

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: *ALS for*
Andrew Altman, Director

DATE: July 2, 2004

SUBJECT: Request by Office of Planning to: 1) Establish a New Subarea of the Downtown Development District Zone in Certain Squares of the Mount Vernon Triangle Area Of Northwest Washington, and; 2) to Enact a Map Amendment for Square 483

RECEIVED
DISTRICT OF COLUMBIA
2004 JUL - 2 PM 3:30

I. SUMMARY

Applicant: D.C. Office of Planning
Action Requested: Schedule Public Hearing on Proposal to:

1. Establish New Subarea Within Downtown Development District (DD), Encompassing Portions of Squares 451, 483, 484, 484W, 515 and 516
2. Amend Zoning Map to Include Square 483 within the DD, Changing Its Zoning from C-3-C to DD/C-3-C

Purpose: Encourage Retail, Arts and Other Active Uses in Furtherance of Comprehensive Plan and Mount Vernon Triangle Action Agenda

On March 23, 2004 Mayor Anthony Williams unveiled *The Mount Vernon Triangle Action Agenda: Creating a vibrant new downtown neighborhood*. This Action Agenda is the culmination of two years of collaborative efforts among the Office of Planning (OP), the National Capital Revitalization Corporation (NCRC) and the Mount Vernon Triangle Alliance—a group of major property owners in the Mount Vernon Triangle Area. The Agenda also benefited from the input from the Committee of 100 on the Federal City, ANC 2C, ANC 2F, the District Department of Transportation (DDOT) and an extensive series of public meetings.

The full Action Agenda (*Enclosure*) is a supporting document for this report. The Action Agenda gives guidance on implementing the goals for the Mount Vernon Square Area that the City Council established in the District's Comprehensive Plan (10DCMR §932).

ZONING COMMISSION
District of Columbia

Case *04-18*

801 North Capitol Street, N.E., Suite 4000, Washington, D.C. 20002 202-442-7600, fax 202-442-7637 or 7638

ZONING COMMISSION
District of Columbia
CASE NO.04-18
EXHIBIT NO.1

The proposal presented in this report recommends creating a new sub-area within the Downtown Development District zoning overlay, focused on establishing a range of preferred uses and minimal physical standards to promote the activation of K Street and 5th Street --the two streets that the Action Agenda identifies as the spines of Mount Vernon Triangle neighborhood. While the proposal is being submitted by the Office of Planning (OP), it is the result of an extensive, year-long, cooperative effort with the Mount Vernon Zoning Task Force. (*Attachment 7*).

In addition, this zoning action proposes the rezoning of Square 483 to bring the Square back into the DD, where it had been between 1991, when the DD was adopted, and 1996.

II. BACKGROUND – THE COMPREHENSIVE PLAN AND THE MOUNT VERNON TRIANGLE ACTION AGENDA; THE ZONING HISTORY OF SQUARE 483

A. The Comprehensive Plan (*Attachment 2*)

10 DCMR Section 932 establishes a series of objectives and policies to develop the Mount Vernon Square area as “the primary residential neighborhood of Downtown” [10DCMR §932.1 (a)]. In addition to residences, it is to include “a mix of other uses including offices, hotels, and neighborhood retail and public facilities, and a design character related to residential use: [§932.1(a)]. With the exception of Square 483, the Comprehensive Plan’s Generalized Land Use Map designates the area within the proposed district as appropriate for High Density Residential and High Density Commercial land use.

Prior to the Comprehensive Plan Amendments Act of 1994, the Generalized Land Use Map had designated Square 483 as appropriate for the same mix of uses as the rest of the proposed district. The entire Square is in single ownership. The Square was re-designated as appropriate for high-density commercial use in 1994 Act. In Zoning Commission Case No. 94-19, the property owner successfully petitioned the Zoning Commission to remove the Square from the DD and rezone it from DD/C-2-C to C-3-C. This was done by Order Number 798, which became final on March 22, 1996. The property is still in the same ownership as it was in 1996. That property owner has no objection to the Square’s proposed rezoning, and had requested this rezoning of Square 483 as part of ZC Case No. 04-03, which has not yet been considered by the Commission. The relationship of the proposed Map Amendment to the Comprehensive Plan is more fully explored in Section VI of this report.

B. The Mount Vernon Triangle Action Agenda (*Enclosure*)

The Action Agenda is built around seven guiding principles. The Mount Vernon Triangle (MVT) neighborhood should be:

1. A Distinctive Addition to the City’s Neighborhoods;

2. A Neighborhood That Serves Three Communities – Residents, Workers and Visitors;
3. Built on a Solid Urban Framework;
4. Rich in a Variety of Uses;
5. Supported by an Active Ground Floor Program and Guidelines;
6. Distinguished by a Welcoming and Cohesive Public Realm;
7. Reinforced with Innovative Architectural Design.

The Action Agenda recommends four categories of action:

1. Creating Peacemaking Design;
2. Implementing Zoning for Active Streets;
3. Coordinating Capital Improvements and Placemaking;
4. Development of Public Priority Sites;
5. Creating a Management Entity.

The proposed MVT District and the rezoning of Square 483 directly responds to recommended action number 2.

III. OVERVIEW OF THE MOUNT VERNON TRIANGLE (MVT) GENERAL AREA (*Attachments 1 and 2*), THE MVT DISTRICT AREA (*Attachments 1-3*), SQUARE 483 (*Attachment 1*) AND THE DISTRICT PURPOSES (*Attachment 4*)

The Mount Vernon Triangle is the area of central Washington bounded by Massachusetts Avenue, New York Avenue, 7th Street and New Jersey Avenue. It is strategically positioned to capture retail activity and generate active street life. It is located only one block from the new Washington Convention Center and is the closest commercially zoned area to the revitalizing Shaw neighborhood north of New York Avenue.

The proposed zoning district is designed to improve the desirability and attractiveness of the Mount Vernon Triangle area by increasing street vitality and availability of retail goods.

This district would be included within 11 DCMR Chapter 17 of the Zoning Regulation. The district would be applied to an area centering on the intersection of 5th and K Streets, Northwest. It would extend along 5th Street from Eye Street to New York Avenue, and along K Street from 4th Street to 7th Street. It applies to all or portions of Squares 451, 484W, 483, 484, 515 and 516.

The provisions would apply to all new construction, and to renovation that, over a period of one year or less, exceeds 75% of the assessed value of the existing building. Unless otherwise specified, the height, bulk, FAR and setback requirements are the same as those permitted by current provisions for DD/C-2-C or DD/C-3-C. Lot coverage, height and recreation standards are already more permissive for residential uses in the DD than in standard C-2-C and C-3-C districts.

The proposed district, other than Square 515, is within the Central Employment Area. As such, Square 515 remains subject to Large Tract Review, if applicable based on the size of the project.

Within the district there are three smaller sub-areas where the provisions of the district are applied differently:

- The Primary Area (*the Blue area, Attachment 3*);
- The Secondary Area (*the Yellow area, Attachment 3*);
- The 5th and K Streets intersection, also known as the Special Entertainment Use Area (*the Red area, Attachment 3*).

The district has seven main provisions:

- Ground Floor Height
 - Ground Floor Use Preferences
 - Ground Floor Building Standards
 - Establishment of a Focal Point of Activity at 5th and K Streets
 - Emphasis on Pedestrian Areas Through Limitations on Driveways
 - Provision of Additional Short-Term Parking and Loading Areas, As Well as Green Roofs and Additional Recreation Space.
 - Rezoning of Square 483 from C-3-C to DD/ C-3-C.
1. Ground Floor Height : A minimum ground floor height is established that ensures a 14-foot high clear space for a depth of at least thirty-six feet back from the building line, throughout the three MVT District sub-areas. The text specifies that within the clear space there shall be no elements of building structure other than columns, and no components of the mechanical, electrical or plumbing system that are intended to primarily serve uses above the ground floor.

The nature of the fourteen-foot clear space could vary depending on how the building is constructed.

- If all the above-referenced system components were incorporated within or above the 2nd floor slab, the 14 feet could be measured from the finished ground floor to the underside of the second-floor.
- If some of these components projected below the second floor slab, the fourteen-foot height would be measured to the lowest incursion of these components.
 - The intention is to ensure that the 14 feet of clear height is left as open as possible for the fitting-out for the ground floor user. The specific fitting-out could vary depending on tenant or contemporary fashion. However, the 14 feet clear measurement would ensure that the ground floor space remains clear of permanent obstructions other than columns and, therefore, flexible for changing uses.

Ground floor height, and how to measure it, was a subject of lengthy, lively discussion during the development of the proposed district. This provision could affect the total number of stories that could practically be constructed within the 130-foot height limit that prevails within most of the District. The right hand, discussion column of §170x.5(c) of the proposed zoning text (Attachment 5) explains the proposed regulation's text for ground floor height measurements in relation to the number of possible upper stories.

2. Ground Floor Use Preferences: Since the purpose of the MVT District is to encourage active street-levels, it requires retail and related uses at that level. The use requirements apply only to the ground floor. All uses otherwise permitted by the underlying zoning as modified by the DD Overlay are permitted on levels above the ground floor.

The proposal phases-in certain use requirements for the ground floors of buildings in the subarea, depending on the location within the district, and the amount of new construction that has been completed and occupied within the larger Mount Vernon Triangle area, of which the MVT District area is a subset. This phasing is an acknowledgement that the market for such uses may not develop immediately. Certain preferred use restrictions would apply from the outset of the effective date of the proposed district. However, the "trigger point" for the most restrictive preferred use provisions would be 5 years after the Zoning Administrator certifies that, subsequent to the effective date of the proposed Zoning Regulations, 3.5 million gross square feet of new space has been constructed and occupied within the larger 20-block Mount Vernon Triangle Area described below.

There are three use preference areas. Together, they comprise 6 blocks at the core of the 20-block area included within the Mount Vernon Triangle Action Agenda. The 6 blocks are clustered around the intersection of 5th and K Streets N.W. and are shown in Yellow, Blue or Red in Attachment 3. The 20-block area is bounded by New York, Massachusetts and New Jersey Avenues.

- *The Secondary Area (Yellow on Attachment 3)* is the length of the 400 block of K Street that is farthest from Mount Vernon Square. This area is somewhat removed from the heart of the proposed retail area at 5th and K, and both OP and the Task Force expect development there to come later. Accordingly, the text permits a broader range of preferred uses in this area than in the Primary or Special Entertainment Use areas. They are uses that would contribute vitality to the district, but that would be initially easier to market. For example, professional offices and residential entries are permitted in the

Secondary Area, but not in the Primary or Special Entertainment Use areas. The full list of preferred uses for the Secondary Area is in §170x.24.

The Secondary Area's preferred uses would be required from the effective date of the regulations. There would be no phase-in period on these uses, although relief could be granted for a limited period by Special Exception, as described in §170x.22.

- *The Primary Area* is the remainder of the MVT District (*Yellow on Attachment 3*), other than the intersection of 5th and K Streets. OP and the Task Force expect the Primary Area to develop more quickly, because of its proximity to 7th Street, the Convention Center, and other developing areas of Downtown and Shaw, and the Action Agenda calls for this to be the center of the new retail area. Ground floor retail and arts uses are required within the Primary Area, based on a list of uses encouraged in the Downtown Development District (DD) and the Uptown Arts – Mixed Use District. These uses are listed in at the end of the proposed zoning text.

In acknowledgement of the need for an adequate market to support these uses, preferred uses would not be required within the Primary Area until 5 years after the Zoning Administrator has certified that occupancy permits have been issued for 3.5 million square feet of new space constructed within the 20-block Mount Vernon Triangle Area since the effective date of the MVT District. The 3.5 million square foot trigger point is based upon an estimate of the size of the market necessary to support retail in this area. It is approximately half of the 7.8 million square feet of estimated new matter-of-right development potential within the Mount Vernon Triangle Area. (*See Attachment 4*).

Relief from the preferred use and timing requirements for the Primary Area would be permitted by Special Exception for one five year period. The criteria are in §170x.22.

- *The Special Entertainment Use Area* at the intersection of 5th Street and K Street is a subset of the Primary Area. (*Red on Attachment 3*). Uses for the MVT focal point are targeted to especially active uses such as restaurants, bars, cabarets, bookstores that serve food and other selected retail uses.

Relief from the preferred use and timing requirements would be permitted by Special Exception, for one five-year period, according to the criteria in §170x.22.

3. Ground Floor Building Standards: The MVT District employs minimum standards similar to those that have been already established for the Downtown

SHOP District of the DDD and the Uptown Arts District: The standards are designed to provide definition to the streetwall, and to provide for shop windows with a clear view of the goods and services provided within. A spacing requirement is provided for entrances, to discourage internally-focused retail or excessively large lobbies.

MVT Proposed Standard	SHOP Standard	Uptown Arts Standard
§170x.5 (a): With exception of frontage within 72 feet of 5 th and K intersection, same standards as DD	75% of the structure at building line or within 4 feet of it	Same as MVT District
§170x.5 (b): Ground floor must not preclude door placement every forty feet, on average.	Entrances, excluding vehicular entrances, every 50 feet, on average	Must have openings every 40 feet, on average
§ 170x.5 (b): 50% of surface area of ground floor facing street, to height of 14 feet, must be clear or low-emissivity glass; inclusive of preceding, 50% of surface area of ground floor between 12 and 14 feet above grade must be clear or low-emissivity; standards for "clear/ low-emissivity" are defined	Same as MVT District, but without: glass requirement for 12-14 foot height, and without standards for measuring clear or low-emissivity	Same as MVT District, but without: glass requirement for 12-14 foot height, and without standards for measuring clear or low-emissivity

4. Establishment of Focal Point of Activity at 5th and K Streets: The district emphasizes the intersection of 5th and K Streets, NW as a special place for active uses (*Red Area, Attachment 3 and Illustrations in Attachment 6*). This is consistent with the MVT Action Agenda's designation of this area as the focal point for active uses in the Triangle, and with efforts already underway to implement this:

- OP and the District Department of Transportation (DDOT) are cooperating on developing a special design treatment along the 400 to 600 blocks of K Street, with particular emphasis at the 5th and K intersection.
- The site of the former Wax Museum occupies the western portion of Square 515, at the northeast corner of the 5th and K intersection. The National Capital Revitalization Corporation's (NCRC's) request for development proposals for the re-use of this site suggested that respondents place special emphasis on the uses, design treatment, and openings at the corner of 5th and K. The winning proposal responded positively to this suggestion. NCRC and OP are now working to help refine design and use details for this corner.

- OP contracted for a design and massing study for this the intersection, within the context of the district. This study has been completed and its recommendations are reflected in the proposed zoning text. OP expects to provide a summary of the study to the Commission at the public hearing, should the Commission agree to setdown this zoning proposal.

The proposed district would further the objectives for this intersection with both physical and use requirements. The requirements are designed to ensure the provision of adequate light and air to what is intended to be developed as a major public space near the northeast corner of that intersection (Square 515, the Wax Museum site); to promote the development of this intersection as the major activity-hub in the MVT, and to respect the scale established by the existing buildings near this intersection:

- a. The *physical requirements* are specified in §170x.6 of the proposed zoning text. The District would:
 - Acknowledge that the NE corner of the intersection (Square 515) will be the principal public space at or near this intersection, and that most of the building massing and configuration of that space will be determined during the negotiations with the developer chosen for the former Wax Museum site;
 - Establish requirements for buildings on the other three corners that reinforce the scale of the existing buildings on south side of the intersection (*see Illustration 1*). This includes Square 483 on the NW corner, Square 484 on the Southwest corner, and Square 516 on the Southeast corner. For Squares 483, 484 and 516, these requirements:
 - Establish height limitations above the fifty-foot height level for the portions of buildings within 72 feet of the intersecting building lines at the corner of the 5th and K intersections.
 - Prohibit direct exterior entrances into building lobbies within 72 feet of the corner, in order to provide for an unbroken expanse of retail space fronting directly on the corners;
 - Require that, for new or substantially rehabilitated buildings in Squares 483, 484 and 515, and for new buildings in square 516, there be double-height spaces in the half of the 72 foot by 72 foot zone that is nearest the corner. This is intended to provide for 2600 square feet of flexible space and mezzanines for the active restaurant and special entertainment uses at these intersections, and to better enable significant activity-generating uses on these corners;

- Require clear glazing for 75% of the surface area of the double height walls in the 72 foot by 72 foot zone.
- Permit roof terraces that are atop the areas with special height restrictions' to be covered with awnings/ canopies, with that space excluded from FAR calculations.
- Relieve the existing buildings on the SE corner (Square 516) of ground floor height, window and openings requirements, in order better to enable the retention of the existing fabric of that part of the intersection.

The requirements are applied to the SW corner to guide future development that might incorporate existing buildings, but also build over or adjacent to them. The requirements were designed to accommodate the existing buildings' exterior, in order to permit their continuing contribution to the character of the area.

The physical requirements are discussed in detail in the Discussion column accompanying §170x6's text.

- b. The *use requirements* seek to ensure the corner is activated by especially lively uses such as restaurants, bars, cabarets, and bookstores that also serve food. These uses, and the timing for requiring them, are addressed in §§170x.15, 170x.20, and 170x.21 . The procedures are the same as those for the Primary Use Area. However, the preferred uses are much more tightly targeted.

Relief from the use requirements would be permitted by Special Exception under §170x.22, and only for one five-year period.

5. Emphasis on Pedestrian Areas Through Limitations on Driveways: As with parts of the SHOP district of DD, the construction or use of driveways providing access from the adjacent public street to required parking spaces or loading berths is prohibited on some streets, and the number of such driveways, and their placement, are subject to restrictions on other streets.

Prohibitions: Driveways are prohibited on:

- Both sides of K Street between 4th and 7th Streets, NW; other than a new driveway in Square 515 (Wax Museum) aligning with the existing north-south public alley in Square 516.

Restrictions:

- On the east side of 5th Street between I and K Streets there shall be no more than one driveway, and that driveway must be aligned with the centerpoint of the existing east-west alley system in that block.
- On the west side of 5th Street between I and K Streets there shall be no more than one new driveway;
- On the west side of 5th Street, between K Street and L Street there shall be no more than one driveway, in total, for the length of the block-face;
- On streets within the District not listed above, there shall be no more than one driveway per building frontage on any street; no more than two driveways, cumulatively per block face, and separation of driveways by at least 60 feet.

The specific provisions are included in §§170x.9 and 170x.10. Driveways are permitted as Special Exceptions.

6. Provision of Additional Short Term Parking and Loading Areas, as Well as Green Roofs and Additional Recreation Space. The District allows certain courts and dedicated easement areas to be used for parking and loading, and exempts them from being counted towards FAR, if these areas are covered with LEED-certified roofing and/or provide recreation space over and above that required for the zone. This would support retail by providing parking at the surface level, and provide for more attractive alley/court spaces, improving the desirability of interior facing apartments or offices. These provisions are contained in proposed §§170x.7 and 170x.8.
7. Rezoning of Square 483 from C-3-C to DD/ C-3-C. Square 483 is bounded by New York Avenue, 5th Street, K Street and 6th Street. It is in single ownership and is currently developed as a parking lot with two driveways on K Street. There are no structures on the Square. All public alleys have been closed.

As noted above, this Square was initially included within the DD, but was removed from it by ZC Order No. 798 in 1996, at the request of the property owner. The property owner now wishes to return the square to the DD. All of the Squares south of New York Avenue and adjacent to Square 483 are within the DD.

Section VI of this report analyzes the impact of including this C-3-C-zoned Square within the DD. It concludes that the rezoning of this Square would not be inconsistent with the Comprehensive Plan and would actually further many of the housing and mixed-use objectives for the Mount Vernon area.

IV. PROPOSED TEXT OF THE NEW DISTRICT WITHIN THE DD (*Attachment 5*)

The text is formatted in two columns. The left hand column contains the proposed zoning text language. The right-hand column discusses the implications of some of the less self-evident passages of the proposed text.

V. ADDITIONAL DISCUSSION OF MVT DISTRICT ISSUES

A. Ground Floor Height

Most other zoning districts in the District of Columbia that specify ground floor heights specify 14-feet clear or 14-feet to the finished ceiling, and keep this measurement for the entire ground floor. The MVT District's proposed language is more specific with respect to both how the height is measured, and the depth to which this height is required.

As the discussion column for §170x.5 indicates, the language proposed for advertising would effectively result in the following maximum number of stories:

- A ground floor plus 12 residential floors;
- A ground floor plus 11 commercial floors.

Some members of the Task Force that advised OP are concerned that the proposed language is too restrictive, and may inhibit the development of a Mount Vernon Triangle containing a dense-enough concentration of residents and workers to support the envisioned retail uses. Accordingly, OP and the Task Force developed an *alternative ground floor height concept* that would maximize the number of floors that could be constructed within the 130-foot height limit: The alternative concept for §1706.8)(d) is:

The ground floor shall measure at least 14 feet clear to the underside of the next floor's structure for a depth of 18 feet from the building line. Beyond the 18-foot depth, the ground floor shall measure at least 12 feet clear to the underside of the next floor's structure.

The proposed language leaves open the possibility of constructing buildings the following maximum number of stories:

- A ground floor plus 13 residential floors;
- A ground floor plus 12 commercial floors.

The text OP has proposed would result in 12 and 13 story buildings with higher ground floors and taller ceilings within the upper stories. The alternative concept could result in 13 and 14 story buildings with somewhat shorter ground floors and lower ceilings in the upper stories.

OP believes the benefits and implications of both the proposed language and the alternative language need additional study. OP has, therefore, proposed advertising the

more restrictive provisions. This leaves open the possibility of considering less-restrictive language should the proposed district be set-down, and additional information becomes available.

B. Preferred Uses for Corners at 5th and K Streets

The proposed language specifies preferred uses that involve eating and drinking as a way of bringing the most animation to the corner, and to promote uses that would request public space permits for outdoor seating. Such uses include restaurants, bars, cabarets, and bookstores that include restaurants.

Some member of the Task Force that advised OP suggested that a broader range of preferred uses might achieve the same objectives for these corners. For the purposes of setdown, OP proposes advertising the more restrictive language included in Attachment 5. Whether a less-restrictive list of preferred uses is preferable could be discussed after the more restrictive language has been advertised.

C. Driveways

A property owner has suggested it may be necessary to consider permitting an additional driveway on the south side of K Street in Square 515, due to possible security restrictions imposed on an alley by the presence of the U.S. Immigration and Naturalization Service in that Square. OP recommends advertising the more restrictive provision, which includes provisions for Special Exceptions.

VI. ANALYSIS OF THE IMPACT OF THE PROPOSED MAP AMENDEMENT FOR SQUARE 483, AND THE RELATIONSHIP OF THE PROPOSED RE-ZONING TO THE COMPREHENSIVE PLAN

The following table compares the existing and proposed zoning for this Square.

Square 483 (56,338 sf Lot Area)				
Zoning	Current C-3-C	-TDRs, CLD's -Other Bonuses & Requirements	Proposed DD/C-3-C	-TDRs, CLD's -Other Bonuses & Requirements
Height	90' (8-9 floors)	--	130' (12 – 13 floors)	--
FAR Commercial Max.	6.5	--	6.0	- +0.5 FAR purchasable TDRs
FAR Residential Minimum	None	--	3.5	-3.5 FAR on site, or CLD-transferable - 1.05 of 3.5 FAR may be satisfied thru off-site affordable
FAR Total	6.5	--	-9.5 commercial, mixed (+0.5 TDR) -No maximum FAR for residential	- May accept 6.0 Res. FAR thru CLD
Lot Occupancy	100%	--	100%	--
Square Footages Commercial Max	366,204	--	338,034 (-28,170 sf)	18,310 sf purchasable TDRs,.
Square Footages Residential Minimum	None	--	197,187 (plus 197,187 sf)	All CLD transferable 76,056 sf transferable w/out CLD, if affordable

Under Section 5-413 of the District of Columbia Zoning Act, the Zoning Commission (Commission) is empowered to adopt zoning regulations and to map zoning districts to promote the health, safety and general welfare of the District, and its planning and orderly development as the national capital, provided these regulations are “not inconsistent with the comprehensive plan...”

A. Is the Proposed Map Amendment Not Inconsistent with the Generalized Land Use Map? (Attachment 2)

The Map designates Square 483 as suitable for High-Density Commercial uses. Adding the DD overlay would not change that designation. Although the DD would require residential construction, the site could still be developed for high density commercial use, particularly if the developer employed provisions of the DD that permit the transfer of the housing requirement off-site through combined

lot development and/or the construction of affordable housing. In OP's opinion, adding the DD overlay to the existing C-3-C zone would not be inconsistent with the Generalized Land Use Map.

B. Is the Proposed Map Amendment Not Inconsistent with Comprehensive Plan Elements (10 DCMR)

In OP's view, the proposed rezoning would not be inconsistent with the Comprehensive Plan, particularly the following elements:

205 ECONOMIC DEVELOPMENT IN DOWNTOWN AND THE CENTRAL EMPLOYMENT AREA

205.1 The economic development in Downtown and the Central Employment Area objectives are to stimulate renewed economic vitality and job generation Downtown and to encourage additional development, economic diversification, and job generation in portions of the Central Employment Area outside Downtown.

205.2 The policies established in support of the economic development in Downtown and the Central Employment Area objectives are as follows:

(f) Encourage and assist development and employment growth in other parts of the Central Employment Area, with special emphasis on achieving the mix of land uses, residential and commercial, that promotes increased economic activity in the evenings and weekends as well as during the work day;

The emphasis on the CEA and the encouragement of mixed uses is particularly important. Square 483 is within the CEA.

302 HOUSING: GENERAL

302.1 The general objectives for housing are to stimulate production of new and rehabilitated housing to meet all levels of need and demand and to provide incentives for the types of housing needed at desired locations.

The proposal would result in a net increase in the minimum amount of housing that would be required on these Squares.

3022(i) Encourage the provision of affordable housing by requiring private developers who obtain additional commercial office space from discretionary zoning density increases or street or alley closings at appropriate locations to contribute to the production of affordable housing throughout the District of Columbia.

The proposal could result in the production of more affordable housing, if the owner transferred some of the DD housing requirement off-site, under the provisions of §1706.5.

900 DECLARATION OF MAJOR POLICIES

- 900.7 *A significant residential community is necessary to a vital Downtown. A general target of five thousand four hundred (5,400) residential units has been established, a significant increase from the base of one thousand eight hundred (1,800) units. There are housing opportunities north of Pennsylvania Avenue, N.W., with the major opportunities between 6th and 9th Streets, N.W., but with additional opportunities throughout Downtown. An increase to about six thousand seven hundred (6,700) Downtown residents is proposed. The Interactive Downtown Task Force (1996) recommended achieving at least 5,000 new housing units, partly in Downtown and partly in the area north of Massachusetts Avenue, N.W.*

The change would contribute up to 1,900 new housing units downtown, assuming a typical unit size of 1000 square feet.

MOUNT VERNON SQUARE

- 932.1 *The Mount Vernon Square objectives are as follows:*

- (a) *Develop the primary residential neighborhood of Downtown at Mount Vernon Square, with a mix of other uses including offices, hotels, and neighborhood retail and public facilities, and a design character related to residential use;*

The proposed zoning changes would increase the mix of uses in the area, and the square footage of such uses.

1104 POLICIES IN SUPPORT OF THE RESIDENTIAL NEIGHBORHOOD OBJECTIVES

- 1104.1 *The policies established in support of the residential neighborhoods objectives are as follows:*

- (g) *Encourage the retention and expansion of residential uses in mixed use neighborhoods to help maintain the residential character of these areas, through modification of land use and related regulations when necessary;*

Including Square 483 in the DD will increase the requirement for the development of housing, within the DD.

1106 COMMERCIAL LAND USE CATEGORIES

- 1106.5 *The high density commercial land use category includes a mix of employment, retail, office, cultural, and entertainment centers*

which serves as the business and retail heart of the District and the metropolitan area.

Applying the DD overlay to the high-density-zoned C-3-C Square 483 increases the mix of uses.

WARD 2 ACTIONS IN SUPPORT OF RESIDENTIAL LAND USE OBJECTIVES

(c) The District government should do the following:

- (3) Develop a major new residential community in the Mount Vernon Square North area (north of Massachusetts Avenue N.W.), with commercial buildings on sites designated for high-density commercial on the Generalized Land Use Map;*

Including Square 483 in the DD will increase the requirement for the development of housing within the DD.

1339 WARD 2 ACTIONS IN SUPPORT OF DEVELOPMENT OPPORTUNITY AREAS OBJECTIVES

1339.1 The actions in support of the objectives for development opportunity areas are as follows:

- (b) Develop a major new residential mixed-use community, including hotels, in the Mount Vernon Square area, with special emphasis on development of a new convention center on the District-owned site north of Mount Vernon Square and development of housing on the Wax Museum site;*

As noted above, a principal thrust of the Comprehensive Plan is to support the development of a major residential and mixed-use neighborhood, with relatively high densities, in the vicinity of Mount Vernon Square. The proposed re-zoning is not inconsistent with this.

VII. RECOMMENDATION

The Office of Planning recommends that the Zoning Commission schedule a public hearing on:

- The proposed amendments to the text of 11DCMR, Chapter 7, to add the Mount Vernon Triangle District to the Downtown Development Overlay District, and;
- The proposed Map Amendment to rezone Square 483 from C-3-C to DD/C-3-C.

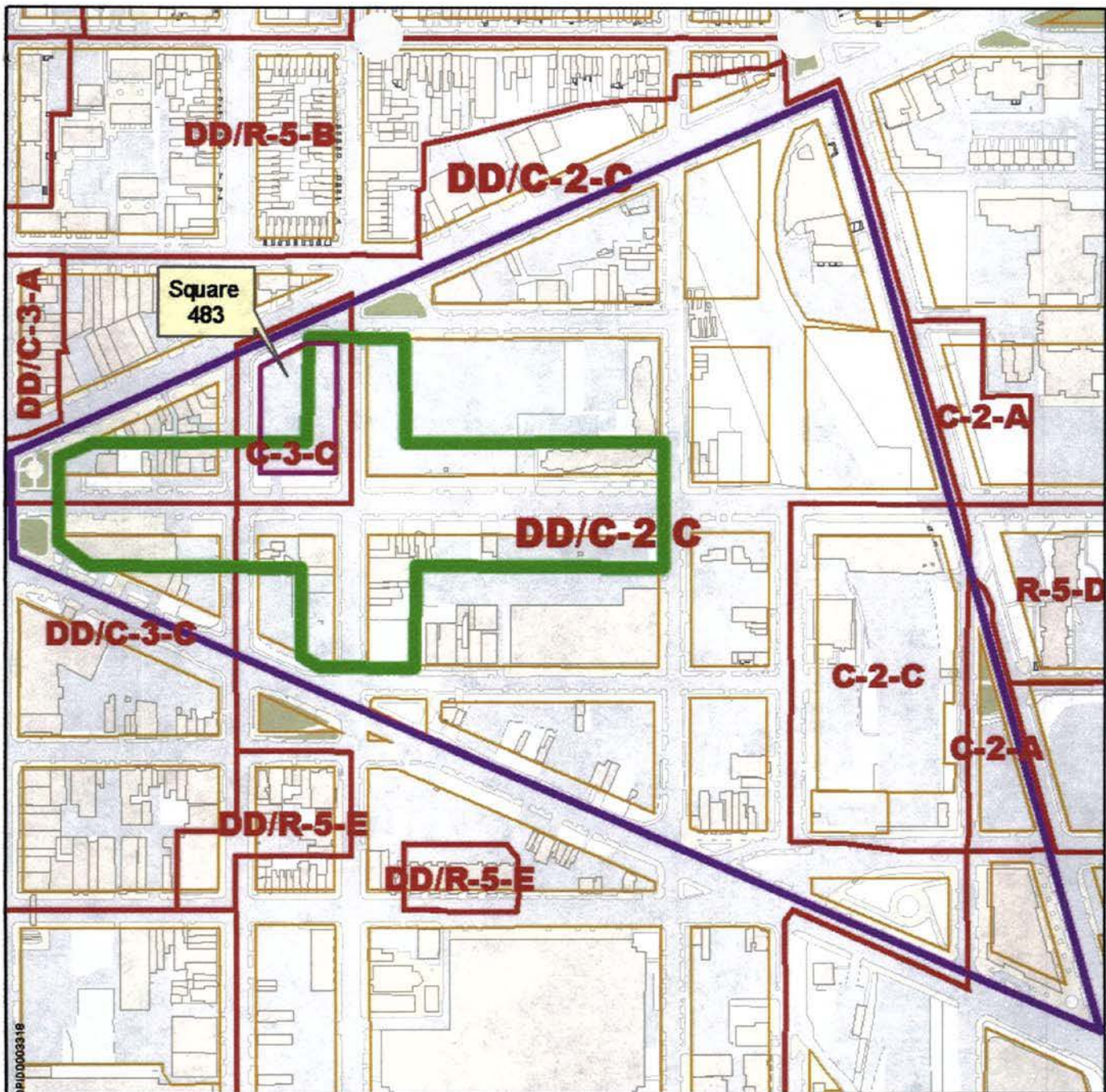
OP recommends that the Commission do this with the understanding that:

- Additional information and language refinements on certain aspects of the proposed text may be filed by OP prior to a public hearing;

- Text revisions may be required after additional review by the Office of Corporation Counsel, and will be filed by OP prior to a public hearing.

Attachments(7) ; Enclosure (1)

Aa/slc



Mount Vernon Triangle Proposed District Existing Zoning, Boundaries and Square 483 Location

Boundaries of Proposed New MVT District Within DD: Smaller Green Area
Boundaries of Mount Vernon Triangle: Larger Purple Area

★ ★ ★ Government of the
District of Columbia
Anthony A. Williams, Mayor
Office of Planning ~ July 1, 2004

This map was created for planning
purposes from a variety of sources.
It is neither a survey nor a legal document.
Information provided by other agencies
should be verified with them where appropriate.

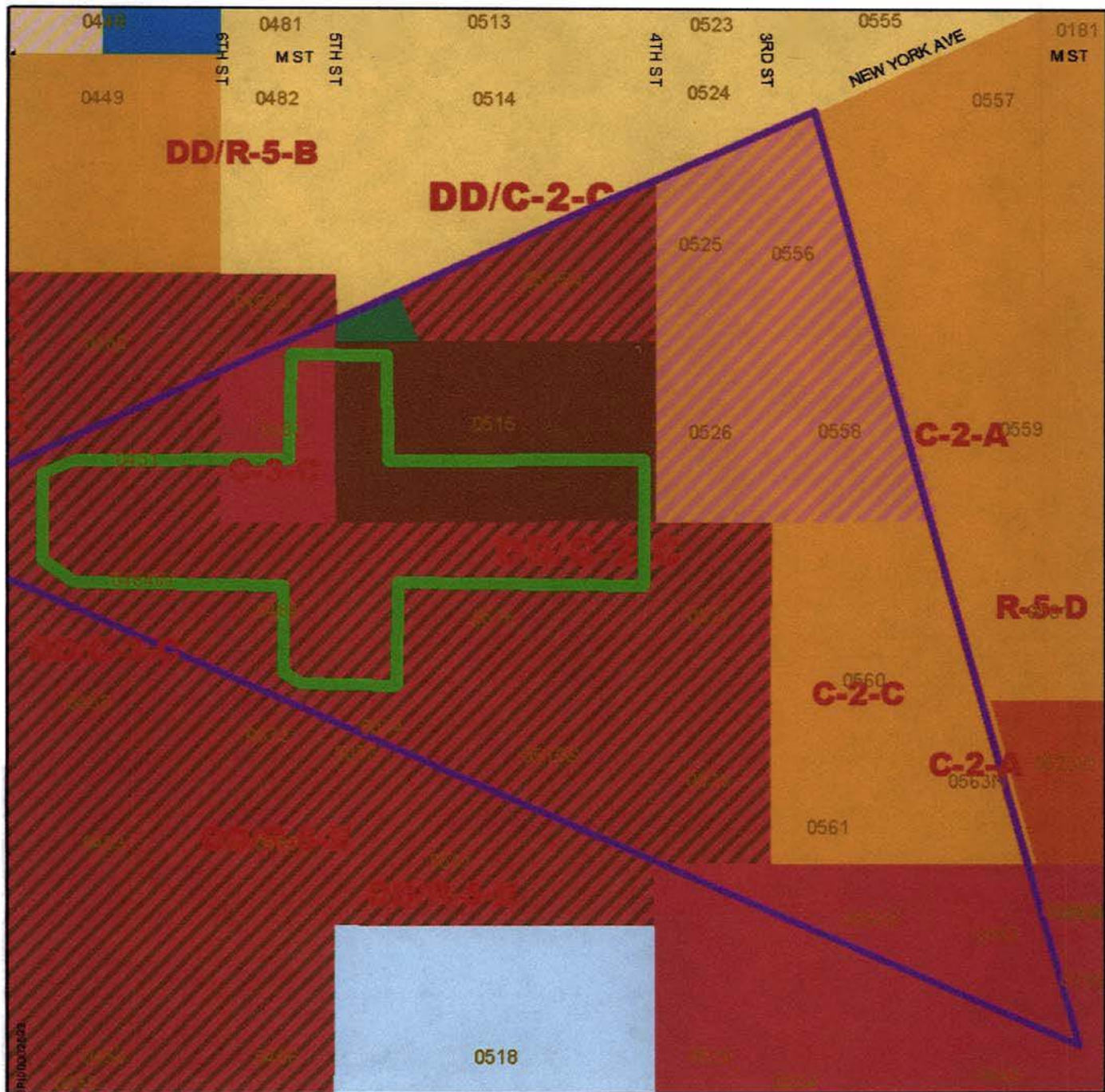
Zoning Districts

Feet
0 250 500



Note: Land Use Info based on OTR records.

Attachment 1

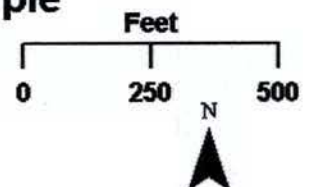


Mount Vernon Triangle Proposed District Boundaries of Mount Vernon Triangle - Larger Area in Purple Boundaries of Proposed District - Smaller Area in Green Zoning

Attachment 2



Government of the
District of Columbia
Anthony A. Williams, Mayor



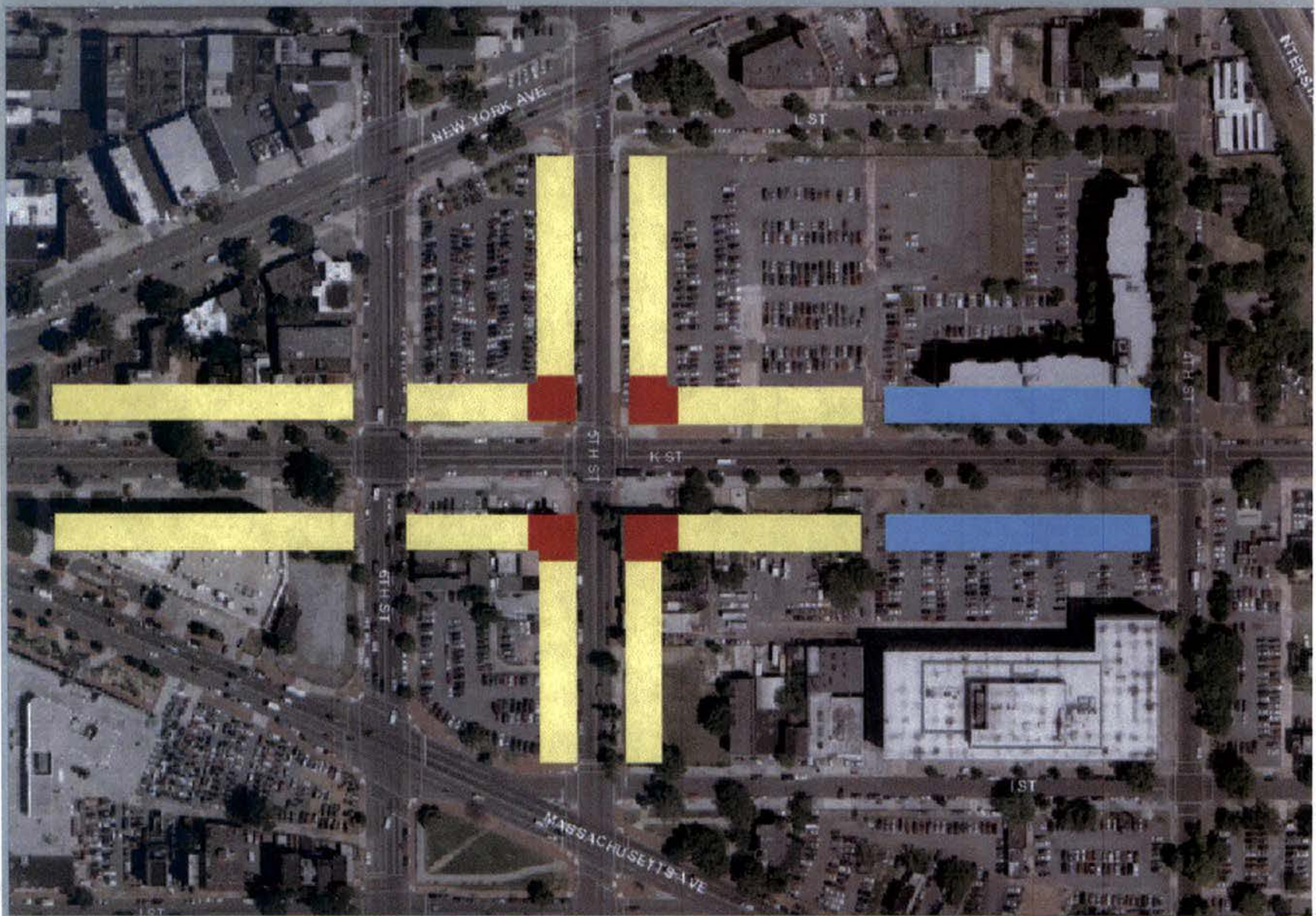
Office of Planning ~ April 23, 2004

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

Note: Land Use Info based on OTR records.

Legend

	Residential-Low Density		Commercial-Moderate Density		Federal
	Residential-Moderate Density		Commercial-Medium Density		Local Public Facilities
	Residential-Medium Density		Commercial-Medium-High Density		Parks, Recreation, and Open Space
	Residential-High Density		Commercial-High Density		Production and Technical Employment
	Commercial-Low Density		Institutional		Mixed Use



Proposed overlay with primary subdistrict in yellow and secondary in blue. Special corner use requirements are indicated in red.

Mount Vernon Triangle: Approximate Envelopes of Potential New Matter Of Right Development, By Square

Square	Zoning	- Property FAR	Area	Notes	Adjusted Area	New Dev. Potential	Res.Min. FAR	Comm.Max. FAR	Res.Min. SF	Comm.Max. SF	Either
451	DD/C2C	8	49,460		49,460	395,680	4.5	3.5	222,570	173,110	
483	C3C	6.5	59,339		59,339	385,704			-	-	385,704
484	DD/C2C	8	52,421	apt-hotel on Mass already built	22,421	179,368	4.5	3.5	100,895	78,474	
484W	DD/C3C	9.5	47,109	NPR's bldg to remain	23,206	220,457	3.5	6.0	81,221	139,236	
515	DD/C2C	8	228,028	Wax Museum coming; Museum Square exists	200,000	1,600,000	4.5	3.5	900,000	700,000	
515N	DD/C2C	8	80,550		80,550	644,400	4.5	3.5	362,475	281,925	
516	DD/C2C	8	201,289	INS built	148,096	1,184,768	4.5	3.5	666,432	518,336	
516S	DD/C2C	8	81,447		81,447	651,576	4.5	3.5	366,512	285,065	
525	DD/C2C	8	121,813	freeway ROW	69,813	558,504	4.5	3.5	314,159	244,346	
526	DD/C2C	8	60,815	freeway ROW	23,668	189,344	4.5	3.5	106,506	82,838	
527	DD/C2C	8	49,527	Mt. Carmel Church likely to remain	49,527	396,216	4.5	3.5	222,872	173,345	
528	DD/C2C	8	55,380		55,380	443,040	4.5	3.5	249,210	193,830	
556	DD/C2C	8	79,679	Bible Way remains; some pkg. Lot open	20,000	160,000	4.5	3.5	90,000	70,000	
558	DD/C2C	8	41,406	freeway ROW	24,000	192,000	4.5	3.5	108,000	84,000	
560	C2C	6	221,763	freeway ROW; apts built; decked air rights	100,000	600,000			-	-	600,000
561				no owner points	0	0			-	-	
562S	DD/C2C	8	35,953	DC plaza atop freeway, no building	0	0	4.5	3.5	-	-	
563	DD/HR/C3C	9.5	35,336	already built out	0	0	3.5	6.0	-	-	
563N	C2A	2.5	4,347		4,347	10,868					10,868
Totals			1,505,662			7,811,924			3,790,850	3,024,503	996,572

Information from DC GIS, compiled by SLC 4-20-04

**Proposed New Section 170x of 11 DCMR, Chapter 17 Downtown Development Overlay District,
Mount Vernon Triangle District
(July 2, 2004)**

170x.x	Mount Vernon Triangle District
Secs.	
170x.1	General Principles and Policies
170x.2	Boundaries of Mount Vernon Triangle District
170x.3	Procedures
170x.4	PUDs in the District
170x.5	Area and Bulk: Ground Floor Design Provisions
170x.6	Area and Bulk: Design Provisions for the Principal Intersection Building Area
170x.7	Area and Bulk: Rear Yards and Side Yards
170x.8	Area and Bulk: Courts
170x.9	Driveways on Preferred Use Street Frontages
170x.10	Driveways: Other Street Frontages
170x.11	Use Provisions: Surface or Above-Grade Parking Lots
170x.12	Use Provisions: General Frontage Along K Street or 5 th Street
170x.13	Primary Use Subarea
170x.14	Secondary Use Subarea
170x.15	Special Entertainment Use Subarea
170x.16	Permitted Uses and Limitation as to Ground Floor Areas
170x.17	Primary Use Subarea: Permitted Ground Floor Uses
170x.18	Primary Use Subarea: Final Permitted Uses
170x.19	Secondary Use Subarea: Permitted Ground Floor Uses
170x.20	Special Entertainment Use Subarea: Permitted Ground Floor Uses
170x.21	Special Entertainment Use Subarea: Interim Ground Floor Uses
170x.22	Special Exceptions for Interim Ground Floor Uses
170x.23	Ground Floor Uses Permitted in the Primary Use Subarea of the MVT Overlay
170x.24	Ground Floor Uses Permitted in the Secondary Use Subarea of the MVT Overlay
170x.25	Ground Floor Uses Permitted in the Special Entertainment Use Subarea of the MVT Overlay
170x.99	Definitions

PROPOSED ZONING TEXT	DISCUSSION
170x.1 <u>General Principles and Policies.</u> The principal policies and objectives for the Mount Vernon Triangle District (MVT District) are to:	
(a) Promote the development of ground floor level street frontages that will be active and pedestrian-friendly, particularly along the sections of K and 5 th Streets, Northwest that are within the MVT District boundaries, as defined in §1706.2.	
(b) Promote a lively, mixed-use and high density Mount Vernon Triangle neighborhood with neighborhood amenities and retail development that serves the MVT as well as nearby neighborhoods, the Convention Center, and the downtown.	
170x.2 <u>Boundaries of Mount Vernon Triangle District.</u> The provisions of this section apply to the Mount Vernon Triangle District, an area that, unless otherwise noted, includes the portions of Squares 451, 483, 484, 484W, 515 and 516 that are within seventy-two feet (72 feet) of the rights of way on each side of K Street or 5 th Street, Northwest. These areas are shown in Attachment 1 to the Office of Planning Report dated July 2, 2004. All street locations in this overlay district are in Northwest Washington.	<p>The MVT District includes only the 6 Squares listed in the text to the left (451, 483, 484, 484.484W, 515 and 516).</p> <p>The seventy-two foot depth dimension was added to the proposed text only recently. Additional consideration may be needed of the interaction, if any, of this provision with other subsections that are not based on this depth dimension. Such a provision might include those governing the percentage of a ground floor within an entire Square within the district that must be devoted to certain types of uses.</p> <p>For analysis purposes, all 20 Squares shown in the MVT Action Agenda: were also studied: Squares 451, 483, 484, 484W, 515, 515N, 516, 516S, 525, 526, 527, 528, 556, 558, 560, 561, 562S, 563, and 563N.</p>

	With respect to Square 483, this text is accompanied by a map amendment to include Square 483 within the DD.
170x.3 Procedures. An applicant for a building permit or a certificate of occupancy within the MVT District shall provide a copy of the application, including reference to the applicable provisions of the DD Overlay and/or MVT District to the Director of the D.C. Office of Planning at the time of filing with the Zoning Administrator. The Director of the Office of Planning shall, within sixty days of receipt of the application, provide the Zoning Administrator with a written evaluation of the project's compliance with the provisions of the MVT District. The Zoning Administrator shall take no action on the application for seventy-five days from the date of filing, or for fifteen days from the date of the Office of Planning report, whichever time period is less.	Because of the complexity of the Overlay, it was felt both important and helpful for OP to be part of the review process for building permits within the Overlay. OP is given 60 days to complete its review for the ZA.
170x.4 PUDs in the District. A Planned Unit Development (PUD) in the MVT District shall be subject to the provisions of §§1700.7 (a) – (c) of the DD Overlay, in addition to the provisions of Chapter 24 of this title.	§1700.7's criteria include: a) superior achievement of the purposes of the DD and the Downtown element of the Comprehensive Plan; b) no use of the PUD process to reduce housing or preferred use requirements; c) procedures governing the achievement of additional density with a PUD without prior purchase of TDRs.
170x.5 Area and Bulk: Ground Floor Design Provisions. Notwithstanding the boundaries listed in §170x.2, the following design provisions shall apply to all buildings with frontage on K Street in Squares 451, 483, 484, 484W, 515 or 516; to buildings with frontage on 5 th Street in Squares 483, 484, 515 or 516; to buildings with frontage on 6 th in Squares 484 or 484W if that frontage is within thirty-six feet (36 ft.) of the right-of way of K Street; and to buildings with frontage on 4 th Street in Square 515 or 516 if that frontage is within thirty-six feet (36 ft.) of the right-of way of K Street: The portions of buildings that are within the Principal Intersection Building Area, which is defined in §170x.99(a), are further governed by the ground floor design	The design provisions apply to buildings within the MVT if they front on K Street or on 5 th Street. It also applies to the frontage of such buildings that wrap around the corners of these streets onto the intersecting or tangent streets, to a distance of 36 feet back from K Street or 5 th Street. 36 feet was chosen to be consistent with a 36-foot structural bay-grid the advisory Task Force thought would be typical within the Overlay; the 36 foot dimension has also been applied to the minimum height requirement for the ground floors. Thus, the

<p>provisions of §170x.6.</p>	<p>provisions apply to 6th Street for 36 feet north and south of both sides of 6th Street's intersection with K Street; to 4th Street for 36 feet north and south of the west side of the intersection of 4th and K; to L Street for 36 feet east and west of the south side of the intersection of 5th and L, and; to I Street for 36 feet east and west of the north side of the intersection of 6th and I.</p> <p>The 72-foot exception at the corners of 5th and K, allows for special design of the buildings at that intersection. This intersection was identified as a special place, requiring special design, in the MVT Action Agenda. The other provisions are the same as in the Uptown Arts Overlay.</p>
<p>(a) With the exception of a building in the Principal Intersection Building Area (PIBA), as the Principal Intersection Building Area is defined in § 170x.6(a), each new building on a lot that fronts on a pedestrian street shall be designed and built to the standards of §1701.3.</p>	
<p>(b) With the exception of a building in the PIBA, each new buildings on a lot that fronts on a pedestrian street shall devote not less than fifty percent (50%) of the surface area of the streetwall(s) at the ground level of each building to display windows and to entrances to commercial uses or to the building, provided:</p>	<p>Buildings fronting on the corners of 5th and K Streets are subject to special provision in §170x.6</p> <p>The percentage of clear glass is same as the rest of DD, and Uptown Arts.</p>
<p>i. The windows shall be clear glass, or clear/low-emissivity glass, except for decorative or architectural accent. The clear or low-emissivity glass shall have a visible light transmission rating of at least seventy percent (70%) and shall have an outdoor visible light reflectance rating of no greater than seventeen percent (17%).</p>	<p>Measurable definitions are intended to ensure that "clear" glass at the ground level is actually clear enough to allow pedestrians to easily see into the preferred use spaces. Some "clear" glass in the Uptown Arts overlay is very difficult to see through from the sidewalk</p>
<p>ii. At least fifty percent (50%) of the surface area of the</p>	<p>This is intended to encourage the provision of</p>

<p>streetwall between twelve feet (12 feet) and fourteen feet (14 feet) above grade shall be clear or clear/low-emissivity glass as defined in this section.</p>	<p>glazing to just under the level of the second floor.</p>
<p>iii. Buildings shall be designed so as not to preclude an entrance every forty feet (40 ft.) on average, for the linear frontage of the building; excluding vehicular entrances, but including entrance to permitted ground floor uses and the main lobby.</p>	<p>This is less prescriptive than either Uptown Arts (requires an entrance every 40'), or other parts of DD (requires one every 50'). The "so as not to preclude" language is intended to consider near-term needs of larger-scaled retailers, to respect perceived topographic challenges, and to allow long-term flexibility for changing retail and other preferred-use patterns.</p>
<p>(c) With the exception of a building in the PIBA, ground floors shall measure at least 14 feet clear, as clear height is defined in §170x.99(a), for a distance of at least thirty-six feet (36 ft.) perpendicular to the ground floor's front building line.</p>	<p>This height was chosen to balance: 1) the desire to provide relatively high and flexible space for retailers on the ground floor, and; 2) the desire to achieve an optimal number of commercial or residential floors atop the ground floor within the 130 foot height limit, without those floors being pinched for interior height.</p> <p>As noted in the Preliminary Report accompanying this proposed zoning text, while a fourteen-foot clear height standard was generally recommended by the Task Force advising OP on the Overlay, discussion is continuing about the specific way of measuring the fourteen feet, and the depth to which it should be required. An alternative approach is outlined in Section IV of the Preliminary Report.</p> <p>The following summarizes OP height calculations that led to the preferred ground floor height recommendation:</p> <p>With a 10" slab for office construction, a ground floor height of 15.83 inches (top-of-floor-slab to top-of-floor-slab) would allow for a one foot</p>

	<p>dropped ceiling and 14 feet clear space on the first floor; it would still permit 11 additional office floors measuring 10.38 feet from the floor of an office to the finished floor of the next slab (i.e., assuming a 1 foot dropped ceiling, a finished interior height of just over 8'6").</p> <p>With a 7" slab for residential construction, a ground floor height of 15.67 feet (top-of-floor-slab to top-of floor-slab) would allow for a one foot dropped ceiling and 14 feet clear space on the first floor; it would permit 12 additional residential floors measuring 9.53 feet from the floor of an apartment to the finished floor of the next slab (i.e., assuming no dropped ceiling in the main living area, an 8'9" to 8'10" floor to ceiling height).</p> <p>Backup comparison tables are available.</p>
<p><u>170x.6 Area and Bulk: Design Provisions for the Principal Intersection Building Area --</u> Portions of buildings located in Principal Intersection Building Area, as defined in §170x.6(a), shall be subject to the following additional provisions:</p>	<p>This section is intended to promote the development of the area near the intersection of 5th and K Streets as a primary activity node within the MVT, under study. The text current strives to put into matter-of-right zoning language the MVT Action Agenda's concept of developing the intersection of 5th and K Streets as a generously-scaled and active public space with a unique design. The intention is to ensure the creation of a usable space, but to leave flexibility for its design.</p>
<p>(a) <u>Definitions, and Area Covered:</u> The Principal Intersection Building Area (PIBA) is defined as the areas of Squares 483, 484, 515 or 516 that front on K Street or 5th Street and that comprise four (4)</p>	

seventy-two foot square (72 foot by 72 foot) areas as measured from the point of tangency of the rights of way lines of K Street and 5th Street in the relevant quadrant described by the intersection of these streets. As illustrated by the following table, each corner of the PIBA has four (4) thirty-six foot by thirty-six foot (36 foot by 36 foot) subareas.

<u>4</u>	<u>8</u>	<u>3</u>	<u>5</u>	<u>5</u>	<u>1</u>	<u>5</u>
<u>D</u>	<u>B</u>	<u>th</u>	<u>B</u>	<u>D</u>		
<u>C</u>	<u>A</u>		<u>A</u>	<u>C</u>		
<u>K Street</u>						
	<u>C</u>	<u>A</u>	<u>S</u>	<u>A</u>	<u>C</u>	
	<u>D</u>	<u>B</u>	<u>t.</u>	<u>B</u>	<u>D</u>	
<u>4</u>	<u>8</u>	<u>4</u>		<u>5</u>	<u>1</u>	<u>6</u>

In the table, "K Street" defines the east and west directions; "5th Street" defines north and south directions. The northwest corner is Square 483; the northeast corner is Square 515; the southwest corner is Square 484; the southeast corner is Square 516. At each corner there are four sub-areas labeled A, B, C and D. Each block represents a 36-foot by 36-foot area within the respective 72-foot by 72-foot PIBA corner. The "A" subareas are the thirty-six foot by thirty-six foot squares nearest to the intersections. The "B" subareas are the thirty-six by thirty-six foot squares fronting on 5th Street, that are between thirty-six and seventy two feet north and south of K Street. The "C" subareas are the thirty-six foot by thirty-six foot squares fronting on K Street that are between thirty-six and seventy two feet east and east and west of 5th Street. The "D" subareas are the thirty-six foot by thirty-six foot interior squares that have frontage on neither K Street nor 5th Street.

<p>(b) <u>Height Provisions for Portions of Buildings Fronting on the Principal Intersection Building Area of 5th and K Streets, NW</u>: With the exception of a building in Square 515, the portion of a building in an "A" subarea, as defined above, shall be no higher than fifty feet (50 feet) above grade. No more than fifty percent (50%) of the portions of a building in each of the "B" and "C" subareas shall be more than fifty feet (50 feet) above grade. This subsection prescribes no height restrictions on the "D" subareas.</p>	<p>On three of the four corners of 5th and K (the NE, SE and SW corners), for 72 feet in all horizontal directions (i.e., two bays in each direction from the corner), the buildings would be built to the building line and would rise no higher than 50 feet above grade.</p> <p>Square 515 is exempted from this requirement. This Square is already covered by the ERA for the disposition of the Wax Museum site.</p> <p>For each of the areas labeled "B" and "C", 50% of the building-area above 50' would have to be left open to the sky. A building could be constructed so that, above 50', each of the "B" and "C" areas is bisected along a continuous line, to form a diagonal setback 50 feet above grade. The regulations leave open the possibility of shaping the setbacks in these areas in other ways, too.</p> <p>For the "D" areas, there are height limitations other than those imposed by the underlying zoning, as modified by the DD. These areas can be built to whatever height is otherwise allowed by the zoning regulations</p> <p>The intention is two-fold: 1) to establish a lower, more human, scale at this intersection, and; 2) to encourage setbacks at the upper stories that would allow for the sunlight and sense of openness consistent with the Mount Vernon Triangle Action Agenda's identification of the 5th and K intersection as a key public gathering place within the Triangle.</p> <p>The combination of lower buildings at the building</p>
---	---

	line, and setting back the higher portions of the buildings may also accommodate retention of the existing 19 th c. and early 20c. buildings.
<p>(c) <u>Ground Floor Height Provisions</u>: With the exception of buildings in Square 516 that are within the Principal Intersection building area and that existed at the effective date of these regulations, the following provisions shall apply to the ground floor heights of buildings governed by §170x.6:</p> <ul style="list-style-type: none"> (i) Each “A” subarea shall have a ground floor height of at least 22 feet clear; (ii) Each “B” and each “C” subarea shall have at least 50% of its ground floor height be at least 22 feet clear. (iii) Each “D” subarea shall have a ground floor height of at least 14 feet clear. 	<p>This section continues the special treatment of these corners that is established by the exterior massing requirements. This is done to require the creation large, flexible volumes of retail space at three of the four corners of the most important intersection within the overlay. The interior height requirements would apply to the fourth corner only if there were completely new construction, rather than the substantial renovation of the existing 19thc. buildings.</p> <p>Referring to the table above, for new or substantially renovated construction on the NW, SW and NE corner of the intersection, and for only new constructions on the SE corner all of “A” would be a double-height space, and 50% of “B” and “C” would be double height spaces.</p> <p>The text permits the remaining 50% of “B” and “C”, to be used as mezzanines overlooking the double height space, or permits its incorporation into the interior of the remainder of the building. There is no double-height requirement for the areas labeled “D”.</p>
<p>(d) <u>Lobby Entrances</u>: Within the Principal Intersection Building Area there shall be no direct entrances to uses other than preferred uses listed in §§170x.20 and 170x.21.</p>	<p>For all four corners, there shall be no direct lobby entrances within 72 feet of the corner of 5th and K,. This is intended to promote the development of active retail space to anchor the corner in a 72/ by 72’ direction.</p>

<p>(e) <u>Transparency at Corners:</u> With the exception of a building existing at the effective date of these regulations that is within Square 484 or Square 516 and that that is also within the PIBA, not less than seventy-five percent (75%) of the surface area of the streetwall(s) at the ground level of each building subject to the provisions of §1706.9 (c), to a height of at least twenty two feet (22feet) shall be devoted to display windows and to entrances to commercial uses or to the building, provided:</p>	
<p>(i) The windows shall be clear glass, or clear/low-emissivity glass, as defined in this Section, except for decorative or architectural accent.</p> <p>(ii) At least seventy-five percent (75%) of the surface area of the streetwall between eighteen feet (18 feet) and twenty two feet (22 feet) above grade shall be clear or clear/low-emissivity glass as defined in this section.</p>	
<p>(f) <u>Roof Terraces At the Principal Intersection Building Area::</u> Roof terraces, whether open to the sky or covered with an awnings or canopies, that are atop the "A", "B" or "C" portions of a building subject to the special height restrictions of §170x.6(b), shall not be included in the maximum floor area ratio calculations as set forth in §771.2.</p>	
<p><u>170x.7 Area and Bulk: Rear Yards and Side Yards.</u> For buildings abutting a public alley in the MVT/DD/C-2–C District.</p>	<p>These provisions are intended to promote a pedestrian-friendly environment along 5th Street and K Street within the MVT; to provide for the servicing of the ground floor uses required by this section through an adequate public and/or private alley system; and to promote the provision of environmentally-friendly roof systems.</p>
<p>(a) The rear yard requirements of §774.7 are modified as follows: If</p>	<p>Minimum rear yard depth is currently 15 feet in this</p>

<p>a perpetual public easement for land abutting the entire length of a building's adjacency to a public alley at the rear yard of that building is dedicated for public alley usage, then the rear yard requirement for that portion of the structure above the horizontal plane described in §774.7(a) shall be reduced by five feet (5 ft.) for every ten-foot (10 ft.) depth of continuous public easement dedication, with the depth being measured perpendicular to the alignment of the adjacent public alley. The dedicated public easement space shall not be included in the maximum floor area ratio calculations as set forth in §771.2, even if the easement space is not open to the sky, if the covering above the public easement is certified as LEED-compliant by the United States Green Building Council, or its successors.</p>	<p>zone. Where the lot abuts an alley, the rear yard depth may be measured from the alley's centerpoint for the first twenty feet of a building's height; e.g., if a building's rear faces a twenty foot alley, the rear yard could be only 5 feet back from the building line, for the first twenty feet of the building's height, but would have to be 15 feet back from the building line above the 20' height level. This provision encourages dedication of land for alleys by corresponding reductions in the adjacent rear yard requirements above the 20-foot height.</p> <p>For a 15 foot alley, with 10 feet of dedication on each side of alley, this maintains a 35 foot distance above the twenty foot building height; for a 15 foot alley with 20 feet of dedication on each side of alley, this maintains 25 feet.</p>
<p>(b) The side yard requirements of §775.4 and §775.5 are modified as follows: If a minimum eight foot (8 ft.) deep perpetual public easement is granted for public alley usage on a piece of land abutting the entire length of the building's adjacency to a public alley at the side of that building, the side yard requirement shall be eliminated for that portion of the structure below a horizontal plane twenty feet (20 feet) above the mean finished grade at the middle of the side of the structure,</p>	<p>Similar to above, but for alley dedication adjacent to a building's side yard. Currently, no side yard is required, but if it is provided it must be at least 8' for a hotel, and at least 6' for all other structures.</p>
<p><u>170x.8: Area and Bulk: Courts.</u> Where a building has a court provided in accordance with §776, up to one hundred percent (100%) of the court may be permanently covered without the covered area of the court counting towards the lot occupancy requirements of §772.1 or towards the floor area ratio requirements of §771.2, provided:</p>	
<p>(a) The court is used to enable vehicular access from a public or</p>	

<p>private alley for the purposes of providing loading berths, loading platforms, and service/delivery loading spaces required by §2201.1, or; the court provides parking or access to parking required by §2101.1, or; the court provides parking permitted by §1702.7 (a) or (b), and;</p>	
<p>(b) The court covering is certified as LEED- compliant by the United States Green Building Council or its successor, or; in a building that contains residential uses, the court-covering provides outdoor recreation space accessible to the building's tenants or occupants that is in excess of that required by §773 or, if applicable, by §1706.4(f) or §1706.5(f).</p>	<p>In return for not being counted as FAR, the court covering must be green compliant in an all-commercial building. If the building contains residential space, the court covering must be either LEED-compliant and/or provide more recreation space than is otherwise required under the zoning regulations – particularly the DD's 5% rule. This does not reduce the incentives underlying the 5% rule. It simply adds other incentives for making green or recreational, a part of the building that would otherwise count towards FAR.</p> <p>Permitting this space to not count towards FAR may also reduce the impact of the building setbacks that are mandated in §1706.9.</p>
<p><u>170x.9 Driveways on Preferred Use Street Frontages.</u></p> <p>(a) Along each of the following street frontages, the provisions of §2117.8(c)(1) are modified with respect to the construction or use of driveways providing access from the adjacent public street to parking spaces, loading berths, or service/delivery loading spaces on the subject lot. The provisions of this subsection shall also apply to driveways serving parking spaces, loading berths, or service/delivery loading spaces that are not required by the Zoning Regulations.</p>	<p>The primary intention of these provisions is to avoid compromising the unique nature of the wide public right of way between the cartway and the building line on K Street,. Absent driveways and, therefore, curb cuts, the 400 to 600 blocks of K Street have the potential to develop as a genuine boulevard. The RFP for the design of the public space on K Street is currently being finalized, and can include instructions to develop signage directing vehicular traffic to parking and loading entrances located off of K Street.</p> <p>The secondary intention is to promote a continuous pedestrian experience on 5th Street as much as possible. The regulations minimize, but do not</p>

		preclude all, driveways on 5 th Street.
i.	There shall be no driveways on the south side of K Street, between 4 th and 7 th Street, NW.	<p>Square 516 has an extensive alley system. A driveway on 5th Street tying into this system could would improve circulation and would relieve pressure on the existing K Street curb cut in this Square. However, the location of the Immigration and Naturalization Service in this Square may pose special security requirements that would preclude access from the eastern portion of the east-west alley.</p> <p>As the regulations are proposed, a driveway on the south side of the 400 block of K Street would require relief as a Special Exception. This is subject to additional discussion. Advertising the more restrictive option does not preclude such discussion and, possibly, modification after setdown.</p> <p>The provision for Square 515 acknowledges that the north side of the 400 block of K Street is exceptional long, and may require an access point congruent with the existing alley entrance on the south side of this block.</p> <p>Square 484 already has two curb cuts for new development. Because Squares 483 has relatively narrow frontages along K Street and New York and Avenues, limited curb cuts are proposed on 5th Street.</p>
ii.	- There shall be no driveways on the north side of K Street between 5 th Street and 7 th Street, NW.	
iii.	There shall be no more than one new driveway on the north side of K Street between 4 th and 5 th Street, and, if such a driveway is constructed, it shall align with the north-south public alley in Square 516 existing at the effective date of these regulations;	
iv.	There shall be no more than one driveway on the east side of 5 th Street between I Street and K Street and, should such a driveway be provided, it shall align with the centerpoint of the alley east-west alley in Square 516 existing at the effective date of these regulations;	
v.	There shall be no more than one new driveway on the east side of 5 th Street between K and L Street, after the effective date of these regulations;	
vi.	There shall be no more than one new driveway constructed after the effective date of this section, on the west side of 5 th Street between I Street and K Street	
vii.	There shall be no more than one driveway on the west side of 5 th Street between K Street and L Street	
(b) <u>Special Exceptions for Driveways.</u> Exceptions from the requirements of this subsection shall be permitted only if granted by the Board of Zoning Adjustment under §3104 after a public hearing, based on the following criteria:		

<p>(i) There is no other practicable means of serving the parking, loading or drop-off needs of the building to be served by the proposed driveway. Such alternative means shall include additional signage approved by the District Department of Transportation (DDOT) that would direct vehicles to an alternative entrance point within the same Square;</p> <p>(ii) The driveway not impede the flow of pedestrian traffic on these principal retail streets of the Mount Vernon Triangle;</p> <p>(iii) The proposed driveway is not inconsistent with the DDOT landscape plans for the public rights of way on either side of the 400 to 600 blocks of K Street, NW, or for such plans on 5th Street between E Street and L Street, N.W., as those landscape plans exist at the time of the driveway application.</p>	
<p><u>170x.10 Driveways: Other Street Frontages.</u></p> <p>(a) Along the street frontages within the MVT Overlay that are not listed in §170x.9, the provisions of §2117 are modified to prohibit the construction or use of more than one driveway within the length for an individual building's frontage on a street governed by this subsection, if that driveway provides access from the adjacent public street to parking spaces or loading berths within the subject Square, whether or not those spaces or berths are required by the Zoning Regulations. For the street frontages covered by this subsection, there shall be no more than two driveways per block-face, and such driveways shall be separated by no less than sixty feet (60 feet). A building that has frontage extending along the entire block-face may have up to two driveways, provided they are separated by no less than sixty feet (60 feet)</p>	

<p>(b) Special Exceptions for Driveways: Exceptions from the requirements of this subsection shall be permitted only if granted by the Board of Zoning Adjustment under §3104 after a public hearing, based on the following criteria</p> <p>(i) There is no other practicable means of serving the parking, loading or drop-off needs of the building to be served by the proposed driveway. Such means shall include additional signage approved by the District Department of Transportation would direct vehicles to an alternative entrance point within the same Square;</p> <p>(ii) The driveway will not impede the flow of pedestrian traffic.</p>	
<p>170x.11 Use Provisions: Surface or Above-Grade Parking Lots. If all or a portion of a parking lot, parking garage, or parking spaces at-or-above-grade is otherwise permitted within a building in the MVT District, the requirements of §170x.8 shall apply, subject to the following provisions:</p>	
<p>(a) The parking facility shall be permitted as a matter of right if it provides only short-term parking and all of the parking spaces are leased to merchants or a park-and-shop organization;</p>	
<p>(b) The parking facility shall be permitted as a matter of right if it provides parking only for residents;</p>	
<p>(c) The portion of the parking facility that is consistent with §§170x.11 (a) and (b) shall not be counted towards floor area ratio under §771.2, nor towards lot occupancy under §772.1;</p>	
<p>(d) The parking facility shall require Board of Zoning Adjustment approval pursuant to § 3103 if it provides all-day, commuter</p>	

parking.	
<u>170x.12: Use Provisions: General Frontage Along K Street or 5th Street.</u> For buildings with frontages along K Street in Squares 451, 483, 484, 484W, 515 and 516; and for buildings with frontages along 5th Street in Squares 483, 484, 515 and 516, the following uses provisions shall apply, unless further modified by §§170x.17 – 170x.22:	
(a) Each building that faces or abuts a street segment identified in §170x.5 shall devote not less than fifty percent (50%) of the gross floor area of the ground floor to uses listed in §170x.23 or §170x.24, provided:	
<ul style="list-style-type: none"> (i) Not more than thirty percent (30%) of the gross floor area of the ground floor required to be devoted to permitted uses shall be occupied by financial institutions; (ii) The net leasable area occupied by the required-permitted uses shall be no less than eighty percent (80%) of the gross floor area allocated to these uses; 	These provisions are based on other existing neighborhood overlays. Financial institutions can occupy 30% of the not less than 50% of the gfa that must devoted to preferred uses.
<ul style="list-style-type: none"> (b) An unenclosed sidewalk café shall count towards the preferred use requirement of this section, provided: <ul style="list-style-type: none"> (i) The countable sidewalk or atrium area for this purpose shall not exceed one thousand square feet (1,000 ft. 2); and (ii) The sidewalk or atrium area on the lot or adjacent public space is countable as a restaurant use provided that the sidewalk café is operated from a restaurant located on the subject lot. 	<p>This provision replicates a provision within the DD's Arts District sub-area. It limits the contribution an unenclosed sidewalk café may make toward preferred use requirements, presumably because unenclosed café cannot contribute to preferred uses during inclement weather.</p> <p>Sidewalk cafes are under the jurisdiction of the Public Space Committee.</p>
<u>170x.13 Primary Use Subarea.</u> With the exception of the area defined in §170x.15, the Primary Use Subarea comprises all areas or buildings governed by this section, and with frontages along K Street in Squares 451, 483, 484, 484W;	This subsection divides the Overlay into three areas. The areas are illustrated in Attachment 3 to the OP report. The Primary Area is closer to the eventual

<p>or with frontages in either Square 515 or Square 516 from the centerpoint of 5th Street east for an approximate distance of three hundred fifty feet (350 ft.) to a line on both sides of K Street defined by the centerpoint of the public alley existing at the effective date of this section; or with frontages on 5th Street in Squares 483, 484, 515 or 516S.</p>	<p>retail market at Mt. Vernon Square. The Primary Area will ultimately have a more targeted range of permitted uses. The Secondary Area is farther from Mt. Vernon Square and, therefore has a broader range of permitted uses. The Special Entertainment Use Area is tightly clustered around the intersection of 5th and K Streets, which is the focal point of the Mount Vernon Triangle planning area.</p> <p>Recognizing that the marketplace initially may not support the more targeted range of uses in the Primary Area and the Special Entertainment Use Area, for a certain period of time until new construction has generated a potential market for retail uses, this section permits the Primary and Special Entertainment Use Areas to be governed by the less restrictive use requirements of the Secondary Area.</p>
<p><u>170x.14 Secondary Use Subarea.</u> The Secondary Use Subarea comprises all buildings governed by this section and with frontages along the portions of Squares 515 and 516 not included within the area defined by §170x.13.</p>	
<p><u>170x. 15 Special Entertainment Use Subarea.</u> The Special Entertainment Use Subarea comprises the areas of Square 483, 383, 515 and 516 defined by §170x.6(a).</p>	<p>This is the area within the first 72 feet of buildings at the corners of 5th and K Streets.</p>
<p><u>170x.16 Permitted Uses and Limitation as to Ground Floor Areas.</u> Excepting the ground floor area of buildings, all uses permitted in this Chapter are permitted in the MVT District</p>	

<p>170x.17 Primary Use Subarea: Initially-Permitted Uses. Primary Use Subarea: Permitted Ground Floor Uses. The ground floor uses listed in 170x.23 are permitted on the ground floor of buildings located within the Primary Use Subarea</p>	
<p>170x.18 Primary Use Subarea: Interim Permitted Ground Floor Uses. The ground floor uses listed in 170x.24 may be established and continued on the ground floor of a building located in the Primary Use Subarea until five years after the date that the Zoning Administrator publishes a notice in the <i>D.C. Register</i> indicating that certificates of occupancy for three million five hundred thousand square feet (3.5 million square feet) of new construction has been issued for properties located in the Mount Vernon Triangle Area, since the effective date of this Section</p>	<p>The potential for new development within the 20 Squares of the larger MVT area is approximately 7.7 million square feet. This excludes un-decked air rights, and existing structures that, regardless of the market, are likely to remain or simply be repositioned rather than reconstructed over the next ten to fifteen years.</p> <p>The retail development advisor to the MVT Overlay Task Force recommended the “trigger point” be 3.5 million square feet of new development, which is 45% of the approximate development potential.</p> <p>A Square by Square analysis of the development potential calculations is attached.</p>
<p>170x.19 Secondary Use Subarea: Permitted Ground Floor Uses. All ground floor uses listed in §170x.23-§170x.25 are permitted on the ground floor of building located in the Secondary Use Subarea</p>	
<p>170x.20 Special Entertainment Use Subarea: Permitted Ground Floor Uses: The ground floor uses listed in 170x.25 are permitted on the ground floor of buildings located within the Special Entertainment Use Subarea</p>	<p>While §170x.6’s design standards for the buildings at this intersection are tailored to the different physical conditions at each corner, the permitted uses are the same for all four corners</p>
<p>170x.21 Special Entertainment Use Subarea: Interim Ground Floor Uses. The ground floor uses listed in 170x.23 and 170x.24 may be established and</p>	

<p>continued on the ground floor of a building located in the Special Entertainment Use Subarea until five years after the date that the Zoning Administrator publishes a notice in the <i>D.C. Register</i> indicating that certificates of occupancy for three million five hundred thousand square feet (3.5 million square feet) of new construction has been issued for properties located in the Mount Vernon Triangle areas since the effective date of this Section</p>	
<p><u>170x.22 Special Exceptions for Interim Ground Floor Uses.</u> After the dates specified in §§ 170x.18 and 1706.21, the interim uses allowed in those subsections may no longer be established or continued, unless approved by the Board of Zoning Adjustment under §3104, but for no more than five (5) years. No special exception shall be granted unless the applicant demonstrates that it made good faith efforts for a period of at least nine months (9 months) prior to applying for the special exception to lease space for one of the uses listed in §1706.23 or, if relevant, §170x.24 or §170x.25.</p>	
<p><u>170x.23 Ground Floor Uses Permitted in the Primary Use Subarea of the MVT Overlay.</u> For the purposes of this section, the following uses are permitted ground floor uses for buildings located within the area defined in §170x.13:</p>	<p>These uses are based on permitted uses in the larger DD and in the Uptown Arts Overlay. The MVT is intended to be a mixed-use area that is more residential and neighborhood-serving than Downtown, but more dense and surrounding-area-serving than the Uptown Arts area. Accordingly, the uses have been modified to strike an appropriate balance. Some uses permitted in the larger DD, have been eliminated, and; some uses not included in the Uptown Arts have been added.</p>
(a) Antique Store;	
(b) Artist Live-Work Space or Artist Studio, with Sales;	
(c) Apparel and Accessories Store;	

(d)	Art Center;	
(e)	Art Gallery;	
(f)	Art School, including school of dance, photography, filmmaking, music, writing, painting, sculpturing, or printmaking;	
(g)	Arts Services, including set design and restoration of artworks	
(h)	Assembly Hall, Auditorium, Public Hall or Other Performing Arts Space,	
	including rehearsal/pre-production space or concert hall;	
(i)	Auction House	
(j)	Bakery, limited to baking of food sold on premises;	
(k)	Bicycle Shop;	
(l)	Barber or Beauty Shop;	
(m)	Blueprinting, Printing or Copy Service	
(n)	Book Store	
(o)	Cabaret	Not to include adult entertainment, but not to exclude performance art.
(p)	Candy Store;	
(q)	Clinic;	
(r)	Computer Store;	
(s)	Concert Hall or other Performing Arts Space	
(t)	Cosmetic Store;	
(u)	Camera Store;	
(v)	Craftsman or artisan studio, with sales	
(w)	Dance Hall, Discotheque, or Ballroom	
(x)	Department Store	
(y)	Dinner Theater	
(z)	Dressmaking or Tailor Shop;	
(aa)	Drinking Place, including bar, nightclub or cocktail	
(bb)	Drug Store;	
(cc)	Dry Cleaner;	
(dd)	Fabric Store;	
(ee)	Fast Food Restaurant, excluding drive-through;	
(ff)	Film exchange;	
(gg)	Florist and Plant Store;	
(hh)	Furniture Store;	

Mount Vernon Triangle District: Proposed Text and Discussion

July 2, 2004

DRAFT 19 July 2, 2004

Page 21 of 23

(ii)	Gift, Novelty, and Souvenir Shop;	
(jj)	Grocery Store;	
(kk)	Hardware Store;	
(ll)	Health or Exercise Studio ;	
(mm)	Hobby, Toys and Game Shop;	
(nn)	Home Furnishing Store;	
(oo)	Home Supply and Decorating Store;	
(pp)	Jewelry Store;	
(qq)	Liquor Store; (subject to a public hearing)	
(rr)	Leather Goods and Luggage Store;	
(ss)	Legitimate Theater	
(tt)	Library, Public;	
(uu)	Lobbies for Apartment, Condominium or Other Residential Uses;	
(vv)	Movie Theater;	
(ww)	Museum;	
(xx)	Musical Instruments and Accessories Sales;	
(yy)	Newsstand;	
(zz)	Office Supplies and Equipment Sales;	
(aaa)	Optical Goods Store;	
(bbb)	Paint Store;	
(ccc)	Pet Store;	
(ddd)	Picture Framing Studio or Shop;	
(eee)	Printing, Fast Copy Service;	
(fff)	Radio, Television, and Consumer Electronics Store;	
(ggg)	Restaurant	
(hhh)	Secondhand Store or Consignment Shop;	
(iii)	Shoe Repair and Shoeshine Parlor;	
(jjj)	Shoe Store;	
(kkk)	Specialty Food Store;	
(lll)	Sporting Goods Store;	
(mmm)	Telegraph Office;	
(nnn)	Television and Radio Broadcast Studio	
(ooo)	Theater, including Motion Picture Theater	
(ppp)	Tobacco Store;	
(qqq)	Travel Agency, Ticket Office;	

(rrr)	Variety Store;	
(sss)	Video Tape Rental; and;	
(ttt)	Other similar personal/consumer service establishment or retail use including assemblage and repair clearly incidental to the principal use.	
170x.24 Uses Permitted in the Secondary Use Subarea of the MVT Overlay: For the purposes of this section, the following uses are permitted uses for buildings subject to the requirements of this section and located within the area defined in §170x.14:		
(a)	All uses permitted in §170x.23;	
(b)	Accountant;	
(c)	Apartment or Condominium Entered Directly From Street;	
(d)	Architect;	
(e)	Attorney;	
(f)	Bail Bondsman;	
(g)	Bank, Loan Office, or Financial Institution;	
(h)	Counseling Service;	
(i)	Consultant - General;	
(j)	Dentist, Doctor, or Medical Office;	
(k)	Employment Agency;	
(l)	Escrow Agent;	
(m)	Government;	
(n)	Health Clinic;	
(o)	Insurance Broker;	
(p)	Laboratory;	
(q)	Landscape Architect;	
(r)	Mortgage Broker;	
(s)	Public Agency Office;	
(t)	Real Estate Agent, Appraiser, Broker, Developer;	
(u)	Social Service Agency Office;	
(v)	Stockbroker;	
(w)	Tax Preparer;	
(x)	Title Company;	

(y)	Trust Company; and	
(z)	Utility Company, Offices of.	
170x. 25 <u>Ground Floor Uses Permitted in Special Entertainment Use Subarea of the MVT District:</u> For the purposes of this section, the following uses are permitted ground floor uses for buildings subject to the requirements of this section and located within the area defined in §170x.15:		
(a)	Book Store including restaurant;	
(b)	Cabaret;	Not to include adult entertainment, but not to exclude performance art.
(c)	Drinking Place, including bar, nightclub or cocktail lounge;	Not to include adult entertainment.
(d)	Restaurant.	
170x.99 <u>Definitions:</u> .		
(a)	<u>Clear Height:</u> Within the area where a minimum clear height must be maintained, there shall be no elements of building structure other than column, or; components of the mechanical, electrical or plumbing system that are intended to serve, primarily, uses above the ground floor.	
(b)	<u>Mount Vernon Triangle Area:</u> For the purposes of §§ 170x.17 – 170x.22, the Mount Vernon Triangle area includes 20 Squares: 451, 483, 484, 484W, 515, 515N, 516, 516S, 525, 526, 527, 528, 556, 558, 560, 561, 562S, 563, and 563N	These 20 Squares are the area covered by the Mount Vernon Triangle Action Agenda.

Existing Conditions at Intersection of 5th Street and K Street, Northwest

Illustration 1: Looking North on 5th Street from Eye et toward K Street. Square 516 is on Right. Square is on left. Monarch Paint Building is low building on



Illustration 2: Looking South on 5th Street from L Street toward K Street.. Square 483 is in foreground on the right. Square 484, with the Monarch Paint Building is on right, mid-ground



Illustration 3: Looking South from Square 515, the Wax Museum Site, to intersection of 5th and K. "Louie's Rogue" building is on left, in Square 516. New apartment hotel at 5th and Eye is on right, in Square 484.



Illustration 4: Looking South from Square 483 to Square 484. Monarch Paint Building is low building in mid-ground.

Mt. Vernon Zoning Task Force

Developers

Charles "Sandy" Wilkes
President
The Wilkes Company
6031 Kansas Avenue, NW
Washington, DC 20011
202-882-1100 x438
SWilkes@thewilkescompany.com

Bob Gladstone
Chairman
Quadrangle Development
1001 G Street, NW, Suite 700W
Washington, DC 20001
202-393-1999
ggantt@quad1.com

Guy T. Steuart, III
Senior Vice President
Steuart Investment Company
5454 Wisconsin Avenue, NW, Suite 1600
Chevy Chase, MD 20815
301-951-2740 – Office
301-951-2717 - Fax
guy3@steuart.com

Doug Jemal
Owner
Douglas Development Corporation
702 H Street, NW, Suite 400
Washington, DC 20001
202-638-6300
djemal@douglasdev.com

Stuart Bartley
Managing Director
The JBG Companies
5301 Wisconsin Avenue, NW
Washington, DC 200915
202-777-7162
SBartley@JBG.com

Richard Lake
Managing Principal
Madison Retail Group/Roadside Development
1850 M Street, NW, 12th Floor
Washington, DC 20036
202-730-2005
rlake@madisonretail.com

July 2, 2004

Monty Hoffman
P.N. Hoffman
4200 Wisconsin Ave NW, S - 8
Washington, DC 20016
202-686-0010
mhoffman@pnhoffman.com

Stan Slotter, President
Paradigm
1415 N. Taft Street, Suite 100
Arlington, VA 22201
703-527-7500
swslotter@paradigmcos.com

Andrew A. Viola
Vice President/Regional Manager
Bush Construction Corporation
2000 Clarendon Blvd, Suite 1000
Arlington, VA 22201
703-812-3800
aviola@bushcos.com

Wayne Dickson
1441 Q St., NW
Washington, DC 20009
202-667-2000
waynedickson@comcast.net

Civics/Community

Mr. Charles A. Docter
President
Dokter, Dokter & Lynn, P.C.
666 11th Street, NW, Suite 1010
Washington, DC 20001
Phone: 202-628-6800
docter@erols.com

Barbara Zartman, Committee of 100
1642 35th Street, NW
Washington, DC 20007
202-337-6505
ZARTMANBJ@aol.com

Terry Lynch, Downtown Cluster of Congregations
1313 New York Ave., NW
Washington, DC 20005
202-347-7015
clusterdc@juno.com

July 2, 2004

Anne Corbett
Executive Director
Cultural Development Corporation
1250 H Street, NW, Suite 1000
Washington, DC 20005
202-661-7581
anne@culturaldc.org
(address changes on 1/1/04)

Architects

Philip A. Esocoff, FAIA
1030 15th St., NW #430
Washington, DC 20005
202-682-1600
pesocoff@esocoff.com

Allen Mushinsky
7910 Woodmont Avenue, #1250
Bethesda, MD 20814
301-654-2454
allen@mva-arch.com

Sami Kirkdil, AIA
SKI Architects
201-654-9300
sami@skiarch.com

BID/Alliance

Gerry Widdicombe
Director, Economic Development
Downtown BID Corporation
1250 H Street, NW, Suite 1000
Washington, DC 20005
202-661-7569
Gerry@downtowndc.org

NCRC

Sam Yeung
1801 K Street, NW
Washington, DC 20006
202-530-2467
syeung@ncrcdc.com

Kevin Warner
1801 K Street, NW, Suite 1210
Washington, DC 20006
202-530-5790
kwarnar@ncrcdc.com

July 2, 2004