

MOUNT VERNON TRIANGLE ACTION AGENDA

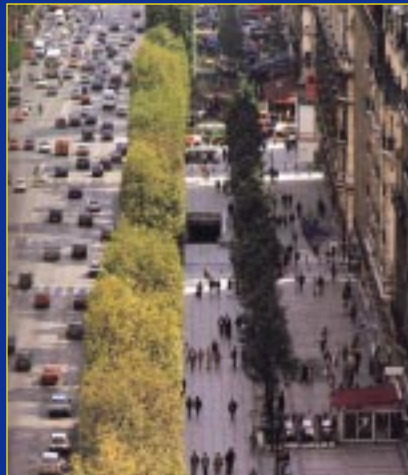
City agencies, property owners, and the community have come together in a partnership to create a vision and a development framework for a vibrant new residential and mixed-use neighborhood. This is a framework of great streets, neighborhood gateways, and activity centers. A five-point action agenda was created to ensure that this vision will be achieved quickly and with lasting benefit to all Washington, DC residents.



**A VIBRANT NEW
DOWNTOWN
NEIGHBORHOOD**

**LIVING, WORKING,
VISITING**

**PUBLIC/PRIVATE
PARTNERSHIP**



**A WELCOMING AND
COHESIVE PUBLIC
REALM**

ACTIVE STREETS

**INNOVATIVE
ARCHITECTURE**

THE VISION

A FRAMEWORK OF GREAT NEIGHBORHOOD PLACES

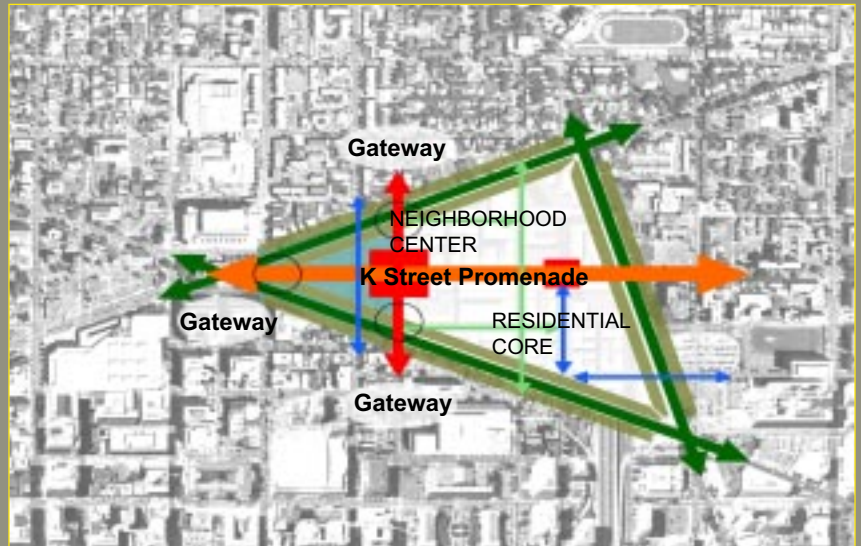
The Mount Vernon Triangle is a rapidly emerging new neighborhood at the edge of downtown Washington. Located on 30 acres of surface parking lots and under-built land with great redevelopment promise, Mount Vernon Triangle is bounded by New York, Massachusetts, and New Jersey Avenues and is situated just east of the new Washington Convention Center and City Museum at Mount Vernon Square. The area is surrounded by new construction at Mount Vernon Square and along Massachusetts Avenue. Two large projects are already in progress within Mount Vernon Triangle, with several others in the final stages of planning.

In light of this momentum, City agencies, property owners, and the community have come together in a unique partnership to create a vision and a development framework for a vibrant new residential and mixed-use neighborhood. This is a framework of great streets, neighborhood gateways, and activity centers, such as a new park and public plaza. A five-point action agenda was created to ensure that this vision will be achieved quickly and with lasting benefit to all City residents.

The Mount Vernon Triangle is zoned to be lively and diverse, to contain a mixture of housing, workplaces, shops, cultural venues, and appealing public spaces. The final build-out could total 4,000 to 5,000 new housing units, 1 to 2 million square feet of office space, 500-800 hotel rooms, 50,000 to 100,000 square feet of cultural space, 80,000 to 120,000 square feet of retail and restaurants, and 50,000 to 100,000 square feet of open space.

Mount Vernon Triangle has the potential to benefit from a confluence of new urban housing demand, arts, and institutions to create a competitive advantage attracting new residents and businesses to the District of Columbia. As a largely unbuilt area, it also presents a rare opportunity to create a landmark neighborhood for the City, with the innovative and exceptional design of its architecture and public spaces.

The build out of Mount Vernon Triangle will require approximately \$1.8 billion of private capital and will produce approximately \$50 million in annual taxes to the District of Columbia.



5TH STREET: RETAIL CORRIDOR • PLAZA AND CAFES AT 5TH & K
• GATEWAYS

K STREET: GRACIOUS WALKWAYS & LINEAR PARK • MOUNT VERNON SQUARE GATEWAY • LOCAL PARK & COMMUNITY FACILITY

THE AVENUES: A WASHINGTON ADDRESS • FORMAL ENTRIES
• GENEROUS LANDSCAPE ZONES

RESIDENTIAL STREETS: CALM • INDIVIDUAL ENTRIES
• SIDEWALK GARDENS



ACTION AGENDA

COORDINATING PUBLIC AND PRIVATE STEPS TO IMPLEMENTATION

STRATEGY	ACTION	YEAR	LEAD ROLE
1 Placemaking Design Recommendations	<ul style="list-style-type: none"> • Create and adopt placemaking design guidelines for the public realm and building development of the Triangle including: streetscape and ground floor streetwall. • Co-sponsor a design competition for key Activity Centers in the Triangle, including 5th & K Street Plaza; 5th Street Gateways; K Street; and 7th & K Street Gateway. • Engage in a dialogue to create a strategy for ensuring a high quality of construction and architectural design in the Triangle. • Ensure that the Downtown Circulator provides convenient service to the Triangle. • Complete the New York Avenue Corridor Planning Study, to include recommendations for Mount Vernon Triangle. 	FY2002-03	OP
		FY2004	OP/MVTA
			OP/MVTA
		FY2003-04	DDOT
		FY2004	DDOT
2 Overlay Zoning for Active Streets	<ul style="list-style-type: none"> • Convene Zoning Overlay Task Force. • Create and adopt Retail Overlay Zoning District for area generally defined by 5th Street between New York Avenue and Massachusetts Avenue; and K Street, between 4th Street and 7th Street. 	FY2003	OP
		FY2004	OP
3 Coordination of Capital Improvements	<ul style="list-style-type: none"> • Invest \$4.7 million in initial public Capital Improvement Project funds throughout the Triangle. • Begin design and construction of K Street streetscape improvements. • Begin design and construction of Massachusetts Avenue streetscape improvements. • Begin final design and construction of 5th Street Gateways. • Begin final design and construction of 5th Street streetscape improvements. 	FY2003-06	DDOT
		FY2003-04	DDOT/MVTA
		FY2003-04	DDOT/MVTA
		FY2004-05 FY2004-05	DDOT DDOT
4 Development of Public Priority Sites	<ul style="list-style-type: none"> • Complete Wax Museum disposition and begin construction. • Release Request for Proposals for 5th & I Streets Parcel. • Release Request for Proposals for public parcels between 3rd and 4th Streets south of K Street. • Develop land use strategy for public parcel at 2nd & H Streets. • Adopt a long-term strategy for developing I-395 air rights. 	FY2003-04	NCRC
		FY2004	DMPED
		FY2004	NCRC
		FY2003-04 FY2004-06	OP DMPED/OP
5 Creating a Management Entity	<ul style="list-style-type: none"> • Initiate a marketing campaign to attract investors and tenants, including nonprofit institutions and other non-governmental organizations. • 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
		FY2004	MVTA

CURRENT MOMENTUM

THE MOUNT VERNON TRIANGLE ACTION AGENDA IS ALREADY WELL UNDERWAY AND IS ACCELERATING PRIVATE DEVELOPMENT



NCRC developing a catalytic project on the Wax Museum site:

- **Lowe Team Selected as Developers**
- **Safeway Grocery store:** 55,000 SF
- 54,000 SF of additional neighborhood retail
- 623 residential units (408 condos and 215 apartments)
- 861 parking spaces
- Expected to break ground by 2005

The Mount Vernon Triangle Community Improvement District (CID) formed to manage the Triangle's public spaces and promote development:

- Services to start in late April or early May
- Initial focus on cleanliness, safety, homelessness, marketing and planning
- Annual budget of \$150,000 to grow to \$600,000 as the Triangle develops

A Retail Zoning Overlay for active streets is centered at 5th & K Streets:

- 14-foot clear ceilings
- Frequent ground floor building entrances
- Limited curb cuts along 5th and K Streets
- Large window requirements at street level
- Occupancy grace period to allow retail once demand materializes

Transportation and Streetscape Design Studies begun using \$4.7 million in earmarked District Capital Budget funds.

Development is happening NOW!

- **Sovereign House:** 246 apartments opening July, 2004 (JBG/CG Investments)
- **Hampton Court Hotel:** 220 rooms opening December, 2004 (JBG/CG Investments)
- South side of Massachusetts Ave: 3 new residential buildings (1,090 units)
 - **Meridian at Gallery Place:** 462 apartments opened October, 2003 (Paradigm)
 - **Massachusetts Court:** 371 apartments opened March, 2004 (Pritzker)
 - **400 Massachusetts:** 257 condominiums now selling and opening fall 2004 (Faison)

More development is coming!

- **Wilkes/Quadrangle** expected to break ground on 90-unit condominium project in 2004 and another 100 to 300 units in 2005.
- **Trammell Crow** expected to break ground on 250,000 SF of office and 350 to 400 units of residential by June, 2005.
- **5th and Eye Street RFP** expected to be released by March, 2005.

FOR MORE
INFORMATION CONTACT:



Lara Belkind
Government of the District
of Columbia
Office of Planning
202.442.7604
lara.belkind@dc.gov

Gerry Widdicombe
Mount Vernon Triangle
Community Improvement
District
202.661.7597
gerry@downtowndc.org