

COMMUNITY DESIGN WORKSHOP – MASTER PLAN

CITY MUSEUM OF WASHINGTON, DC
MAY 4, 2006

Executive Summary

As a part of its ongoing community involvement efforts relating to the master planning of the Old Convention Center Site, Hines/Archstone-Smith convened a Community Design Workshop on May 4, 2006 at the D.C. City Museum. At this event, the development team shared its progress on the Master Plan, and solicited community feedback on the presentation and the Project's objectives.

Approximately 115 people responded to a community-wide invitation to participate in a dialogue with members of the development team, representatives from the D.C. Public Library, and representatives from the District of Columbia Government.

After a brief presentation by Howard Riker of Hines and lively Q & A session, community members were invited to view the exhibition, that consisted of presentation boards and a Project model. The presentation boards provided an overview of the Master Plan, with an emphasis on building massings, public space, and streetscapes, retail, sustainability, and transportation/traffic/circulation issues. Representatives from Hines and Archstone-Smith, architectural and engineering consultants, and retail leasing specialists were available to answer questions at each of the stations. Representatives from the D.C. Department of Employment Services and the D.C. Public Library also provided information at stations.

After providing participants with the opportunity to view the exhibition and interact with development team representatives, Hines/Archstone-Smith conducted another Q & A session, and invited participants to complete a Comment and Evaluation form. More than 50 completed forms were turned in. A summary of the workshop Q & A and participant comments and evaluations follow.

Presentation summaries and a copy of the draft Master Plan submission are included on the web site. To the extent that you have additional questions or feedback on the Master Plan or the Project, feel free to contact us through the web site.

Thank you for your continued participation.

Comments and Evaluations

Master Plan

1. Does the Master Plan propose a place where you would like to live, work, or play?

	Yes	Somewhat	No
Tally:	24	23	1

2. What type of public open space does Downtown need?

- Walkable. Easy access from nearby metro stations. Safe. Trees- both in the central plaza and on the streets.
- Park and public space as forum and entertainment place.
- Properly scaled uses that invite tourists but that are also sensitive to residential populations. Should provide practical needs including clean, safe and well-maintained public restrooms.
- Unplanned space.
- A public space that showcases what we are capable of focusing on community use of a sustainable functional environment that encourages community diversity and positive view of the future.
- Green space. Less cement. Site is too small for effective (commercial) amphitheatre.
- 24- hour desirability. Something a little funky! Not all new looking or cookie-cutter.
- Playground (small).
- Walking area/clubs/shops/restaurants.
- Don't really know.
- People are attracted to green, so, have more.
- Clean, green, walkable.
- Places where people can safely and comfortably walk around without being

accosted by beggars. Play equipment for children, so families feel more welcome.

- Green space, trees, flowers, relaxing area- not playgrounds, not demonstration areas.
- Reconsider the public programs space.
- Green space with sculptures and benches. Greenery reduces “heat on land” effect.
- Space for open-air vegetable and fruit markets where local, community supported agriculture (CSA) can be sold.
- Culture areas, like courtyard of national portrait gallery where outdoor cafes, art galleries, bookstores, retail can coexist.
- Active streets.
- Clean, safe, well lit at night, beautiful.
- I like the skating rink concept. We need a use that will draw pedestrians to this area, especially at night. This will increase safety in the downtown area.
- Pedestrian open space also available during the evening.
- The Mall and existing parks and squares are enough. Mt. Vernon SQ is enough. Go ahead and develop the old convention center site!
- A mixed environment where people come after traditional working hours. Most important, it should be a safe space, where one could meet his neighbor.
- A place to function as a town square where people can meet, walk, talk and promenade without the noise, smell and dangers of cars.
- Multi-use. I liked the idea of a farmer market.
- We need a public space that is geared toward DC residents, that encourages a walkable city.
- A center of environmental principles and a way of life. Using green architecture, recycled materials and energy and water efficient aspects. One that promotes green businesses and organic living green space.
- A place that welcomes all people, all ages old as well as young. A place that is green- trees, grassy spots, mixed with retail and other structures. A place with no

cars at street-level.

- Inviting, green shaded in the summer, more greenery and less asphalt/pavement. Interaction water features like Atlanta's Centennial Olympic Park Fountain.
- City life is a busy congested and noisy life. Great pedestrian streets for walking, which are designed to meet other needs for economic and social diversity.
- The way things look, there is not enough space left for open planning.
- Need more parks.
- Attached, as in not isolated by busy streets like the triangle just north and west of the site- dead zone!
- Pedestrian friendly, inhospitable to homeless and multi- seasonal.
- Open for ideas.
- Something similar to Rockefeller Center in New York City.
- Public open space as defined by this master plan is fine with my concept of what is needed.
- Green space. Plant trees and make the place GREEN!!! Give the neighborhood some character by planting trees. This is too important to ignore. How green will you make it? You didn't clarify your intentions for energy efficiency. I want to know NOW what you plan to do for energy efficiency.
- A space where people can gather during the day or evening, grab a snack, sit and head or otherwise enjoy the outdoors environment. Perhaps smaller shops/boutiques balanced with larger retail chains so as to avoid the shopping mall feel.
- Washington needs an open, flexible plaza that is DC-owned and programmed. This is our last chance to achieve such an iconic space for DC.
- Ballparks- many downtown parks don't have ball fields.
- Good use of space is proposed. Appreciate reusing exist street grid pattern i.e. pocket park and boulevard street.
- Manageable avenues of security, cleanliness, etc.

- Study DuPont Circle. Whatever works through should be replicated!
- “Green Space”, bench areas for reading and communicating.
- Dynamic space contributes to “culture” of DC, not just office or big chain retail.
- An amphitheatre- type space. A bicycle commuter center- limited open space needed.

3. What type of events or programs would you like to see in the public space? Check all that apply.

	Concerts	Public Art Display	Markets	Vendors
Tally:	33	33	35	19

Other (please describe)

- Grocer- upscale market.
- This should not become a substitute for major events that belong on the Mall or Pennsylvania Avenue.
- Gardens.
- Open markets. Educational sites that focus on energy efficiency using the finished product as an example.
- Do not need another Eastern Market.
- Encourage street music, sun basking, and playground for kids.
- Street entertainers.
- Ethnic festivals, large library-sponsored programs, story times, poetry readings, theatre etc.
- Speeches, rallies, poetry readings, political gatherings, candidate forums, town hall meetings, etc.
- Public meetings/ New Year’s Eve parties.
- Whatever will draw the most people throughout the day? The presence of people attracts other people. A city block with more people is safer. Public park is nice, but it will not attract as many pedestrians as a market.

- Just good lighting at night and trees.
- Potentially a small area for children, possibly related to “ambient” area or the lower residential area.
- Public information and demonstration events.
- Isn't there a market on 8th street, between D and E already?
- Events that promote environmental living and green business.
- Street theatre- mimes, jugglers, etc.
- Outdoor library and children's programs that are connected to the library.
- Quieter places, good place to read a book or people watch.
- Festivals, arts, dance, cultural political demonstrations.
- Night theatre-Carter Barron style. Children Plays---similar to Walt Disney, special book signings, TV screen, Dave and Busters style game room.
- The programs would like indoor swimming pool and learning education center for youth and senior citizens. Also an indoor track and field.
- Ice rink. Good benches.
- Vendors that pay taxes. Revive/relocate public band concerts.
- Skating rink during the winter. Tennis courts during the summer.
- Farmers market. Ok with small intimate concerts not large gatherings of people.
- Give the neighborhood character.
- Free performances.
- Rallies, dramas, festivals, political events. It's endless!
- Celebrating special days, e.g. cherry blossom festival, May 5th, etc.
- Potentially political forums, e.g., elections or issue debates by city and federal leaders

Transportation/Access/Circulation

4. The Master Plan proposes that I and 10th Streets incorporate certain traffic-calming features and paving to encourage pedestrian and retail activity. What is your opinion of this proposal?

- Great idea! Or, go even further and limit vehicles as proposed in number 5.
- Support this for 10th Street- opening. I St. should be without restraint.
- Do not permit on street parking. Make sidewalks wider keep as few cars as possible.
- I entirely agree with this. Especially, if those pedestrian- friendly areas can incorporate open green areas.
- Great---make it pedestrian friendly!
- Have all access point pedestrian and bike accessible. Build bike racks in safe lit places.
- Seems reasonable.
- Easy access from metro a must.
- It should be a pedestrian mall.
- Very important---cars can be very frightening. People driving downtown have no respect for pedestrians. Many people, who neither work, live nor play, here would just commute through it with no regard for others.
- Yes.
- I haven't missed having them. It would be good to have them open but they would not be much use if they contained "calming features" like traffic bumps.
- Good Idea!
- Traffic is not the problem in DC (need mix of all sorts of movement). Traffic calming could be detrimental to sense of continuity of ordinary community.
- I would urge making the streets open to traffic but discouraging through-traffic use. Please make 10th St. one way northbound south of New York Ave.
- It should respond to encourage interaction and bring more pedestrian

convenience to the project. It seems as though a two-way traffic flow would make 10th St. less of a commuter street because traffic won't flow as quickly as it does on 9th St.

- Yes. Cities are made for people not cars.
- I think the space is really close to main arteries such as New York Ave. So, it might congest more if the space draws more people.
- As a resident in the 1200 block of 10th St., I would like to keep my street quiet. We have little traffic now. Windows can be left open at night. Cars park on both sides. One-way street limits traffic. Keep it that way---at least to Mass Ave. South of Mass it's yours.
- I encourage the parking area to be residential rather than metered.
- It should be a car-free zone like the city centers of Europe.
- I think it's a good idea. We need more public transportation.
- I would like to see it closed to traffic, other than potentially streetcars to enable pedestrian activity and public transportation rather than car traffic.
- I am against any plan that makes 10th St. two-way. I would like to limit the site to pedestrian and keep cars underground. You need to connect subway stations underground beneath the site.
- Traffic-calming key---narrow lanes, tables, big canopy there are essential features.
- Very good. Make the center traffic controlling signs visible, add speed bumps, etc.
- If the ultimate plan proposes to reopen 10th St. there certainly should be traffic-calming. And to further ensure cars do not race through site, reversing I St. and/or 10th St. above or below site is vital.
- The concept is great; however, it needs to be harmonious with neighborhoods of residential to the north and businesses in the other three directions.
- As long as vehicular traffic is restored and the development does not impede traffic in downtown, I believe it is necessary. Further, reconnecting the streets is very important.
- I am concerned about opening 10th St. to commuter traffic across the site. Consider 10th St. one-way going north across the site to New York Ave.

Leave 10th street one way going south as it currently is north of New York Ave.

- It's good as long as it is energy efficient. Remember that our planet is warming at an alarming rate. Don't be apart of the global warming problem.
- I strongly support the incorporation of features that encourage pedestrian walking and that provide a safe, convenient, and attractive environment for people to congregate.
- Great job. Do it!
- Good idea!
- I think it is important to encourage pedestrian activity on the site. I would even be in favor of closing down the street for an outdoor farmer's market.
- Good Idea!
- Great!
- Excellent plan!
- Good. Need one-way traffic only north of K St. since this is residential with children and parking already at a premium.
- Not necessary. More beneficial if used as pedestrian walkways off limits to cars.
- Good.
- I like these kinds of features, but am concerned that transit and bicycle opportunity were not stressed.

5. The Master Plan proposes that I Street west of 10th Street be limited to emergency vehicle access only. What is your opinion on this proposal?

- Great Idea! Even better than number 4. This approach is successful in many cities---Denver and Bolden CO., San Antonio, San Diego, Seattle, etc, even in Silver Spring.
- Not Necessary.
- Good.
- Does this also include pedestrian traffic?

- Makes sense. The intersection would be dangerous otherwise.
- That would be appropriate.
- Great Idea! I wonder if I St. through the site needs to be open to vehicular traffic at all, i.e. between 9th and 10th.
- OK. Could be modified later.
- It should be a pedestrian mall.
- Absolutely, for the same reasons as above; but, access must be provided for the elderly and disabled so they don't have to walk.
- No. All streets should be open to traffic. The city has blocked off too many streets.
- Between 10th and what?
- Like it the more pedestrian friendly, the better.
- Ditto above. Continuity of streets is more important.
- I agree---limited access west of 10th will help integrate the 'park' with the rest of the site.
- That would be good for pedestrians, but not for cars dropping off passengers.
- I understand the safety reasons for this.
- For the entire site, there are not enough residential spaces. The website says that this entire site has the potential for 1300+ housing units. Yet, this will only have 700+ housing units. Downtown needs more residential uses to fix the time imbalance in the entire downtown area. You have too much parking. Work with DDOT on Transit Oriented Development policies.
- None.
- Great, if there is an obvious flow to the traffic pattern away from the area.
- Yes. And it should use permeable pavers.
- I don't have a problem with it.
- YES!

- Yes. Good. You should make 10th St. limited to emergency vehicles too.
- Sounds good for controlling traffic flow so I/New York/ 11th intersection doesn't get worst than it is.
- Ok.
- See above- good idea for calming.
- Great concept, how would it be enforced 24 hours, business days?
- I agree.
- As long as the street signs can still be read and has features such as sidewalks and parking incorporated. I believe this is good. Further, it depends on traffic patterns.
- I agree this is a good idea.
- It's good. Think about a green fleet? I know a lot of people in DC want this.
- Limited and/or controlled vehicle access is essential to ensuring that pedestrians feel safe to move about. Conversely, emergency vehicle access must be maintained.
- Great Idea. Do It!
- Good Idea.
- Redoing the amount of automobile activity is good. This should be a pedestrian oasis.
- Good Idea.
- Great!
- Excellent idea
- No problem.
- Yes.
- No Opinion.
- Excellent idea.

Retail

6. What type of retail would you like to see at the Project? Check all that apply.

	Coffee Shop/Café	Supermarket	Clothing Stores	Hardware/Home Store
Tally:	38	33	22	27

	Bank	Restaurants	Entertainment	Department Store
Tally:	25	38	30	13

Other (please describe)

- Food stores/groceries; doesn't need to be a supermarket.
- Bars.
- Local industry, not box stores like Wal-Mart etc.
- Harris Teeter, not Whole Foods! Whole Foods is great but has very limited inventory---lack of variety and things people need. Harris Teeter is an all around grocery store.
- No CVS or hotels. We have enough. Yes: post office, gay bar (seriously).
- Books/maps, something that seems funky like space for an old DC entity that would otherwise be gone likes an old shoe repair/locksmith/small barber. Do not replicate a suburban mini-mall with only chain stores.
- Small eclectic shops.
- Supermarket for residents. Department stores---too many of them already.
- Street vendors---not hotdogs and tee shirts but rather crafts people in kiosks.
- Small Bank. Book Store, theatre and cinema.
- I would like to see and use "unique" retail- special, one of a kind type of shops, rather than franchise outlets.
- To create a sense of community identity, I would suggest that small local stores rather that big name be given priority on the retail space. Also, create a space that is lively during usual business hours as well as evening hours such as a movie theatre or comedy theatre etc.
- Wendy's.

- Bars, bookstores.
- Boutique shops.
- A flower shop or possible a store that sells ethnic foods.
- No department stores. A flower shop! Bakery.
- Co-ops, organic, Whole Foods, etc.
- Library a good addition. Specialty shops---unique retail spaces. Dean and DeLuca, Appalachian Springs.
- Definitely focus on smaller, local retailer's variety of wares and target income levels, grocery store would be greatly appreciated, but keep the scale urban and personal, no strip mall size stores.
- Florist/Bookstore/Farmers' Market/Drugstore.
- Bistro/Clubs.
- Gourmet food, smaller retailers and local businesses if possible. An outdoor mall is not necessary and undesirable.
- Smaller retail centers with a boutique feel. Lounges, no nightclubs.
- Commercial adult education, etc.
- Varied supermarket much needed.
- There are already a huge number of restaurants in Chinatown.
- Priority supermarket. Art galleries, landscape store.
- Small food markets, farmers market.
- Diner, bakery, locally owned!
- High tech store with computer electronics, communications, telephones, etc. Green technology store/company i.e. solar panels, green roofs etc.
- No large chains. If large chains, must have zoning requirements to control appearance.
- Local businesses please. Chains will suck the life out of the space.

General

7. Did tonight's public meeting help you to better understand what is going on?

	Very Much	Somewhat	Not Helpful
Tally:	23	20	2

8. Were the presentation boards clear and easy to follow?

	Yes	Somewhat	No
Tally:	33	9	1

9. Additional Comments (In Alphabetical Order):

Housing

- Please incorporate housing that current residents of the city can afford. Please include education for people in the city to make sure the DC residents can find great employment opportunities on the site. Incorporate sustainable energy efficient design that is functional and usable in the future.
- I am encouraged by the affordable housing component..

Library

- Have mixed feelings about the library need to be convinced.
- Glad to see the library as part of this.
- Also, the footprint of the current library design is too small. Multiple stories become necessary to house the library and expand the footprint. Fewer floors will be required for the library, which will keep down operating costs in the future. When one goes to a hotel, only the front desk need be on the entry/ground level. One always takes an elevator to their room.
- Somewhat separate: that the public library be a gathering place for wither seniors, college students, rather than homeless.
- I was surprised that the library would move to the site- but it would be great because the old library is not friendly to books and archives.

Parking

- What is the ratio between housing and parking? You should provide the absolute minimum amount of parking possible. More than one spot for each housing unit is too much and is a difficult use of space. We need to encourage walking, and parking spots encourage automobile use.

Presentation

- It was very difficult to understand. Many of the boards seem to be the same from the last “workshop.” You should have developed more of a “slide” presentation or at least “photos” of the proposed areas instead of again showing the ones you showed last time from various successful places around the world.
- I thought the display and all the representatives were excellent. They took time to answer questions, discussed issues, and listened.
- I wish there was more info presented to the whole group rather than doing break out groups- doing a longer presentation that is more comprehensive seems like it would be better. More detail on plans on how to provide impact later.
- The presentations were excellent; the problem is to change the basic space program.

Project Branding

- Pick new name carefully! No corporate logo. Make public the environmental elements.

Public Space

- I have a concern that the square in the block of I street and H Street is a little too enclosed. There may be some safety concerns as an after hours i.e. currently lots of prostitution and homeless in the area.
- Has consideration been given to opening the central square to the street on at least 1 side? This would create a sense of openness and make the square safer especially for residents late at night.
- The public space for 800-900 people is located at the corners of four residential units. If I lived in one of those buildings, I would not want to hear the music etc. that these programs would generate. Wouldn't the public space be better located

on the city's parcel and near the library where special story times, community ethnic festivals, etc. could be hosted?

Streets and Streetscapes

- I am against the plan to open 10th Street and I Street, particularly 2 directions for 10th Street. I live on 10th Street north of the site and I would like to see 10th Street remain quiet, and a low traffic zone.
- Please do not change traffic on 10th Street in any way north of the site (New York Ave.)
- Consider ample signage to direct patrons from the nearest metro rail station exits and metro bus stops as well as ample/ appropriate lighting to encourage after hours activity.
- Also, trash receptacles throughout the space to encourage a litter-free environment.
- Must have sensible tour bus parking and movement.
- Will there be a metro stop here?

Sustainability

- I commend the planners for including consideration of renewable energy sources as part of the project, especially building integrated solar and CHP, as these are generally most practical for urban projects. It is also very important to include modern energy efficiency techniques and strategies, particularly passive solar and efficient windows and modern isolation/envelope seen Green Building technology has huge advances in the past few years, and it is very important to take advantage of this learning and experience into a major new project like this.
- Have bins for trash, recyclable materials and compostable material. (I've seen this done in limited ways.) Let's see where the compostables are collected (for removal to another location if necessary) the returned to the planted areas as soil/fertilized. Talk about a living building!
- Have this be an icon of energy efficiency. It will be much hotter and energy cost much more in 5 years.
- I am pleased with the sustainability tint and would like to encourage you to develop green space (rooftop gardens,) low carbon emissions, natural lighting etc.
- Excited about energy efficiency and reducing climate changing emissions.

- I am a Sierra Club Member and I am very interested in the project because I may want to buy one of the condos.
- MAKE IT GREEN!!
- I strongly believe this building should be as energy efficient as possible.
- Sustainability board does not inform how Hines intends to achieve these goals, or even if they will. Are they being held to any standard?

General

- There lies great potential in this project. Hines/Archstone-Smith can go down in history as the harbinger of great, positive change.
- Thanks!
- Very tame “safe” plan, lacking excitement that foster could bring, even while maintaining streets and good urban fabric (streetwalking.) The library could be an opportunity to create symbiotic relationship with Mt. Vernon Sq. It’s better located on that corner, and as an iconic public building.
- I hope there will be a variety of building styles on the different parcels so as to avoid a monolithic feel.
- I am a homeowner. I am concerned about the safety of the area. I don’t want it to become an area for drug sales, user, etc.
- “New City Center” seems like a good name or “Washington Plaza” or “District Square.” I like the project overall, the staff was helpful at answering questions and the boards very informative. The entire presentation should go on the website. Thank you for making the community a part of the project. Please keep us involved as the project progresses into more detailed phases. Other considerations- Union Labor! Selection/application process for affordable housing units? Bike parking. Aesthetic design I feel light modern glass and greenery. I would be happy to discuss my comments further or have them used on a website or publication.
- Thanks for doing this.
- Boards didn’t address traffic concepts. Reuse of old library- that is the trade-offs of cost, function and reuse of existing landmark. Lacked options for entertainment, live theatre, concert, bistro, etc. “Market” not developed sufficient to evaluate. Keep Eastern Market permanent?

- Can be more specific about how other cities have intelligently used inner urban space (i.e. Europe/London/Paris.) There is value to having a police substation. Spill over capacity for the convention center in terms of meetings, conference rooms all of which can be used for many purposes. Secure bicycle storage.
- How is the affordable housing going to be subsidized?

Master Plan Workstation Q & A

- Q. If the Master Plan is already written up, what's the purpose of the meeting?
- A. Hines/Archstone-Smith submitted a draft of the Master Plan to the District for review and public comment. The Master Plan will be revised, based upon feedback received from the District, its consultants, and the general public.
- Q. If I want to comment on the master plan, is the master plan on the website?
- A. The draft Master Plan submission has been posted on the Project's web site, www.oldconventioncenter.com. Copies of PowerPoint presentations that summarize the submission also have been posted.
- Q. What is this angular building going to be?
- A. That is a rendering of the proposed Central Library. Please note that, at this time, the Hines/Archstone-Smith team has no responsibility for either the library design/development, or the design/development of the buildings to be constructed on the balance of the District reserve. Therefore, the buildings shown are meant to display concepts that the architects feel are important for the master plan (setbacks, view corridors, etc.).
- Q. Property that was earmarked for the MLK library is also committed. The residents would like to know if the popular MLK library is being dismantled.
- A. The District City Council is presently considering legislation relating to the existing MLK Library Site and the proposed new building. Please contact the Deputy Mayor's Office for Planning and Economic Development, or the D.C. Library for more information.
- Q. Are you guaranteeing to place a hotel on the site?
- A. Presently, there is no hotel planned for the site. If the District reserve is not used as presently proposed (e.g., new Central Library and office/residential/retail development(s) by Gould Property Company), it is possible that a boutique hotel (approximately 200 rooms) will be constructed.
- Q. What were the aesthetic considerations for the design of the building?
- A. None of the buildings have been designed yet. The focus at this stage is building massing, location of lobbies and cores, organization of parking/loading, and the nature of public space and streetscapes. The buildings will be designed after the Master Plan is approved. There is a focus on tying into the context of Downtown and the surrounding neighborhoods, and creating a successful pedestrian-oriented, retail dominated experience. The architects are focused on access to light and air, appropriate scale, view corridors, and sustainable design issues.

Master Plan Workstation Q & A – cont’d

Q. Will there be housing units?

A. Yes. Right now, approximately 770 units are planned for the site, 2/3 of which will be rental units, and 1/3 of which will be for-sale housing units.

Q. What buildings are planned?

A. It is presently envisioned that there will be two residential rental buildings, two residential for-sale buildings, and two office buildings. It has been proposed that retail occupy all usable space at the ground level of the buildings, the second floor of the office and for-sale housing, and approximately 50% of the area on the first level below grade.

Q. Does Hines/Archstone-Smith control the entire project?

A. Hines/Archstone-Smith is responsible for master planning the entire site. The development team will build 10th and I Streets, the Northwest Park, and the commercial buildings and public space south of I Street. It is presently proposed that the approximately 111,000 square feet of land available north of I Street will be developed as a new Central Library and office/residential/retail space by Gould Property Company.

Retail Workstation Q & A

Q. Will the stores be all street level?

A. There is approximately 270,000 square feet of retail planned for the commercial buildings south of I Street. Retail will occupy space on the ground floor, second floor, and first level below-grade of these buildings.

Q. What are the retail plans?

A. The goal is to create a retail environment that compliments activity that is already underway Downtown, but that is unique and special enough to help the Project and Downtown be places that people want to come to dine, shop, and be entertained. The retail will work in conjunction with the public spaces and public space programming to create a special place. First and foremost, we want to lease space to retailers that will serve neighborhood residents' and office workers' needs. Secondly, we want to create a special place that area residents will want to visit. If we succeed with these audiences, we hope that tourists and conventioners also will want to frequent the Project's retail and restaurants.

Q. Will there be food courts?

A. We expect that the retail program will be dominated by food alternatives, from sit down, white tablecloth restaurants, to cafes, to fast food, to supermarkets/grocers, to "markets" (permanent and seasonal).

Retail Workstation Q & A – cont'd

Q. Will there be enough foot traffic to support the restaurants and food court?

A. We believe that there is significant density already in place Downtown to support the restaurants and retail that we are proposing for the site. When one considers the amount of housing that is projected to be constructed in the area before 2011 – 2012, plus the convention center hotel just to the north of the site, the case becomes even easier to support.

Q. Will the retail stores be like those on H and 7th street?

A. We hope to attract national retailers as well as unique, local retailers to the site as tenants.

Q. Have you settled on an architect for the housing and retail segments?

A. The housing will be designed by Foster and Partners and Shalom Baranes Associates. The shells for the retail segments will be included in the office and residential buildings, and therefore, also will be designed by these architects, with assistance from a Retail Design Architect, that has not been selected. It is our hope that retail tenants will have the opportunity to have significant flexibility in the design of their stores, storefronts, and graphics, within guidelines established by the development team.

Q. When will we know what retailers are under consideration so we can have input?

A. We presently hope to attract a 40,000 – 60,000 square foot grocery store to the Project. Other tenants will be considered after the Master Plan is approved and work begins on the buildings' designs.

Q. What are the dimensions of the grocery store?

A. We hope to attract a grocery store with needs of approximately 40,000 – 60,000 square feet. 5,000 – 10,000 square feet would be at grade, with the balance on the first level below-grade. The store would have direct access to the first level of parking.

Q. Where will the library be located?

A. It has been recommended that a new Central Library be located the northwest corner of the District reserve parcel, located north of I Street.

Q. How much retail space will be available for small local retailers?

A. It is anticipated that approximately 30% of the retail space will be leased to unique or local retailers. Small spaces will dominate the alleyways located between H and I Streets, and Ninth and Tenth Streets.

Neighborhood Development Workstation Q & A

Q. How do you determine affordability?

A. The development team has recommended to the District that HOME/CDBG standards be utilized. Average Median Income for the D.C. Metropolitan Area is calculated by the Census Bureau. Please visit <http://dhcd.dc.gov/dhcd> for more information.

Q. How will you handle the homeless situation?

A. The development team acknowledges that challenges are presented by the homeless population in the District, and team members are working with the District government, the BID's, the churches, and non-profits to help to arrive at solutions to address this population's needs. The Project will not aim to exclude homeless, but rather to create an environment where this population can enjoy the public spaces, along with others in an environment that all deem clean, safe, and friendly.

Q. How will we find out about job opportunities?

A. Feel free to contact us through our web site www.oldconventioncenter.com, or contact the Department of Employment Services or the Deputy Mayor's Office for Planning and Economic Development. Job fairs will be held later in the process.

Q. Is there a commitment to hire District residents?

A. Yes. Hines/Archstone-Smith has entered into a First Source Employment Agreement, and many of its consultants, contractors, and vendors have or will enter into a similar agreement.

Q. How will we find out about business opportunities?

A. Feel free to contact us through our web site www.oldconventioncenter.com, or contact the Department of Small and Local Business Development or the Deputy Mayor's Office for Planning and Economic Development. The development team is interested in engaging District-based businesses for work at all stages of the Project.

Q. If I want to purchase a unit, what do I need to do to find out sales information?

A. Feel free to contact us through our web site www.oldconventioncenter.com.

Q. If I want to rent a unit, what do I have to do to find about renting?

A. Feel free to contact us through our web site www.oldconventioncenter.com.

Q. Are the incomes strict guidelines or flexible?

A. The development team has committed to the District that it will provide discrete number of housing units to families whose income does not exceed specific limits. These standards adjust every year, based upon regional economic/demographic data.

Transportation/Traffic/Circulation Workstation Q & A

- Q. Freedom Plaza is not D.C. territory. We don't have any open space in downtown D.C. We don't want the plan to interfere with anything.
- A. Numerous events are held throughout the year in downtown Washington, D.C., and this will continue to occur. Spaces that are utilized include Pennsylvania Avenue, Eighth Street, Farragut Square, and Franklin Park, to name just a few. The Project hopefully will offer additional venues for public events, sized appropriately to meet these events' needs and also create a place that people will want to live, work, and simply hang out.
- Q. What do you assume will be the cost to the taxpayers?
- A. Hines/Archstone-Smith has agreed to build Tenth Street and I Street, along with the infrastructure and public space on the site. The District will provide a credit against land value for this investment.
- Q. We see that you will put up traffic signs. Will you put in speed humps?
- A. The development team wants to utilize numerous traffic calming techniques to minimize the amount and speed of vehicular traffic through the site. These techniques will include the width of the street, two-way traffic (one lane in each direction), traffic signalization, raised walkways/speed humps, and different types of paving.
- Q. Are you looking at ways to improve traffic flow downtown or through the site?
- A. We feel that the reintroduction of Tenth and I Streets within the site's boundaries will improve traffic flow Downtown and help circulation through the site. We do not envision that either Tenth Street or I Street will become a major commuter street as a result of our recommendations.
- Q. Who made the decision to open I Street and 10th Street NW? DDOT?
- A. The development team recommended to the District that it was beneficial to reopen these streets within the boundaries of the site – both from a view corridor and transportation perspective. This recommendation was made after independent study, and consultation with District agencies, Federal government entities, civic organizations, and the general public.
- Q. Does DDOT have total jurisdiction for opening the street on 10th Street NW?
- A. DDOT is integral in establishing policy and implementing it.
- Q. Will there be two lanes?
- A. The Master Plan recommends that both I Street and Tenth Street will have one lane in each direction within the boundaries of the site.

Transportation/Traffic/Circulation Workstation Q & A – cont'd

- Q. Where are the Metro stations on the boards? We need to see how far it is to walk to the stations.
- A. Nearby Metro stations are available at H & 7th Streets; G & 9th Streets; F & 11th Streets; and L & 7th Streets.
- Q. Will there be Metro entrances or stations on the site?
- A. Presently, it is not proposed to build a new Metro entrance on the site. Bus service most likely will stop at the site.
- Q. Have you done transportation studies?
- A. Vehicular and pedestrian movement studies have been prepared. A parking study is underway.
- Q. What about safety concerns at the intersection of 10th & I Streets NW?
- A. Special attention will be taken to provide for pedestrian safety at all crosswalks, but this one in particular.
- Q. Will the alleyways look like a street?
- A. The alleyways will support vehicular traffic, but will be very different in scale and quality to a typical D.C. street. The Master Plan calls for the alleyways to be approximately 24' wide, building face to building face. Special attention will be paid to the paving materials, lighting, landscaping, and signage.
- Q. What steps will you take to reduce this development's impact on carbon emissions?
- A. The development team is studying a variety of options that are available to us, and will make recommendations once the Master Plan is approved, and we begin work on designing the buildings and public space.
- Q. Where are the bike lanes?
- A. Presently, a bike lane is planned on 10th Street, running south. Discussions are underway to consider additional bike lanes in the neighborhood.
- Q. Will 10th & I Streets NW be open to pedestrians, cars and bikes?
- A. Yes. The plan is for Tenth and I Streets to service all three. The Master Plan recommends that I Street west of Tenth Street just be open for emergency vehicular use, pedestrians, and cyclists.

General Session Q & A

- Q. If I buy a condo, I would want to buy something environmentally friendly.
- A. We share your concerns. Every effort will be made to utilize sustainable concepts in the for-sale housing, and to minimize utility consumption.
- Q. Regarding 10th Street, north of Massachusetts, we have heard of the possibility of 10th Street becoming two way. We are concerned.
- A. It is our understanding that this concept may be under review by DDOT. Although the development team has recommended two-way traffic on the site to minimize traffic density and increase circulation, it does not have a position on making Tenth Street two-way about New York Avenue or Massachusetts Avenue.
- Q. Where are the garage entrances?
- A. The Master Plan proposes garage entrances on Ninth Street and Eleventh Street.
- Q. Are you going to use automated parking spaces?
- A. This is a possibility.
- Q. There is a severe pedestrian problem between two Metro stations—Metro Center and Gallery Place.
- A. Development that has occurred between those Metro Stations on F Street, G Street, and H Street has already increased pedestrian traffic. The reopening of the National Portrait Gallery will help as well. We feel that our Project will provide more reasons for people to walk through the neighborhood, and for more retailers and restaurants to want to locate nearby.
- Q. Do you expect heavy vehicles on streets?
- A. All District streets will be designed to handle emergency vehicles, tour buses, construction vehicles, and service vehicles. The alleyways also will be designed to handle emergency vehicle traffic. Most loading and servicing will occur from below-grade.
- Q. What about Eye Street?
- A. The Master Plan proposes that I Street be designed as a “great street,” setting a new standard for Downtown Washington, D.C. Great care will be taken to provide properly scaled sidewalks, exemplary landscaping, parking, lighting, street furniture, signage, and public space usage. West of Tenth Street, it has been proposed to utilize I Street as an extension of the Northwest Park, and limit vehicular access to emergency vehicles. This would create a great opportunity for sidewalk cafes on the south side of I Street, and a space for events.

General Session Q & A – cont'd

Q. Is retail supporting residential? Where are you going to put a good grocery store?

A. The development team feels that a grocery store would be of significant benefit to residents at the Project and in the surrounding community. Presently, we are proposing a grocery store mid-block along H Street.

Q. I'm concerned about the sustainable energy options/opportunities being considered. How do we concerned DC citizens, stay abreast of decisions regarding these issues?

A. Our development team benefits from significant experience in exploring ways to conserve energy on large projects, and will set this as a major objective for the different components of the Project. Feel free to check out the Project's website at www.oldconventioncenter.com for updates on our progress. Also, feel free to contact team representatives there.

Q. How will you make recycling propriety as you develop the waste management strategy for the new city center?

A. Our development team benefits from significant experience in exploring ways to recycle waste, water, etc., and will set this as a major objective for the different components of the Project. Feel free to check out the Project's website at www.oldconventioncenter.com for updates on our progress. Also, feel free to contact team representatives there.

Q. How did the team come up with the handling of the open space? Why has it happened?

A. The District required that public space be included in the Development Program for the site. During the first six months of the Master Plan process, the development team investigated different options for the public space, and requested community feedback on these options in the Fall 2005. In turn, the development team met with stakeholders like the Downtown BID to discuss the issue of public space programming in the context of Downtown, and reached an agreement that the Project could not successfully service all needs; rather, it could serve as one of several venues available Downtown. Subsequently, the development team and District considered this feedback when they agreed on a Preferred Master Plan in January 2006. The Master Plan that has just been submitted for review elaborates on the scheme that was approved in January 2006 and endorsed by the community last Fall.

Q. Have you already submitted a master plan to DC government? If so, why are you holding the meeting tonight?

A. A proposed Master Plan has been submitted to the District for review. We are holding this meeting tonight to present the Master Plan to the general public and solicit feedback.

General Session Q & A – cont’d

Q. How can I receive a copy of the Master Plan submitted to the District?

A. We will post a copy on the Project’s website, www.oldconventioncenter.com.

Q. Can you make these efficient technologies educational as well as functional to help encourage adoption by other projects/developments?

A. We intend to conduct significant outreach to high schools, colleges, and universities, as well as residential communities surrounding the Project. We may take advantage of these opportunities to discuss sustainable issues with these audiences.

Q. Have you done transportation studies?

A. Yes. Vehicular and pedestrian movement studies. A parking study is underway.

Q. What about safety concerns at the intersection of 10th & I Streets NW?

A. Special attention will be taken to provide for pedestrian safety at all crosswalks, but this one in particular.

Q. How many residential units in the project?

A. We anticipate that there will be approximately 770 residential units, two-thirds of which will be rental apartments, and one-third of which will be for-sale.

Q. What is the parking ratio?

A. There will be 1,500 – 2,000 below-grade parking spaces.

Q. What or how do you determine affordable housing?

A. We will work in conjunction with the District to establish guidelines, based upon the Washington Metropolitan Area Average Median Income. Fliers have been distributed that provide a current estimate of the income limits at 30%, 60%, and 80% of AMI.

Q. How does that equate to market units?

A. We presently have committed to provide 20% of the units as affordable housing.

Q. Are people going to be pushed out?

A. Presently, the site is being utilized as a parking lot.

Q. Will the alleyways be utilized by pedestrians only?

A. The Master Plan recommends that the alleyways be designed for minimal vehicular traffic – emergency vehicles and perhaps service delivery/trash removal early in the morning.

General Session Q & A – cont’d

Q. Why is the library being moved?

A. This is an issue to discuss with the District and library representatives who are present.

Q. Will you put in pedestrian signs and walk signs like the ones that show the time counting down, so we can tell how much time we have to cross?

A. That would be our recommendation at present.

Q. There are a lot of hotels. Is this plan for the people who live here or people who are visiting the city? Are we trying to draw people to visit or live here?

A. The retail and public space will be designed first for District residents and office workers, and secondly for regional visitors, tourists, and conventioners. If we create a successful place, everyone wins.

Q. Have the costs been considered for the library?

A. The library is a separate project. The city has a separate library budget. The library representative has a financing plan.

Q. There is an absence of playgrounds for young people. There is no place for young people to play.

A. We hope that the public space will be designed and constructed with children in mind.

Q. It seems contradictory to say, “We’re improving traffic flow by opening streets for internal flow.”

A. These will not be major commuter streets. They may take away some of the traffic from other streets. They will encourage more life and traffic on Tenth and I Streets within the site, which hopefully will help the retail/restaurants located there.

Q. I think it is good to have a mix of pedestrians and drivers

A. That’s the idea.

Q. The Reston Town Center is an example of mixed use of traffic and people. My concern is 10th Street. There is no left turn from 10th Street up to New York Ave. I am opposed to opening 10th Street. You put pedestrians at risk. I will oppose that effort.

General Session Reconvene Q & A

- Q. Will there be a skating rink? That would be great in the wintertime!
- A. The Master Plan recommends that the Northwest Park be designed to accommodate an ice rink in the wintertime.
- Q. Is this the model of the new library?
- A. The Library Board has engaged consultants to determine the program for the Central Library and conduct certain studies. This information is summarized at the event this evening.
- Q. How are the library's costs being determined?
- A. A budget has been developed by the Library Board, its consultants, and the Deputy Mayor's Office for Planning and Economic Development.
- Q. What are the general costs of the project? Where is the money coming from?
- A. Development Costs for all elements of the Project excluding development of the District reserve are estimated to be \$500 - \$600 million. The Project will be financed by the development team.
- Q. How will the garbage be disposed? We don't want to see large dumpsters in the alley or walkways.
- A. The Master Plan recommends that all service functions, including trash removal, be located on the first level below-grade.
- Q. What about other types of retail? How big are the store spaces, i.e. square footage?
- A. We hope to have retailers ranging in size from 800 square feet to possibly 60,000 – 70,000 square feet. Besides grocery stores, we will approach home furnishings stores and large format retail stores.
- Q. I really enjoy going to Dave and Busters in Rockville. Can the project recruit a Dave and Busters for residents and consumers?
- A. That is a good idea!
- Q. What about homeland security and terrorism? How are you addressing these issues?
- A. Access control and security are major priorities and will be considered. The development team hopes to arrive at a balance between creating a safe, secure environment and also providing easy, convenient access to the general public-to-public spaces.

General Session Reconvene Q & A –cont’d

- Q. Is there a plan for the needs of senior citizens and retirees? Safe locations? Accommodate the needs of people with special challenges?
- A. We hope that the elderly and people with special challenges will enjoy the public spaces, retail, and residences at the Project. The Project will be designed for accessibility.
- Q. Will there be local and small businesses also in the retail areas?
- A. Yes, we are determined to encourage unique stores to lease space at the Project, and will offer a variety of spaces (including possibly market stalls and boutiques) for new businesses. The development team has committed that approximately 30% of the retail mix will be leased to “unique” retailers, which will undoubtedly include local, small businesses.
- Q. Is there a website? Or a new name?
- A. The website is www.oldconventioncenter.com. Now that the Master Plan has started to take shape, we hope to have a name for the Project within the next several months. We welcome suggestions, which can be submitted through our website.
- Q. Did you take into consideration the impact of the Verizon center’s event, games and concerts?
- A. The development team hopes that activities on the site will complement activities at the Verizon Center and elsewhere Downtown. Parking provided here will supplement other parking facilities.
- Q. Are you planning for new codes and energy efficiency for future years?
- A. The development team will try to be anticipatory in considering opportunities to include sustainable concepts in the Project. We also will try to make our building systems as flexible as possible, so as to incorporate new technologies as they become available and commercially feasible.
- Q. What are you doing to ensure low energy costs? Efficiency?
- A. We are using the latest energy efficient products and constantly monitoring for new trends and products.

Event Communication Efforts

Hines/Archstone-Smith advertised the May 4th Community Design Workshop using a variety of outreach methods, including advertisements, flyers and public meeting announcements. These were prepared, placed and/or disseminated as indicated below:

I. Media

Advertisements were placed in the following publications:

- A. Community Newspapers
 - 1. Capital Community News – Hill Rag, DC North, East of the River

- B. Special Interest Newspapers
 - 1. Washington Informer
 - 2. Asian Fortune
 - 3. El Tiempo Latino

Public Meeting Announcements for Community Calendar Listings

- A. Print Media
 - 1. Washington Post
 - 2. Washington Times
 - 3. Washington Business Journal
 - 4. Washington Chinese News and Asian Gazette
 - 5. Washington City Paper
 - 6. Eagle News
 - 7. Asian Fortune
 - 8. El Tiempo Latino
 - 9. The Georgetownner
 - 10. Washington Day Book
 - 11. Northwest Current
 - 12. The Common Denominator

- B. Broadcast Media
 - 1. Local TV Channels (NBC4, FOX 5, ABC7, WUSA-9, NewsChannel 8)
 - 2. Local Radio Stations (WAMU, WTOP, WTWP)

- C. Community Bulletin Boards/BLOGS
 - 1. Washington Day Book
 - 2. DCist.com

II. Community

Flyer Mailing

- A. Mailing List developed for November 2005 Workshop at the Martin Luther King Library, and others in attendance who expressed interest.
- B. Old Convention Center Stakeholders List (Community Groups, Neighborhood Citizens)

III. Business

Flyer Mailing

- A. Old Convention Center Advisory Committee Members
- B. Business Groups (Committee of 100, DCBIA, DC Chamber of Commerce, Downtown DC BID, Federal City Council, Greater Washington Board of Trade, Washington, DC Hotel Association, Restaurant Association of Metropolitan Washington, etc.)

IV. Churches

Flyer Distribution

- A. Churches (via Downtown Cluster of Congregations)
- B. Additionally, Hines | Archstone-Smith arranged for 500 Flyers to be distributed during Sunday services at the Asbury United Methodist Church, located at 926 11th Street, NW

V. City-Related

Public Meeting Announcement/Flyers

- A. ANC 2C
- B. ANC 2F
- C. DC Economic Partnership
- D. DC Office of Planning and Economic Development

VI. Community Design Workshop Media Attendance

The following media were present:

- A. The Washington Post
- B. The InTowner
- C. DCwatch.com
- D. Washington Business Journal