

A New Vision for our Nation's Capital

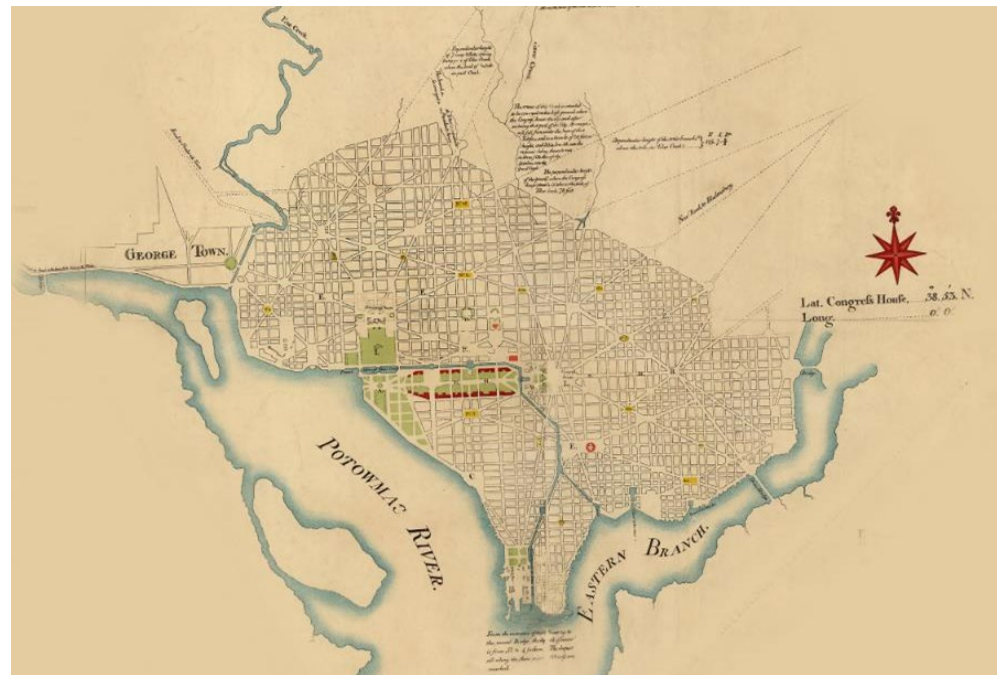
The Future of Federal Facilities

SOM

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

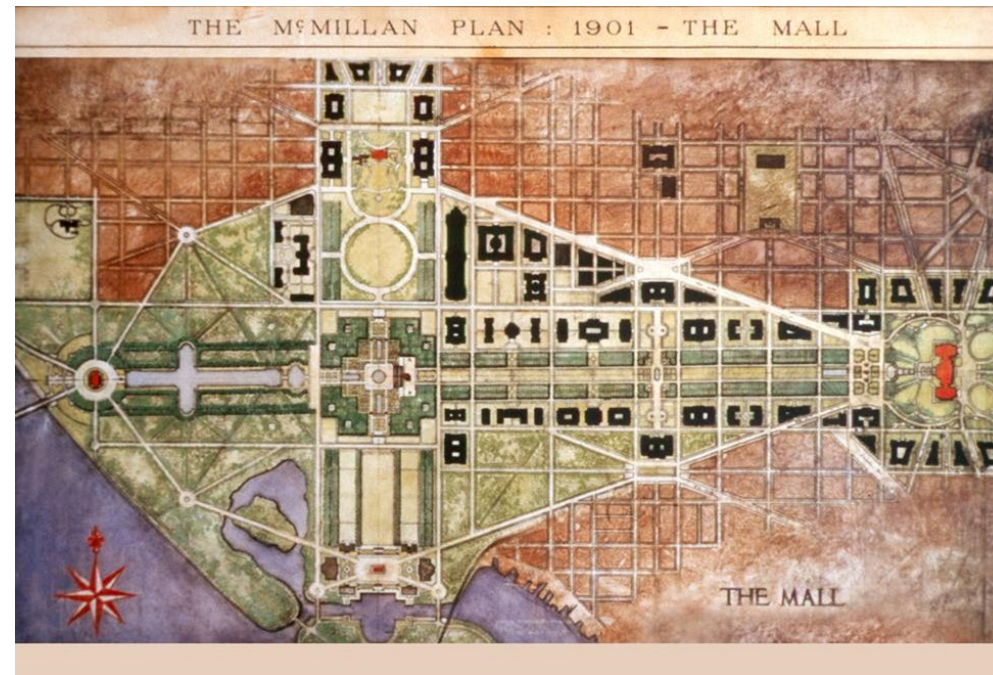


How do we do that without a comprehensive vision of our nation's capital?



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



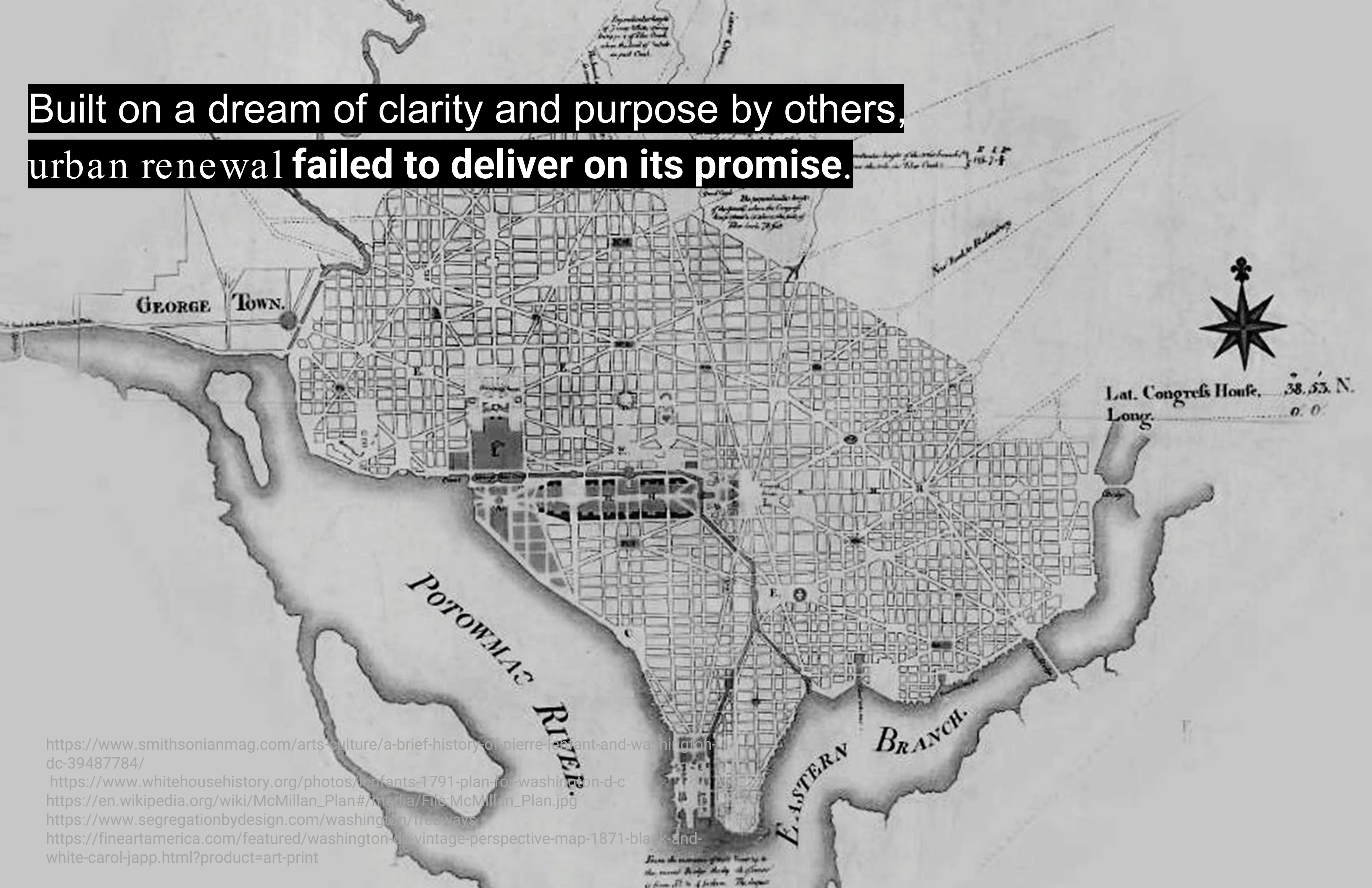
2026 - 250th Anniversary

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>

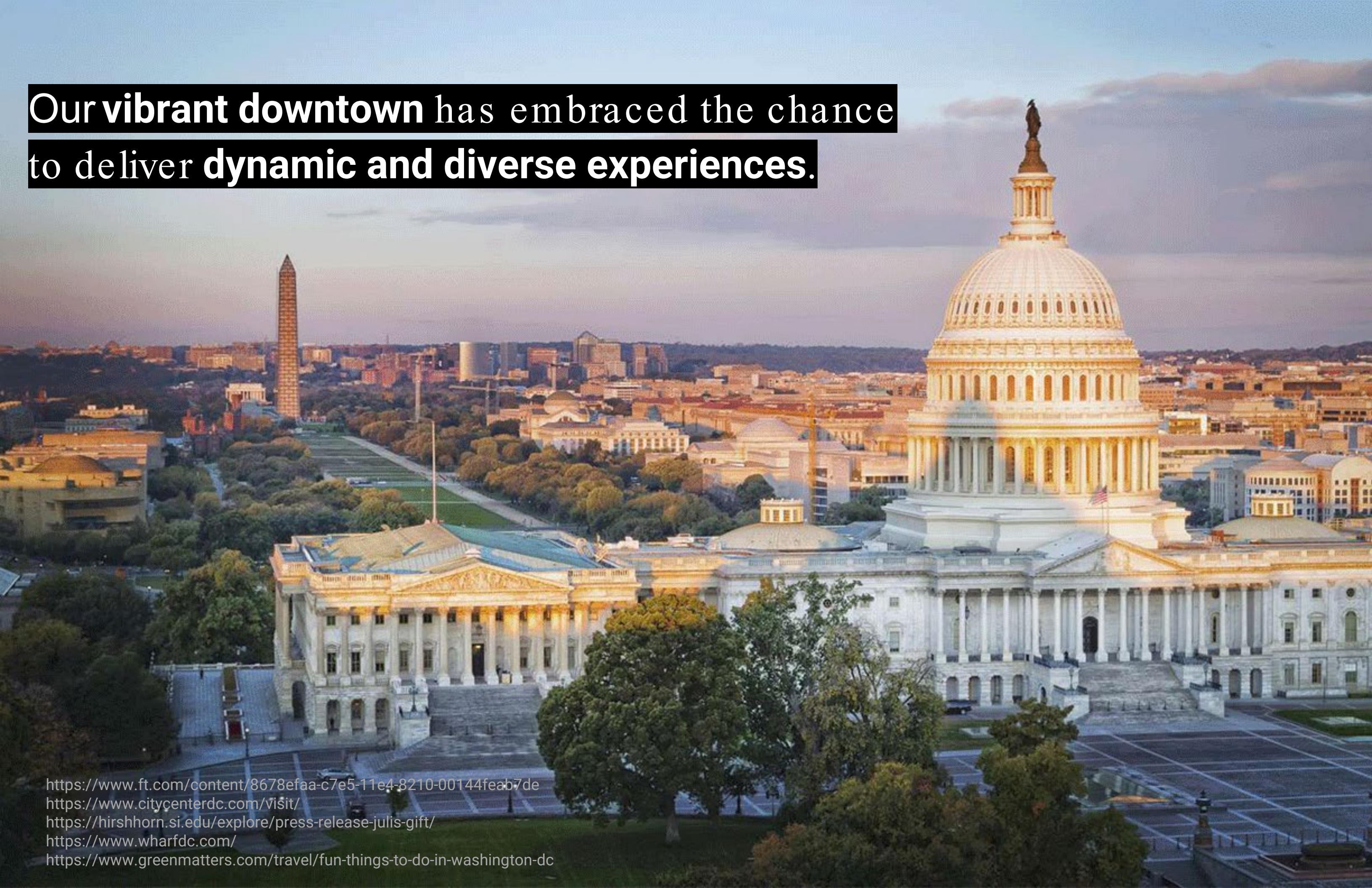
Image 2: https://en.wikipedia.org/wiki/McMillan_Plan#/media/File:McMillan_Plan.jpg

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



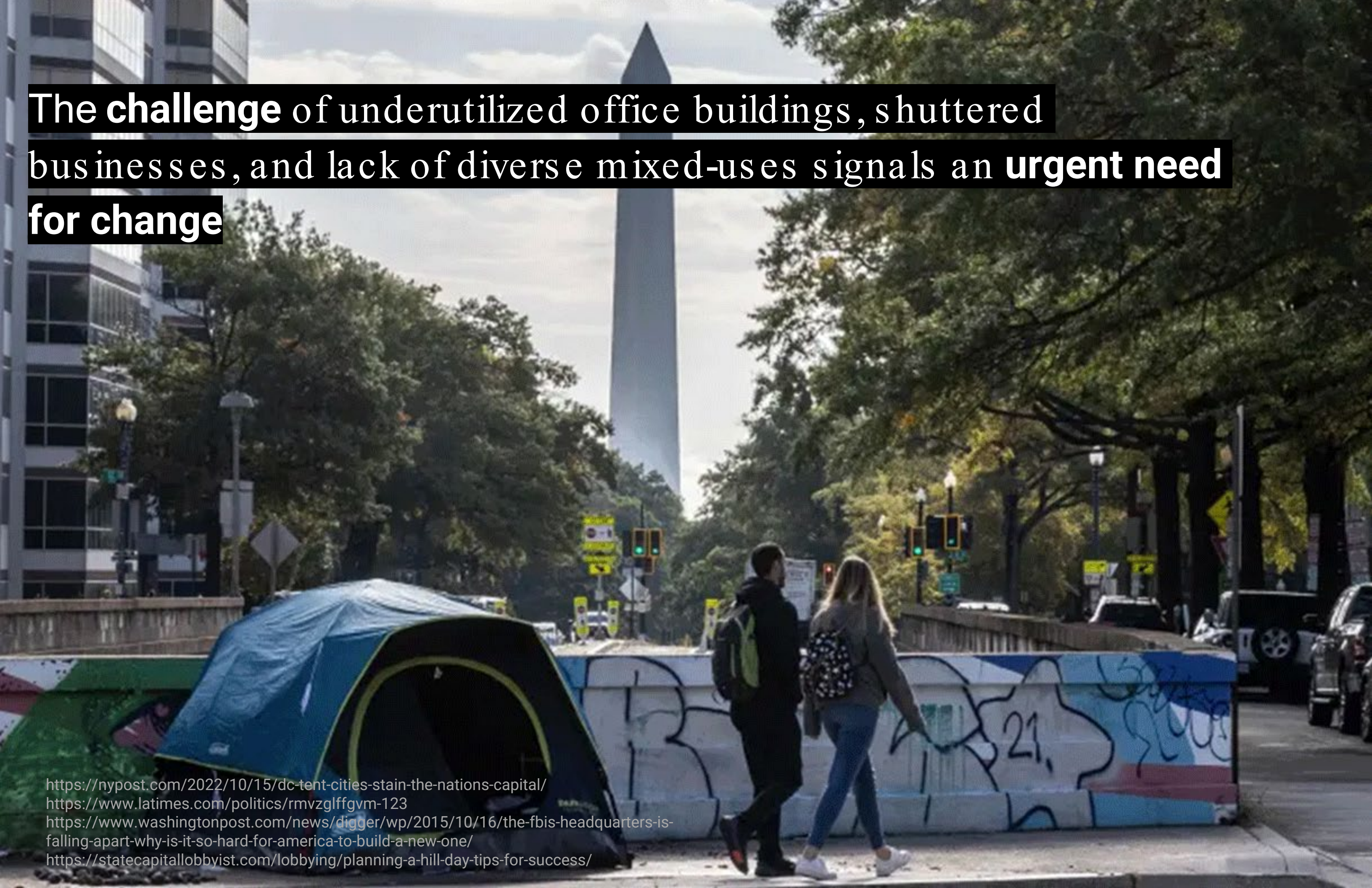
- <https://www.smithsonianmag.com/arts-culture/a-brief-history-of-pierre-lenfant-and-washington-dc-39487784/>
- <https://www.whitehousehistory.org/photos/lenfants-1791-plan-for-washington-d-c>
- https://en.wikipedia.org/wiki/McMillan_Plan#/media/File:McMillan_Plan.jpg
- <https://www.segregationbydesign.com/washington/freeways>
- <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/visit/>
<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

- | | | | | | |
|---|---|----|--|----|------------------------------------|
| 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 |
| | | 19 | FEMA | | |

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

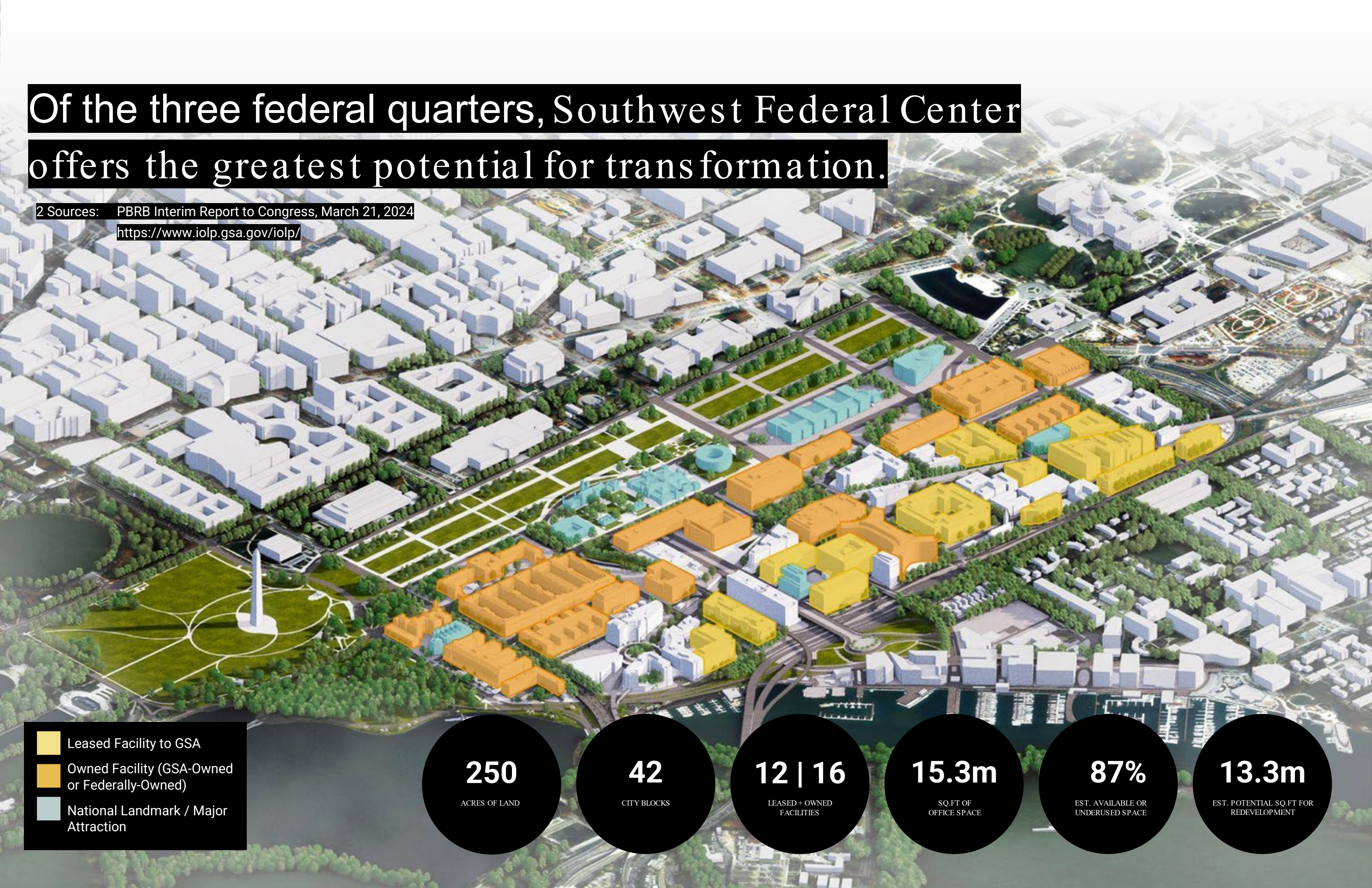





 10%-50% Utilization Rate

- | | | | | | |
|---|---|----|--|----|------------------------------------|
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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

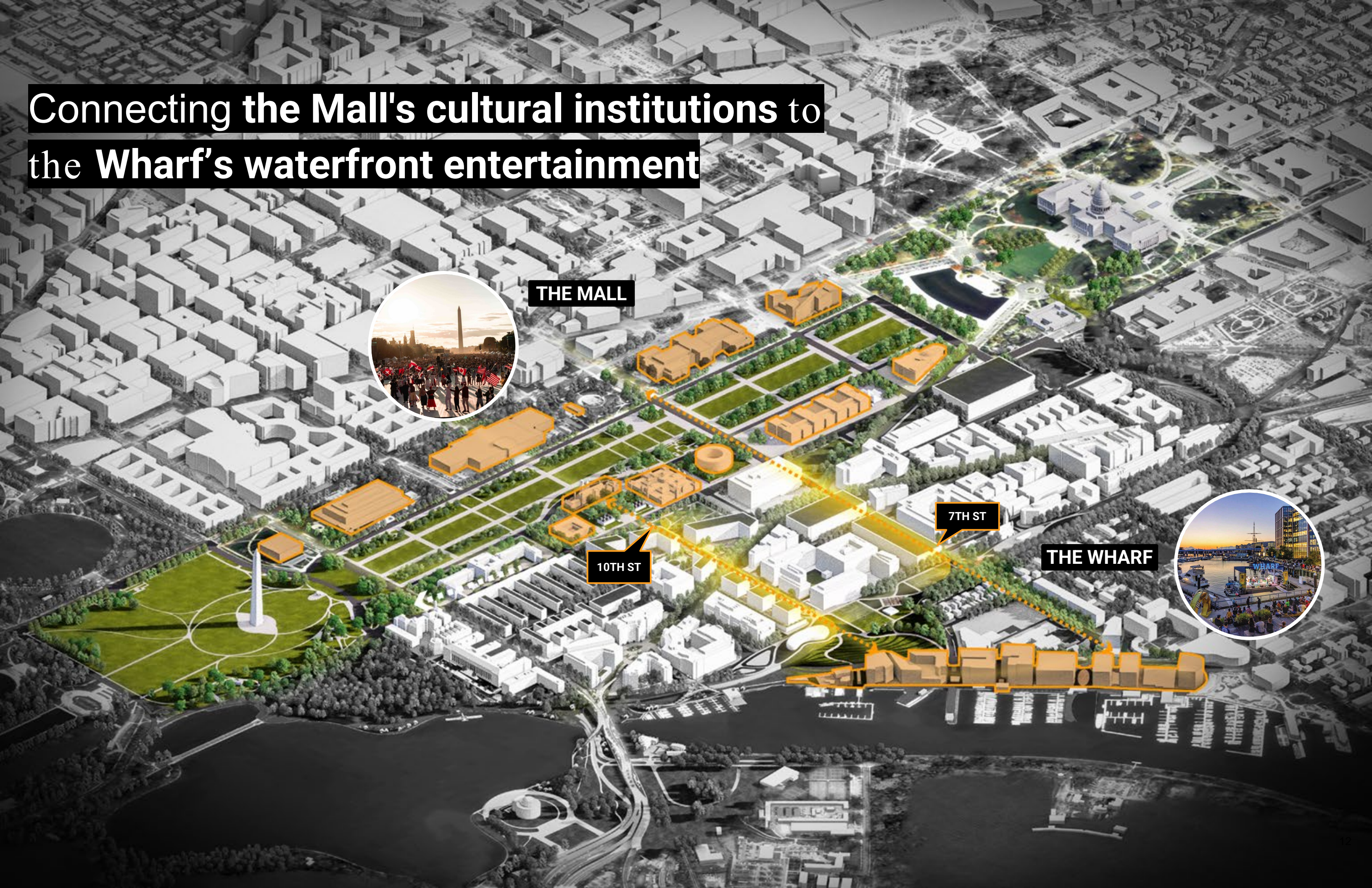
13.3m
EST. POTENTIAL SQ.FT FOR REDEVELOPMENT

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

10TH ST

7TH ST

THE WHARF



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



CAPPED I-395:
URBAN
GREENWAY

LINEAR PARK

TRANSIT
PLAZA

CULTURAL
PLAZA

RE-IMAGINED
BANNEKER
PARK

WATERFRONT
PROMENADE

NEW TIDAL
BASIN
WATERFRONT

GATEWAY
TO VIRGINIA

TIDAL BASIN



Celebrating the pillars of our Democracy
through commanding city views.

CAPITOL BUILDING



MARYLAND AVENUE

WASHINGTON MONUMENT

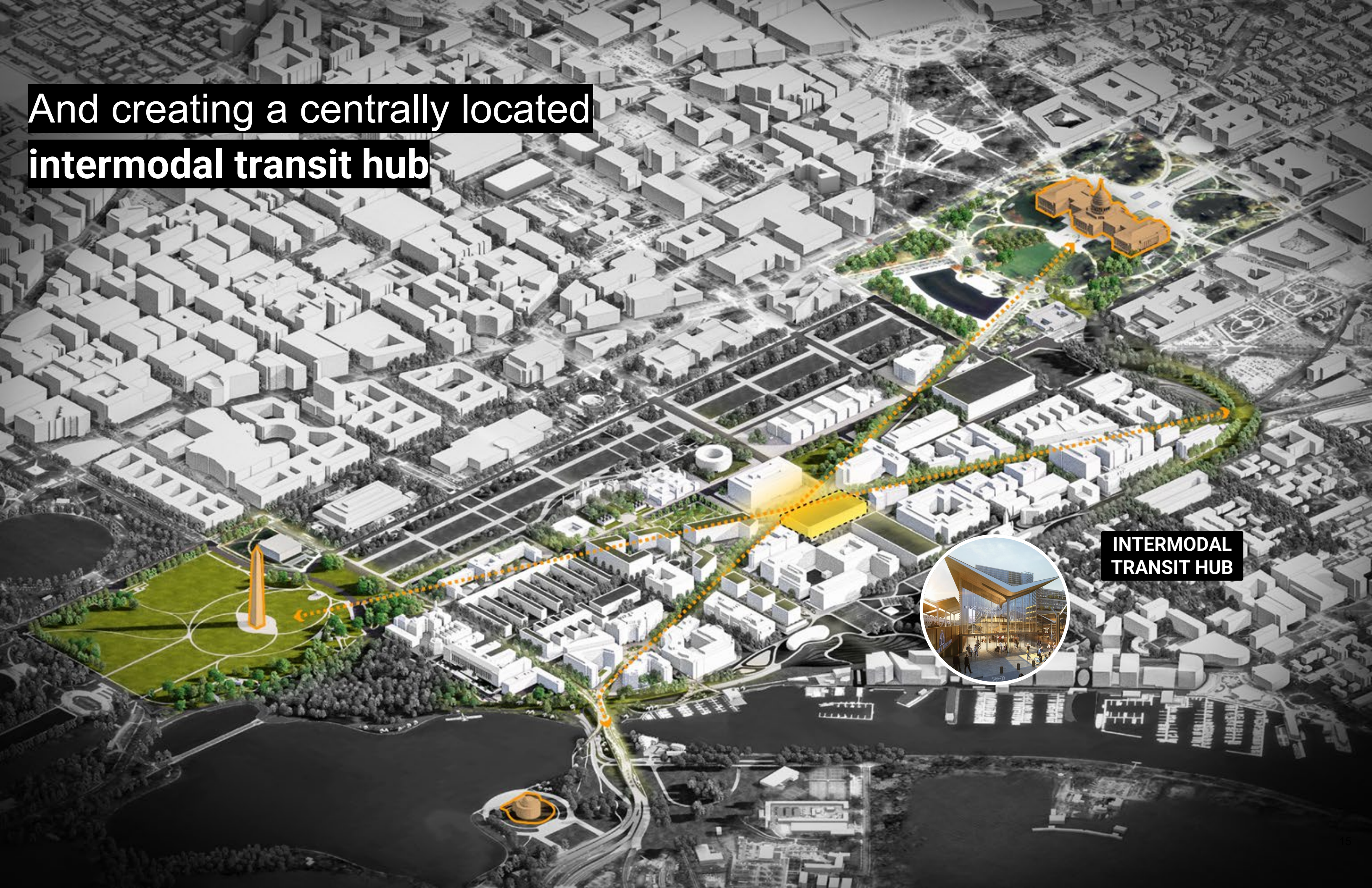


VIRGINIA AVENUE

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

ENTERTAINMENT & RECREATION



3



MULTI-MODAL TRANSIT

5

DIPLOMATIC AND RESEARCH



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

INDEPENDENCE AVE

L'ENFANT PLAZA SW

12TH ST SW

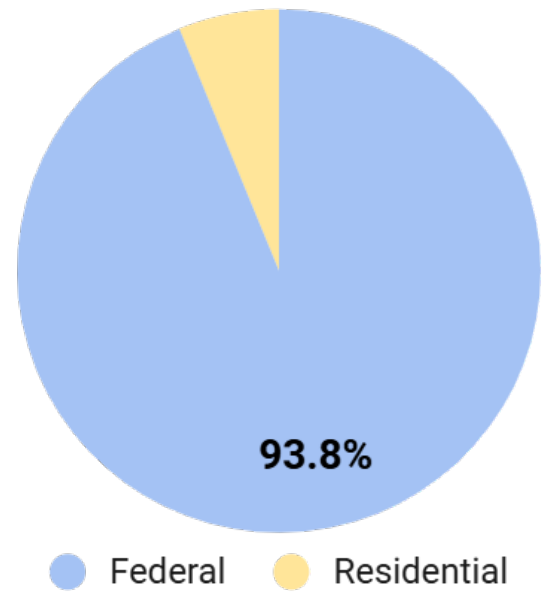
C ST SW

D ST SW

7TH ST SW

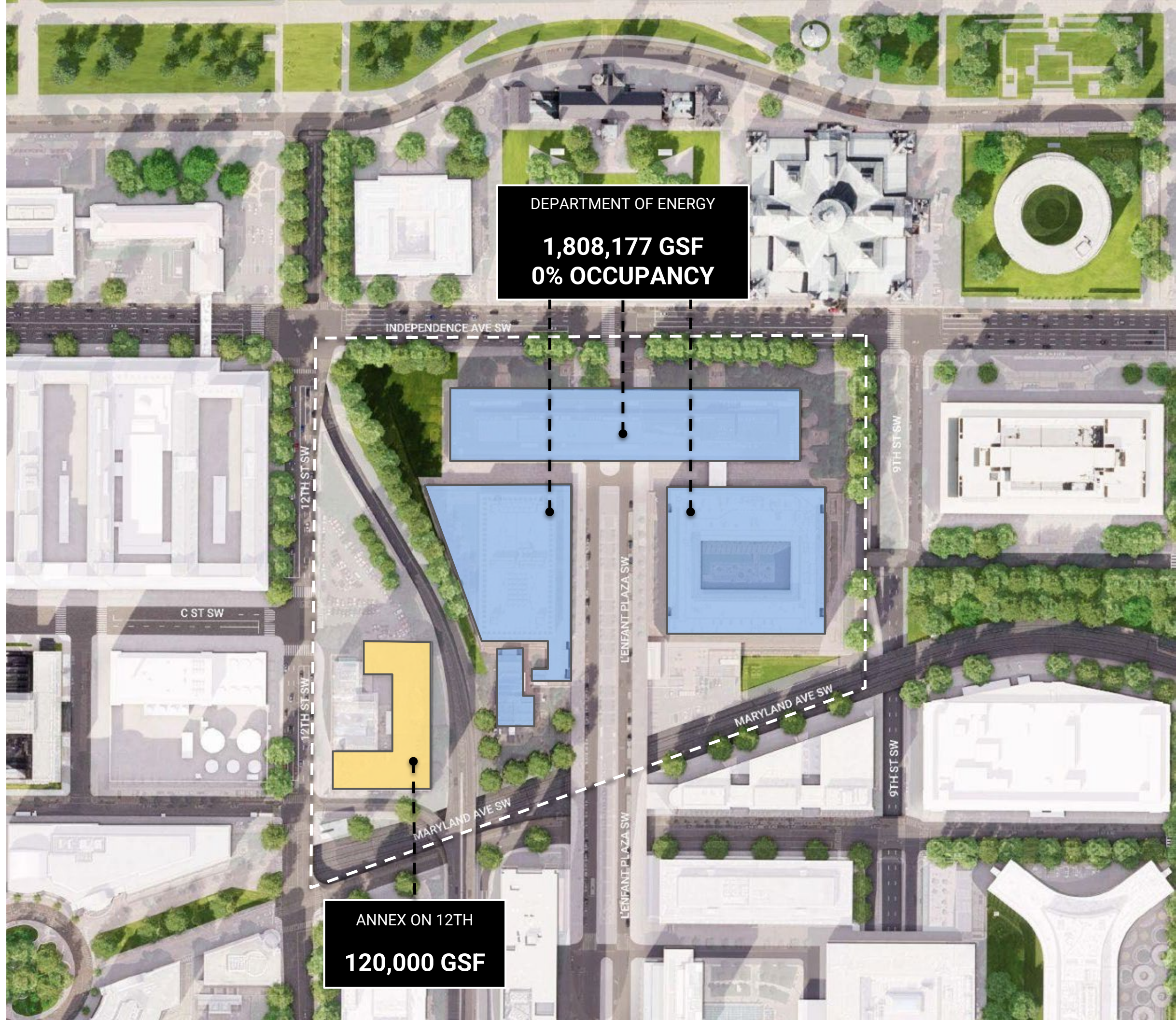
9TH ST SW

Neighborhood 1: Existing



EXISTING

1,920,200 GSF



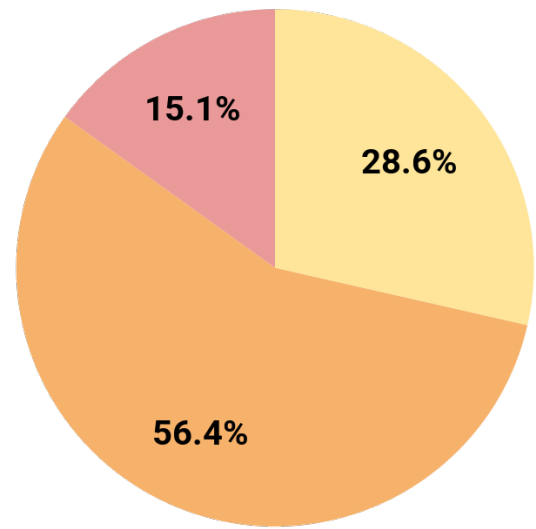
DEPARTMENT OF ENERGY

1,808,177 GSF
0% OCCUPANCY

ANNEX ON 12TH

120,000 GSF

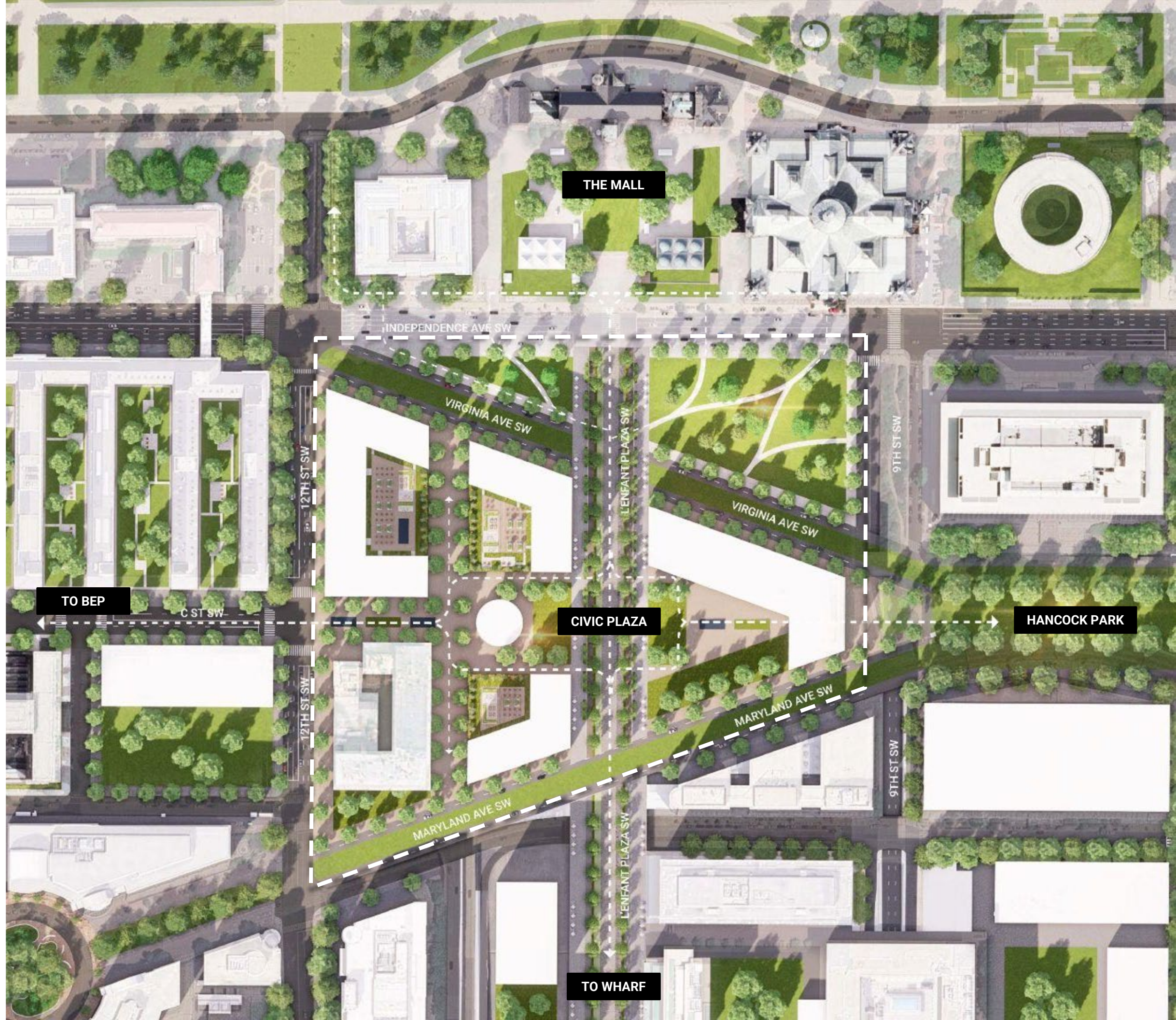
Neighborhood 1: Proposed

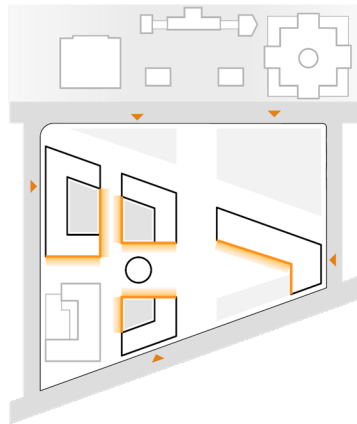


● Residential ● Office ● Retail

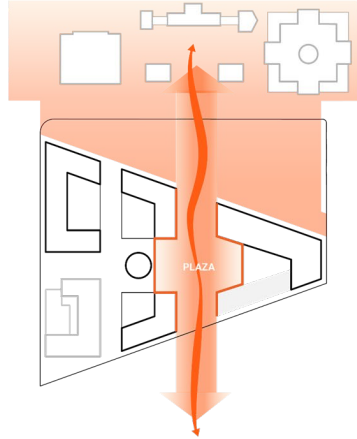
PROPOSED

1,381,400 GSF

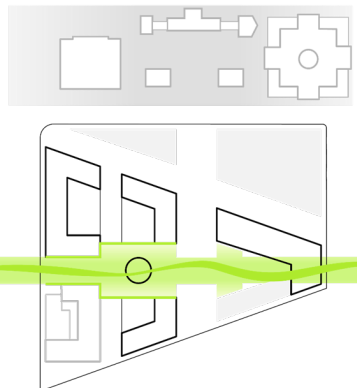




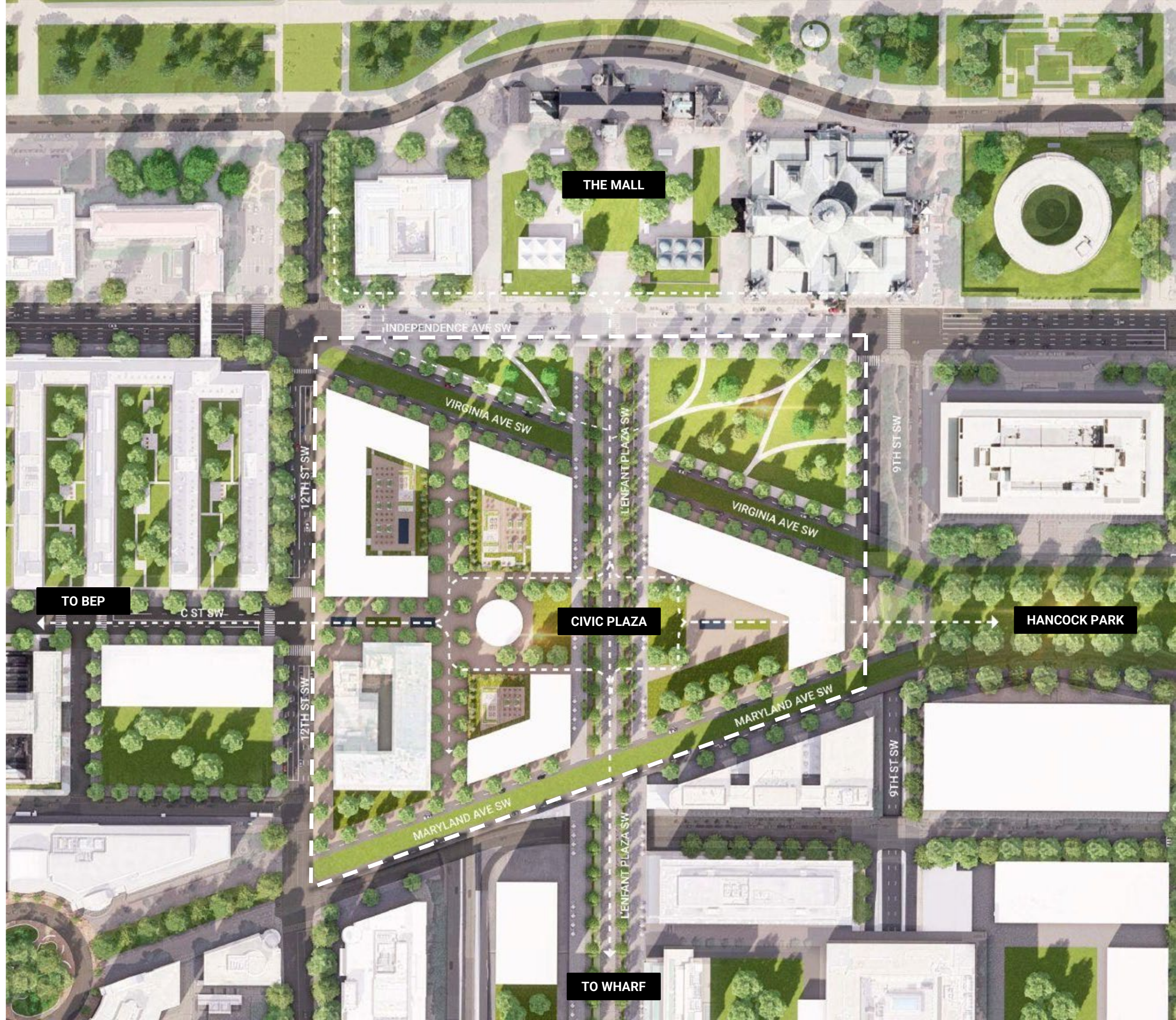
ACTIVATED FRONTAGES



CIVIC PROMENADE



CONNECTED OPEN SPACES



Neighborhood 1: Proposed



ROOFTOP GARDEN



ROOFTOP AMENITIES



URBAN PARK



STREET-LEVEL RETAIL



10TH ST PROMENADE

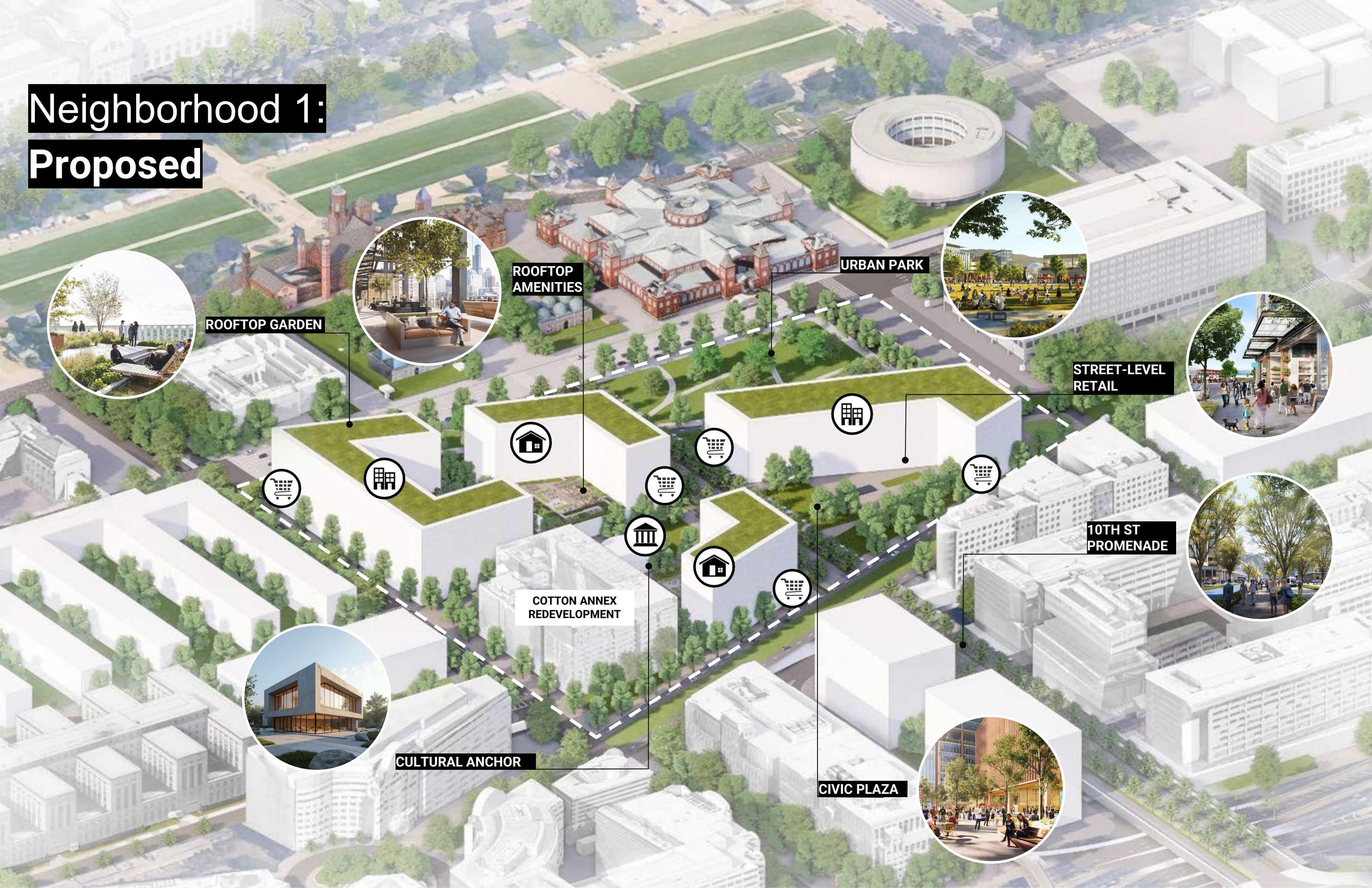


CIVIC PLAZA



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

COTTON ANNEX
REDEVELOPMENT

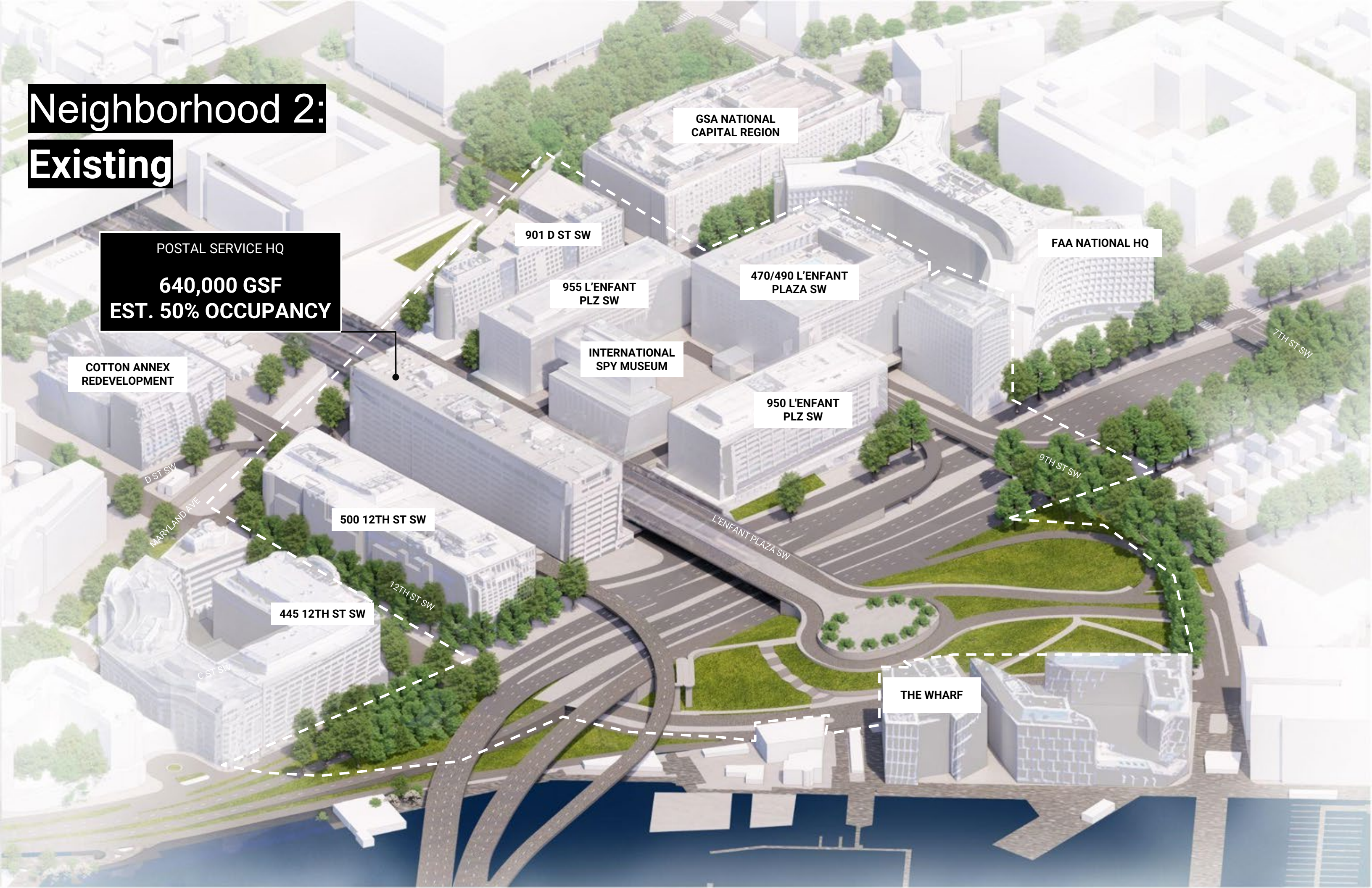
INTERNATIONAL
SPY MUSEUM

950 L'ENFANT
PLZ SW

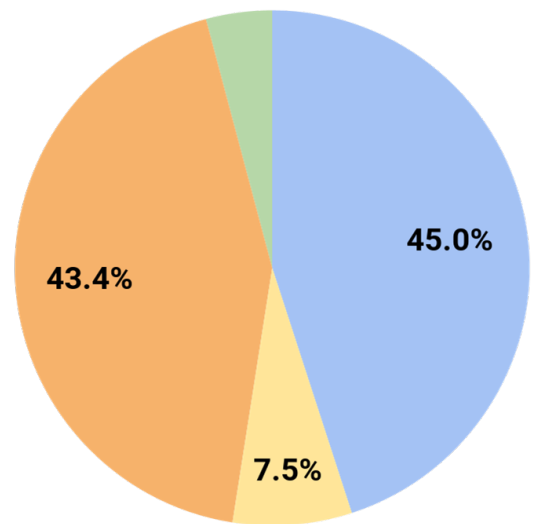
500 12TH ST SW

445 12TH ST SW

THE WHARF



Neighborhood 2: Existing



● Federal ● Hotel ● Office ● Cultural

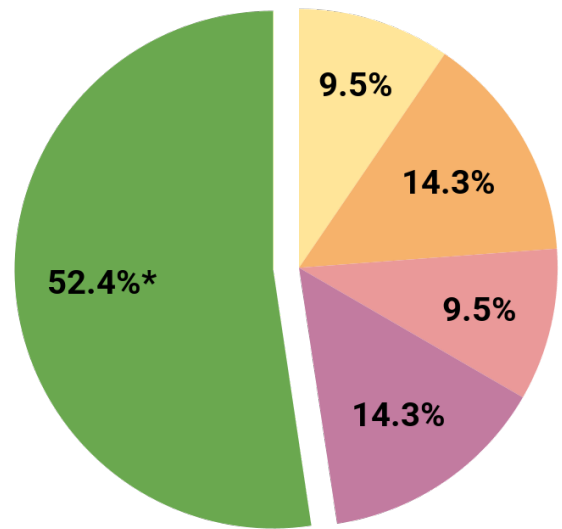
EXISTING

**TOTAL
3,375,800 GSF**

**GSA-OWNED
640,000**



Neighborhood 2: Proposed

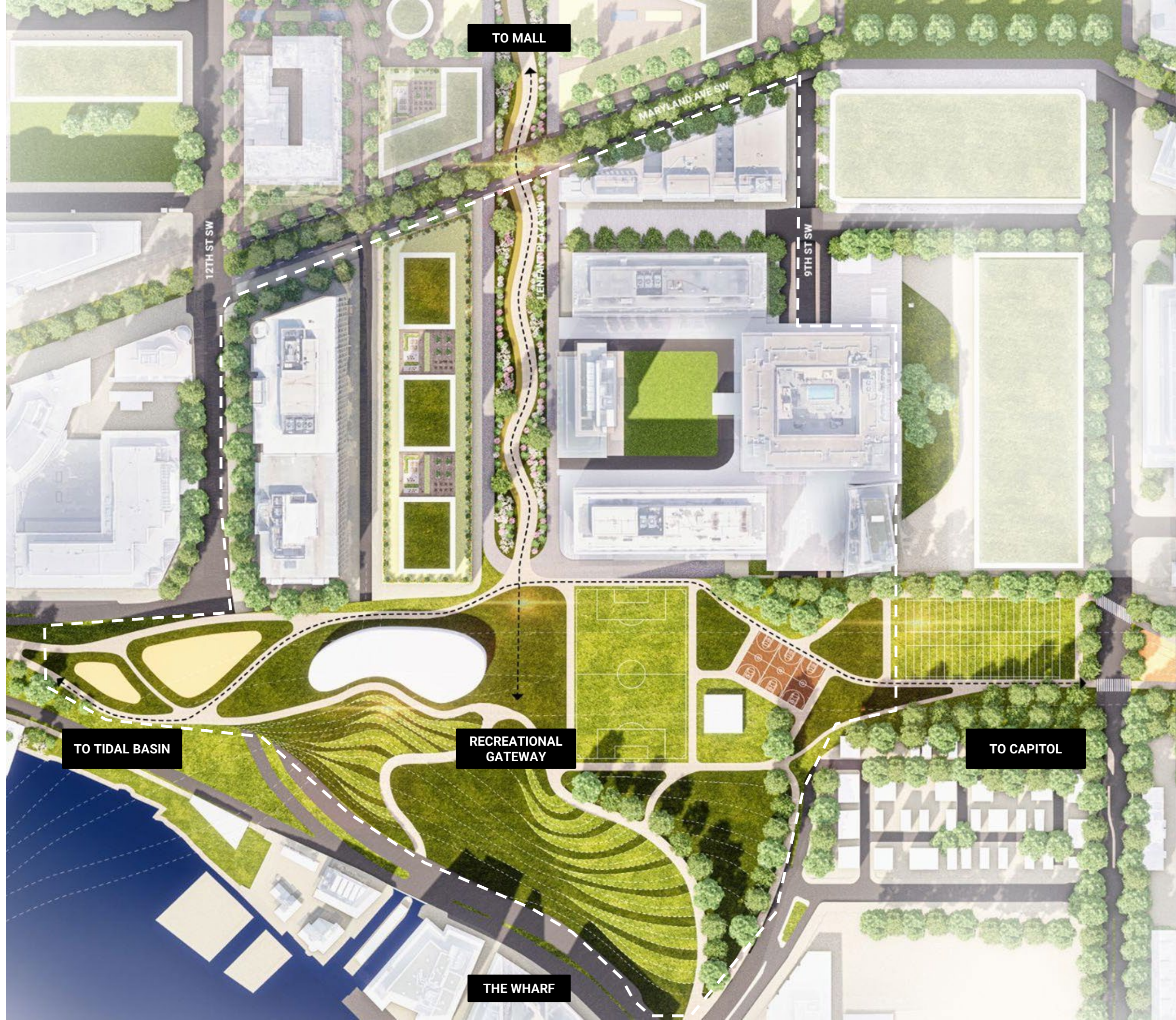


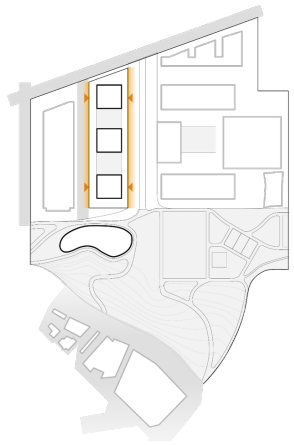
- Residential
- Office
- Retail
- Entertainment
- Recreation & Sports

PROPOSED NEW GSF

1,232,368 GSF

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





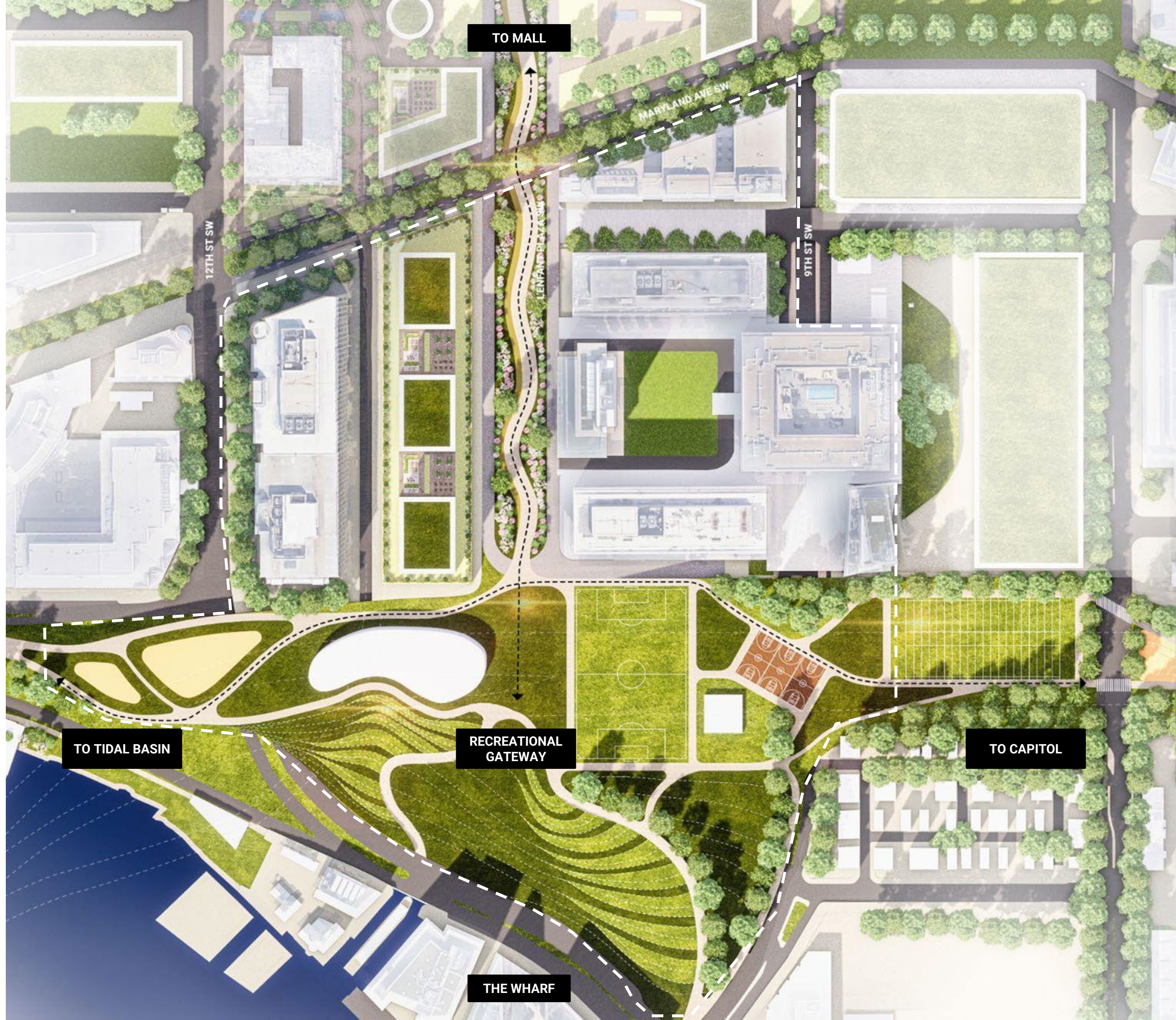
ACTIVATED FRONTAGES



CIVIC PROMENADE



CONNECTED OPEN SPACES



Neighborhood 2: Proposed



**ROOFTOP
AMENITIES**



**10TH ST
PROMENADE**



**SPORTS AND
RECREATION**



GATHERING



**STREET-LEVEL
RETAIL**



CULTURAL ANCHOR



**ENTERTAINMENT
AND RETAIL**



**SEATING AND
OVERLOOK**



A New Vision for our Nation's Capital

The Future of Federal Facilities

SOM