



The Mount Vernon Triangle Action Agenda

Creating a vibrant new downtown neighborhood



 Government of the District of Columbia, Office of Planning • Mount Vernon Triangle Alliance • National Capital Revitalization Corporation

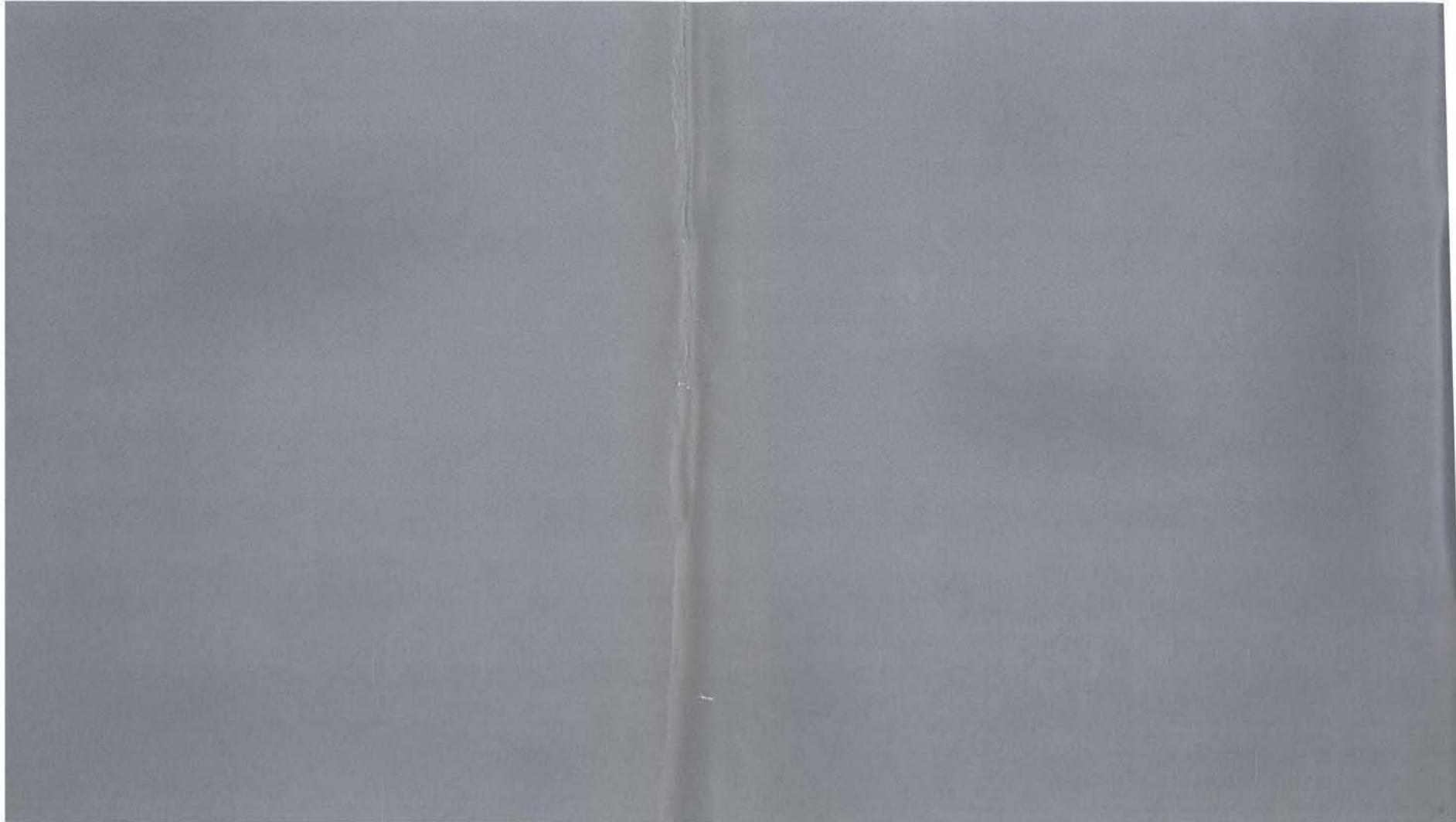
October, 2003

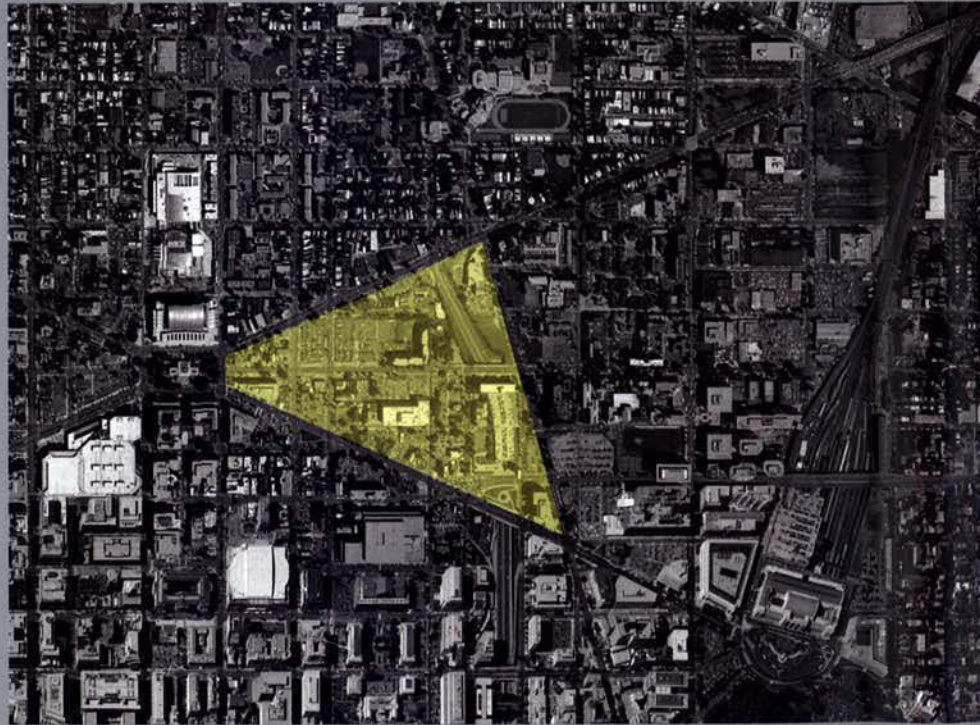


ZONING COMMISSION
District of Columbia
CASE NO. 04-18
EXHIBIT NO. 2

MOUNT VERNON TRIANGLE ACTION AGENDA

Creating a vibrant downtown





I. Executive Summary	page 1
----------------------	--------

II. Envisioning Mount Vernon Triangle	page 5
<i>Background</i>	
<i>Context</i>	
<i>Guiding Principles & Framework</i>	

III. The Importance of Placemaking	page 15
<i>Key Elements</i>	
<i>Making Identity Places</i>	
<i>5th Street: Retail Corridor</i>	
<i>The Plaza at 5th and K Streets</i>	
<i>New York and Massachusetts Avenue Gateways</i>	
<i>K Street : Promenade</i>	
<i>Mount Vernon Square Gateway</i>	
<i>Residential Core and Park</i>	
<i>Residential Streets</i>	
<i>The Avenues</i>	

IV. Recommended Actions	page 29
<i>Meeting Existing Targets</i>	
<i>Furthering the Public/Private Commitment</i>	
<i>Implementing the Action Agenda</i>	

MOUNT VERNON TRIANGLE ACTION AGENDA

Creating a vibrant downtown



PUBLIC REALM
Special streetscapes



MIXED-USE
Residences, culture, offices, retail



ARCHITECTURE
Distinct district identity



GROUND FLOORS
Active streets

EXECUTIVE SUMMARY

A Public/Private Collaboration for Coordinated Action

Mount Vernon Triangle, 30 acres of underutilized urban land between Massachusetts, New York and New Jersey Avenues, has been a focus area for the District of Columbia since the adoption of the "Living Downtown" Policy in 1984, which set its sights on the Triangle as the location of a new downtown residential and mixed-use neighborhood.

The Mount Vernon Triangle Action Agenda, derives from policy goals set forth in previous public planning efforts, as well as from an assessment of recent public actions, public assets, and current private sector development in the new, rapidly emerging Downtown. The Action Agenda is the result of a joint effort by the District of Columbia, the Office of Planning (OP) and the Office of the Deputy Mayor for Planning and Economic Development (DMPED); the National Capitol Revitalization Corporation (NCRC), the District Department of Transportation (DDOT), and the Mount Vernon Triangle Alliance (the Alliance). The Alliance is a group of ten major property owners in the Triangle who are committed to its collaborative development. This consortium of five partners has recognized that the opportunity to create a new neighborhood from the ground up is rare in a central urban setting, and is a particularly unusual undertaking for existing private landholders. All understand that this is an important opportunity to draw new residents from outside of the City as well as to attract residents looking for a unique urban experience not available in other neighborhoods. They share a common goal of creating a distinctive, vibrant neighborhood. They also believe that coordinated implementation of public and private improvements will not only facilitate faster development but will create an area with greater amenity and economic value to both private owners and the City, in the form of increased income and tax revenues. A neighborhood with a higher level of value and amenity will in turn have a greater benefit to adjacent neighborhoods to the north and east of the Triangle as well as to the physical development of Downtown as a whole.

Gateway at Mount Vernon Square

5th & K Street
Neighborhood
Retail Center

Gateway at
Massachusetts Ave.
and 5th Street

Residential
Core at 3rd
and K Street

LEGEND

- Existing Building
- Future Construction

Potential Build-Out Scenario



Overarching goals for the Triangle outlined at the outset of this public/private collaboration included reaffirming the following consensus objectives from the preceding planning efforts:

- Recognize the importance of residential development and supporting retail to the downtown
- Promote affordable housing, neighborhood amenities, and protect existing residential neighborhoods and community institutions
- Respond to the current market demands of empty-nesters, young professionals and non-traditional families seeking downtown housing, while still providing choices that are affordable and accommodate parents and children
- Provide locational opportunities for nonprofit institutions and non-traditional, innovative businesses
- Foster the development of smaller-scale performing arts, museum and gallery spaces
- Create synergies with adjoining neighborhoods including Shaw and the growing downtown

In addition to these objectives, vision, land-use and economic goals were established. These included creating a truly livable, majority residential, mixed-use neighborhood with a core of creative activity, a "smart" neighborhood that is wired for the latest technology, and a great address for institutional, non-profit and corporate tenants. They also included working within existing zoning requirements, with the exception of new overlays, to achieve a mixed-use build-out of residences, offices, hotels, cultural uses and retail. Finally, they included investing and guiding District and Alliance resources toward accelerating the Triangle's development, maximizing tax revenues and job creation for the District, and enhancing the value of all properties within the Triangle.

Guiding Principles & Framework

It was the aim of all partners for this Agenda to facilitate a consensus-building process to guide coordinated public and private implementation. The seven guiding principles of the vision plan established in this Mount Vernon Triangle Action Agenda include creating a neighborhood that is:

1. **A Distinctive Addition to the City's Neighborhoods**, with special urban residential character defined by a significant and diverse population, a core of arts and cultural activities, and a cohesive yet flexible built environment. It should be adaptable to evolving opportunities in the real estate market and provide an excellent address for institutional and nonprofit tenants.
2. **Serving Three Communities** of residents, workers and visitors in the Triangle.
3. **Built on a Solid Urban Framework** of sub-areas, great streets, and activity centers for retail and community facilities.
4. **Rich in a Variety of Uses**, including 4,000 to 5,000 housing units, 1,000,000 to 2,000,000 square feet of office space, 500 to 800 hotel rooms, 50,000 to 100,000 square feet of cultural uses, 80,000 to 120,000 square feet of retail and restaurants, and 50,000-100,000 square feet of open space.
5. **Supported by an Active Ground Floor Program and Design Recommendations** designed to bring vitality to the neighborhood's streets and ensure provision of local retail and community services.
6. **Distinguished by a Welcoming and Cohesive Public Realm** of attractive streetscape elements, public parks and plazas.
7. **Reinforced with Innovative Architectural Design** to ensure that new buildings have the capacity to accommodate desired uses, establish a distinctive identity for the neighborhood, and create a high quality and cohesive built environment.

The Implementation Strategy

In establishing the next steps for implementing the vision for the Triangle, the District's aim is to meet existing development targets and to move further to establish a framework for public/private collaboration over the next three to five years. This framework includes a more refined overall program with an enhancement of retail, hotel, recreation, nonprofit and cultural uses. It also includes a public realm program, a ground floor use and design strategy for active streets, and suggestions for architectural treatment to both shape distinct places and create a cohesive identity for this emerging downtown neighborhood.

To efficiently make visible the higher level of amenity achieved through public-private coordination, an implementation strategy focuses on establishing several places with clearly recognizable identity as the first building blocks of the overall neighborhood. The focus of the public sector will be to work alongside market activity where it emerges, targeting public actions and investments to complement and round out private ones and act strategically to quickly establish distinct and complete places within the Triangle. Such identity places are described as neighborhood "activity centers" (for retail, recreation and community uses), special streets and gateways.

They include a lively 5th Street retail corridor with gateways from the Avenues and a crossroads at 5th and K Streets, to be a central gathering space in the Triangle, with outdoor cafes and open space for daily people watching as well as special events. The area's identity places also include a graceful K Street promenade, residential streets that make up the base of the local community, and New York and Massachusetts Avenue frontages that connect the Triangle to the rest of Washington.



Sovereign Square, 246 apartments under construction at 5th Street and Massachusetts Avenue

The Agenda proposes to achieve such places through a five-point implementation strategy of coordinated public/private action:

1. Placemaking Design Recommendations

Placemaking recommendations included in this document help define the key identity places of the Agenda's vision plan. These govern ground floor facade design and land use, streetscape elements, building massing and open spaces.

2. Overlay Zoning for Active Streets

Ensuring that street life in the Triangle is active, safe and vibrant is essential, as is creating cohesion in the look of the street environment and ground level uses. A retail overlay is proposed to activate the 5th and K Street frontages at the heart of the Triangle as well as to guarantee provision of neighborhood retail and services.

3. Coordination of Capital Improvements

To date, the District has allotted \$4.7 million in Capital Improvement Project (CIP) funds to the Triangle through fiscal year 2006. Capital investments by the District will be used to fill in gaps in area improvements and to leverage private funds to enhance special places above the level dictated by Downtown Streetscape Standards. Such places include gateways, plazas and parks. Public and private sectors will also jointly support design competitions for distinctive landscape elements and public art.

4. Development of Public Priority Sites

Joint development of 26 publicly-owned parcels on eight squares, equal to approximately 670,000 square feet, will be targeted to complement and attract adjacent private development. Public sites will be used to help provide community amenities and services, including affordable housing, retail, arts, community facilities and recreation.

5. Creating a Management Entity

The Alliance will expand its already active role in the public/private partnership by forming a community improvement district (CID) in early 2004. One responsibility of this entity will be to actively promote the area to target residential, institutional and retail tenants. Other responsibilities will include maintenance of the area's streetscapes, parks and plazas.

The Mount Vernon Triangle Action Agenda FY2002-06

Strategy	Action	Year	Lead Role
Placemaking Design Recommendations	• Create and adopt placemaking design guidelines for the public realm and building development of the Triangle including: streetscape and ground floor streetwall	FY2002-3	OP
	• Co-sponsor a design competition for key Activity Centers in the Triangle, including 5 th & K Street Plaza; 5 th Street Gateways; K Street; and 7 th & K Street Gateway	FY2004	OP/MVTA
	• Engage in a dialogue to create a strategy for ensuring a high quality of construction and architectural design in the Triangle		OP/MVTA
	• Ensure that the Downtown Circulator provides convenient service to the Triangle	FY2003-4	DDOT
	• Complete the New York Avenue Corridor Planning Study, to include recommendations for Mount Vernon Triangle	FY2004	DDOT
Overlay Zoning for Active Streets	• Convene Zoning Overlay Task Force	FY2003	OP
	• Create and adopt Retail Overlay Zoning District for area generally defined by 5 th Street between New York Avenue and Massachusetts Avenue; and K Street, between 4 th Street and 7 th Street	FY2004	OP
Coordination of Capital Improvements	• Invest \$4.7 million in initial public Capital Improvement Project funds throughout the Triangle	FY2003-06	DDOT
	• Begin design and construction of K Street streetscape improvements	FY2003-4	DDOT/MVTA
	• Begin design and construction of Massachusetts Avenue streetscape improvements	FY2003-4	DDOT/MVTA
	• Begin final design and construction of 5 th Street Gateways	FY2004-5	DDOT
	• Begin design and construction of 5 th Street streetscape improvements	FY2004-5	DDOT
Development of Public Priority Sites	• Complete Wax Museum disposition and begin construction	FY2003-4	NCRC
	• Release Request for Proposals for 5 th & I Streets Parcel	FY2004	DMPED
	• Release Request for Proposal for public parcels between 3 rd and 4 th Streets south of K Street	FY2004	NCRC
	• Develop land use strategy for public parcel at 2 nd & H Streets	FY2003-4	OP
	• Adopt a long-term strategy for development of air rights	FY2004-6	DMPED/OP
Creating a Management Entity	• Initiate a marketing campaign to attract investors and tenants, including institutions and nonprofits	FY2004	MVTA
	• Expand the role of the Mount Vernon Triangle Alliance to become the long-term maintenance and management entity of the Triangle, in the form of a Community Improvement District (CID)	FY2004	MVTA

MOUNT VERNON TRIANGLE ACTION AGENDA

Creating a vibrant downtown



Great streets



Varied Uses: residential, office and retail



Lively ground floors



Neighborhood activity centers

ENVISIONING MOUNT VERNON TRIANGLE

Background

The clarity of vision established through several recent planning efforts and the current threshold of public and private development momentum make this an opportune moment to establish a clear plan of action in the Triangle.

Recent Planning in the Triangle

Over the past several years, city officials, business leaders, non-profits and residents have participated in three separate planning efforts sharing a similar vision and development objectives for the Triangle. The Committee of 100 on the Federal City's *Concept Plan* from January 2000, Mayor Williams' 2001 *Downtown Action Agenda*, and the Cultural Development Corporation's 2001 *NoMa Development Strategy* uniformly encourage a vibrant mixed-use neighborhood binding the growing commercial East End district of Downtown and the historic residential neighborhood of Mount Vernon. Each plan supports residential development as central to the neighborhood's identity, mixed with commercial development, neighborhood amenities including retail, and a cohesive public realm. Together, these three preceding efforts called for the creation of a distinctive urban neighborhood with consensus objectives to prioritize new residences and retail to support Downtown; to leverage public sites to build from current market momentum; to promote affordable housing and protect the existing community and its institutions; to develop opportunities for the arts and cultural uses; and to accommodate the non-traditional urban housing market while still providing choices for families with children.

Building from Current Momentum: Public Sector

The District believes that the Triangle holds a pivotal position in the future growth of downtown Washington, and, by virtue of its major land holdings and development actions (through the agency of the NCRC), sees itself as an active partner in its revitalization. It also wishes to maximize the benefit of significant investments and subsidies it has already contributed in the immediate area, much of this specifically toward the Triangle's revitalization. Not including its participation in an \$850 million investment in the new Washington Convention Center at Mount Vernon Square, the District has created \$20 million in tax abatements for residential development over ten years in Housing Priority Area A, of which the Triangle comprises the majority. The District has also created zoning FAR incentives for residential developments equal to \$35-55 million in value on privately-owned parcels, a \$2 million grant plus a 99-year virtually rent-free lease to the City Museum, and a potential land write-down on the Wax Museum redevelopment site – equaling over \$70-90 million in total direct value.



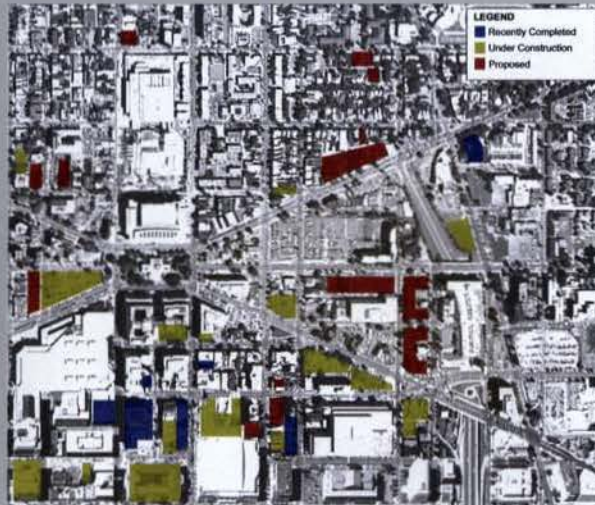
Public Sector Investment & Ownership



Washington City Museum

Envisioning Mount Vernon Triangle: Background

...building neighborhood vision



Private Sector Development



Additional residential construction on Massachusetts Avenue

The commitment to the Wax Museum Site Request for Proposals, an NCRC initiative, demonstrates the City's intent to shape the character of the neighborhood, with a program of over 500 housing units, along with encouraging the inclusion of artists' live/work studios, a grocery store, retail and restaurants, and a local arts venue. With this project, the City intends to catalyze the creation of a neighborhood core as well as to support other new development in the Triangle. The Wax Museum site redevelopment will set the bar high for surrounding development with quality architectural design and construction of an abundance of local amenities. To further aid in establishing 5th Street as a residential and retail core, the District plans to release an additional Request for Proposals for development of its parcel at 5th and I Streets.

The Wax Museum and 5th and I Streets RFPs are just the beginning of the City's commitment to the future of the area. Approximately 45% of the Triangle's buildable land, located on 26 parcels concentrated on eight squares and equal to approximately 670,000 square feet, is currently under City control. Added to this public ownership is the longer-term opportunity offered by air rights over I-395 (on Squares 560, 558, 556, 526, and 525). This Action Agenda proposes that the City actively pursue primarily residential development on its land holdings, in development phases that help to create distinct sub-areas within the new neighborhood. It also recommends that the City use its holdings to bring to the Triangle cultural, institutional, and retail uses that might not otherwise arrive. Finally, it pledges the City to continuing public realm investments and development incentives that will add value and accelerate neighborhood growth. \$4.7 million is already committed by the District Department of Transportation (DDOT) to initial streetscape and public realm improvements within the Triangle.

Private Sector Momentum

As the traditional Downtown, south of Massachusetts Avenue, has continued to grow during the late 1990's and early 2000's, private interests have begun to develop plans for a variety of sites in the Mount Vernon Triangle. Planned and proposed improvements by private developers on Squares 483, 484, N515, 516, S516, 558, 527, and 528 present the foundations of a mixed-use community occupying approximately 40% of the buildable land area within the Triangle. At this time, two projects are under construction within the boundaries of the Triangle: the Golden Rule senior housing complex, containing 119 units at New Jersey Avenue and K Street and a 246-unit rental apartment, Sovereign Square, at 555 Massachusetts Avenue, located at the northwest corner of the intersection of 5th Street and Massachusetts Avenue. Sovereign Square's development partnership intends to develop a new hotel project immediately to the west of the apartment project: a 220-room Hampton Inn. Together, these last two projects represent \$90 million of investment. There is much planning activity underway for other privately owned sites in the Triangle, amounting to a total of approximately 1,400 planned residential units, though no other projects are currently scheduled to break ground during the next six months.

Immediately south of the Triangle on Massachusetts Avenue, between 5th and 3rd Streets, there are three high-rise residential apartment buildings under construction totaling 1,096 units: 462 units at the Meridian at Gallery Place (450 Massachusetts Avenue); 262 units at 400 Massachusetts Avenue; and 372 units at the Massachusetts Court (300 Massachusetts Avenue). These three projects represent \$230 million of investment.

The District's office vacancy rate of 7.4% is the lowest in the nation (7% in the East End of Downtown) and continues to attract office investors. Currently, the District has over 7 million square feet of space under construction, also the best in the nation. 31% is pre-leased. The remaining to-be-leased space, and the space vacated by tenants who have pre-leased the new buildings, represents two to three years of historical absorption for the District. With the recent opening of the new Washington Convention Center, ranked one of the largest in the nation, the private sector also anticipates the development of several smaller hotels in and around the Triangle over the next five years. The District's hotels currently experience lower vacancy rates than the national average. While there are positive trends of continued demand for downtown office space and downtown living, the Triangle does face significant near-term competition. Competition for office users comes primarily from the Southeast Federal Center and from the area along First Street, NE, surrounding the New York Avenue Metro station that is currently under construction. Competition for apartment tenants and condominium buyers comes from Alexandria, the Roslyn/Ballston Corridor, Bethesda and Silver Spring. In light of this, it is essential that the public and private sectors work collectively to establish a competitive advantage in the Triangle, in the form of a distinct urban identity and a high level of amenities and services.

A recent study by Economic Research Associates estimates the total new private investment in the Triangle to complete the build-out called for in the Action Agenda to be approximately \$1.8 billion. Resulting development is projected to produce up to \$47 million in annual taxes to the District government. A study by StreetSense projects future retail demand in the Triangle to be 65,000 -105,000 square feet of neighborhood goods and services in the early phases of the Triangle's emergence as a new district. This retail demand is in addition to the proposed grocery store at the Wax Museum site.

MOUNT VERNON TRIANGLE ACTION AGENDA

Creating a vibrant downtown

Summary of Development Activity in the Mount Vernon Triangle Area

	PROJECT NAME	ADDRESS	STATUS	USE	COMMERCIAL SF	HOTEL ROOMS	UNITS	INVESTMENT \$	PUBLIC INVESTMENT \$
In Mount Vernon Triangle:	Sovereign Square & Hampton Inn	555 Massachusetts, NW	Under Construction	Multi-Family (Rental) & Hotel	-	228	264	80 million	2.6 million (tax abatement)
	Golden Rule Apartments	1000 New Jersey, NW	Under Construction	Multi-Family (Senior Rental)	-	-	119	19 million	7.5 million
	Quadrangle Development	4th St. NW & K St. NW	Proposed	Office	400,000	-	-	20 million	-
	Women's Shelter	Parcel 36	Proposed	Transient Residential	-	-	-	-	-
	Wilkes Company CLD	300 I St. NW	Propose	Office	400,000	-	-	120 million	-
	Wilkes Company CLD	901 4th St. NW	Proposed	Multi-Family	-	-	800	150 million	-
	Wax Museum Site	5th St. NW & K St. NW	RFP	Residential/Retail/Cultural	40,000+	-	500+	200 million (estimated)	Land write down and tax abatement TBD
	Square 516, lot 59	5th St. NW & I St. NW	Potential RFP	Residential/Retail	7,500	-	125+	45 million (estimated)	2.0 million (estimated)
	Square 562-S, lot 518	H St. NW & 2nd St. NW	Potential RFP	TBD	-	-	-	-	-
Adjacent to the Triangle:	New Convention Center	Mount Vernon Square	Completed	Special Purpose	2,300,000	-	-	850 million	Public-private financing
	Washington City Museum	Mount Vernon Square/801 K St. NW	Completed	Museum	60,000	-	-	30 million	2.0 million
	Augusta-Louisa Apartments	216 New York Ave., NW	Completed	Multi-Family	-	-	30	1.4 million	9.0 million
	The Meridian	450 Massachusetts, NW	Under Construction	Multi-Family	-	-	462	100 million	4.6 million (tax abatement)
	Massachusetts Court	4th St. NW & H St. NW	Under Construction	Multi-Family	5,000	-	372	84 million	3.7 million (tax abatement)
	400 Massachusetts Avenue	400 Massachusetts Ave. NW	Under Construction	Multi-Family	3,000	-	262	45 million	2.6 million (tax abatement)
	Yale Laundry Redevelopment	400 New York Ave. NW	Proposed	Multi-Family & Hotel	5,000	100	100	40 million	-
	Square 559, various parcels	K St. NW & NJ Ave. NW	Potential RFP	TBD	-	-	-	-	-

A Commitment to Public/Private Partnership

Clearly, both public and private sector momentum are strong. However, this momentum alone will not result in quality and cohesive placemaking nor community building. In coming together, the public and private sectors believe that immediately identifiable spaces and places within the Triangle can be created to promote a distinctive identity for the emerging neighborhood and give incoming residents a sense of place and security. Such identity will be crucial to achieving a competitive advantage over other emerging residential and mixed-use developments in the region and attracting new downtown residents, retailers and office users.

The City wishes to support private initiatives, which represent significant investment in the future success of the neighborhood as a home for residential, commercial, and retail tenants. It also feels that although building this neighborhood, so central to its vision for a "living downtown", will be a long-term effort, now is the time to capitalize on existing development momentum to lay the groundwork for achieving a well-loved, well-served and diverse neighborhood at the heart of Washington. A partnership of the public and private sectors, embracing a shared vision and shared responsibility, is the most productive means for meeting this objective.

Context

Mount Vernon Triangle is ideally situated at a crossroads of historic and emerging neighborhoods, active destinations and extensive infrastructure.

Current Land Use and Development Patterns

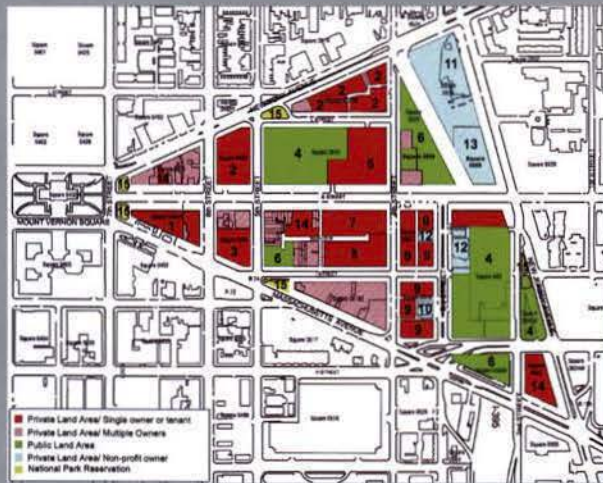
Although the Triangle itself contains a large proportion of vacant and underutilized land, it is immediately adjacent to well-established neighborhoods as well as dynamic growth zones. To the south across Massachusetts Avenue, Downtown East is quickly becoming a lively and truly mixed-use district with amenities that are stimulating further investment. Such amenities include new residential, hotel, museum and office developments, restaurants, galleries, theaters and other entertainment. This area is the current home to the MCI Arena, Chinatown, the Spy Museum, the Hotel Monaco, and the National Building Museum.



Context and Traffic Flows



Current Zoning Map



Current Ownership Map

By the end of 2006, Downtown will also have a newly renovated National Portrait Gallery and Museum of American Art (both Smithsonian operated), the Newseum at Pennsylvania Avenue and 6th Street, a new 800-seat venue for the Shakespeare Theater and a new 260-seat Woolly Mammoth Theater. This will be in addition to 2400 new housing units.

Directly to the north, modest re-investment is occurring in the residential Mount Vernon Historic District, while land values have increased significantly. East of New Jersey Avenue is a mixed-income and mixed-density residential neighborhood, where existing religious and educational institutions are expanding, providing extended educational programs and new housing. Bible Way Temple and Mount Carmel Baptist Churches are strong anchor institutions, active in housing development and providing a range of services to the community, and Second Baptist Church also has a longstanding presence. To the west, at Mount Vernon Square, is the newly opened Washington Convention Center, the new Washington City Museum housed in the former Carnegie Public Library, and major redevelopment sites for a convention headquarters hotel, new office development, and the Existing Convention Center Redevelopment Site. That site is to become the new residential and cultural core for the Downtown and a citywide attraction, to include 900 units of housing, a 1-acre public open space, major cultural and civic uses, and retail.

Current Zoning

The majority of the Triangle lies within the Downtown Development District and is zoned DD/C-2-C (Housing Priority Area A). The C-2-C zone permits up to a maximum of 6.0 FAR with a limit on non-residential FAR to 2.0; permitted lot occupancy is 80%. The DD overlay increases maximum allowable density to 8.0, but has a 4.5 FAR requirement for housing. A 0.5 FAR bonus can be achieved by purchasing Transferable Density Rights, or developing preferred uses defined in the DD.

In 2001, zoning text amendments permitted unlimited FAR for residential use, with building density dictated only by the Height of Buildings Act of 1910 as well as light and air requirements within the Building Code. In addition, the residential requirement for recreational space was reduced from 15% to 5%.

Combined Lot Development regulations of the DD overlay permit an FAR transfer of required residential use from one lot to another within the same Housing Priority Area. Squares 483, 560/562, and 563 and 563N are exceptions, not located within the DD overlay. Square 483 is located in a C-3-C zone, which permits a maximum FAR of 6.5, a height limit of 90 feet, and does not require residential use. Squares 560/562 are located in a C-2-C zone, which permits a maximum FAR of 6.0, a height limit of 90 feet, and limits non-residential use to 2.0 FAR. Square 563N is located in a C-2-A moderate density zone, which permits 2.5 FAR, a maximum height of 50 feet and limits non-residential FAR to 1.5 FAR. Finally, Square 563 is located in the hotel/residential incentive overlay HR/C-3-C zone, which permits a maximum FAR of 8.5 and a height of 130 feet - governed by the Height of Buildings Act of 1910 - for hotel and residential uses, but otherwise acts on C-3-C Zone.

Legend

1. National Public Radio
2. Stuart Investment Company
3. JBG Companies/CG Investments
4. NCRC
5. Bush Companies
6. District of Columbia
7. Quadrangle Development
8. Dweck Properties (INS Bldg.)
9. The Wilkes Company
10. Second Baptist Church
11. Bible Way Baptist Church
12. Mount Carmel Baptist Church
13. Golden Rule Senior Apts.
14. Douglas Development
15. National Park Reservation

Current Ownership

The Triangle's developable land area is predominantly controlled by a handful of major property owners, fewer than ten, including the District of Columbia. Other properties are controlled by local churches and smaller land holders. With the I-395 air rights property included, approximately half of the developable land within the Triangle is under public ownership. This distribution, balanced between public and private sectors, as well as the condition of consolidated ownership represents a significant opportunity for partnership. Local owners, the City, and the community have worked hard to reach agreement regarding an overall vision, the nature of future development, and the character and locations of special places within the neighborhood. Together, they have also worked to develop a coordinated strategy for implementation.

Guiding Principles & Framework

The vision for building Mount Vernon Triangle is structured around seven principles:

1. A Distinctive Addition to the City's Neighborhoods

The first principle of the vision framework requires that the Triangle strive to set itself apart from other residential and mixed-use neighborhoods in Washington by achieving the following attributes:

- **A lively residential neighborhood**

The Action Agenda provides for a variety of housing types and urban lifestyles, including live/work studios, shop-tops, standard apartments, and walk-ins/walk-ups. It also makes provisions for affordable housing.

- **With opportunities for creative activity**

A nucleus of cultural destinations attracts visitors and lends an identity to the Triangle. Cultural destinations such as performance venues will stimulate and be complemented by retail, transitional and permanent artists' ground floor live/work spaces, a streetscape program incorporating public art, and programmable space for markets and special events.

- **Providing a great address for institutional tenants**

The Agenda focuses on commercial developments that can support active ground floor uses and contribute to the vitality of the neighborhood. For this reason, it encourages educational, non-profit and new technology tenants over tenants adverse to independent ground floor uses.

- **Adapting, as it grows, to capture the opportunities of the marketplace**

Within its framework of a mixed-use residential neighborhood supported by local retail and activity centers for cultural and community facilities, the Agenda provides flexibility with respect to private land use decisions and investments.

- **Projecting an urban identity that breaks the mold of Washington's downtown**

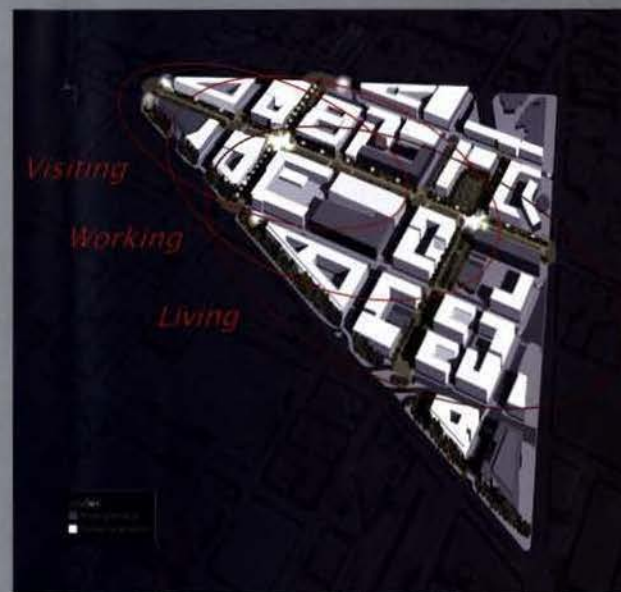
K Street is transformed into an active linear public space for pedestrians and programming, an intimate shopping environment is created on 5th Street, and unique gateways and active ground floor environments provide interest throughout the Triangle. These create places that are unique within the neighborhood and give a distinct program and character to the Triangle.

- **With cohesive yet innovative architecture**

Ground floor and building facade design recommendations encourage development of a cohesive urban fabric accommodating a variety of land uses, as well as opportunities to create new architectural expressions for building that can help to promote the area as a neighborhood of distinction. These encourage the use of high quality materials and a high level of design and innovation in architecture to create value for both private and public investors – and a neighborhood to be well-loved by Washingtonians for generations. As the area has little existing built context, the Action Agenda proposes that opportunities for contemporary architectural design be welcomed.

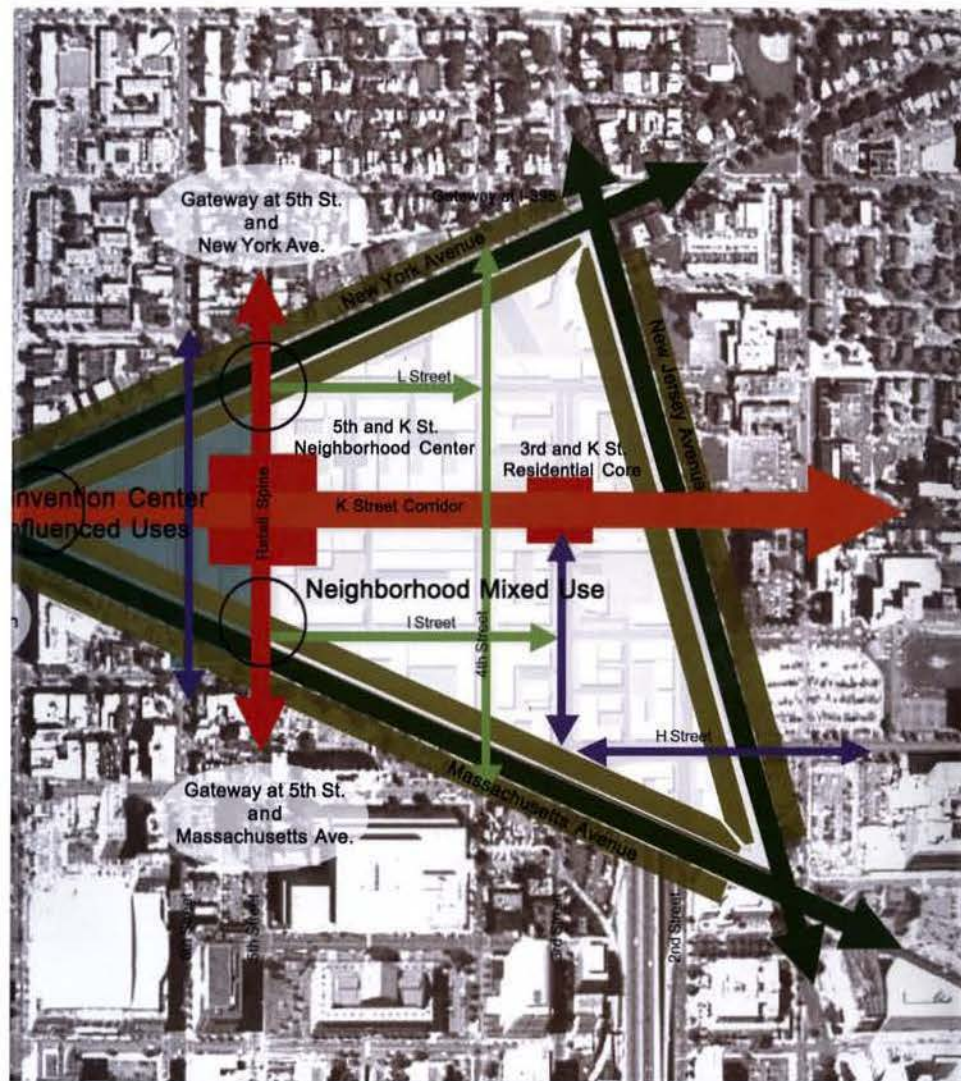
2. Serving Three Communities

Although the Agenda provides great flexibility for specific land use locations, it is anticipated that influences from neighboring development areas including Mount Vernon Square and the 7th Street Corridor, as well as concentrations of publicly held sites slated for residential development, will naturally create loosely defined sub-areas within the Triangle. These sub-areas highlight and promote the presence of the area's three communities: residents, workers and visitors. In overlapping circles of influence, these populations create a critical mass of tenancies, purposes and cycles of use that will support the lively street environment sought by the plan. Visitors from the Convention Center and attractions south of Massachusetts Avenue bring with them day and nighttime demand for specialty shopping, cultural venues and restaurants and cafes. Workers bring morning and lunchtime demand for restaurants and convenience shopping, and residents bring night and weekend demand for these same uses, helping area businesses to flourish.



New uses are anticipated to reinforce a transition from tourist/visitor areas to retail and residential areas





3. Built on a Solid Urban Framework

The vision of the Mount Vernon Triangle Action Agenda builds on a strong framework of existing streets supplemented by the strategic location of activity centers and neighborhood gateways.

New Activity Centers

5th and K Neighborhood Center

A primary "activity center" is at the intersection of 5th and K Streets, also the location of the Wax Museum Site. This intersection, enhanced by well-designed, programmable public spaces on its four corners, will become the focal point for cultural, retail and restaurant destinations. Appropriate building massing at these corners, as well as active ground floor uses, will help enhance the identity of this spot as a primary neighborhood destination.

3rd and K Residential Core

This intersection is the focal center of the residential neighborhood, with a proposed public park, mixed income residences, and a community institution – such as a cultural or recreational center, a local library or school – for use by residents of the Triangle and adjacent neighborhoods. Strategies to enhance neighborhood safety should also be considered.

Great Streets

K Street Promenade

K Street, a wide right of way with wide sidewalks, is designed as a "linear park" which links the neighborhood's activity centers and sub-areas with a high quality traffic-calmed streetscape. Fronting K Street, active ground floors that accommodate a mix of traditional live/work uses, retail, cultural uses, residential and office promote a continuous and lively urban pedestrian experience.

5th Street Retail Corridor

Ground level retail throughout the Triangle is an unrealistic expectation – one unlikely to be supported by the market. For this reason, the Agenda promotes a concentration of retail at the heart of the area's mixed-use core, with its focus on 5th Street. 5th Street, the neighborhood shopping street, links the Mount Vernon Triangle to Downtown East and Shaw, its neighbors to the north and south. Narrow sidewalks and traffic lanes, and ground floor shops and restaurants that occupy a portion of the public right-of-way with display windows or outdoor seating, contribute to an intimate and lively commercial street environment.

Residential Streets

3rd, I and L are not through streets, providing an opportunity for calm residential addresses with heavily landscaped, tree-shaded sidewalks fronted by a regular rhythm of entrances to multiple walk-in units. While 4th Street is currently a one-way street for traffic flow, it should be explored whether two-way traffic might facilitate circulation within the Triangle without impeding the street's residential orientation.

The Avenues

Due to their prominence in the city, their linking to and through the Federal City, and their distinctive streetscape character, the avenues create the "Washington addresses" of the Triangle. The Agenda proposes streetscape improvements and architectural design guidelines consistent with the most beautiful avenues in the city to capture their full and potential value.

Gateways

5th & New York, 5th & Massachusetts, K & Mount Vernon Square

Distinctive gateway zones are proposed at the north and south ends of 5th Street (at New York and Massachusetts Avenues), as well as at the entry to K Street from Mount Vernon Square. These provide opportunities to incorporate four of the area's federal park reservations and adjacent building setbacks into attractive and active new public open spaces. These gateways incorporate distinctive building massing and architecture, landscape design, public art, and active land uses such as outdoor cafes to create visible and inviting points of entry into the Triangle.

MOUNT VERNON TRIANGLE ACTION AGENDA

Creating a vibrant downtown

4. Rich in a Variety of Uses

The Mount Vernon Triangle neighborhood will be thoroughly mixed-use, containing: residential development, strategically located retail, commercial and institutional uses, cultural destinations, and public parking. This principle, and the following development program, is consistent with previous plans for the area. Zoning policies adopted in 2001, new tax abatement incentives and the development objectives of the major private property owners will help to realize this program.

Residential Development: 4,000 - 5,000 units

This Action Agenda anticipates a variety of housing types in the Triangle: condominium and rental units, walk-ins/walk-ups and live/work opportunities on certain streets, and grand lobby buildings on the Avenues. A minimum of 20% of units in residential projects developed on publicly held sites will be required to meet affordability requirements. The Agenda estimates that at least 1,500 residential units could be developed on public sites. 441 units currently exist in the Triangle.

Office Development: 1,000,000 - 2,000,000 sf

The Agenda's framework provides for a variety of office tenants. However, while recognizing the importance of capturing the strength of the GSA tenant market, it is important to note that these tenants often have security issues that preclude active ground floor uses and street-oriented development. The inclusion of non-profit, institutional and class A tenants is recommended as these commercial tenant groups can help enliven the streetscape, promote a unique neighborhood identity, and provide flexibility in responding to the market.

Hotels: 500 - 800 Rooms

The new Convention Center and the growth of Downtown East provide an opportunity to capture hotel demand in the Triangle. If well-located and designed, hotels will bring nightlife, weekend and holiday visitors, and provide restaurants and cafes.

Cultural Uses: 50,000 - 100,000 sf

Space should be allocated for cultural uses such as jazz clubs, theaters, galleries and other attractions. These promote lively evening use and help support local restaurants, cafes and shops.

Retail and Restaurants: 80,000 - 120,000 sf

A combination of residential, office and cultural uses will support lively streetscapes of shops, cafes, restaurants, neighborhood conveniences, and a grocery store.

Open Space: 50,000 - 100,000 sf

A neighborhood park, National Park Reservation gateways, a linear green zone along K Street, and semi-public areas on private sites provide open space for rest and recreation in the Triangle.

Parking:

Each development site should accommodate the parking needs of its users and residents. Additional strategies for infill parking on large squares should be investigated.

* Projected land use diagrams are based upon discussions with property owners and stated public sector objectives. Final land use will be determined by zoning and combined-lot regulations and through a continuing dialogue between market forces and strategic public investments and incentives.



Projected Primary Land Use*



A variety of land uses: Residential



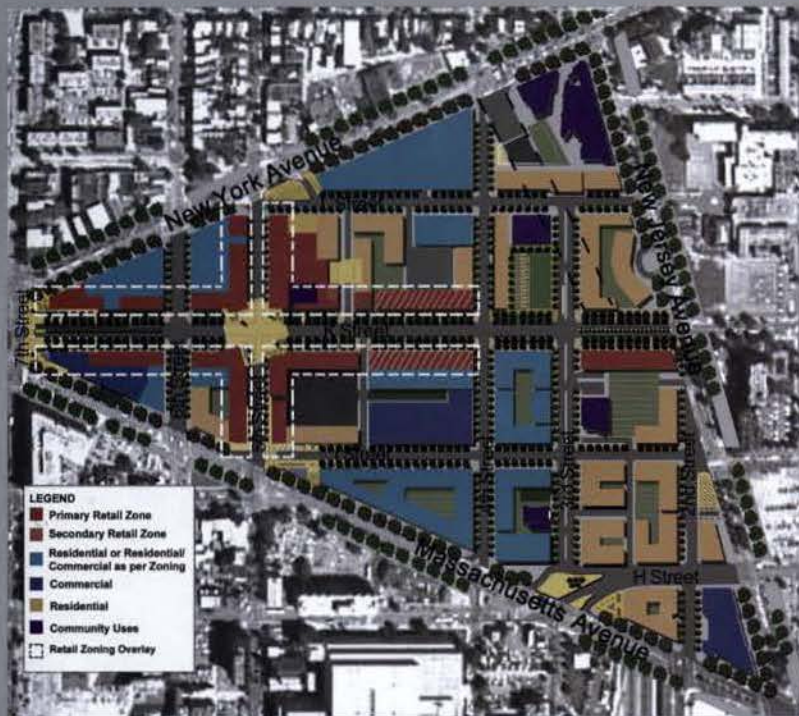
Hotel



Culture and arts



Retail, cafes, and restaurants



Projected Ground Floor Land Use



Offices



Institutions

5. Supported by an Active Ground Floor Program and Guidelines

In order to ensure the vitality and viability of the public sector's investments in the Triangle, this Action Agenda recommends that specific ground floor uses be developed appropriate to different sub-areas. These uses are especially important along the primary corridors of pedestrian activity anticipated in the neighborhood, and at points of connection to surrounding activity areas at Mount Vernon Square, in Downtown East, and in the Mount Vernon Historic District.

Retail

The plan recommends concentrating retail along 5th Street and along the western portion of K Street to create a cohesive retail environment and neighborhood destination.

Flexible Use Space

The plan anticipates a need for retail space greater than the current demand may support. An interim set of uses is proposed for a secondary zone of retail expansion, including storefront offices, artist's studios, ground floor loft units, and exhibition galleries.

Residential

Residential uses make up the foundation of the neighborhood's character. Residential streets fronted by ground floor units with individual entries are recommended to encourage an intimate community environment and enliven the quiet residential streets in the eastern portion of the Triangle.

Commercial Space

Institutional and office uses are an important part of this mixed-use strategy, providing a daytime population and bringing visitors to the neighborhood. Well-designed entries and lobbies can contribute to the elegance of the street environment, particularly on the Avenues.

Hotels

The new Convention Center and already high occupancy and average room rates are anticipated to stimulate new hotel construction, and the vision plan welcomes moderate scale hotels to the area. Hotel lobbies, shops and restaurants should establish a strong street presence, including direct access from the sidewalk, to contribute to creating a lively public realm.



Active, pedestrian-filled streets



Street level retail

MOUNT VERNON TRIANGLE ACTION AGENDA

Creating a vibrant downtown

6. Distinguished by a Welcoming and Cohesive Public Realm

Downtown Washington is a city of wide streets and wide sidewalks. The proper treatment of this generously sized public realm conveys value and creates a positive identity. Washington is also a green city, and the landscaping of its better streets and neighborhoods, its parks and parkways, is a source of pride to the community. The plan for the Triangle proposes an aggressive landscape/streetscape treatment for this public realm. It is the intention of this Action Agenda to establish the Triangle as a Washington neighborhood. Therefore, standard downtown street furniture elements are proposed. However, within this continuity, each street will have a specific design treatment that is consistent with its role in the hierarchy of the framework plan and that supports the uses to which the street is assigned.

The proposal for the avenues, for instance, includes large street trees, generous landscaping, and the provision for driveways to reach large building lobby frontages. By contrast, the proposal for 5th Street, the main shopping street for the Triangle, includes smaller, high canopy trees, less landscaping, narrower sidewalks, and building projections for retail display and cafe uses. Each street section is segmented by zones for walking, curbside landscaping, and a building side tenant permit zone. This zone provides for the mediation between the public realm and the private, which for a residential building, by way of example, would contain a "front yard" landscape area or for a retail frontage would contain a merchandise display area. These designs should be applied uniformly and maintained at a high level of quality. When done in this manner, they establish an image of a neighborhood that is attractive, tended to, and safe.



Gracious drives and landscaping and streetwall continuity for Massachusetts Avenue



A proposed plaza with public art at 5th Street and New York Avenue looking southwest



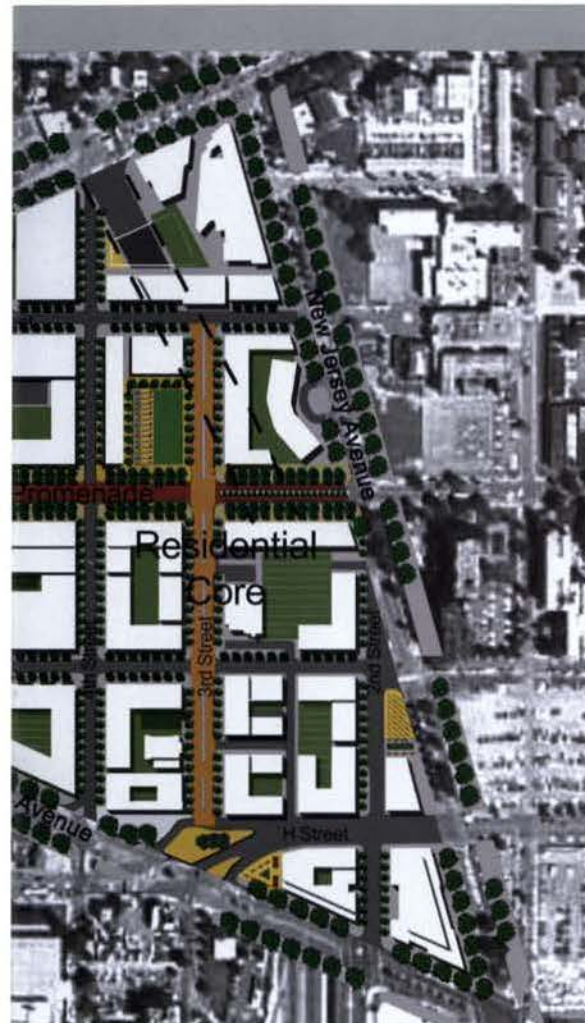
Proposed streetscape at K Street



Residential streets with continuous tree canopy



Envisioning the Public Realm



7. Reinforced with Innovative Architectural Design

Architecture can play an important role in transforming the image of an area such as the Mount Vernon Triangle that has long been perceived as unsafe, blighted and undistinguished. Here, architecture can not only create a new neighborhood identity, but can also be an effective marketing tool to attract people back to center-city living.

Distinctive architecture will play a critical role in the success of planning and development in the Triangle. Our finest neighborhoods have not only attractive and lively streets, but also good buildings. With this in mind, this Action Agenda proposes an initial set of consensus goals for architectural design and suggests that a formal dialogue be established to create a strategy to ensure a high quality of construction and design. Good architecture is essential to creating a competitive advantage for current development and an enduring built legacy to be enjoyed by future generations of Washingtonians.

Consensus design goals of the Action Agenda include:

- Creating a signature district that follows upon recent trends of distinctive contemporary residential and mixed-use building design in Washington
- Encouraging thoughtful and innovative use of materials, careful detailing, plays of natural and artificial light, sensitive massing and scale, and other qualities of high achievement in architectural design
- Promoting buildings with structural and stylistic flexibility in order to create cohesion between office and residential uses. This could include buildings with expressed structural frames, generous floor-to-ceiling heights and a high degree of transparency. These adapt easily over time to accommodate a variety of uses: apartments, offices and institutions
- Incorporating ground floor design that promotes a lively and welcoming street environment



Innovative use...



...of traditional and new materials



Creating distinctive identity



New residential architecture in northwest Washington

MOUNT VERNON TRIANGLE ACTION AGENDA

Creating a vibrant downtown



Residential core at 4th and K Streets



The avenues



5th Street, K Street: retail corridors



Gateways with fountains, plazas and artwork



Residential streets

THE IMPORTANCE OF PLACEMAKING

The quality and care of our neighborhoods, streets and public parks reflect on our values of community and our desire for a civic life. Much of the history of city building follows deliberate design to express these values. We are partly defined by the qualities of region, city, neighborhood, street, and architecture we choose to build and occupy. Such choices are significant and at their best are sustaining to us. For this reason, any attempt to create a new neighborhood should be a purposeful act with this principle in mind: people look for identity in their choice of surroundings. This identity can best be defined by the word "place", and the act of urban design defined as the activity of "placemaking". Good placemaking requires the strategic manipulation of four primary urban elements: program, streetscape, parks and plazas, and architecture. The role of placemaking guidelines and design principles in this Action Agenda is to encourage all participants in the development of this new neighborhood to adhere to implementing a shared vision and sense of "place".

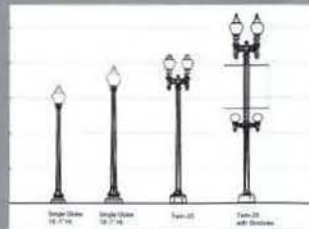
Downtown DC Bid Streetscape Standard Elements:



A. Plainwell Bench



B. Trash Receptacle



C. Family of Street Lights

Key Elements

1. Public Realm: Streetscape Design and Public Art

Because of their prevalence, streets more than any single public element define the character of our cities and neighborhoods. Their landscape materials reflect climate; the character of street furnishings evokes history, sub-culture, region; quality of design and maintenance conveys civic pride and prosperity. In addition, the elements of design, when properly applied, invite the activity, stewardship, and neighborhood identity that make our cities our own. Key elements of streetscape include paving, plantings, lighting, and street furniture including benches, bike racks and trash containers. The placemaking guidelines that follow encourage extending the Downtown streetscape standards throughout the new neighborhood. To enhance the distinct character of special places, the guidelines also identify streetscape enhancements and special elements for 5th Street, K Street and the gateways.

2. Public Realm: Parks and Plazas

Parks and plazas are the special events in the fabric of our cities. These are the places where we go to remove ourselves from the routines of life, where we find renewal, communal spirit. Like our streets, they are influenced and given purpose by the uses that surround them. But they are also locations for specific programmatic uses of their own: active and passive recreation, programmed events, dining venues, markets, and public art galleries. They are also places where special features can be found: fountains, civic monuments, celebrated building frontage, special lighting and landscape design. All of the principles that apply to making a great urban street apply to making a great urban plaza or park, only more so. The palette of available materials and functions is greater, the significance of purpose is higher, and the spotlight of awareness is brighter. The palette of available materials and functions is greater, the significance of purpose is higher, and the spotlight of awareness is brighter. To be a great neighborhood asset, these spaces depend on the purposeful selection and placement of program, materials, and opportunities for activity. Attention to their maintenance and management is also key.

3. Ground Floor Program and Street Level Facades

The character of any urban place is defined by what happens there; that is, the activities and purposes of the people who occupy and move through it. And these activities and purposes derive from the uses of buildings that enclose the space, particularly their ground floors. For instance, the experience of a public square surrounded by residential buildings with ground floor units is far different from the experience of a square surrounded by office buildings with shops on the ground floor. Each of these examples provides open spaces, gathering places, and address. But each has its own character, cycle of use, age of population, predominant activities, and role in the city at large. In this way, ground floor program can be a strategic tool for shaping the character of a neighborhood park, plaza, and street, and it is perhaps one of the most powerful elements in making a successful urban place.

Ground floor standards address desired uses such as retail, restaurants, storefront offices, and ground floor live-work units, and they specify floor to ceiling clear heights and minimum depths required to attract these uses. In addition, ground floor standards address streetwall conditions that shape the public realm of the street and sidewalk. These include frequency of entrances, frontage transparency, exterior wall finishes, fenestration and signage. Achieving ground floor programmatic standards must, however, recognize the FAR, market and economic requirements of individual sites.

4. Architecture: Streetwall and Massing

The streetwall is that vertical plane defined by buildings along the street. On successful urban streets, the streetwall has a continuity that is expressed by setbacks, similar structural bays, common floor to floor heights, materials, and/or cornice lines. In the Washington tradition, a continuity of streetwall elements for multiple buildings on a single block and from block to block is encouraged. However, there are special places within the neighborhood where the streetwall is encouraged to be broken in order to give a unique identity to the gateways of the area, including 5th Street and New York Avenue; the intersection of 5th Street and K Streets; 5th Street and Massachusetts Avenue; and K and 7th Streets.

Making Identity Places

Great mixed-use urban neighborhoods, those that provide shopping, entertainment, dining and open space, usually exhibit a clear structure of functional districts, such as a clearly defined shopping corridor or series of quiet residential streets.

Placemaking recommendations that follow have been organized around the major components of the urban framework plan — its great streets, activity centers, and gateways:

1. *5th Street: The Triangle's Shopping Street*
2. *5th & K Street Neighborhood Center*
3. *New York, Massachusetts and Mount Vernon Square Gateways*
4. *K Street: The Triangle's "Promenade"*
5. *3rd & K Street Residential Core*
6. *3rd, 4th, I & L Streets: The Residential Community*
7. *The Avenues: The Washington Address*

Streetscape and Public Realm Competition

In addition to recommended standards included in this document, the City, together with the Mount Vernon Triangle Alliance, anticipates sponsoring a design competition to address key streets and district amenities in the Triangle. The scope of the competition will focus on K Street, 5th Street, a plaza at the 5th and K Street intersection, and gateways at 5th Street and New York Avenue and at 5th Street and Massachusetts Avenue.

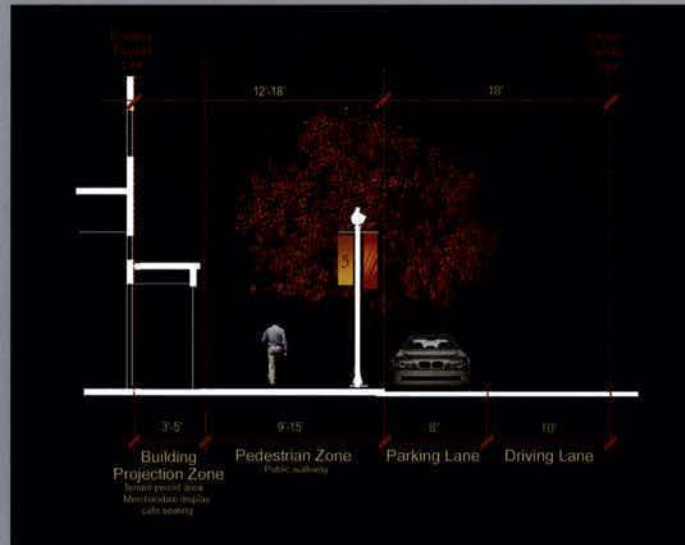


Public Realm: Parks and plazas - qualities of a neighborhood center at 5th and K Streets

5th Street

5th Street Retail Corridor

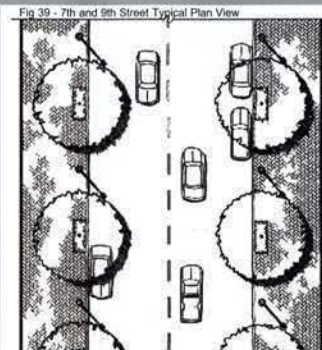
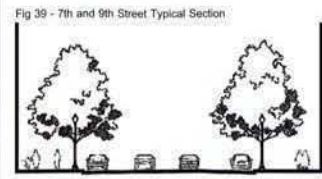
Between New York and Massachusetts Avenues, 5th Street serves to link the Triangle to neighborhoods to the north and south. It is the Triangle's shopping street and is the location of restaurants, cafes and cultural destinations, as well as the neighborhood grocery store to be part of the development of the Wax Museum site. This is where the core of the initial market for area retail should be focused and a minimum range of 75,000 to 100,000 square feet is projected, including the grocery. To promote a colorful atmosphere of activity and urban street shopping, design recommendations allow for a five-foot building projection at ground level for tenant uses. This zone may be occupied by such outdoor uses as sidewalk cafes and displays or, at the ground floor, bay windows. (Note that ground floor uses and design recommendations will be refined through the mechanism of a Zoning Overlay Task Force). Gateway treatments at north and south ends of the street create a special urban design zone to project the lively character of the street at its intersections with the Avenues. At the crossing of K Street, the Action Agenda proposes that the four corners of the intersection be programmed and designed to act as an urban plaza (see K Street recommendations).



5th Street Cross-Section

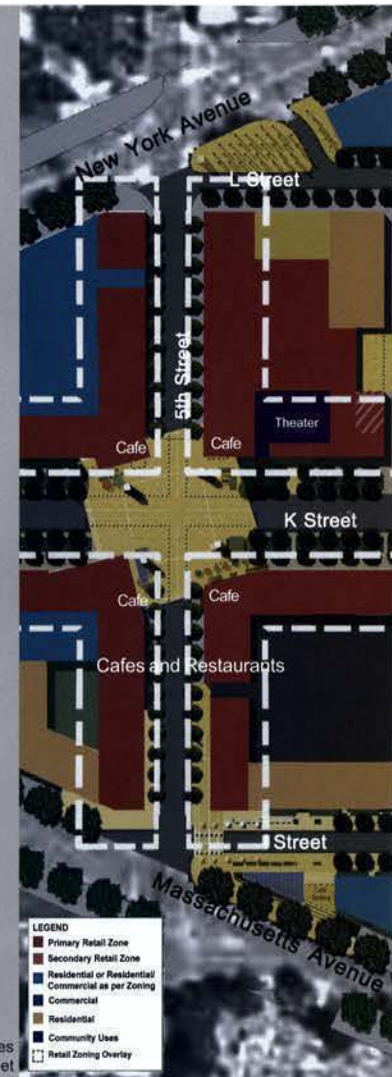
Public Realm Design Recommendations

1. Narrow the traditionally wide sidewalks of Washington on 5th Street to promote a feeling of bustle and activity. Existing sidewalks on 5th Street range from 12' to 18' feet in width. A consistently more modest width here, created through projections and other sidewalk uses, can encourage a more intimate shopping environment.
2. Allow for a ground floor tenant use zone (3'- 5' maximum) as a permitted use to encourage outdoor seating and displays (e.g. bay windows).
3. Allow for short term parking lanes to encourage commercial activity and calm street traffic.
4. Provide standard downtown street furniture, including light standards, tree grates, signage, and seating.
5. Provide distinctive, high-canopy shade trees, with tree grates planted along both sides of the street.



Refer to Downtown DC BID Standards for 7th and 9th Streets, NW for 5th Street paving, lighting, tree species and spacing, benches, trash receptacles and bicycle racks

Projected Land Uses Along 5th Street



5th Street Ground Floor Facades:

Optional projections create interest and offer an intimate scale



5th Street Ground Floor Facades

- 14' minimum clear floor-to-ceiling height
- Versatile facade structures
- High transparency
- Up to 5' projection zone into public right-of-way
- Width of projections can vary along the facade
- Frequent at-grade entries

Ground Floor Facade Recommendations

1. Provide architectural frame and window opening guidelines that allow flexibility for changing uses and tenants over time, while creating a consistent rhythm and identity within the neighborhood (see illustrations).
2. Incorporate frequent entrances to ground floor uses, with building entrances encouraged at least every 40'.
3. Provide a minimum range of 65% - 75% transparency in ground floor facades.
4. Provide a minimum of 14' ground level floor-to-ceiling clear height.
5. Allow for a maximum 3' - 5' projection from the building facade into the right-of-way, for canopies and bays in the tenant use zone and sidewalk area.

Ground Floor Land Use Recommendations

1. Encourage the development of a neighborhood shopping street with a grocery and convenience stores.
2. Encourage cafes, restaurants and other retail/entertainment uses that can provide both indoor and outdoor activity.

Building Facade and Massing Recommendations

1. Encourage mid-block streetwall continuity created through a rhythm of expressed structural elements, common floor-to-floor heights, materials, and/or cornices.
2. Encourage distinctive massing at gateways and at the 5th and K Streets cross-roads to emphasize the visual quality of the intersections of 5th Street at New York Avenue, Massachusetts Avenue, and at K Street.



Cafes provide gathering spots and bring color and activity



Projecting bays create more tenant space...



...and add variety to the Street



Food specialty stores along with the new grocery store can create a local draw

MOUNT VERNON TRIANGLE ACTION AGENDA

Creating a vibrant downtown

The "Plaza" at 5th & K

The intersection of 5th and K Streets should be the active focal point of the neighborhood. It is the crossroads of the residents, visitors and workers of this and nearby districts and a strategic location for retail, cultural attractions, restaurants and cafes.

A plaza environment is created with special landscape design and by programming the four corner spaces created through unique building massing around the intersection. Imagine in warmer months, portions of 5th Street closed to accommodate seasonal markets, festivals and special events. The generous K Street right-of-way with its wide sidewalks, combined with distinctive building massing and public art, can work to bring a real sense of place to this key intersection. This is achieved through public/private partnership – with the private sector contributing distinctive architecture and exciting ground floor programming and collaborating with the public sector to create a unique design program for this public space vision.

Design elements, goals, and ideas described below provide a broad vision and general direction as a basis for this competition. We anticipate that a great variety of more specific designs will emerge from a streetscape and public realm competition process to provide guidance for public realm and private development projects.

Design Elements:

Building form and massing: Setbacks from 'build-to' lines; Projections beyond 'build-to' lines / Structures: Bays; Terraces; Kiosks / Plaza's / Paving / Plantings and Trees / Public Art Landmarks / Building and Street Lighting / Seating / Signage



Paving across streets, planting and artwork can enhance placemaking at 5th & K Streets

Goals and Ideas:

The Plaza at 5th and K Streets should be a distinct place of gathering and activity in the Triangle. This central intersection should accommodate retail uses and restaurants that open onto the street. Its importance to the district should be reinforced with distinctive building massing, streetscapes, and public art landmarks.

1. Vary each of the four corners comprising the Plaza at 5th and K Streets using the combination of eroded building forms and projections to create a distinctive form of public space and to create variety and intimacy in the range of Plaza activity spaces that result.

a. Building erosion. Create Plaza areas on each corner at the intersection of 5th and K Streets with the erosion of overall building volumes.

b. Building projection. Create emphasis on building corners at the Plaza at 5th and K Streets with building projections at street level, and possibly above, that are visible when viewed from up and down 5th Street and from K Street in either direction when heading toward the intersection. Use the spaces in these special projections for very active and street related functions such as sidewalk selling, cafes, news stands, etc.

2. Develop the Plaza at 5th and K Streets with distinctive areas and landscape design that address both daytime and nighttime activity.

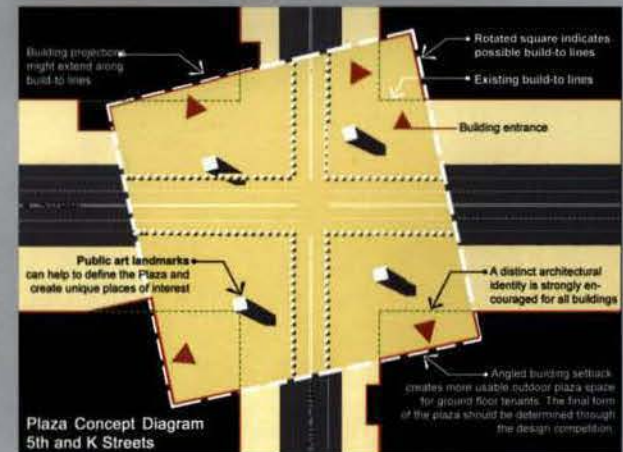
3. Develop freestanding structures and public art landmarks to occupy the enlarged plaza areas and make distinctive spaces.



View of the Plaza during a special event.



Concept for Neighborhood Center at 5th and K Streets: Building setbacks and projections provide additional space for activity, artwork and other amenities



Key Placemaking Elements:

- Restaurants and cafes are strongly encouraged on all corners
- All corners should incorporate street-level entrances
- Outdoor tenant space is encouraged at the corners to promote high level of street activity
- Special paving may be used to help reinforce the form of the 'Plaza'

The Gateways: 5th and Massachusetts and 5th and New York

The gateway plazas at the intersections of 5th Street and Massachusetts Avenue and 5th Street and New York Avenue are to be a bridge between the Triangle and the retail and entertainment area of Downtown East, as well as to the residential community of the Mount Vernon Historic District. These spaces should be designed at a scale and character befitting the grand avenues of Washington DC. The architecture should be prominent and the streetscape and landscaping distinctive and inviting. Given adjacent land uses and traffic volumes, the New York Avenue gateway is imagined as somewhat formal. The Massachusetts Avenue gateway, on the other hand, should be programmed to complement the new residential uses that will surround it. The connection between the Massachusetts Avenue federal park reserve triangle and 5th Street might be emphasized with traffic-calming elements and specialty paving bridging I Street. Both gateways should be fronted with active ground floor uses. Here again, a public/private partnership is key – the private sector in providing unique building massing and active street-level programming, and the public sector (including the National Park Service) is working to facilitate landscape and infrastructure improvements and upgrade federal park reserves, on both sides of New York and Massachusetts Avenues.



View of the gateway, at 5th Street and Massachusetts Avenue



Concept plan of the gateway, at 5th Street and Massachusetts Avenue



Unique landscapes at gateways



View of the gateway, at 5th Street and New York Avenue



Concept plan of the gateway, at 5th Street and New York Avenue

K Street

The Promenade

K Street from Mount Vernon Square to New Jersey Avenue serves as linear park, linking all sub-areas of the Triangle with a graciously planted, traffic-calmed avenue. A broad sidewalk and amenity zone areas provide a linear urban plaza for the neighborhood that is supported by active ground floor uses. Such amenity zones should be wide enough for program-mable uses such as outdoor café seating, chess players, public art installations, etc.. Ground floor activity should include retail, cultural, and commercial uses concentrated in the blocks closest to Mount Vernon Square and the neighborhood's crossroads at 5th Street. East of 5th Street, a flexible ground floor architectural design promotes a variety of interim uses such as loft units and storefront offices that, in time, may be replaced by local retail as market demand grows. The plan recommends that existing properties be retrofitted to conform to these principles and strengthen the new character of the Triangle.

Recommendations below offer an initial framework for streetscape design on K Street. This framework should be further developed through a jointly-sponsored public realm design competition.

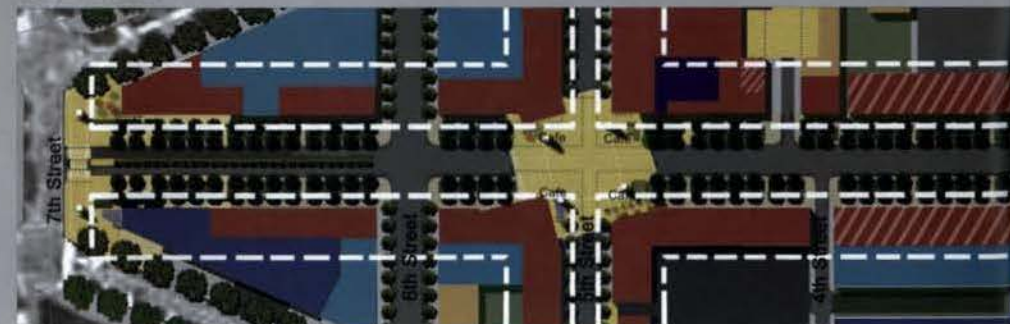
Public Realm Design Recommendations

1. Allow for a 3' 'tenant zone' adjacent to buildings for specific uses, including a display zone for retail tenant merchandise.
2. Provide a 17' clear sidewalk zone for pedestrian movement.
3. Provide double rows of street trees for shade and canopy on both sides of the street.
4. Create an amenity zone for tenant and civic uses, including space for seating, performance, sidewalk cafes, fountains and landscaping.
5. Create a distinctive, special palette of paving, street furniture, landscaping and public art for this special linear park.
6. Where needed, provide standard downtown street furniture, including light standards, tree grates and signage.
7. Anchor the linear park with a new public open space at 3rd and K Streets.

Streetscape Element	Downtown Streetscape Standard	Enhanced Standard
Sidewalk Paving		■
Street Lighting	■	
Tree Spacing		■
Trees		■
Bench	■	■
Trash Receptacle	■	
Bicycle Rack	■	



K Street Cross Section



K Street:

Ground floor facade framework and generous ceiling height provide flexibility for a variety of tenants.



- 14' minimum clear floor-to-floor ceiling height
- Accommodates versatile facade structures
- Frequent at-grade entries

Ground Floor Facade Recommendations

1. Provide architectural frame and window opening guidelines that allow flexibility for changing uses and tenants over time, while creating a consistent rhythm and identity within the neighborhood (see illustrations).
2. Incorporate frequent entrances to ground floor uses, with building entrances encouraged at least every 40'.
3. Provide a minimum range of 65% - 75% glazing in ground floor facades.
4. Provide a minimum of 14' ground level floor-to-ceiling clear height.
5. Allow for maximum 3' storefront projections, such as canopies or bays, into the tenant zone and right-of-way.

Ground Floor Land Use Recommendations

1. Allow for a mixed-use street with residential, retail, cultural, commercial, hotel, office and institutional uses.
2. Encourage strategic locations of specific destinations including, for example, a cultural use and destination retail, at the 5th Street intersection.
3. Provide for flexibility in ground floor uses to accommodate transitions from interim storefront office, ground floor lofts or artists studios to retail uses.
4. Incorporate more active ground floor uses in the blocks between Mount Vernon Square and 5th Street, where workers and visitors are likely to be.
5. Promote development of a new public park at the K Street east residential core.

Building Facade and Massing Recommendations

1. Encourage mid-block streetwall continuity created through a rhythm of expressed structural elements, common floor-to-floor heights, materials, and/or cornices.
2. Encourage distinctive massing at the 5th and K Streets crossroads to emphasize the visual quality of this neighborhood activity center.



14' ground level ceiling heights



3' projections along K Street



Encourage a mix of street uses along K Street

MOUNT VERNON TRIANGLE ACTION AGENDA

Creating a vibrant downtown

The Gateway at K Street and Mount Vernon Square

The gateway at the intersection of Mount Vernon Square and K Street is designed to invite visitors from the new City Museum, the Convention Center, 7th Street, and the Existing Convention Center redevelopment into the Triangle. To facilitate pedestrian flow, traffic-calming elements have been introduced as well as special paving to bridge the gap across K Street and visually connect two federal park reserves. Cafe seating is proposed on Square 451, thought to be a promising location for a hotel, and a new glass front to the NPR building is recommended to showcase the NPR studios. The design intent here is to lead visitors eastward on K Street and provide a dramatic view to the plaza at 5th and K Streets.



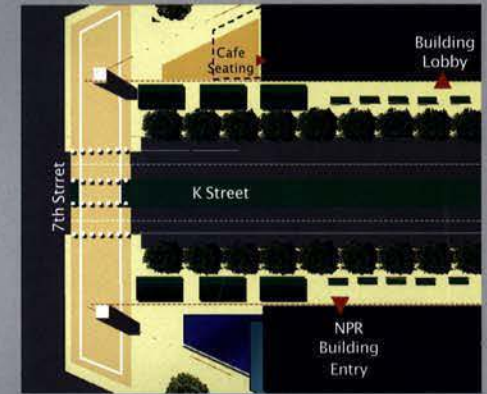
New DC Convention Center and National Park Reservation



National Public Radio



Proposed cafe seating at the K Street gateway



Concept plan of gateway at 7th and K Streets



Public art opportunity



View of the gateway



A place for respite and for social exchange

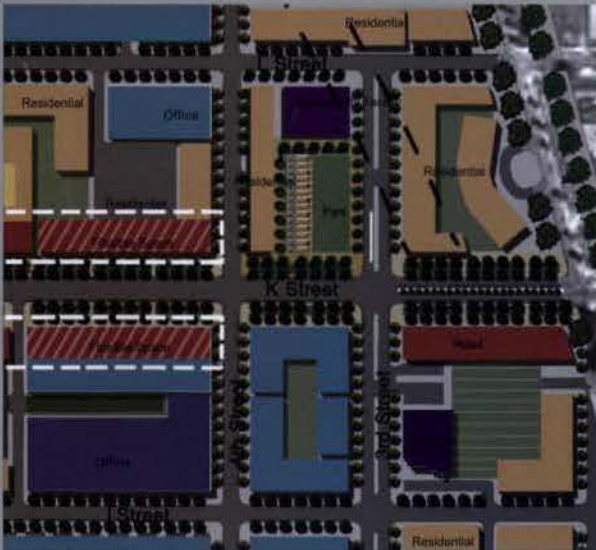
3rd & K Residential Core

The intersection of 3rd and K Streets is at the heart of the Triangle's residential streets, not far from the neighboring residential community east of New Jersey Avenue. This is a location well suited as a focal point of significant publicly-oriented amenity for residents, one that provides beneficial services and is a place of social exchange within the local community.

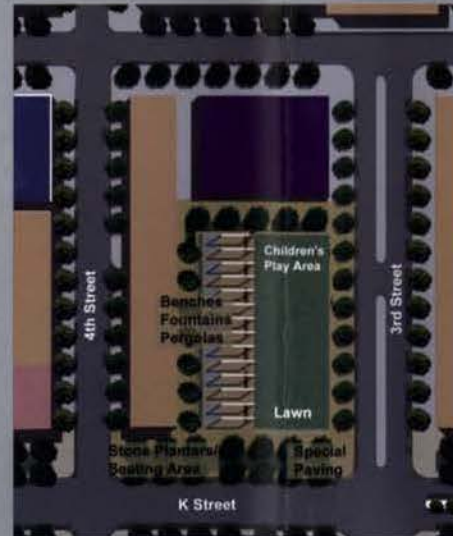
This Action Agenda recommends that a majority of publicly controlled land in this area of the Triangle be used for the development of mixed-income housing. However, it also recommends that a significant public site at this intersection be used for the joint development of housing and a community amenity such as a public or non-profit facility – potentially a library, or a center for recreation and education. It also locates a new public park adjacent to this facility, to meet underserved needs for recreational open space in the area and accommodate families with children. Options for enhancing neighborhood safety should also be studied.

The Park

The north side of K Street between 3rd and 4th Streets marks the center of the Triangle's residential core, providing a neighborhood park for the Triangle. This is designed as an urban park for passive pursuits, including strolling, reading, and sitting. The park is located in the eastern end of the Triangle, at the center of the residential sub-area. In this location, it also serves the surrounding neighborhoods to the north, south, and east. The plan proposes community facilities located at the eastern boundary, possibly combined in a residential building. The location of the park contributes to the overall identity and amenity of K Street, and is in planning conformance with parks and squares located on K Street west of Mount Vernon Square.



3rd and K Streets Residential Core



Concept plan of the Park



An urban park that has become the centerpiece of a residential and mixed-use area

Residential Streets

3rd/4th/L

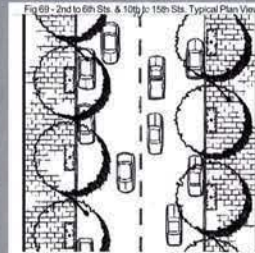
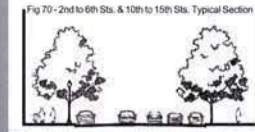
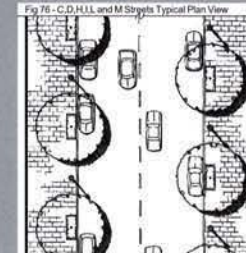
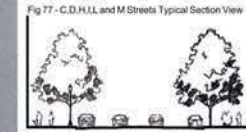
3rd, 4th, I & L Streets are the primary residential addresses in the Triangle. 3rd, I, and L Streets are not through streets and thus have little traffic. Although circulation on 3rd Street should be studied to potentially improve its accessibility from Massachusetts Avenue, the calmer nature of these streets is conducive primarily to residential use. All are intended to be traditional urban neighborhood streets, with standard streetscape elements and a building landscape zone along street frontage. To promote pedestrian activity, public realm care-taking, and a friendly neighborhood image at the street level, the plan recommends that some ground floor units be entered at the street. Pedestrian walks are kept to a narrow dimension with generous landscaping in the public realm. Historic churches and other community facilities in the area will provide strong community and institutional anchors to both current and future residents.

Public Realm Design Recommendations

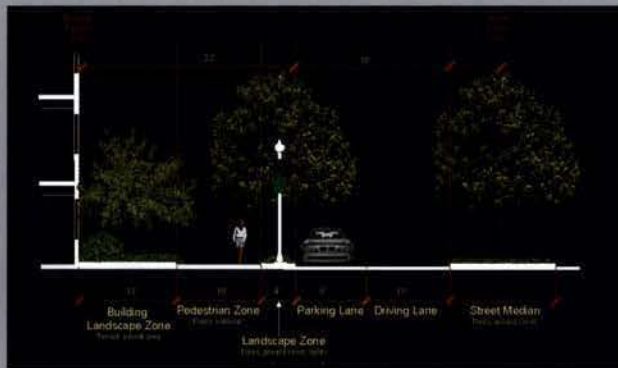
1. Narrow sidewalks to provide an intimate scale.
2. Create a tenant front yard zone, for ground floor privacy and neighborhood atmosphere.
3. Provide standard downtown street furniture, including lighting.
4. Provide frequent planting of shade trees and a planted parkway landscape with ground cover.
5. Allow for on-street parking, for convenience and traffic calming.

Ground Floor Facade Recommendations

1. Provide frequent entrances to serve ground floor units.
2. Create a raised ground floor to promote privacy for residential units.
3. Encourage front stoops and steps.
4. Locate doorways to face onto the street.



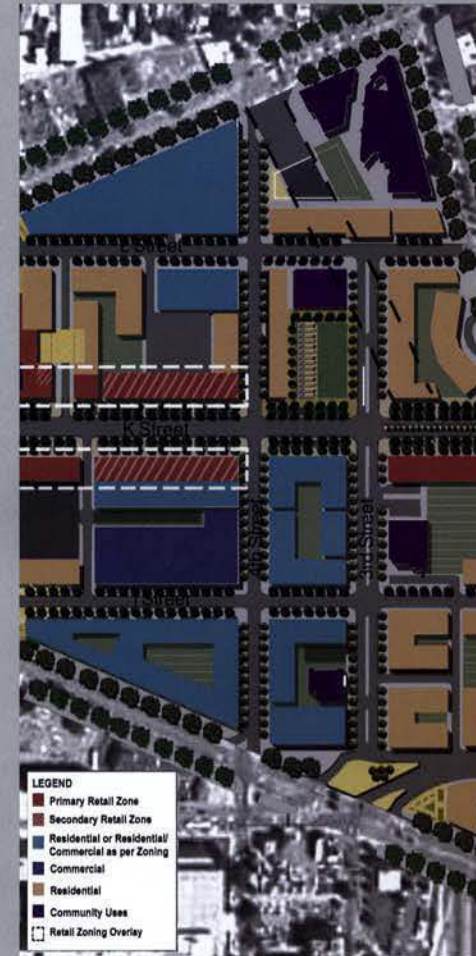
Refer to Downtown BID Standards for 2nd to 6th Streets, NW (north-south streets) and C,D,H,I,L & M Streets, NW (east-west streets) for paving, lighting, tree species and spacing, benches, trash receptacles and bicycle racks



3rd Street Cross-Section



4th, I and L Streets Cross-Section



Projected Land Use Along Residential Streets

Residential Streets:

Individual entries to ground floor units and sidewalk gardens animate the public realm.



Courtesy RTKL

- Hierarchy of facade elements provides scale
- Potential for multi-story ground floor units
- Building structure also offers flexibility to accommodate residential, live-work, and ground floor commercial tenants, providing additional neighborhood services
- Frequent at-grade entries



Innovative residential architecture accommodates a range of unit types and street-level conditions



Frequent residential entrances...



... activate the street

Ground Floor Land Use Recommendations

1. Encourage new multifamily residential developments to consider ground floor residential units with private entrances from the street.
2. Provide well lit and well designed residential building lobbies to access units above the ground floor.
3. Provide transparent, well designed and street-friendly office uses and lobbies associated with commercial buildings.
4. Strategically locate convenience corner retail at intersections that may support it, such as those along 5th or K Streets.

Building Facade and Massing Recommendations

1. Encourage mid-block streetwall continuity created through a rhythm of expressed structural elements, consistent floor-to-floor heights in neighboring buildings, materials, and/or cornices.
2. Encourage distinctive massing at avenues to reinforce the elegance of these thoroughfares.



The Residential Core of the neighborhood includes a park

MOUNT VERNON TRIANGLE ACTION AGENDA

Creating a vibrant downtown

The Avenues

The avenues of Washington are signatures of the nation's capital and prominent addresses in the City. The plan recommends urban design and architectural strategies to capture the value of avenue frontages and lend the Triangle distinction. Generous landscape zones and formal driveways to canopied building entrances are recommended. Formal streetscape elements consistent with the monumental avenues should be incorporated. 100% of building frontages should be located at avenue parcel lines to create the uniform monumental building facade that characterizes Washington's formal downtown.



Avenues Cross-Section

Public Realm Design Recommendations

1. Create wide sidewalks consistent with the scale of the avenue.
2. Allow for tenant drop-off zone at the building face for access to building lobbies.
3. Provide formal street furniture.
5. Provide large shade trees consistent with the standard for Washington's avenues with a planted parkway.
6. Create a broad building landscape zone for formal planting.

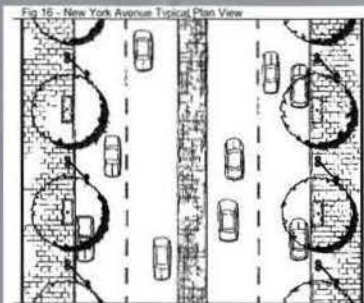


Fig 16 - New York Avenue Typical Plan View

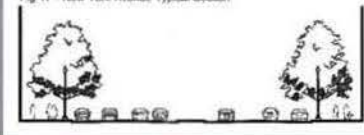


Fig 17 - New York Avenue Typical Section

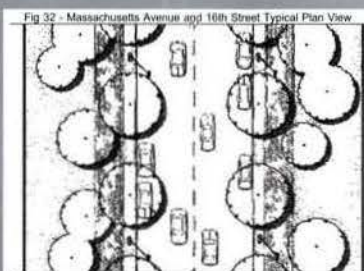
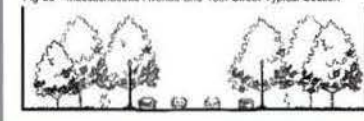
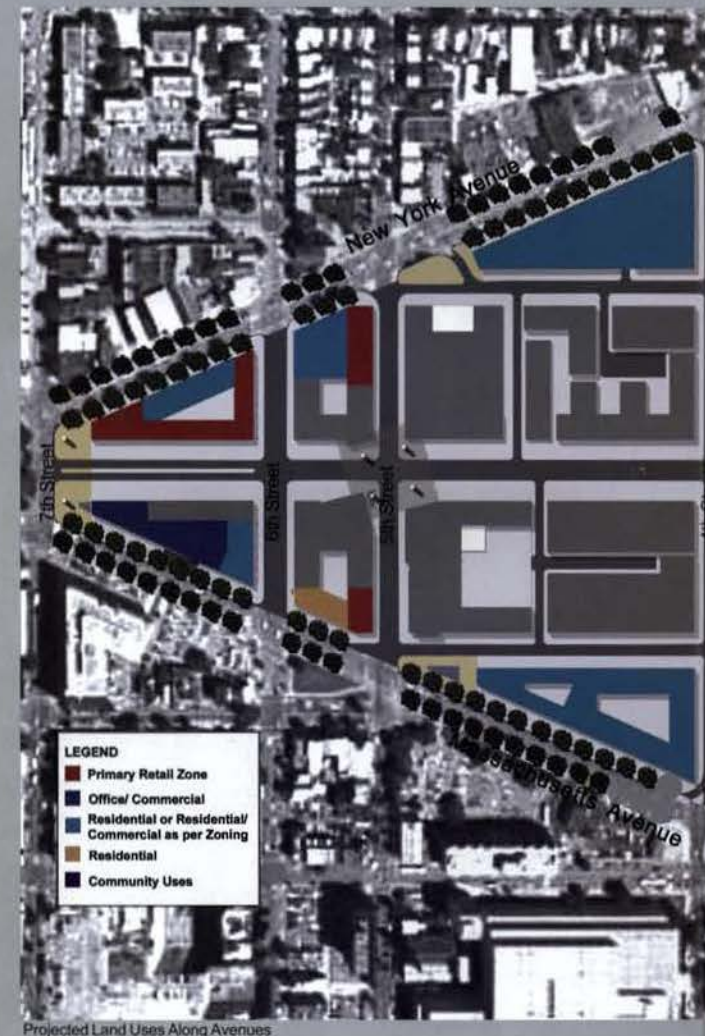
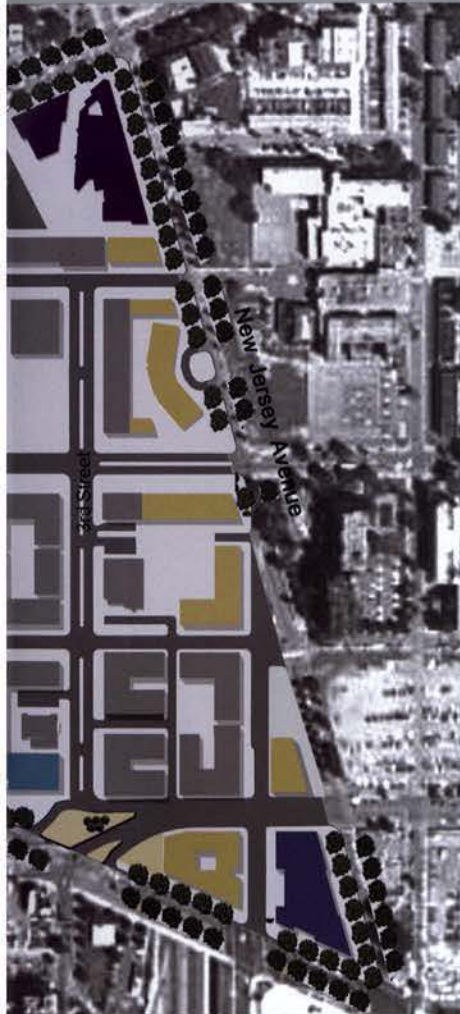


Fig 32 - Massachusetts Avenue and 10th Street Typical Plan View



Refer to Downtown BID Standards for New York Avenue and Massachusetts Avenue for paving, lighting, tree species and spacing, benches, trash receptacles and bicycle racks





The Avenues



- Generous ground floor ceiling height for retail and commercial uses
- Ground floor transparency
- Formal entries
- Frequent street entries



Generous landscape zones and formal drives...



...front institutions along the avenues

Ground Floor Facade Recommendations

1. Encourage frequent at-grade entries.
2. Encourage solid building bases.
3. Create a raised ground floor to promote privacy for residential units.
4. Locate doorways to face onto the avenues.

Ground Floor Land Use Recommendations

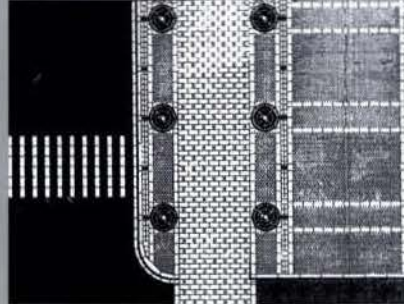
1. Provide well lit and well designed residential building lobbies for units above the ground floor.
2. Provide transparent, well designed office uses and office lobbies associated with commercial buildings.
3. Strategically locate convenience retail where it may be supported, such as at intersections with 5th Street and along New York Avenue.

Building Facade and Massing Recommendations

1. Enhance the traditional character of the avenues, characterized by a rhythm of well-defined streetwalls, distinctive and elegant facades framed with abundant landscaping, and grand entrances.



Develop priority sites



Infrastructure and placemaking improvements



Community amenities and services



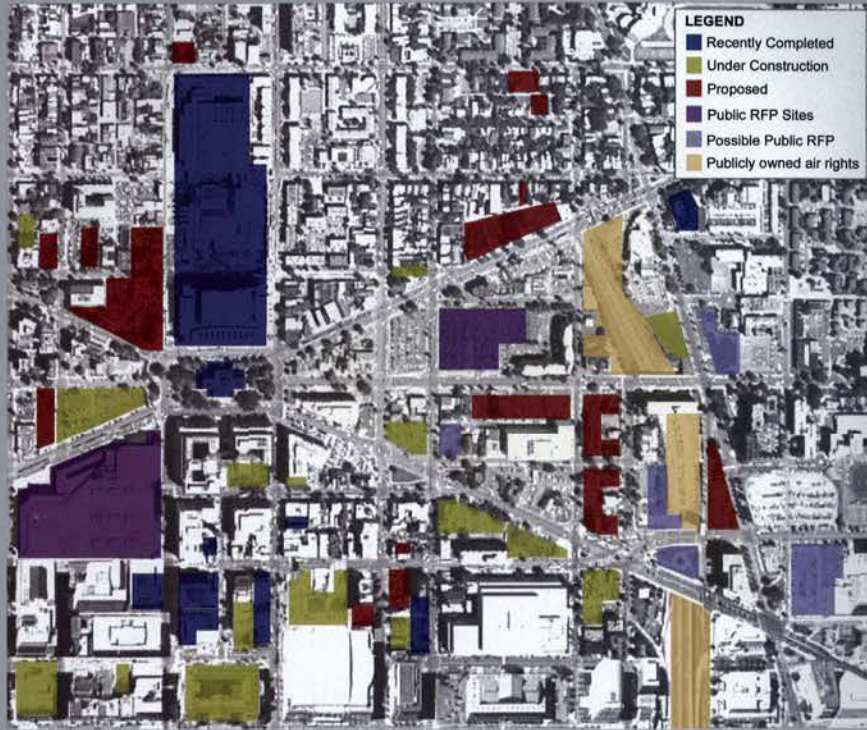
Ground floor land use and design standards

RECOMMENDED ACTIONS

Meeting Existing Targets

The District of Columbia is already actively engaged in pursuing the redevelopment of the underutilized lands within the Triangle. It has long understood the benefit of bringing these 30 centrally-located acres into productive use: adding new residents to Downtown; providing retail, service and community amenities for residents of Downtown and of the Mount Vernon Historic District; bolstering Downtown employment; and generating new tax revenues to expand the City's resources and capacity. Since contributing to the \$850 million investment to locate the new Convention Center north of the Downtown, the District has continued a reinvestment effort to revitalize surrounding neighborhoods that include the Triangle. In the past several years, the District has demonstrated this commitment in proactive measures, ranging from incentive legislation to significant development projects. Specifically, these initiatives have included, in 2001 zoning text amendments that provided development incentives for residential development and added approximately 1.1 million square feet of residential floor area capacity to the Triangle on privately-held sites. In addition, tax abatements created \$2 million/year in tax subsidies over 10 years, towards an estimated 1,616 multi-family housing units. Finally, a Request for Proposals for the redevelopment of the Wax Museum site will commit a significant public site to the creation of a critical mass of residences, retail, and cultural facilities at the heart of the Triangle.

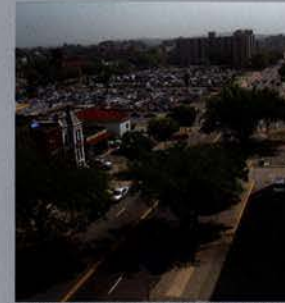
Private development momentum that has accompanied public sector actions and investment is visible in the map of projects now underway and is helping meet those targets first established by zoning text amendments and tax abatement legislation and now further refined in this Action Agenda. Maintaining this momentum will require continued public engagement and coordinated partnerships with the private sector and with the community.



Combined Public and Private Actions

Development Targets

Land Use	Zoning Targets	Vision Plan Targets	Projects Under Construction in the Triangle
Residential	5,127,114 sf	4,000-5,000 units	383 apartments
Office	3,112,794 sf (includes office, retail and hotel uses)	1-2 million sf	-
Retail		80,000-120,000 sf	-
Hotel		500-800 rooms	228 rooms
Open Space	-	50,000-100,000 sf	-
Cultural	-	50,000-100,000 sf	-



Existing Condition: Underutilized land in the Mount Vernon Triangle



Recent Investments: New DC Convention Center

Furthering the Public/Private Commitment

The District believes the most effective and efficient strategy for accelerating development and giving definition to this area is to leverage its investments and actions with those of the private sector. It intends to be responsive to natural market progressions, working alongside new development as it occurs over the next five years to fill in gaps and provide design and land use guidance and the catalytic development of its own land – rounding out and completing special identity places as they begin to emerge. Because this area today has little recognizable identity, strategic District and private sector investments in creating complete places will be critical to accelerate the pace of development and establish confidence that the area is safe and welcoming to new residents and tenants. Such identity places include a lively 5th Street retail corridor with a distinctive crossroads at K Street with outdoor cafes and other spaces. They also include a gracefully landscaped central promenade along K Street, a grand Massachusetts Avenue connection from Union Station to the attractions at Mount Vernon Square, and a cohesive residential and mixed-use community that is well served by local retail, a park and other facilities.

Implementing the Action Agenda

This Action Agenda proposes the following five-point strategy of joint public and private action:

1. *Placemaking Design Recommendations*
2. *Overlay Zoning for Active Streets*
3. *Coordination of Capital Improvements*
4. *Development of Public Priority Sites*
5. *Creating a Management Entity*

1. Creating Placemaking Design Recommendations

The design identity of the Triangle is seen as central to distinguishing this new neighborhood in the marketplace. This Action Agenda includes placemaking design recommendations to ensure a well designed, quality environment in each of the area's identity places. The intent is that they be used as a guide by both public and private property owners to build developments that contribute to an overall architectural cohesiveness and a lively, safe public realm environment. To further this commitment, the public and private partners have agreed to sponsor design competitions for the Triangle's gateways, the Plaza at 5th and K Streets, and the K Street landscape.

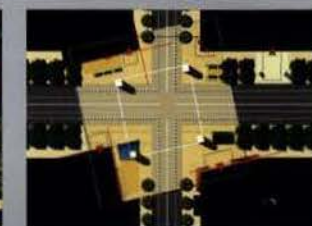
Targeted Phasing	Design Action	Lead Role
FY 2003	<ul style="list-style-type: none"> Create placemaking design recommendations for the public realm and building development, including: streetscape, ground floor facades and land use, and massing. 	OP MVTA
FY 2004	<ul style="list-style-type: none"> Public/private co-sponsorship of a design competition for key places in the Triangle, including 5th & K Street Plaza; 5th Street Gateways; K Street; and K & 7th Streets Gateway. 	OP MVTA

Building Massing Concepts

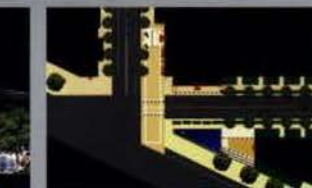
Gateway at 5th Street and New York Avenue



Plaza at K Street and 5th Street



Gateway at 5th Street and Massachusetts Avenue



Gateway at K Street and Mount Vernon Square





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

2. Implementing Zoning for Active Streets

The Triangle 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. Building upon 2001 Zoning Text Amendments that encourage residential use, a zoning overlay is proposed for 5th and K Streets in the Triangle. This would take advantage of the area's location by encouraging street-level vitality and promoting access to neighborhood retail and services.

The overlay would be centered at 5th and K Streets, and would extend along 5th Street from I Street to New York Avenue, and along K Street from 4th Street to 7th Street. It has three main proposed provisions:

- New buildings shall feature ground-floor spaces that are at least 14 feet high from the floor to the finished ceiling.
- Ground floor retail use requirements shall be instated. At the corners of the 5th and K Street intersection, special uses will be required, such as restaurants and cafes with sidewalk seating (shown in red). The overlay anticipates that the retail market may develop more slowly farther from 5th and K Streets, so it places few restrictions on retail in that area (shown in blue on the adjacent diagram); it also provides for exemptions from the requirements by permitting Special Exceptions for uses throughout the overlay.
- New construction shall follow basic design standards, similar to those that have been established for the Downtown SHOP District of the DDD and the Uptown Arts District, such as requiring that construction meet the property line and that there be frequent doors for retail and extensive use of clear glass on ground floors.

It is also proposed that an Overlay Task Force be immediately convened, to follow the model of the Downtown Housing Task Force, in order to refine and elaborate upon these proposed provisions.

Targeted Phasing	Zoning Action	Lead Role
FY 2003	• Convene Zoning Overlay Task Force	OP
FY 2004	• Introduce Mount Vernon Overlay District Text Amendment to Zoning Commission, for the area generally defined by 5th Street, NW, between New York and Massachusetts Avenues; and K Street, NW, between 4th and 7th Streets.	OP/Zoning Overlay Task Force

MOUNT VERNON TRIANGLE ACTION AGENDA

Creating a vibrant downtown

3. Coordinating Capital Improvements and Placemaking

Streetscape and public realm improvements will be an important component of placemaking in the Triangle. The Action Agenda proposes the integration of Downtown Streetscape Standards throughout the new neighborhood to be combined with special elements and treatments along destination streets, such as K Street with its new plazas, gateways and parks. As in other areas of Downtown, private owners will fund improvements adjacent to their properties to meet the Downtown Standards. The District's initial \$4.7 million allocated investment in Capital Improvement Project (CIP) funds will be phased with private development and used to leverage private contributions towards enhanced improvements above the standards adopted in the Downtown Streetscape Standard regulations. This would indicate the dedication of funds to initiate the design and implementation of completing key blocks on Massachusetts Avenue; the Gateways on 5th Street and at Mount Vernon Square; the 5th and K Streets Plaza; and the K Street Promenade enhancements.

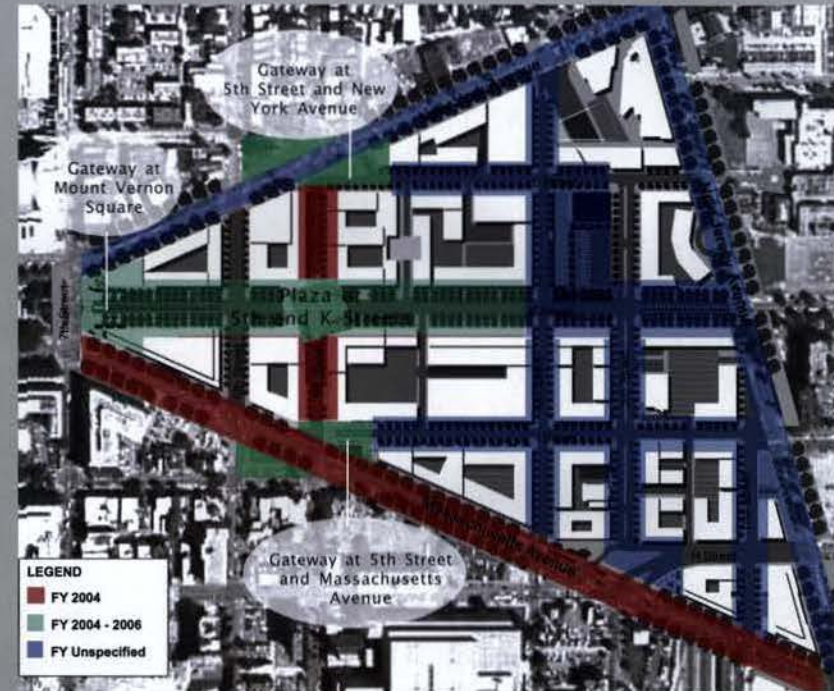
Components should be implemented in a phased approach that promotes the creation of complete "identity places" as described previously, following the pattern of private and public development projects. The Action Agenda promotes the installation of public art and special landscape elements, and suggests design competitions to create these important civic assets. Infrastructure improvement areas and proposed phasing are described below. Proposed phases may run consecutively or overlap, depending on the availability of funding and the readiness of private development.

Proposed Phasing of Improvements

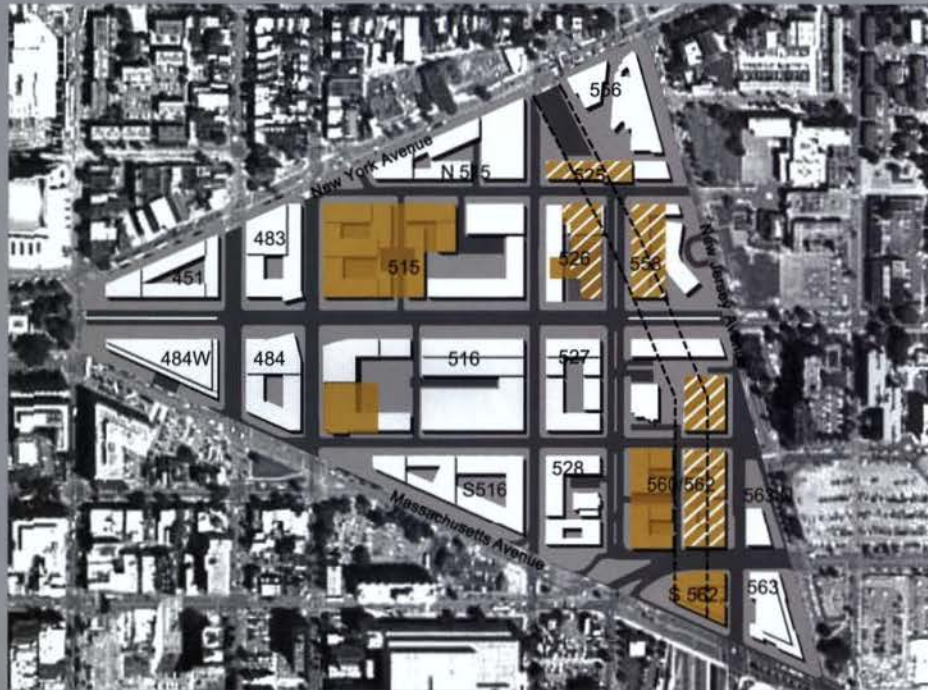
Targeted Phasing	Streetscape & Public Realm Improvement Areas	Estimated Cost	Initial District Investment*	Anticipated Private Investment**	Additional Funds Needed
FY2003	Planning & Design	\$885,000			
	Subtotal	\$885,000	\$885,000		
FY2004	5 th Street Massachusetts Avenue	\$650,000 \$2,425,000			
	Subtotal	\$3,075,000	\$968,000	\$2,107,000	
FY2004-6	5 th Street Plaza and Gateways K Street Mount Vernon Square Gateway	\$2,700,000 \$4,125,000 \$850,000			
	Subtotal	\$7,675,000	\$2,904,750	\$4,770,250	
FY Unspecified	New York Avenue 3 rd , 4 th , I, L, 6th Sts & New Jersey Ave Community Park	\$2,150,000 \$8,055,000 \$580,000			
	Subtotal	\$10,785,000			\$10,785,000
	OVERALL SUBTOTAL	\$22,420,000			
	15 % Contingency	\$3,230,250			
	TOTAL ESTIMATED COST	\$25,650,250	\$4,757,750	\$6,877,250	\$3,230,250

* Based on allotted annual allocation in Capital Improvement Budget

** As per Downtown Streetscape Standards requirements



Phasing Sequence



Public Sector Air Rights Ownership Public Sector Land Ownership

Suggested Disposition Actions on Public Sites

Initiate Disposition	Square	Owner	Conditions	Recommended Use
FY2003	515	RLA/RC	Fee (partial block)	Residential/Retail
	560/562	RLA/RC	Fee (partial block)	Residential
	563N	RLA/RC	Fee (partial block)	Women's Shelter
FY TBD	516	District	Fee (partial block)	Residential/Retail
	525	District	Air Rights	Residential
	526	District	Fee (partial block)	Residential/Community
	558	District	Air Rights	Residential
	560/562	RLA/RC	Air Rights	Residential
	S562	District	Fee	Residential

4. Development of Public Priority Sites

District-owned parcels should anchor special places within the Triangle and will be used to accommodate preferred uses, such as affordable and market rate housing, ground floor retail, community facilities and a park. Development of these parcels should both complement existing private sector momentum and strategically encourage further private investment.

The intended disposition of the Wax Museum site on Square 515 at 5th and K Streets, combined with the construction of a new residential development on the west corner of 5th Street and Massachusetts Avenue, gives 5th Street the potential to become the first fully developed "identity place" within the new neighborhood. To further aid 5th Street's realization, the District proposes making its parcel within Square 516 (at 5th and I Streets) available for private development of residential and retail uses. This parcel offers several advantages, including the potential to become part of a larger development on the block and to contribute to placemaking at the Plaza at 5th and K Streets and at the 5th Street and Massachusetts Avenue gateway. New buildings and uses here will set the identity of the neighborhood at its core and provide stimulus for the development of the area's remaining parcels.

Squares 526, 560, 562S and the I-395 air rights are targeted for later phase development in the Action Agenda, although nothing in the plan precludes early action. Square 526 is reserved to incorporate a community facility and park within or adjoining a residential development. This site is at the heart of the greatest residential concentration in the Triangle's framework. Here, it is proposed that a community facility should complement later stage residential development anticipated in the Triangle as well as serve existing adjacent neighborhoods. Uses such as a library or family health center have been recommended. Options for improving neighborhood safety should also be considered.

Community Amenities

The District is committed to using public sites both to support the Triangle's development and to provide support to its existing and future residents. Such support, in the form of affordable housing and community services and amenities, is intended to enhance the quality of life of those in the Triangle and surrounding neighborhoods. It is also intended to foster a welcoming and socially cohesive environment, qualities which are essential to accelerating private sector investment.

Affordable Housing

The Agenda promotes the construction of affordable housing and the emergence of a mixed-income community in the Triangle. It does this through a recommended requirement that 20% of units constructed on publicly controlled sites meet affordability criteria. Housing is a preferred use for all public sites in the Triangle.

Community-Oriented Facilities

The City intends to provide for the development of community-oriented uses through joint development. These may include the service retail and cultural uses, such as the grocery store, neighborhood learning center, theater and artists' live/work spaces that have been suggested for the Wax Museum site redevelopment, an NCRC initiative.

Open Space

Park needs in this area of the City are currently not fully met, and the Action Agenda proposes a new urban park on Square 525, partially fronting on K Street to help form the 3rd and K Street residential core.

MOUNT VERNON TRIANGLE ACTION AGENDA

Creating a vibrant downtown

5. Creating a Management Entity

The Alliance is a nonprofit corporation whose members have made a commitment to promoting the common interests of businesses located within the boundaries of the Triangle, through activities related to enhancing the general economic conditions of the area, including, but not limited to, forming, marketing, advocating and facilitating development strategies, programs and projects. Over the past eighteen months the Alliance has financially assisted the Office of Planning in the development of this Action Agenda by funding retail and economic studies and intends to contribute to promoting it upon its release.

The Alliance plans to form a community improvement district (CID) by early 2004 that will continue to market the Triangle to investors and end-users, as well as to facilitate development strategies and other projects in partnership with the District government. Its marketing efforts will include active promotion of the Triangle's buildings and ground floor spaces to preferred uses such as arts-related and institutional tenants, new downtown residents, as well as to lively retail and restaurant uses. In addition, the CID will provide basic cleaning and maintenance services to the Triangle, including the installation of permanent trash receptacles. The CID's services could grow over time to include the maintenance of the public streetscape and open spaces, such as the Plaza at 5th and K Streets, the K Street promenade and neighborhood parks and gateways.

As the Triangle is a mixed-use community, rather than a business district, the CID's membership will expand to include community representatives. Local institutions such as existing churches and other civic and community associations will be invited and encouraged to play an important role in helping shape and care for this emerging district.



A maintenance strategy will ensure open space quality in the Triangle

The ability to implement the Action Agenda depends upon a strong public/private partnership. The district government and the CID will work closely over the next several years to coordinate their efforts and achieve the goals of the Action Agenda. This will include sharing views and information, assessing market conditions and discussing public and private resource allocation strategies to best realize the vision for the Triangle.

First Actions and Responsibilities

The following table summarizes first actions and responsibilities for an aggressive coordination of public and private commitments and investments. These are grouped strategically to help the first distinct identity places in the Triangle visibly emerge as quickly as possible. These places will be the foundation of a new District neighborhood, one that will help shape the future of development in this city and be a part of the experience of many new generations of Washingtonians.

The Mount Vernon Triangle Action Agenda FY2002-06

Strategy	Action	Year	Lead Role
Placemaking Design Recommendations	• Create and adopt placemaking design guidelines for the public realm and building development of the Triangle including: streetscape and ground floor streetwall	FY2002-3	OP
	• Co-sponsor a design competition for key Activity Centers in the Triangle, including 5 th & K Street Plaza; 5 th Street Gateways; K Street; and 7 th & K Street Gateway	FY2004	OP/MVTA
	• Engage in a dialogue to create a strategy for ensuring a high quality of construction and architectural design in the Triangle		OP/MVTA
	• Ensure that the Downtown Circulator provides convenient service to the Triangle	FY2003-4	DDOT
Overlay Zoning for Active Streets	• Complete the New York Avenue Corridor Planning Study, to include recommendations for Mount Vernon Triangle	FY2004	DDOT
	• Convene Zoning Overlay Task Force	FY2003	OP
Coordination of Capital Improvements	• Create and adopt Retail Overlay Zoning District for area generally defined by 5 th Street between New York Avenue and Massachusetts Avenue; and K Street, between 4 th Street and 7 th Street	FY2004	OP
	• Invest \$4.7 million in initial public Capital Improvement Project funds throughout the Triangle	FY2003-06	DDOT
	• Begin design and construction of K Street streetscape improvements	FY2003-4	DDOT/MVTA
	• Begin design and construction of Massachusetts Avenue streetscape improvements	FY2003-4	DDOT/MVTA
	• Begin final design and construction of 5 th Street Gateways	FY2004-5	DDOT
Development of Public Priority Sites	• Begin design and construction of 5 th Street streetscape improvements	FY2004-5	DDOT
	• Complete Wax Museum disposition and begin construction	FY2003-4	NCRC
	• Release Request for Proposals for 5 th & I Streets Parcel	FY2004	DMPED
	• Release Request for Proposal for public parcels between 3 rd and 4 th Streets south of K Street	FY2004	NCRC
	• Develop land use strategy for public parcel at 2 nd & H Streets	FY2003-4	OP
Creating a Management Entity	• Adopt a long-term strategy for development of air rights	FY2004-6	DMPED/OP
	• Initiate a marketing campaign to attract investors and tenants, including institutions and nonprofits	FY2004	MVTA
	• Expand the role of the Mount Vernon Triangle Alliance to become the long-term maintenance and management entity of the Triangle, in the form of a Community Improvement District (CID)	FY2004	MVTA

ACKNOWLEDGEMENTS

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Anthony A. Williams, Mayor
Eric Price, Deputy Mayor for Planning and Economic Development

DC OFFICE OF PLANNING

Andrew Altman, Director
Toni Griffin, Deputy Director for Neighborhood Revitalization
Ellen McCarthy, Deputy Director for Development Review
Patricia Zingsheim, Chief Downtown Planner
Lara Belkind, Project Manager
Art Rodgers
Chris Shaheen
Steve Cochran

DISTRICT DEPARTMENT OF TRANSPORTATION

Dan Tangherlini, Director
Ken Laden
John Frankenhoff

NATIONAL CAPITAL REVITALIZATION CORPORATION

Theodora Carter, President and CEO
Greg Jeffries
Temba Msezane
Sam Yeung

MOUNT VERNON TRIANGLE ALLIANCE

Bob Gladstone, Quadrangle Development
Sandy Wilkes, The Wilkes Company
Guy Steuart, Steuart Investments
Stewart Bartley, The JBG Companies
Greg Fazakerley, CG Investments
Douglas Jemal, Douglas Development
Stephon Marcus, Dweck Properties
Maury Schlesinger, National Public Radio
Andy Viola, The Bush Companies

Alliance Staff:
Rich Bradley
Gerry Widdicombe
Joe Sternlieb

THE COMMITTEE OF 100 ON THE FEDERAL CITY

ADVISORY NEIGHBORHOOD COMMISSION 2C

ADVISORY NEIGHBORHOOD COMMISSION 2F

CONSULTANT TEAM

SKIDMORE, OWINGS AND MERRILL

Marilyn Taylor
Tom Curley
Daniel Lobo
Christy Mastry

EDAW, Inc.

Dennis Carmichael

STREETSENSE

Jon Eisen

ECONOMIC RESEARCH ASSOCIATES

Patrick Phillips

Office of Planning
801 North Capitol Street, NE
Suite 4000
Washington DC 20002
www.planning.dc.gov

