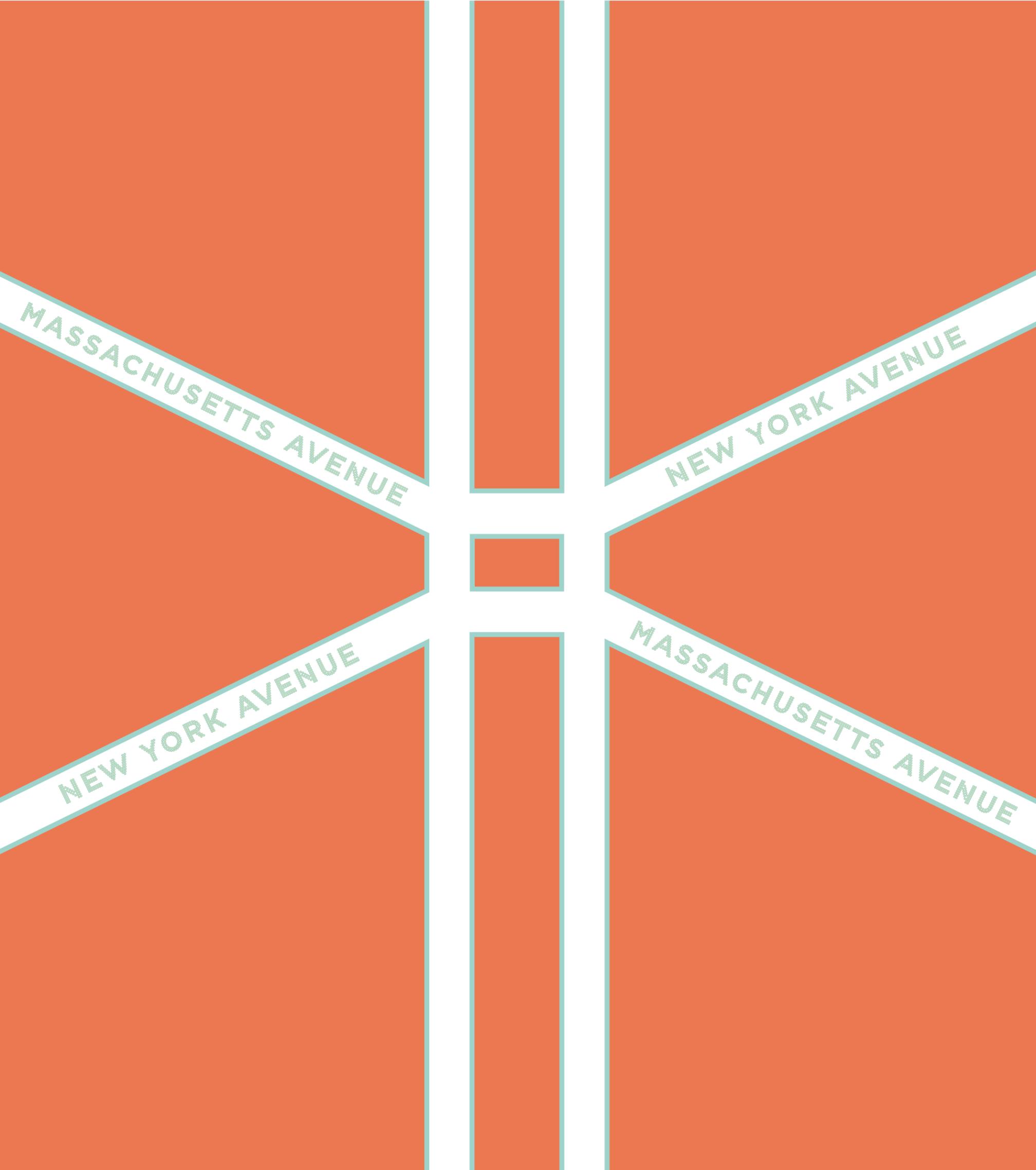


# MOUNT VERNON SQUARE

A DESIGN WORKBOOK FOR THE MOUNT VERNON SQUARE DISTRICT, WASHINGTON D.C.





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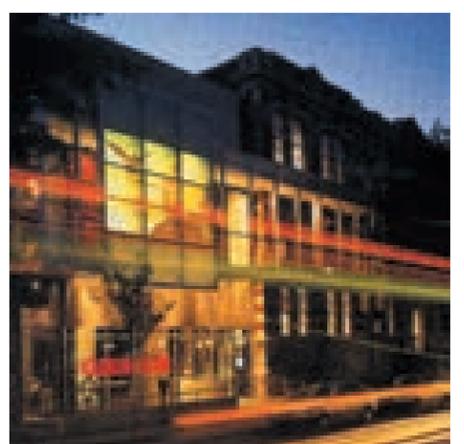
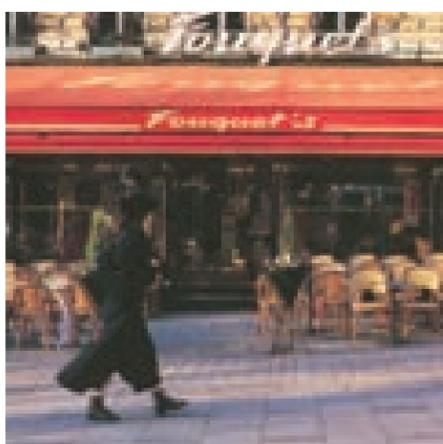
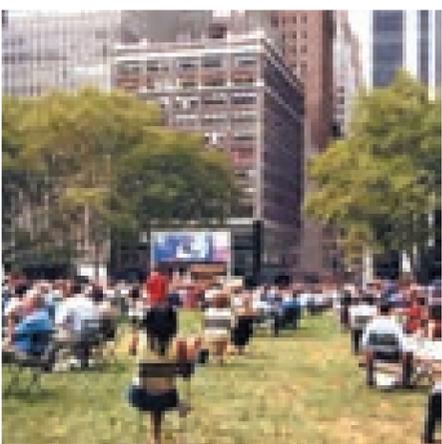
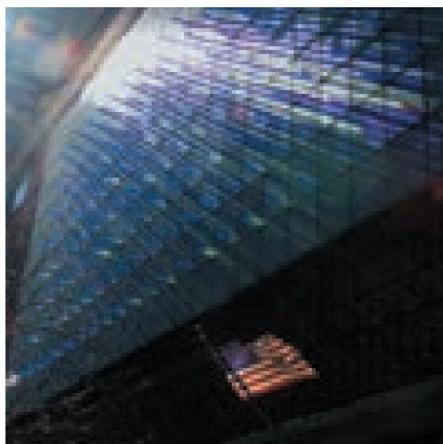
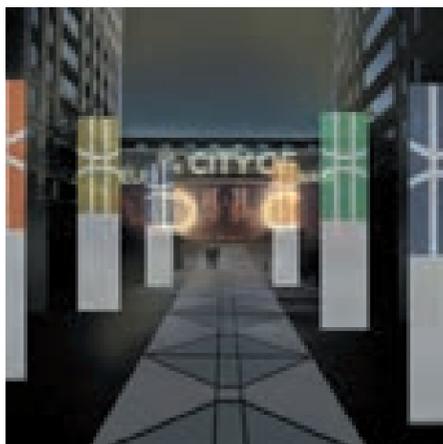
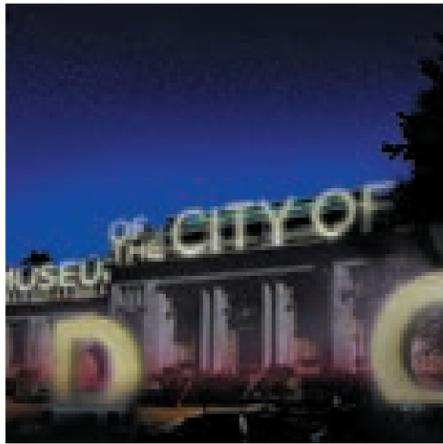
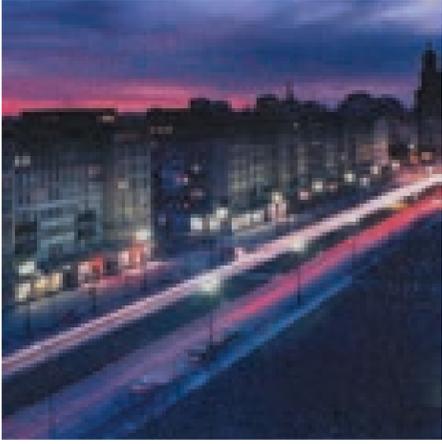
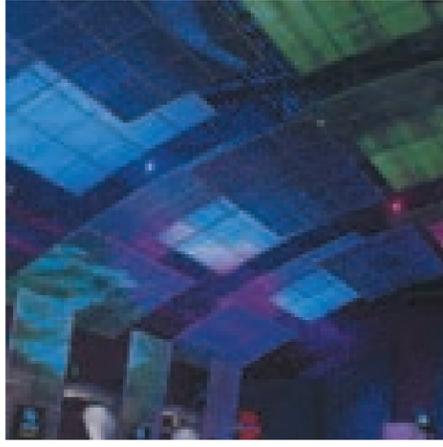
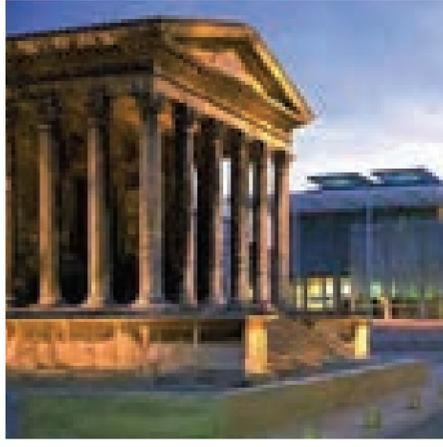
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# The Mount Vernon Square District

is emerging as an exciting new civic, hospitality, retail and residential district in Downtown Washington D.C. Far more than just the intersection of New York and Massachusetts Avenues, it is becoming the intersection of culture and commerce, of religion and media, of classical and contemporary architecture — the heart of “D.C.”

The district that surrounds the ‘Square’ can be a place of meeting for the entire city, crossed by thoroughfares connecting Washington from east to west. It is also an urban neighborhood that is walking distance from the U.S. Capitol and the National Mall, all of downtown Washington, and the lively U Street district. Massachusetts and New York Avenues provide broad boulevards and intimate parks. Seventh and Ninth Streets are becoming active pedestrian entertainment, retail and cultural destinations filled with activity and local color. At the center of it all is the former Carnegie Library building, a striking piece of architecture and an important symbol for the District of Columbia. It provides a beautiful venue for ceremonies, entertainment events, meetings, and exhibitions, offering attractions to locals and tourists and bringing activity to the surrounding streets.

Mount Vernon Square District is the location of the new Washington Convention Center and will also soon be home to a new Convention Center hotel as well as a landmark mixed-use destination being planned on the site of the former Convention Center. In addition to these planned projects, there are ongoing improvements in the Shaw neighborhood and adjacent undeveloped sites and properties ripe for repositioning.

Good design is of great importance! This document has been created as a starting point in a conversation about the Mount Vernon Square District as a great new destination for Washingtonians – one that is vibrant, intermixing a great variety of uses in a design that is unique. This workbook demonstrates the potential of the district, emphasizes its spirit, and offers possible directions for a new vision to come to fruition as a great symbolic landmark of the local city. It also provides an urban design framework and acts as a preliminary guide for new and repositioned development, so that collectively, the area can become a distinctive gateway to the city for convention-goers and tourists and a place of gatherings and fun for residents.

The City Museum formerly occupied the Carnegie Library Building. The Museum operated from the spring of 2003 to the fall of 2004 and has recently closed. It provided exhibits and events that brought the District of Columbia and the story of its neighborhoods alive for locals and tourists. The building continues to provide a wonderful place for meetings, special events, and night clubbing.

A permanent civic use, perhaps including a Museum or other cultural use, will again occupy the building. In addition, accompanying changes need to be made to Mount Vernon Square, to the buildings and uses, and the public streets and sidewalks that frame the square. These are the possibilities explored in this *Design Workbook*. Given the building’s prominence as the centerpiece to the Mount Vernon Square District and its importance in the history of Washington, there is no doubt that it will play a key role.

## (Left)

Mount Vernon Square District is imagined as a kinetic place bustling with activity in the daytime as well as the nighttime: a place distinguished by architecture, open space and exceptional streets; a place with civic and cultural uses as well as commercial and residential ones.

## SECTION I MOUNT VERNON SQUARE DISTRICT VISION



'All Roads Lead to the Mount Vernon Square District'. Located where two of the city's main diagonal avenues, Massachusetts and New York, converge; residents and important neighborhood places throughout the city are tied directly to Mount Vernon Square.

## DEFINING DC'S IDENTITY

### A Local Place in a Capital City

The Mount Vernon Square District, a distinct crossroads in Washington's cityscape, has great potential to become a place with 'world class' local identity just as the National Mall and monuments have 'world class' Federal identity. An identifiable local image is already emerging at Mount Vernon Square with the former Carnegie Library building at its center, the new Washington Convention Center and other existing buildings framing it, and proposed new developments on the drawing boards. DC's local image can be strengthened through the careful configuration of the new buildings, open spaces, and streetscapes imagined for the blocks adjacent to the 'Square' as well as by all the small but important, decisions made by individual businesses and property owners as they shape the public realm in and around the 'Square'.

The boundaries of Mount Vernon Square District extend north south from M Street to H Street, and east west from 5th to 12th Streets, Northwest. Located at the crossroads of New York Avenue and Massachusetts Avenue, this is the line in the cityscape where the scale and land use changes from residential neighborhoods to the central business district. And with eleven streets converging at Mount Vernon Square, it is a future epicenter of activity as pedestrians and vehicles move around the 'Square' and spin off to other parts of the city - to

various parts of downtown, to Logan and Dupont Circles, to Union Station, out New York Avenue, or to the neighborhoods to the north.

The beautiful civic building at the center of Mount Vernon Square was formerly the main city library and, for a short while in 2003 and 2004, was used as a city museum. During the years it was a public library it remained open to all Washington's citizens and is an important symbol of the local city. It is bordered by 7th Street, always the merchant street, contrasting to Pennsylvania Avenue, always the Federal street. The surrounding neighborhoods reveal the community's local history and tell the story of Washington as a place many people call home and as a place that has been built neighborhood-by-neighborhood by people who loved it as their city.

Here at Mount Vernon Square District, as it becomes a truly distinguished destination, the story of the local city can be understood in relationship to the story of the Capital City. As existing and future developments expand upon what is already here and the area is enlivened with these new additions, a greater diversity of function and colorful qualities will emerge. The identity of the Mount Vernon Square District can become distinctly Washingtonian and a dynamic contrast to the Federal City.

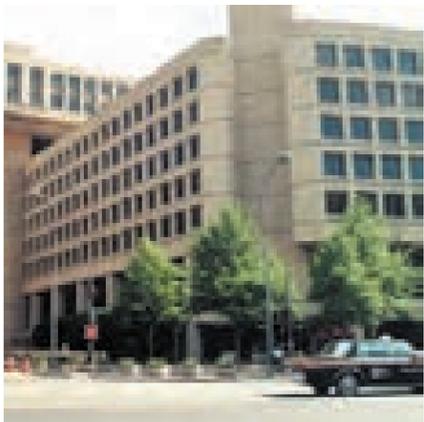
FEDERAL WASHINGTON



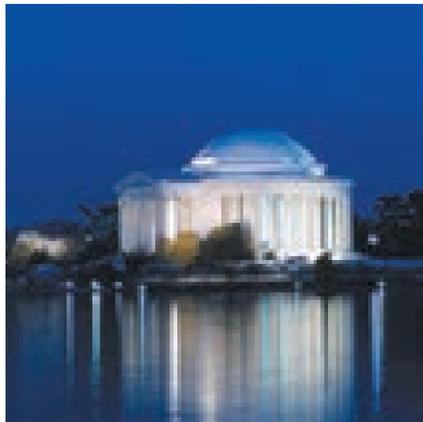
Capitol Building



National Gallery



FBI Building



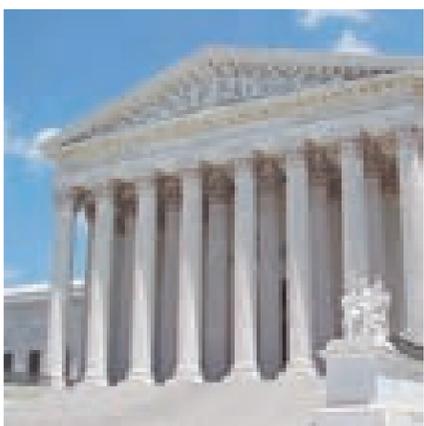
Thomas Jefferson Memorial



White House



The Mall



Supreme Court



Washington Monument

LOCAL DC



Georgetown



Eastern Market



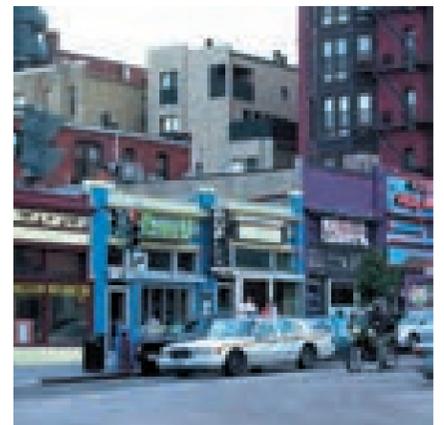
Big Chair Unifest



National Building Museum



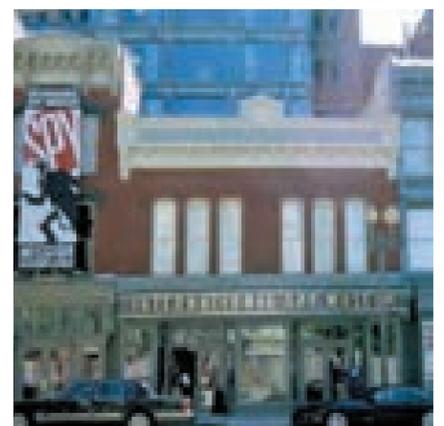
Dupont Circle



18th Street/Adams Morgan



DC Transit



Spy Museum

## THE HEART OF DOWNTOWN DC

### Mount Vernon Square as a New Local Destination

Mount Vernon Square is the centerpiece of an extraordinary new district that will add a dramatic dimension to downtown Washington DC. The 'Square' and the blocks around it are envisioned as the DC place where local identity flourishes; the Washington place that appears on popular postcards mailed back home and around the world, the Washingtonian's place that is as memorable as the National Mall.

Great public places in other great cities have meaning and function in their respective communities and provide a useful illustration of what is possible for the great new community place that is materializing in downtown Washington DC. No single place is a model for Washington's 'place for Washingtonians' but each one pictured offers some inspiration toward the realization of the multi-faceted and unique place the Mount Vernon Square District can become.

The precedents illustrated here, though very different in configuration and character, have in common their civic identity. They are places that belong to the entire community, places that are open, accessible and inviting, meeting grounds for local residents as well as visitors. They are also each highly identifiable and expressive of their local culture and history. By weaving excellent new buildings and streetscape with historic treasures and monuments and accommodating diverse uses, great places are created that appeal to the fullest cross section of the community.

Flexibility is designed into these great public open spaces so they can be used in many different ways and to accommodate spontaneity of use from fairs and vending to street entertainers, temporary ice skating, athletic and competitive events, festivals, speakers events and celebrations. These are the places where the cultural, the commercial and the civic all occur and overlap and where the different layers of history can be read. Shopping, dining, relaxing, socializing, watching, being watched, strolling, transacting business, sightseeing, attending a conference or a cultural event; all take place simultaneously in a great destination such as the Mount Vernon Square District can one day be.

## PRECEDENTS



Mount Vernon Square / Washington, DC



Centre Pompidou / Paris: a place that is well connected to adjacent neighborhoods.



Pedestrian Shopping Street / Vienna: active streets with a great variety of uses.



Washington Square Park / New York: a civic gathering place for political events.



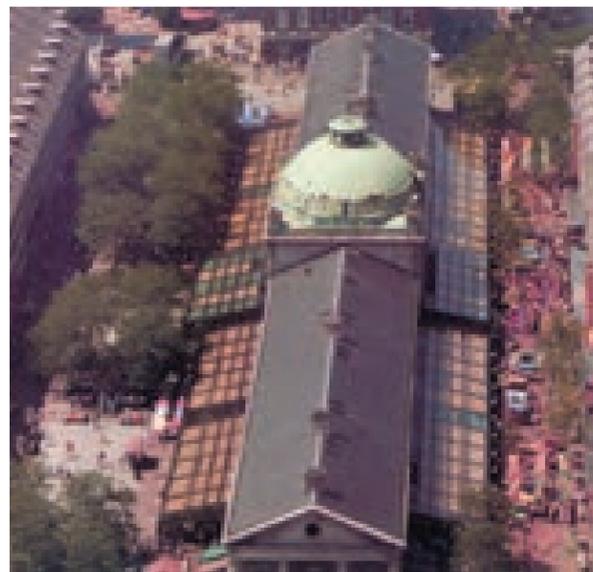
Galleria degli Uffizi / Florence: a promenade.



**Campo Dei Fiori/Rome:** spontaneous temporary uses.



**Inner Harbor/Baltimore:** a place that welcomes everyone.



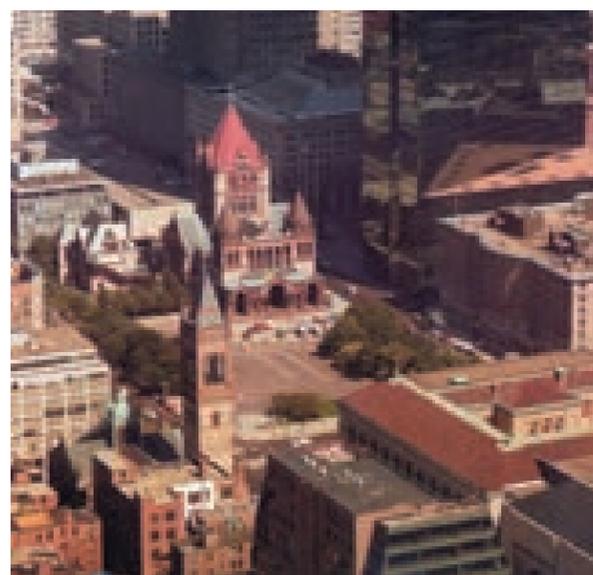
**Fanueil Hall/Boston:** loved both by Bostonians and their visitors.



**Rockefeller Center/New York:** integrated design, individual architects, plus ice skating.



**Union Square/New York:** a flexible space with many programmed activities.



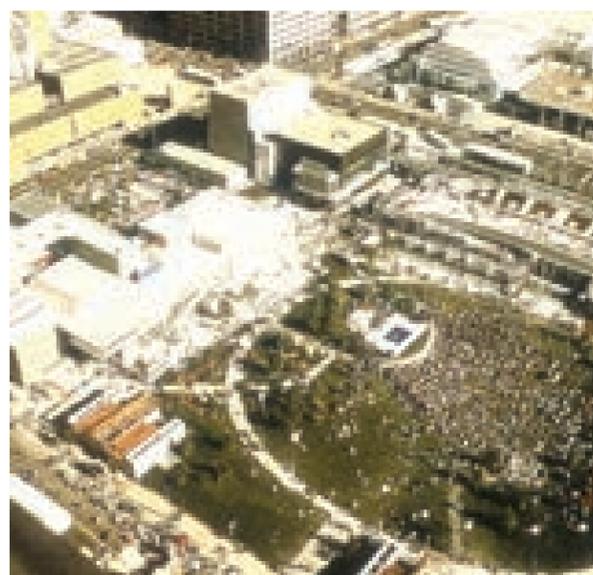
**Copley Square/Boston:** a symbolic center, postcard worthy.



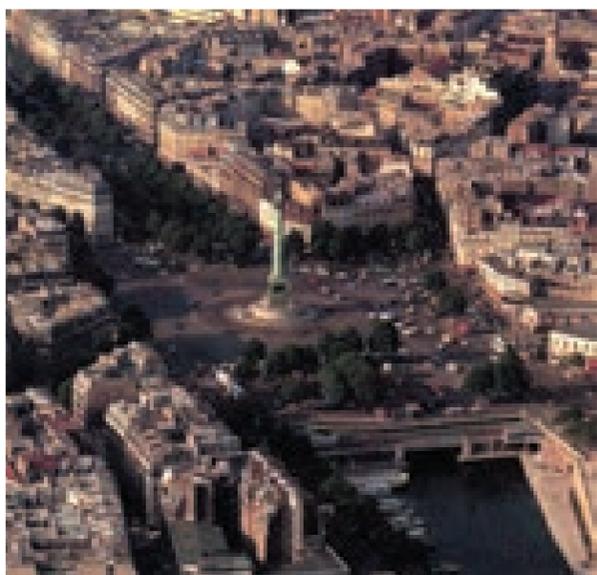
**Bryant Park/New York:** a well-used civic respite.



**Lanhua Market/China:** a focus on food.



**Yerba Buena/San Francisco:** media, museums, arts attractions, fun for kids.



**Place de la Bastille/Paris:** constant movement, auto and pedestrian.



**Bilbao/Spain:** the attraction of spectacle.



**Champs Elysees/Paris:** a great variety of retail.



L'Enfant Plan of Washington DC, 1791



Northern Liberties Market



Mount Vernon Square as a city park



Former DC Library built by Andrew Carnegie



View of Mount Vernon Place United Methodist Church

*(Above)*

Past uses of Mount Vernon Square include a fire station, the Northern Liberties Market, a city park with carriage paths, a fountain, lights and shrubs and finally the white marble central library and the City Museum. German, Irish and Italian immigrants as well as many African Americans made this area of the community their home. Mount Vernon Square Historic District and Shaw Historic District to the north are urban neighborhoods that contain historically important buildings, alleys, and sites and century-old town homes, as well as churches and other landmarks.

## A LEGACY OF CITY BUILDING

### Creating a 21st Century Place In A Historic Context

Mount Vernon Square figures prominently in Pierre L'Enfant's 1791 plan for Washington. As one of the 15 Federal reservations specifically highlighted in the open space framework for the city, the square with its radiating diagonals, was always intended to be a focal point in an ensemble of civic places that relate one to the other within the grid of north-south, east-west streets. Mount Vernon Square, instead of remaining an open space as intended and as the other squares have, has had buildings and many different uses throughout most of its history. It was used for a park for a short time before the Carnegie Library building was built in 1902.

Though L'Enfant's historic plan for the Federal City is the underlying structure for the area, there is a compelling challenge to envision a 21st century place that the citizens of Washington identify with. This goal calls for new public spaces and new architecture that highlights the

existing context while making a visual distinction between new and old. The historic buildings that make Mount Vernon Square area the asset that it is today, such as the Carnegie Library building and Mount Vernon Methodist Church, are best understood and appreciated if it is clear that they are from another era with distinctive visual qualities unique to the time in which they were built.

If new developments are well designed, in harmony with the old but reflecting the culture, values, and technology of the 21st century, they will have the potential to speak for Washington today and also to mellow into great classics beside classics from throughout DC's history.

The new Washington Convention Center is a work of contemporary architecture that reinforces Mount Vernon Square as the center of a district. It illustrates how the design of a new building and its streetscape support neighborhood goals for sidewalk level uses trans-



The New DC Convention Center on Mount Vernon Square



The Newseum along Pennsylvania Avenue



Corcoran Gallery of Art addition on 17th Street



The Shakespeare Theater on F Street



Louvre Museum, Paris



Murcia Town Hall, Spain



Pompidou Center, Paris



British Museum Great Court, London

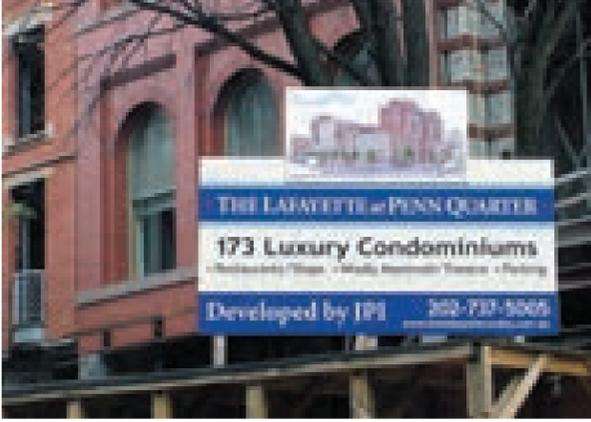
parency, and the incorporation of artwork and transit facilities. It uses materials in a contemporary way that contrasts and highlights the existing historic buildings and it has the potential to function as a neighborhood anchor.

The existing National Public Radio building framing Mount Vernon Square to the east and the Akridge Company property framing the 'Square' on the south are examples of structures that would benefit from subtle transformations that maintain the architectural qualities that embody the era in which they were built while also incorporating new ways of functioning that are urbane and connected. This can be achieved with facades that have greater transparency, direct access from the sidewalk, distinguished signage and artwork, and sidewalk-level uses such as restaurants, cafes, clubs, bookstores, shops and galleries.

Opportunities for great 21st century design exist at 1) the former Convention Center site framing Mount Vernon Square at the southwest

corner, 2) the Convention Center Headquarters hotel site framing Mount Vernon Square at the northwest corner, and 3) the Mount Vernon Triangle to the east, all pictured on page 14. The concentration of this amount of proposed new building and open space development around Mount Vernon Square provides the potential to define the image and character of this developing destination district and to powerfully enhance the image of DC as one of the great cities of the world.

Exceptional new buildings and places built on these opportunity sites — in concert with the old, the new, and everything in between — can create an ensemble that is unique, local, and 'world class' all at the same time. It can mark this important era of change in Washington DC, in the early 21st century; 200 years since the L'Enfant Plan determined the city's layout and 100 years since the McMillan Plan powerfully reinforced that layout and transformed the city's identity with the creation of the National Mall.



## A GROWING DIVERSITY

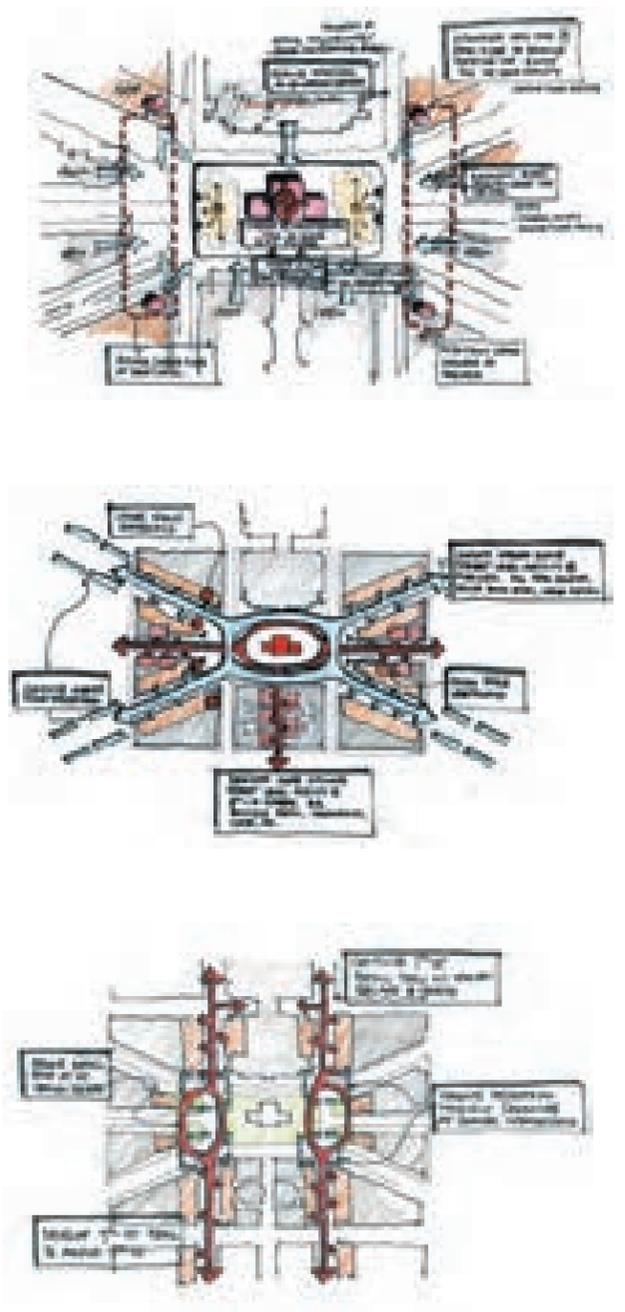
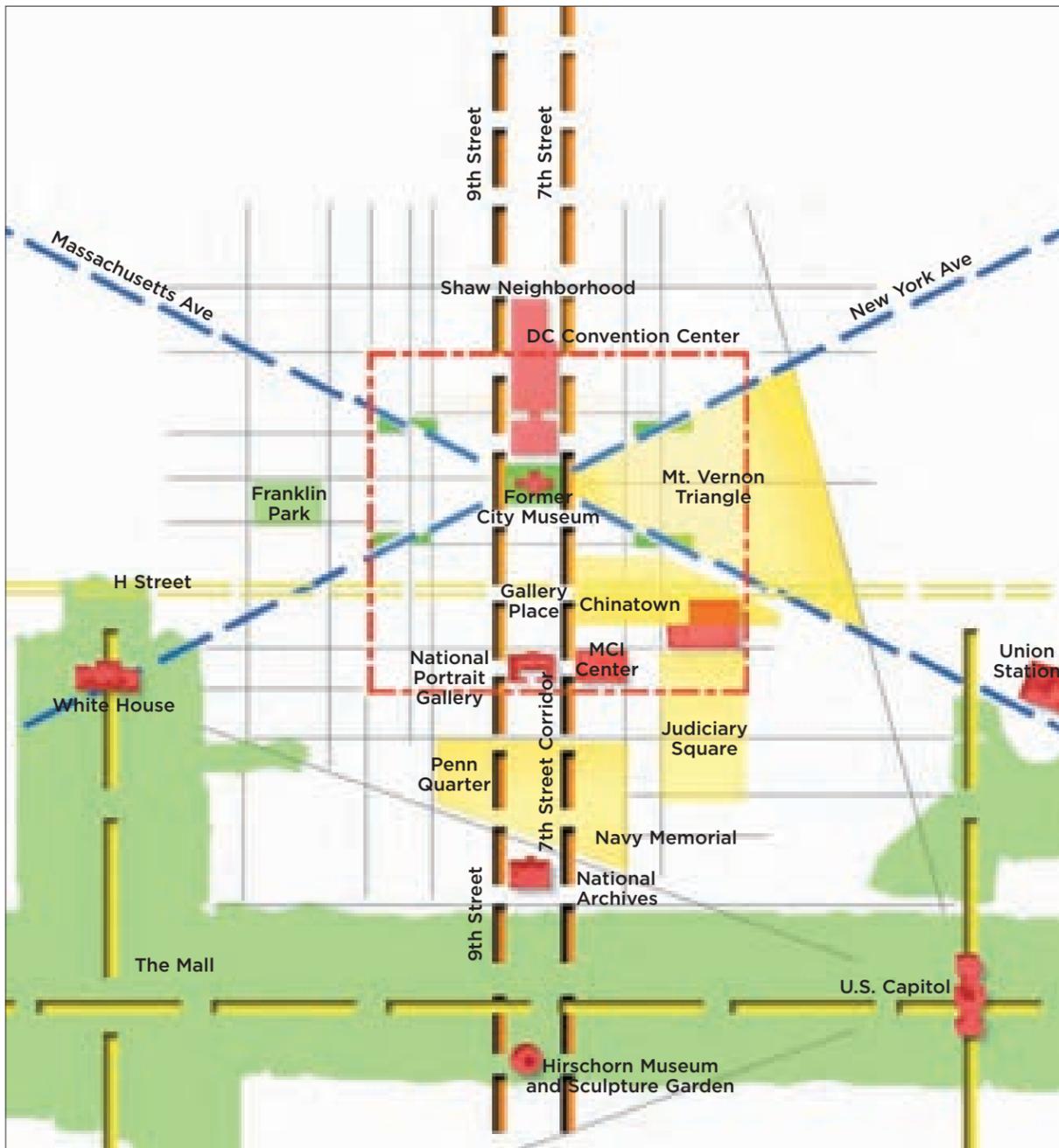
### Downtown DC Distinct from the Mall

Downtown Washington has evolved from an office and government precinct into an exciting place for living, shopping, and playing as well as working. Weekend and evening attractions are plentiful. On a typical Friday evening residents and visitors jostle outside the Metro as they rush to attend the show at the MCI Center or to catch the latest gallery opening before walking a few blocks to a play or film. On the way, they pass residents opening doors to the lobbies of their apartment and condo buildings. And after the show they find the tempting new restaurants and great old favorites to visit for a bite to eat and a drink. On Saturday and Sunday there is downtown shopping anchored by the new H&M department store, a visit to the Spy Museum or one of the other downtown museums, big shows for the family at the Washington Convention Center and major events like the *Taste of DC* or the Chinese New Year celebration.

When events occur at the Washington Convention Center, the MCI Center, or the former Carnegie Library building, there are groups of people walking everywhere and a blur of car lights zooming around Mount Vernon Square. It is easy to imagine how the addition of restaurants, hospitality

retail, cultural and entertainment uses would transform this district into a hub of 24-hour activity woven into the downtown along 7th, 8th and 9th Streets. Continuous stretches of interesting sidewalk-level activities for shopping, strolling, and enjoying a choice of nighttime activities such as theaters, clubs, coffee and dessert parlors would create a 24-hour-a-day colorful and kinetic 'gallery' that becomes a place loved by locals and a destination for visitors.

However, in order to become a truly urban place and a complimentary counterpoint to the National Mall; the Mount Vernon Square District needs not only a diversity of businesses but also new pedestrian amenities that connect the area's existing anchors — the Convention Center, Mount Vernon Square, National Public Radio, the hotels, Chinatown, the MCI Center, the National Portrait Gallery — and tie them together as a destination and hospitality district. In addition, a major new public plaza space is needed for the citizens of DC to accommodate large gatherings, celebrations, festivals, events, as well as 'hanging out'.



EXISTING ATTRACTIONS OF MOUNT VERNON SQUARE DISTRICT



Chinatown



New Washington Convention Center



MCI Center



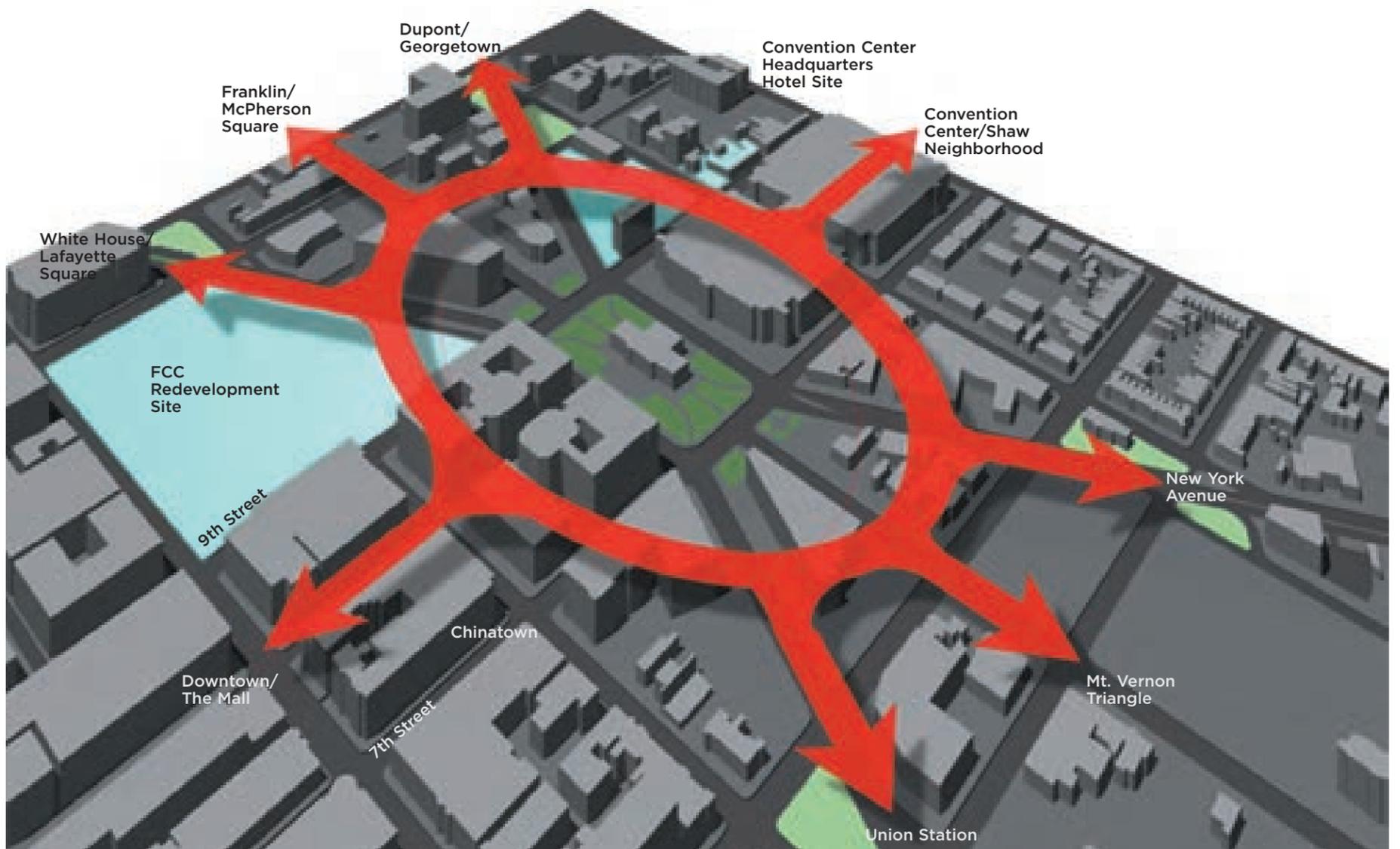
Carnegie Library Building and Former DC City Museum



National Portrait Gallery



National Public Radio Building



Mount Vernon Square District acts as a doorway to adjacent destinations.



Views from Mount Vernon Square: 8th Street looking south, 7th Street looking north, Massachusetts Avenue looking southeast.

## BUILDING CONNECTIONS

### Mount Vernon Square District and Surrounding Neighborhoods

Great places in great cities tie into networks of streets, sidewalks, alleys and open spaces that lead easily to other places in an understandable and enticing way. The Mount Vernon Square District, envisioned as a place that is connected to the surrounding cityscape with active streets comprised of street-level retail, cultural and civic uses, and safe and inviting places to walk, will require the implementation of public space amenities that enliven the street level as part of each redevelopment and each new development project.

The Mount Vernon Square District is the 'doorway' to many other places and districts nearby but connections need to be improved or created so that these areas can be woven back together as a network of interrelated places in the downtown. For example, a walk down 8th Street from Mount Vernon Square leads to the National Portrait Gallery and the National Museum of American Art (both currently under renovation).

Along the way, at H Street, the Chinatown Gate beckons one to wander into Chinatown or to go over to 7th Street to visit the galleries and stores of downtown Washington. 8th Street could become a far more inviting place for pedestrians and could strengthen these connections by creating additional building entrances along the sidewalk, new retail and restaurant uses and cultural attractions, and the addition of streetscape amenities and signage.

Imagine walking down 9th Street past a 10-acre vibrant mixed-use place currently proposed for the former convention center site with many new connections through that site and into the downtown. Or, continuing on 9th Street past the International Spy Museum and the F Street restaurant and entertainment corridor, you arrive at the US Naval Memorial, the National Archives and the National Mall. You have traversed an eight-block distance from Mount Vernon Square to the National Mall and it



Looking up a re-envisioned 8th Street toward the DC City Museum.



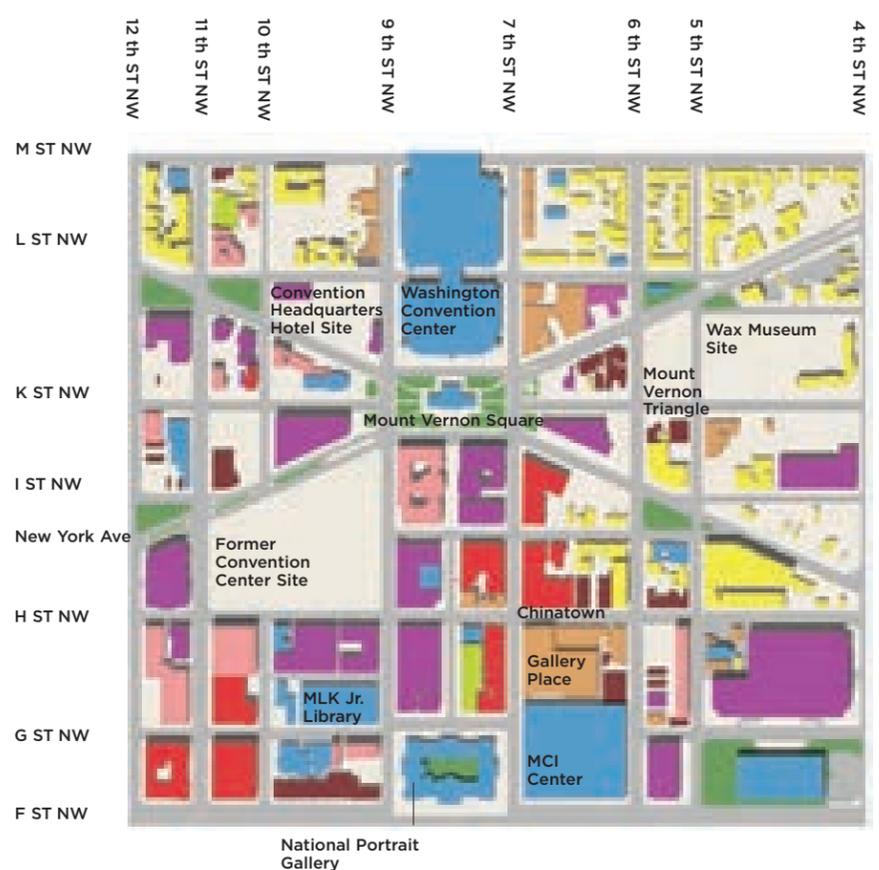
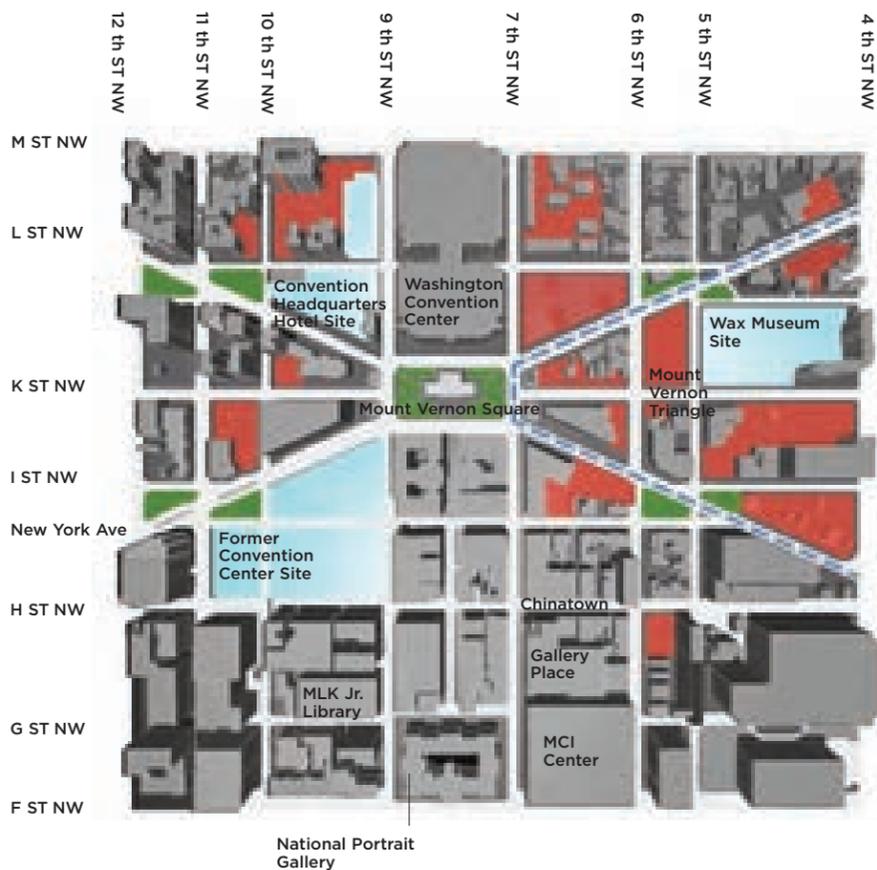
The announcement of Mount Vervon Square as a destination could be further accomplished with a spectacular architectural moment. Here, three dramatic interventions are imagined: the addition of a glass dome, encapsulating the building in a glass case, and construction of an underground skylit addition that appears to be a glass floor.

seemed like a short distance because it is beautiful, convenient for pedestrians and lined with interesting attractions.

Other inviting destinations are adjacent to Mount Vernon Square. The Shaw and Mount Vernon Square residential neighborhoods to the north have *Main Street Commercial Revitalization Projects* along 7th and 9th Streets to provide active streets, neighborhood and hospitality services, and reinforce movement to and from the downtown. Mount Vernon Triangle to the east, the downtown's newest neighborhood, with its gateway proposed for K Street at Mount Vernon Square, is envisioned as a distinct area that is predominantly residential with a mix of other uses, including cultural attractions, retail businesses, and a grocery.

The proposed *Downtown Circulator* will also connect Mount Vernon Square District north-south and east west with a unique, fun vehicle small in size, with high frequencies and affordable fares. The east-west route

will connect Union Station to Georgetown along K Street with stops at Mount Vernon Square. The North-South route will connect Mount Vernon Square to the National Mall and the Southwest waterfront along 7th and 9th Streets, establishing additional continuity between Mount Vernon Square District, downtown Washington and the National Mall.



DEVELOPMENT OPPORTUNITY PLANNED NEW DEVELOPMENT

OPEN GREEN SPACE HOTEL RETAIL GROUND FLOOR RETAIL W/ OFFICE INSTITUTIONAL OFFICE INDUSTRIAL GROUND FLOOR RETAIL W/ RESIDENTIAL RESIDENTIAL UNDER CONSTRUCTION



Three ongoing area developments: the former Convention Center site, the Convention Center Headquarters Hotel, and the Mount Vernon Triangle Neighborhood with new housing and retail planned at the Wax Museum site.

## THE POTENTIAL

### Seizing The Opportunity

**Existing Attractions to Build On.** Opportunity abounds in the Mount Vernon Square District to introduce new development and new public attractions to the anchors and attractions that are already here; in particular the new Washington Convention Center, National Public Radio, Mount Vernon Square Historic District and Shaw Historic District. In addition to these anchors, the Mount Vernon Square District has proximity to other great downtown places such as Chinatown, the International Spy Museum, the National Portrait Gallery, the MCI Center, Gallery Place, and the Martin Luther King Jr. Central Library, restaurants, hotels, and retail. What is called for is a seamless weaving of this area with the rest of downtown Washington all the way to the National Mall and eventually on to the Southwest waterfront.

The new Washington Convention Center opened this year, a piece of 21st Century Washington and a monumental anchor for the envisioned Mount Vernon Square District. It establishes the role of contemporary architecture in the area and frames Mount Vernon Square along its northern edge.

901 New York Avenue, a major commercial development under construction in the wedge formed by New York Avenue and K Street, also fronts the 'Square' and expands the district's momentum. In addition there are over 1,100 housing units in 4 new developments currently under construction along Massachusetts Avenue, bringing new residents

and new levels of activity to the area and framing the gateway leading to Mount Vernon Square.

**Development Opportunity: The Former Convention Center Site.** An unparalleled opportunity exists to bring additional momentum to the realization of the Mount Vernon Square District as a great destination at the 10.2-acre site of the former convention center. As a mixed-use development focused on a major public open space, it is the largest redevelopment site in downtown Washington and will eventually have up to 300,000 square feet of retail, 600-900 residential units and perhaps a new central library, a major entertainment venue, as well as a hotel or office uses.

The major open space planned as part of this development can be designed to meet the need of Washington residents for a place that accommodates large local gatherings, festivals, fairs, celebrations and other major public events. This does not currently exist in the downtown and, as illustrated in the analogies from Boston, Paris, New York, Baltimore, San Francisco and other cities on pages 6 and 7, it can become a dynamic attraction, strongly identified with the local city.

**Development Opportunity: The Convention Center Headquarters Hotel.** A 1,500-room Marriott Convention Center Headquarters Hotel, scheduled to open in 2008, will frame Mount Vernon Square at the corner of 9th Street and Massachusetts Avenue and add additional vibrancy.



Federal parks and open spaces



Potential local open space network



Existing view of 9th and L Street looking south



Potential day and evening views of 9th and L Street depicting a version of the new Convention Center Headquarters Hotel, and a re-envisioned 9th Street retail corridor.



**Development Opportunity: The Mount Vernon Triangle.** In addition, there are several other redevelopment opportunity sites in the blocks to the east and west of Mount Vernon Square. To the east is Mount Vernon Triangle, 30 acres of underutilized urban land, planned as a vibrant new downtown neighborhood with residential, retail, arts and cultural uses and public gathering places, active streets and a central plaza.

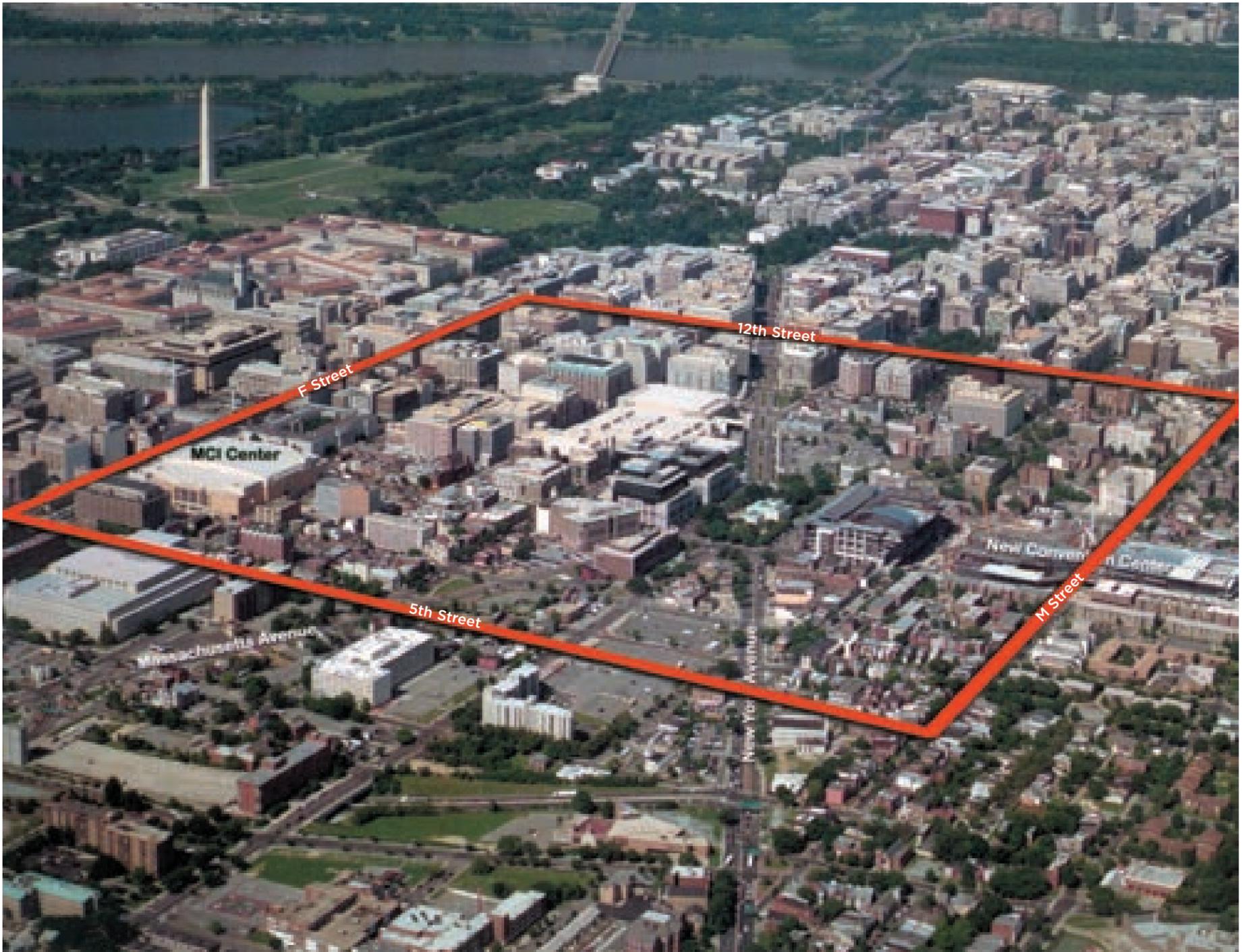
These development opportunities present design challenges and land use choices. They give us the chance to establish an identity for this new Washington destination and also create a market edge by using distinguished architecture and open spaces for locations in and around the Mount Vernon Square District. Architecture that is contemporary and shows Washington to be a 21st century place will communicate our dynamic culture and reflect the energy and diversity of today's citizens. Concentrations of land uses that support the uses that are already here, draw people to the area, and create a continuous sequence of sidewalk level services and attractions, will add to the growing appeal of downtown DC.

**Opportunity for New Local Open Space System.** Fortunately for DC, the historic city plan by Pierre L'Enfant was undertaken at such a large scale that today, inspired by it, we pursue additional opportunities, seek an even greater variety of uses, and envision a new district around Mount Vernon Square with new types of open spaces. Most existing

open spaces and green areas in downtown Washington are part of the federally controlled reservations laid out in the L'Enfant Plan. These are formal spaces. In order to protect this great design legacy, they are limited by the National Park Service in the ways they can be used. As a result, they do not meet the local downtown need for a variety of open space types to serve diverse uses and to provide residents and visitors with outdoor places to relax, play, exercise, stroll, shop, eat, celebrate and congregate.

The Mount Vernon Square District, with its development opportunities, is a place where a new network of open spaces and green places can be introduced that addresses 21st century needs and desires. Their character can contrast to the Federal reservations and be informal, range in size and function from the 1-acre plaza proposed for the former Convention Center site to the linear internal walkway imagined for 8th Street, connecting the Portrait Gallery and Carnegie Library Building. This network of new outdoor places might include special pedestrian amenities and art walks along tree-lined streets, interior winter gardens, and neighborhood gateways, all ranging from totally public to semi-private.

## SECTION II DEFINING THE DISTRICT



The previous section demonstrates that the Mount Vernon Square District has the potential to become the new heart of local Washington, DC, and with the right stewardship, the combination of both the built environment and the energy of its users will create a magnificent destination. Much of this energy has already been set in motion. The multitude of ongoing projects promises a blossoming renaissance in the area, from the new DC Convention Center and the upcoming design of the Convention Center hotel, to the exciting new possibilities just emerging at the Former Convention Center Site. From the near completion of Gallery Place to the much-anticipated future neighborhood of the Mount Vernon Triangle, the upcoming months and years will see significant change and growth. But questions arise as to how this growth will cohere into a distinct new place, and how one defines the nature of that new identity. How can an owner of a historic building in the intimately scaled Shaw neighborhood contribute to and share in the same identity of an area where a place like the MCI Center exists? What links the new Convention Center with Mount Vernon Square and the new uses at the Carnegie Library building? What makes the Mount Vernon Square area distinct from the Federal Washington, becoming both a destination for visitors and a prominent new home for local residents?

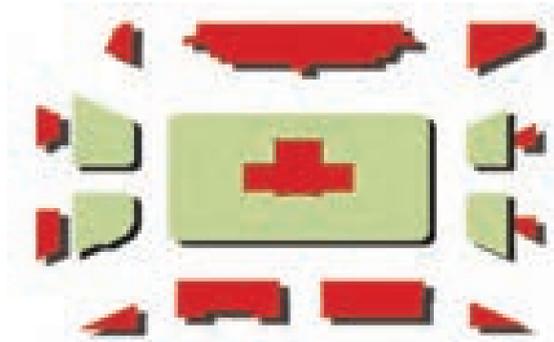
These are questions that this document does not fully answer, but it puts forth a version of the infinite range of possibilities. Threaded through each of the possibilities, however, are primary urban design concepts which will hopefully hold firm regardless of the path that is taken. These concepts demonstrated in this second section of this document are intended to guide all stakeholders – past, present and future – with the idea that guiding principles will not only assist in the formation of the

Mount Vernon Square District's unique identity, but will act as the outline for the ever-evolving composition of the urban fabric. Accompanying each concept diagram is a series of vignette and montage impressions, which are not designs or proposals, but snapshots of what the district could become. These illustrations are tools to foster excitement, discussion, debate; and catalysts to initiate the design and evaluation process.

The photomontages that follow are intended to stretch our imaginations and stimulate our collective thinking about the Mount Vernon Square District. Several different ideas are combined into any one image in order to explore the possibilities and test a range of approaches that might be used to realize this great destination. None of them are to be implemented literally, but rather they are to entice the viewer toward developing some new vision of the entire area. Like all great urban areas, the real definition and identity of the Mount Vernon Square District will occur gradually, with many discussions between many players who will contribute to the infinite number of possibilities.

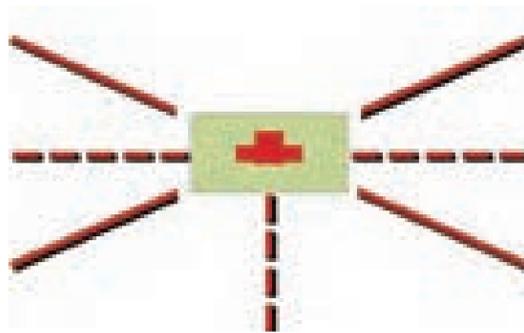
## Urban Design Framework

In an effort to organize the primary concepts of the Mount Vernon Square District Vision, a framework has been developed to separate the area into distinct components. Each of these framework components is represented by a diagram and annotated with both the general concepts and potential design ideas. Each component is then paired with illustrative vignettes which attempt some interpretation of these ideas, and offer possible scenarios for making the concepts reality. The framework exists as follows:



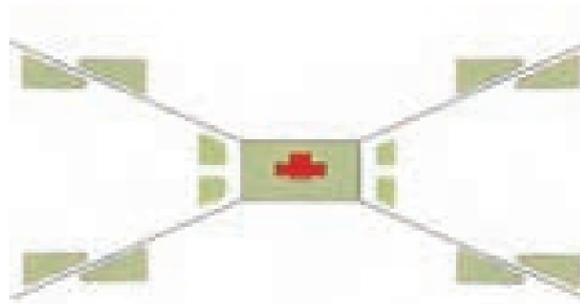
### THE DRAW OF THE CENTER

**Mount Vernon Square forms the centerpiece of the Mount Vernon Square District.** At the heart of the district are none other than Mount Vernon Square itself and the former Carnegie Library. This central space and edifice should act as the symbolic focal point of the district, manifested in an icon which is unmistakably memorable and an experience which is irresistibly attractive. Not only should the building at the center possess these qualities, but those at the perimeter should also participate in the definition of the 'Square,' both physically and programmatically.



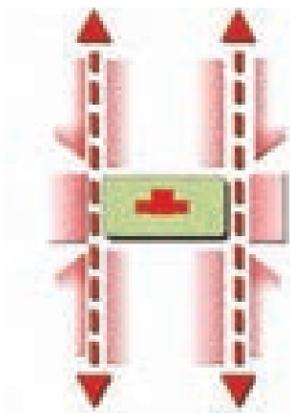
### THE AVENUES AND THE AXES

**New York and Massachusetts Avenues and 8<sup>th</sup> and K Streets comprise the formal approaches to Mount Vernon Square.** Radiating outward from Mount Vernon Square are the avenues and the on-axis streets. While the avenues will likely serve as the primary vehicular approach from other areas within the city, 8<sup>th</sup> & K Streets will act as pedestrian as well as secondary vehicular links to the center. Although distinctly different in scale, speed, and width, the avenues and the axes will both act as doorways to and from Mount Vernon Square.



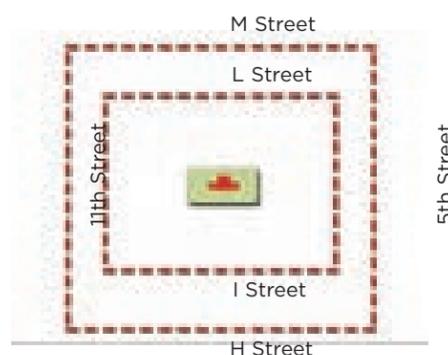
### BOWTIE GATEWAY PARKS

**Four pairs of Federal Reservation parks, called 'Bowties', flank the avenues that lead to Mount Vernon Square and have the potential to define the district.** The four bowtie reservations at each quadrant of the Mount Vernon Square District should act as the primary gateways into the area, delivering a memorable impression upon approach. The treatment of all four as a unified experience in concert with the events at the center will give the district a strong identity and a clear cohesion. Each cornerstone can respond to the other, while still maintaining individual roles in each particular local context.



### PRIMARY RETAIL CORRIDORS

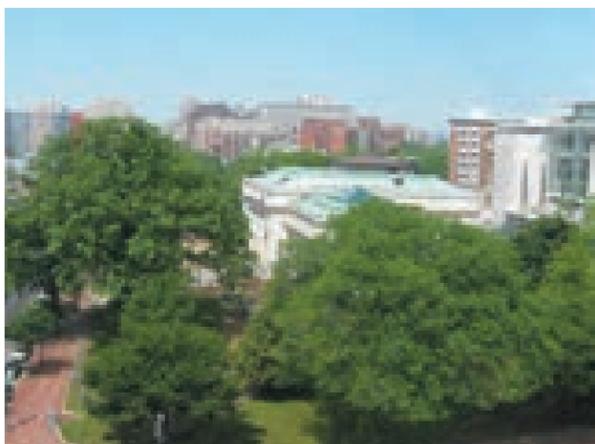
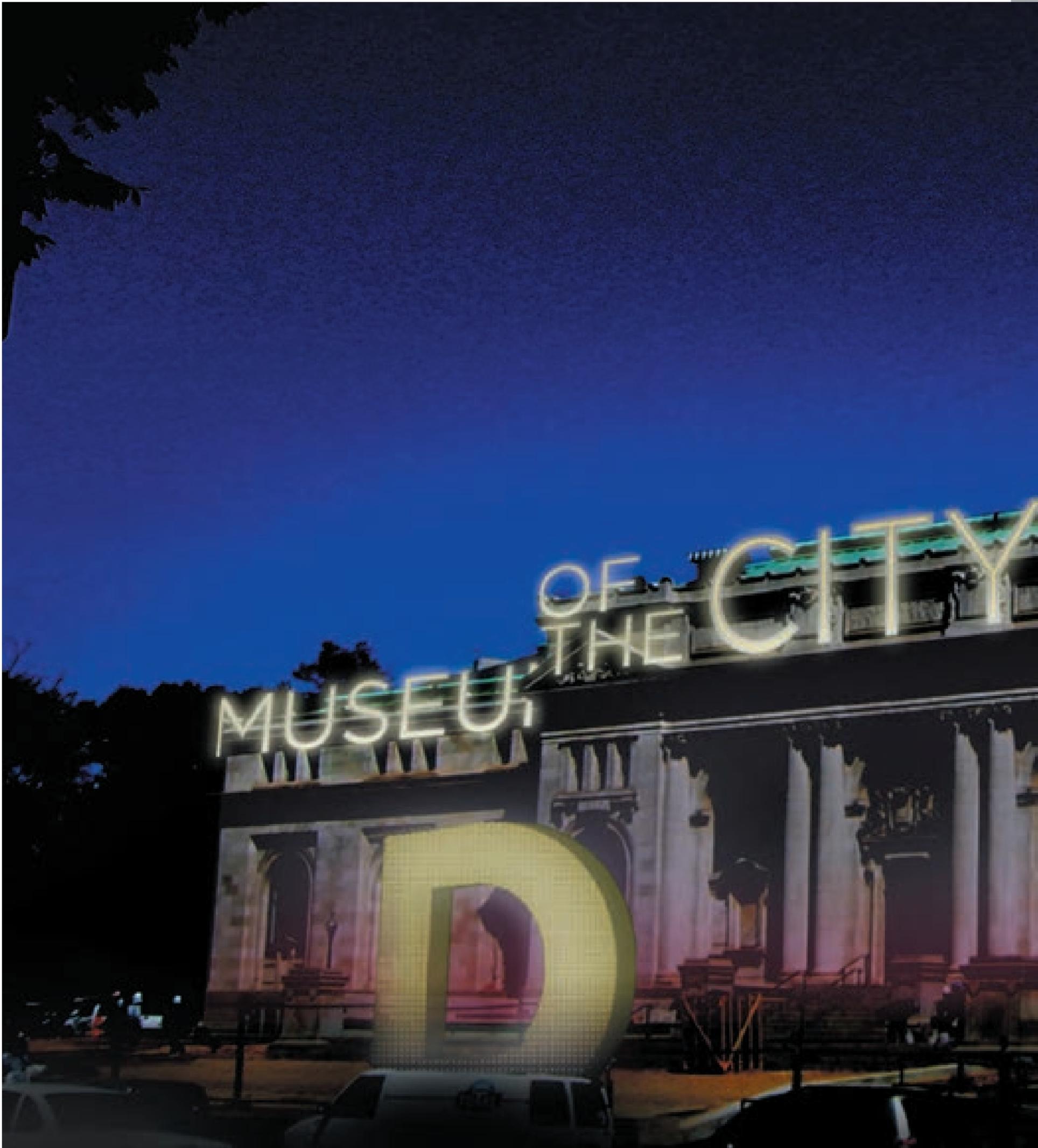
**7<sup>th</sup> Street and 9<sup>th</sup> Street will be the dynamic links between the Mount Vernon Square District, the Shaw neighborhood, the Downtown, the National Mall and on to the southwest Waterfront.** Strong retail adjacent to the Convention Center, public art, and other amenities should extend between the 'Square' and the O Street Market area in Shaw, creating dynamic streets. Retail should continue south along 7<sup>th</sup> Street through the downtown to the National Mall. 9<sup>th</sup> Street should be developed as a major connecting street between the district and the new development around the Convention Center including the proposed Convention Center Headquarters Hotel, the redeveloped former convention center site, and the downtown area.



### CONCENTRIC RINGS

**The gridded network of local streets connect several distinct areas within the Mount Vernon Square District and provide a contrasting character to the formal Avenues and axis.** Amongst these are Chinatown, the Convention Center strip along L Street, the redeveloping neighborhood between Mount Vernon Square and Franklin Square, the Mount Vernon Triangle neighborhood, and the new spaces and major attractions at the former convention center site. Each of these locales can become their own specific destination with their own specific character, while sharing elements of the larger Mount Vernon Square District identity. Like a string of pearls, each will be appreciated individually as well as collectively.

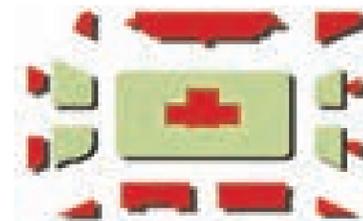
Urban Design Framework:  
THE DRAW OF THE CENTER



*Aerial View of Existing Conditions  
at Mount Vernon Square (left)*

From the rooftop of the NPR building to the east of the 'Square,' one gets a clear overview of Mount Vernon Square, the Carnegie Library building and the surrounding perimeter buildings. Recent construction has already transformed the reading of Mount Vernon Square as a completely different place, and projects such as 901 New York Avenue and the new Convention Center Headquarters Hotel will soon also contribute to the character of this central space. There are many opportunities for both new and existing buildings to participate in the dynamic collaboration and planning that will continue to bring Mount Vernon Square into the 21st Century.

*How can the former Carnegie Library building become “the draw” it has the potential to be?*

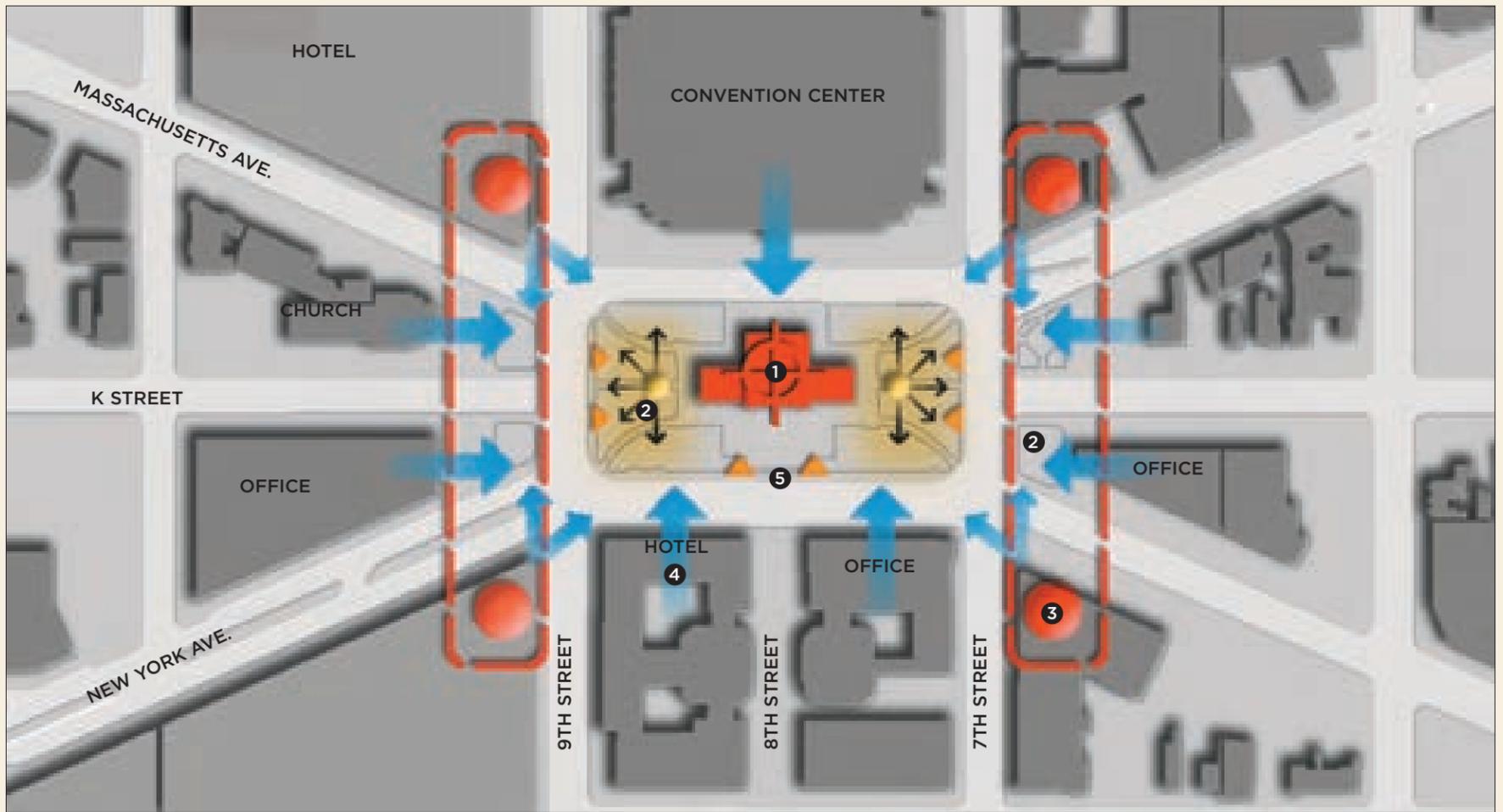


*Mount Vernon Square and the former Carnegie Library building as an energized centerpiece (above)*

Creating an architectural *Tour de Force* at the heart of Mount Vernon Square means transforming it into a unique civic monument, a bold icon distinct in character from Federal buildings of the Mall and recognizable as a destination from all the streets which converge on the ‘Square.’ This illustrative vignette introduces large free-standing “D” and “C” letters as a gateway onto the ‘Square’ and rings the cornice of the building with illuminated signage visible from all directions. Open spaces to the east and west of the building should be activated with outdoor programs or exhibitions.

*How can buildings around Mount Vernon Square be designed to reinforce the center?*

**Urban Design Framework:  
THE DRAW OF THE CENTER**



**1. Celebrate the Heritage of Mount Vernon Square**

- + Accentuate the architecture of historic buildings.
- + Depict the history of Mount Vernon Square and the surrounding development.
- + Create contemporary new design to highlight and contrast with the designs from other cultural times and to distinguish between background and foreground buildings.
- + Use light, signage, and art to bring the 'Square's' heritage alive.

**2. Activate Public Open Spaces**

- + Find a range of ways to utilize open spaces that are suited to their respective roles and locations.
- + Program outdoor spaces with nighttime concerts, special events, fairs, exhibits, and performances.
- + Initiate public art programs involving sculpture, performance, and street theater.
- + Ensure that the parks are safe.

**3. Strengthen Edges and Corners**

- + Utilize surrounding building walls, building mass and height to define the space of the 'Square.'
- + Locate building entrances on the 'Square.'
- + Design surrounding buildings to address the 'Square' by externalizing the functions and using transparent glass, overlooks, signage, lighting and other architectural elements to show activity.
- + Mark the corners of the 'Square' with the architecture of the buildings as well as streetscape elements.

**4. Activate the Street Level**

- + Create ground floor activity and street-related uses at each building around the 'Square' such as theaters, cafes, clubs, restaurants, galleries, bookstores and other retail that serves local residents, office workers, and visitors.
- + Use transparent glass, frequently-spaced entrances, innovative signage/artwork, canopies and roll-away facades to open up and relate to people on the sidewalk.

- + Introduce a system of vendors, newspaper stands, information kiosks, transit stops and other services to accommodate people.

**5. Provide an Identifiable Streetscape and Inviting Pedestrian Access**

- + Design the open spaces to convey the identity of the larger 'District' and to also respond to its immediate surroundings with specific gestures, amenities and artwork
- + Develop a consistent perimeter with landscaping, paving, street lighting, street furniture and artwork.
- + Ensure safe and inviting pedestrian crossing at every intersection between the perimeter of the 'Square' and the 'Square'.

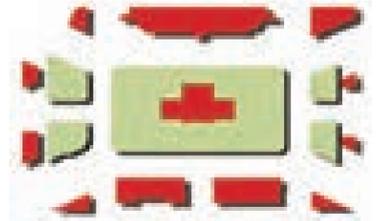


**NPR Radio Headquarters as a dynamic district attraction, from the Northwest**

The existing National Public Radio building should be considered a unique civic institution, here illustratively identified with continuous text projections of current news and information across its façade, visually activating the east edge of Mount Vernon Square.

Because the corner of the building is set back from the street, the addition of ground floor uses open to the public will provide the opportunity to create an outdoor place at the Federal Reservation space in front of it.

*What type of retail will compliment the 'Square' and distinguish it from other areas or the downtown?*



*K Street NW at 7th Street, an existing buildings opens up to Mount Vernon Square, looking West (top)*

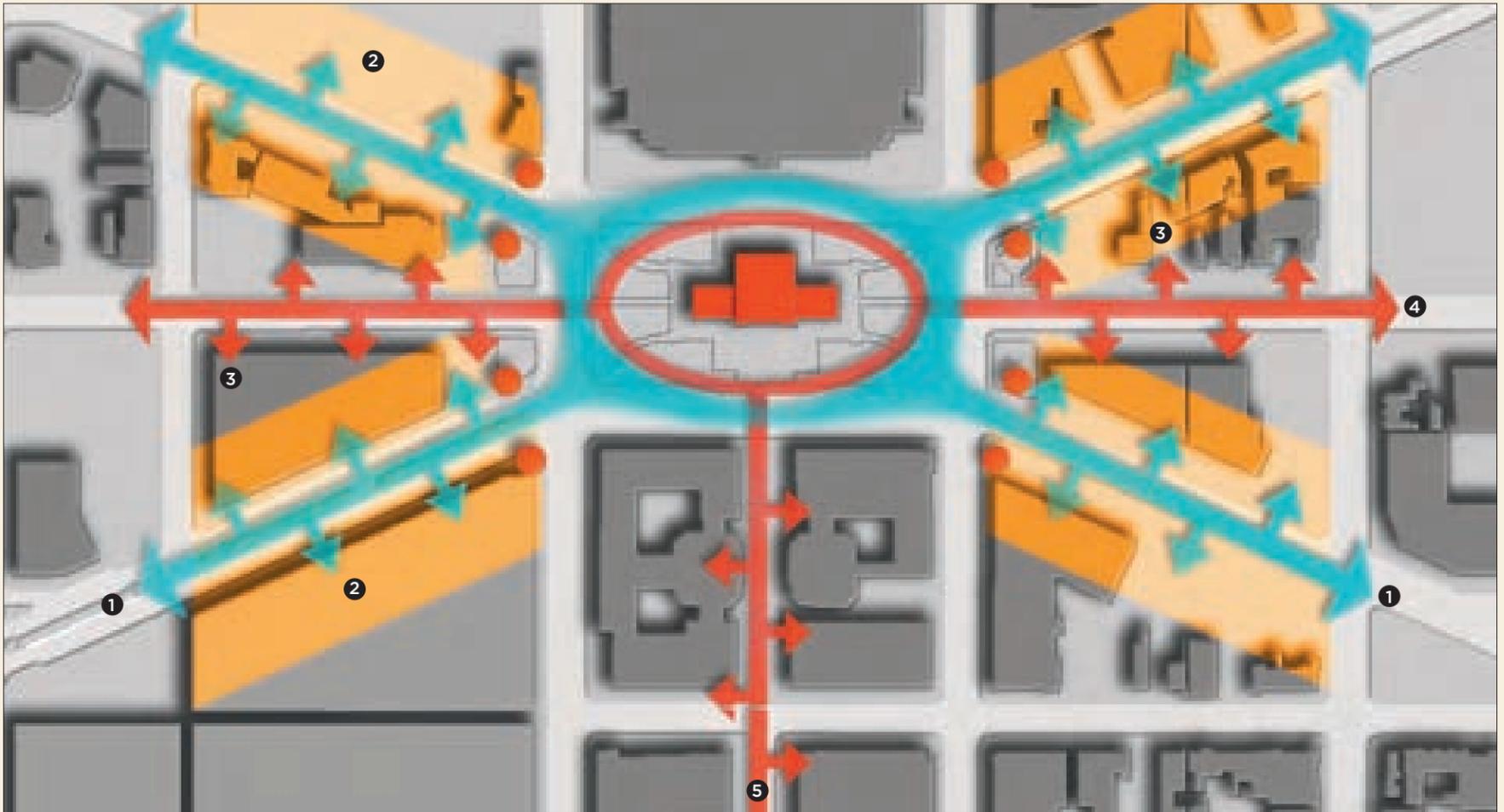
Here, the black glass of the existing Renaissance Washington Hotel and Tech World office building has been replaced with clear glass at key locations and ground floor retail uses introduced facing onto Mount Vernon Square. Making visible the diverse activities in the surrounding building will enhance the sense of vitality, promoting 24-hour activity. Ground floor and rooftop canopies can be added, architecturally pointing to Mount Vernon Square, acknowledging the Center. Multi-story banners shown wrapping the 8th Street corners create an on-axis pedestrian gateway. A regular rhythm of sidewalk placards and street furniture (such as a bus shelter) with the MVS logo colorfully define the perimeter at street level and give identity to the 'Square.' Patterned paving across intersections can identify areas of pedestrian crossing.

*7th Street at New York Avenue, infill development shapes the 'Square', looking Northeast (bottom)*

Expansion and construction at New York Avenue will architecturally equalize the street-wall and define the perimeter of the 'Square.' A new commercial building at the convergence of New York Avenue and K Street might align with the face of its neighbor, NPR, defining the Federal Reservation space at either side of the central green. A glass corner entry to this building would both activate the space visually and acknowledge Mount Vernon Square in the center, and commercial advertising could identify the retail activity here from afar. A density of ground floor retail uses will further contribute to 24-hour activity in the 'Square.'

*Will the design of the New Convention Center Headquarters Hotel reinforce the 'Avenue and the Axes' framework concept?*

**Urban Design Framework:  
THE AVENUES AND THE AXES**



**1. Emphasize the Grandeur of the L'Enfant Plan's Formal Vehicular Avenues, New York and Massachusetts**

- + Implement a dramatic evening lighting strategy for streets and significant buildings and monuments, particularly in the stretches between gateway bowtie parks and Mount Vernon Square.
- + Implement a consistent streetscape design, incorporating abundant planting, light fixtures, banners, etc.
- + Make it a priority to fill in existing gaps in the current streetscape infrastructure.

**2. Emphasize the Grandeur of the Buildings Facing onto the Avenues**

- + Create design guidelines to promote distinctive new buildings that address the avenues.
- + Attract institutions, hotels and elegant residential buildings.
- + Encourage prominent entries situated on the avenues.
- + Encourage abundant landscaping and formal drives.
- + Encourage buildings to meet the property line.

**3. Design and Implement a Streetscape That Emphasizes K Street as a Promenade**

- + Use wide sidewalks to provide a linear park-like environment, an amenity zone attractive to new retail, cafes, residents and businesses.
- + Encourage buildings that have frequent entries and open, active and transparent lobbies and ground floor uses.

**4. Study K Street as a Corridor for Progressive Transport**

- + Accommodate not only light rail and new bus routes, but also well-designed dedicated bicycle routes.

**5. Strengthen 8th Street as an Important Visual and Physical Connector**

- + Explore ways to improve pedestrian connections north and south from the the former Carnegie Library Building entrances to the north and south sides of Mount Vernon Square and across all surrounding streets.
- + Explore greater potential use of the pedestrian area at the center of Tech World, such as activation by ground floor retail and events.
- + On the blocks south of I Street, establish connections to Chinatown and other cultural uses by activating wide side walks with temporary uses such as markets, vendors and kiosks.
- + Encourage greater transparency of building ground floors to enliven the street.
- + Enliven 8th Street with new retail uses and programmed activities.

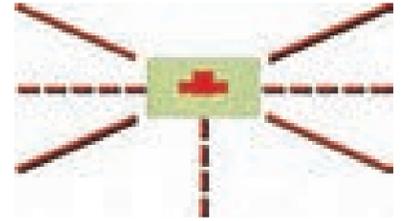


*Massachusetts Avenue at 9th Street, with a proposed Convention Center Headquarters Hotel and a dynamic street, looking Northwest*

A view up Massachusetts Avenue depicts the new Convention Center Headquarters Hotel with its major entry and drop-off on the avenue, activating this major traffic artery and further defining its streetwall. Animation of the street with uses that will not suffer from high traffic volume, such as major building entries, will ensure a compatible relationship between auto and pedestrian. A playful street sign folly is placed

at the corner of the avenue and Mount Vernon Square, announcing entry into the center that is visible from a vehicle. Street lighting, whether in the form of elegant light columns or the more whimsical 'light trees', will add further interest to the streetscape for both driver and pedestrian.

*New development on the Former Convention Center site will share a key corner of 'the Square.' How best to do it?*



*New York Avenue at 9th Street, illustration I and II, depicting different approaches to redevelopment, looking Southwest (top)*

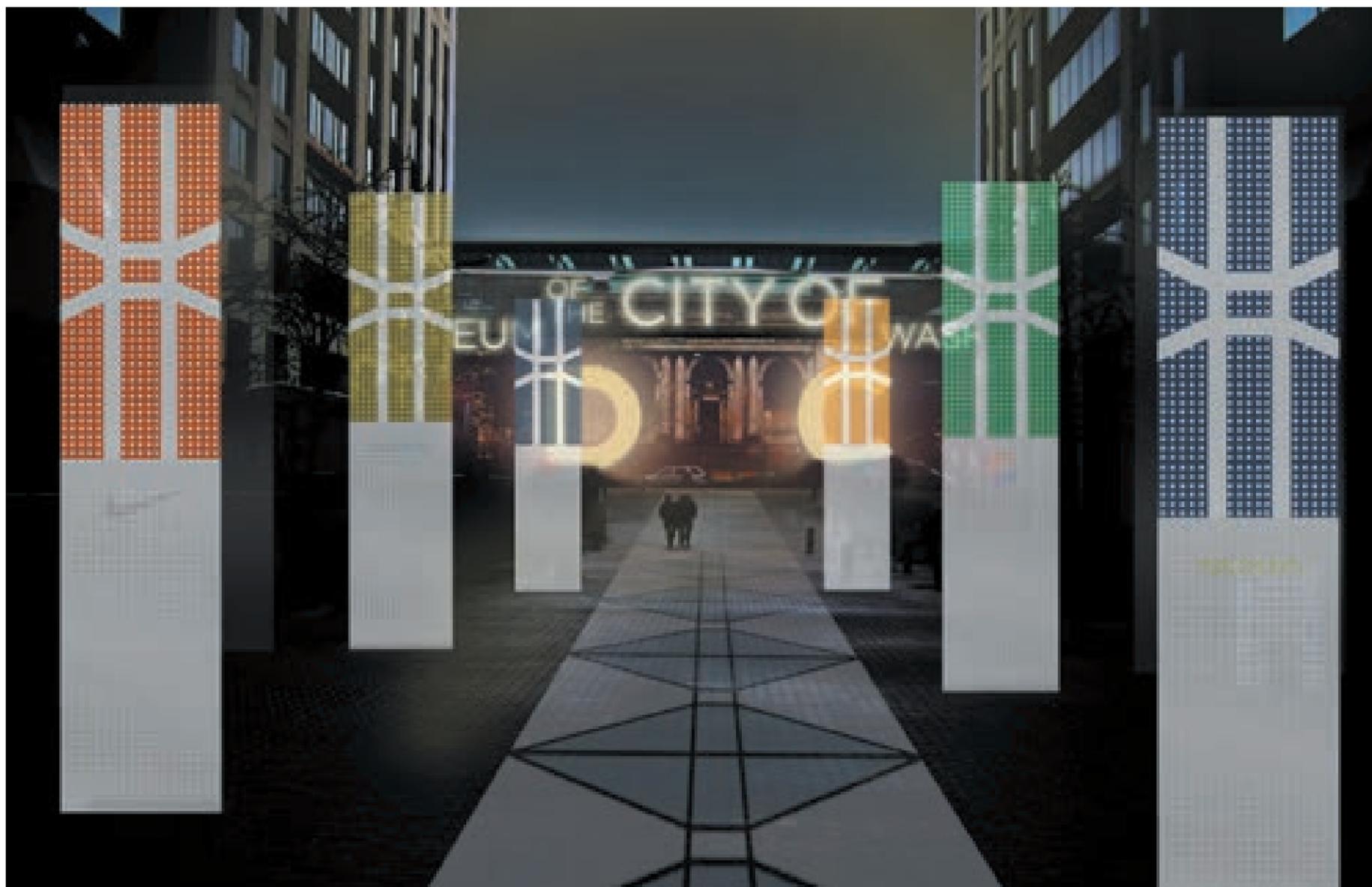
The redevelopment of the Former Convention Center Site will have a wide ranging impact on the formation of the district, and on the definition of New York Avenue. Here, two distinct versions of what could be formed at this site are illustrated. The first depicts a continuous streetwall along the avenue, articulated with large two-story entries and a façade scale that is compatible with the avenue's stature (seen at night). The second portrays an animated object-type building that does not form a flat wall at the street, but rather becomes a theatrical performance for both vehicle and pedestrian to experience (seen in the daytime). Either could serve as a successful arrangement, although the ratio of iconic building to street-defining building needs to be carefully balanced. Both versions display a smaller scale ground floor and window openings on 9th Street.

*Massachusetts Avenue between 5th and 6th Streets, approaching Mount Vernon Square, looking West (bottom)*

A closely spaced rhythm of columnar streetlights might be alternated with a planted landscape zone at the edge of the avenue sidewalks to act as a pedestrian screen from large traffic volume. District identity banners are placed high on existing streetlamps to make them visible from afar. To the left, one also catches a glimpse of one side of the bowtie reservation, here accompanied with a glowing orb to mark the vibrancy of entering the district.

*What can happen along 8th Street to transform it into a great downtown D.C. open space?*

Urban Design Framework:  
THE AVENUES AND THE AXES

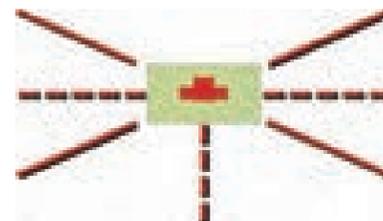


*8th Street looking toward Mount Vernon Square along a new kind of public open space, Day and Evening*

From this axial approach to the heart of the district, one can see the freestanding “DC” signage acting as a gateway to the Mount Vernon Square district with neon letters prominently displaying the word “City” at night. Closely spaced banners display a version of the district icon, and their density and scale could create a heightened

sense of contrast leading to the large open space of the ‘Square.’ These banners could transform to adopt several uses, from benches to public telephones, from wastebaskets to bus stops. At either side of this 8th Street corridor, diverse activities oriented to pedestrians should be woven into the ground floors of existing buildings.

How can the Tech World bridge be energized to make a great visual frame for the former Carnegie Library building? And looking south, to the National Portrait Gallery?



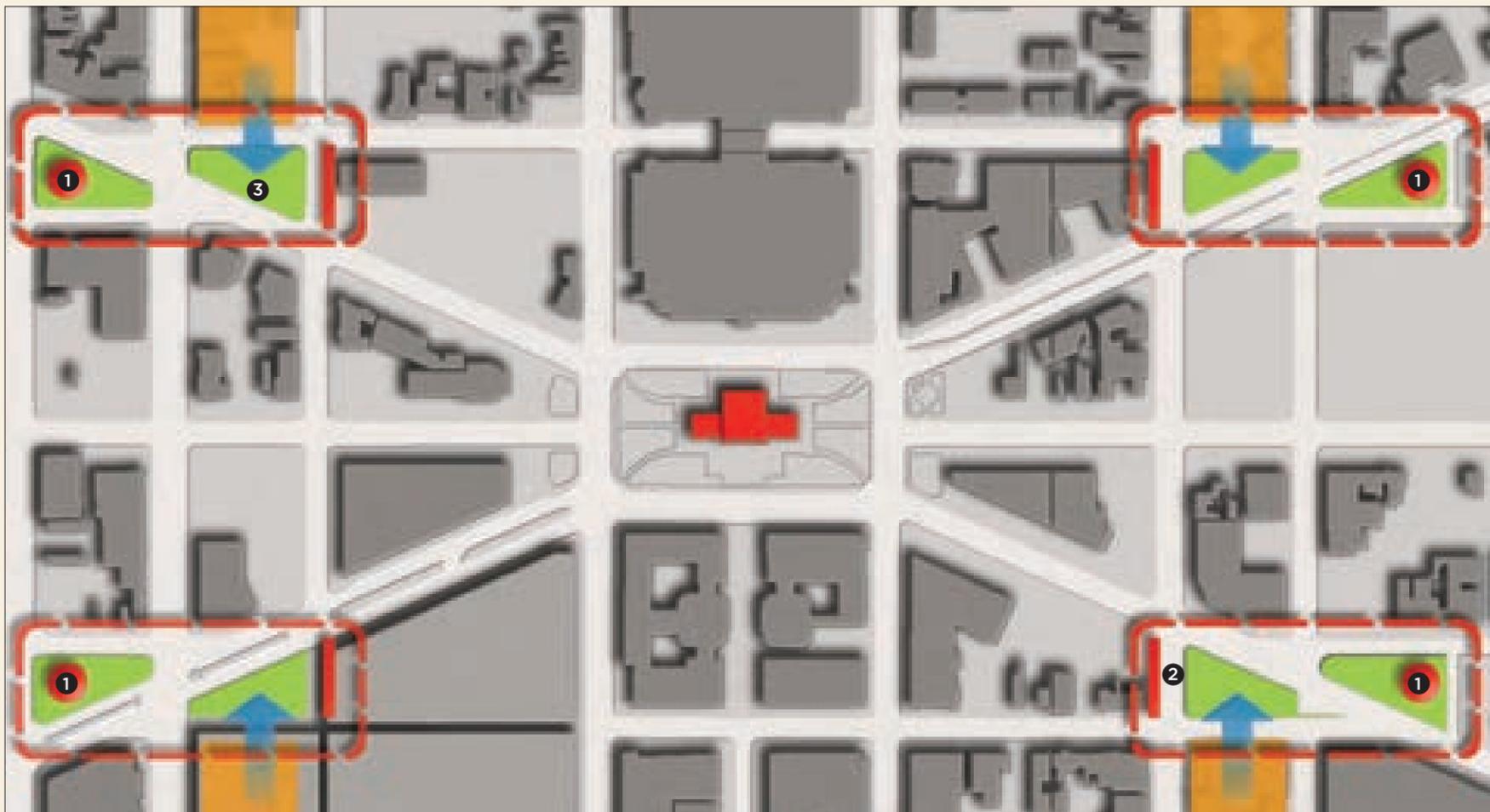
**8th Street at H Street, looking North  
Day and Evening**

Critical to the success of the district is a healthy balance of both day and evening street activity that will make the area feel populated at all times. These two illustrations of 8th Street looking north render an illuminated information signage panel placed on the pedestrian bridge connecting two office buildings. This animated electronic panel could

display ongoing or upcoming activities taking place within the district or simulcast live coverage of performance events taking place at Mount Vernon Square. The addition of colorful lights and ornaments which cross this street, visible during both day and evening, further identify 8th Street as an important axial approach to Mount Vernon Square.

*How should the Federal Reservations be designed in order to form 'gateways' to the Mount Vernon Square District?*

**Urban Design Framework:  
BOWTIE GATEWAY PARKS**



**1. Create Recognizable Gateways as Points of Entry to the Mount Vernon Square District**

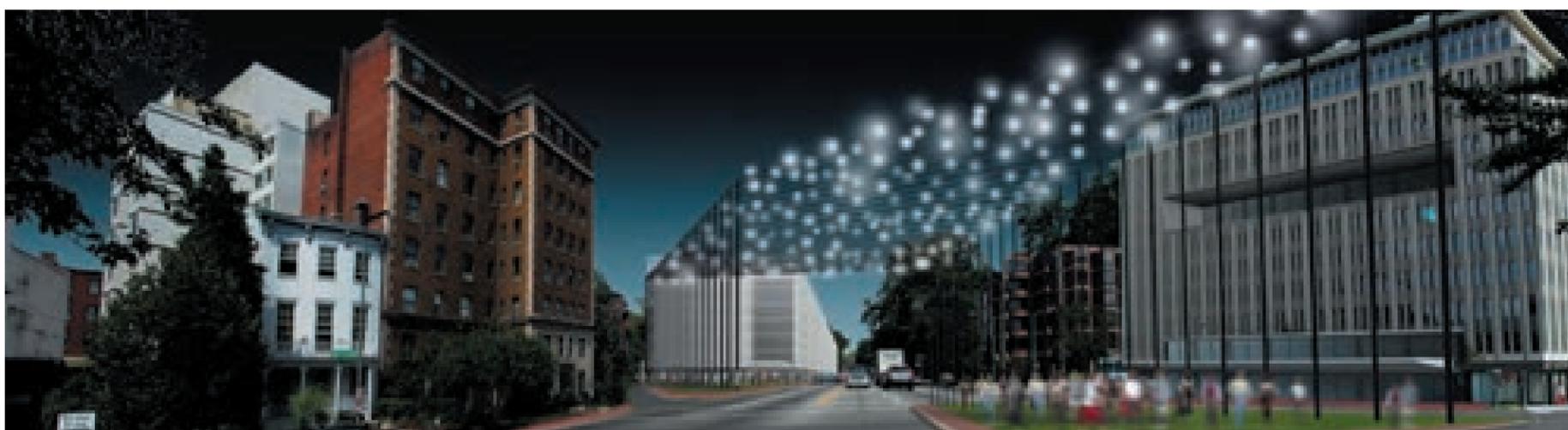
- + Strengthen the legibility of the L'Enfant plan by defining the gateways with surrounding building edges.
- + Promote buildings that address the bowtie parks with strong entrance and façade articulations, as well as street walls meeting the property line.
- + Strengthen the legibility of the L'Enfant plan by emphasizing the bowtie parks as soft open spaces for plantings, memorials, and public art.

**2. Create Recognizable Gateways at Night**

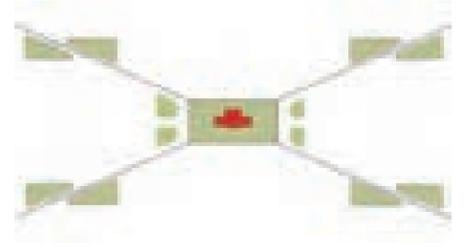
- + Create a dramatic lighting strategy for institutional and cultural building facades facing the bowties.
- + Create a dramatic lighting strategy for the monuments and spaces of the bowtie parks themselves. This will also help promote nighttime safety within them.

**3. Make Bowtie Reservations Attractive Park Destinations That Play a Role in the Neighborhood**

- + Enhance the usability of these spaces with upgrades of landscape and furniture design.
- + Study methods to improve pedestrian access at key points across the avenues to improve links to bowtie reservations.
- + Ensure that the parks are safe.



*How can new development better define the bowtie park gateways as distinguishable spaces?*



*Northwest Bowtie Park showing new attractions on Massachusetts Avenue, looking Southeast Day and Evening (left)*

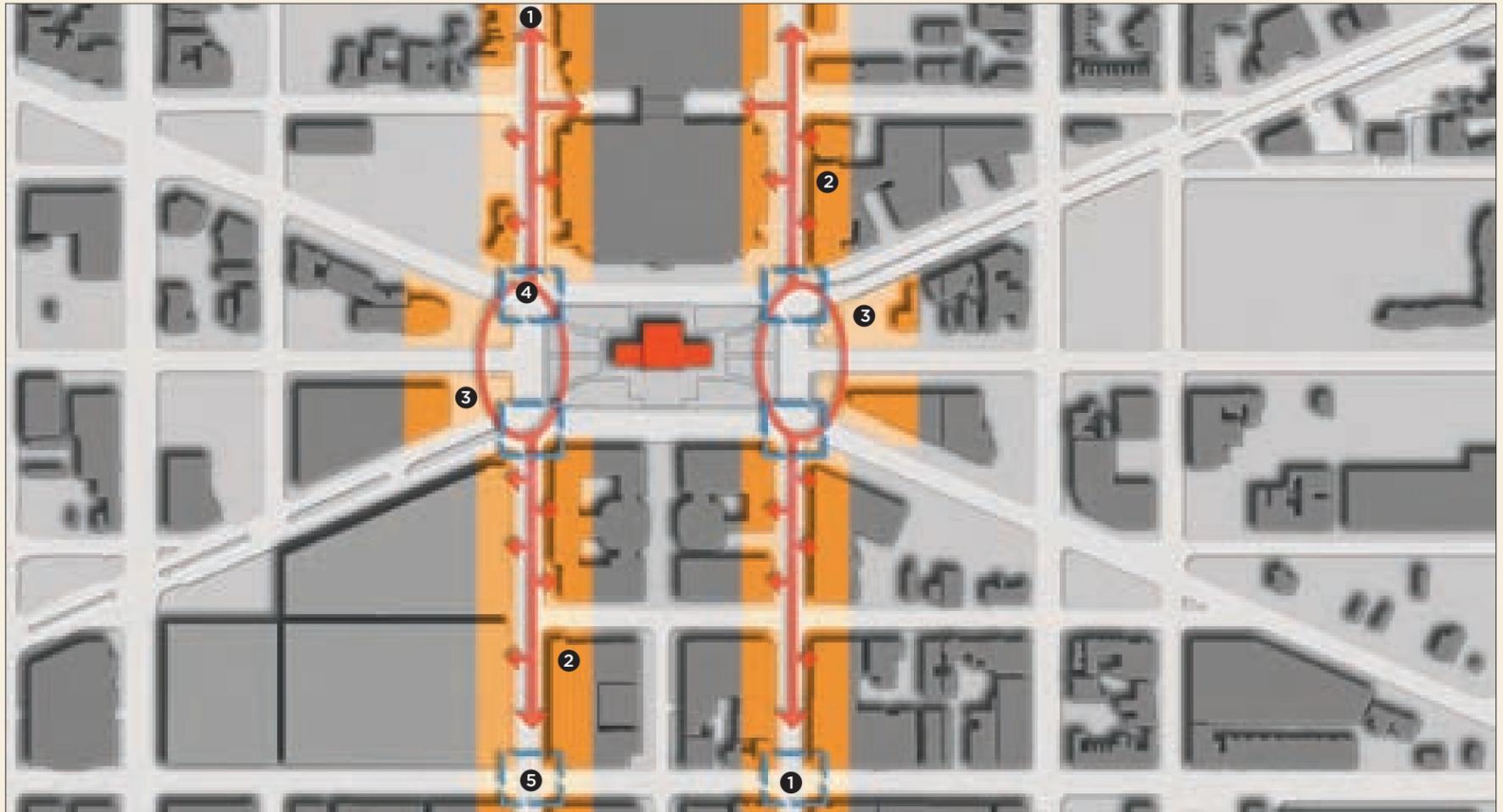
Two different renditions of potential gateway treatments at the bowtie reservations are portrayed here. A couple of large scale glowing orbs act as sculptural markers at each side of Massachusetts Avenue; these abstract forms are immediately recognizable and highly visible, while minimizing the impact on the mature existing landscape at each reservation. A more dramatic intervention is represented by the overhead wires which construct a monumental gateway for the approaching vehicle. Here these wires not only physically connect each triangular side of the bowtie park, but could also establish a thematic connection with the field of overhead lights that one might see at Mount Vernon Square. In both versions, a major slot for a balcony has been cut into the building to the right, reinforcing the idea that frontage on the open space of the bow-tie reservations should be acknowledged. Likewise, a glimpse of the new Convention Center Headquarters Hotel lays in the background, with a potential entry point or signage panel marking this frontispiece.

*Southwest Bowtie Park on New York Avenue, shaped by new buildings, looking Northeast toward Mount Vernon Square (above)*

A dramatic transformation of this bowtie park is inevitable, with the construction of the 901 New York Avenue office building underway, and the design and planning of the new complex at the Former Convention Center Site about to commence. The formation of these buildings will assist in the completion of the streetwall, and will make the definition and enclosure of the open reservation clearer. Major entries and transparent ground floor activities line the avenue, with a drop-off and marquee for a potential performance venue activating the triangular reservation off to the right. A large signage panel on this theater also acknowledges its role as a gateway into the district.

*What design elements should be used to link 7th and 9th streets North and South of Mount Vernon Square?*

**Urban Design Framework:  
PRIMARY RETAIL CORRIDORS- 7TH AND 9TH STREETS**



**1. Reinforce the Continuity of 7th and 9th Streets North and South from Mount Vernon Square**

- + As secondary to reinforcing the character of Mount Vernon Square as a major space; make visible the linear continuity of 7th and 9th Street through the 'Square.'
- + Reinforce the role of 7th and 9th Streets relative to the Mount Vernon Square District in Main Street design work with appropriate transitions in character.
- + Utilize open facades, street-related uses, carefully designed signage/artwork, vendor systems, lighting, artwork and streetscape accommodations to create continuity.

**2. Develop Active Street Level Frontages Along the Length of 7th and 9th Streets**

- + Create ground floor activity and street-related uses at each building to extend continuous downtown retail and services to the 'Square' focusing on local residents, office workers, and visitors including cafes, clubs, restaurants, galleries, bookstores and other retail.

- + Integrate retail into the street-level facades along the Convention Center on both 7th and 9th Street facades focusing on neighborhood residents, local workers, convention goers and visitors at the local hotels.

- + Integrate retail into the new 9th Street façade of the Convention Center Headquarters Hotel and retain and add to the existing neighborhood commercial buildings for that purpose.

**3. Expand Retail and Cultural Presence at the Edges of Mount Vernon Square**

- + Utilize green space for outdoor seating, kiosks and other activators.
- + Introduce a variety of uses, transparent glass, frequently-spaced entrances, innovative signage/artwork, canopies and roll-away facades to open up and relate to people on the sidewalk.
- + Focus on developing dynamic new cultural and entertainment attractions at the 'Square' as well as other types of special retail in order to reinforce the prominence of the 'Square.'

**4. Create Convenient Pedestrian Crossings Where 7th and 9th Intersect the Avenues at Mount Vernon Square**

- + Introduce traffic calming and traffic management technology including paving change, timed traffic lights, reflectors embedded in the pavement and other pedestrian safety features.
- + Establish a visual link across the street: follies, overhead wires, lights, signage, artwork.

**5. Develop Retail Nodes at 7th and 9th Street Intersections with H Street and O Street**

- + Mark the 7th and 9th Street intersections with H Street and O Street with larger scale retail destination nodes appropriate to their respective contexts: H Street, Downtown and O Street, Shaw neighborhood.
- + Introduce retail theme and specialty stores with special signage at these nodes, such as the proposed 'O' Street Market.

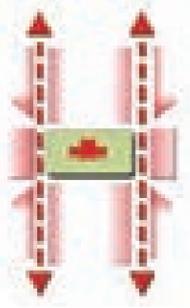


**9th Street at L Street with street-level retail incorporated into a new Convention Center Hotel, looking South Day and Evening**

A view down 9th Street displays the new Convention Center to the left and a version of the upcoming Convention Center Hotel across the street. This hotel could not only utilize L street as a vehicle drop-off route, similar to the Convention Center, but also incorporate a strong visual connection from this secondary entry lobby to 9th Street. Restaurants or gift shops could share both a lobby-side entry as well as a street-side entry, providing useful amenities to hotel guests and convention-goers alike. Also depicted is a Mount Vernon Square District street vending machine, which could provide

convenience products to the weary traveler. Looking further south, one sees the continuation of the 9th Street retail corridor, and the promise of an exciting destination at the Former Convention Center Site. While the nearby presence and energy of Mount Vernon Square engages this retail spine, its continuity is not interrupted by the 'Square.'

How can and should signage and graphics be used to link the retail corridors?



*9th Street and H Street Intersection, with expanded retail, looking North (top)*

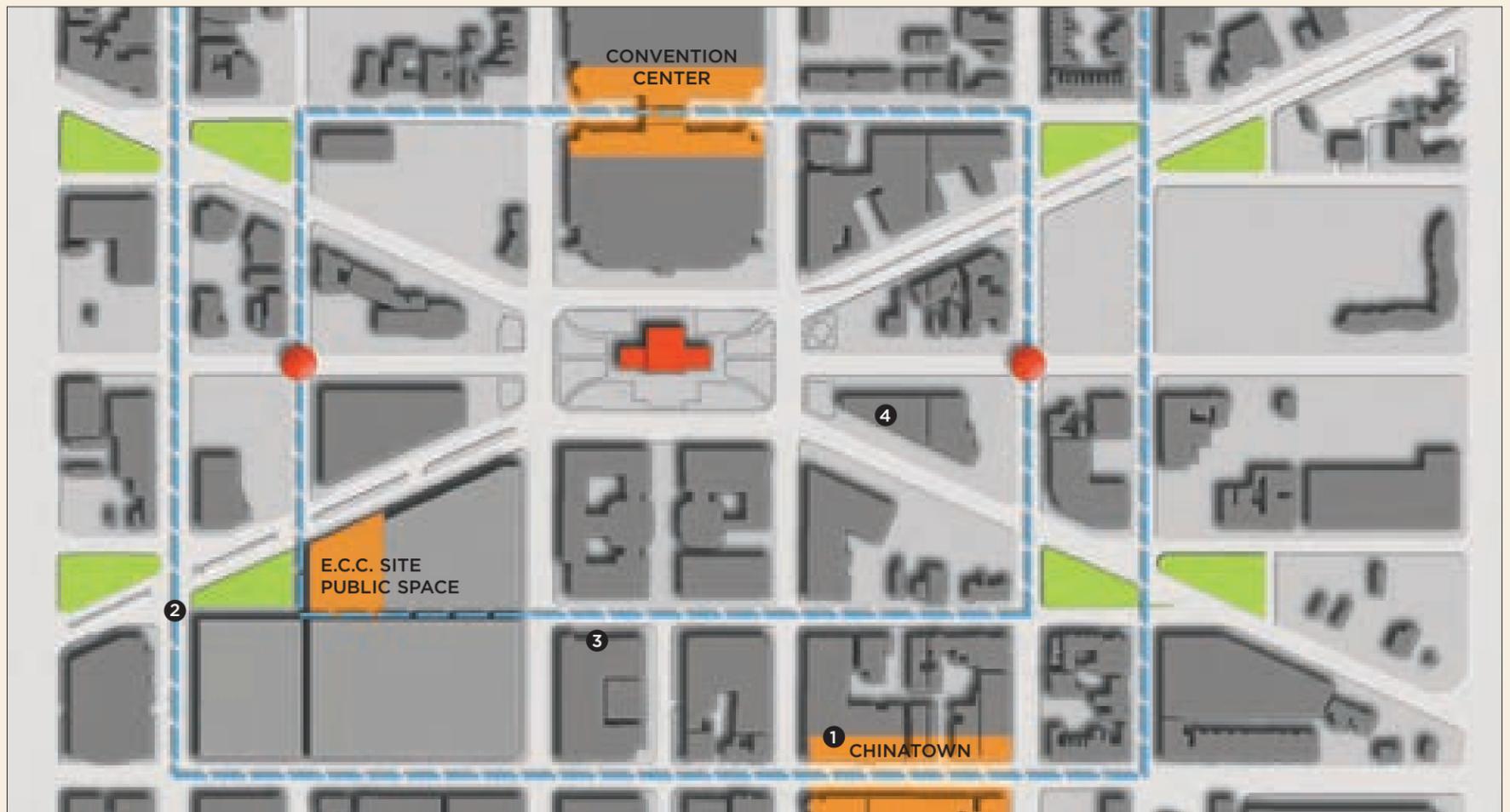
This illustration renders a completely new 9th Street retail corridor, borne out of the exciting development at the Former Convention Center site. Again, the intersection of these two streets is marked by heroic signage and advertising, with the same overhead lighting ornaments and pavement studded with reflectors as 7th Street. However, a different retail identity could emerge here, perhaps concentrating clothing and soft goods for neighboring residents.

*7th Street and H Street Intersection, extending retail to Mount Vernon Square, looking North (bottom)*

The current success of emerging retail along 7th Street should be used as a catalyst for continued growth and expansion. Its intersection with H Street presents an opportunity to expand with the retail initiative of H Street NE, making this an important node of activity. Heroic commercial or advertising signage marks this hub, reinforced by a string of lights that can be seen from both streets. The identity of the Chinatown neighborhood is superimposed on the larger scale district identity, both with Chinese characters integrated into the streetscape elements, as well as an iconic red Chinese lantern hung from the center of the intersection.

*What's the role of secondary streets in the Mount Vernon Square District and the Shaw neighborhood?*

**Urban Design Framework:  
CONCENTRIC RINGS**



**1. Develop Other Destinations  
Within the District**

- + Encourage sub-identities of individual neighborhoods: Chinatown, Shaw, Mount Vernon Triangle, Convention Center.
- + Establish an open space network distinct from Federal Washington: former Convention Center site, Franklin Square, Mount Vernon Triangle, 8th Street, etc.

**2. Facilitate Pedestrian Crossings  
at Avenue Intersections**

- + Introduce paving change to guide path.
- + Establish visual link and continuity across avenues.

**3. Establish District Identity on Secondary Streets**

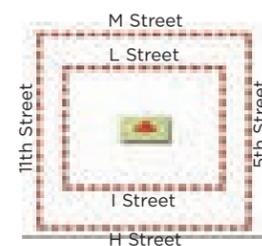
- + Implement streetscape elements: banners, street signage, lighting.
- + Advocate a consistency of uses: retail, civic, residential, office.

**4. Create Guides to Attractions Already  
Within the District**

- + Publicize Destinations: MCI Center, NPR, National Portrait Gallery, etc.
- + Implement District Street Maps.



*How can we create a network of sidewalks, streets, and open spaces that link pedestrians from one destination to another?*



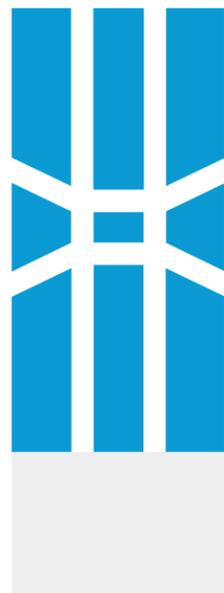
*H Street, looking East at the Chinatown Gate with a cultural event (left)*

The gridded network of local streets throughout the Mount Vernon Square District will connect several distinct local areas, each with its own sub-identity. Amongst these areas is the already booming Chinatown, here combining Chinese characters and iconic district street banners all rendered in red. Ground floor activity has been suggested here for buildings in the foreground, perhaps introducing retail stores like a traditional Asian food market for the local population, complete with live fish and specialty produce. Like this area, each locale within the concentric rings of streets can become a specific destination with its own character, while sharing elements of a larger district identity.

*L Street at 6th Street as an active neighborhood place, looking West (above)*

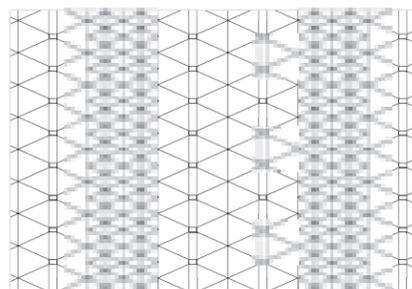
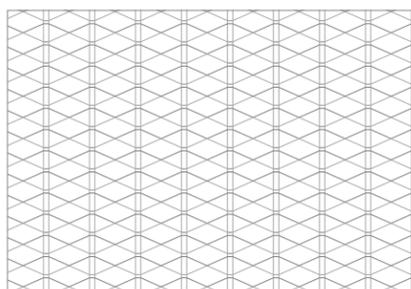
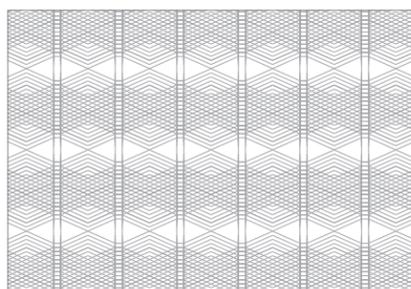
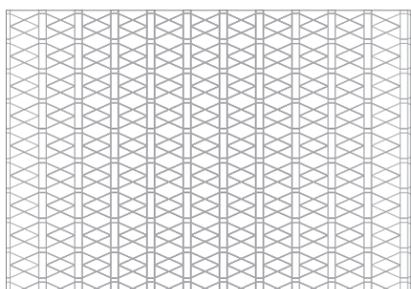
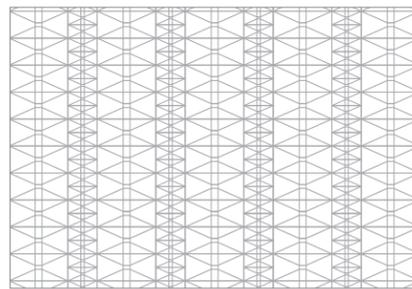
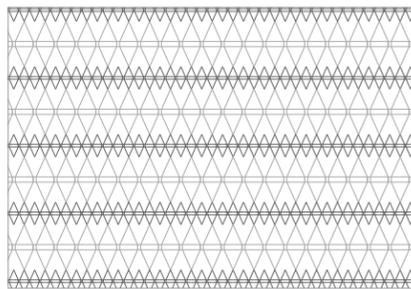
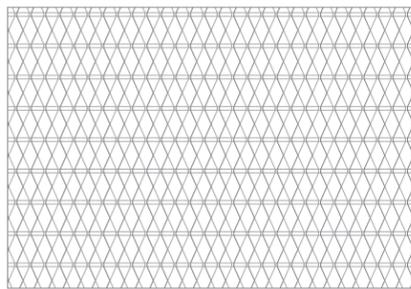
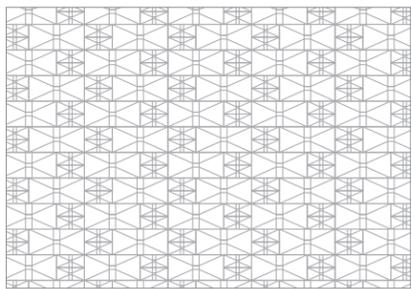
Another local destination could develop along the strip of L Street which incorporates the main vehicular drop-off for both the Convention Center and the Headquarters Hotel. An electronic billboard atop the 2-story bridge identifies the latest events and exhibitions at the new facility, providing both information to approaching visitors and an invitation to district residents. Tall street banners attempt to negotiate the size and stature of the Convention Center building with the local scale of the surrounding environment. Also illustrated is a convenience store street kiosk clad in the language and icon developed specifically for district-wide street furniture.

### SECTION III TOOLS FOR IMPLEMENTATION



#### 1. IDENTITY PLACARD

Branding the area with a clearly signed identity might be one of the many ways to help the Mount Vernon Square District gel. This particular version of a logo developed from a plan abstraction of the streets converging at Mount Vernon Square, and could be silkscreened in multiple colors onto perforated metal.



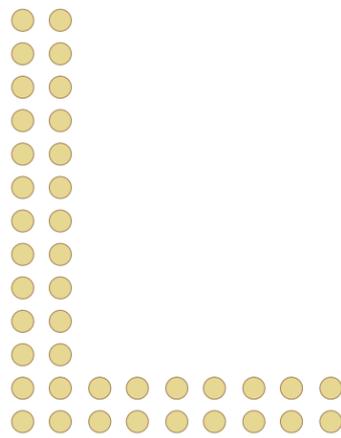
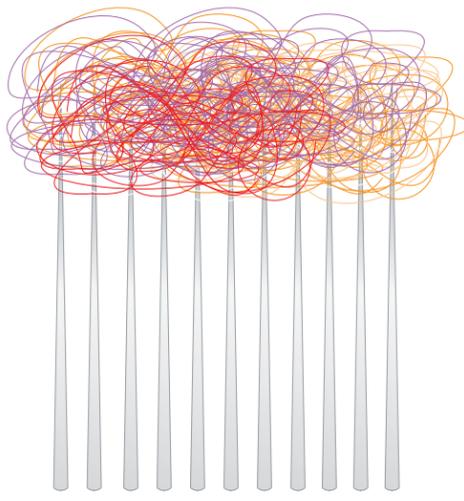
#### 2. PAVING PATTERNS

The unique geometries that are a result of the L'Enfant plan were the inspiration for these paving patterns, which could mark unique areas or instances in the district. Articulated street and sidewalk surfaces can add to the sense of place, converting an ordinary urban thoroughfare into a clear network of connections.



### 3. STREET FURNITURE

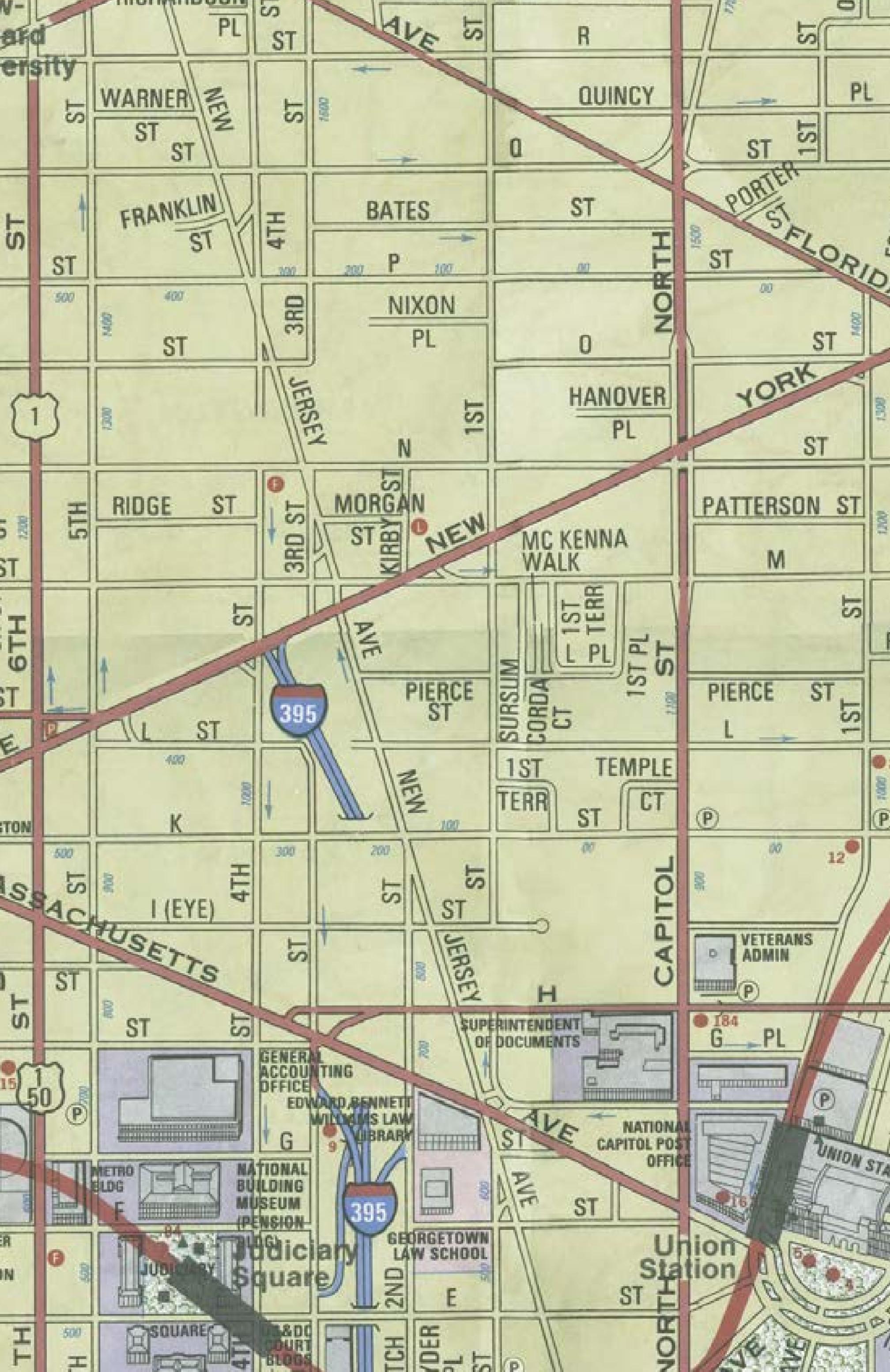
Everything from waste receptacles to bus stops and newstands can be considered design elements of the urban landscape. Here the combination of the Mount Vernon Square placard graphic with functioning street furniture lends both identity and amenity to pedestrians.



#### 4. OTHER URBAN ELEMENTS

Whimsical follies (playful structures) and unique elements can be placed in strategic locations throughout the district streetscape to contribute to the liveliness of people's urban experience. Several have been depicted here, including a constructivist 'bowtie', sculptural 'trees' made from illuminated fiberoptics on steel rods, perforated metal light 'pillars', and illuminated reflectors embedded in the pavement.





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UNION STATION

VETERANS ADMIN

UNION STATION

SQUARE

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