February 11, 2004
Former Convention Center Site
APPLICATION NOTE 3 Board of Zoning Adjustments

BACKGROUND
This 10.2-acre site, the current location of the former convention center, is bordered by New York Avenue, and H Street and 9th and 11th Streets NW. The convention center building will be demolished beginning in March of 2004. Major redevelopment of the site as a mixed-use public destination is not expected to occur for 3-4 years. The Hines▪Smith▪Georgetown team has been selected as the developer and Foster and Partners as the Master Plan Architect. This site is envisioned as the new heart of the 'local DC' once it is redeveloped with permanent uses that include a major new public plaza, retail, housing, and civic uses such as a new library and multi-media entertainment venue. In the interim, the District plans to use the site for on-grade parking to serve the downtown and as a location for various public events and activities.

Washington Convention Center Authority (WCCA) and the District of Columbia, working with the Downtown BID and other stakeholders, plans to develop an interim on-grade parking lot and *special events* place that reinforces the dynamic new role of this area in the context of Downtown. With the opening of the new Washington Convention Center and the City Museum nearby, as well as the construction of several major commercial and residential projects in the vicinity, a new downtown district is taking shape around Mount Vernon Square.

URBAN DESIGN GOAL
This interim use of this site is intended to provide a badly needed supply of short-term parking, draw people to this part of the downtown, increase the activity level and establish this area as a unique destination for fun events and hospitality. In support of this goal, the parking lot will be designed to establish a positive image and avoid security and safety problems.

SITE DESIGN
The site design plan and construction documents currently being developed will address paving, planting, lighting, streetscape, edge definition, seating, signage and steps as well as other key elements or structures, such as any signage armature or amenity areas at the perimeter, various art opportunities, and integrated storm water solutions.

Significant enhancements of the site will include:
1) Landscape materials (greater than 5% of the total area), including biofiltration areas for stormwater runoff
2) Edge definition and perimeter screening while addressing visibility and security
3) Luminative and adequately shielded lighting for parking lot areas

BZA
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Exhibit No. 6

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4) Drive lanes and access points to the parking areas that align with the original Right of Way of I (Eye) Street and 10th Street, NW as per the L'Enfant Plan.
5) Open space amenities around the perimeter of the site, at the Federal Reservation and the corner of New York Avenue and 9th Streets.

FEASIBILITY STUDY: INTERIM USE OF THE FORMER CONVENTION CENTER SITE

A feasibility study was completed in November for this interim use project, *FEASIBILITY STUDY: INTERIM USE OF THE FORMER CONVENTION CENTER SITE.* This document tested the program for the site, provided an overview of code requirements, developed a framework plan, identified design opportunities and innovative low-impact solutions to address storm water filtration and control. This feasibility study provides the basis for our continuing design work.
The plan attachments to this application include the following graphics from that study:

- *FRAMEWORK PLAN 'A' – SITE OPTIMIZED* (parking layout)
- *FRAMEWORK PLAN 'B' – DESIGNATED BUS PARKING* (parking layout)
- *FRAMEWORK PLAN 'C' – EVENTS OVERLAY* (parking layout)
- *UTILITIES AND GRADING CONCEPT*
- *Diagram 1: Parking Requirements – Standard and Accessible*