

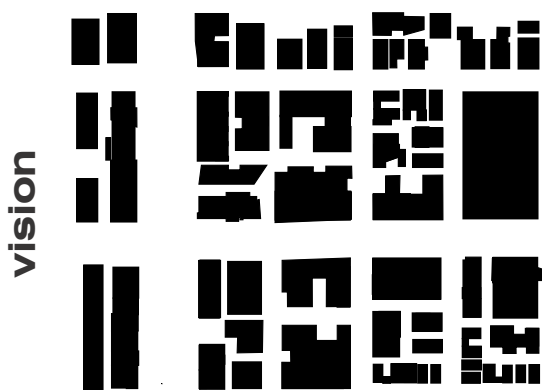
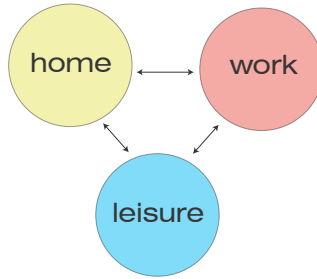
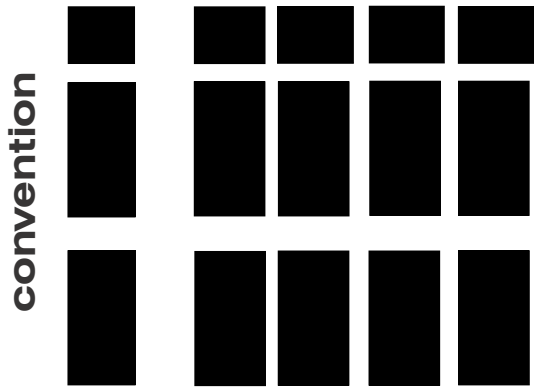


# AnaCap development plan

Our proposal reknits the fragmented elements that comprise modern-day development and urban design processes. This integrated approach responds to the rapidly changing requirements for urban spaces and the symbolic importance of envisioning a new neighborhood in Washington D.C. between the **Anacostia River** and the **Capitol**, the **AnaCap district**.

In our model, **development and design progress simultaneously** to generate a cohesive and sustainable neighborhood.

Our design interventions call for fine grain development of flexible buildings that can **accommodate living, working, and recreation**. Adaptable spaces remain appropriate over time and respond to the needs of long-term and short-term users alike. Washington D.C.'s population includes transient and permanent residents as well as organizations of all sizes. We are targeting the city's **diverse population** to revitalize the neighborhood's character.

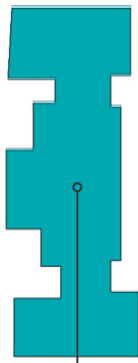


- identity = local + national identity
- prime location = public transportation + proximity + waterfront
- multiple interests = many land owners + current community
- cohesiveness = formal + incremental development
- dynamic area = proposed future development
- weaving = office buildings + marginal businesses





The urban design framework juxtaposes the complex requirements of multiple users with transparent public spaces fostering **cohesiveness**. Buildings are embedded in a **web of public spaces** that emanate from the **central axis** leading to the Capitol. The boulevard is reinterpreted as a 21st Century urban design element that intersects with a local neighborhood. The local public spaces weave in and out of the site to provide safe and dynamic areas for visitors and neighborhood residents.



light studies

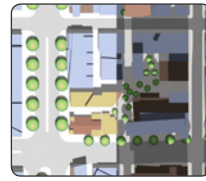
june | dec.



8:00am



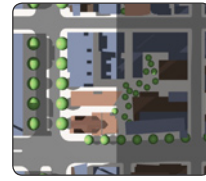
10:00am



12:00pm



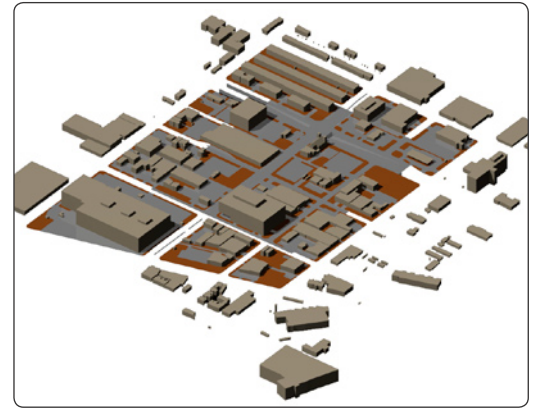
2:00pm



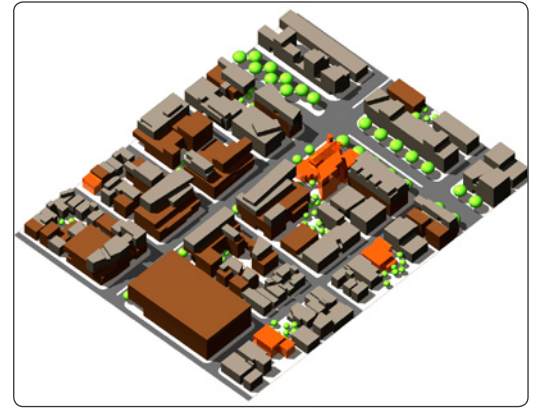
4:00pm



6:00pm



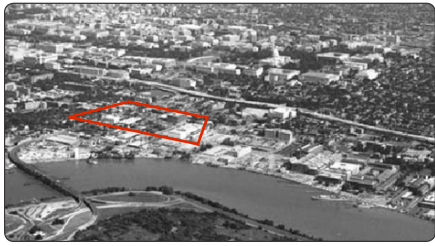
existing condition



our vision



1 looking north toward capitol hill



2 anacostia river waterfront looking north



3 adjacent public housing, dcha



4 uses along south capitol street

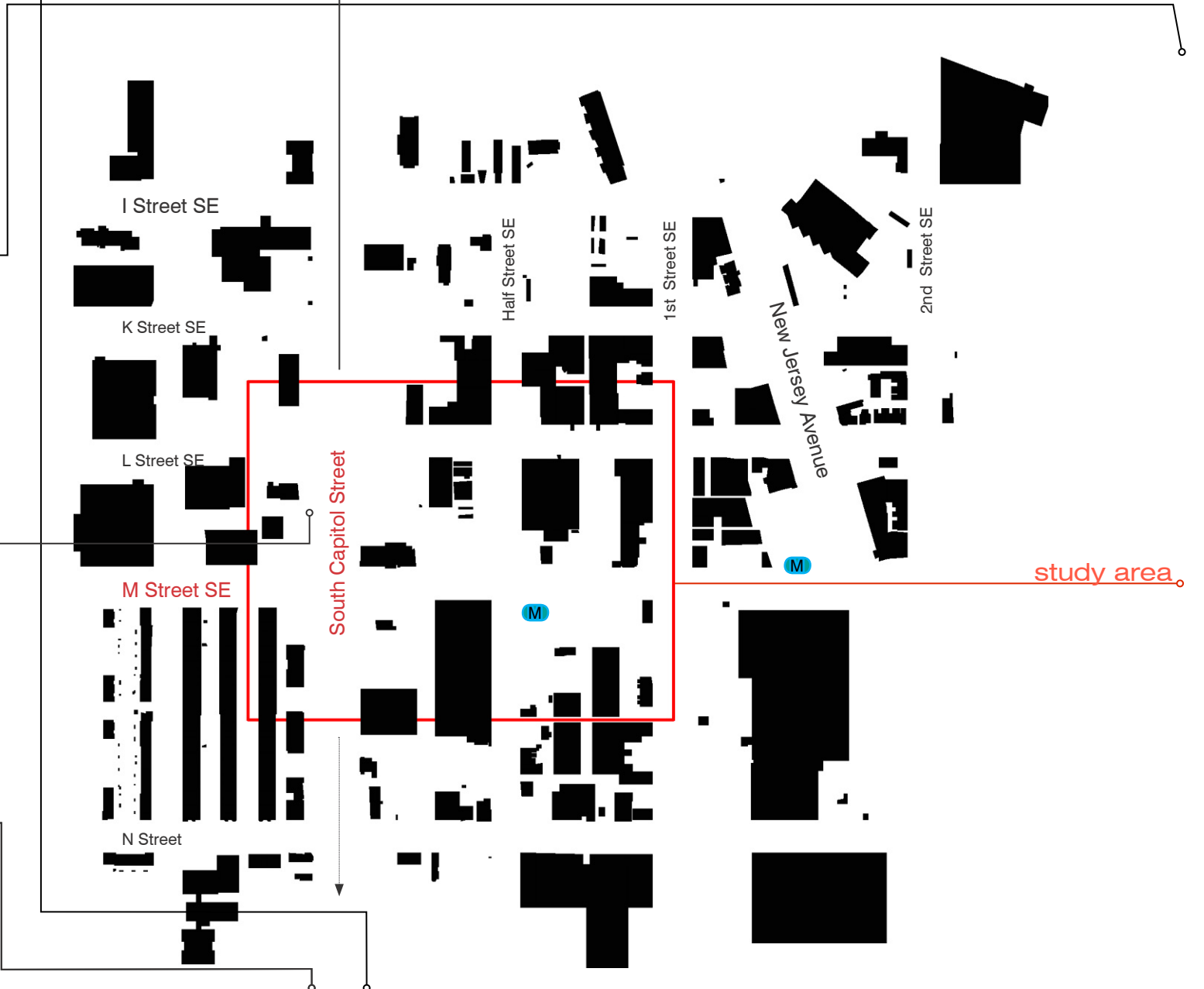


5 existing residential units

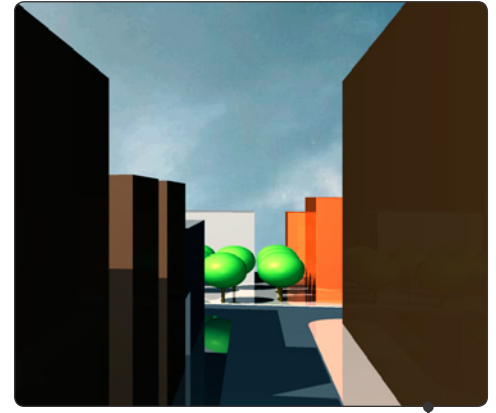
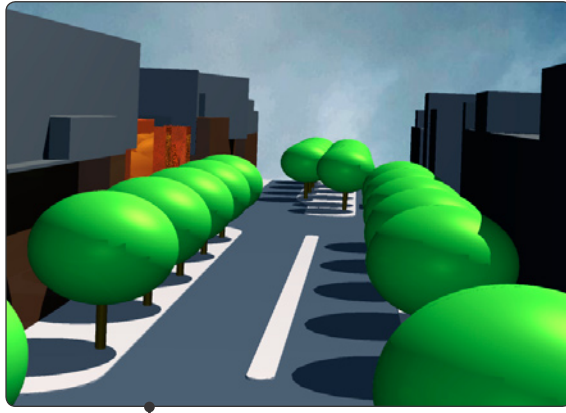
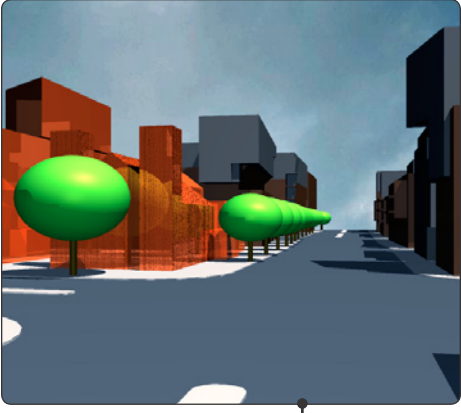
photo sources:  
anacostia waterfront initiative, south capitol street urban design study

← to Downtown Washington D.C.

I-395



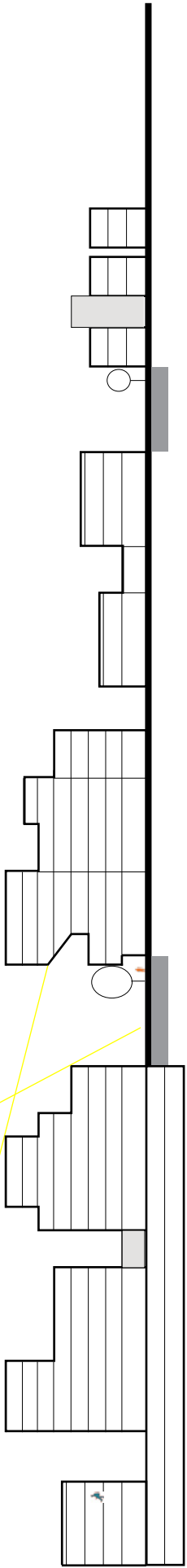
study area.



South Capitol Street

Half Street SE

1st Street SE



section BB South Capitol Street



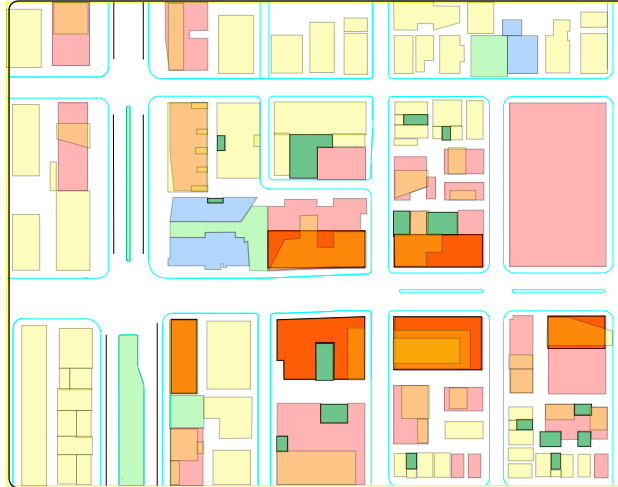
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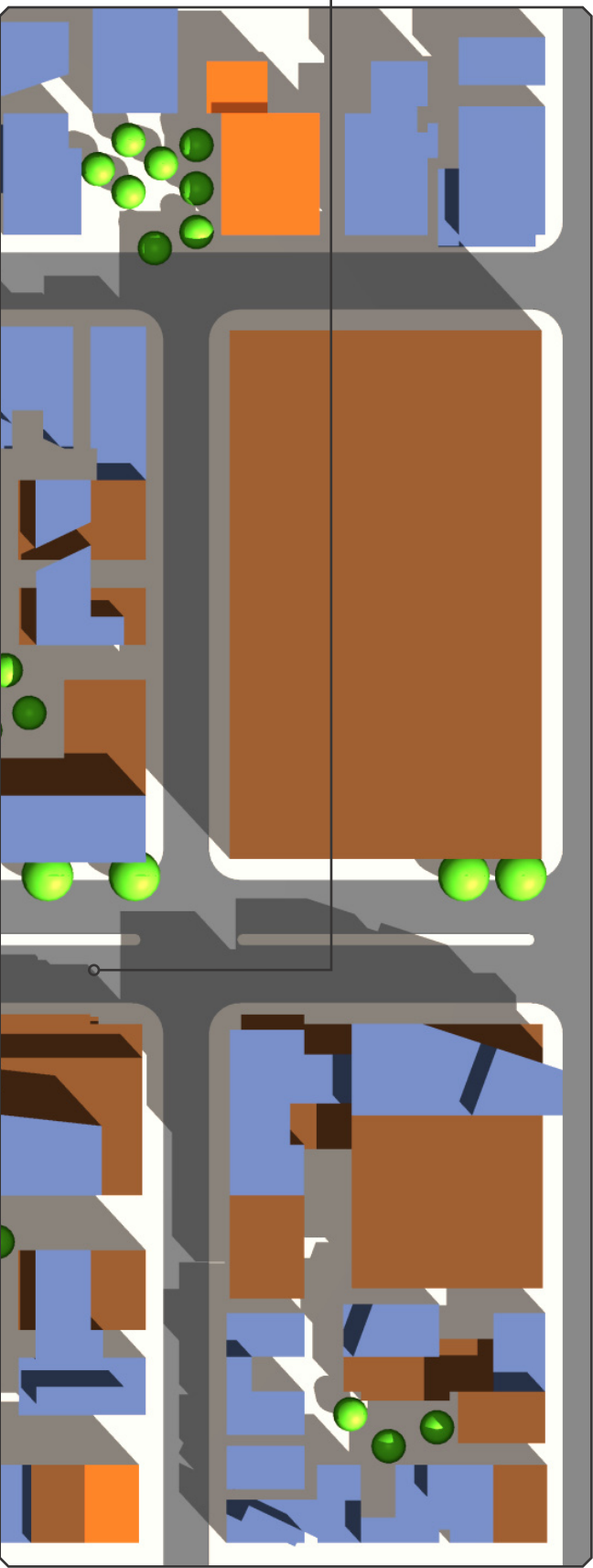
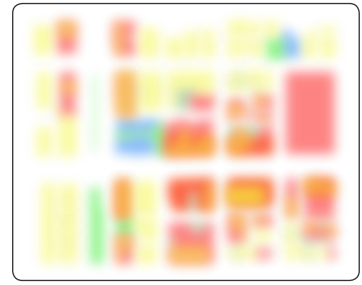
section AA M Street SE



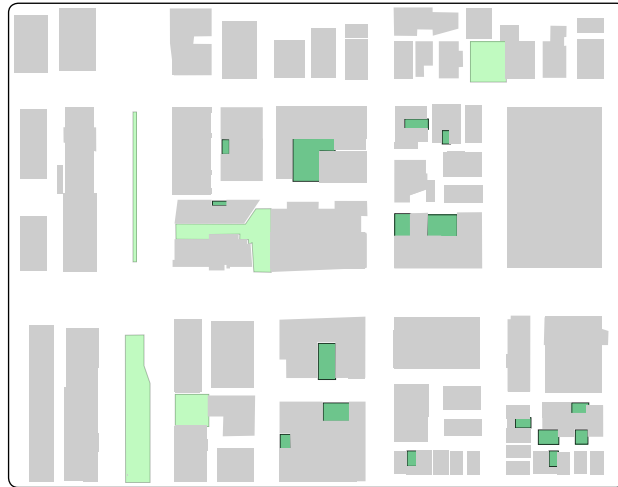
land use plan



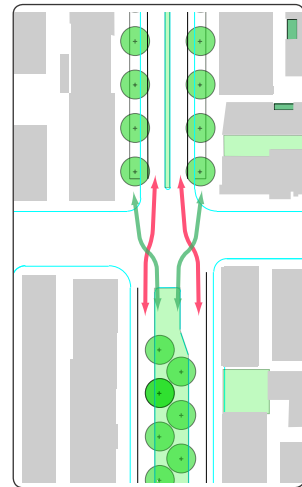
blurring land uses



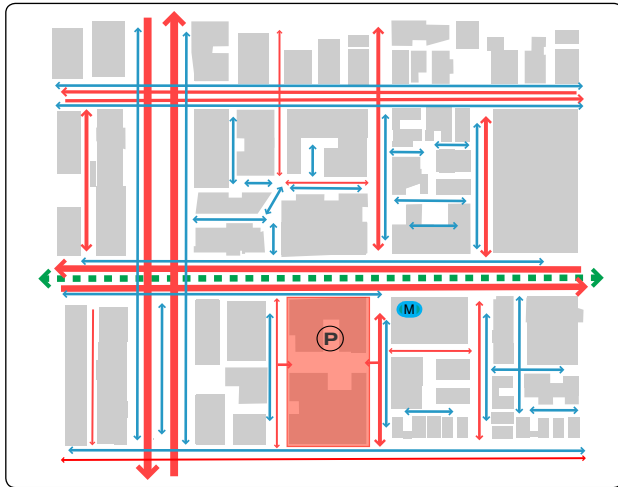
open space plan



landscape plan

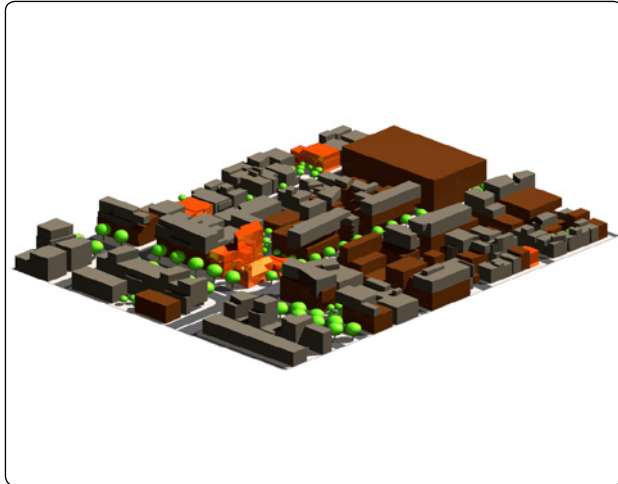


circulation and parking

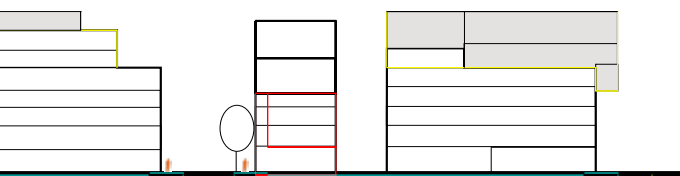


www.zipcar.com

building heights



height intensity plan





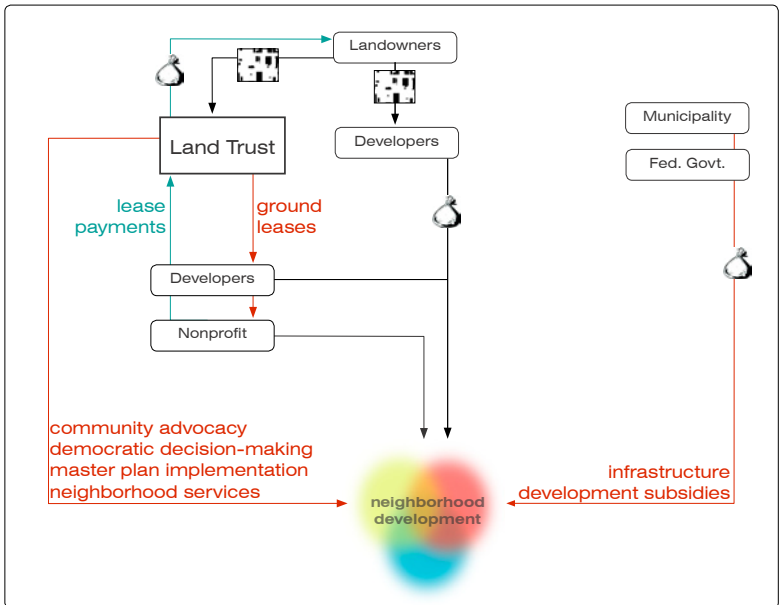
**benefits of the edp development process:**

- + equalizes the existing power relationships
- + maintains community infrastructure
- + permits shared parking
- + reinforces transparency
- + ensures longterm appreciation of capital investments
- + brings private and public interests together
- + manages consensus-based change over time

**distribution of land holdings:**



**process flow chart:**



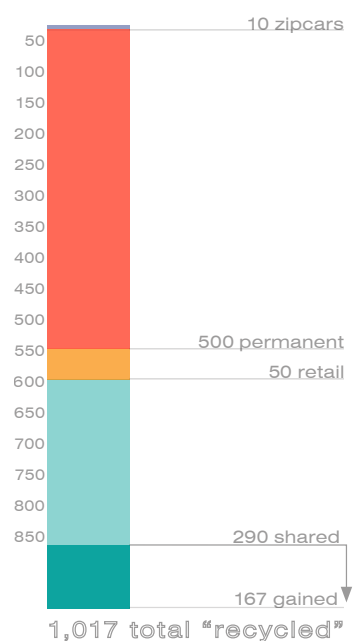
**reduced parking plan**

decreased demand for parking:

- + live-work opportunities
- + public transportation
- + car sharing program (zipcar)
- + shared parking (day 9-5/night 5-9)

parking ratios	
commercial:	.66/1,000 sf
retail:	.5/1,000sf
residential:	.5/unit

The plan proposes that the District of Columbia build an underground garage using municipal bonds that serve the Trust properties. A cost comparison shows that this model will lead to a 14.25% higher return than a garage built with private money because of the reduced financing costs, and a 4% higher return than a garage without shared parking.



**development process**

**equitable development process (edp)**

The core of the proposal for Anacap, a new neighborhood in Washington D.C., resides in the coordination of the design and development processes to facilitate a more diverse urban environment. Multiple stakeholders have an interest in seeing the southeast and southwest revitalized. Both the **municipality** and the **National Capital Planning Commission (NCPC)** envision a grand approach to the Capitol building. **Community** members seek reinvestment in the neighborhood. Recent projects show that developers have recognized the neighborhood's development potential. Market data supports the need for more office and residential space in the coming years.

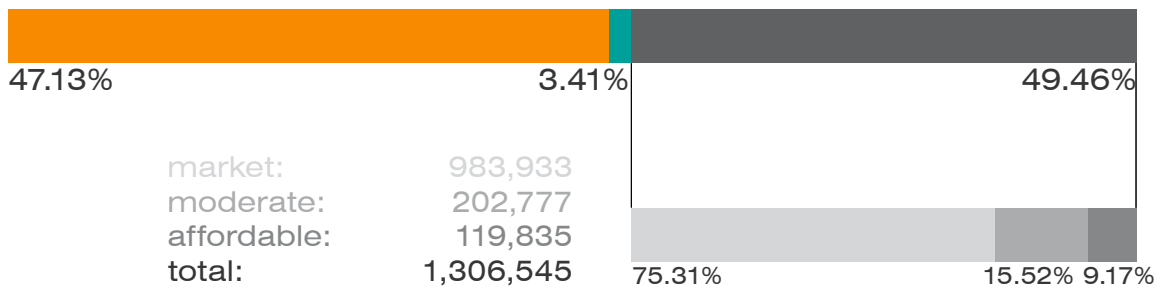
The edp considers the diversity of stakeholders and the goals set forth in the masterplan. To balance market forces and add long-term value to the neighborhood, current **landowners** will form a **community land trust** and acquire shares based on their property's value. The Land Trust provides ground leases to for-profit **developers** and local **nonprofit** developers focusing on affordable housing. The Land Trust reinvests a portion of its returns in the neighborhood and pays dividends to its shareholders. Municipal and Federal Government agencies will work closely with the Trust to upgrade road infrastructure and develop an underground parking garage. The multifaceted plan works in parallel with the physical guidelines developed in the masterplan to achieve a diverse and value-added neighborhood that will appreciate over time and created an environment unlike any other in Washington D.C.

**estimating the value of edp:**

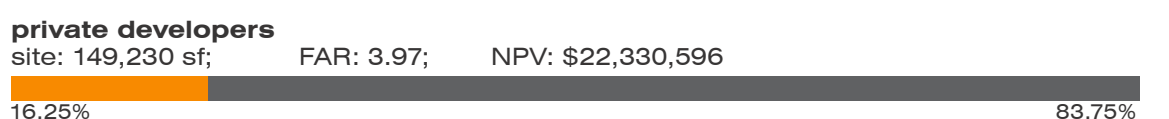
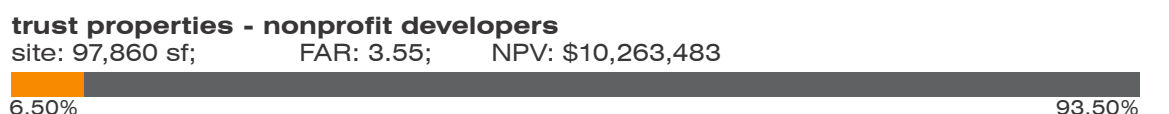
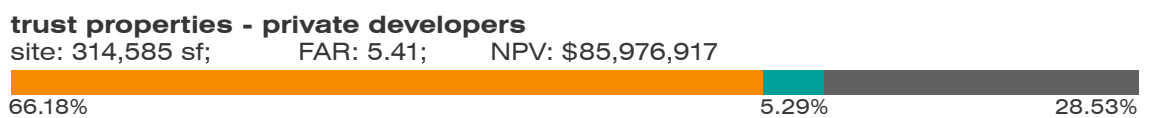
The analyzed focus area mixes three primary uses: **commercial, retail, and residential**. Residential uses include market rate units, moderate units (up to 80% of AMI), and affordable units (up to 50% of AMI). The following charts summarize the overall estimated development value and compare the different components of edp, which are divided into Trust properties - private developers, Trust properties - nonprofit developers, and private development sites.

<b>commercial:</b>	1,245,174
<b>retail:</b>	90,031
<b>residential:</b>	1,306,545
<b>total:</b>	2,641,750

The **focus area** comprises **561,675 square feet** of developable land. The proposed development reaches an **FAR of 4.7** and yields an **NPV of \$118,570,996** at a discount rate of 9%.



**edp components:**



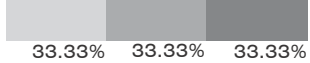


commercial: 113,490  
 retail: 18,915  
 residential: 56,745  
 total: 189,150

The example building site covers 31,525 square feet. The proposed development reaches an FAR of 6.0 and yields an NPV of \$6,713,616 at a discount rate of 9%.



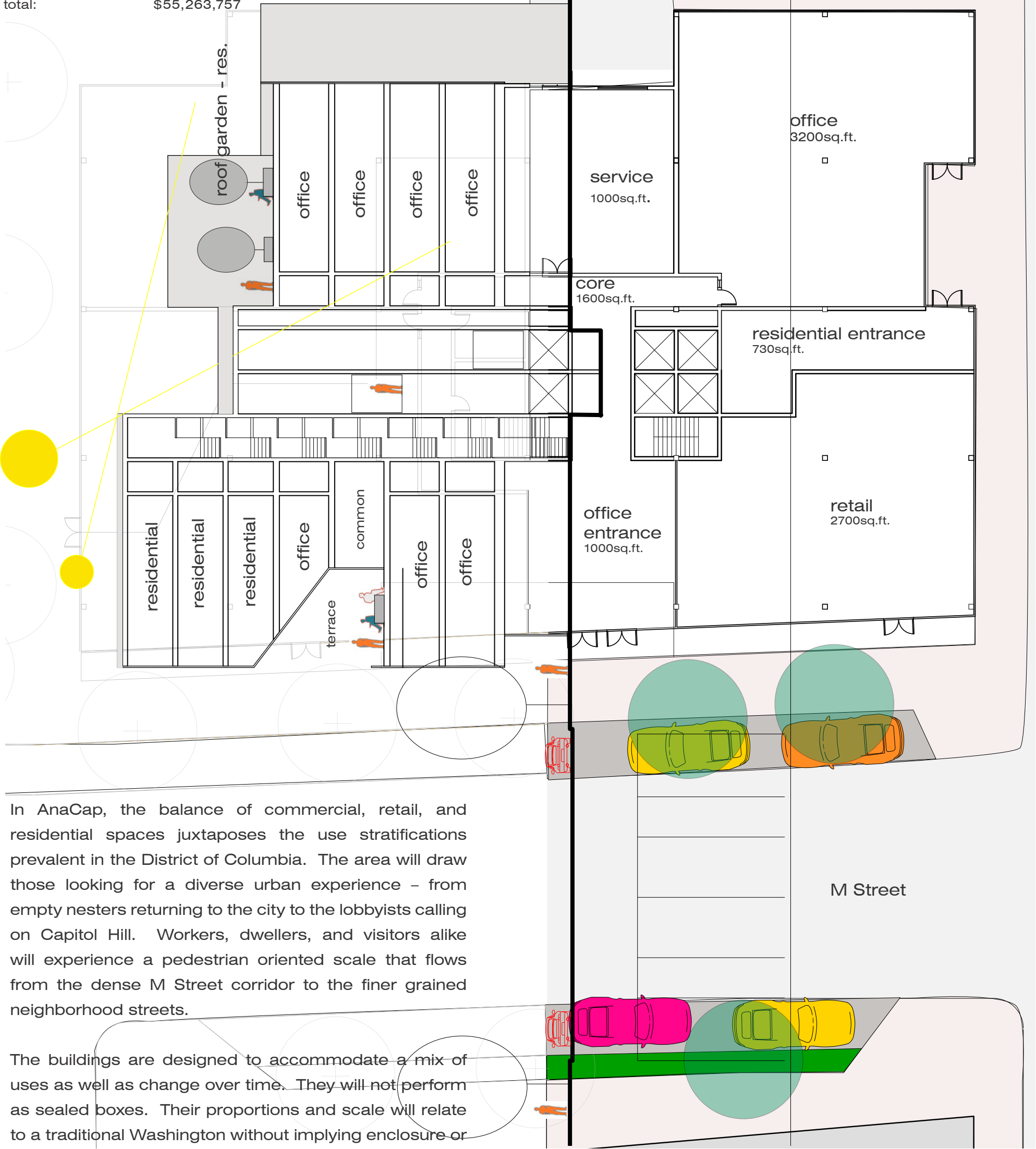
market: 18,915  
 moderate: 18,915  
 affordable: 18,915  
 total: 56,745



construction costs

hard costs: \$25,003,885  
 soft costs: \$7,891,208  
 financing: \$22,368,664  
 total: \$55,263,757

edp supports mixed uses and a diverse population. To finance the proposal, our NPV values are lower than that of a "big box" office, however, our development provides significant long-term appreciation.



In AnaCap, the balance of commercial, retail, and residential spaces juxtaposes the use stratifications prevalent in the District of Columbia. The area will draw those looking for a diverse urban experience - from empty nesters returning to the city to the lobbyists calling on Capitol Hill. Workers, dwellers, and visitors alike will experience a pedestrian oriented scale that flows from the dense M Street corridor to the finer grained neighborhood streets.

The buildings are designed to accommodate a mix of uses as well as change over time. They will not perform as sealed boxes. Their proportions and scale will relate to a traditional Washington without implying enclosure or secrecy. AnaCap is about transparency. About activity. About vitality. The design reflects an open environment, and provides for a multitude of users - it is the urban experience.

design interventions