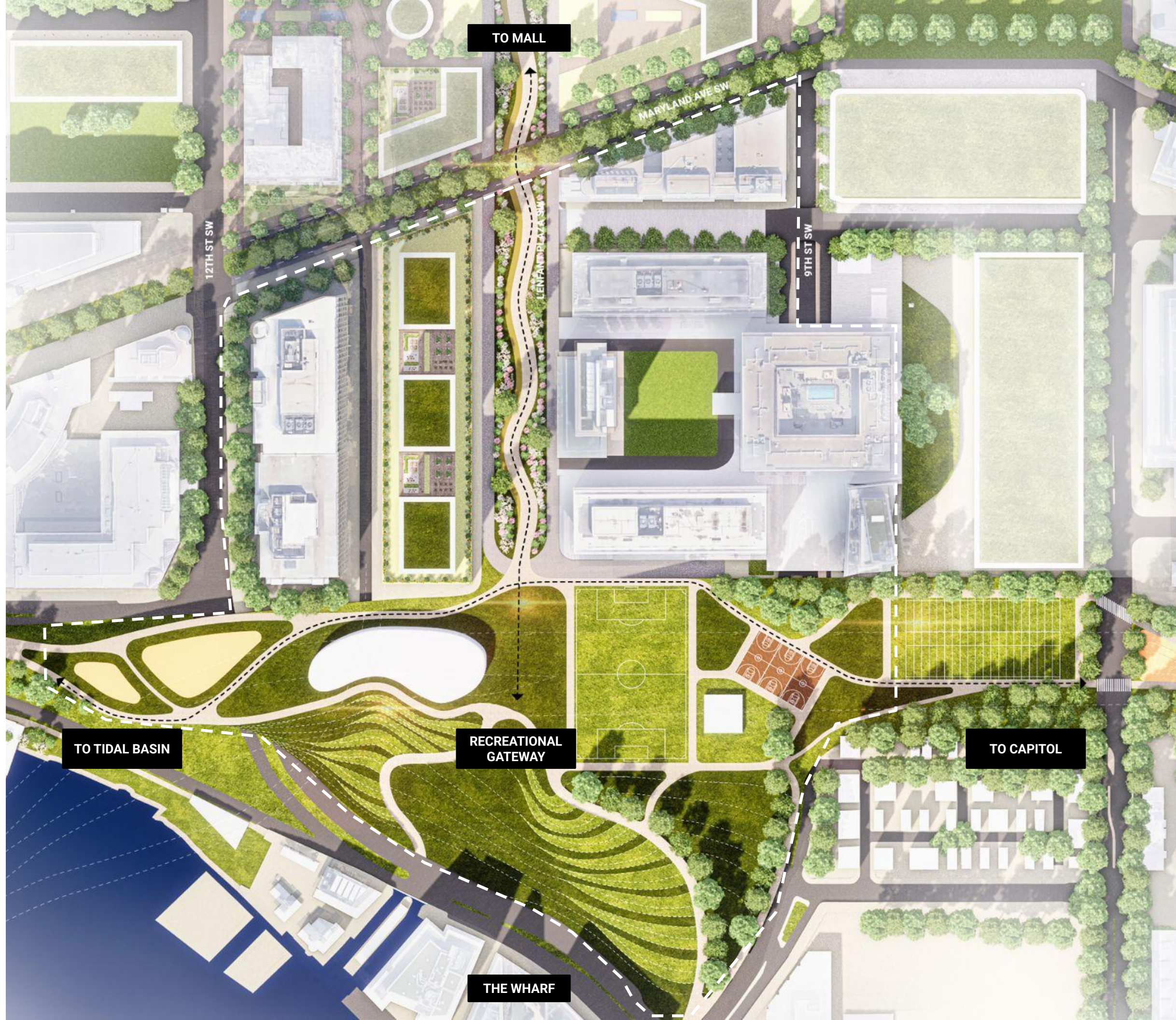


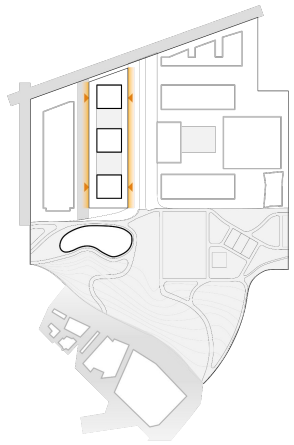
- Residential ● Office ● Retail
- Entertainment ● Recreation & Sports

PROPOSED NEW GSF

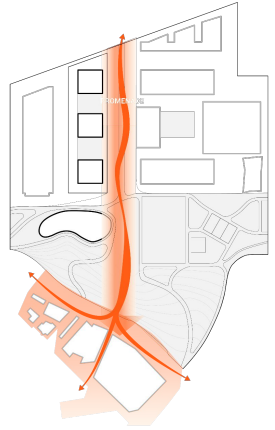
1,232,368 GSF

*** RECREATION & SPORTS
NOT INCLUDED IN
PROPOSED NEW GSF**





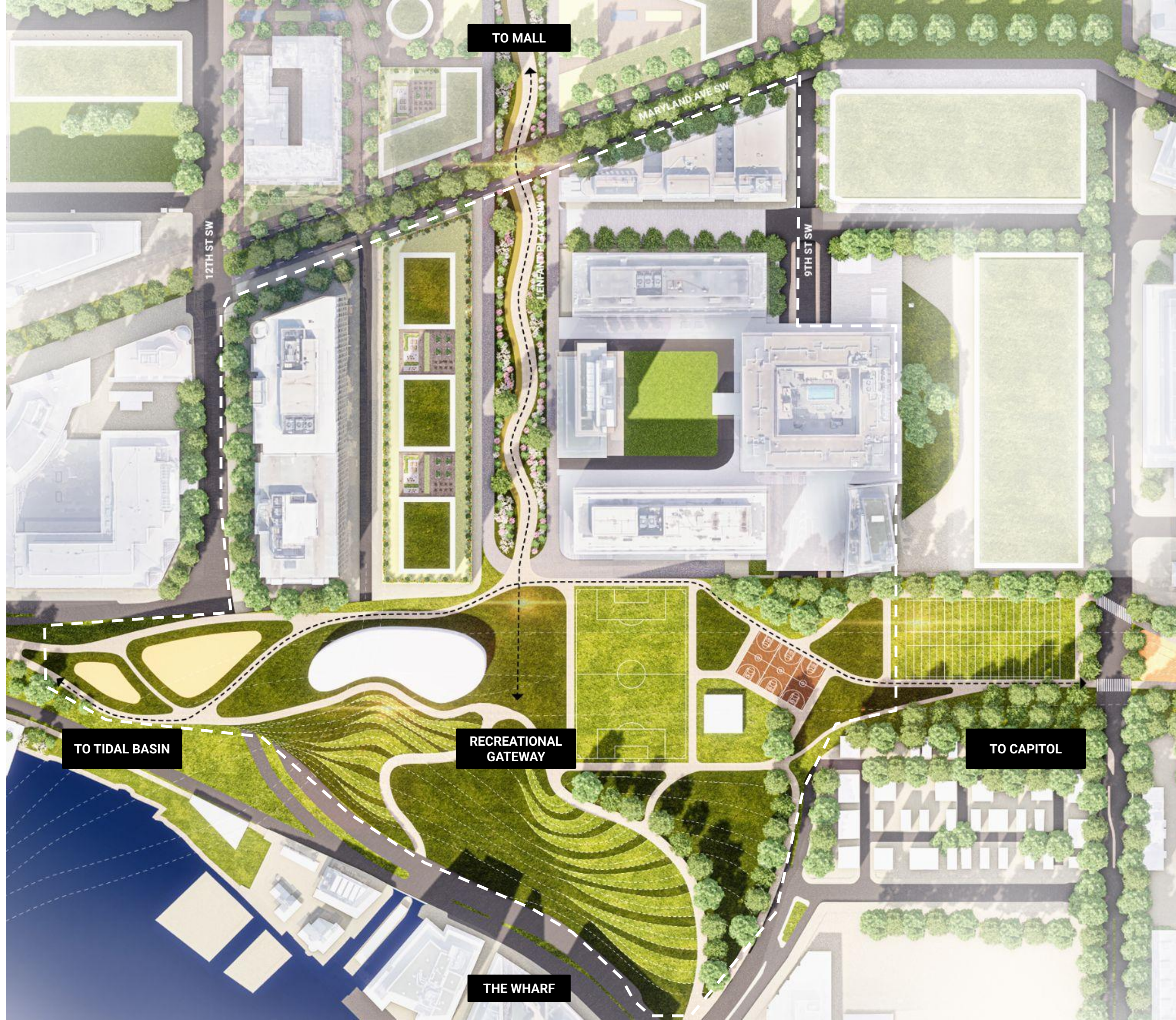
ACTIVATED FRONTAGES



CIVIC PROMENADE



CONNECTED OPEN SPACES



Neighborhood 2:

Proposed



ROOFTOP AMENITIES



10TH ST PROMENADE



SPORTS AND RECREATION



GATHERING



STREET-LEVEL RETAIL



CULTURAL ANCHOR



SEATING AND OVERLOOK



ENTERTAINMENT AND RETAIL





A New Vision for our Nation's Capital

The Future of Federal Facilities

SOM