



# Mount Vernon Triangle DC: MVT Open Space Study

Presentation to Penn Quarter Neighborhood Association  
March 29, 2018



MOUNT  
VERNON  
TRIANGLE•DC

AECOM



ROBINSON  
PUBLIC AFFAIRS

## Audience Poll 1 of 2

**For how many is today  
your first time hearing  
about this study effort?**

# Why Open Space Matters



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



...to meet



about **Place...**



...to gather



about Place...



...to play



about **Place...**



...to relax



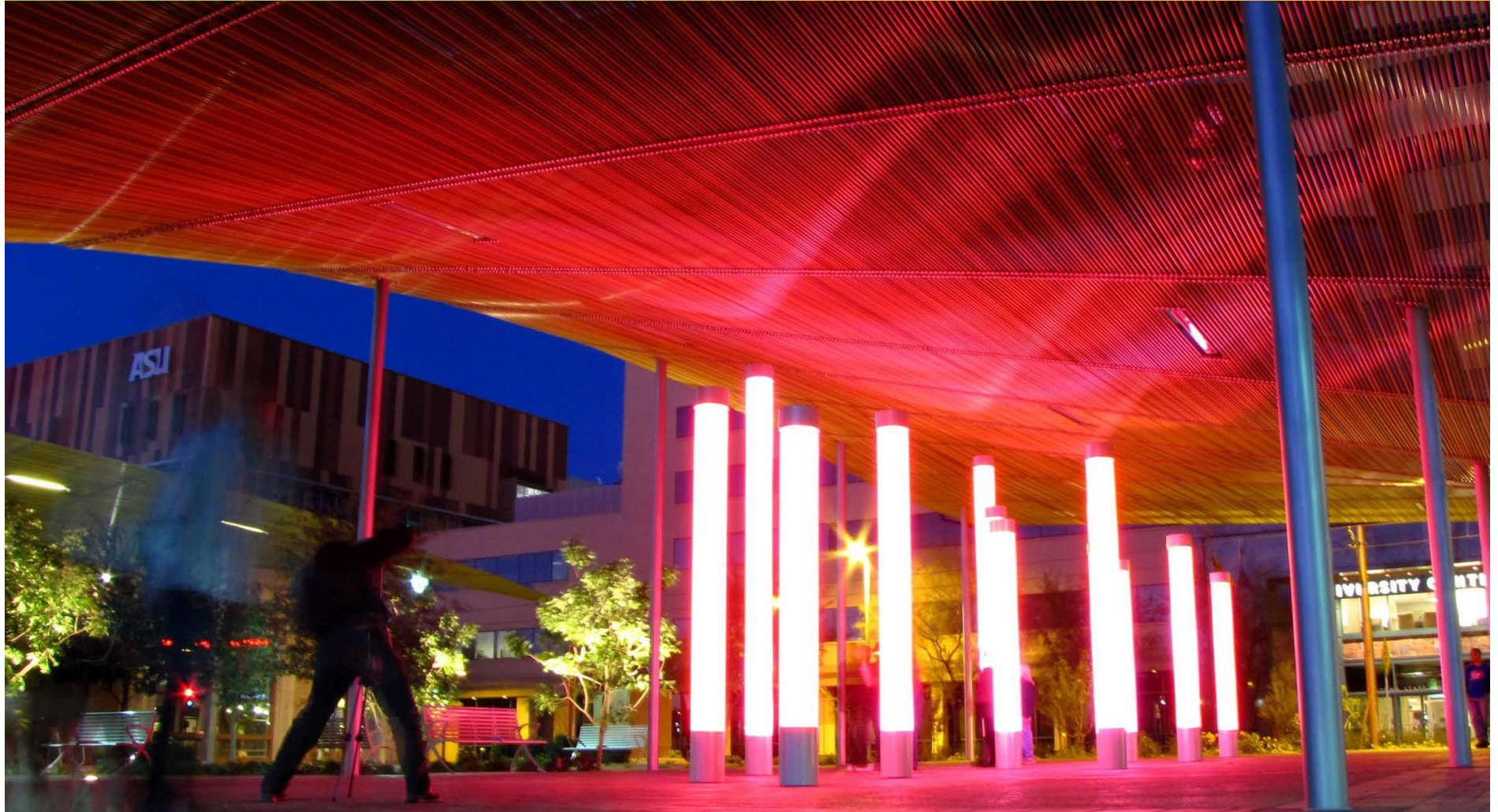
about **Place...**



**...for health**



about **Place...**



**...for art**



about **Place...**



**...for culture**



about **Place...**



...for fun



about Place...



...for community



# Who Benefits? Everyone!

## Beneficiary How?

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



# 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 streets<sup>1</sup>

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**10%** increasing tree cover by 10% can reduce cooling energy use by 5-10%<sup>3</sup>

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**3%** higher commercial value per SF when adjacent to significant open space<sup>2</sup>

**Top 5** priority for commercial tenants is proximity to open space

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**5%** plus higher residential value and taxable property value when adjacent to significant open space<sup>1</sup>

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

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

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

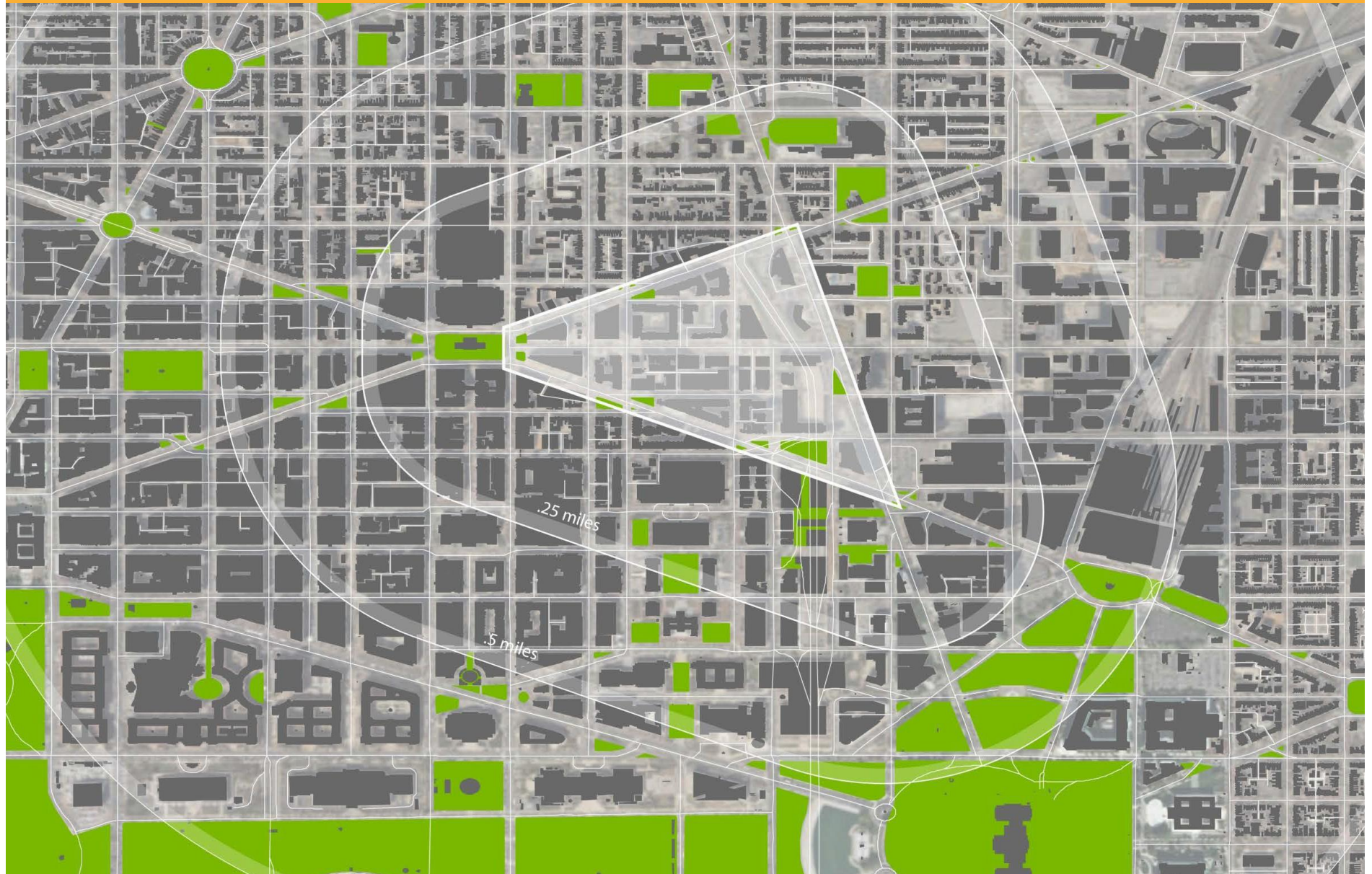


## Audience Poll 2 of 2

**Excluding the National Mall,  
how many of you believe  
there is an adequate supply of  
green, open and public use space  
in downtown DC?**



# What's Missing: Open Space





# Case for Open Space in MVT

**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.





## 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

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**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 by July 2018

**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

# Why Open Space is Important for MVT

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

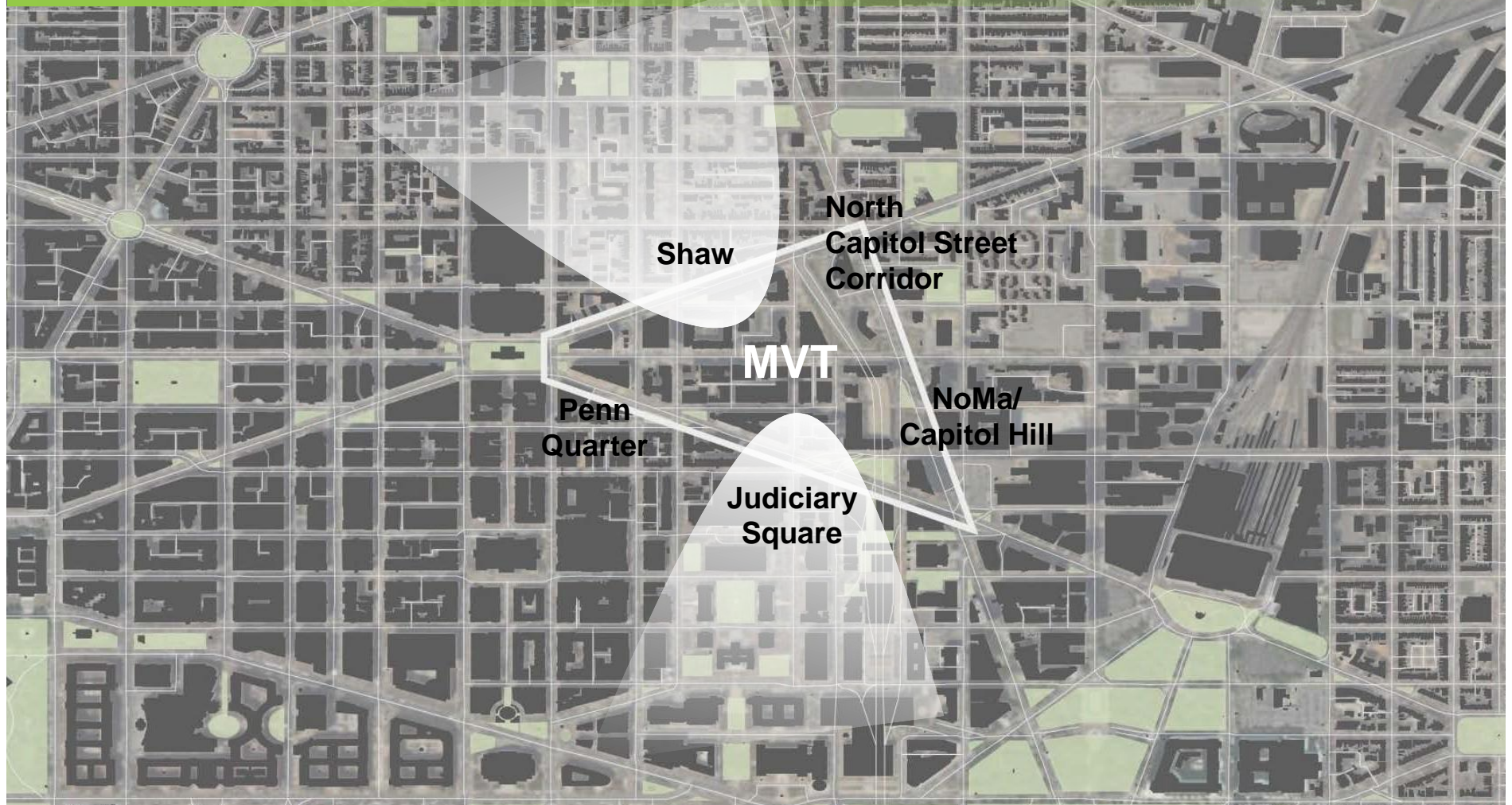
**Diminishing availability** – Following significant recent development MVT could be largely built out by the early part of next decade

**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 (currently not the case in Mount Vernon Triangle)



# 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



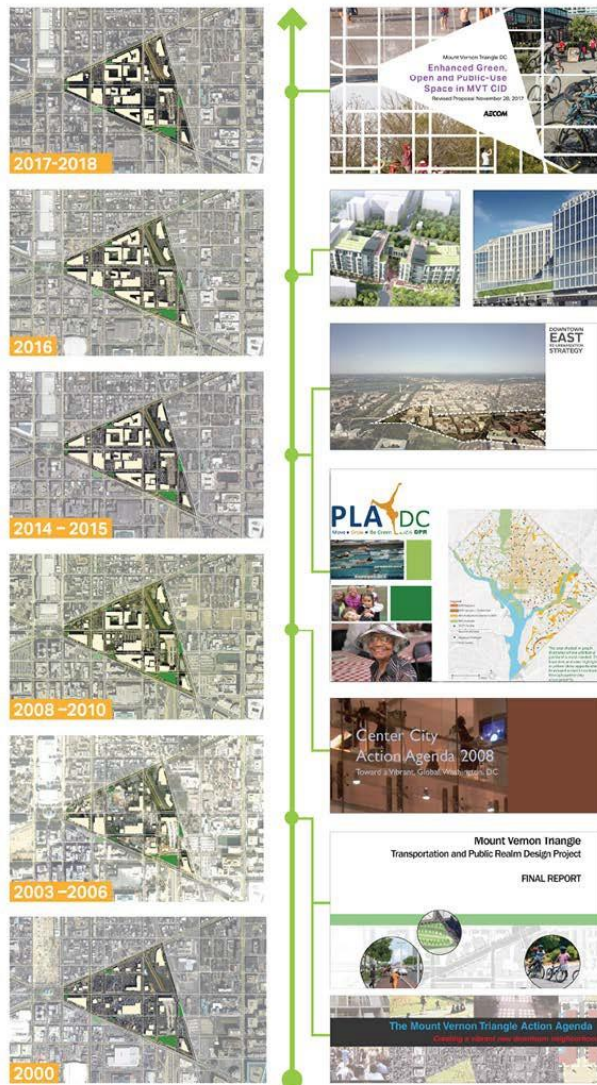
# Approach and Literature Review



# Study Approach: “Process of Synthesis”



# History of Open Space Planning in MVT

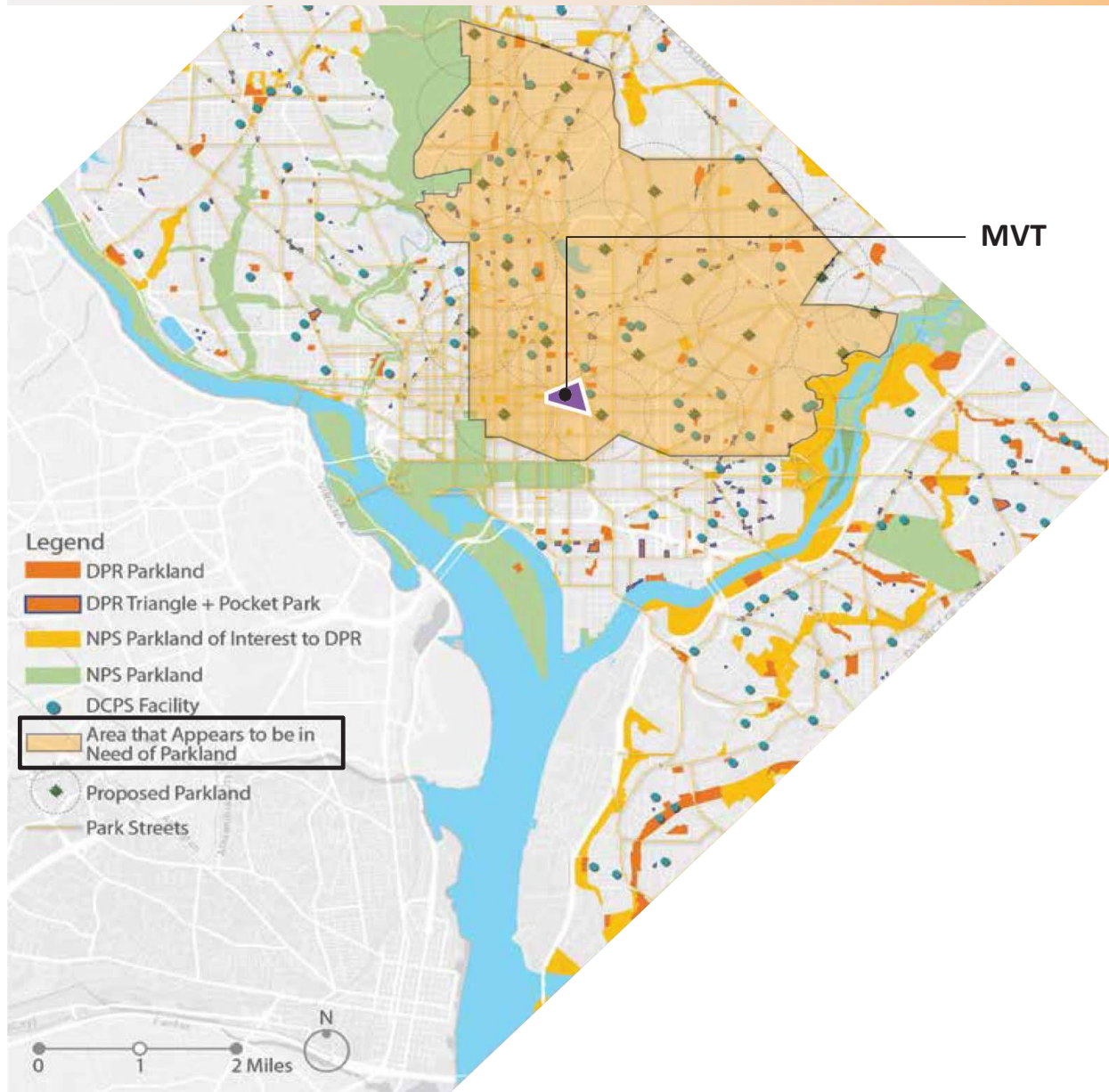


## Key Takeaways

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:**

**9<sup>th</sup>**  
most populous area in District, but  
(including Downtown, Chinatown and Penn Quarters)

**4<sup>th</sup>**  
lowest provision of open space,  
out of 45 areas in District, and

**3<sup>x</sup>**  
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

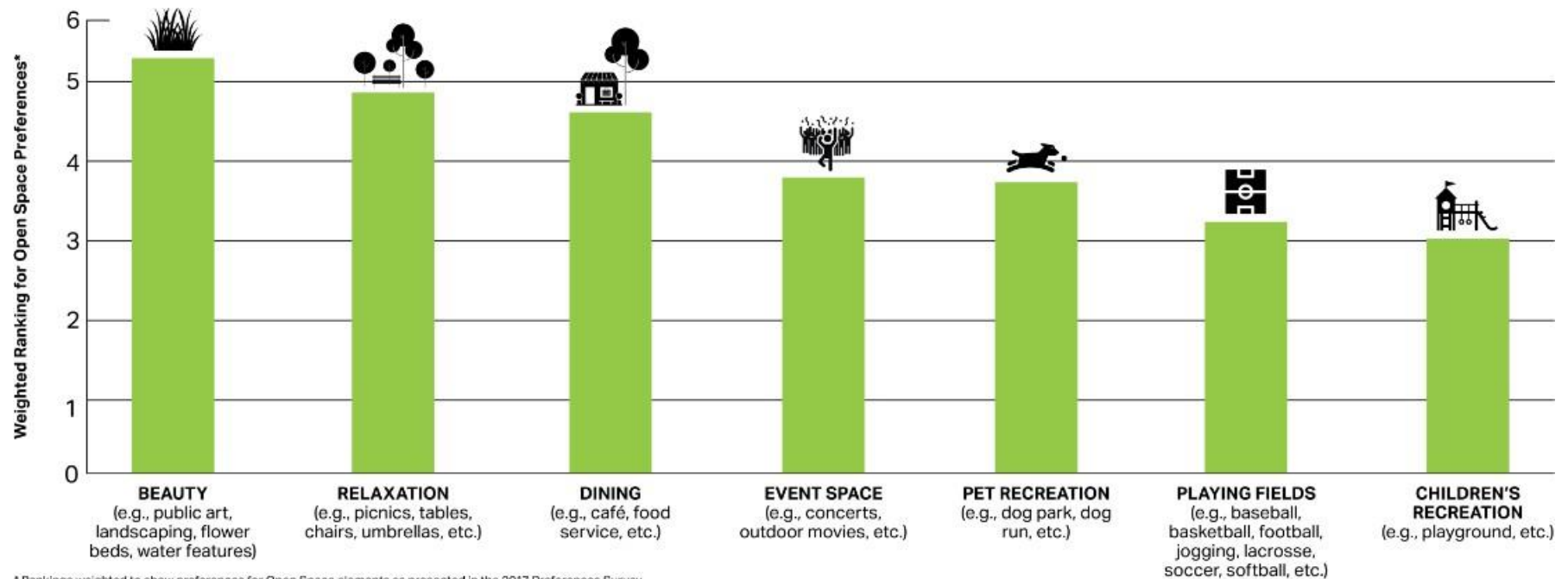


# MVT Open Space Priorities Defined by the Community

Based on 700+ Responses to 2017 Neighborhood Perception Survey (Winter 2018)

only **25%** say there is sufficient quality and availability of 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!*

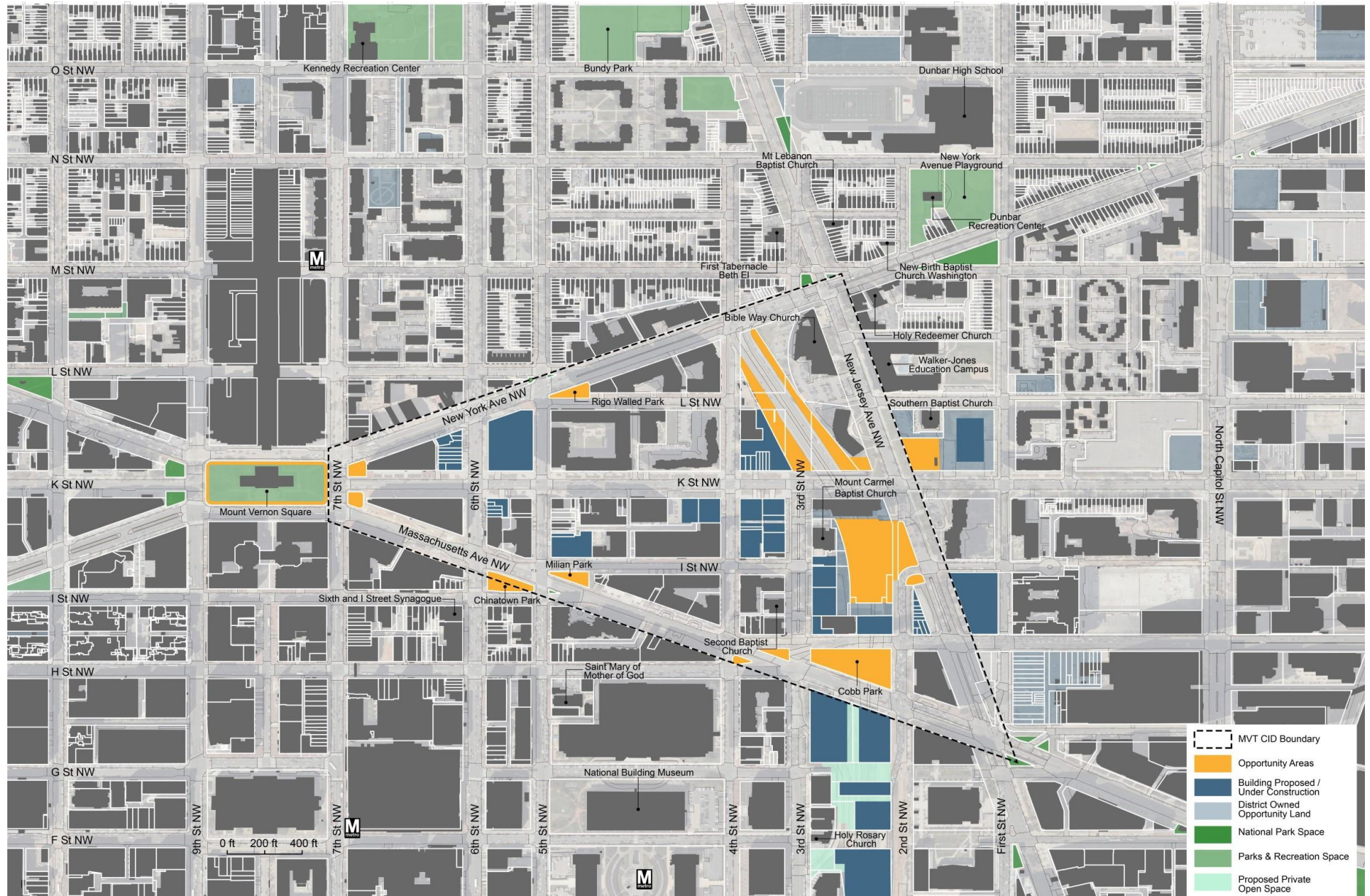
*Create a  
destination—  
attract new  
people to move  
and stay in MVT*

*Create  
eye-catching  
places*



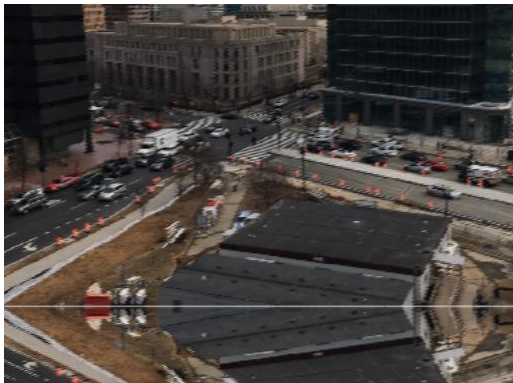
# Open Space Opportunity Sites

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:**

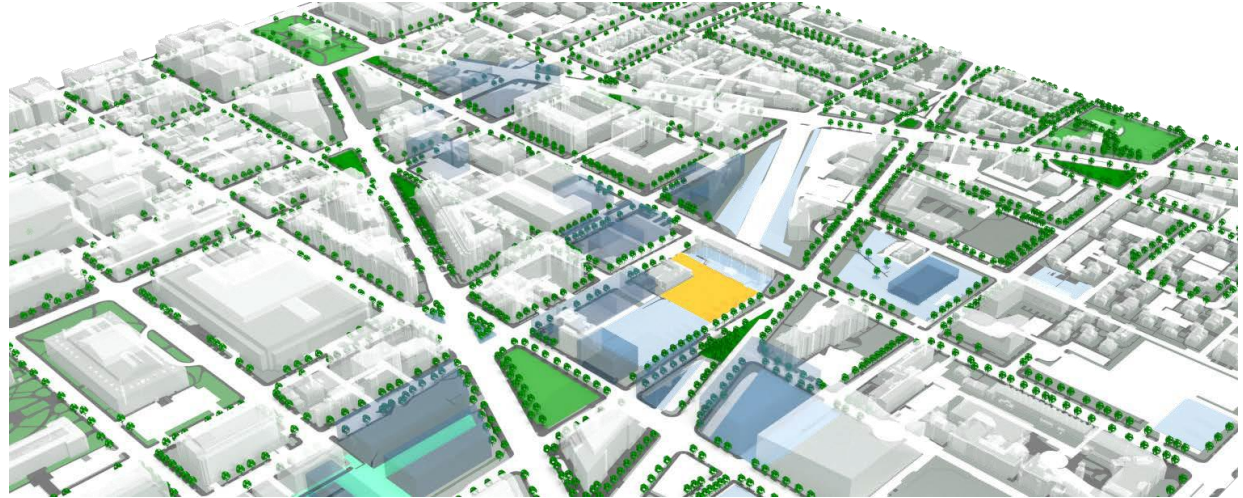
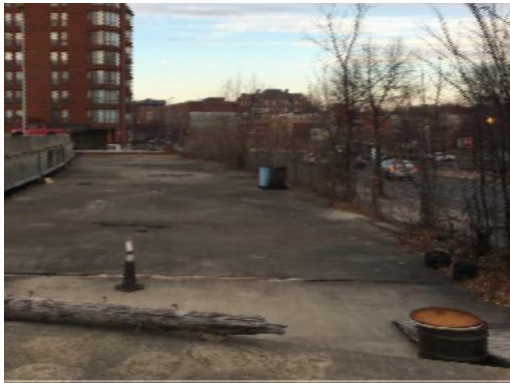
- Potential for signature park/plaza surrounded by MVT and Penn Quarter
- Reconfigured roadways have now increased size of park to 52,000 square feet
- Will be returned to open space once construction vehicles are removed in 2018

## **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:

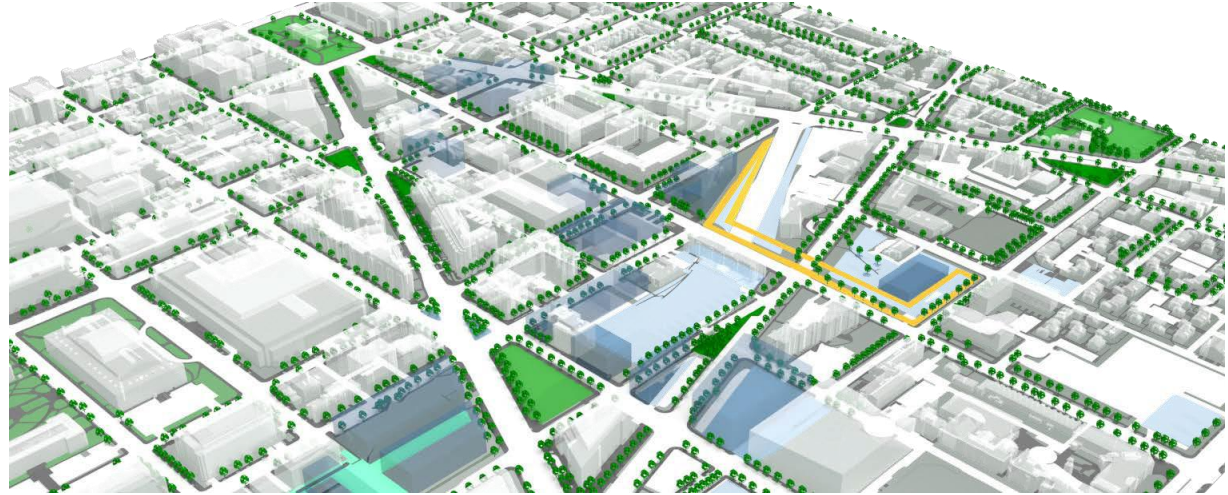
- Potential to utilize as gateways to MVT
- Potential for alternative operations and management agreement with NPS
- Potential to combine with adjoining temporary street closures for events

## 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 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















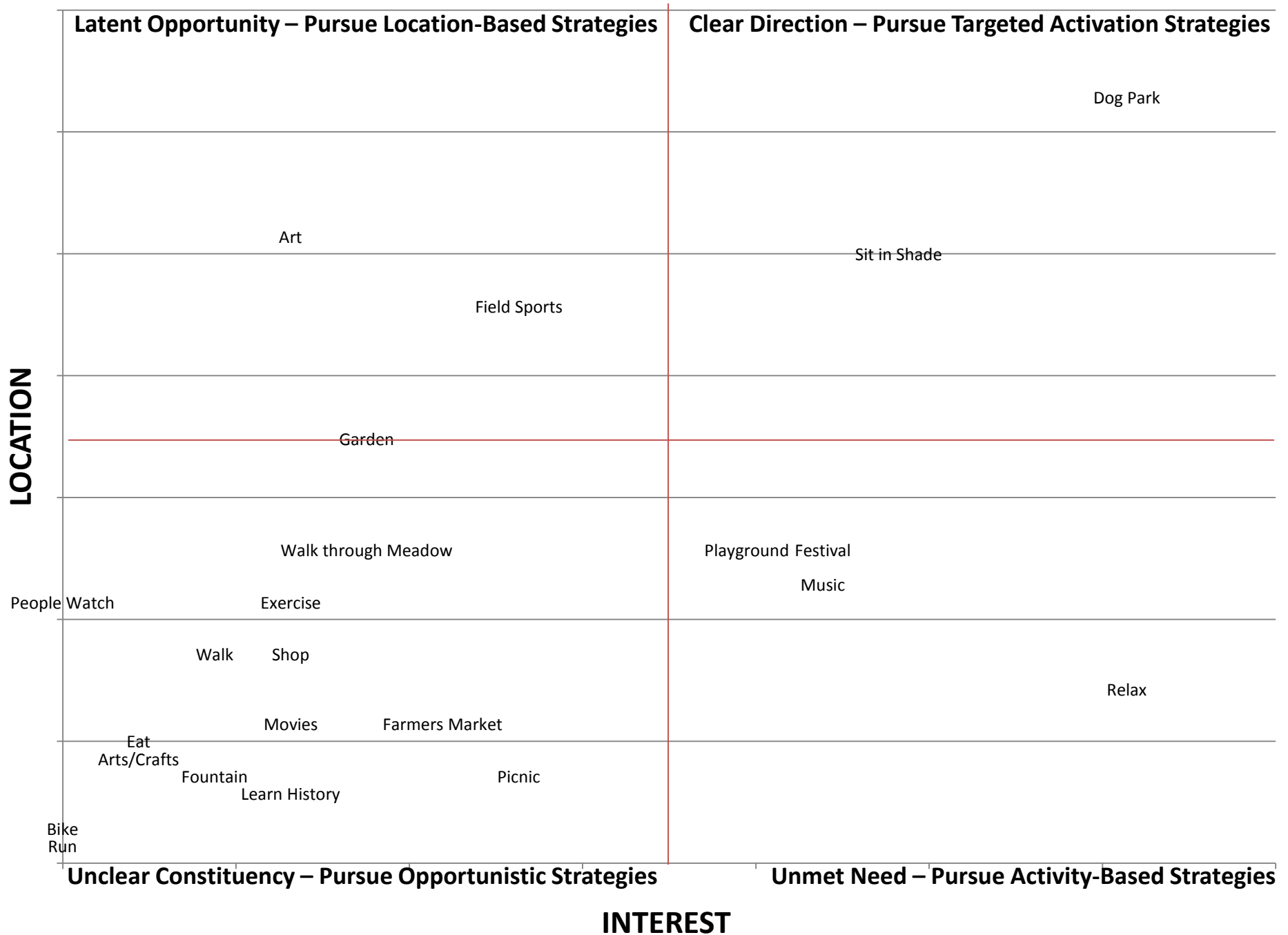
## Workshop Outcomes – Open Space Activity Preferences

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%
<b>Totals</b>	<b>114</b>	<b>100%</b>	<b>88</b>	<b>100%</b>	<b>89</b>	<b>100%</b>	<b>89</b>	<b>100%</b>	<b>84</b>	<b>100%</b>	<b>350</b>	<b>100%</b>



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

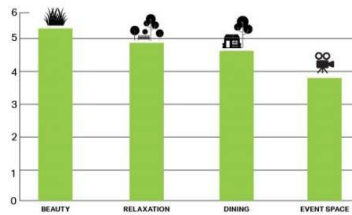




# Information Synthesis

# 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

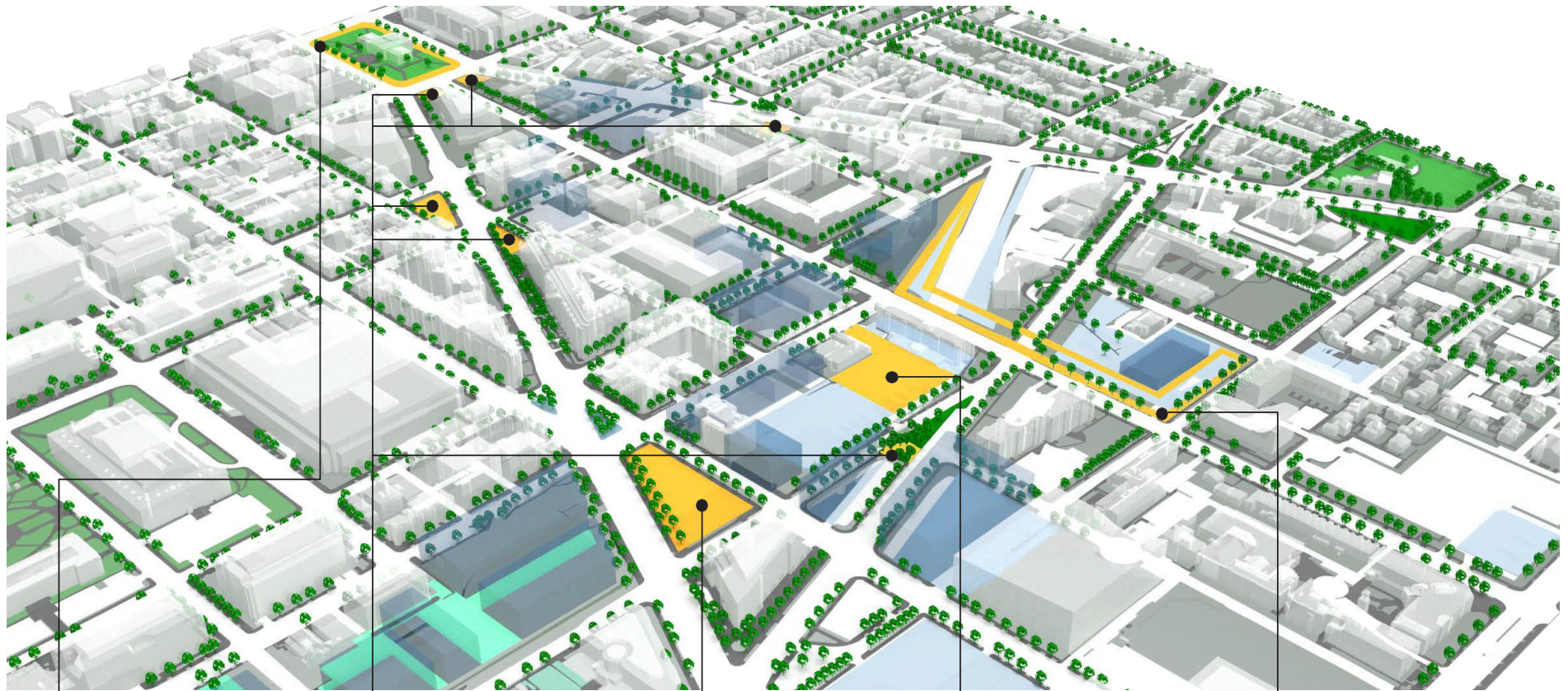
- Sit in the Shade
- Visit a Dog Park
- Interact with Art
- Exercise
- People Watch

## 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**

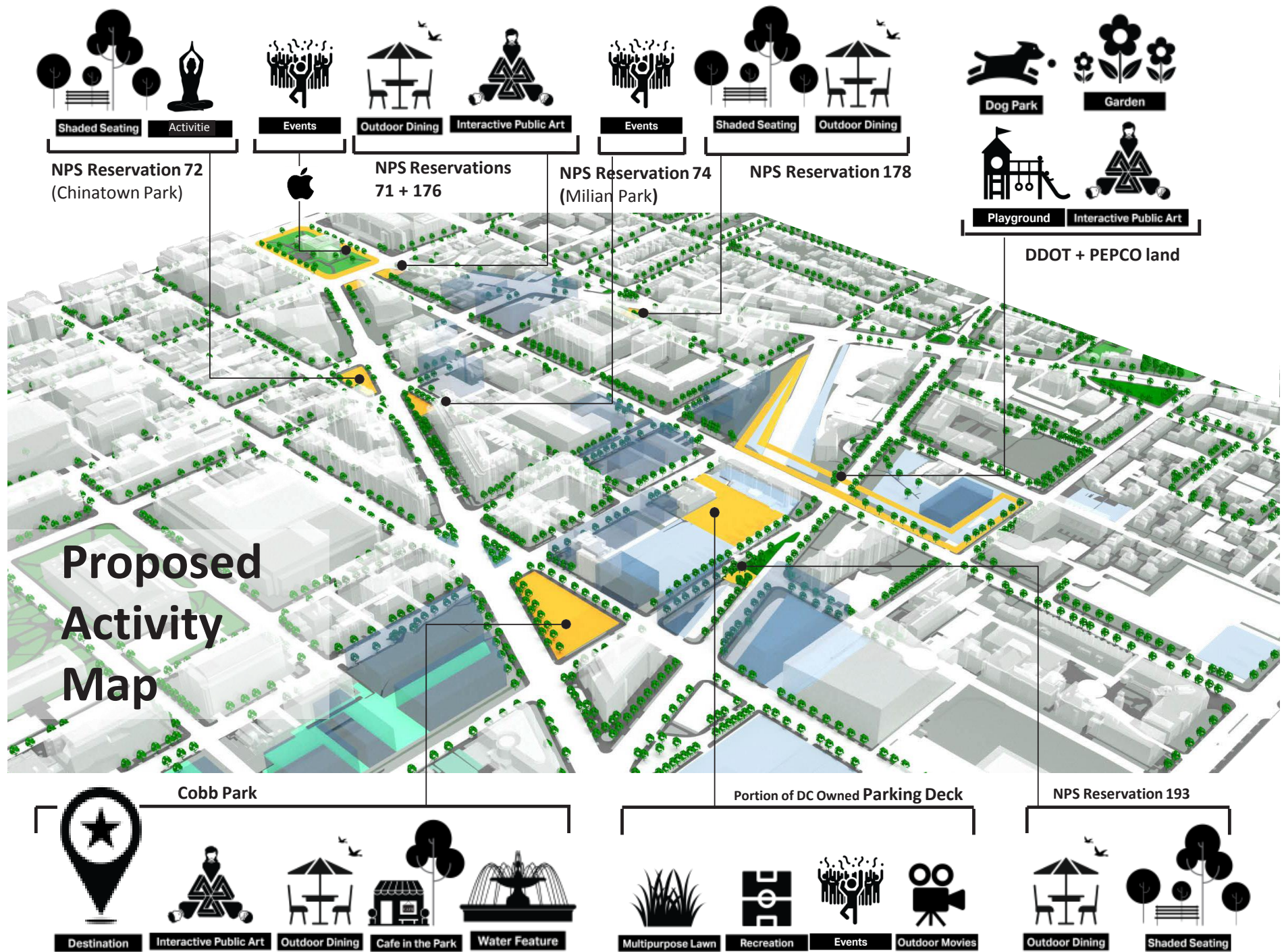
A series of underutilized spaces in this area can provide smaller scale recreation opportunities and be integrated with development.

# 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

**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

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](mailto: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.

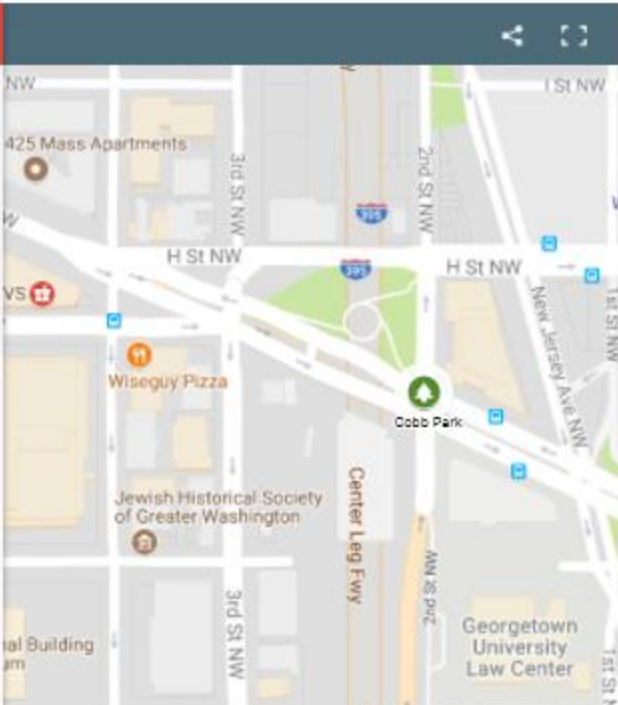
To find a park near you, use our interactive map below.

**Cobb Park**

Site Name  
Cobb Park

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

Classification  
Small Park

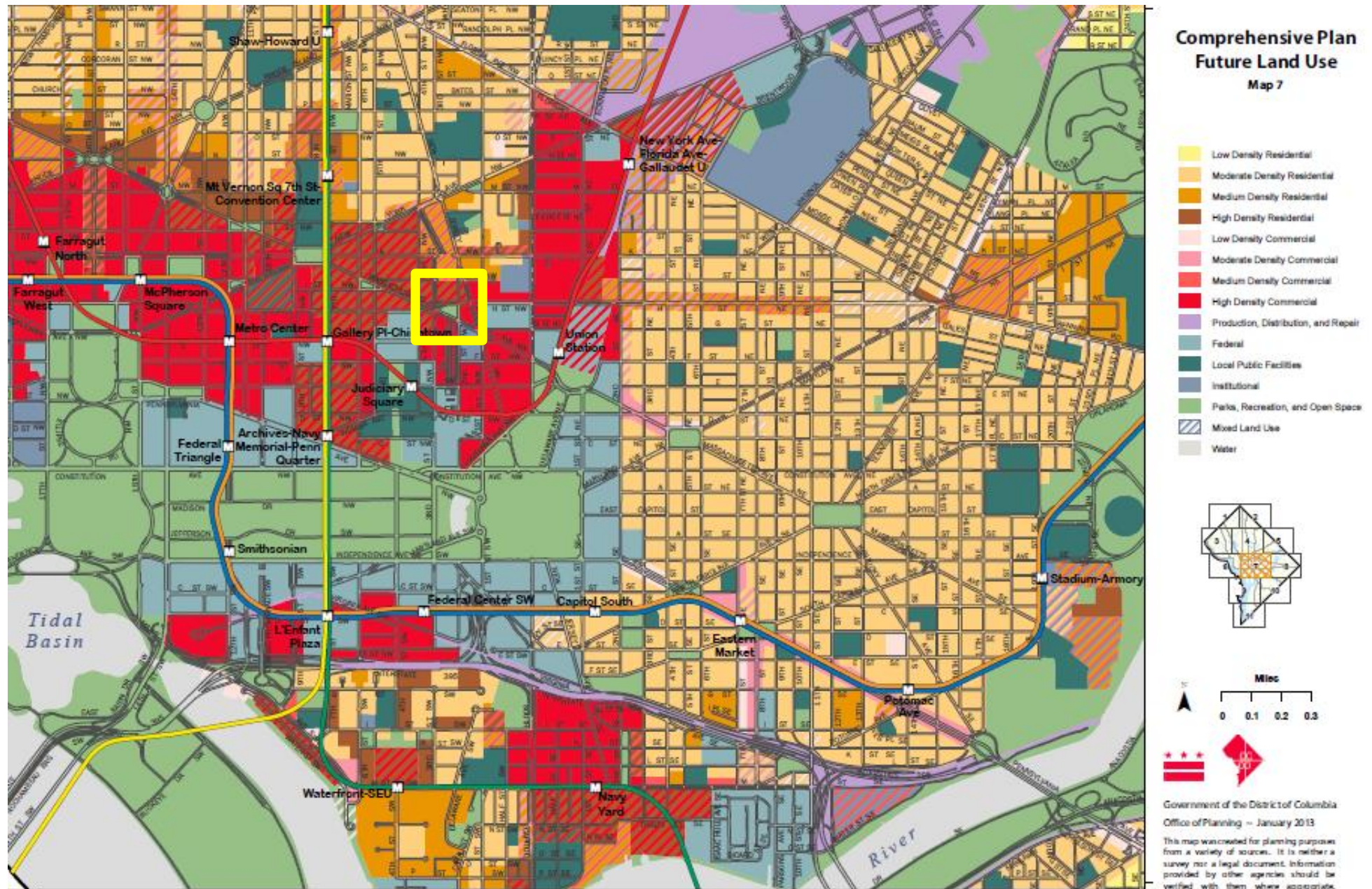


The map shows Cobb Park located at the intersection of 2nd St NW and H St NW. The park is a small green area with a tree icon. Surrounding landmarks include 425 Mass Apartments, Wiseguy Pizza, Jewish Historical Society of Greater Washington, Center Leg Fwy, Georgetown University Law Center, and the National Building. The map also shows the I-495 and I-395 highways.

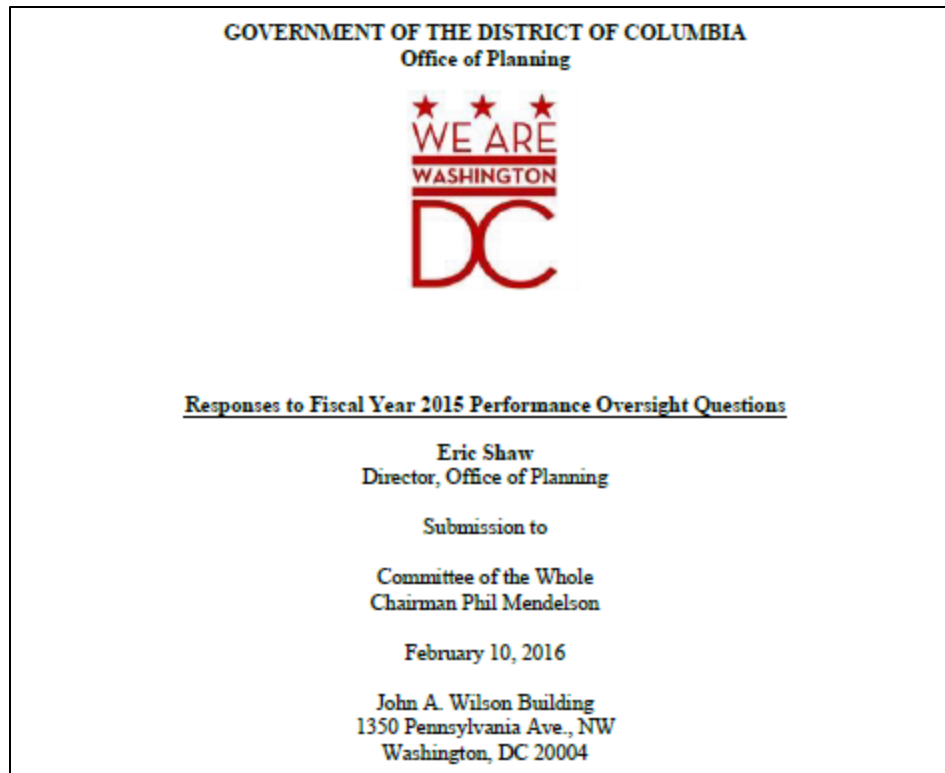
- Cobb Park created in 1970s as a result of Center Leg Freeway expansion
- District Department of Parks and Recreation identifies Cobb Park as a **Small Park** in its “Find a Park” search tool



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



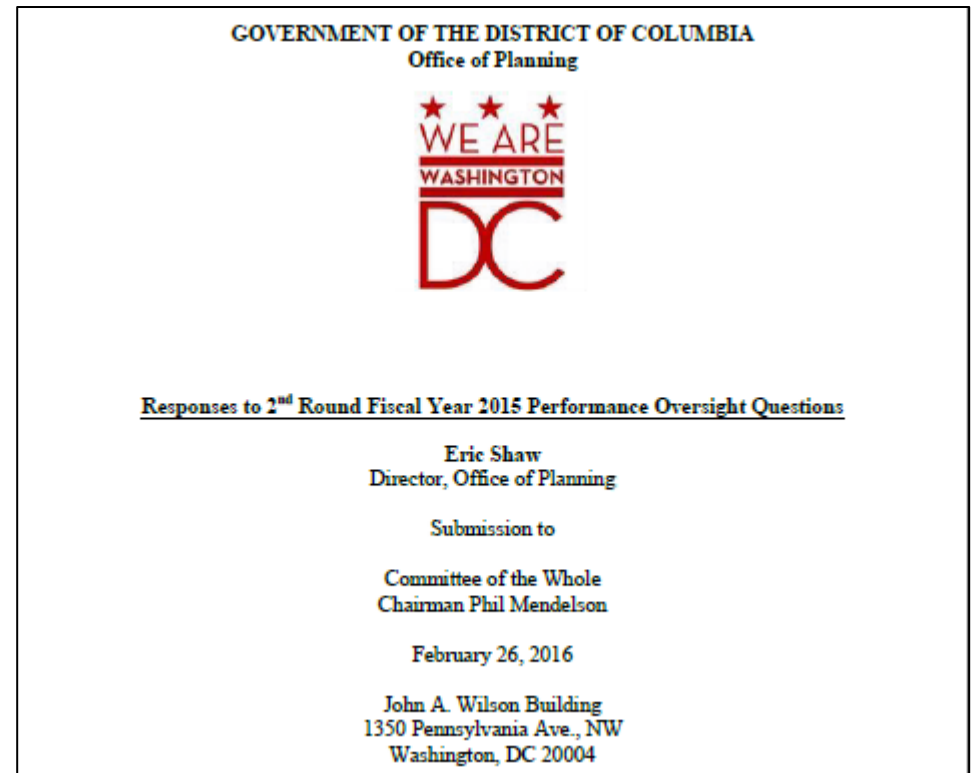
# Fact 3: District Officials Promised an Improved Park



***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**

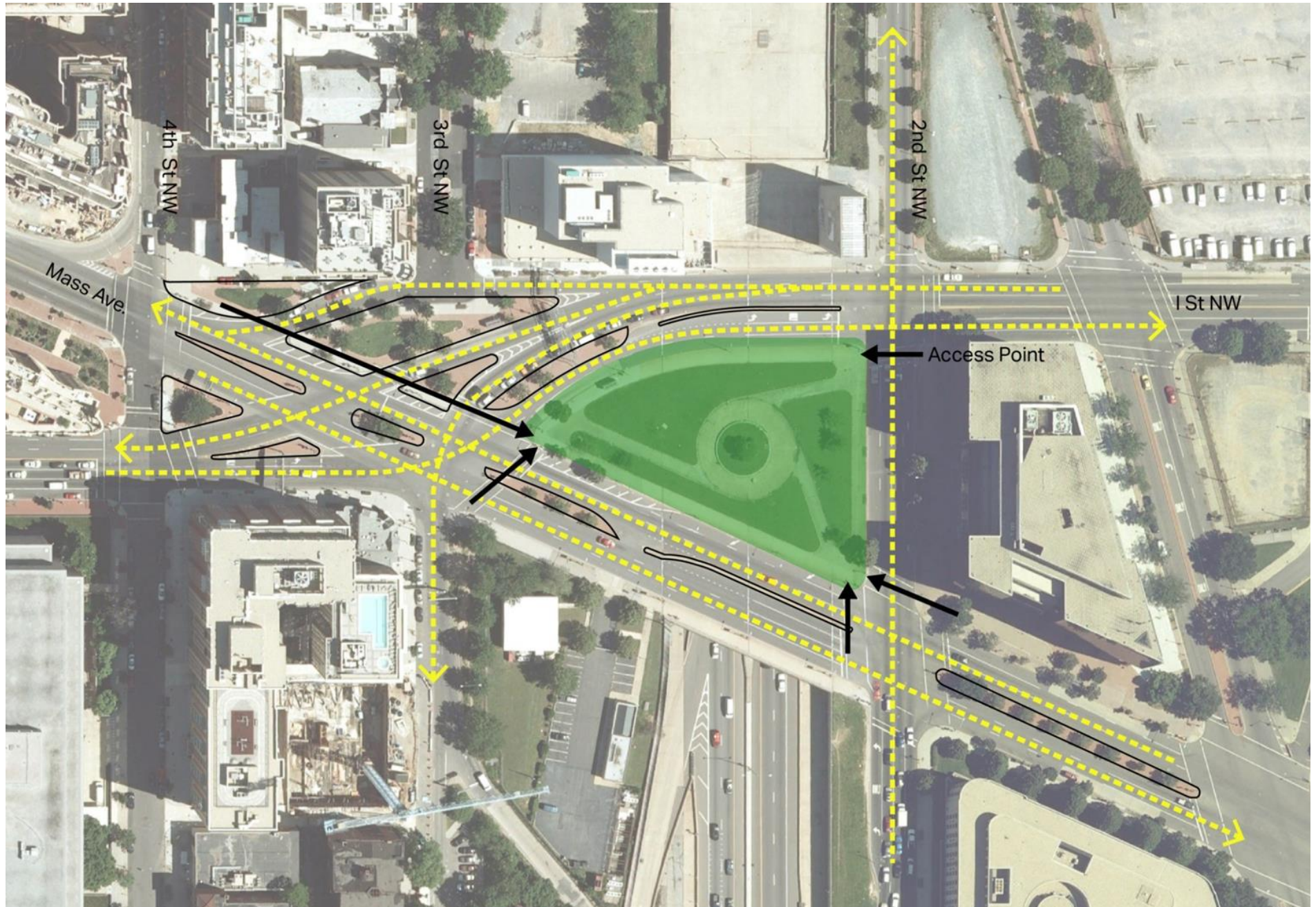
*OP partnered with DPR to prepare a draft scope of work for a design firm to be selected for the Cobb Park project. The two agencies are continuing coordination to prepare for procurement.*



# 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

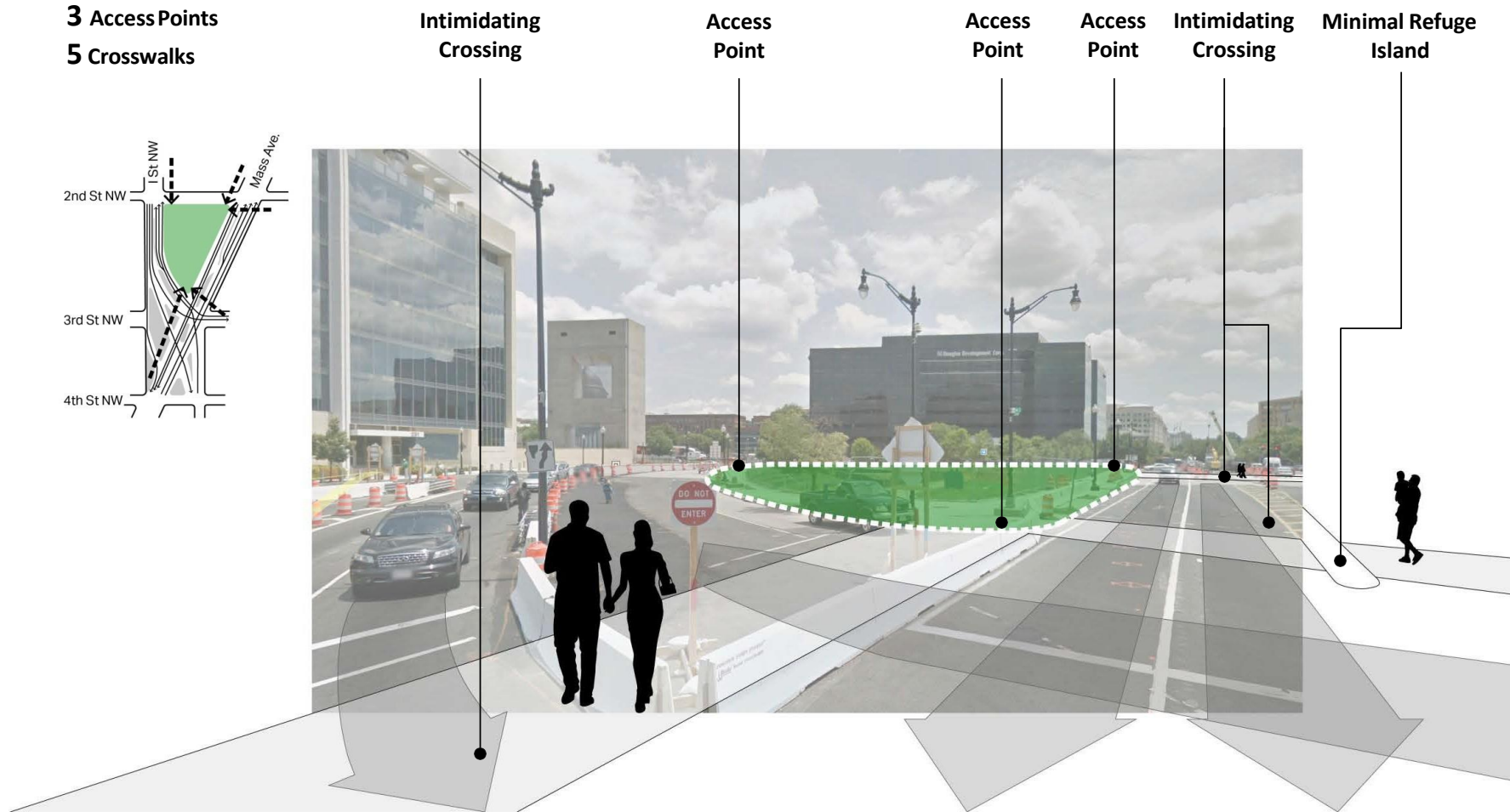
# Previous Access is a Legitimate Concern



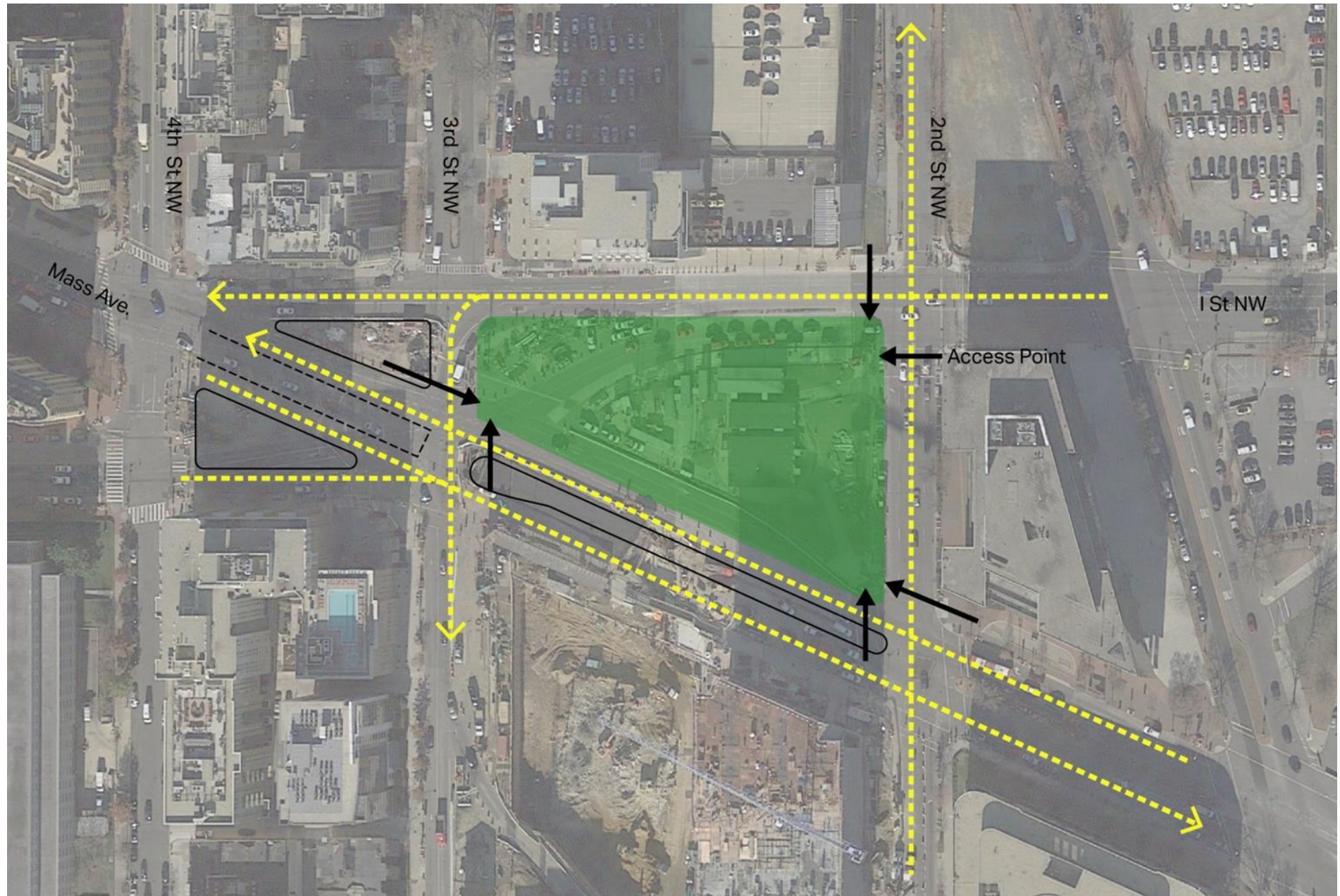


# Previous Access from Pedestrian POV

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

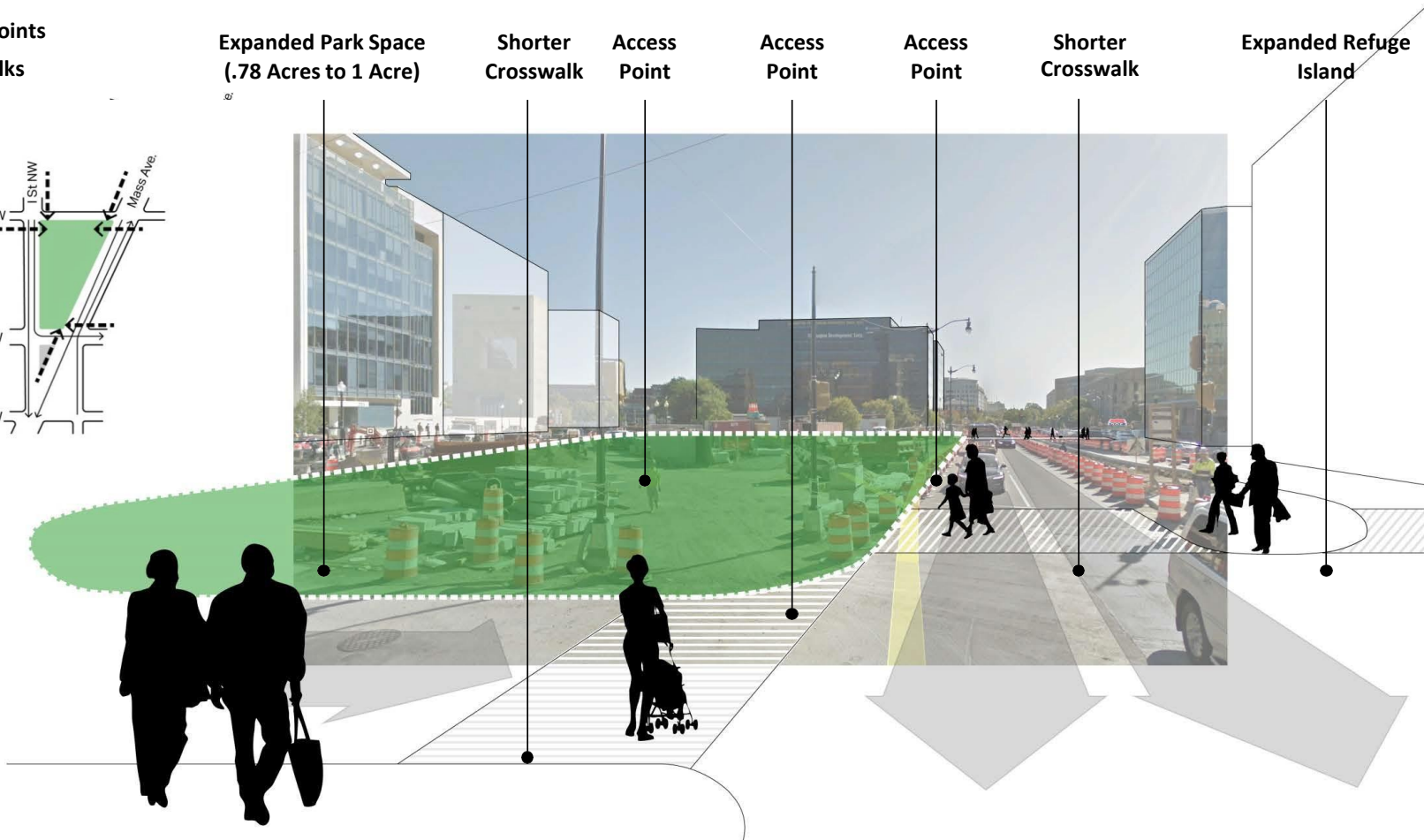
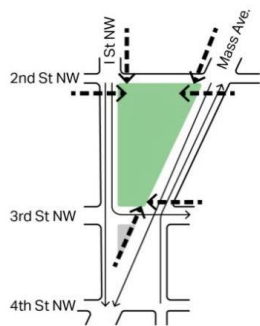
Access  
Point

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”



- “[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



# Greenbridge Master Plan (King County, Washington)



# 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

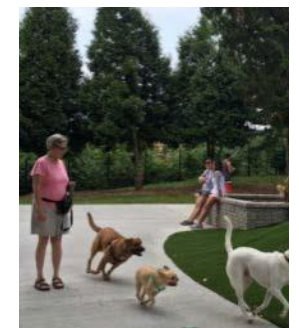




# New Aspiration for Underutilized Land Near New Jersey & K

## ■ 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

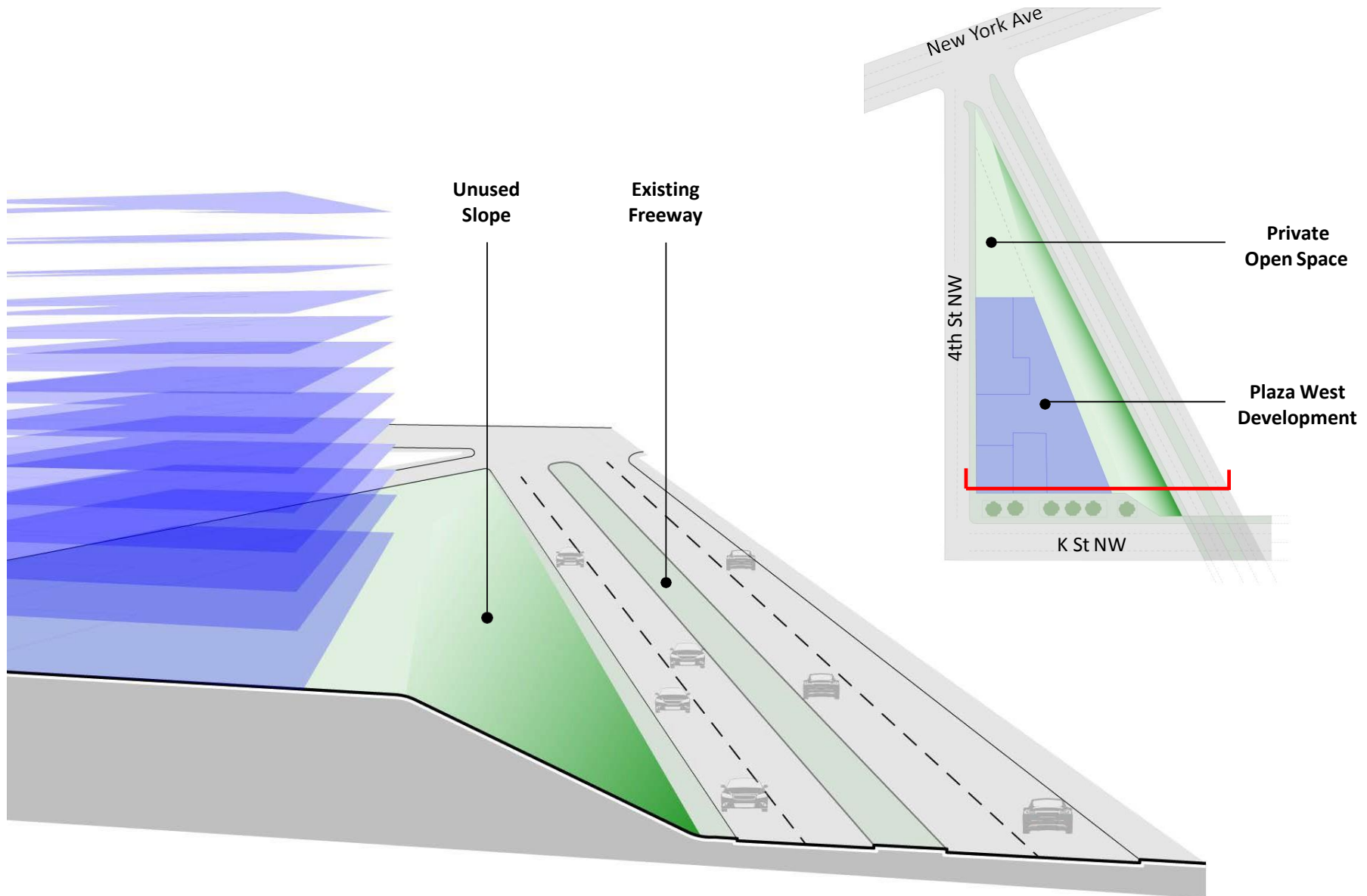
- **Key Features:**

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

- **Key Activities:**

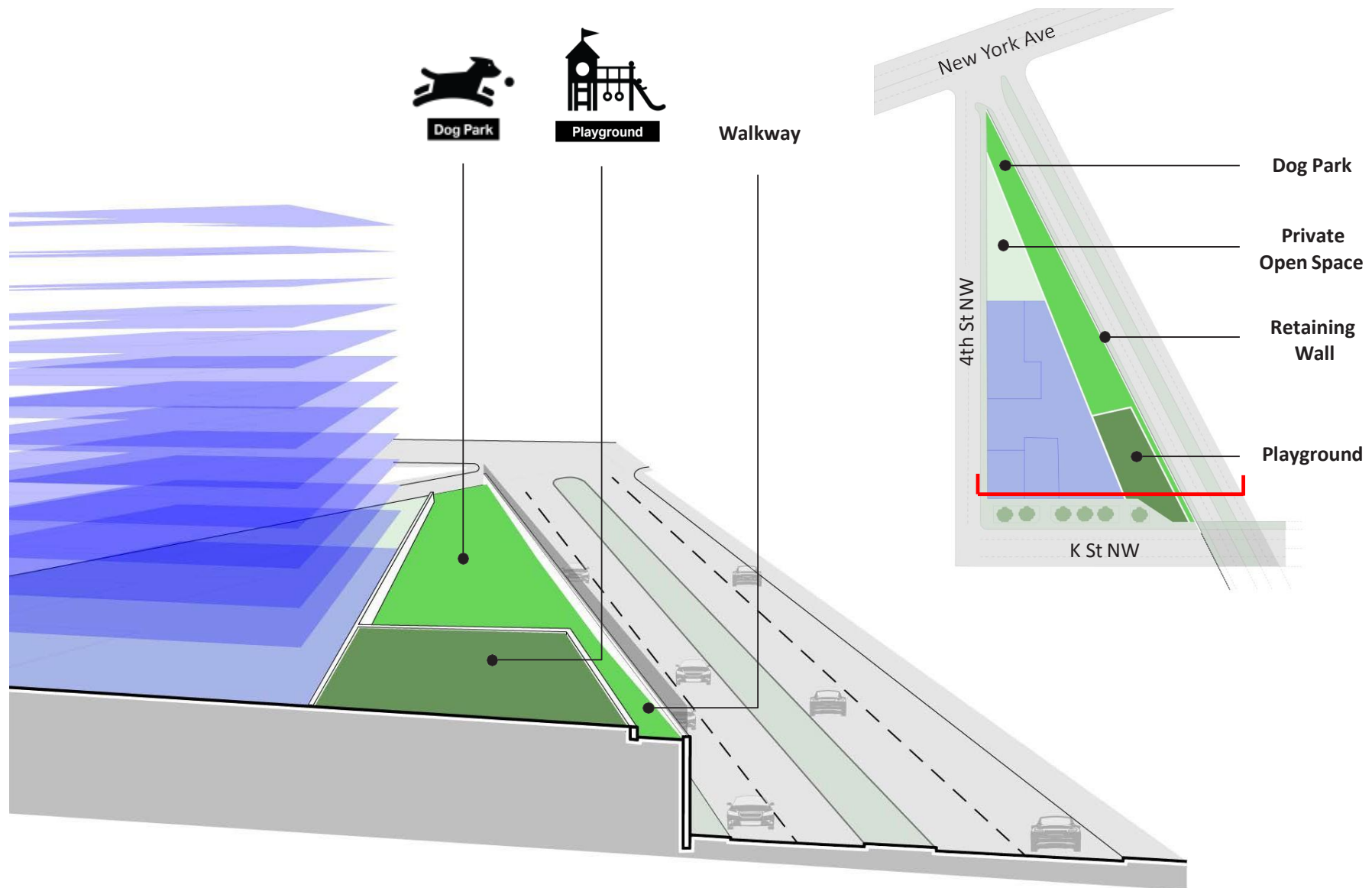
- ✓ Playing with kids, playing with dogs, gardening, court/field sports

# 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:**

- 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 and Ward Councilmembers Allen, Cheh, Gross & McDuffie (additional meetings pending)
- 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

\*First Beverage Compliments of MVT CID

- 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](http://www.mvtcid.org/OpenSpaceStudy)





