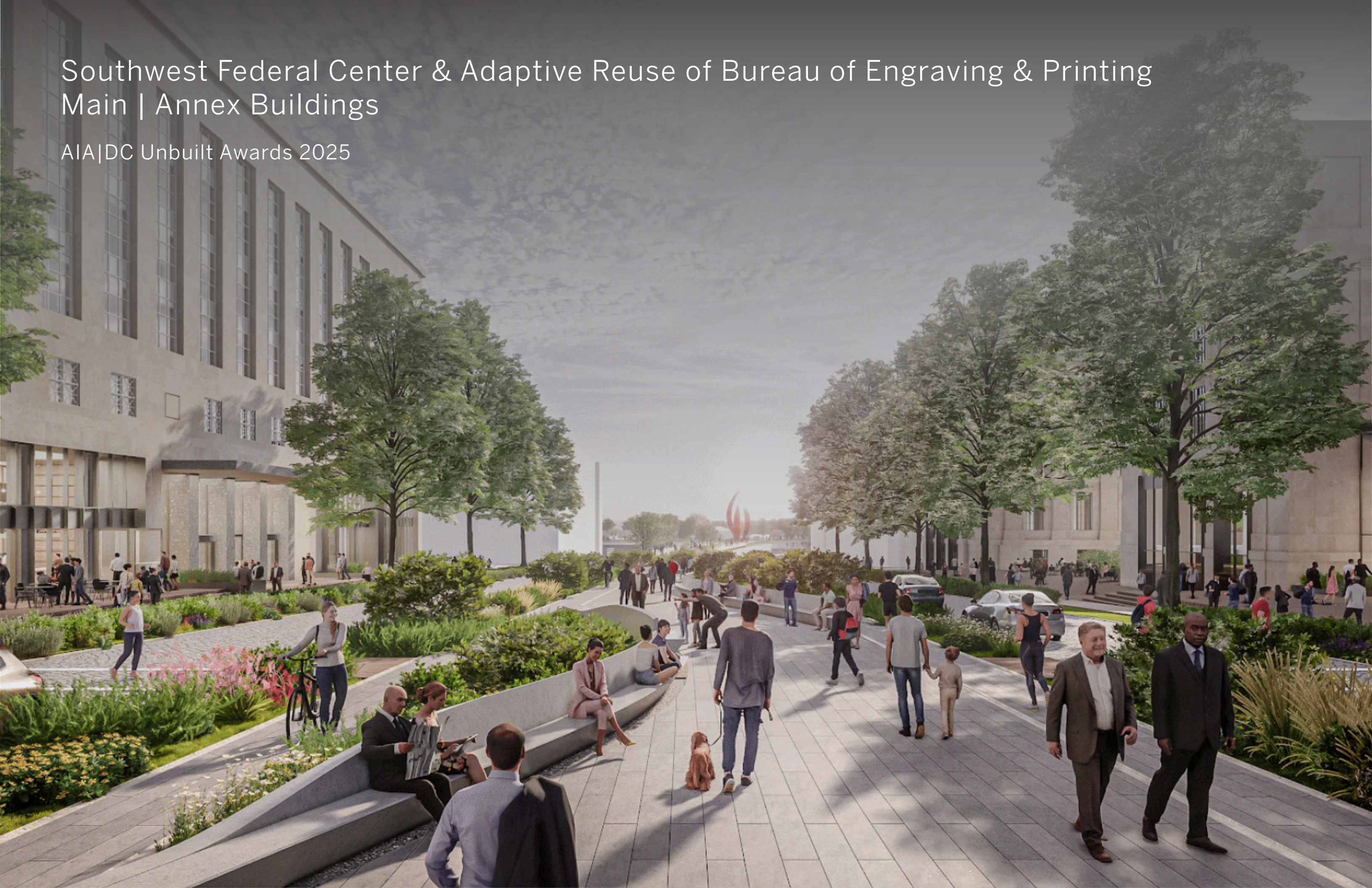


Southwest Federal Center & Adaptive Reuse of Bureau of Engraving & Printing Main | Annex Buildings

AIA|DC Unbuilt Awards 2025





Current condition



Existing 14th Street Promenade

Project Description

As part of a larger vision for Washington D.C., this comprehensive plan proposes the conversion of underutilized federal buildings and campuses into highly sustainable and livable neighborhoods. Today, the Bureau of Engraving and Printing (BEP) campus is situated in Southwest Federal Center—a centrally located, yet disconnected neighborhood defined by the major vehicular-dominant thoroughfare, 14th Street. By 2031, this campus will relocate to Maryland, offering an opportunity to spark change at an urban scale and reinvigorate this downtown area.

The proposal would transform this congested infrastructure into a pedestrian promenade that introduces a series of indoor and outdoor public amenities, while also creating a walkable connection from the National Mall to the Tidal Basin, the Wharf, and Potomac Park. BEP's current facilities—the Main Building and Annex—would be converted from office to mixed-use, with a focus on housing and public amenities that would activate a 24/7 neighborhood.



Proposed vision



Proposed 14th Street Promenade

Regenerative urban investment



Reinforce the L'Enfant Plan with a new 14th Street Gateway



Transform 14th Street into a pedestrian promenade



Create a pedestrian network to connect the Tidal Basin, Waterfront, & Potomac Park



National Mall

Jefferson Drive

USDA

Independence Ave

USDA

C St SW

BEP Annex

D St SW

1331 Maryland Avenue

Maine Ave

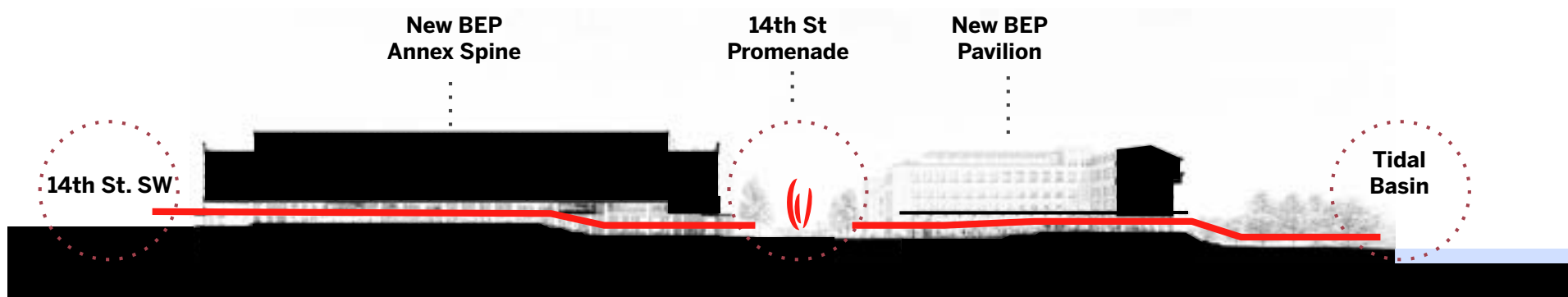
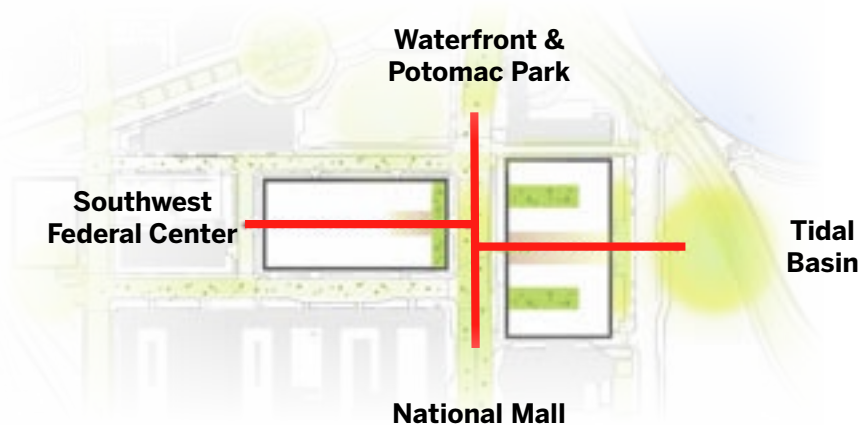
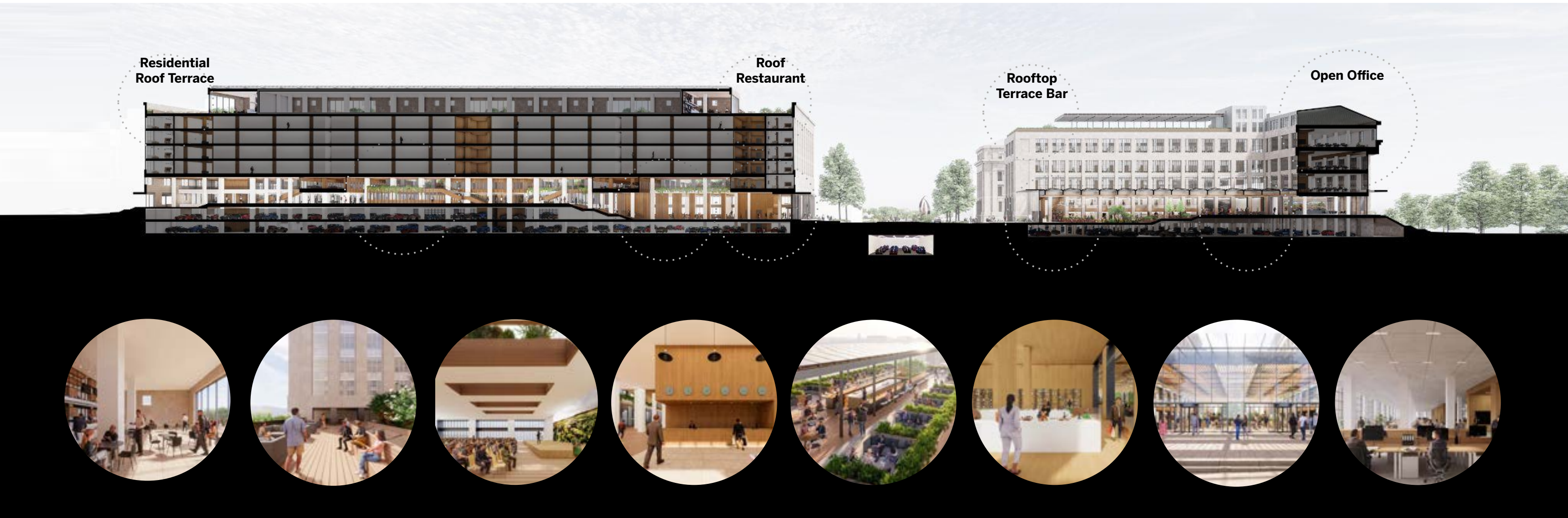
East Potomac Park

New 14th St Underground Expressway

New Monument Point

New Pedestrian Bridge

Introducing new pedestrian connections



Office to mixed-use conversion

The Main Building (below, top) can be leveraged to create offices with minimal alterations to the existing structure. A public pavilion in the central courtyard would be a major pedestrian connection to the Tidal Basin, while a renovated rooftop would offer expansive views to both the National Mall and Tidal Basin.

The Annex (below, bottom) offers narrower floor plates, which are well suited for hospitality and residential use. The second floor would be removed to create a double-height pedestrian spine that would connect to a variety of new neighborhood amenities, including a library, community center, child care, and retail.

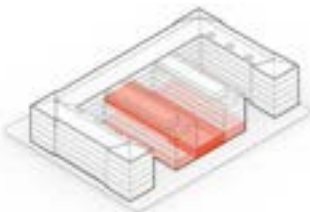
Main Building



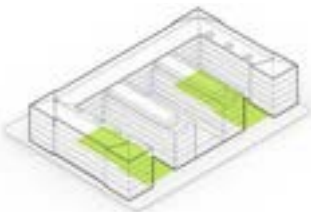
Typical office floor



Parking and loading



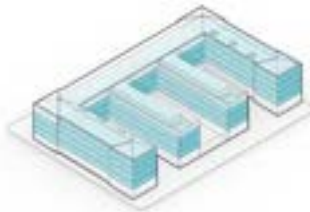
Public pavilion and retail



Open space



BEP Museum



Office

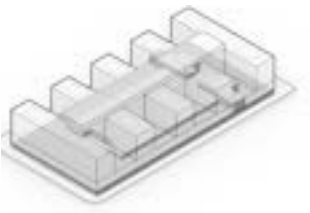


Rooftop amenities and sustainability

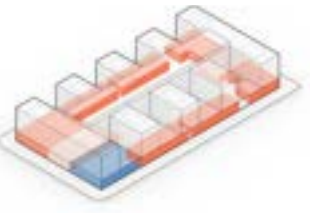
Annex



Typical upper floor plan: Hotel and Residential



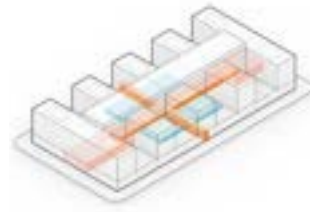
Parking and loading



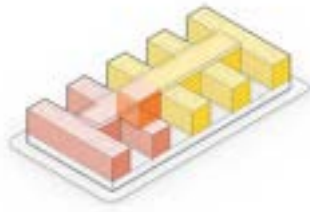
Community anchor: retail, hotel, and residential lobby



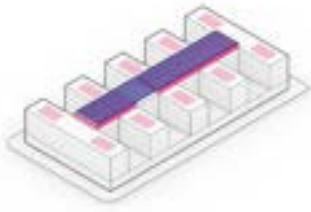
Open space



Amenity



Hotel and residential



Rooftop amenities and sustainability

Existing rooftop experience
Main Building



Proposed rooftop amenities
Main Building



Existing entrance
Main Building



Proposed Central Pavilion
Main Building



Historic manufacturing areas
Main Building



Proposed workplace
Main Building



Proposed residence
The Annex

