



Mount Vernon Triangle DC: MVT Open Space Study

Analysis, Findings & Recommendations – Final Report
April 2018



MOUNT
VERNON
TRIANGLE•DC

AECOM



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April 24, 2018

The Honorable Muriel Bowser
 Mayor of the District of Columbia
 John A. Wilson Building
 1350 Pennsylvania Avenue NW
 Washington, DC 20004

Dear Mayor Bowser:

Thank you for providing the Mount Vernon Triangle Community Improvement District (MVT CID) with an opportunity to update you on the neighborhood's progress; what the community must address in order to achieve its full potential as a true downtown mixed-use community; and how your Administration in partnership with the MVT CID can assist with these efforts.

Since its birth out of the Mount Vernon Triangle Action Agenda in 2003, the Mount Vernon Triangle neighborhood has grown into a diverse residential and commercial destination that is both an integral part of downtown as well as a neighborhood with its own distinct and emerging identity. With significant development momentum currently underway, however, we believe it is imperative that we now advance a viable strategy for the creation of world-class open spaces that respond to growing community demand; provide social, environmental and economic value to the community (and therefore the District of Columbia); and that are equitable, inclusive and accessible for all to safely use and enjoy.

Contained on the pages that follow are the results of a recent MVT Open Space Study effort designed to articulate the open space preferences and priorities of Mount Vernon Triangle's residents, workers and visitors, key stakeholders, and the broader community. The study's recommendations were designed by the community, and we believe provide a viable strategy for the creation of parks and open spaces in Mount Vernon Triangle.

We look forward with great enthusiasm to discussing the MVT Open Space Study with you and attaining your support for its findings. Our professional analysis, combined with an intentionally robust and transparent community and stakeholder outreach and engagement effort, leads us to believe that our open space recommendations are fully aligned with our community's preferences. Our analysis also demonstrates that our respective long-term interests may be well aligned and we welcome the opportunity to work with the Bowser Administration to create the signature, iconic and responsive open spaces that our community strongly desires and rightfully deserves.

With very best regards,

Kenyattah A. Robinson
 President & CEO
 Mount Vernon Triangle Community Improvement District

cc: Berk Shervin, Chairman of the Board, Mount Vernon Triangle Community Improvement District

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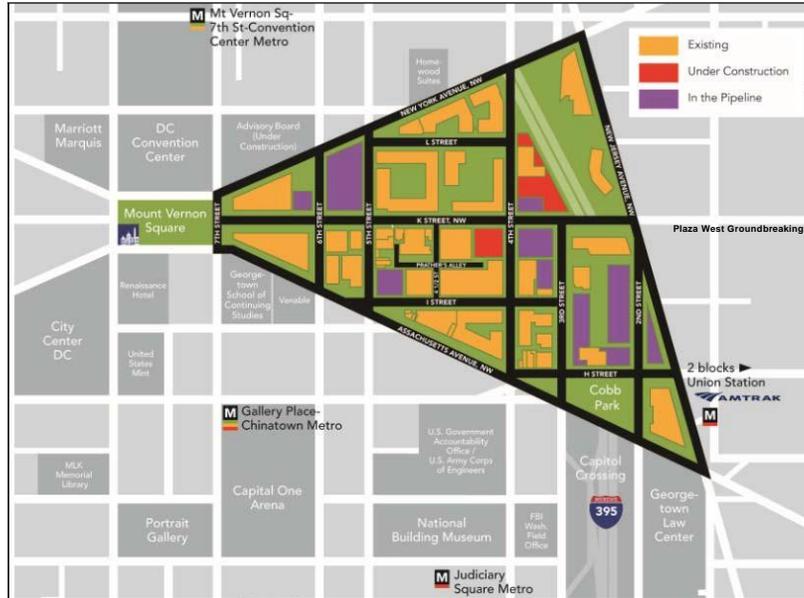
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Executive Summary

About the Mount Vernon Triangle Community Improvement District

- The MVT CID – one of DC’s 11 Business Improvement Districts (BIDs) – was established in 2004 as a private, 501(c)(6) nonprofit organization to enhance the overall quality of life for residents, employees and visitors, and to increase commercial opportunities for business and property owners, in the Mount Vernon Triangle neighborhood of downtown Washington, DC. See the figure below for the current neighborhood development map.

Figure 1: MVT CID Development Map



- The MVT CID is funded by a supplemental real property tax on both residential and commercial properties to raise funds for designated programs including clean, safe and landscaping teams; public realm maintenance and enhancements; economic development; marketing and communications; planning and transit enhancements; and community building and special events.
- Creation of a long-term maintenance and management entity in the form of a Community Improvement District, with authority for residential taxation, was a specific implementation strategy action item of the Mount Vernon Triangle Action Agenda. The MVT CID is the first BID with the authority for residential taxation, hence its use of the term “CID” versus “BID”.
- As one of the District’s fastest-growing neighborhoods, today’s MVT CID has grown into an ethnically and economically diverse residential and commercial destination that is both an integral part of downtown as well as a neighborhood with its own distinct and emerging identity. It is now a vibrant, inclusive and popular community that contributes to the District’s international reputation as an attractive place to live, work, do business and entertain. MVT CID’s mixed-use appeal and contribution to the District’s affordable housing goals are represented in the tables below.

Table 1: MVT CID Development Breakdown

| Product Type | Year 2000 | Current | Under Construction | In the Pipeline | Total Projected Build-Out |
|---------------|-----------|-----------|--------------------|-----------------|---------------------------|
| Office SF | 634,719 | 1,792,371 | 103,000 | 1,003,867 | 2,796,238 |
| Housing Units | 435 | 3,998 | 547 | 631 | 5,176 |
| Hotel Rooms | 0 | 238 | - | 566 | 804 |
| Retail SF | 94,218 | 290,240 | 13,410 | 96,900 | 400,500 |

Table 2: MVT CID Affordable Housing Breakdown

| Residential | Current | Under Construction | In the Pipeline | Total Projected Build-Out |
|-------------------------------|------------|--------------------|-----------------|---------------------------|
| Affordable Rental | 461 | 223 | 175 | 859 |
| Affordable Condominiums | 91 | 0 | 0 | 91 |
| Total Affordable Units | 552 | 223 | 175 | 950 |
| Total Units | 3,998 | 547 | 631 | 5,176 |
| Affordable as % of Total | 14% | 41% | 28% | 18% |

What MVT CID Needs to Achieve its Full Potential

- Significant progress has been made toward fulfilling the primary Mount Vernon Triangle Action Agenda objective of “creating a vibrant new downtown neighborhood,” but headwinds remain. The neighborhood continues to lack a signature park space, a condition exemplified in figure on the page that follows and reinforced by historical neighborhood open space planning, recent District-wide planning and current community feedback.
 - History of Open Space Planning in MVT** (key takeaways)
 - Since MVT’s earliest subdivision, public land has always been designated for neighborhood open space needs.
 - MVT is part of a large area in the District that has a significant deficit of park and open space.
 - MVT has had significant development momentum in recent years, and will be largely built out by the early 2020s.
 - DPR’s “Play DC” Master Plan** (regarding MVT area)
 - 9th most populated area of the District, but
 - 4th lowest provision of open space, and
 - three times the number of residents per playground area as the District average.
 - 2017 MVT Neighborhood Perception Survey** (700+ respondents)
 - Respondents indicated that park, greenspace and open space activation should be the CID’s third-highest priority after public safety and cleanliness/landscaping.
 - Only 27% of respondents say there is sufficient quality and availability of open space.
 - Lack of open, green and public use space is a top 5 reason that residents plan to leave MVT within the next 3 years.
- The MVT CID is confident that an investment in high-quality, highly accessible open space will yield social, environmental and economic dividends by improving neighborhood livability, amplifying the downtown destination experience, connecting neighborhoods and neighbors, and enhancing the value of adjacent properties. Based on the experiences of other downtown neighborhoods, we also recognize that **it is more cost effective to make this investment on public land that is available today**, than it would be to in the future.
- In similar fast-growing DC neighborhoods, like NoMa, public land was not available for parks and open spaces, **requiring the District to invest \$50 million to enable the NoMa Parks Foundation to meet the neighborhood’s needs for these community amenities**. That currently is not the case in Mount Vernon Triangle.

Figure 2: Current Supply of Open Space in MVT



MVT Open Space Study

- The conflicting pressures of limited (and steadily diminishing) open space, development momentum, and community preferences for a public realm capable of meeting multiple needs – aesthetic, programmatic, social and economic – all led to the launch of the MVT Open Space Study in December 2017.
- The study’s purpose is to articulate the open space preferences and priorities of MVT’s residents, workers and visitors, key stakeholders, and the broader community; provide a viable path for execution of the future opportunities identified for the creation of parks and open spaces in MVT; and create a plan that serves as a guiding document for strategy implementation.
- Because the MVT CID publicly committed to base all strategy recommendations on community feedback, the foundation of the MVT Open Space Study was that all engagement – and by extension the key takeaways and open space recommendations that followed – must be transparent, community-led and built upon previous planning efforts in order to be successful.
- Below is a summary of the public and stakeholder engagement, overall takeaways, proposed open space activity map (based upon each opportunity site’s attributes/constraints and community preferences), and a path forward for each opportunity site based upon optimization of the aspirations, features and activities specific to that site.

Summary of Community & Stakeholder Engagement Meetings

Table 3: Summary Community & Stakeholder Engagement Meetings

| Public Engagement |
|---|
| <ul style="list-style-type: none"> • Public Meeting & Planning Workshop, <i>January 31</i> • Presentation of Preliminary Findings to ANC 6E, <i>February 6</i> • Community Happy Hour & Preliminary Release of Findings, <i>February 20</i> • Presentation of Final Findings to ANC 6E, <i>February 27</i> • Presentation to Penn Quarter Neighborhood Association, <i>March 29</i> |
| Stakeholder Engagement (24 Meetings Since January) |
| Condominium Residents • Multifamily Residential Property Owners & Building Managers • Faith-Based Community Leaders • Advisory Neighborhood Commissioners • Higher Education Officials Commercial Property Owners & Tenants • Owners of Properties Surrounding Significant Parcels of Current & Future Potential Open Space • Respected Long-Time Community Influencers • National Park Service • District Department of Transportation • District Office of Planning • PEPCO • Offices of Council Chairman Mendelson, At-Large Councilmembers Grosso, Silverman & White, and Ward Councilmembers Allen, Cheh, McDuffie & Nadeau • Office of the Deputy Mayor for Planning and Economic Development • Mayor Muriel Bowser |

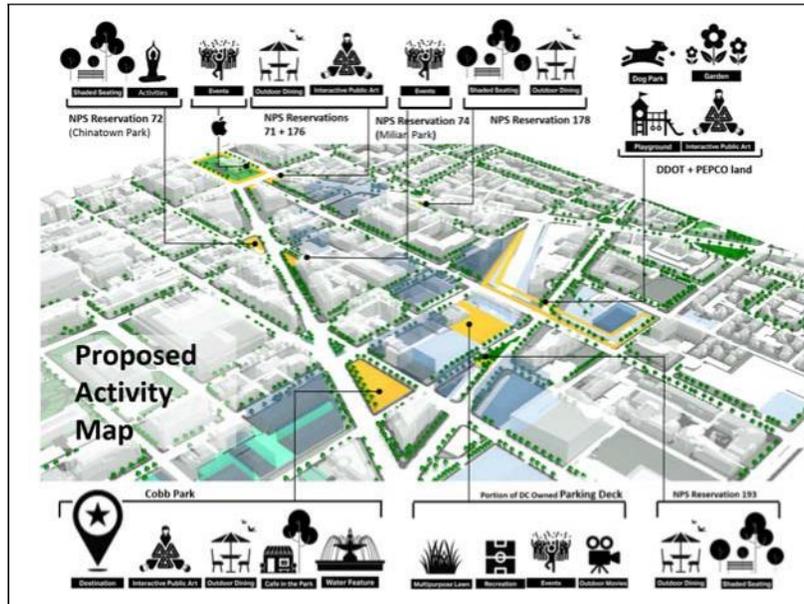
Summary of Overall Takeaways from Community & Stakeholder Engagement Meetings

Table 4: Summary of Overall Takeaways from Community & Stakeholder Engagement Meetings

| 2017 Neighborhood Perception Survey | Stakeholder Engagement | Public Meeting & Planning Workshop |
|--|---|--|
| <p>Preference (in order of weighted ranking) for MVT Open Space:</p> <ul style="list-style-type: none"> • Beauty/aesthetics, including public art, landscaping, flower beds, water features • Relaxation, including areas to picnic, tables, chairs, shade • Dining, including café, food service • Event space, including places for converts, outdoor moves • Pet recreation, including dog park, dog run • Playing fields, including baseball, basketball, football, jogging • Children’s recreation, including playground | <p>Cobb Park</p> <ul style="list-style-type: none"> • It should be a magnetic/vibrant park • Use elevation and grade changes to create sense of separation from Massachusetts Avenue • Water feature can be an attraction and address noise concerns • Access, operations and maintenance are critical factors for success <p>DC-Owned Parking Deck</p> <ul style="list-style-type: none"> • Would like to see sports fields and active uses and places to gather • Needs safe, attractive and inviting access to 2nd and 3rd Streets <p>NPS Reservations</p> <ul style="list-style-type: none"> • Operations and maintenance are critical to success– push for alternative arrangement with NPS for new uses and maintenance regimens leveraging current and prospective authorities | <p>Cobb Park</p> <ul style="list-style-type: none"> • Sit in the shade • Interact with art • Visit a dog park • Take a walk / walk through a meadow • Relax with friends and family <p>DC-Owned Parking Deck</p> <ul style="list-style-type: none"> • Play field sports • Listen to music • Attend a festival • Sit in the shade • Visit a dog park <p>NPS Reservations</p> <ul style="list-style-type: none"> • Sit in the shade • Visit a dog park • Interact with art • Exercise • People watch <p>New Jersey & K Corridor</p> <ul style="list-style-type: none"> • Tend a garden • Visit a dog park • Play field sports • Play on a playground • Walk through a Meadow |

Open Space Recommendations per Site Features & Community Preferences

Figure 3: Proposed Activity Map for Open Space Opportunity Sites



Potential Historical References for Cobb Park

- **Gail Cobb.** DC police officer shot and killed while on patrol in 1974. Cobb's death marked the first time a female American police officer had been killed in the line of duty. Cobb's funeral was highly publicized and drew thousands of mourners and police officers from across the country.
- **Dr. William Montague Cobb.** Attended Dunbar High School and became the first African American to earn a PhD in anthropology in 1932. During his nearly four decades teaching at the Howard University Medical School, Cobb utilized his professional platform to serve as a civic leader and social and political activist, including serving for seven years as the president of the NAACP.
- **Judge James A. Cobb.** Was Vice-Dean of Howard University Law School prior to his appointment as a judge in 1926. Was also a private practice attorney in partnership with George E.C. Hayes, with whom he's associated with local cases challenging racially restrictive deed covenants.

New Aspiration for Cobb Park per Community Feedback

Table 5: Direction for Cobb Park per Community Feedback

| Key Aspiration | Key Features | Key Activities |
|--|---|--|
| <ul style="list-style-type: none"> • An iconic DC destination that is an artistic landmark and gateway to MVT and downtown • It will be a thrilling, dynamic, magnetic and photogenic attraction | <ul style="list-style-type: none"> • Mix of permanent and temporary static and interactive installations, civic/gathering space, experiential and immersive • A place to be seen at and take photos | <ul style="list-style-type: none"> • Monumental Interactive Art/Sculpture, Café • Attractive Seating, Outdoor Dining |

Figure 4: New Aspiration for Cobb Park



Figure 5: Cobb Park Today



Figure 6: Cobb Park “Re-Imagined”



- The MVT CID estimates that the additional taxable revenue generated for surrounding properties as a result of a catalytic investment in Cobb Park (similar to what’s shown above) to be roughly equal to, or greater than, the taxable revenue generated from other potential commercial and/or residential development atop Cobb Park, with a simple financial payback on investment ranging of 3.2 years to 8.3 years. This excludes the intangible social, environmental and health benefits that will undoubtedly accrue to the District and users of these spaces, but are difficult to measure.
- Potential barriers to success at Cobb Park
 1. Ensuring that Cobb Park remains a park
 - a. It has been a park for 40 years
 - i. Created in 1970s as a result of Center Leg Freeway expansion.
 - ii. District Department of Parks and Recreation identifies Cobb Park as a Small Park in its “Find a Park” search tool.
 - b. Future land use dictates it should remain a park
 - i. See Office of Planning Comprehensive Plan Future Land Use Map 7, January 2013.
 - c. Senior District officials promised an improved park as recent as two years ago (see Figure 7)
 - i. Per: Response to Fiscal Year 2015 Performance Oversight Questions, February 10, 2016.
 - ii. Per: Response to 2nd Round Fiscal Year 2015 Performance Oversight Questions, February 26, 2016.
 2. Perception that site access is unsafe – see Figures 8 & 9 on page 8
 3. Negative perceptions associated with the site as a result of its previous illegitimate use
 - a. Plan needed to reshape public perception and build momentum for achievement of full potential
 - i. See Popville: “Continued Concern about Cobb Park in Mt. Vernon Triangle,” July 2013 (referred to as “the monstrosity known as Cobb Park/DPA 1089”).
 - ii. Construction staging atop Cobb Park for Capitol Crossing project ends as early as 2018.
 - iii. Interim use strategy for safe, clean, accessible park space – prior to site’s return to District control – essential to changing public perception of prior neglect.
 - iv. BIDs are adequately equipped to manage public park spaces (e.g., Canal Park, Yards Park, C&O Canal, Franklin Square).

Figure 7: Public Commitments for Cobb Park from Office of Planning – February 2016

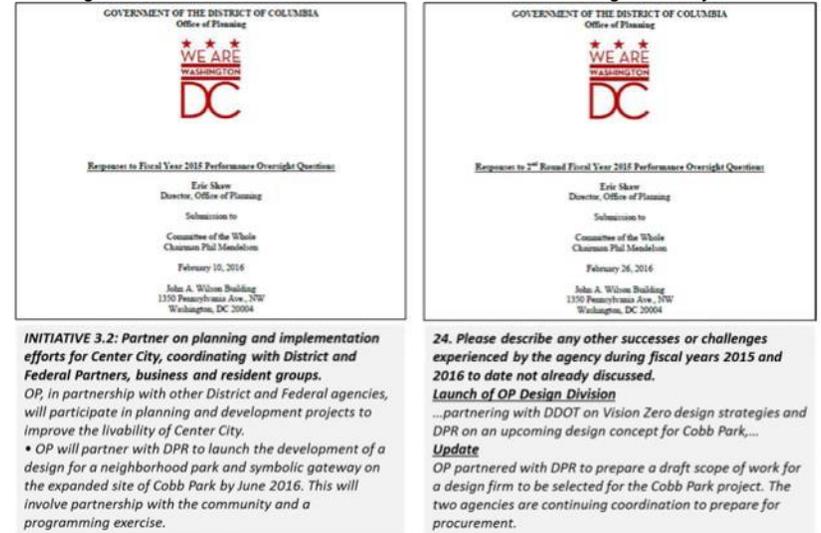
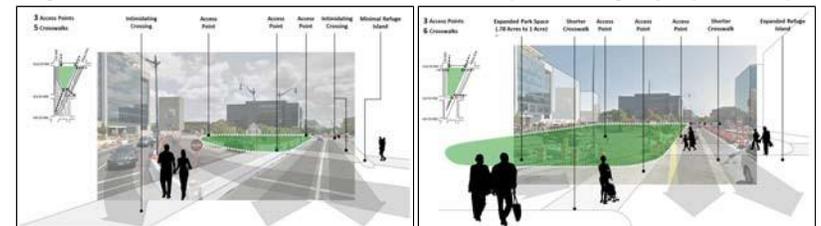


Figure 8: Pedestrian Access to Cobb Park Before & After Capitol Crossing Project (Aerial POV)



Figure 9: Pedestrian Access to Cobb Park Before & After Capitol Crossing Project (Street POV)



New Aspiration for DC-Owned Parking Deck per Community Feedback

Table 6: Direction for DC-Owned Parking Deck per Community Feedback

| Key Aspiration | Key Features | Key Activities |
|--|--|---|
| <ul style="list-style-type: none"> A “village green” that acts as MVT’s backyard and where all feel comfortable hanging out and playing | <ul style="list-style-type: none"> Place for friends and family to gather, have fun and be playful with multi-use areas to hear music, watch movies, host events and play court/fields sports | <ul style="list-style-type: none"> Tables, chairs, play structure, grills, recreation/playing fields (basketball, bocce, soccer), events like farmers markets, food carts, concerts Low-density development |

Figure 10: How Success at the DC-Owned Parking Deck Could Look



- The figure below demonstrates a potential development concept for the DC-owned parking deck that:
 - aligns with the deck’s initial intent as a location for low-density housing;
 - supports the findings of the DMPED-sponsored structural investigation of the parking deck prepared by McMullan & Associates in September 2016;
 - provides a benefit to both the MVT CID and District through the creation of larger, family-sized units in an amenity-rich area of downtown DC; and
 - demonstrates how all of these goals could potentially be achieved without possibly disturbing the lower, privately-owned portion of the deck and still providing adjacent community greenspace.

Figure 11: Excerpt from July 1972 Draft Environmental Impact Statement

The portion of the Project between the Massachusetts Avenue and K Street bridges will be covered by a structural deck to permit the development of urban renewal replacement housing by utilizing the air-rights above the freeway. The finished top of the tunnel deck will general match the existing street levels. The proposed air-rights development is included in the urban renewal project known as northwest One and will serve as a bridge over the freeway, reintegrating the existing neighborhoods on both sides of the freeway.
 —Draft Environmental Impact Statement, Center Leg Inner Loop Freeway, July 1972

Figure 12: Excerpt from DMPED Parking Deck Structural Investigation

According to our calculations, the maximum allowable superimposed load that may be applied to the plaza level is 120 psf. This includes dead and live load to be applied through future expansions such as two levels of townhouses. Once the additional loading configuration is determined, the lateral capacity of the existing structure may need to be checked before construction. We do not recommend applying this load until repairs of the trusses are completed.
 — DMPED Parking Deck Structural Investigation, Prepared by McMullan & Associates, Inc., September 2, 2016

Figure 13: Potential Development Concept for DC-Owned Parking Deck



* In the MVT CID Neighborhood Perception Survey covering calendar year 2017, respondents cited the desire for more space as the number one reason they plan to leave MVT within the next three years. The addition of townhome development that includes a greenspace amenity could provide valuable retention benefits while also helping the District meet its housing affordability goals.

New Aspiration for Neighborhood NPS Reservations per Community Feedback

Table 7: Direction for NPS Reservations per Community Feedback

| Key Aspiration | Key Features | Key Activities |
|---|---|---|
| <ul style="list-style-type: none"> Artistic gateways to MVT that provide attractive and usable green space, a fun place to eat lunch and interact with art/sculpture and greenery. NPS parks will be fun and playful, multi-functional, spontaneous and provide a bridge into MVT | <ul style="list-style-type: none"> Interactive art, permanent and temporary installations, event space, shaded seating to sit, landscaping | <ul style="list-style-type: none"> Rotating arts, events, festivals, market programming, outdoor seating (benches, tables) |

Figure 14: How Success at the NPS Reservations Could Look



New Aspiration for the New Jersey & K Street Corridor per Community Feedback

Table 8: Direction for the New Jersey & K Street Corridor per Community Feedback

| Key Aspiration | Key Features | Key Activities |
|--|---|---|
| <ul style="list-style-type: none"> A cluster of family and dog friendly amenities where all can play and connect with each other and the environment. | <ul style="list-style-type: none"> Playground, play structures, playing fields/courts, community garden, dog park/run, community gardens | <ul style="list-style-type: none"> Playing with kids, playing with dogs, gardening, court/field sports |

Figure 15: How Success at the New Jersey & K Street Corridor Could Look



Figure 16: Current Utilization of Right-of-Way Along I-395

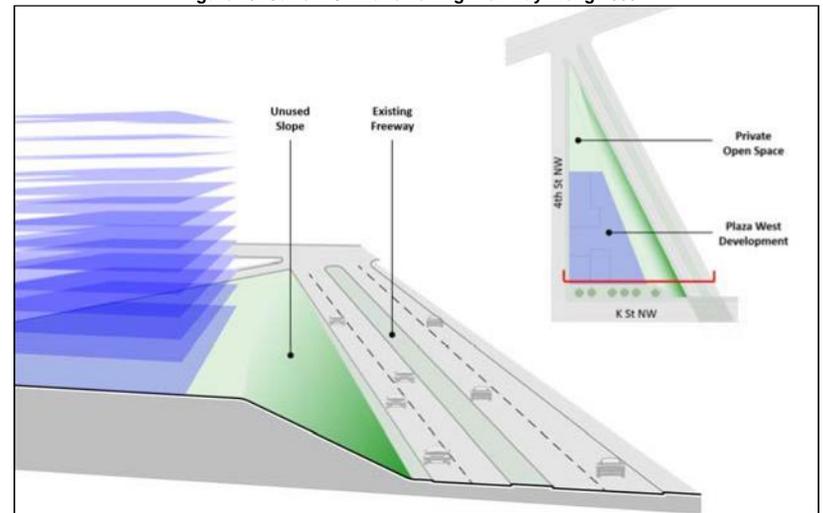
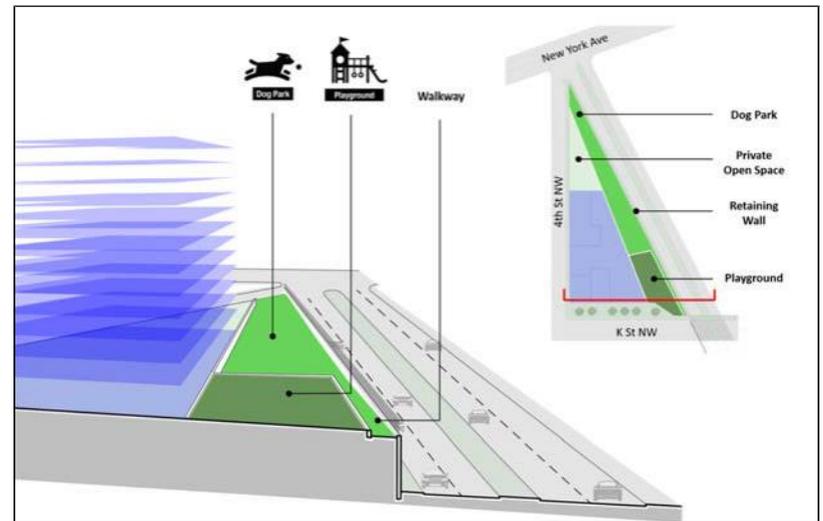


Figure 17: Opportunity for Future Redevelopment of Right-of-Way Along I-395



Presentation of Analysis & Recommendations

Presentation Contents

- MVT Overview
- Case for Open Space in MVT
- Why Open Space Matters
- MVT Open Space Study
 - Approach & Literature Review
 - Information Review & Analysis
 - Community & Stakeholder Engagement
 - Information Synthesis
 - Recommendations
 - Benefits

MVT Overview

Mount Vernon Triangle, one of the District's fastest-growing neighborhoods, is a vibrant, inclusive and popular community that contributes to the District's international reputation as an attractive place to live, work, do business and entertain.

Since the Mount Vernon Triangle Community Improvement District (MVT CID) was formed in 2003, the neighborhood has grown into a diverse residential and commercial destination that is both an integral part of downtown as well as a neighborhood with its own distinct and emerging identity.



What Our Community Says About Us

The Washington Post

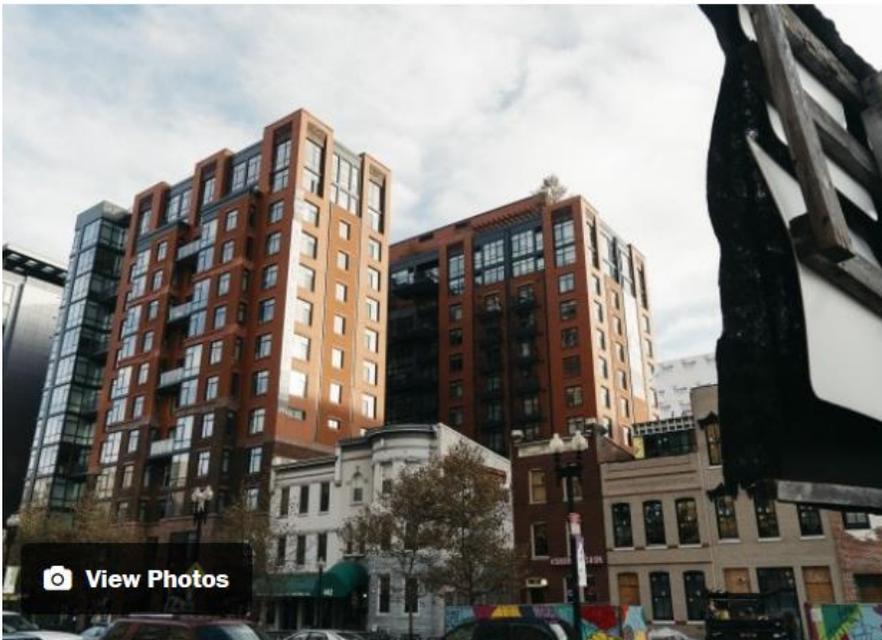
Democracy Dies in Darkness

Real Estate

Mount Vernon Triangle gets ringing endorsements from the people who live there

By Harriet Edleson November 30, 2017

Where We Live | Mount Vernon Triangle in Northwest Washington



If you're looking for a mixed-use neighborhood that's central to everything, this one is it.

If you're looking for a mixed-use neighborhood that's central to everything, this one is it.

Coming up: Mount Vernon Triangle melds the old and the new, residential and commercial, condominiums and apartments...

Indeed, change had been in the wind since 2002, when a public-private partnership began to lay the groundwork to redevelop 30 acres of land in Mount Vernon Triangle. The Mount Vernon Triangle Action Agenda aimed to be a "framework for a vibrant new residential and mixed-use neighborhood."

MVT At-A-Glance: Place

72
total acres

.11
square miles

4.8
sidewalk miles

7 office
buildings

1.8M SF
of office space

20 multifamily
buildings by July 2018

4,545
residential
units by July 2018

2 hotel
properties
with 4 more in
pipeline

238 hotel
rooms with 719 more in
pipeline

1 District-
owned park

5 NPS
reservations*

*Excluding NPS Reservation 72 – Seaton Park
also referred to as “Chinatown Park”

MVT At-A-Glance: People

57% of residents
age 20-34

38% of residents
age 35-64

3 faith-based
institutions in service
400+ combined years

20% of residents
have lived in MVT
for <1 year

36% of residents
have lived in
MVT for 1-3 years

6,800+
residents

28% of residents
own at least one pet

5% of residents
have children

8,700
employees

Source: 2017 MVT Neighborhood Perception Survey

MVT's Current Brand & Future Potential

How MVT is perceived today...

Convenient **Growing** **Vibrant** **Improving**
Central **Developing** **Construction** **Clean**

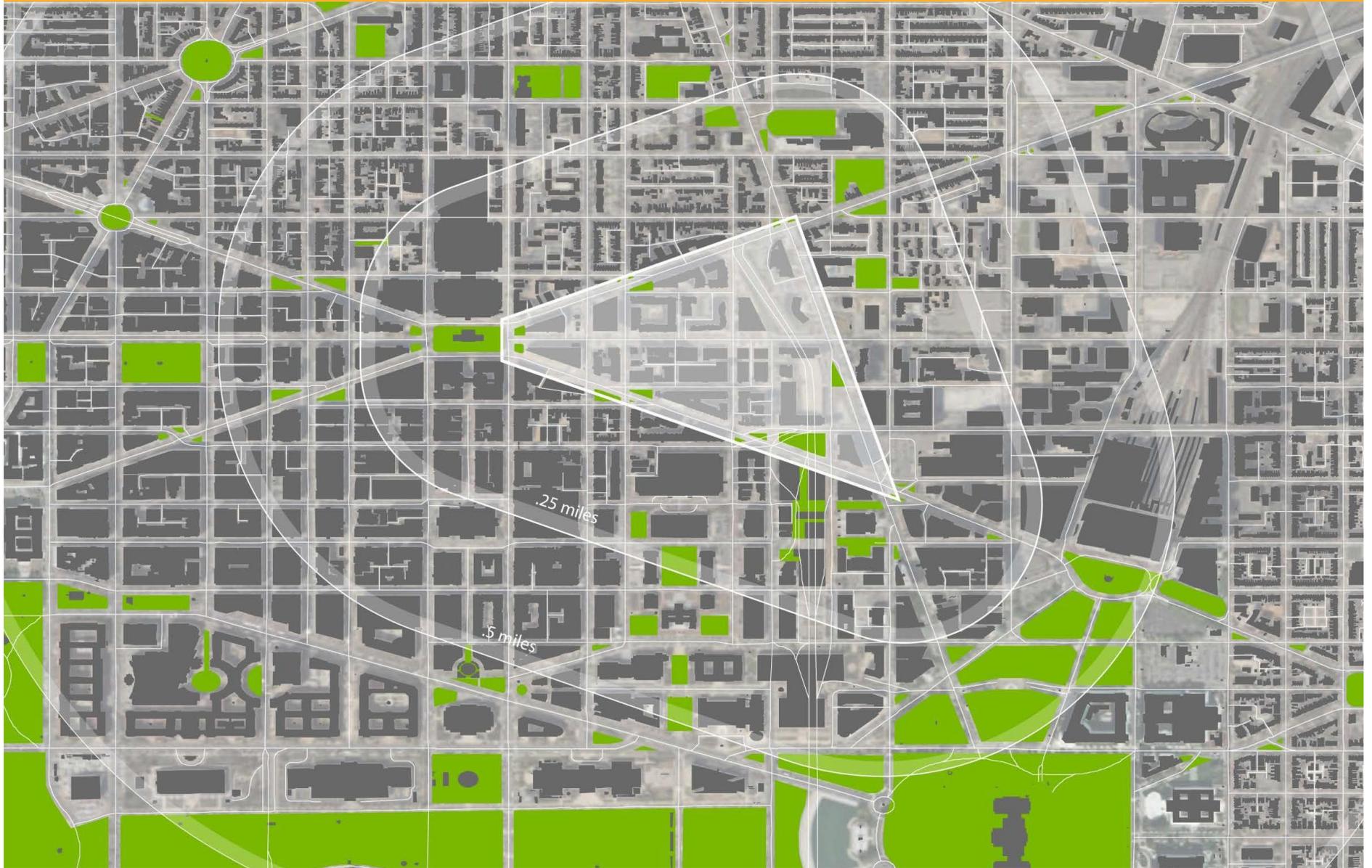
...and future aspirations for the neighborhood

Vibrant **Community** **Destination** **Exciting**
Thriving **Fun** **Safe** **Green**

Source: Eight most commonly used words in each category from the MVT Neighborhood Perception Survey covering calendar year 2017

Case for Open Space in MVT

What MVT is Missing: Open Space



“What More Could Mount Vernon Triangle Need?”



Mount Vernon Triangle: A Nexus Neighborhood in Need of Green

April 13, 2018
by Zak Salih



Like 97 people like this. Be the first of your friends.



City Vista in Mount Vernon Triangle.

UrbanTurf has profiled more than 50 neighborhoods in the DC area. We are now revisiting each of those neighborhoods to update our profiles and see how they've changed over the years.

With a central location, easy access to public transportation, a grocery store, banks, gyms, a hardware store, coffee shops, and fast-casual and fine-dining options, what more could Mount Vernon Triangle need?

Green space, according to Robinson, who is now president and CEO of the Mount Vernon Triangle Community Improvement District.

“Green space is a huge emphasis for us,” Robinson says. “The few parcels we have left for development are already spoken for. Cobb Park is the only significant piece of unrestricted open space in our community.”

Located at the neighborhood’s southeast corner, Cobb Park was created more than 40 years ago as a public park space. Currently, it’s a construction staging area for the city’s massive Capitol Crossing project. Robinson’s hope is that after construction is finished, the site can be re-imagined as Mount Vernon Triangle’s own iconic green space, akin to Capitol Hill’s Lincoln Park.

More... public green spaces—despite the glamor of an Apple Store and rooftop views of the National Mall, sometimes it’s the simplest things that are the most essential to a growing neighborhood’s soul. And perhaps those are the things that Mount Vernon Triangle needs.

What Open Space Can Do for the Community... and DC?

Activate underutilized space

Connect neighbors and neighborhoods

Improve access and safety

Integrate nature and culture

Create attractions

Enhance development

Build social value

and...

Green Space Produces Economic Value

12% higher revenue per SF for retail with tree-lined streets¹

10% increasing tree cover by 10% can reduce cooling energy use by 5-10%³

3% higher commercial value per SF when adjacent to significant open space²

Top 5 priority for commercial tenants is proximity to open space

5% plus higher residential value and taxable property value when adjacent to significant open space¹

¹ Wolf, Kathleen L. "Public Response to the Urban Forest in Inner-City Business Districts." (2003)

² Gensler, and Urban Land Institute. Open Space: an Asset without a Champion? (2011)

³ Chicago Metropolitan Agency for Planning, "Environmental Benefits of Open Space (2013)

Why Open Space is Important for MVT

Responds to growing demand – Community has expressed strong desire for this resource and amenity.

Diminishing availability – Following significant recent development MVT could be largely built out by the early part of next decade.

Creates value – Investing in high-quality, highly accessible open space in MVT will improve neighborhood livability, amplify the downtown destination experience and enhance the value of adjacent properties.

More cost effective to invest on public land available today – In similar fast-growing neighborhoods, like NoMa, public land was not available for parks and open spaces, requiring the District to invest \$50 million to enable to NoMa Parks Foundation to meet the neighborhood's needs. This is currently not the case in Mount Vernon Triangle where land is available today.

Why Open Space Matters

Because it's about **Place...**



...to meet

about **Place...**



...to gather

about **Place...**



...to play

about **Place...**



...to relax

about **Place...**



...for health

about **Place...**



...for art

about **Place**...



...for culture

about **Place...**



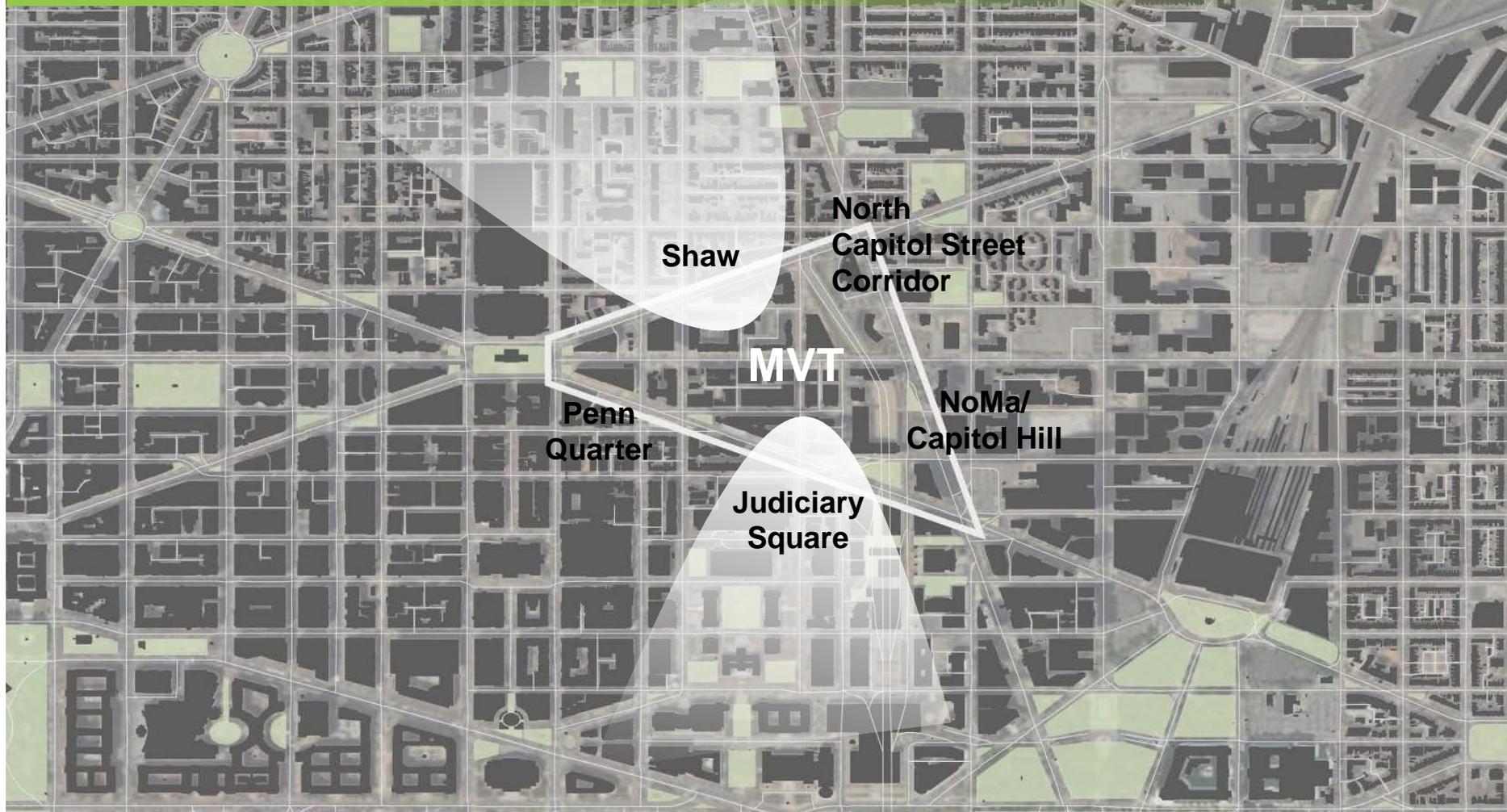
...for fun

about Place...



...for community

But it's not just about MVT...



...adjacent neighborhoods will also benefit from more green space

MVT is an Epicenter of a Dynamic Downtown DC

72,000

Residents within
one mile by 2022

7,700

MVT residents
by 2020

9,000+

Pre-K through Post
Secondary students
within 3 blocks of
MVT in 2018

200,000

Workers within
one mile by 2022



**MOUNT
VERNON**
TRIANGLE • DC

1+ million

Annual visitors to
Convention Center

1.8+ Million

Annual visitors at
Capital One Arena

13,700

MVT Office/Retail
workers at Build-Out



Dramatic increase
projected with
Apple Project at
Carnegie Library



Indicators Prove Need for Comprehensive MVT Open Space Strategy

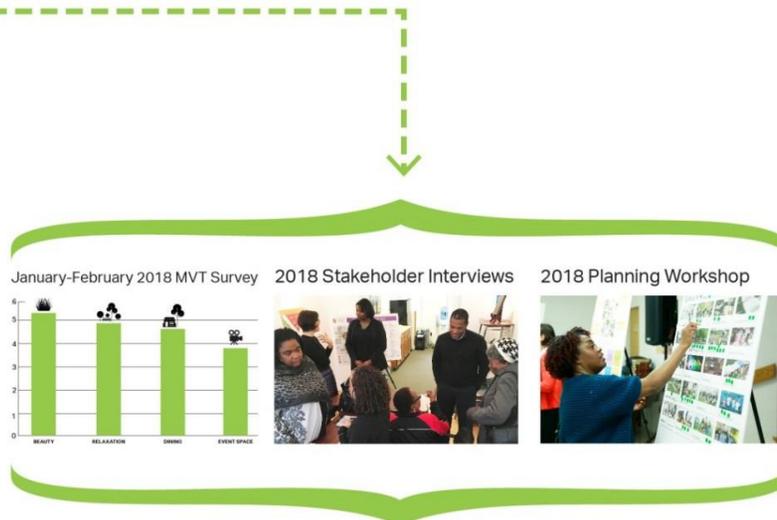
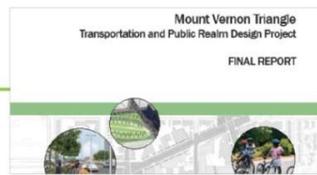


OPEN SPACE STUDY



Approach and Literature Review

Study Approach: "Process of Synthesis"

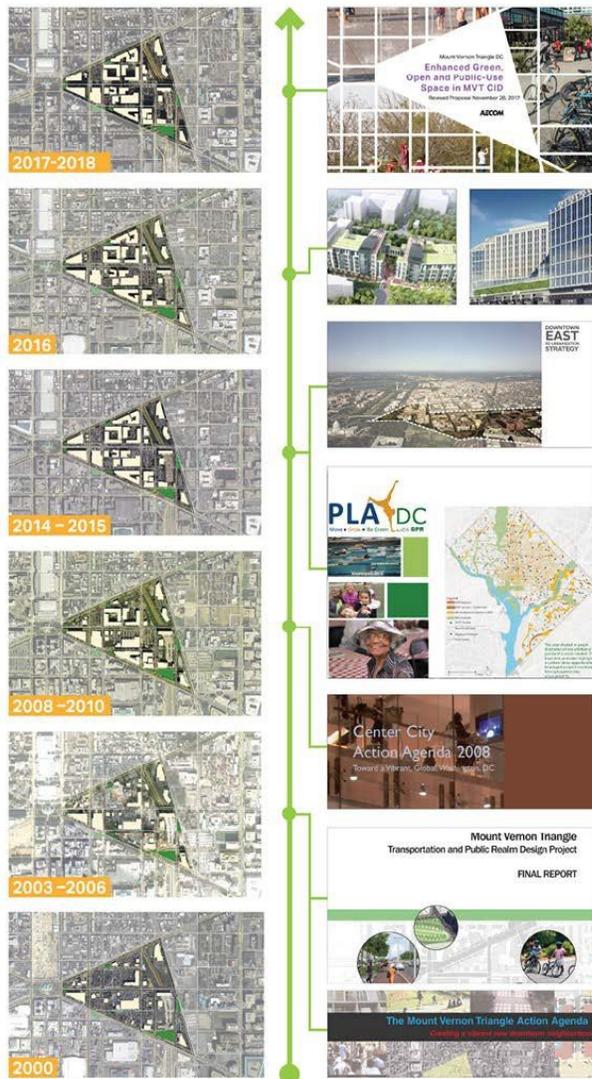


Preferred Activities & Locations



Openspace Masterplan

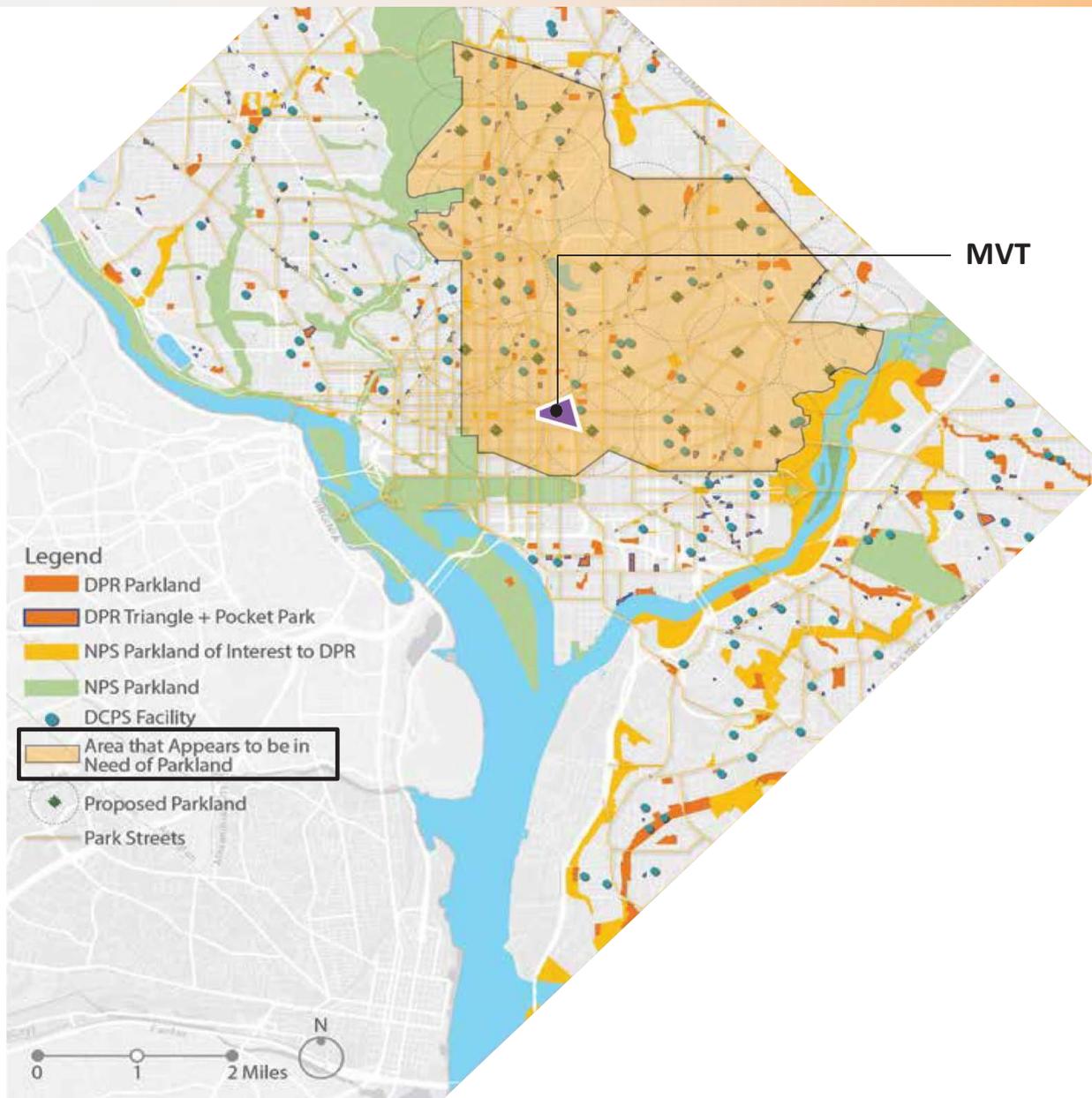
History of Open Space Planning in MVT



Key Takeaways

1. Since MVT's earliest subdivision, public land has always been designated for neighborhood open space needs.
2. Since it's construction in late 1970s, Cobb Park has been open space. More recent plans have imaged an expanded role for the park.
3. MVT is part of a large area in the District that has a significant deficit of park and open space (refer to Play DC slide)
4. MVT has had significant development momentum in recent years, and will be largely built out by early 2020's

MVT Need Reinforced by District-Wide Planning



MVT



Mount Vernon Triangle Neighborhood:

9th
most populous area in District, but
(including Downtown, Chinatown and Penn Quarters)

4th
lowest provision of open space,
out of 45 areas in District, and

3^x
the number of residents per
playground in MVT area as the
District average

**Top priority needs identified by
the MVT community include:**

- small neighborhood parks
- walking trails
- running/walking tracks
- indoor swimming pool
- playgrounds

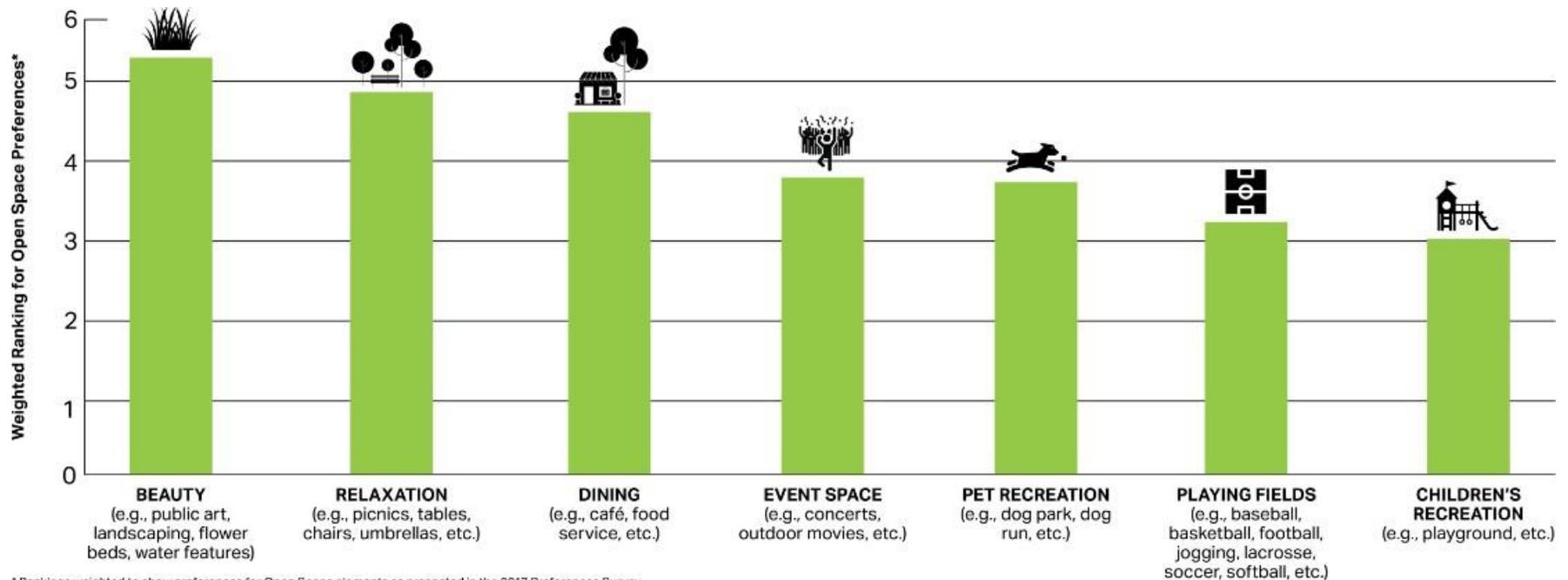
Community & Stakeholder Engagement

MVT Open Space Priorities Defined by the Community

Based on 722 Responses to 2017 Neighborhood Perception Survey (Winter 2018)

only **1 of 4** say there is sufficient quality and availability open space

a **top 5** reason people leave MVT is lack of greenspace



* Rankings weighted to show preferences for Open Space elements as presented in the 2017 Preferences Survey

2018 Stakeholder Engagement Feedback

12 meetings with MVT stakeholders January 8-24, 2018:

- Condominium Residents
- Multifamily Residential Property Owners & Building Managers
- Faith-Based Community Leaders
- Advisory Neighborhood Commissioners
- Higher Education Officials
- Commercial Property Owners & Tenants
- Owners of Properties Surrounding Significant
Parcels of Current & Future Potential
Open Space
- Respected Long-Time Community Influencers

Open space to knit community together—a neighborhood is more than building

Open space will improve the quality of life, if it is safe and accessible

Foster interactions between community members

Open space creates identity

Create places with tiers of activity and multiple uses

Think both horizontally and vertically about open space

Don't develop Cobb Park! But it can't be the same place it was.

Scale matters! The neighborhood has the same open space it did in 1900.

We need to get people to look up from their phone

Create a variety of experiences for different users

Maintenance and programming are critical

Create a family-friendly space that is safe and accessible

Cobb Park should be safe, clean, green, and active

Foster interactions between community members

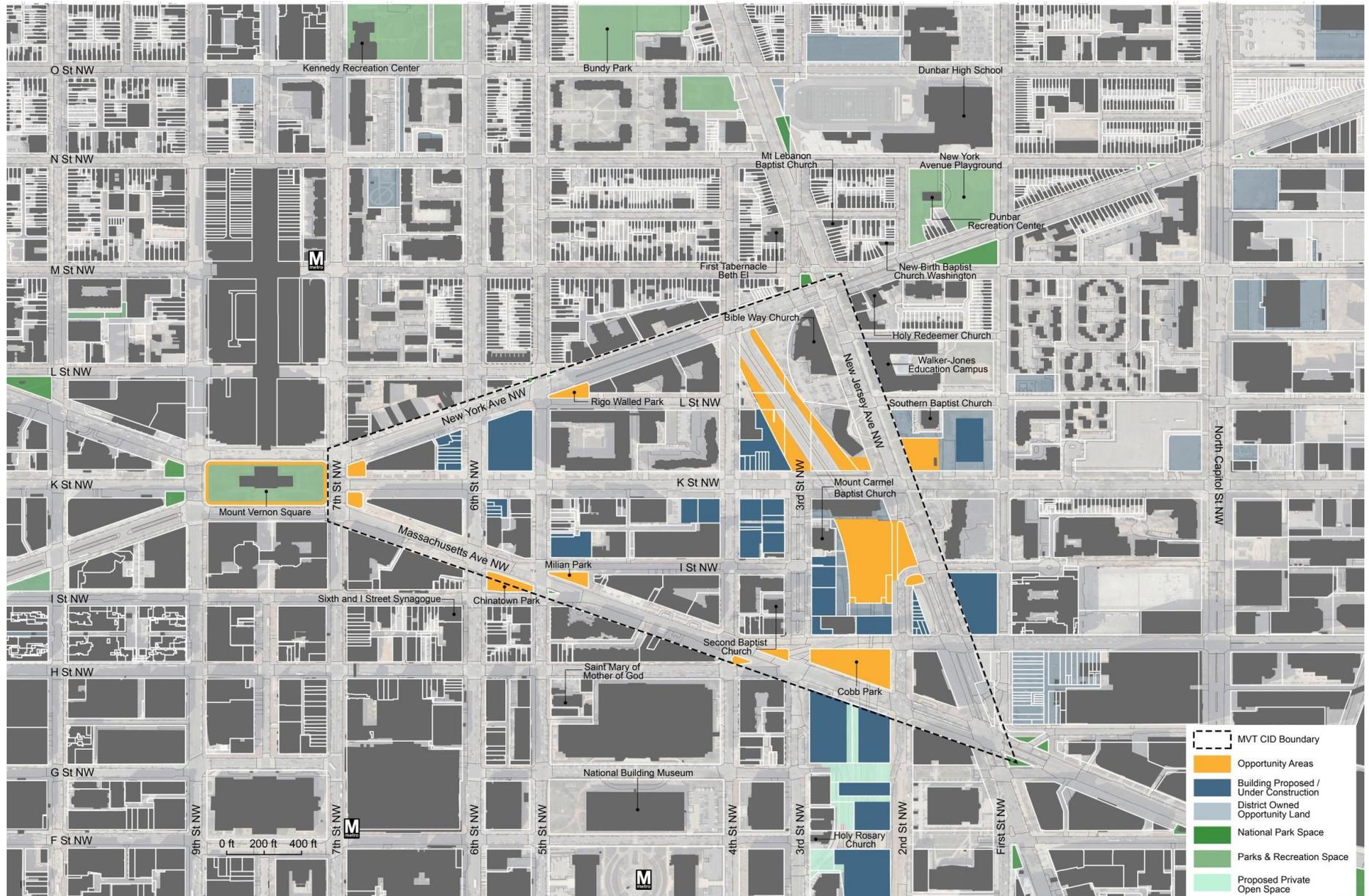
Provide space for respite and relaxation—We need places to catch your breath!

Create a destination— attract new people to move and stay in MVT

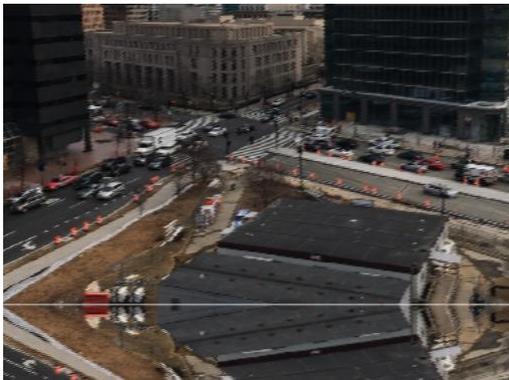
Create eye-catching places

Open Space Opportunity Sites

Developed in conjunction with site studies and community consultation



Cobb Park



HISTORY:

- Open space parcel created as a result of the Center Leg Freeway extension in 1978

OPPORTUNITIES:

- Potential for signature park/plaza surrounded by MVT and Penn Quarter
- Reconfigured roadways have now increased size of park to 52,000 square feet
- Will be returned to open space once construction vehicles are removed in 2018

CHALLENGES:

- Development of Cobb Park for housing and hotel has been proposed as one option
- Surrounded by high-volume streets on all sides
- A significant portion of park is built over I-395

DC-Owned Parking Deck



HISTORY:

- Parking Deck was built by the District of Columbia in 1975-1978

OPPORTUNITIES:

- The deck occupies nearly 2 acres (89,000 square feet—deck only)
- Proposals have been submitted for development of the deck for open space, mixed-use development or a combination of both

CHALLENGES:

- Unknown status of DMPED RFP that set out three possible proposals for development
- Unknown status of parking structure's condition, structural integrity and development potential
- Complicated ownership structure—DC owns top level and air rights, lower level is privately owned

NPS Reservations



HISTORY:

- Historic open space reservations originate from the 18th century L'Enfant Plan
- Federally owned, operated and managed by National Park Service (NPS)
- MVT CID programs events on these spaces through partnership with NPS

OPPORTUNITIES:

- Potential to utilize as gateways to MVT
- Potential for alternative operations and management agreement with NPS
- Potential to combine with adjoining temporary street closures for events

CHALLENGE:

- NPS regulations limit commercial activities, and prohibit off-leash pets, skateboarding, and other activities without legislative change

Parcels Near New Jersey Avenue & K Street



HISTORY:

- Undeveloped, underutilized sloped parcels positioned along both sides of I-395 as a result of highway construction
- Site at northeast corner of New Jersey Avenue and K Street NW acquired by PEPCO for new substation

OPPORTUNITY:

- Freeway edges present opportunity for beautification and potentially linear open space
- Opportunity to collaborate with PEPCO on how best to use the site at NJ and K
- Possible gateway to MVT and NoMa

CHALLENGE:

- Proposed improvements along freeway edges may face DDOT and FHWA regulatory challenges
- PEPCO site is privately owned

Public Meeting & Planning Workshop: January 31, 2018



Want More Green & Open Space In Your Neighborhood?
If So, We Need **Your** Input!
Please Attend This Important Community Meeting.

M M V T

OPEN SPACE STUDY
PUBLIC MEETING & PLANNING WORKSHOP
Wednesday, January 31 • 6:00-8:30 PM

LOCATION:
Mount Carmel Baptist Church
901 3rd Street NW
Washington, DC 20001

Families Welcome • Light Refreshments Served

- Come learn about prior and ongoing green and open space studies
- Examine suggested ideas and locations for safe green and open spaces
- Talk with neighbors about what works best for your community
- Help us tell city leaders why preserving and expanding green and open spaces are vital to this vibrant community



Activities Desired in MVT Open Space









Information Synthesis

Overall Takeaways from Community Engagement

January-February 2018 MVT Survey



Preference (in order of weighted ranking) for MVT Open Space:

Beauty/aesthetics, including public art, landscaping, flower beds, water features

Relaxation, including areas to picnic, tables, chairs, shade

Dining, including café, food service

Event space, including places for concerts, outdoor movies

Pet recreation, including dog park, dog run

Playing fields, including baseball, basketball, football, jogging

Children's recreation, including playground

2018 Stakeholder Interviews



Cobb Park

It should be a magnetic/vibrant park

Use elevation and grade changes to create sense of separation from Massachusetts Avenue

Water feature can be an attraction and address noise concerns

Access, operations and maintenance are critical factors for success

Parking Deck

Would like to see sports fields and active uses and places to gather

Needs safe, attractive, and inviting access to 2nd and 3rd Streets

NPS

Operations and maintenance are critical to success— push for alternative arrangement with NPS for new uses and maintenance regimens leveraging current and prospective authorities

2018 Planning Workshop



Cobb Park

- Sit in the Shade
- Interact with Art
- Visit a Dog Park
- Take a Walk /Walk through a Meadow
- Relax with Friends + Family

Parking Deck

- Play Field
- Sports Listen to Music
- Attend Festival
- Sit in the Shade
- Visit a Dog Park

NPS

- Sit in the Shade
- Visit a Dog Park
- Interact with Art
- Exercise
- People Watch

NJ & K

- Tend a Garden
- Visit a Dog
- Park Play Field Sports
- Play on a Playground
- Walk through a Meadow

Site Advantages/Constraints (relative to suggested activities)



Carnegie Library/Apple

Green space around Carnegie Library/ new Apple store will be programmed and managed by DC Events. Opportunity to develop working relationship with those entities in the future.

NPS reservations

Due to size and distribution, these sites provide opportunities for relaxation, smaller scale art experiences and informal gatherings. Prohibits off-leash dog activity.

Cobb Park

Highly visible DC gateway. Improves accessibility to multiple neighborhoods. Surrounding commercial and retail uses favor a destination, interaction with art, culture, and dining.

Portion of DC-owned Parking Deck

Centrally located within neighborhood, with surrounding residential uses on all sides. Preferred activities can be accommodated on a portion of the Parking Deck.

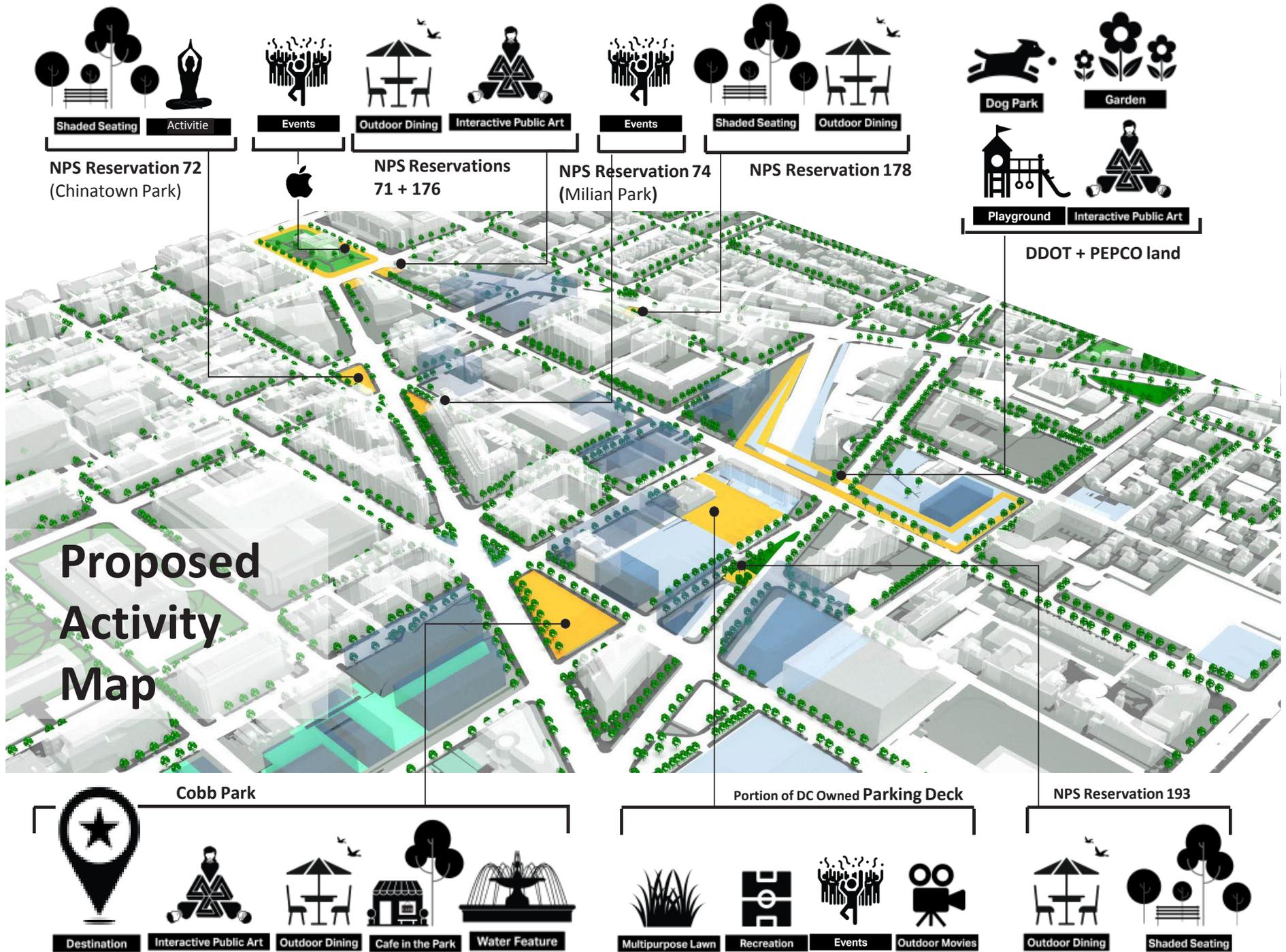
DDOT + PEPCO Land

A series of underutilized spaces in this area can provide smaller scale recreation opportunities and be integrated with development.

Open Space Recommendations

Strategic Principles Guiding Recommendations

- Maximize existing open space opportunity sites
- Reflect community and stakeholder feedback in mix of activities per site
- Increase:
 - ✓ equity, inclusivity, and accessibility for all user groups
 - ✓ pedestrian safety as well as movement north-south and east-west throughout this portion of Downtown East
 - ✓ access to enjoyable and well-programmed open spaces for outdoor activity and relaxation
 - ✓ nearby residential, commercial, and surrounding land values
- Create destinations for Downtown and MVT



New Aspiration for Cobb Park

- An iconic DC destination that is an artistic landmark and gateway to MVT and downtown
- It will be a thrilling, dynamic, magnetic and photogenic attraction



New Aspiration for Cobb Park

- **Key Features:**

- ✓ Mix of permanent and temporary static and interactive installations, civic/gathering space, experiential and immersive
- ✓ a place to be seen at and take photos

- **Key Activities:**

- ✓ Monumental interactive art/sculpture, café
- ✓ Attractive seating, outdoor dining



Cobb Park (Today)



Inspiration for a Re-Imagined Cobb Park

Iconic
interactive art

Elevated
experience

Gateway
Sign

Flexible
seating

Plaza space
for events

Landscape buffers
adjacent street

Interactive
water feature



Potential Barriers to Success at Cobb Park

- 1. Ensuring that Cobb Park remains a park**
2. Perception that site access is unsafe
3. Negative perceptions associated with the site as a result of its previous illegitimate use

Fact 1: It Has Been a Park for 40 Years

The screenshot shows the DC.gov website for the Department of Parks and Recreation. The page is titled "Parks & Facilities" and features a search bar at the top with the text "What are you looking for today?". Below the search bar, there are navigation tabs for "DPR Home", "Services", "Events & Programs", "Permits", "Parks & Facilities", "Get Involved", and "About DPR". The "Parks & Facilities" section is active, and the "Find a Park" option is selected in the left sidebar. The main content area displays "Local Parks" and includes a description of DPR's park inventory. Below the text, there is an interactive map showing the location of Cobb Park. The map is titled "Cobb Park" and shows the park's location at the intersection of 2nd St., Massachusetts Ave, and H St. in Washington DC. The map also shows nearby landmarks such as 425 Mass Apartments, Wiseguy Pizza, Jewish Historical Society of Greater Washington, and Georgetown University Law Center. The map includes a red location pin and a green tree icon representing the park.

DC.gov
Mayor Muriel Bowser

What are you looking for today?

DC.gov dpr.dc.gov

Department of Parks and Recreation

DPR Home Services Events & Programs Permits Parks & Facilities Get Involved About DPR

Parks & Facilities

Listen

SHARE

- Find a Facility
- Find a Park
 - Dog Parks
 - Local Parks
 - National Parks
- Find a Pool
 - Construction Updates
 - Submit Maintenance Requests
 - Memberships and Passes

Department of Parks and Recreation

DPR
DC DEPARTMENT OF PARKS AND RECREATION

Office Hours
Monday to Friday, 8:30 am to 5:30 pm

Connect With Us
1250 U Street, NW, 2nd floor,
Washington, DC 20009
Phone: (202) 673-7647
Fax: (202) 673-2087
TTY: 711
Email: dpr@dc.gov

Local Parks

DPR manages and maintains hundreds of local parks throughout the District that are designed to accommodate all residents. In fact, there are six (6) different kinds of parks in DPR's inventory. A description of each type of park is provided below the interactive map below.

To find a park near you, use our interactive map below.

Cobb Park

Site Name
Cobb Park

Address
2nd St., Massachusetts Ave and H St.,
Washington DC

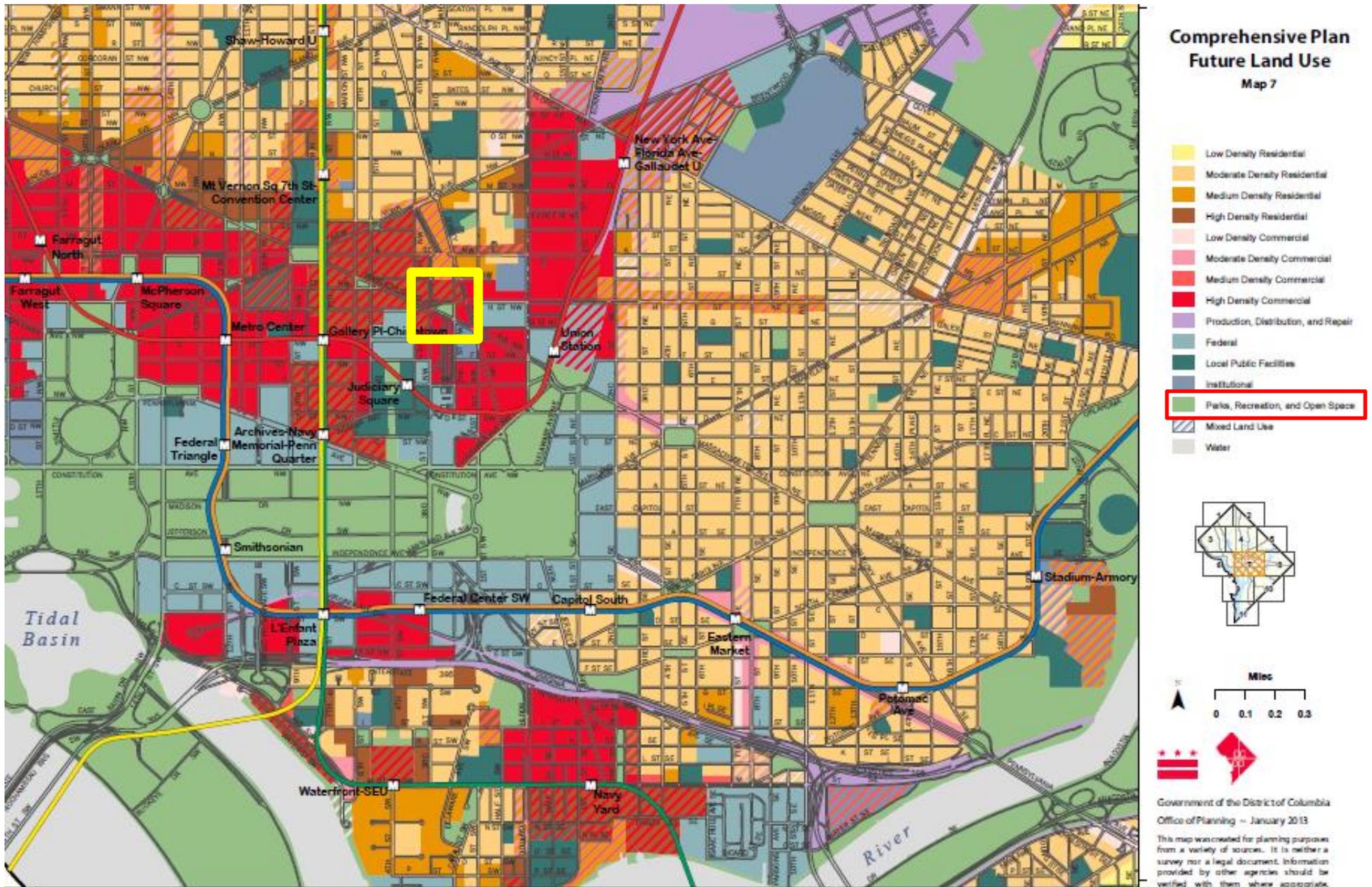
Classification
Small Park

Map labels: 425 Mass Apartments, Wiseguy Pizza, Jewish Historical Society of Greater Washington, Center Leg Fwy, Georgetown University Law Center, H St NW, 2nd St NW, 3rd St NW, 1st St NW, New Jersey Ave NW, 4th St NW, 5th St NW, 6th St NW, 7th St NW, 8th St NW, 9th St NW, 10th St NW, 11th St NW, 12th St NW, 13th St NW, 14th St NW, 15th St NW, 16th St NW, 17th St NW, 18th St NW, 19th St NW, 20th St NW, 21st St NW, 22nd St NW, 23rd St NW, 24th St NW, 25th St NW, 26th St NW, 27th St NW, 28th St NW, 29th St NW, 30th St NW, 31st St NW, 32nd St NW, 33rd St NW, 34th St NW, 35th St NW, 36th St NW, 37th St NW, 38th St NW, 39th St NW, 40th St NW, 41st St NW, 42nd St NW, 43rd St NW, 44th St NW, 45th St NW, 46th St NW, 47th St NW, 48th St NW, 49th St NW, 50th St NW, 51st St NW, 52nd St NW, 53rd St NW, 54th St NW, 55th St NW, 56th St NW, 57th St NW, 58th St NW, 59th St NW, 60th St NW, 61st St NW, 62nd St NW, 63rd St NW, 64th St NW, 65th St NW, 66th St NW, 67th St NW, 68th St NW, 69th St NW, 70th St NW, 71st St NW, 72nd St NW, 73rd St NW, 74th St NW, 75th St NW, 76th St NW, 77th St NW, 78th St NW, 79th St NW, 80th St NW, 81st St NW, 82nd St NW, 83rd St NW, 84th St NW, 85th St NW, 86th St NW, 87th St NW, 88th St NW, 89th St NW, 90th St NW, 91st St NW, 92nd St NW, 93rd St NW, 94th St NW, 95th St NW, 96th St NW, 97th St NW, 98th St NW, 99th St NW, 100th St NW.

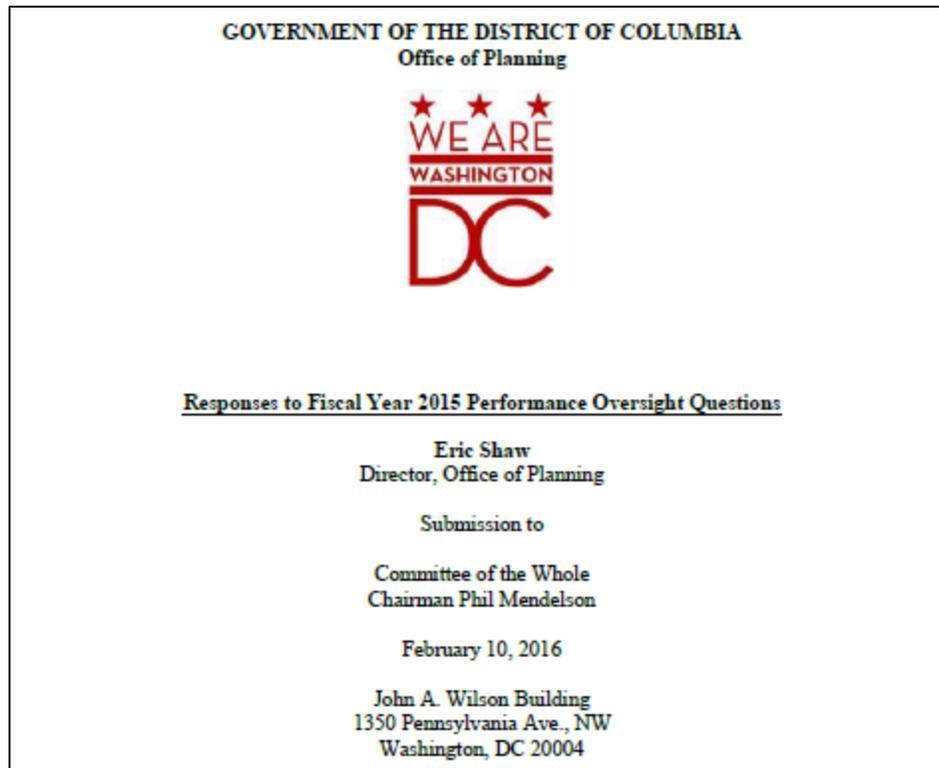
- Cobb Park created in 1970s as a result of Center Leg Freeway expansion

- District Department of Parks and Recreation identifies Cobb Park as a **Small Park** in its “Find a Park” search tool

Fact 2: Future Land Use Dictates It Should Remain a Park



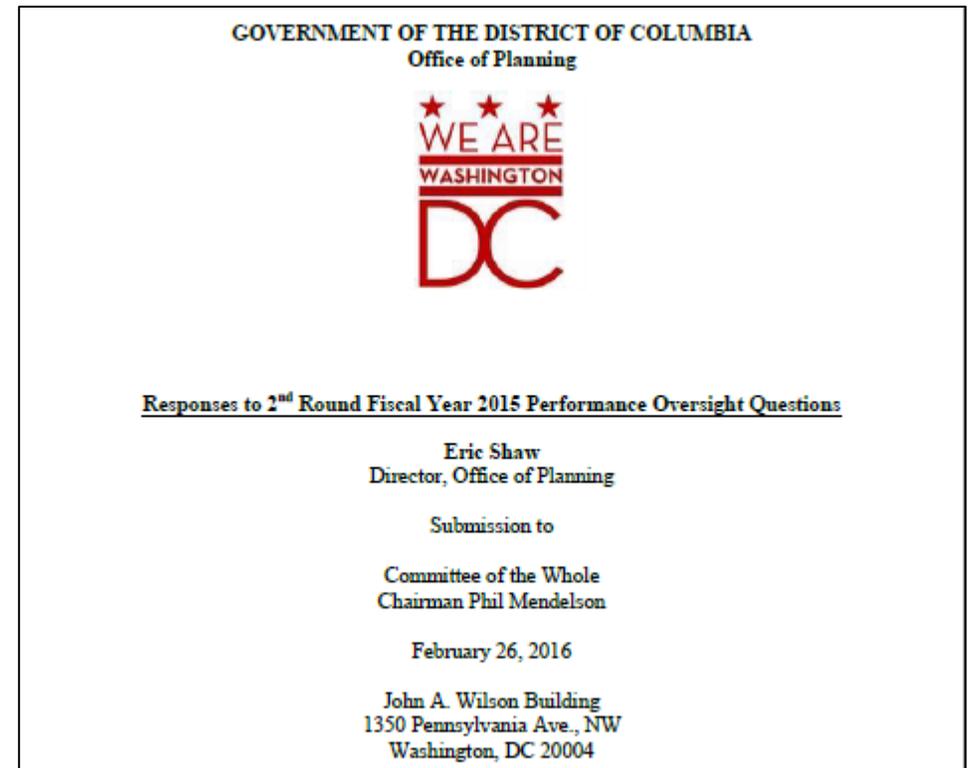
Fact 3: District Officials Promised an Improved Park



INITIATIVE 3.2: Partner on planning and implementation efforts for Center City, coordinating with District and Federal Partners, business and resident groups.

OP, in partnership with other District and Federal agencies, will participate in planning and development projects to improve the livability of Center City.

- OP will partner with DPR to launch the development of a design for a neighborhood park and symbolic gateway on the expanded site of Cobb Park by June 2016. This will involve partnership with the community and a programming exercise.*



24. Please describe any other successes or challenges experienced by the agency during fiscal years 2015 and 2016 to date not already discussed.

Launch of OP Design Division

...partnering with DDOT on Vision Zero design strategies and DPR on an upcoming design concept for Cobb Park,...

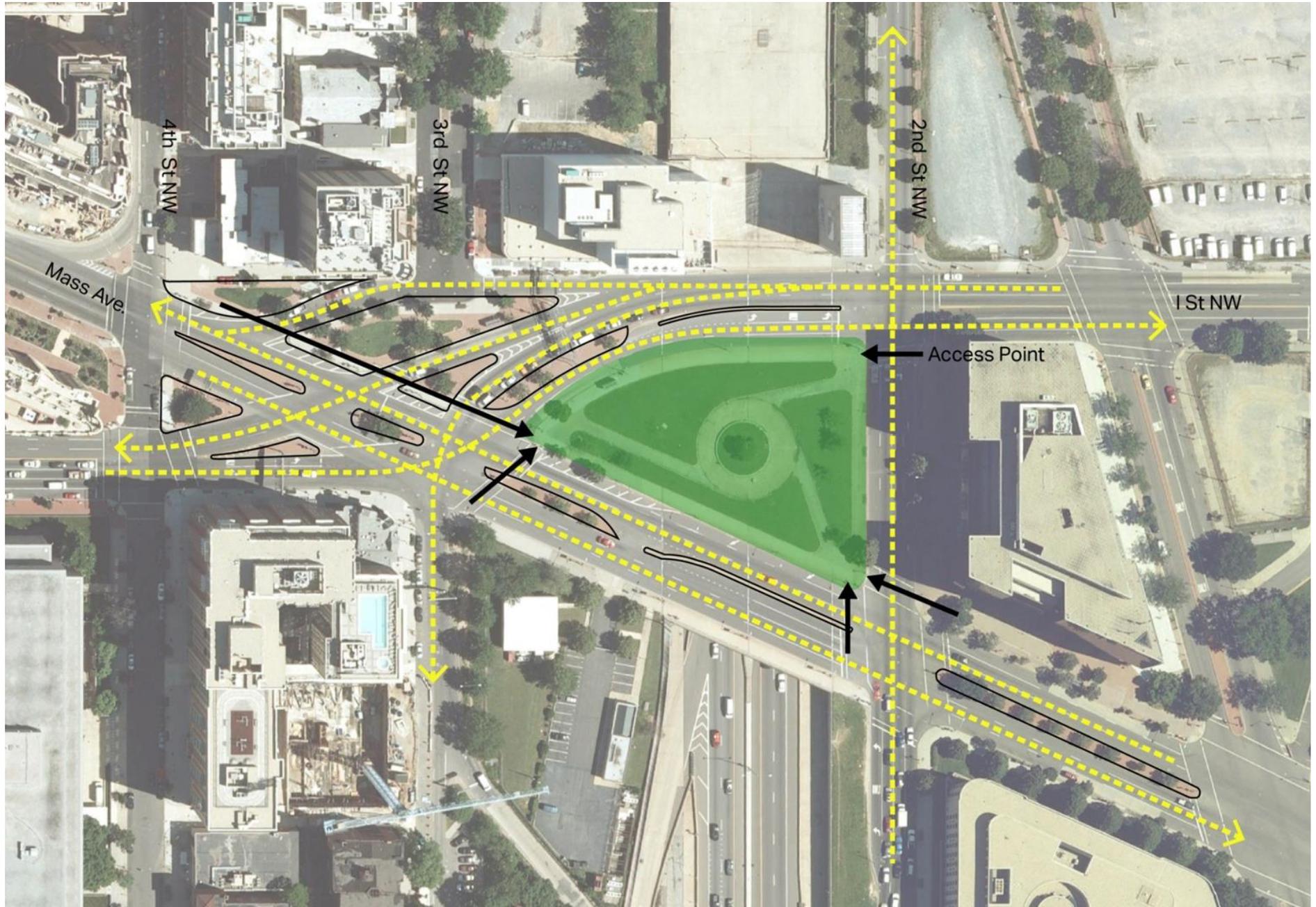
Update

OP partnered with DPR to prepare a draft scope of work for a design firm to be selected for the Cobb Park project. The two agencies are continuing coordination to prepare for procurement.

Potential Barriers to Success at Cobb Park

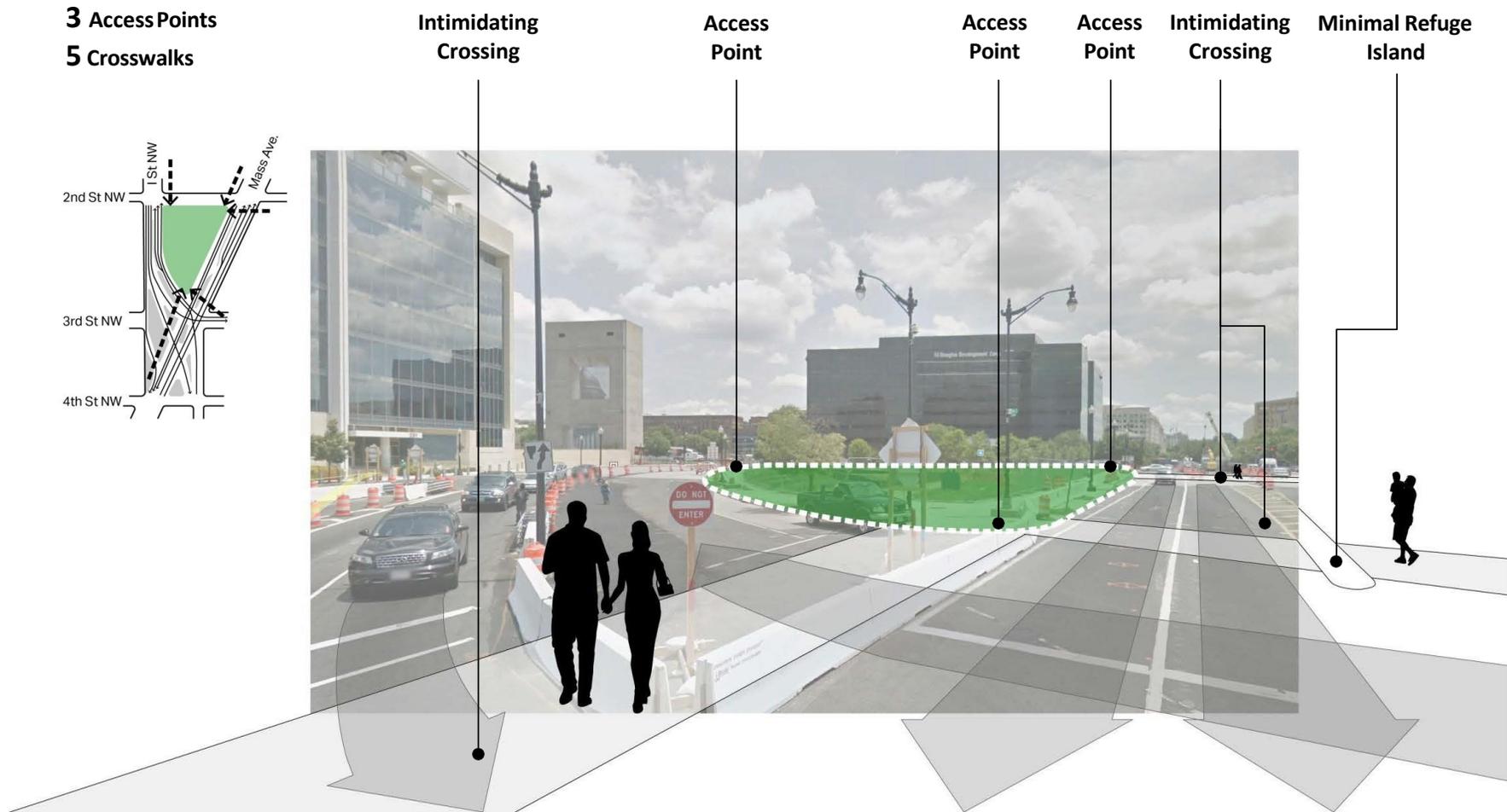
1. Ensuring that Cobb Park remains a park
- 2. Perception that site access is unsafe**
3. Negative perceptions associated with the site as a result of its previous illegitimate use

Previous Access is a Legitimate Concern

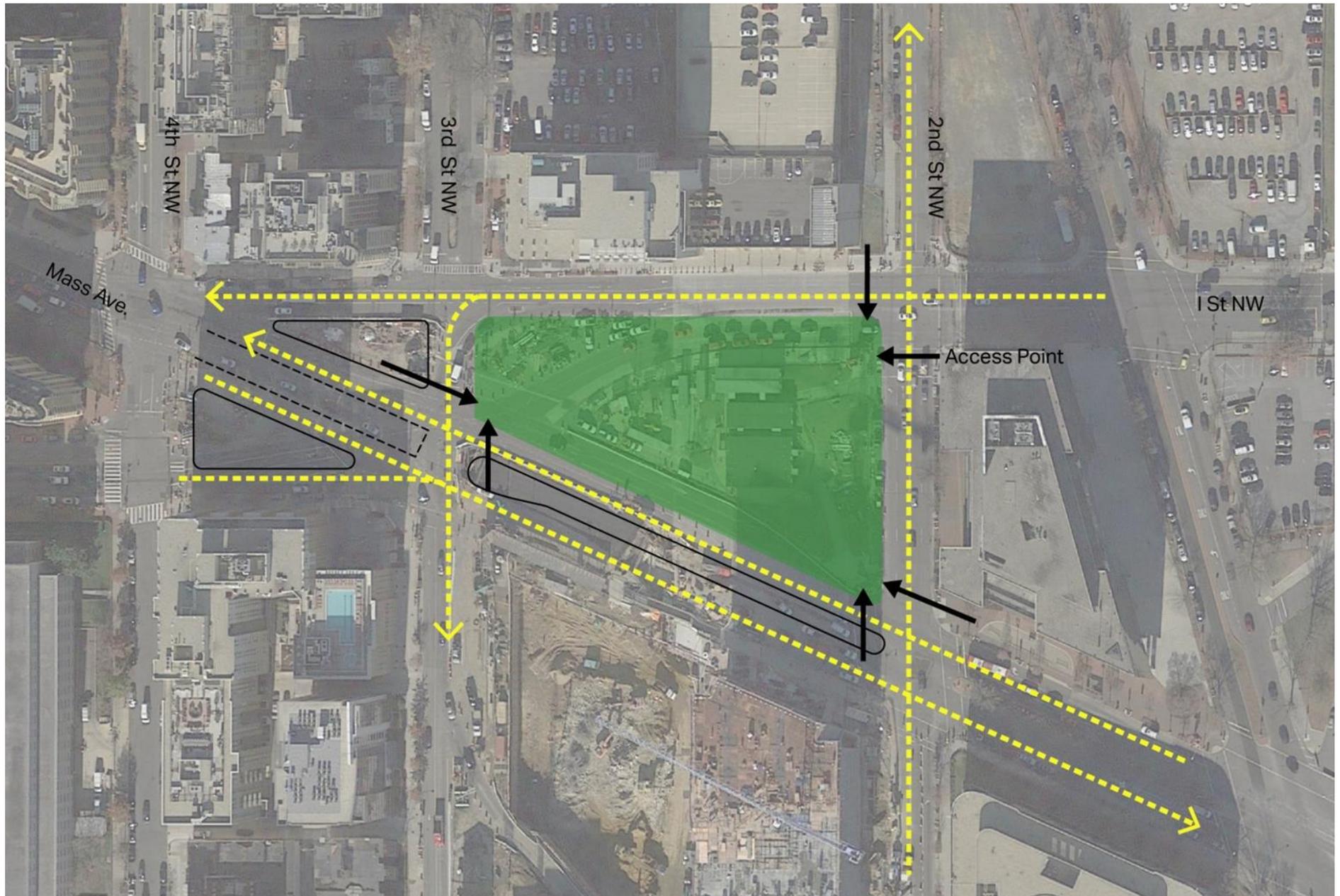


Previous Access from Pedestrian POV

Prior planning prioritized vehicular travel over pedestrian access, influencing perceived and actual feelings of safety



Access is Simplified Today



Current Access from Pedestrian POV

DDOT-approved traffic enhancements in support of Capitol Crossing Project simplify vehicular travel, improve pedestrian access and safety

3 Access Points

6 Crosswalks

Expanded Park Space
(.78 Acres to 1 Acre)

Shorter
Crosswalk

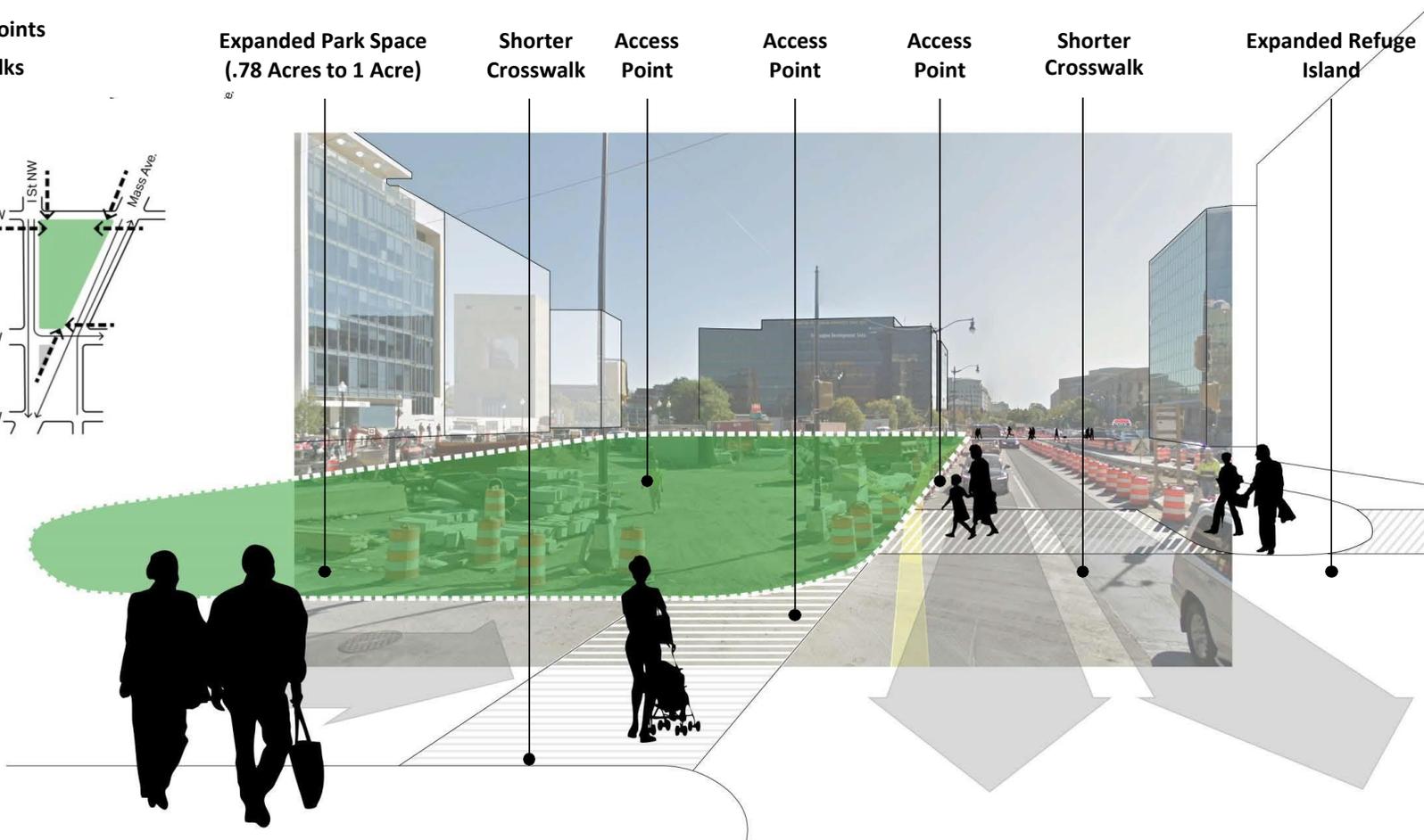
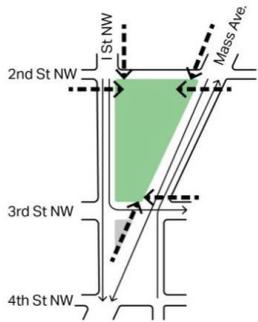
Access
Point

Access
Point

Access
Point

Shorter
Crosswalk

Expanded Refuge
Island



Potential Barriers to Success at Cobb Park

1. Ensuring that Cobb Park remains a park
2. Perception that site access is unsafe
3. **Negative perceptions associated with the site as a result of its previous illegitimate use**

“The Monstrosity Known as Cobb Park/DPA 1089”

POpville NEIGHBORHOODS RI
Home About Contact News

Dear PoPville - Continued Concern about Cobb Park in Mt. Vernon Triangle

MTVERNON SQUANGLE
QUALITY OF LIFE

by Prince Of Petworth — July 30, 2013 at 2:30 pm 73 Comments



“Dear PoPville,
As a resident of Mt. Vernon Triangle for three years, I am appalled at what has been allowed to occur by city officials and authorities for the past year on the entrance ramp to the 3rd Street Tunnel from Mass Avenue as well as over the past 6 months in [Cobb Park/DPA 1089](#), located at 2nd/Mass, NW.

- “[A] blind-eye that has been turned to these tents”
- “Park has become unsafe and a terrible eyesore for the community”
- “People passed out face-down on the grass”
- “Mentally unstable and/or drug induced behavior”
- “Blankets strewn all over the park”
- “Tents”
- “A lack of clothing on most of the men”
- “Public urination”
- “Clothing hanging from hangers on trees”
- “Several zombie-like women and men trolling the street and sidewalks”

Interim Use Strategy Needed to Reshape Public Perception & Build Momentum for Achievement of Full Potential

Construction staging atop Cobb Park for Capitol Crossing project ends as early as June 2018

- Developer only obligated to return site to prior condition
- Strategy for repositioning site must be top priority

Interim use strategy for safe, clean, accessible park space – prior to site's return to District control – essential to changing public perception of prior neglect

- Partnership crafted among DPR, neighboring property owners and MVT CID could manage interim uses that animate and activate Cobb Park prior to construction
- Opportunity to incubate future activities and amenities now
- Opportunity to rebrand Cobb Park into a meaningful neighborhood open space



New Aspiration for Portion of DC-Owned Parking Deck

- **Key Direction/Aspiration:**

- ✓ A “village green” that acts as MVT’s backyard and where all feel comfortable hanging out and playing



New Aspiration for Portion of DC-Owned Parking Deck

- **Key Features:**

- ✓ Place for friends and family to gather, have fun and be playful with multi-use areas to hear music, watch movies, host events and play court/fields sports

- **Key Activities:**

- ✓ Tables, chairs, play structure, grills, recreation/playing fields (basketball, bocce, soccer), events like farmers markets, food carts, concerts

Case: Greenbridge Master Plan (King County, Washington)



Parking Deck Was Planned & Built to Accommodate Low-Density Housing

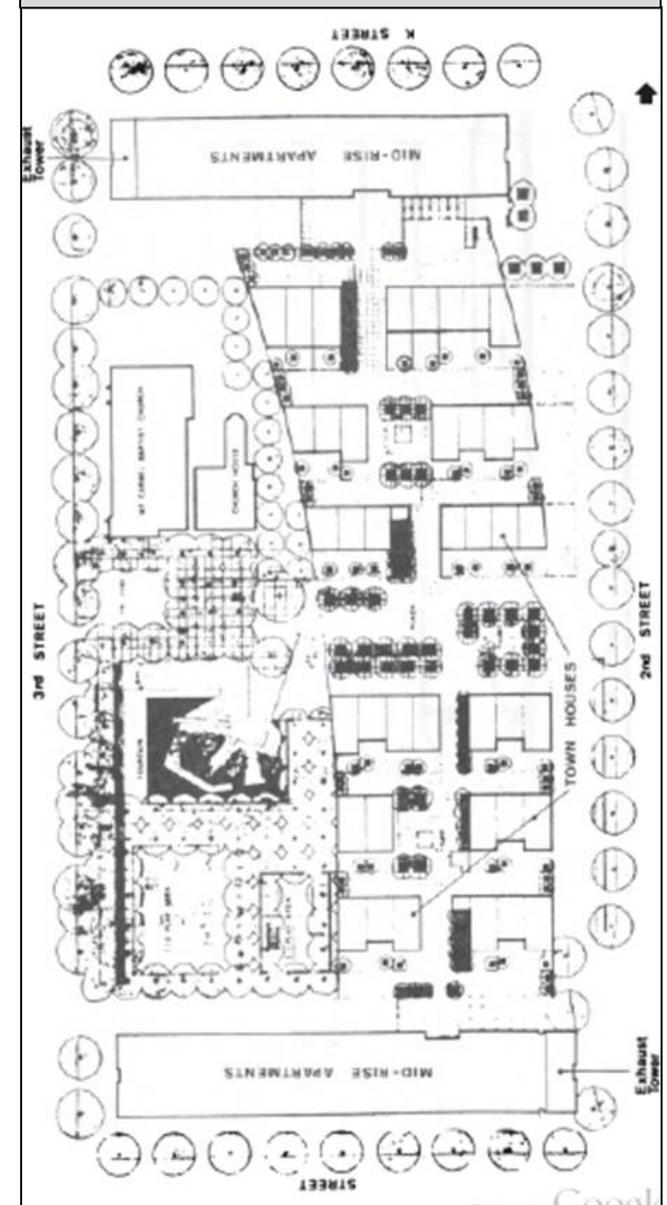
Draft Environmental Impact Statement, Center Leg Inner Loop Freeway, July 1972

The portion of the Project between the Massachusetts Avenue and K Street bridges will be covered by a structural deck to permit the development of urban renewal replacement housing by utilizing the air-rights above the freeway. The finished top of the tunnel deck will general match the existing street levels. The proposed air-rights development is included in the urban renewal project known as northwest One and will serve as a bridge over the freeway, reintegrating the existing neighborhoods on both sides of the freeway.

DMPED Parking Deck Structural Investigation, Prepared by McMullan & Associates, Inc., September 2016

According to our calculations, the maximum allowable superimposed load that may be applied to the plaza level is 120 psf. This includes dead and live load to be applied through future expansions such as two levels of townhouses. Once the additional loading configuration is determined, the lateral capacity of the existing structure may need to be checked before construction. We do not recommend applying this load until repairs of the trusses are completed.

Figure Depicting Proposed Housing atop Parking Deck in Center Leg Freeway Draft EIS (July 1972)



Key Benefits

- Aligns with the deck's initial intent as a location for low-density housing.
- Supports the findings of the DMPED-sponsored structural investigation of the parking deck prepared by McMullan & Associates in September 2016.
- Provides a benefit to both the MVT CID and District through the creation of larger, family-sized units in an amenity-rich area of downtown DC.
- Demonstrates how all of these goals could potentially be achieved without possibly disturbing the lower, privately-owned portion of the deck and still providing adjacent community greenspace.

Direction for the NPS Reservations Based Upon Community Feedback

■ **Key Direction/Aspiration:**

- ✓ Artistic gateways to MVT that provide attractive and usable green space, a fun place to eat lunch and interact with art/sculpture and greenery.
- ✓ NPS parks will be fun and playful, multi-functional, spontaneous and provide a bridge into MVT

■ **Key Features:**

- ✓ Interactive art, temporary installations, event space, shaded seating to sit, landscaping

■ **Key Activities:**

- ✓ Rotating arts, events, festivals, outdoor seating (benches, tables)

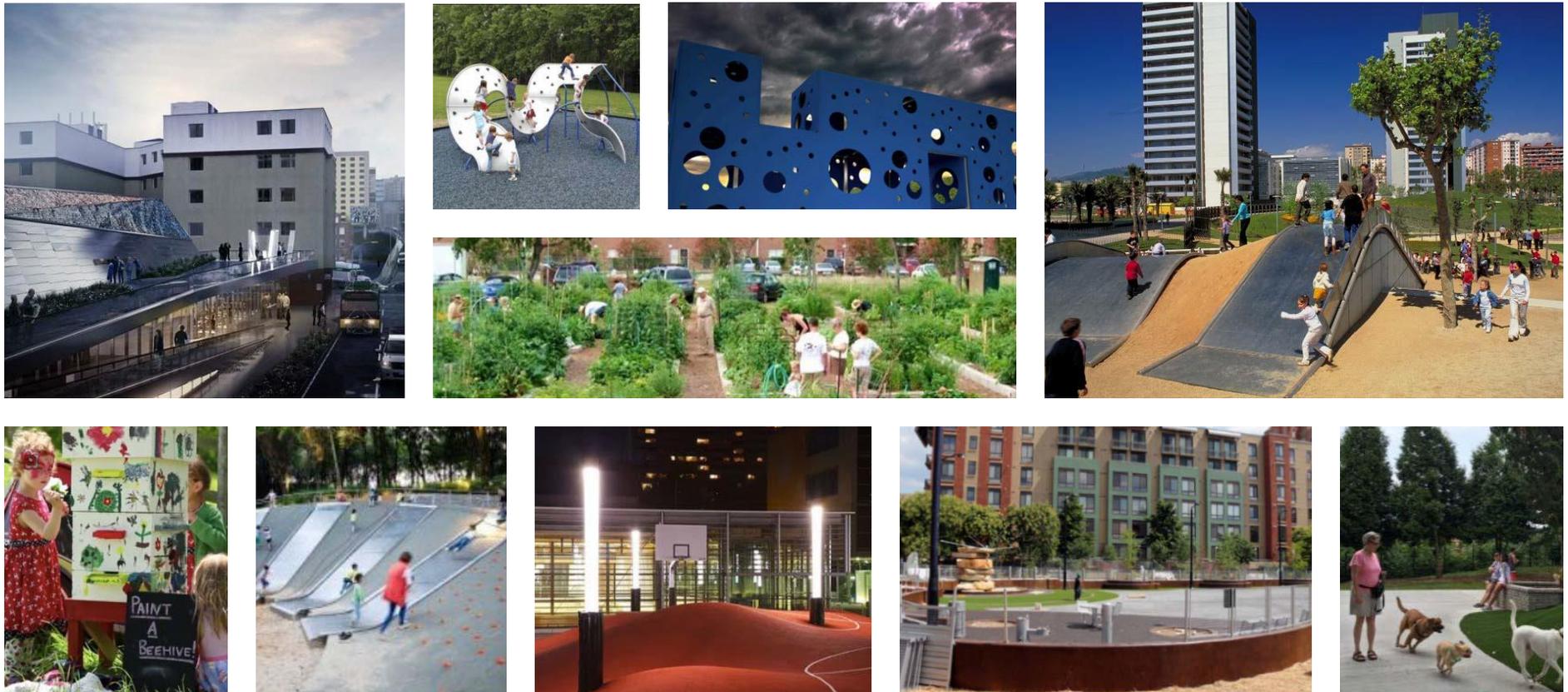
How Success at the NPS Reservations Could Look



New Aspiration for Underutilized Land Near New Jersey & K

- **Key Direction/Aspiration:**

- ✓ A cluster of family and dog friendly amenities where all can play and connect with each other and the environment.



New Aspiration for Underutilized Land Near New Jersey Avenue & K Street

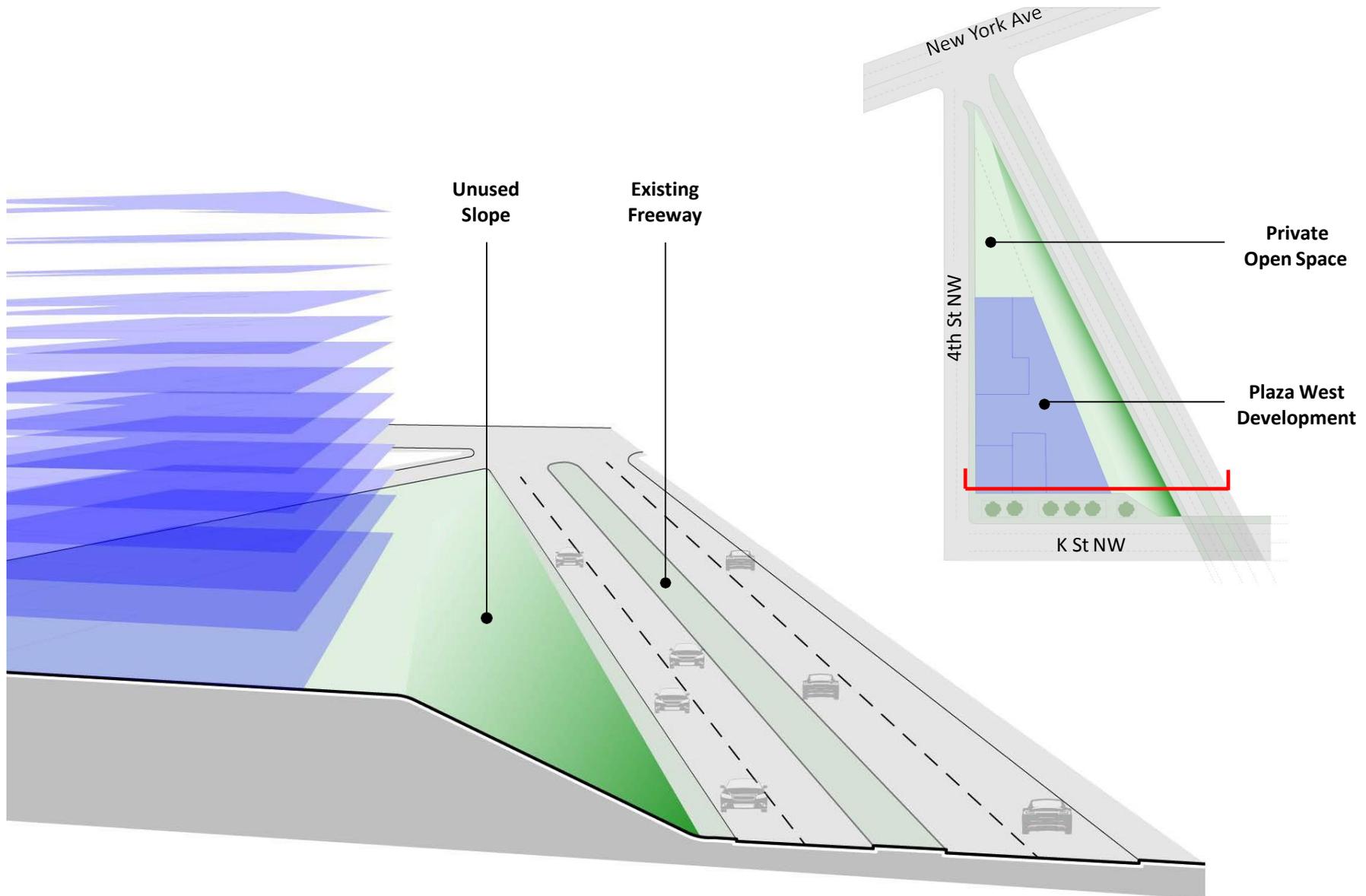
- **Key Features:**

- ✓ Playground, play structures, playing fields/courts, dog park/run, community gardens

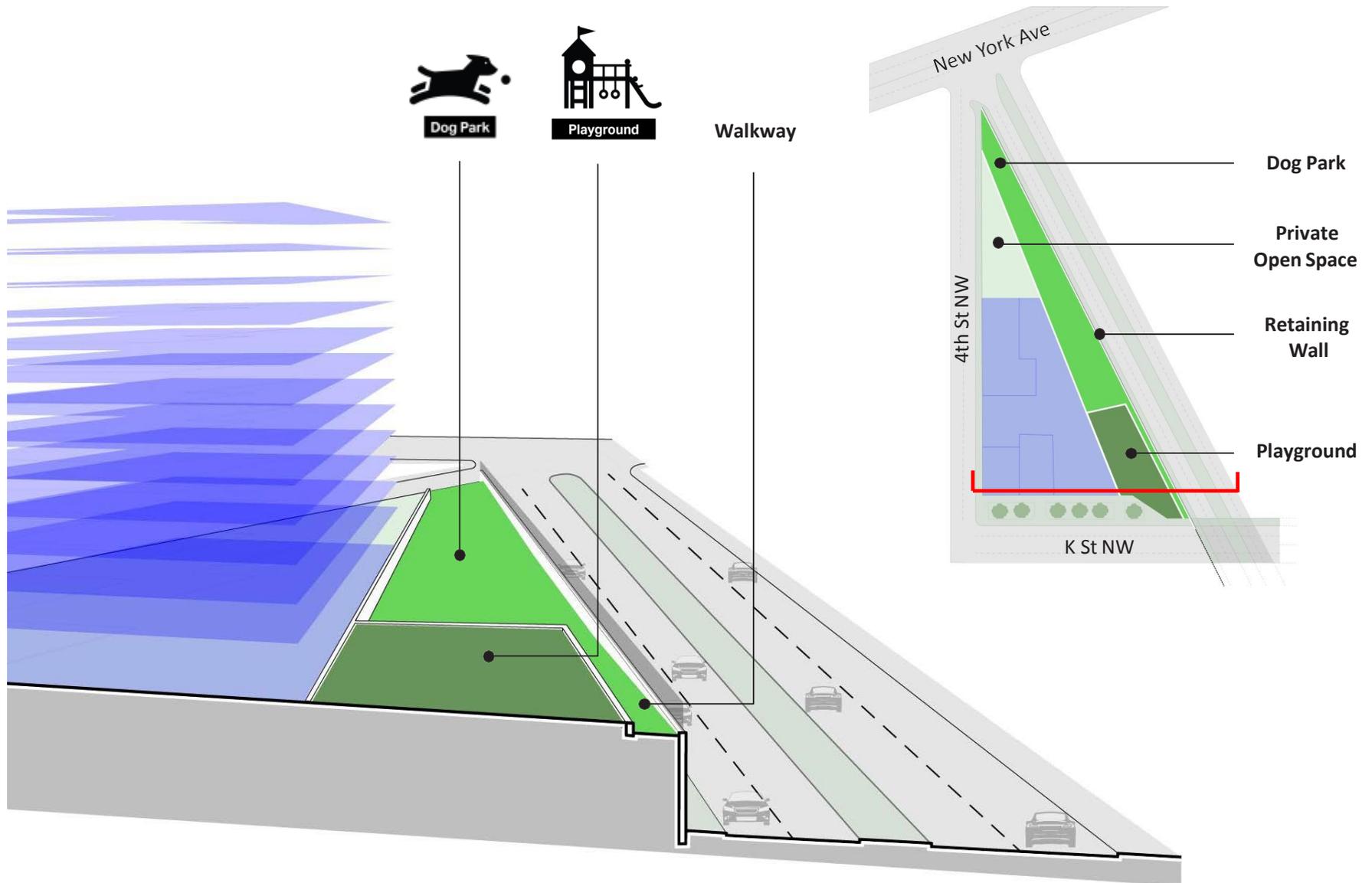
- **Key Activities:**

- ✓ Playing with kids, playing with dogs, gardening, court/field sports

Today: Undeveloped Right-of-Way Along I-395 is Underutilized



Opportunity: Reclaim Underutilized Public Land for Community Benefit



Community and Stakeholder Engagement Follow-Up

Follow-up meetings with key stakeholders and community were held to present recommendations and obtain feedback

Community Happy Hour

Held February 20, this community happy hour provided an opportunity for members of the community to hear a presentation on the analysis and recommendations for parks and open spaces in Mount Vernon Triangle.

Follow-Up Meetings with Stakeholders have Included:

- Surrounding Property Owners & Occupants
- National Park Service (NPS)
- District Department of Transport (DDOT)
- PEPCO
- District of Columbia Office of Planning (DCOP)
- Advisory Neighborhood Commission 6E
- Offices of Council Chairman Mendelson, At-Large Councilmembers Grosso, Silverman & White, and Ward Councilmembers Allen, Cheh, McDuffie & Nadeau
- Office of the Deputy Mayor for Planning and Economic Development
- Mayor Muriel Bowser

YOU'RE INVITED!
TUESDAY, FEBRUARY 20 • 5:00-7:00 PM

MVT

OPEN SPACE STUDY
Community Happy Hour!*

LOCATION:
Philos Mezze + Wine Bar
401 Massachusetts Ave NW
Washington, DC 20001

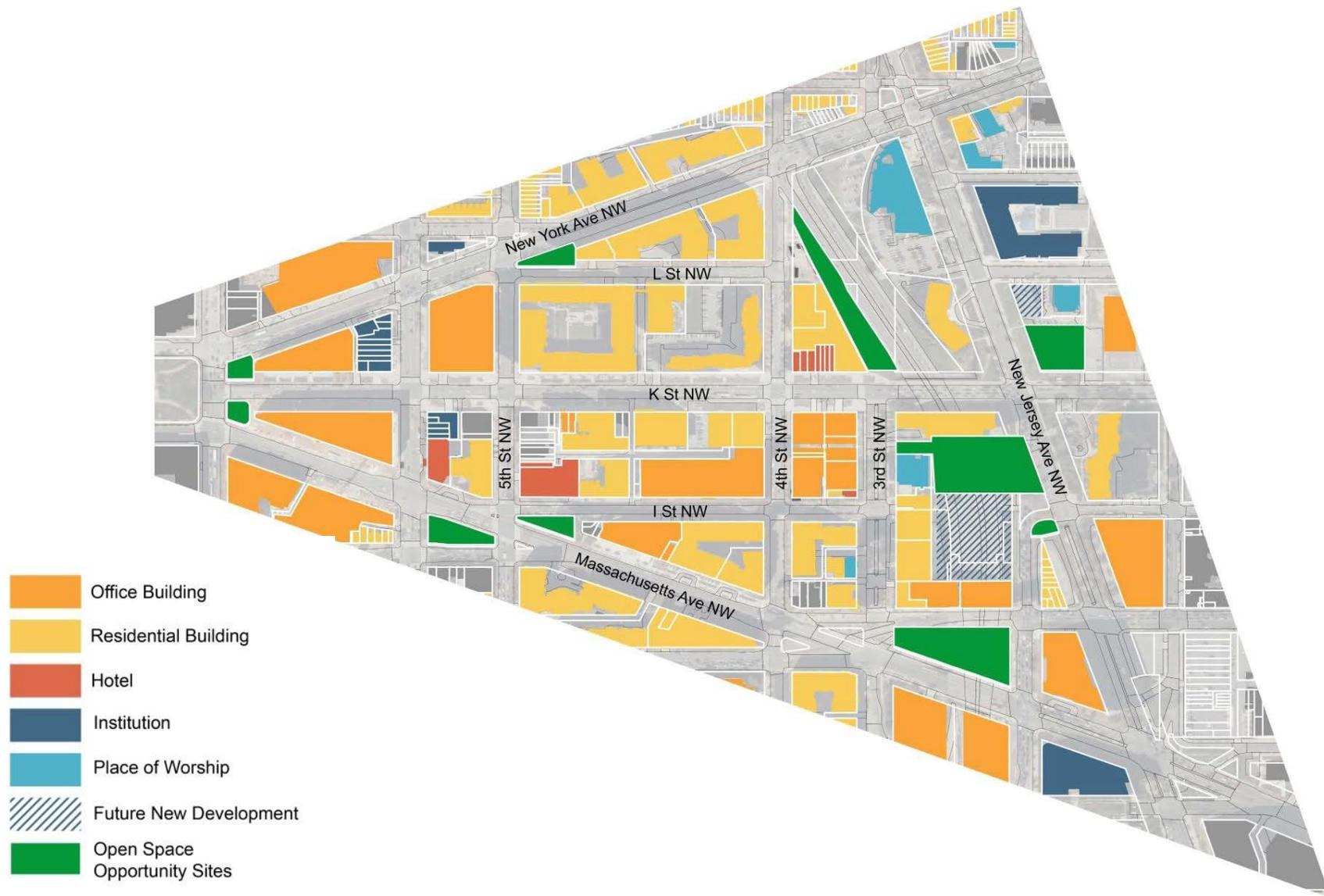
- Learn what insights the study team gained from the feedback you shared at the Public Meeting & Planning Workshop
- Be among the first to see a sneak preview of the analysis and recommendations for parks and open spaces in Mount Vernon Triangle
- Share your thoughts about the recommendations directly with the study team
- Let us know you're coming: www.mvtcid.org/OpenSpaceStudy

*First Beverage Compliments of MVT CID



Benefits

Investment in Safe, Accessible, and Attractive Open Space Will Unlock Economic, Social, and Environmental Value for MVT and Downtown DC



Everyone Benefits

Who Benefits? How?

| | |
|-------------------------------------|---|
| Residents | Provide areas for a variety of activities, including gathering, recreation, and relaxation |
| Worshippers | Provides space for fellowship activities and events, and nearby activities for young worshippers |
| Seniors | Provides safe access to comfortable, convenient areas to gather in green open space |
| Students/Faculty | Provides spaces to gather during daytime, have lunch, nearby spaces to be active or relax |
| Visitors | Provides reasons for visitors to come to MVT and stay, whether to have lunch, attend a festival or event, and interact with art |
| Employers / Employees | Provides places to de-stress, have lunch, take a break. Or work in a different venue |
| Property and Business Owners | Providing park and open space increases property value, quickens leasing time, and leads to happier tenants |
| National Park Service | Develop partnerships to increase range of maintenance partners, increased use and vibrancy enlivens underutilized park spaces. |
| District of Columbia | Creates amenities for multiple neighborhoods, further develops MVT as a destination neighborhood in Downtown, increases tax revenue from rise in property value |



Appendix A: **Summary of Stakeholder Engagement Meetings**

Stakeholder Engagement Meetings

A series of stakeholder group meetings were held January 10-24 2018, as part of the MVT Open Space Study Community Engagement Strategy.

| # | Stakeholder | Meeting Date / Time | Open Space Feedback / Preferences |
|---|------------------------------------|---------------------|--|
| 1 | Georgetown Law | January 10 4pm | Open space feedback/preferences: <ul style="list-style-type: none"> • reachable and safe • useable at different times • offers variety of experiences • create sense of separation from Mass Ave • must provide adjacent retail/F&B |
| 2 | Bible Way Church | January 11 9am | Open space feedback/preferences: <ul style="list-style-type: none"> • Safe and accessible, and promotes ability to walk comfortable • Promote and enhance quality of life |
| 3 | Mount Carmel Baptist Church | January 11 11am | Open space feedback/preferences: <ul style="list-style-type: none"> • Integrate and foster interactions • Family friendly • Respectful of all members of community |
| 4 | Douglas Development | January 11 1pm | Open space feedback/preferences: <ul style="list-style-type: none"> • Clean, green and active open space • Open space could be interesting – think about elevation and grade changes • A place for people to go out and eat lunch (reference to Capitol Hill Park and the established trees) • Open space at Cobb Park would be valuable to Douglas development and building tenants |
| 5 | Second Baptist Church | January 11 2pm | Open space feedback/preferences: <ul style="list-style-type: none"> • Somewhere to breathe / catch your breath • A place to socialize • A place to reflect |

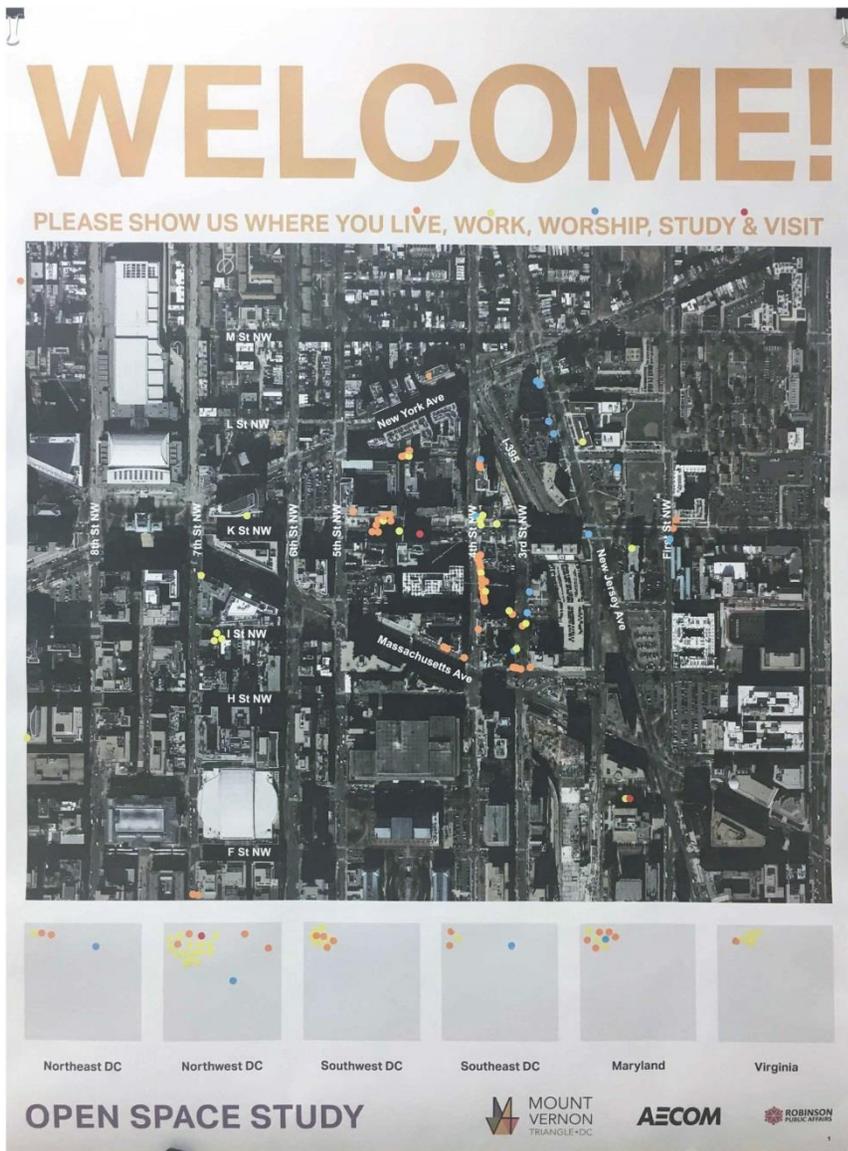
Stakeholder Engagement Meetings

| # | Stakeholder | Meeting Date / Time | Open Space Feedback / Preferences |
|---|---|-----------------------|--|
| 6 | Residential Property Owners/Managers <ul style="list-style-type: none"> • Equity Residential (Developer/Owner) • Greystar (Owner) • Ogden CAP Properties (Owner) / KETTLER (Manager) • Mission First Housing Group (Developer) / Columbus Property Management (Manager) • Quadrangle Development Corporation & The Wilkes Company | January 12 10am | <p>Stakeholders noted the following anecdotal information about tenants:</p> <ul style="list-style-type: none"> • Residents are primarily millennial • Strong presence of dog-owners who need dog-friendly space • Presence of young families who need play space. • Many residents are walkers – good for commuting but nowhere to walk in neighborhood (just circles blocks) • Owners and managers have to think a lot about how to retain residents. (up to 50% turnover every year for rental properties) • Residential prosperities to the east have more families, and need open space for health and wellness <p>Open space feedback/preferences:</p> <ul style="list-style-type: none"> • Create a community destination • A place for dogs • A place for kids (“strollers”) • Help define MVT as a neighborhood |
| 7 | Property Group Partners | January 12 11:30am | <p>Open space feedback/preferences:</p> <ul style="list-style-type: none"> • There is pent-up demand for a park in the area • There is need for people to have a place for dogs • Noted economic value of open space, and that ‘a building is not just a building’ |
| 8 | Community Influencers | January 12 1pm | <p>Open space feedback/preferences:</p> <ul style="list-style-type: none"> • Create an eye-catching use of space (make people look up from their phone) • Create safe spaces • Design should be purposeful and service needs of multiple types of people • Push for alternative operation and maintenance arrangements, especially with NPS |

Stakeholder Engagement Meetings

| # | Stakeholder | Meeting Date / Time | Open Space Preferences |
|----|--|----------------------|--|
| 9 | Commercial Office Users <ul style="list-style-type: none"> • 601 Mass Ave -Boston Properties • 425 Eye Street - Paramount • 425 Eye Street Veterans Affairs • 655 K Street | January 12 3pm | Open space feedback/preferences: <ul style="list-style-type: none"> • Design to improve perceptions of, and actual, safety levels • Need for open space to serve an escape from work (especially stressful work situations) • Open space as a magnet for tenants |
| 10 | ANC <ul style="list-style-type: none"> • John Tempa (2C01) • Kevin Rogers (6E07) | January 12 4:30pm | Open space feedback/preferences: <ul style="list-style-type: none"> • Open space is a great way to improve public safety, and perceptions thereof • Open space needs are generally the same across the city – a place to take dogs for walks, walking in general • Interested in temporary uses of currently underutilized spaces • Access is a huge issue, especially for seniors |
| 11 | Condominium Boards <ul style="list-style-type: none"> • 555 Mass Ave Condominiums • The K at City Vista Condominiums • The L at City Vista Condominiums • Madrigal Lofts Condominiums (Chair of ANC 6E) | January 12 6pm | Open space feedback/preferences: <ul style="list-style-type: none"> • Open space would knit community together • Want open space, but it has to be designed well (and can't be sterile) • Open space needs to serve purpose/have reason: playground, sculpture park (interactive), are for working out, water feature, fire pits, place for workers to have lunch |
| 12 | AIPAC | January 24 4pm | Open space feedback/preferences: <ul style="list-style-type: none"> • AIPAC supports development of Cobb Park as open space • Has many tenants who would use it • Supports development of open space in MVT |

Appendix B: **Public Meeting & Planning** **Workshop Materials**



PURPOSE OF THE STUDY

Mount Vernon Triangle is a growing mixed-use community in the center of Washington, DC. The MVT Community Improvement District (CID), the entity charged with enhancing the overall quality of life for residents, employees and visitors, and increasing commercial opportunities for business and property owners, regularly collects stakeholder feedback and engages in ongoing dialogue with community members.

Valuable community feedback consistently suggests that the preservation and addition of green, open and public-use spaces is a top priority. As a result, the MVT CID has engaged the AECOM and Robinson Public Affairs consulting team to develop a strategic plan to meet the neighborhood's identified open space requirements.

The purpose of the study is to articulate the open space preferences and priorities of MVT's residents, workers and visitors, key stakeholders, and the broader community. The results of the study will help shape the discussion of future opportunities for the creation of parks and open spaces in MVT.

This Planning Workshop is meant to provide members of the community with the opportunity to:

- **Guide the Creation of Parks in MVT**
- **Learn What Has Been Planned**
- **Learn What People Have Said**
- **Tell Us Your Priorities and Preferences**

Continue around the room to learn more. Let's create together!

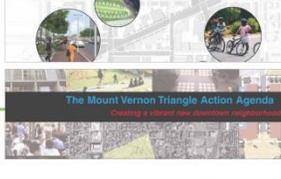
OPEN SPACE STUDY



AECOM



HISTORY OF OPEN SPACE PLANNING IN MVT



- 2017** — MVT CID Initiates Open Space Study
 - Articulate open space preferences and priorities of MVT's residents, workers and visitors, key stakeholders, and the broader community.
 - Results of the study will help outline future opportunities for the creation of parks and open spaces in MVT.
- 2016** — Deputy Mayor Planning and Economic Development releases RFP for Parking Deck Development
 - Three development proposals received and presented to public, which included:
 - Capital Vista - proposes active recreation park on top of the parking structure; and to redevelop Cobb Park with mixed-use apartment, hotel, and retail
 - Tishman-Speyer - proposes indoor and outdoor recreational features on parking deck; and 13-story, mixed-use building with ground floor retail and apartments on Cobb Park
 - MVT Partnership - proposes mixed-use building with residential and supporting retail uses on parking deck, and green space flowing from Cobb Park along 2nd Street NW
- 2015** — Downtown East Revitalization Plan Commences
 - Reinforces need for signature open space in downtown neighborhoods
- 2014** — DC Parks and Recreation "Play DC" Master Plan
 - Identified the MVT area as the 9th most populous area (including Downtown, Charatown and Penn Quarters) in the District, while having the 4th lowest provision of open space, at 0.19 acres per 1,000 residents. Significantly below the District average provision of 1.50, the MVT area contains three times the number of residents per playground as the District average.
 - Identified top priority needs for MVT as Small Neighborhood Parks, which are defined as spaces that provided the following activities: walking, running, exercise, curbing a dog, sitting outside, socializing, picnicking, table games, playing catch or Frisbee, attending a special event, social functions, playing pick-up sports, interactive play, playing on a playground.
 - PlayDC Plan recommends park improvements in the MVT area specifically at Cobb Park as one of 49 priority projects for short-term funding.
 - Capital Improvement Program (CIP) high-priority projects fill service gaps in parks and recreation system, and directly address the greatest needs expressed by DC residents. Criteria for priority CIP projects included: addressing a priority need, generation of revenues, improvement to safety, improve aesthetics, stabilize or extend facility life, shovel-ready, broad-based community support, and leveraging alternative funding sources and partnerships.
- 2010** — Center City Urban Park Strategy
 - Identifies that "chief among the missing elements are neighborhood parks and open spaces - key amenities in attracting and maintaining a stable and diverse residential population"
- 2008** — Center City Action Agenda
 - Focuses on calling for creating great places and experiences in downtown DC
- 2006** — MVT Transportation and Public Realm Design Project Final Report
 - Identifies three areas for open space in MVT that could potentially meet the open space needs of the community
- 2006** — District of Columbia Comprehensive Plan
 - Sets out plans for an "Inclusive DC" and identifies Cobb Park as open space for MVT
- 2003** — Mount Vernon Triangle Action Agenda
 - Calls for a neighborhood park that contributes to making MVT a distinctive addition to the District's neighborhoods

OPEN SPACE STUDY



COMMUNITY FEEDBACK

When surveyed, the most common words describing Mount Vernon Triangle for today and the future were:

TODAY

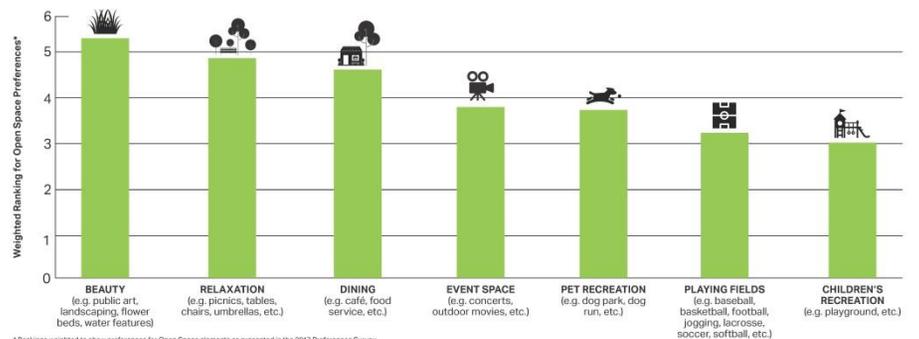
**Growing Vibrant Developing Clean
Central Improving Convenient**

FUTURE

**Vibrant Community Green Trendy
Safe Exciting Destination**

* Source: MVT CID Neighborhood Perception Survey Covering Calendar Year 2017

WHAT PEOPLE WANT MOST IN MVT OPEN SPACE IN 2017



OF THE 660+ RESPONSES TO THE 2017 SURVEY SO FAR...

- 57%** of residents were aged 20-34
- 38%** of residents were aged 35-64
- 5%** of residents have children
- 28%** of residents own at least one pet
- 20%** of residents have lived in MVT for less than 1 year
- 36%** of residents have lived in MVT for 1-3 years
- 25%** feel there is sufficient quality and availability of open space
- 4th** highest of the 14 reasons to leave MVT is lack of green space

How MVT Compares to Other District Neighborhoods per DC Parks and Recreation "Play DC" Master Plan:

4th lowest provision of open space, out of 45 areas in District
Including Downtown, Charatown and Penn Quarters

3x the number of residents per playground as the District average

OPEN SPACE STUDY



WHO WILL USE OPEN SPACE IN MVT?

| | | |
|---|--|---|
| <p>RESIDENTS</p> <ul style="list-style-type: none"> 7,700 Residents in MVT¹ by 2022 72,000 Residents within 1 Mile of 5th & K² by 2022 Empty nesters Young professionals Young families Dog owners Walkers Runners | | <p>WORKERS</p> <ul style="list-style-type: none"> 8,700 Office/Retail Workers in MVT in 2018³ 200,000 Daytime Workers within 1 Mile of 5th & K² by 2022 Professionals Daytime/Weekdays Lunchers Runners Walkers Cyclists |
| <p>VISITORS</p> <ul style="list-style-type: none"> 1.8M Annual Attendees to Capital One Arena⁴ 1M+ Annual Visitors to the Walter E. Washington Convention Center⁵ Dramatic Increases Projected with Apple Project at Carnegie Library All ages Walkers Shoppers Diners Patrons | <p>MVT plays a critical role in the District's evolving international reputation as an attractive location in which to live, work, do business and entertain. This makes providing high-quality open space in MVT a key element toward enhancing the District's growing destination appeal.</p> | <p>STUDENTS</p> <ul style="list-style-type: none"> 9,000+ Pre-K through Post-Secondary School Students within 3 Blocks of MVT in 2018⁶ Daytime/Weekdays Lunchers Studiers Groups |

Consultation was undertaken across a breadth of key MVT stakeholders, including:

- Condominium Boards & Unit Owners
- Multi-Family Residential Property Owners & Building Managers
- Faith-Based Community Leaders
- Advisory Neighborhood Commissioners
- Higher Education Officials
- Commercial Property Owners & Tenants
- Owners of Properties Surrounding Significant Parcels of Current & Future Potential Open Space
- Respected Long-Time Community Influencers

| | |
|--|---|
| <i>Open space will improve the quality of life, if it is safe and accessible</i> | <i>Foster interactions between community members</i> |
| <i>Create a family-friendly space that is safe and accessible</i> | <i>Open space knits community together—a neighborhood is more than building</i> |
| <i>Open space creates identity</i> | <i>Create places with tiers of activity and multiple uses</i> |
| <i>Think both horizontally and vertically about open space</i> | <i>Don't develop Cobb Park! But it can't be the same place it was.</i> |
| <i>Scale matters! The neighborhood has the same open space it did in 1900.</i> | <i>We need to get people to look up from their phone</i> |
| <i>Create a variety of experiences for different users</i> | <i>Maintenance and programming are critical</i> |
| <i>Cobb Park should be safe, clean, green, and active</i> | <i>Foster interactions between community members</i> |
| <i>Provide space for respite and relaxation—We need places to catch your breath!</i> | <i>Create a destination— attract new people to move and stay in MVT</i> |
| <i>Create eye-catching places</i> | |

OPEN SPACE STUDY



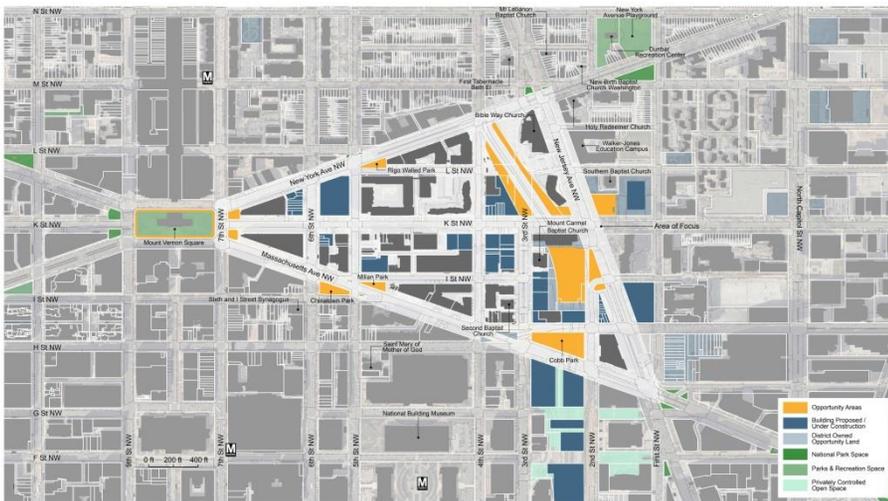
WHAT DO YOU MOST WANT TO DO IN MVT OPEN SPACE?

| | | | |
|-----------------------|-----------------------------|-------------------------|------------------------|
| Play in a Fountain | Sit in the Shade | Eat | Take a Walk |
| Play in a Fountain | Exercise | Visit a Farmer's Market | Learn about History |
| Ride Your Bike | Relax with Friends & Family | Listen to Music | Appreciate Arts/Crafts |
| Shop | Interact with Art | Watch Movies | Attend a Festival |
| Walk through a Meadow | Visit a Dog Park | Have a Picnic | Play on a Playground |
| Go for a Run | Play Field Sports | Tend a Garden | People Watch |
| Your Suggestion Here | Your Suggestion Here | Your Suggestion Here | Your Suggestion Here |

OPEN SPACE STUDY



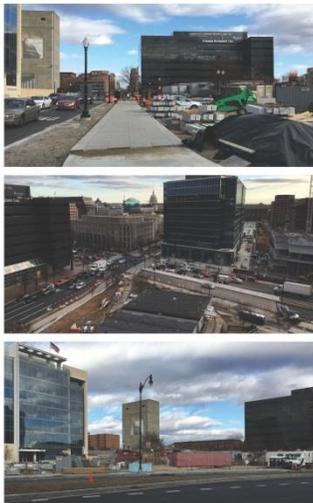
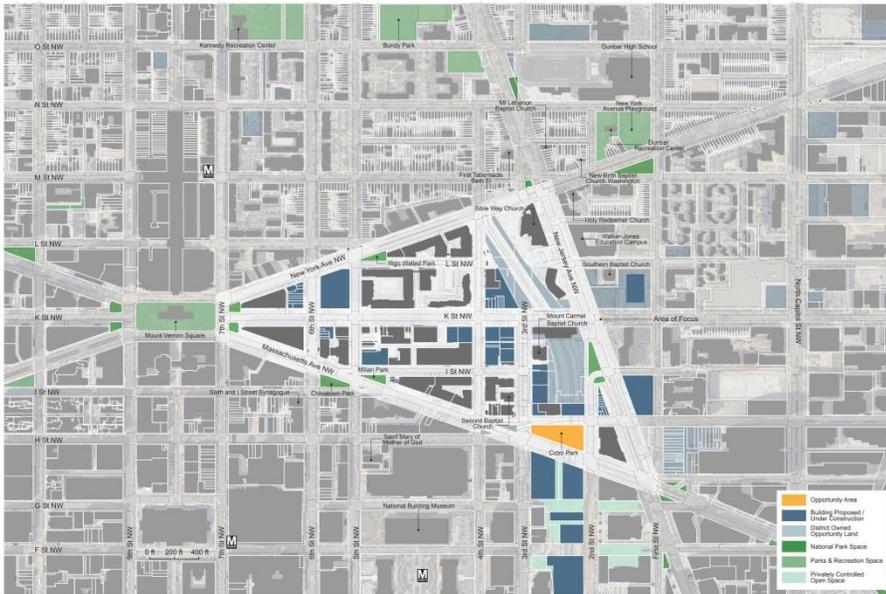
OPPORTUNITIES FOR OPEN SPACE IN MVT



OPEN SPACE STUDY



COBB PARK



- HISTORY:**
- Open space parcel created as a result of the Center Leg Freeway extension in 1978
- OPPORTUNITY:**
- Potential for signature park/plaza surrounded by MVT and Penn Quarter
 - Reconfigured roadways have increased size of park to 52,000 square feet
 - Will be returned to open space once construction vehicles are removed in 2018
- CHALLENGE:**
- Development of Cobb Park for housing and hotel has been proposed
 - Surrounded by high-volume streets on all sides
 - A significant portion of park is built over I-395

OPEN SPACE STUDY



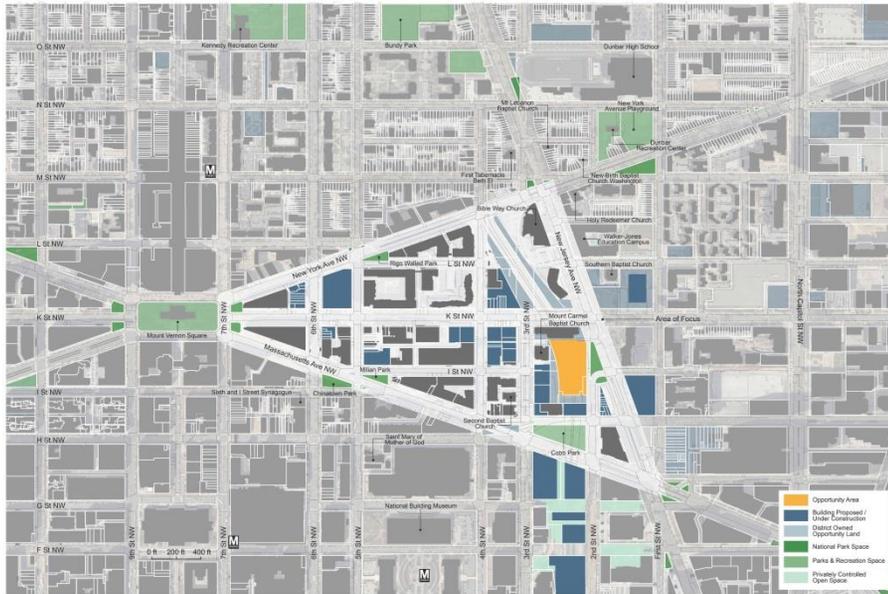
WHAT DO YOU MOST WANT TO DO IN COBB PARK?

| | | | |
|-----------------------|-----------------------------|-------------------------|------------------------|
| | | | |
| Sit in the Shade | Eat | Take a Walk | |
| | | | |
| Play in a Fountain | Exercise | Visit a Farmer's Market | Learn about History |
| | | | |
| Ride Your Bike | Relax with Friends & Family | Listen to Music | Appreciate Arts/Crafts |
| | | | |
| Shop | Interact with Art | Watch Movies | Attend a Festival |
| | | | |
| Walk through a Meadow | Visit a Dog Park | Have a Picnic | Play on a Playground |
| | | | |
| Go for a Run | Play Field Sports | Tend a Garden | People Watch |
| | | | |
| Your Suggestion Here | Your Suggestion Here | Your Suggestion Here | Your Suggestion Here |

OPEN SPACE STUDY



DC-OWNED PARKING DECK & SURROUNDING LAND PARCELS



HISTORY:

- Parking Deck built by the District of Columbia in 1975-1978 has existed in current location

OPPORTUNITY:

- The deck occupies nearly 2 acres (89,000 square feet—deck only)
- Proposals have been submitted for development of the deck for open space, mixed-use development and a combination of both

CHALLENGE:

- Unknown status of DMPED RFP that set out three possible proposals for development
- Unknown status of parking structure's condition and potential development
- Complicated ownership structure—DC owns top level and air rights, lower level is privately owned

OPEN SPACE STUDY

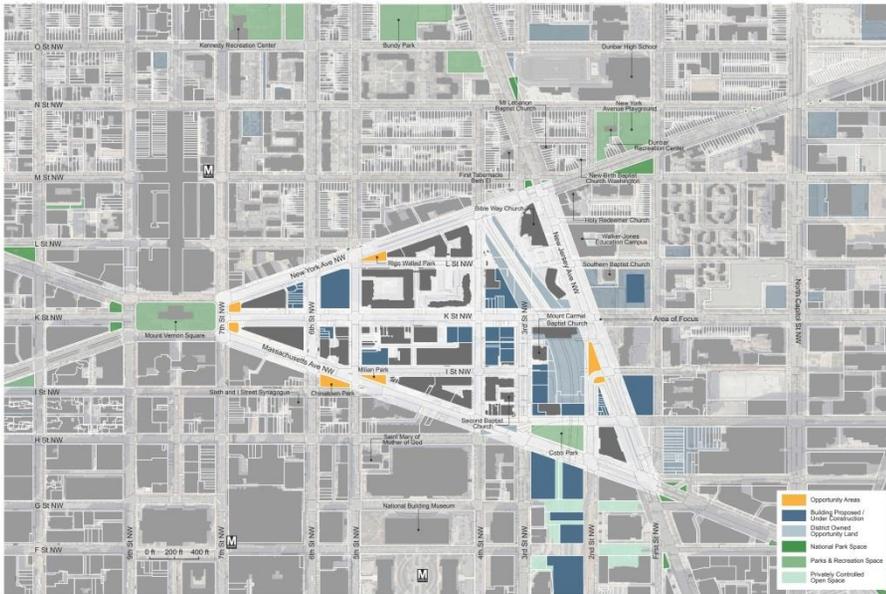


WHAT DO YOU MOST WANT TO DO ON THE DC-OWNED PARKING DECK & IN SURROUNDING LAND PARCELS

| | | |
|---------------------------|---------------------------------|-----------------------------|
| Sit in the Shade | Eat | Take a Walk |
| Play in a Fountain | Exercise | Visit a Farmer's Market |
| Ride Your Bike | Relax with Friends & Family | Listen to Music |
| Shop | Interact with Art | Watch Movies |
| Walk through a Meadow | Visit a Dog Park | Have a Picnic |
| Go for a Run | Play Field Sports | Tend a Garden |
| People Watch | Attend a Festival | Attend a Festival |
| Your Suggestion Here | Your Suggestion Here | Your Suggestion Here |



NATIONAL PARK SERVICE (NPS) TRIANGLE PARKS



HISTORY:

- Historic open space reservations originate from the 18th century L'Enfant Plan
- Federally owned, operated and managed by National Park Service (NPS)
- MVT CID currently programs events on these spaces through partnership with NPS

OPPORTUNITY:

- Potential to emphasize as gateway to MVT
- Potential for alternative operations and management agreement with NPS
- Potential to use with adjoining temporary street closures for events

CHALLENGE:

- NPS regulations limit commercial activities, and prohibit off-leash pets, skateboarding, and other activities without legislative change

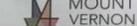
OPEN SPACE STUDY



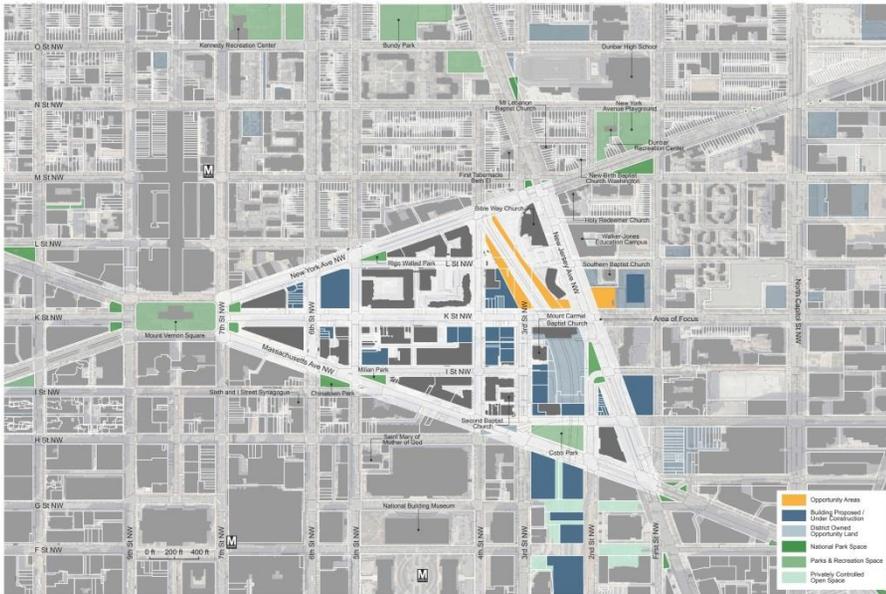
WHAT DO YOU MOST WANT TO DO IN NPS TRIANGLE PARKS?

| | | | |
|-----------------------|-----------------------------|-------------------------|------------------------|
| | | | |
| Sit in the Shade | Eat | Take a Walk | |
| | | | |
| Play in a Fountain | Exercise | Visit a Farmer's Market | Learn about History |
| | | | |
| Ride Your Bike | Relax with Friends & Family | Listen to Music | Appreciate Arts/Crafts |
| | | | |
| Shop | Interact with Art | Watch Movies | Attend a Festival |
| | | | |
| Walk through a Meadow | Visit a Dog Park | Have a Picnic | Play on a Playground |
| | | | |
| Go for a Run | Play Field Sports | Tend a Garden | People Watch |
| Your Suggestion Here | Your Suggestion Here | | Your Suggestion Here |

OPEN SPACE STUDY



NEW JERSEY AVENUE & K STREET CORRIDOR



- HISTORY:**
- Undeveloped sloped parcels positioned along both sides of I-395 as a result of highway construction
 - Site at northeast corner of New Jersey Avenue and K Street NW acquired by PEPCO for new substation
- OPPORTUNITY:**
- Freeway edges present opportunity for beautification and potentially linear open space
 - Opportunity to collaborate with PEPCO on how best to use the site at NJ and K
 - Possible gateway to MVT and NoMa
- CHALLENGE:**
- Proposed improvements along freeway edges may face DDOT and FHWA regulatory challenges
 - PEPCO site is privately owned

OPEN SPACE STUDY



WHAT DO YOU MOST WANT TO DO IN THE NEW JERSEY AVENUE & K STREET CORRIDOR AREA?

OPEN SPACE STUDY

MOUNT VERNON TRIANGLE+DC

AECOM

ROBINSON PUBLIC AFFAIRS

15

WHAT ELSE SHOULD WE CONSIDER IN THE PLAN?



THANK YOU!

Next Steps

- Collate and Analyze Feedback from Community Engagement and Planning Workshop
- Make Available the Results of the Analysis to the Community
- Develop Open Space Strategy & Recommendations Based on Community Feedback

STAY INVOLVED

- To register for news and updates about the Open Space Study, please visit www.mvtcid.org/OpenSpaceStudy

Appendix C: Public Meeting & Planning Workshop Output

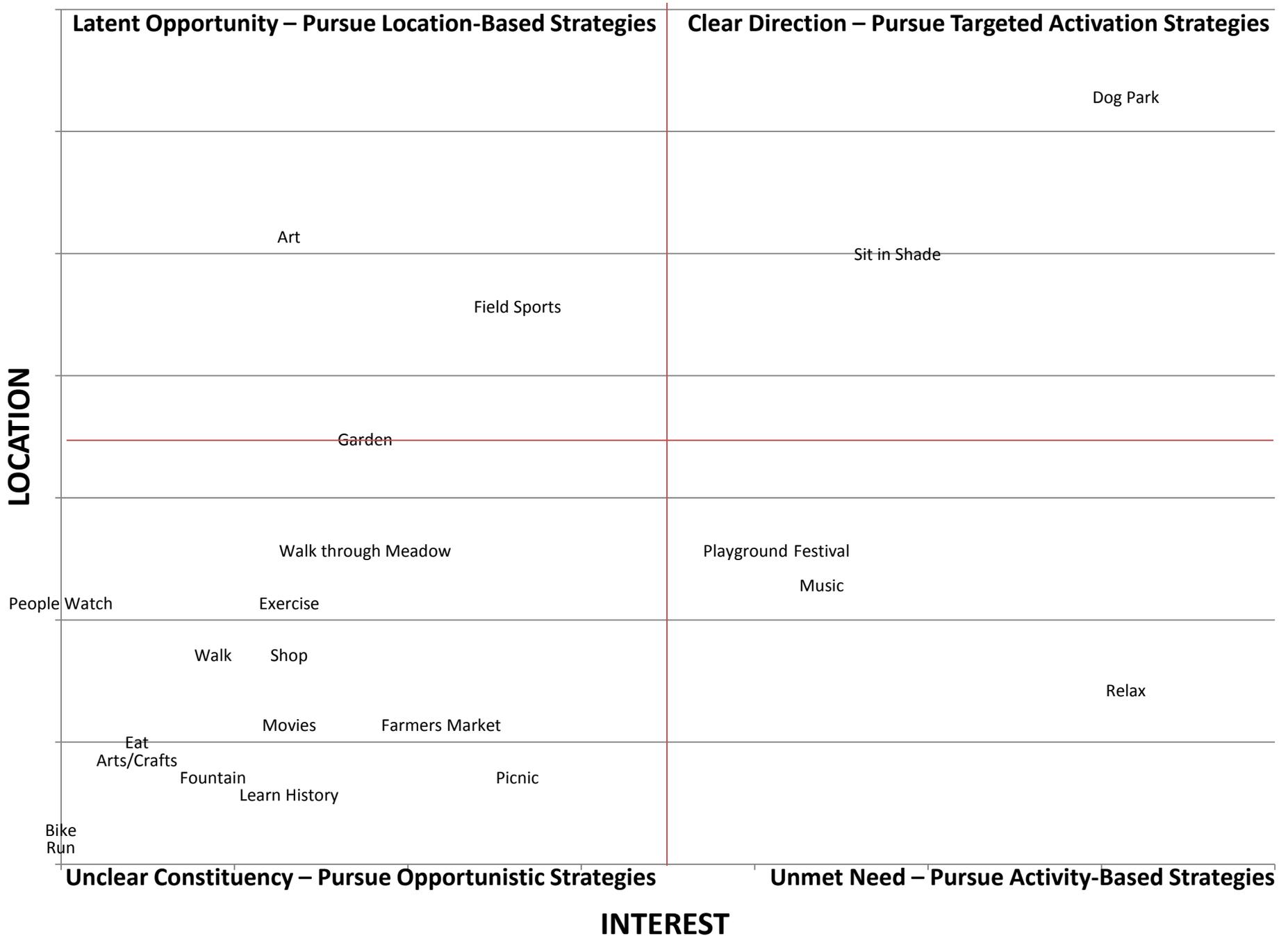
Workshop Outcomes – Open Space Activity Preferences

Results from the January 31 Public Meeting & Planning Workshop shown below with the data used, in part, to develop the priorities and recommendations for open space opportunities in Mount Vernon Triangle:

| Activity | MVT Open Space | | Cobb Park | | Parking Deck | | NPS Parks | | New Jersey & K | | Weighted Average | |
|-----------------------------|----------------|-------------|-----------|-------------|--------------|-------------|-----------|-------------|----------------|-------------|------------------|-------------|
| | # | % | # | % | # | % | # | % | # | % | # | % |
| Sit in the Shade | 11 | 10% | 10 | 11% | 7 | 8% | 17 | 19% | 1 | 1% | 35 | 10% |
| Eat | 1 | 1% | 2 | 2% | 3 | 3% | 2 | 2% | 0 | 0% | 7 | 2% |
| Take a Walk | 2 | 2% | 5 | 6% | 4 | 4% | 0 | 0% | 3 | 4% | 12 | 3% |
| Play in a Fountain | 2 | 2% | 4 | 5% | 0 | 0% | 1 | 1% | 0 | 0% | 5 | 1% |
| Exercise | 3 | 3% | 2 | 2% | 4 | 4% | 8 | 9% | 1 | 1% | 15 | 4% |
| Visit a Farmer's Market | 5 | 4% | 4 | 5% | 1 | 1% | 1 | 1% | 2 | 2% | 8 | 2% |
| Learn about History | 3 | 3% | 0 | 0% | 0 | 0% | 3 | 3% | 1 | 1% | 4 | 1% |
| Ride Your Bike | 0 | 0% | 0 | 0% | 0 | 0% | 0 | 0% | 2 | 2% | 2 | 1% |
| Relax with Family & Friends | 14 | 12% | 5 | 6% | 0 | 0% | 4 | 4% | 1 | 1% | 10 | 3% |
| Listen to Music | 10 | 9% | 0 | 0% | 12 | 13% | 2 | 2% | 2 | 2% | 16 | 5% |
| Appreciate Arts/Crafts | 1 | 1% | 2 | 2% | 1 | 1% | 0 | 0% | 3 | 4% | 6 | 2% |
| Shop | 3 | 3% | 4 | 5% | 6 | 7% | 0 | 0% | 2 | 2% | 12 | 3% |
| Interact with Art | 3 | 3% | 17 | 19% | 2 | 2% | 15 | 17% | 2 | 2% | 36 | 10% |
| Watch Movies | 3 | 3% | 2 | 2% | 5 | 6% | 0 | 0% | 1 | 1% | 8 | 2% |
| Attend a Festival | 10 | 9% | 4 | 5% | 10 | 11% | 1 | 1% | 3 | 4% | 18 | 5% |
| Walk through a Meadow | 4 | 4% | 5 | 6% | 1 | 1% | 6 | 7% | 6 | 7% | 18 | 5% |
| Visit a Dog Park | 14 | 12% | 8 | 9% | 6 | 7% | 12 | 13% | 18 | 21% | 44 | 13% |
| Have a Picnic | 6 | 5% | 2 | 2% | 0 | 0% | 3 | 3% | 0 | 0% | 5 | 1% |
| Play on a Playground | 9 | 8% | 3 | 3% | 4 | 4% | 5 | 6% | 6 | 7% | 18 | 5% |
| Go for a Run | 0 | 0% | 0 | 0% | 0 | 0% | 1 | 1% | 0 | 0% | 1 | 0% |
| Play Field Sports | 6 | 5% | 4 | 5% | 19 | 21% | 0 | 0% | 9 | 11% | 32 | 9% |
| Tend a Garden | 4 | 4% | 2 | 2% | 1 | 1% | 1 | 1% | 19 | 23% | 23 | 7% |
| People Watch | 0 | 0% | 3 | 3% | 3 | 3% | 7 | 8% | 2 | 2% | 15 | 4% |
| Totals | 114 | 100% | 88 | 100% | 89 | 100% | 89 | 100% | 84 | 100% | 350 | 100% |



Workshop Outcomes – Open Space Activity Preferences (cont'd)



Appendix D: **Community & Stakeholder** **Engagement Follow-Up**

COMMUNITY FEEDBACK

When surveyed, the most common words describing Mount Vernon Triangle for today and the future were:

TODAY

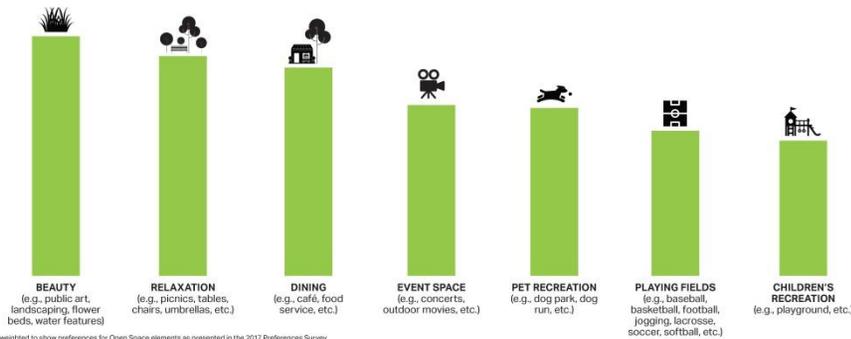
Growing Vibrant Developing Clean
Central Improving Convenient

FUTURE

Vibrant Community Green Trendy
Safe Exciting Destination

* Source: MVT CID Neighborhood Perception Survey Covering Calendar Year 2017

WHAT PEOPLE WANT MOST IN MVT OPEN SPACE IN 2017



* Rankings weighted to show preferences for Open Space elements as presented in the 2017 Preferences Survey

OF THE 660+ RESPONSES TO THE 2017 SURVEY SO FAR...



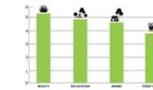
How MVT Compares to Other District Neighborhoods per DC Parks and Recreation "Play DC" Master Plan:

4th lowest provision of open space, out of 45 areas in District (including Downtown, Chinatown and Penn Quarter)

3x the number of residents per playground as the District average

Overall Takeaways from Community Engagement

January-February 2018 MVT Survey



Preference (in order of weighted ranking) for MVT Open Space:

Beauty/aesthetics, including public art, landscaping, flower beds, water features

Relaxation, including areas to picnic, tables, chairs, shade

Dining, including café, food service

Event space, including places for concerts, outdoor movies

Pet recreation, including dog park, dog run

Playing fields, including baseball, basketball, football, jogging

Children's recreation, including playground

2018 Stakeholder Interviews



Cobb Park

It should be a magnetic/vibrant park. Use elevation and grade changes to create sense of separation from Massachusetts Avenue.

Water feature can be an attraction and address noise concerns.

Access, operations and maintenance are critical factors for success.

Parking Deck

Would like to see sports fields and active uses and places to gather.

Needs safe, attractive, and inviting access to 2nd and 3rd Streets.

NPS

Operations and maintenance are critical to success—push for alternative arrangement with NPS for new uses and maintenance regimens leveraging current and prospective authorities.

2018 Planning Workshop



Cobb Park

Sit in the Shade. Interact with Art. Visit a Dog Park. Take a Walk / Walk through a Meadow.

Relax with Friends + Family.

Parking Deck

Play Field Sports. Listen to Music. Attend a Festival.

Sit in the Shade. Visit a Dog Park.

NPS

Sit in the Shade. Visit a Dog Park. Interact with Art. Exercise. People Watch.

NJ&K

Tend a Garden.

Play Field Sports. Play on a Playground.

Walk through a Meadow.

Site Advantages/Constraints (relative to suggested activities)



Carnegie Library/Apple
Green space around Carnegie Library/new Apple store will be programmed and managed by DC Events. Opportunity to develop working relationship with those entities in the future.

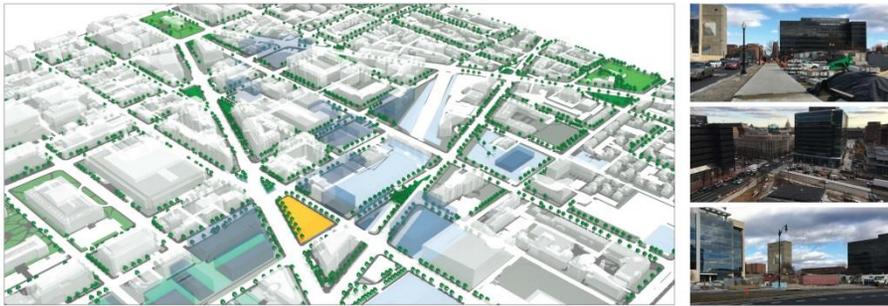
NPS reservations
Due to size and distribution, these sites provide opportunities for relaxation, smaller scale art experiences and informal gatherings. Prohibits off-leash dog activity.

Cobb Park
Highly visible DC gateway. Improves accessibility to multiple neighborhoods. Surrounding commercial and retail uses favor a destination, interaction with art, culture, and dining.

Portion of DC-owned Parking Deck
Centrally located within neighborhood, with surrounding residential uses on all sides. Preferred activities can be accommodated on a portion of the Parking Deck.

DDOT + PEPCO Land
A series of underutilized spaces in this area can provide smaller scale recreation opportunities and be integrated with development.

COBB PARK



New Aspiration for Cobb Park

- An iconic DC destination that is an artistic landmark and gateway to MVT and downtown
- It will be a thrilling, dynamic, magnetic and photogenic attraction

Key Features:

- Mix of permanent and temporary static and interactive installations, civic/gathering space, experiential and immersive
- A place to be seen and to take photos

Key Activities:

- Monumental Interactive Art/Sculpture, Café
- Attractive Seating, Outdoor Dining



OPEN SPACE STUDY



3

PORTION OF DC-OWNED PARKING DECK



New Aspiration for DC-owned Parking Deck

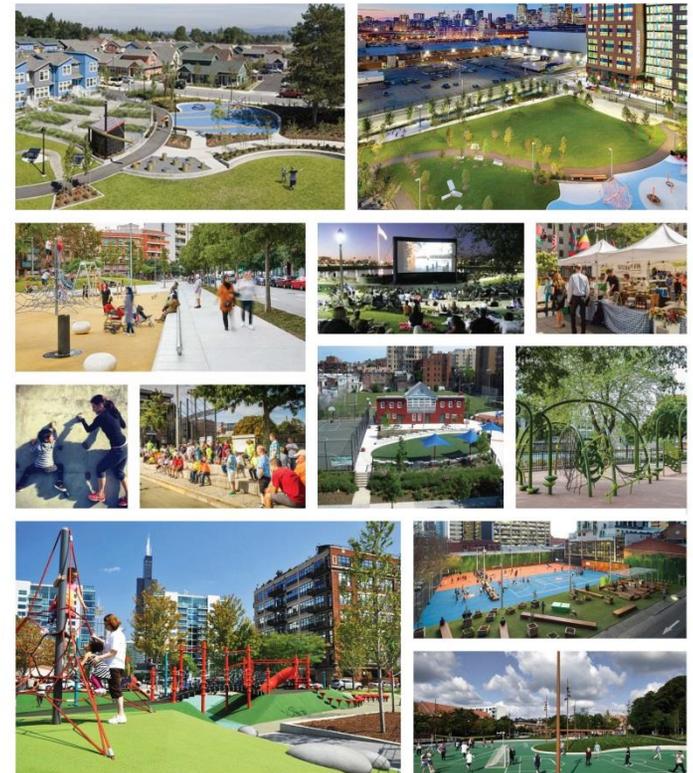
- A "village green" that acts as MVT's backyard and where all feel comfortable hanging out and playing

Key Features:

- Place for friends and family to gather, have fun and be playful with multi-use areas to hear music, watch movies, host events and play court/fields sports

Key Activities:

- Tables, chairs, play structure, grills, recreation/playing fields (basketball, bocce, soccer), events like farmers markets, food carts, concerts



OPEN SPACE STUDY



4

NPS RESERVATIONS



New Aspiration for NPS Reservations

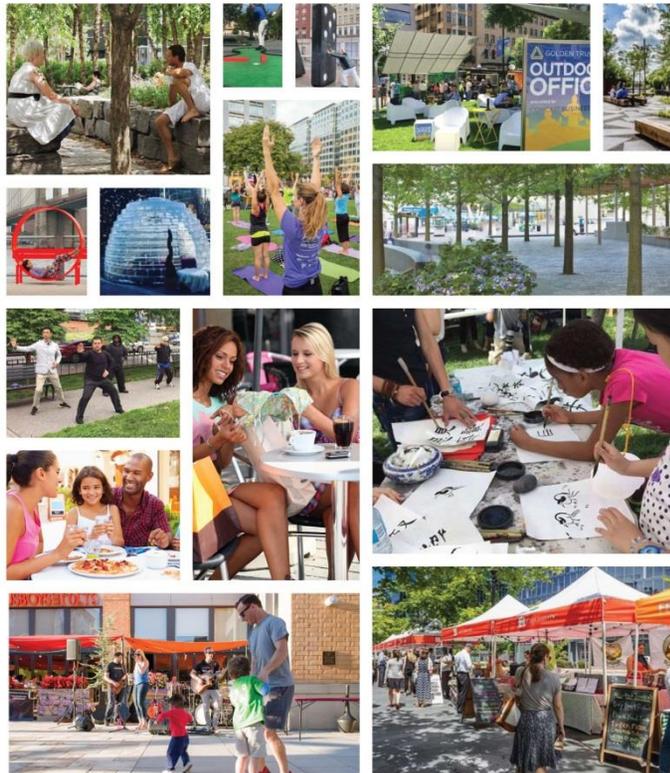
- Artistic gateways to MVT that provide attractive and usable green space, a fun place to eat lunch and interact with art/ sculpture and greenery
- NPS parks will be fun and playful, multi-functional, spontaneous and provide a bridge into MVT

Key Features:

- Interactive art, temporary installations, event space, shaded seating to sit, landscaping

Key Activities:

- Rotating arts, events, festivals, outdoor seating (benches, tables)



NEW JERSEY AVENUE & K STREET CORRIDOR



New Aspiration for New Jersey Avenue & K Street Corridor

- A cluster of family and dog friendly amenities where all can play and connect with each other and the environment.

Key Features:

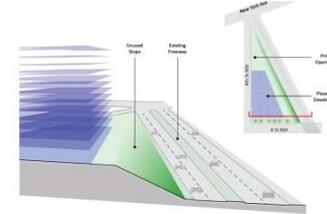
- Playground, play structures, playing fields/courts, community garden, dog park/run, community gardens

Key Activities:

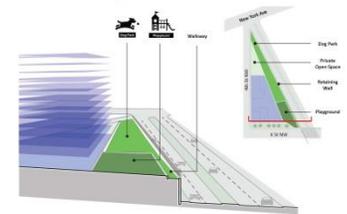
- Playing with kids, playing with dogs, gardening, court/field sports



Today: Undevelopable Right-of-Way Along I-395 is underutilized



Opportunity: Reclaim Underutilized Public Property for Community Benefit



Appendix E: **Advisory Neighborhood Commission 6E Resolution**



ADVISORY NEIGHBORHOOD COMMISSION 6E
 PO Box 26182, LeDroit Park Station
 Washington, DC 20001

ANC 6E Commissioners

ANC 6E05: Alexander T. Marriott, *Chair*
 ANC 6E03: Frank S. Wiggins, *Vice Chair/Treasurer*
 ANC 6E04: David Jaffe, *Secretary*
 ANC 6E01: Alexander M. Padro
 ANC 6E02: Anthony Brown
 ANC 6E06: Alvin O. Judd, Sr.
 ANC 6E07: Kevin M. Rogers

February 27, 2018

The Honorable Muriel Bowser
 Mayor of the District of Columbia
 John A. Wilson Building
 1350 Pennsylvania Avenue, NW
 Washington, DC 20004

Re: MVT Open Space Study Resolution

Dear Mayor Bowser,

Advisory Neighborhood Commission 6E conducted a public meeting on Tuesday, February 27, 2018 at the Watha T. Daniel/Shaw Library, 1630 7th Street, NW, to consider the above-referenced matter.

At the Commission's meeting, duly noticed, with a quorum present (four out of seven Commissioners required to be in attendance to achieve a quorum), ANC 6E voted to (6 in favor, 0 opposed, and 0 abstention) to pass the attached resolution supporting the attached MVT Open Space Study Resolution.

We thank you for your time and consideration of this matter.

Respectfully submitted,

Alexander T. Marriott
 Chair
 ANC 6E

Encl.



ADVISORY NEIGHBORHOOD COMMISSION 6E
 PO Box 26182, LeDroit Park Station
 Washington, DC 20001

RESOLUTION

**IN SUPPORT OF MOUNT VERNON TRIANGLE COMMUNITY
 IMPROVEMENT DISTRICT (MVT CID)
 GREEN & OPEN SPACE STUDY ("MVT OPEN SPACE STUDY"),
 RECOMMENDED STRATEGY AND IMPLEMENTATION PLAN**

WHEREAS, Mount Vernon Triangle ("MVT"), one of the District's fastest-growing neighborhoods, added close to 6,000 residents and more than 6,500 commercial office, retail and hospitality employees since 2003; with an additional 1,600 residents and 4,500 commercial office, retail and hospitality employees planned at development completion; and

WHEREAS, MVT is a vibrant, inclusive and popular community that contributes to the District's international reputation as an attractive place to live, work, do business and entertain; and

WHEREAS, since the Mount Vernon Triangle Community Improvement District ("MVT CID") was formed in 2003, the neighborhood has grown into a diverse residential neighborhood, with more than 600 units of affordable and senior housing, and commercial destination, with 58 retailers, that is both an integral part of downtown as well as a neighborhood with its own distinct and emerging identity; and

WHEREAS, MVT helps form, along with the Downtown, Chinatown, and Penn Quarters neighborhoods, the 9th most populous area in the District, yet MVT has the 4th lowest provision of open space at 0.19 acres per 1,000 residents and three times the number of residents per playground as the District average¹; and

WHEREAS, MVT CID launched its Neighborhood Perception Survey covering calendar year 2017 on January 10, 2018, and received significant additional public input suggesting that the preservation and addition of green, open and public-use spaces is of utmost importance; and

¹ District of Columbia Department of Parks and Recreation "Play DC" Master Plan, March 2014

WHEREAS, the MVT CID Neighborhood Perception Survey covering calendar year 2017 found that only 27 percent of residents feel there is adequate quality and availability of open space; and

WHEREAS, the MVT CID Neighborhood Perception Survey covering calendar year 2017 revealed the word “green” as tied for the fourth-most frequently used by respondent to describe what they desire from the MVT neighborhood of tomorrow upon achievement of its full potential; and

WHEREAS, the MVT CID Neighborhood Perception Survey covering calendar year 2017 respondents cited the lack of open, green and public use space as a top five reason they plan to leave MVT within the next three years; and

WHEREAS, the MVT CID Neighborhood Perception Survey covering calendar year 2017 respondents indicated that park, greenspace and open space activation should be MVT CID’s third-highest priority after public safety and cleanliness/landscaping; and

WHEREAS, the MVT CID Neighborhood Perception Survey covering calendar year 2017 revealed (i) beauty (e.g. public art, landscaping, flower beds, water features), (ii) relaxation (picnic space, tables/chairs, umbrellas, etc.), and (iii) dining (e.g. café, food service, etc.) as the top three highest-weighted priority elements for MVT open space; and

WHEREAS, the preceding figures resulted in the decision by the MVT CID to initiate a comprehensive MVT Open Space Study in December 2017 and retain outside consultants AECOM and Robinson Public Affairs to assess potential sites, engage with community stakeholders, and research international best practices for the design and programming of signature urban parks; and

WHEREAS, MVT CID and their consultants launched the planning effort to define and meet the neighborhood’s green and open space requirements, and create a strategy to preserve and add green, open and public-use spaces. The team conducted a Public Meeting & Planning Workshop with more 100 attendees, and engaged in 15 separate stakeholder engagement, listening, and/or community meetings with:

- condominium boards and unit owners;
- multifamily residential property owners and building managers;
- faith-based community leaders;

- surrounding advisory neighborhood commissioners (ANCs);
- higher education administrators;
- commercial property owners and tenants;
- owners of properties adjacent to current or potential open space;
- National Park Service;
- District of Columbia Office of Planning;
- District of Columbia Department of Transportation;
- PEPCO; and
- respected long-time community influencers

The information gathered has been synthesized into a set of programmatic needs, opportunities and recommendations and includes the following community feedback:

Commonly heard insights from 2018 stakeholder interviews

- *New open space will improve quality of life for all ages, if it is safe and accessible by everyone.*
- *New open space can help us meet our neighbors. Neighborhood should be more than a building.*
- *Buildings should not be developed on Cobb Park! But it has to be a better open space than it was.*
- *Quality maintenance and programming of open space is critical.*
- *Cobb Park should remain a park and be safe, clean, green and active.*
- *Create magnets, places that attract people. Get people to look up from their phones!*
- *The community needs places to destress, relax and breathe.*
- *The most children in MVT live in the east of MVT.*

Insights from January 31, 2018 Public Meeting & Planning Workshop

- Visiting a dog park consistently ranked as the highest priority activity.
- Interacting with art, listening to music and attending festivals also ranked very highly.

- Playing on a playground wasn't the highest or lowest priority, but appeared consistently overall and at multiple sites.
- Playing field/court sports wasn't the highest or lowest priority overall, but was a high priority at multiple sites.
- Attendees frequently mentioned the need for safe, accessible destinations for people.

Top three suggested used for the different opportunity sites presented at the January 31, 2018 Public Meeting & Planning Workshop

- Cobb Park (SSL: 0562S 0818): eat, interact with art, visit a dog park;
- DC-owned 2nd and K parking deck (SSLs 0560 830 and 0560 834, Air Rights Lot 0560 7000): play field/court sports, attend a festival and appreciate arts and crafts;
- Sloped parcels positioned along both sides of I-395 north of K Street NW and Pepco-owned lot (SSL: 0559 0082): tend a garden, visit a dog park, play field/court sports;
- NPS Reservations 71, 72, 74, 76, 178, 193, 194: eat, interact with art, visit a dog park

Synthesized role of key sites based on community feedback

- Cobb Park: An iconic open and green space that is an artistic landmark and gateway to MVT and downtown.
- DC-owned 2nd and K parking deck: a multi-purpose "village green" and playing field that acts as MVT's backyard. Where all feel comfortable hanging out and playing.
- Sloped parcels positioned along both sides of I-395 north of K Street NW and Pepco-owned lot: a cluster of family- and dog-friendly amenities where all can play.
- NPS Reservations 71, 72, 74, 76, 178, 193, 194: artistic gateways to MVT providing attractive, usable green space, shaded places to eat, relax and interact with art and host events.

WHEREAS, through the MVT Open Space Study, the community has expressed a strong desire for more green and open space; is aware of the diminishing availability of open space due to significant recent development and that MVT could be largely built-out by the early part of the next decade; and that investing in high-quality improved green and open space creates value, will improve neighborhood livability, amplify the downtown destination experience and enhance the value of adjacent properties; and

WHEREAS, the MVT Open Space Study has strong strategic principles and guiding recommendations that:

- Maximize existing open space opportunity sites
- Reflect community and stakeholder feedback in mix of activities per site
- Increase:
 - equity, inclusivity, and accessibility for all user groups
 - pedestrian safety as well as movement north-south and east-west throughout this portion of Downtown East
 - access to enjoyable and well-programmed open spaces for outdoor activity and relaxation
 - nearby residential, commercial, and surrounding land values
- Create destinations for Downtown and MVT; and

WHEREAS, Advisory Neighborhood Commission 6E finds that:

- The MVT CID is to be strongly commended for their timely, inclusive, transparent and comprehensive open space planning study;
- The MVT CID undertook a thorough and thoughtful community engagement process to glean the hopes, wishes and vision for the community by all invested parties;
- The MVT CID has analyzed and synthesized the study results based on community feedback and international best practices and made said results available to the wider community;
- The MVT Open Space Study promulgates a well-reasoned, cost-effective, creative and visionary interim use strategy needed to reshape public perception and build momentum to achieve the full potential of District of Columbia government-owned properties including Cobb Park, the 2nd & K Street parking deck among other locally, privately and/or federally-owned parcels;

NOW, THEREFORE, BE IT RESOLVED, Advisory Neighborhood Commission 6E hereby urges the Mayor and Council of the District of Columbia to:

- Faithfully receive the 2018 MVT Open Spaces Study;
- Preserve all open/green spaces recommended in the study for park development that serve as amenity spaces for the community and magnets to attract visitors and tourists;
- Carefully review its findings and devote whatever District resources, including planning staff and budget necessary to extend and adopt the study recommendations;
- Work closely with this Commission, the MVT CID and other interested parties to establish a comprehensive operation and management plan and dedicated funding stream for open spaces in MVT; and
- Take immediate legislative action to amend the DC Comprehensive Plan to (i) designate Cobb Park for perpetual use as community park space precluding its commercial development, and (ii) specify that other District-owned sites identified in the MVT Open Space Study include public park facilities, art installations or structures that support park services including but not limited to seating, one- or two-story multi-use structures, water features and dining amenities.

Signed, this the 27th day of February 2018



Alexander Thomas Marriott
Chairman
Advisory Neighborhood Commission 6E

Appendix F: **Relevant Case Studies**

Relevant Case Studies

City of Yorkville Park, Toronto, Canada



Canal Park, District of Columbia



James Hunter Dog Park, Arlington



Chelsea Waterside Dog Park



City of Yorkville Park, Toronto

Relevance: ASLA Landmark Award winner for inner-urban revitalization and neighborhood impact

Park Size: 48,150 SF

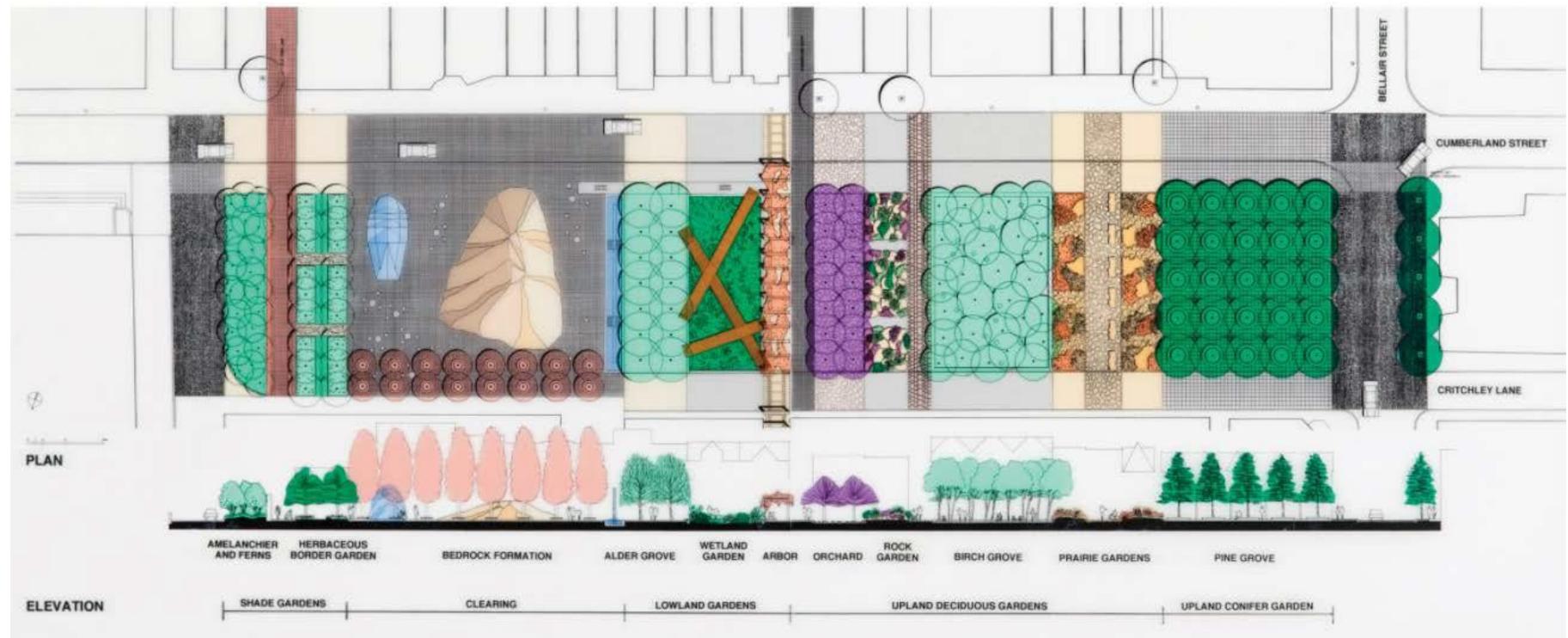
Park Cost: 3.5 million (CDN)

Designer: Martha Schwartz

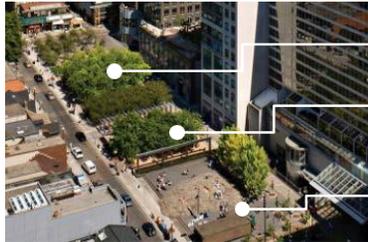
Owner: City of Toronto Department of Parks, Forestry and Recreation (DPFR)

Operations + Maintenance: Public / Private - (DPFR) and Bloor-Yorkville BID

Key features – Pedestrian plaza and connections to adjacent land uses, sculptural rock outcropping for sitting and playing, rain/winter icicle fountain, multiple types of seating, natural tree shading



City of Yorkville Park, Toronto



Tree shade and seating

Greenery and diverse landscaping

Iconic Elevated Feature



Canal Park, DC

Relevance: One of the first parks built as part of the District's Anacostia Waterfront Initiative, Canal Park provides a social gathering place, and an economic trigger for the surrounding neighborhood

Park Size: 3 acres

Park Cost: \$20 million

Designer: Olin

Owner: District of Columbia

Operations + Maintenance: Capitol River Front BID

Design – Previous parking lot designed into multiple 'zones' that provide different experiences and emulate the old canal system. **Key features** – Pavilions with café and dining area, ice rink, fountain, special events, markets, interactive art features



Canal Park, DC

Ice Rink Café and Interactive Art Grassy Areas



Dog Parks

Relevance: Strongest preference for open space activity voiced by MVT stakeholders and community was for a dog park

James Hunter Dog Park

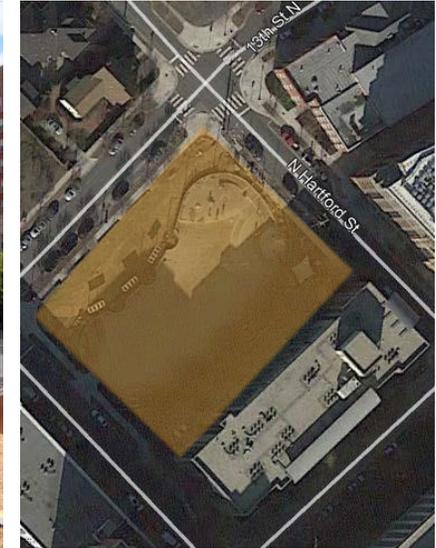
Park Size: 30,000 SF

Owner: Arlington County Parks and Recreation

Operations + Maintenance: Arlington County Parks and Recreation

Adjacent land uses – commercial, residential

Key features – Fountain, seating, obstacles for dogs, large field for running, perimeter landscaping, paths and seating



Chelsea Waterslide Dog Run, NYC

Park Size: 18,500 SF

Designer: Thomas Balsley

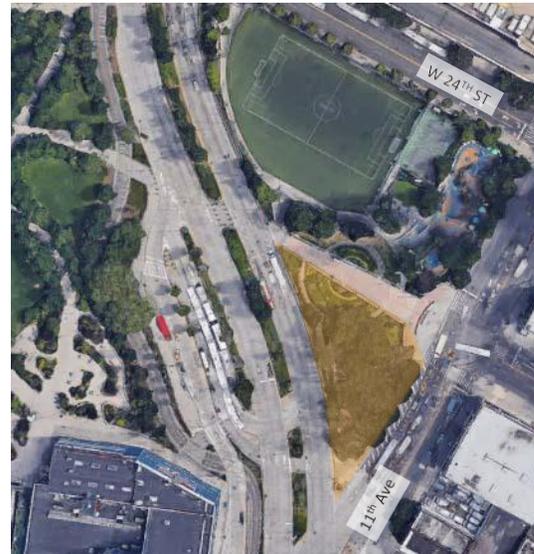
Owner: NYC Parks

Built by: Funding from NYS Department of Transportation, as part of the reconstruction of the adjacent highway

Operations + Maintenance: Hudson River Park Trust

Adjacent land uses – commercial, residential

Key features – Obstacles for dogs, water feature, trees and some greenery



Appendix G: **Potential Sources for the Naming of Cobb Park**

Potential Sources for the Naming of Cobb Park

- The source of a name for Cobb Park (sometimes referred to as “Cobb’s Park”) remains unclear.
- However, various historical figures contemporaneous with the park’s creation may have been associated with its naming:
 - ✓ **Gail Cobb.** DC police officer shot and killed while on patrol in 1974. Officer Cobb’s death marked the first time a female American police officer had been killed in the line of duty. Her funeral was highly publicized and drew thousands of mourners and police officers from across the country.
 - ✓ **Dr. William Montague Cobb.** Attended Dunbar High School and became the first African American to earn a PhD in anthropology in 1932. During his nearly four decades teaching at Howard University Medical School, Dr. Cobb utilized his professional platform to serve as a civic leader and social and political activist, including serving for seven years as the president of the NAACP.
 - ✓ **Judge James A. Cobb.** Was Vice Dean of Howard University Law School prior to his appointment as a judge in 1926. Was also a private practice attorney in partnership with George E.C. Hayes, with whom he’s associated with local cases challenging racially restrictive deed covenants.
- Research into the origins of the park’s name remains ongoing.