

= 901 New York Avenue =

901 New York Avenue NW is a high @-@ rise Postmodern high @-@ rise located in Washington , D.C. , in the United States . The structure was developed by Boston Properties in an effort to help to revitalize the Mount Vernon Square neighborhood , and was completed in 2005 . It is located on a roughly triangular parcel bounded by New York Avenue NW , K Street NW , and 10th Street NW , and is north of the CityCenterDC mixed @-@ use residential , office , and retail project .

The triangular area was originally home to Victorian housing but in 1977 , the city used eminent domain to purchase the area southwest of Mount Vernon Square itself , and over the next few years , the homes and businesses on these blocks were razed . In the 1980s , Golub Realty and Willco Construction purchased the site and proposed an 11 @-@ floor office block . They sold it to Peterson Co . , who sold it to Monument Realty in May 1999 . Monument Realty had envisaged building either an office and retail complex , or a 1 @, @ 000 @-@ room hotel . They finally sold it to Boston Properties for \$ 43 @. @ 2 million in October 2000 . Boston Properties closed the parking lot on the site in late August 2002 , and began construction of the building the following month .

The architectural height of the building is 140 feet ( 43 m ) , although the height of the main roof is just 130 @. @ 86 feet ( 39 @. @ 89 m ) and the height of the top floor is 118 @. @ 36 feet ( 36 @. @ 08 m ) . It has 11 stories , and a four @-@ story underground parking garage . Reports of the building 's interior space vary widely , with 540 @, @ 000 square feet ( 50 @, @ 000 m2 ) the most recently reported by the mainstream media . The facade is of polished granite and precast concrete in two colors . An atrium three stories in height with 36 @-@ foot ( 11 m ) long arched steel trusses forms the lobby . Two very small parks exist on the triangular parcel of land , which are owned by the National Park Service . Acadiana , a 185 @-@ seat upscale restaurant on the ground floor which serves Louisiana @-@ and Cajun @-@ style seafood was cited by Esquire magazine as one of the best new restaurants in the entire United States in 2006 .

= = History of the site = =

Originally , Victorian @-@ style townhomes occupied the triangular area bounded by K Street NW , New York Avenue NW , and 10th Street NW on Mount Vernon Square . The neighborhood was originally a vibrant business district with sizeable Victorian homes , but the area went into a steep decline in the 1930s . During the 1968 Martin Luther King , Jr. riots , the area around the square suffered rioting , arson , and extensive vandalism .

In 1977 , the city used eminent domain to purchase the area southwest of Mount Vernon Square itself . Over the next few years , the homes and businesses on these blocks were razed . One of the last businesses to exist on the 901 New York Avenue NW lot was a Chinese restaurant named Nan King ( which was one of the first restaurants in the city to serve dim sum ) . It stayed in business until 1979 . Although the Washington Convention Center was constructed on the blocks just south of 901 New York Avenue , nothing was built on the triangular block itself . In time , it was turned into a parking lot .

Golub Realty and Willco Construction purchased the site from the city in the 1980s . Although the site was zoned for residential use only , in 1988 Golub / Willco proposed building an 11 @-@ story office building on the property . Under a city policy known as " residential linkage , " Golub / Willco would be able to construct their office building if they created or renovated low @-@ income housing elsewhere in the city . By May 1992 , Golub / Willco had agreed to purchase a 27 @-@ unit apartment building in Northwest Washington and to restore 149 homes in Southeast Washington , but the proposed office building never was constructed .

Golub / Willco sold the lot to the Peterson Co . , but in May 1999 the Peterson Co. sold the land to Monument Realty . Sources vary as to the amount , with reported prices of \$ 14 @. @ 5 million , \$ 17 @. @ 75 million , and \$ 22 million . Monument Realty proposed two uses for the 51 @, @ 000 @-@ square @-@ foot ( 4 @, @ 700 m2 ) lot ; a 530 @, @ 000 @-@ square @-@ foot ( 49 @, @ 000 m2 ) office and retail complex , or a 1 @, @ 000 @-@ room hotel to serve visitors at the D.C. convention center . Monument estimated that the hotel would cost \$ 206 million . But in order to

make it profitable , the cost would need to be reduced to \$ 169 million . In 1999 , the government of the District of Columbia created a tax increment district to promote downtown redevelopment and housing . Monument sought \$ 57 @. @ 3 million in tax @-@ increment financing but never received approval from the city for the funds .

= = Construction = =

In late October 2000 , Monument Realty sold the parcel for \$ 43 @. @ 2 million to Boston Properties . Although media outlets reported that Boston Properties intended to build a hotel on the site , the company stated that it had never seriously considered the possibility . Rather , they had intended to construct an office building for occupancy by government agencies , law firms , and trade associations . The company announced that construction was scheduled to commence in mid @-@ 2001 , and to be open to tenants by mid @-@ 2003 . The architectural firm of Davis Carter Scott was hired to design the structure . The sale to Boston Properties closed on December 8 , 2000 . Meanwhile , the U.S. Securities and Exchange Commission ( SEC ) had requested proposals from real estate firms for construction of a new 630 @, @ 000 @-@ square @-@ foot ( 59 @, @ 000 m2 ) headquarters . Boston Properties submitted its building for consideration by the SEC shortly after the sale closed . But the SEC ruled out the site in mid @-@ February 2001 .

Boston Properties had submitted its building design for SEC consideration even though the site had not yet been zoned for office / retail space . About 4 @, @ 000 square feet ( 370 m2 ) of the 1 @. @ 22 @-@ acre ( 0 @. @ 49 ha ) site was still zoned for residential housing . In April 2009 , the D.C. Zoning Commission approved a " residential linkage " agreement with Boston Properties . The Zoning Commission did so because Monument Realty had agreed two years earlier to pay into a city @-@ run affordable housing construction fund and spend \$ 2 million to build three townhouses in a low @-@ income area ? satisfying the " residential linkage " requirement .

Despite the zoning victory , Boston Properties decided not to begin construction until it had a lead tenant signed . But six months later , in November 2001 , the law firm of Finnegan , Henderson , Farabow , Garrett & Dunner signed a letter of intent to lease 225 @, @ 000 square feet ( 20 @, @ 900 m2 ) of the building . Boston Properties announced that it intended to build a 535 @, @ 000 @-@ square @-@ foot ( 49 @, @ 700 m2 ) , 11 @-@ story structure to accommodate its tenants . In March 2002 , the company said it would begin construction in September . It also announced that the 27 @, @ 000 square feet ( 2 @, @ 500 m2 ) ground floor would be devoted to retail , and there would be four levels of underground parking . The Finnegan firm 's contact was signed in March 2002 , at which time Boston Properties increased the floor space to 535 @, @ 000 @-@ square @-@ foot ( 49 @, @ 700 m2 ) and delayed the expected completion date to late 2004 .

Boston Properties closed the parking lot in late August 2002 , and began construction the following month . A month after construction began , the law firm of Shea & Gardner signed a lease at 901 New York Avenue for 75 @, @ 000 square feet ( 7 @, @ 000 m2 ) of space . Boston Properties now said the delivery date for the building was September 2004 . In February 2003 , the law firm of Powell Goldstein Frazer & Murphy signed a lease for 75 @, @ 000 square feet ( 7 @, @ 000 m2 ) of space ( even though the media had previously reported that it had turned down Boston Properties ) . By now the building 's square footage was said to be 538 @, @ 461 square feet ( 50 @, @ 024 @. @ 7 m2 ) on 11 stories . By September 2003 , more than 80 percent of the building had been leased , although the delivery date was again delayed to late 2004 . In May 2004 , the law firm of Piper Rudnick reportedly signed a lease for 200 @, @ 000 square feet ( 19 @, @ 000 m2 ) of space in the building , but the firm later opted for a lease for 230 @, @ 000 square feet ( 21 @, @ 000 m2 ) in a Boston Properties building located at 505 Ninth Street NW .

In June 2004 , 901 New York Avenue NW was 75 percent leased , at an average cost of \$ 36 per square foot . The delivery date was changed once more to September 2004 . The building , however , was eventually delivered in early 2005 .

= = = Possible convention center hotel = = =

Even as the building was being erected , it was threatened with demolition . The construction of the Walter E. Washington Convention Center left the city with very few hotels rooms to accommodate the greatly expanded number of visitors expected . A convention center " headquarters hotel " was urgently needed , but controversy raged for several years over where to put the hotel . In mid @-@ 2004 , the Washington Convention and Sports Authority ( WCSA ) commissioned a study of potential sites . In the fall of 2004 , the WCSA study stated that one of three options was to seize 901 New York Avenue NW and build a 1 @, @ 500 @-@ room convention center hotel on the site .

In June 2005 , the Council of the District of Columbia voted to put the new convention center " headquarters hotel " west of 9th Street NW between L Street NW and Massachusetts Avenue NW .

= = Architecture and design = =

901 New York Avenue NW is an 11 @-@ story Class A office building with retail space on the ground ( first ) floor . The architectural height of the building is 140 feet ( 43 m ) , although the height of the main roof is just 130 @. @ 86 feet ( 39 @. @ 89 m ) and the height of the top floor is 118 @. @ 36 feet ( 36 @. @ 08 m ) . Reports of the building 's interior space vary widely , with 540 @, @ 000 square feet ( 50 @, @ 000 m<sup>2</sup> ) the most recently reported by the mainstream media . However , Clark Construction Group , the general contractor on the \$ 54 million building , says the interior space is 530 @, @ 000 square feet ( 49 @, @ 000 m<sup>2</sup> ) . There is 25 @, @ 000 square feet ( 2 @, @ 300 m<sup>2</sup> ) of retail space on the ground floor , and four underground parking levels .

The facade is of polished granite and precast concrete in two colors . An atrium three stories in height with 36 @-@ foot ( 11 m ) long arched steel trusses forms the lobby . The ceiling of the lobby consists of square decorative hollow beams and acrylic panels .

Two very small parks exist on the triangular parcel of land , which are owned by the National Park Service . These open spaces were preserved , and overlaid with precast concrete pavers . Benches were added to permit public seating .

Clark Construction was the general contractor . Smislova , Kehnemui & Associates was the structural engineer , and Girard Engineering handled the mechanical engineering . Clark Interiors , a subsidiary of Clark Construction , and Davis Carter Scott designed the Finnegan offices ( which are contained on floors five through 11 ) . A grand staircase surrounded by a curved glass wall extends to all floors . Among the other building features constructed were a cafeteria , computer repair facility , data center , kitchen , mailroom , meeting rooms , offices , reception area , and videotaping facility .

Clark Interiors and SKB Architecture & Design designed the Goodwin Procter law offices , which extend from floors six through nine . The four floors are connected by a grand staircase manufactured by glass , stainless steel , stone , and wood . The wall alongside the staircase consists of decorative panels wrapped in fabric , wood trim , and stainless steel accents .

Clark Interiors and Gensler ( a Washington , D.C. , design firm ) also designed the offices of Boston Properties , which moved its D.C. offices into the building . The 27 @, @ 000 @-@ square @-@ foot ( 2 @, @ 500 m<sup>2</sup> ) space contains a reception area , conference rooms , and offices . The reception area floor is clad in stone , with carpeting in sections .

The building has not been widely reviewed by critics . Hank Steuver , writing for The Washington Post , said the exterior exhibits " a sweep and charm " .

= = Ground floor and restaurant tenant = =

One of its ground floor tenants has won several awards . Acadiana is a 185 @-@ seat upscale restaurant which serves Louisiana @-@ and Cajun @-@ style seafood . Esquire magazine called it one of the best new restaurants in the entire United States in 2006 . Frommer 's said of the restaurant , " The restaurant 's high ceilings , ornate chandeliers , and oversize urns fit with the prevailing , over @-@ the @-@ top atmosphere . This is New Orleans right here . New Orleanians say the cuisine 's the real thing , starting with the biscuits , served with a pepper jelly and cream cheese condiment , continuing on to deviled eggs , charbroiled oysters , and crabmeat and

artichoke gratin starters ; and even further to jambalaya , étouffée , red snapper in an almondine sauce and barbecue shrimp . Service is excellent " .