

An aerial photograph of a city, likely Philadelphia, with a blue overlay. The image shows a dense urban area with various buildings, streets, and green spaces. The text is centered over the image.

New Pennsylvania Avenue Plan

Consulting Party Meeting
Project Introduction & Section 106 Process

January 28, 2026

Project Partners



Section 106 Process – An Overview

The National Historic Preservation Act (1966), Section 106 process directs federal agencies to take into account the effects of their actions on historic properties and provide the Advisory Council on Historic Preservation (ACHP) the opportunity comment.

Section 106 is a four-step process:

1. Initiate the process
2. Identify historic properties
3. Assess adverse effects
4. Resolve adverse effects

Why the Section 106 Process Applies to This Project

- Federal funding will be provided for the New Pennsylvania Avenue Master Plan's development and implementation.
- The project is being coordinated by the following Project Partners:
 - National Capital Planning Commission (NCPC) – Project Lead
 - General Services Administration (GSA)
 - National Park Service (NPS)
 - District of Columbia, led by Deputy Mayor's Office of Planning and Economic Development (DMPED)
 - Events DC
 - Downtown DC Business Improvement District (BID)

Description of the Project – New Pennsylvania Avenue Plan

Public Space Master Plan

Guide improvements to:

- Urban form
- Public space
- Roadway
- Security
- Infrastructure
- Events



Implementation Program

Recommendations for long-term stewardship to oversee:

- Public Space Master Plan implementation
- Operations and maintenance
- Programming



New Pennsylvania Avenue Plan

Project Website: ncpc.gov/initiatives/pennave/

The Vision

The Avenue as a Venue

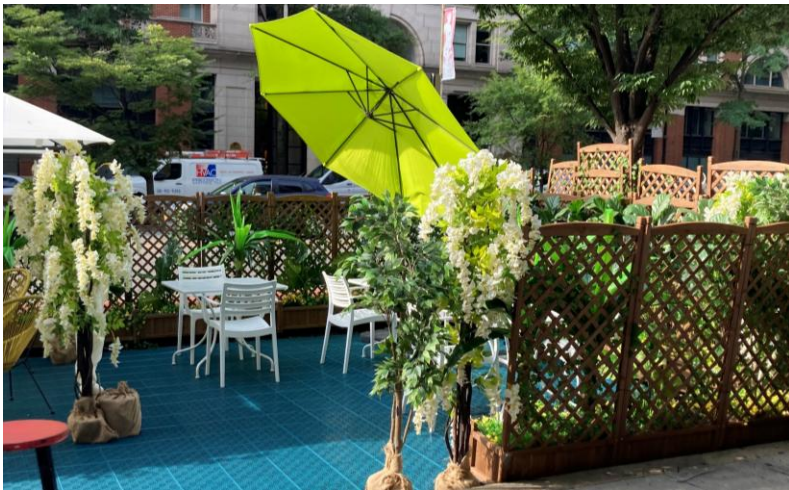
A Signature Venue and Economic Generator for the city and a Beautiful, Iconic, and Resilient Public Space for the nation.



The Vision

A Great Street for People

A right-sized road that meets today's needs, with beautiful public spaces and modern infrastructure to offer flexible ways to balance daily use of the street with event programming.



Project Team

NCPC and Project Partners

NCPC Project Director: Elizabeth Miller, FASLA, AICP
S106 Lead: Lee Webb, Federal Preservation Officer

Implementation Program

NCPC Lead: Jeff Jamawat
Consultant Team Lead: HR&A Advisors

Public Space Master Plan

NCPC Lead: Karin Schierhold
Consultant Team:
Design & Team Lead: DAVID RUBIN Land Collective
Historic Preservation & S106 Lead; Architecture and Urban Design: Beyer Blinder Belle
NEPA Lead: VHB

Project Background – Timeline

Penn Ave and 7th St, NW
(LOC, 1980)



1960

1970

1980

1990

2000

2010

2020

2030

1940s-1960s
Pennsylvania Avenue experiences decline

1972 Pennsylvania Avenue Development Corporation (PADC) founded.

1996 PADC dissolved. Management responsibilities distributed amongst GSA, NCPD, NPS, and DC government.

2014 Executive Committee formed to study economic health and physical condition of Avenue.

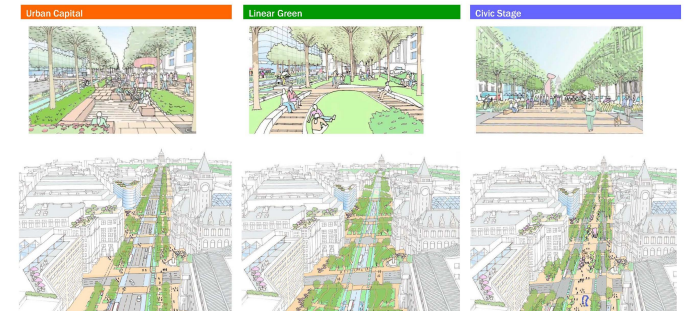
2025 Development of the Public Space Master Plan, building from the 2022 vision concepts, public comments, working groups, and stakeholder meetings.

2017 Urban Design Analysis complete.

2022 Pennsylvania Ave Vision and Concepts presented to public.



Penn Ave and 6th St, NW
(NARA, 1949)



2022 Vision Concepts
(NCPD, 2022)

2022 Vision Concepts & Public Input

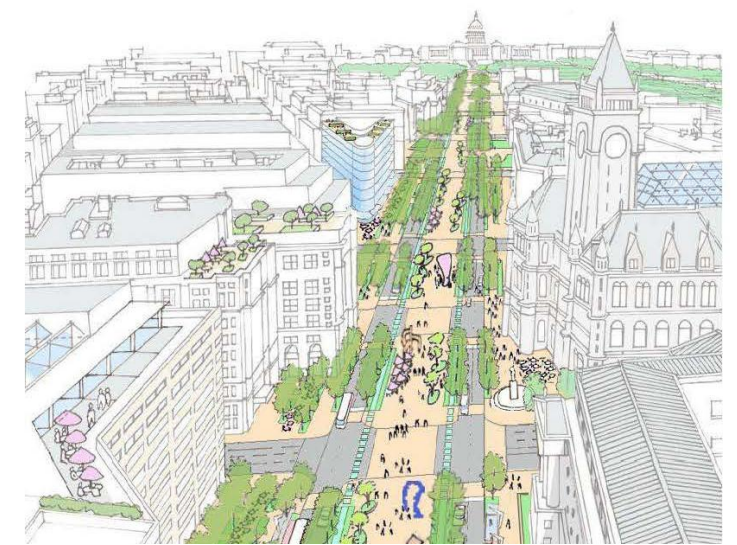
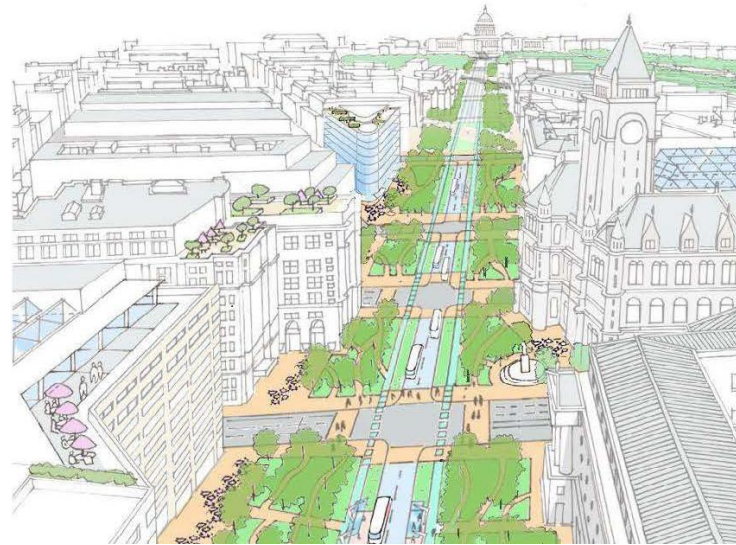
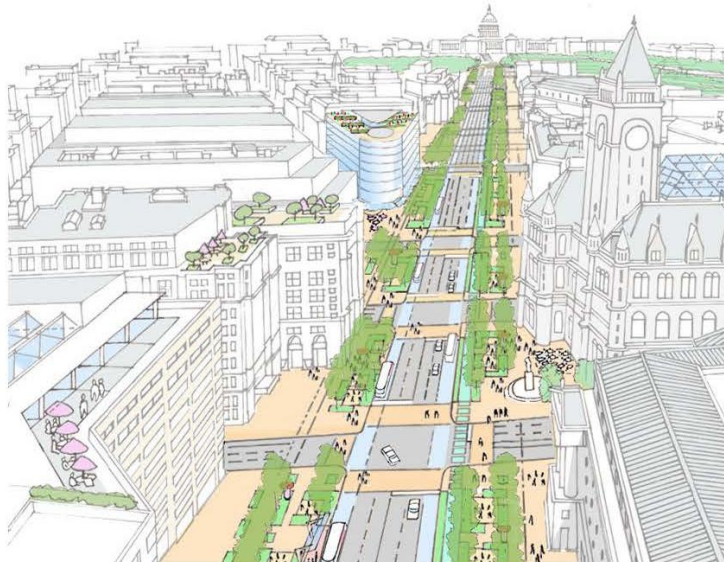
Urban Capital



Linear Green



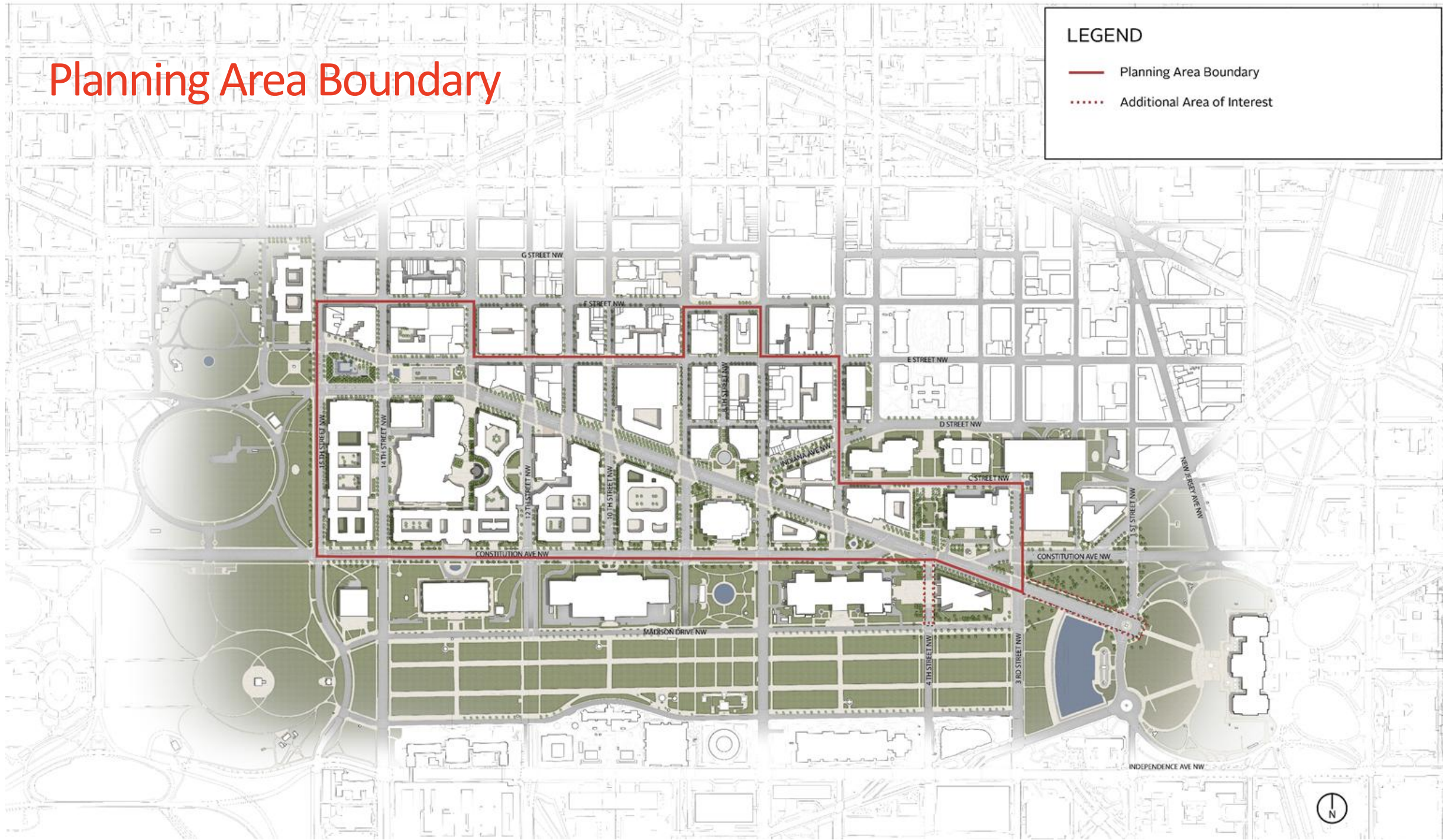
Civic Stage



Planning Area Boundary

LEGEND

- Planning Area Boundary
- Additional Area of Interest

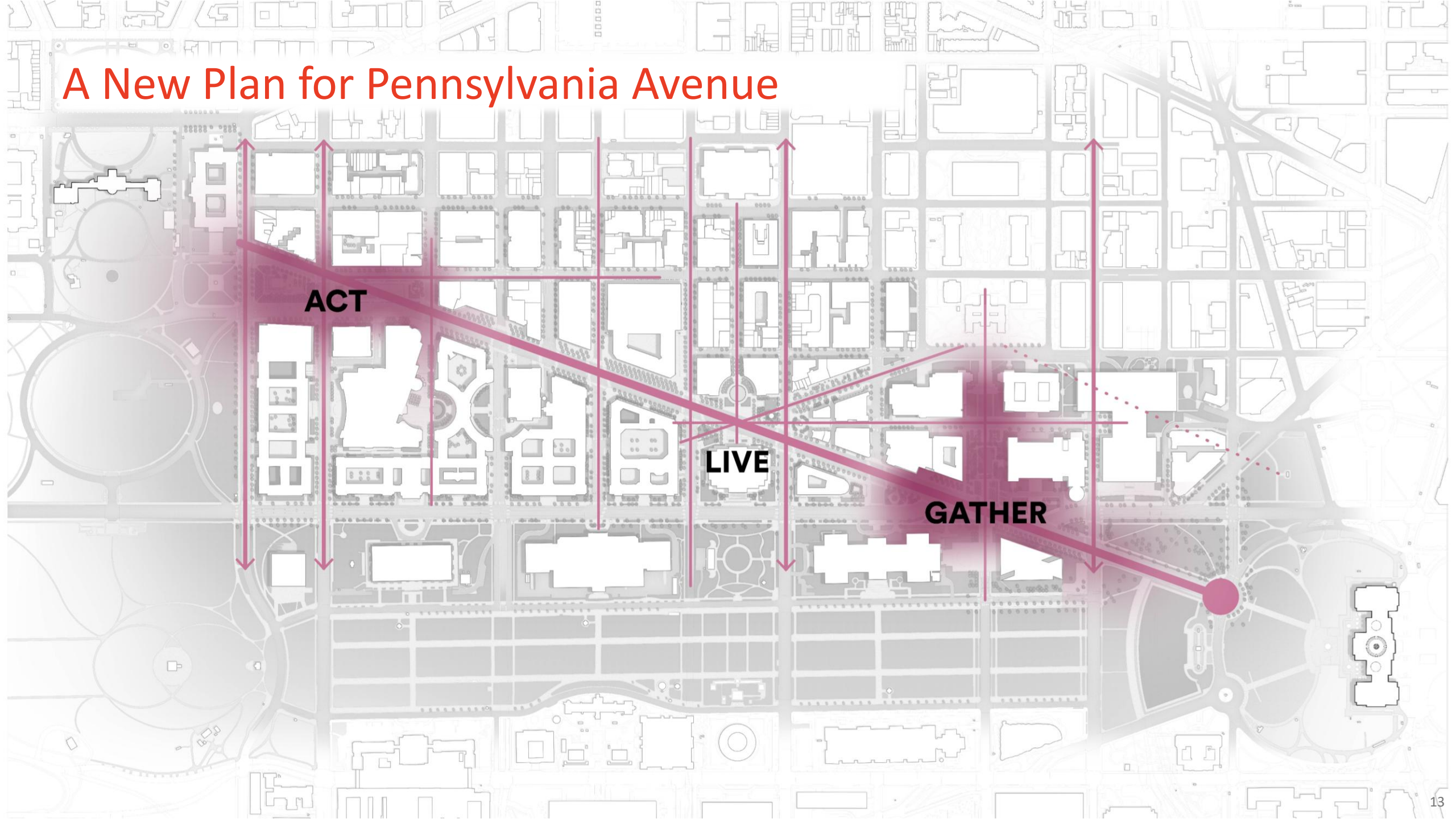


A New Plan for Pennsylvania Avenue

Baseline Conditions / Requirements

- The Avenue should be a beautiful place **welcoming and available to all Americans and visitors**.
- **View corridors toward the U.S. Capitol** should be prioritized and **utilize trees as framing devices**.
- **Multi-modal transportation is required** on the Avenue, including pedestrians, cyclists, private/shared vehicles, loading, and public/private buses.
- The Avenue and its associated public spaces should be **designed to host events of all scales**, helping alleviate over-programming of the National Mall.
- The **Inaugural Parade** must be accommodated.
- The plan should **integrate north-south connections**, linking the National Mall with downtown DC.
- The Avenue **should complement, not compete, with downtown**.

A New Plan for Pennsylvania Avenue

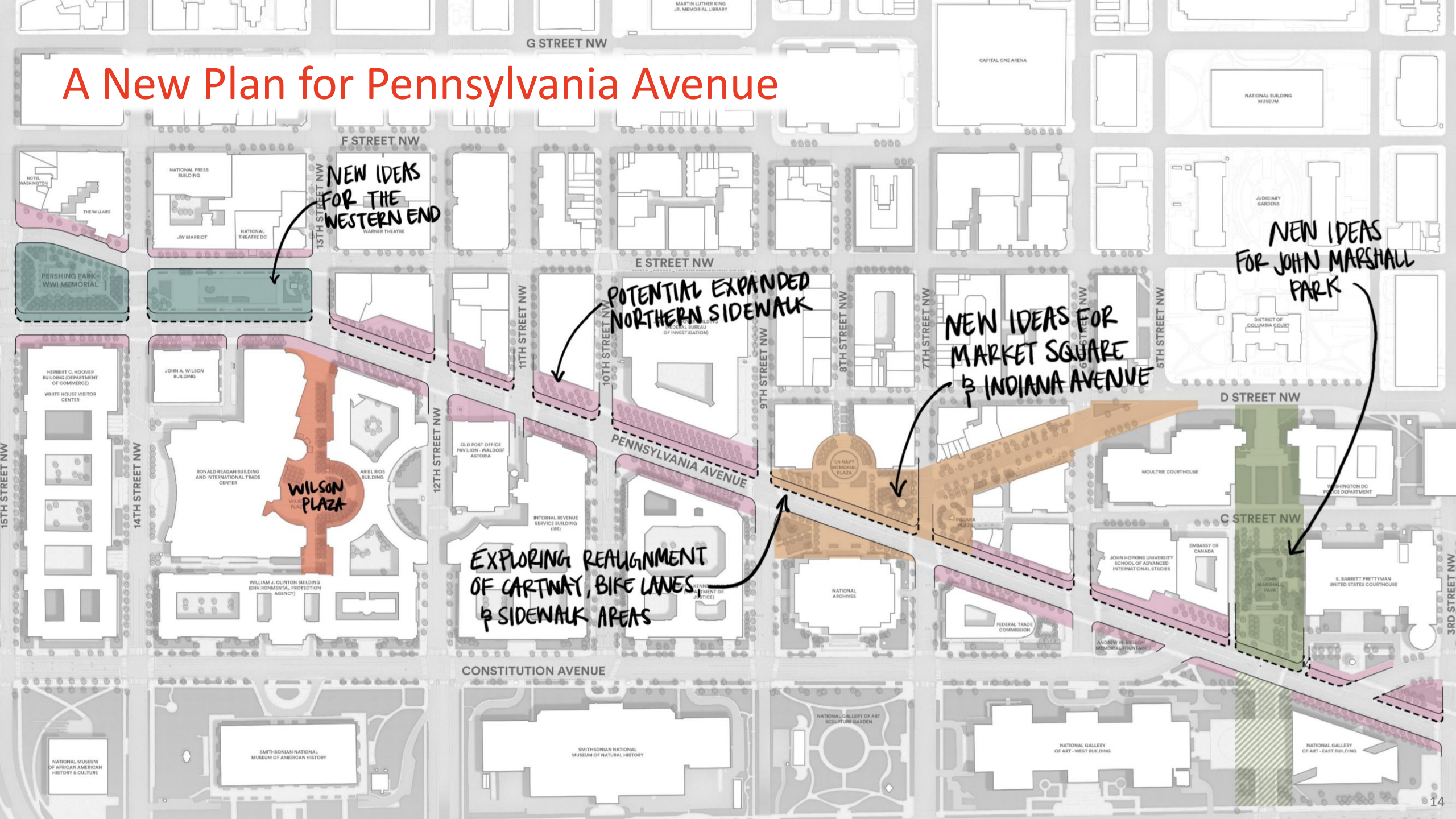


ACT

LIVE

GATHER

A New Plan for Pennsylvania Avenue



NEW IDEAS FOR THE WESTERN END

POTENTIAL EXPANDED NORTHERN SIDEWALK

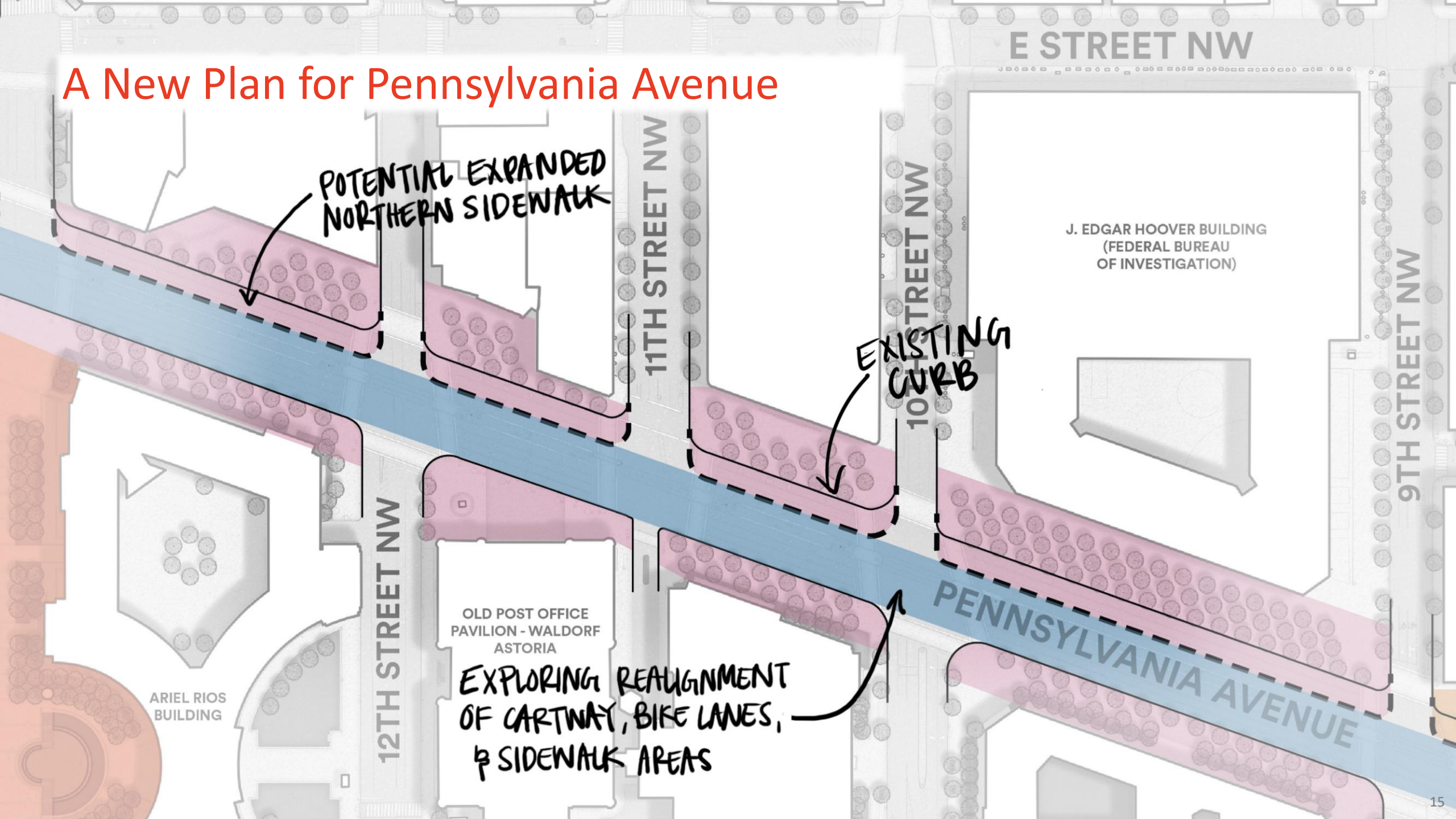
NEW IDEAS FOR MARKET SQUARE & INDIANA AVENUE

EXPLORE REALIGNMENT OF CARTWAY, BIKE LINES, & SIDEWALK AREAS

NEW IDEAS FOR JOHN MARSHALL PARK

WILSON PLAZA

A New Plan for Pennsylvania Avenue



POTENTIAL EXPANDED NORTHERN SIDEWALK

EXISTING CURB

EXPLORING REALIGNMENT OF CARTWAY, BIKE LINES, & SIDEWALK AREAS

E STREET NW

11TH STREET NW

10TH STREET NW

9TH STREET NW

J. EDGAR HOOVER BUILDING
(FEDERAL BUREAU OF INVESTIGATION)

OLD POST OFFICE PAVILION - WALDORF ASTORIA

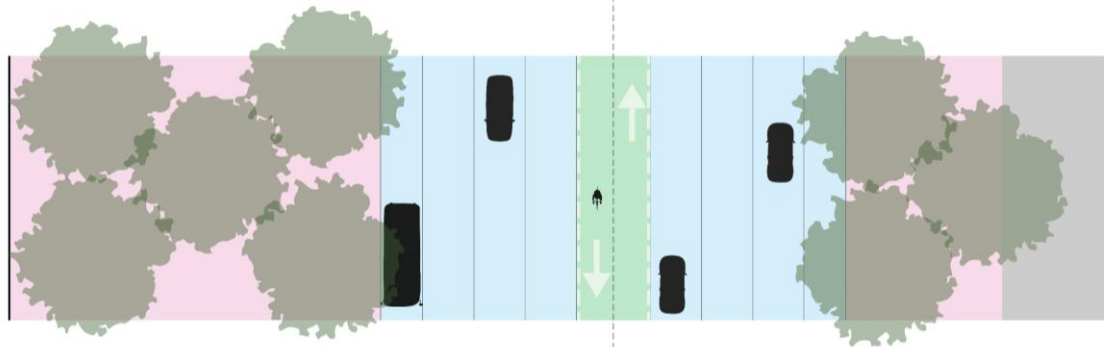
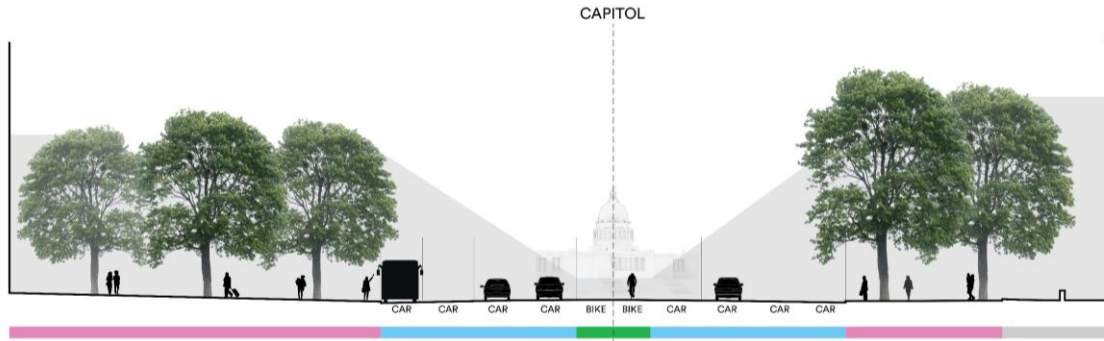
ARIEL RIOS BUILDING

12TH STREET NW

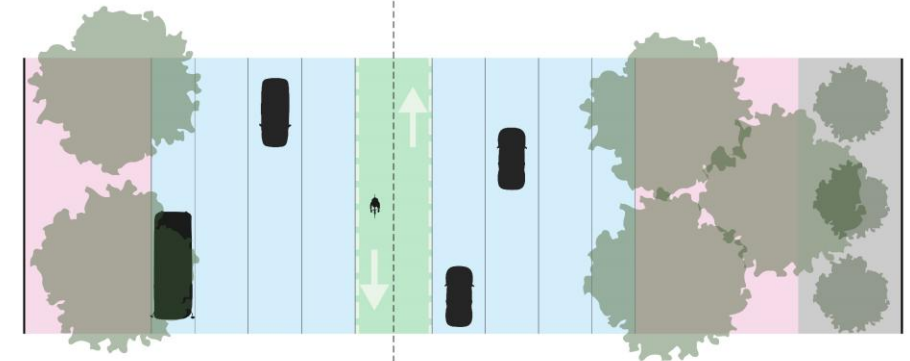
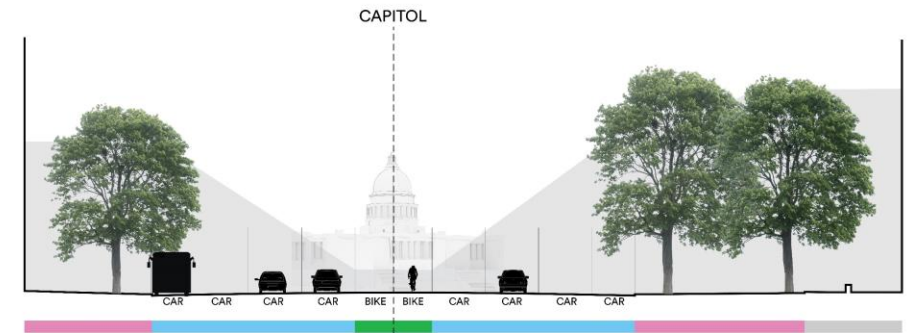
PENNSYLVANIA AVENUE

A New Plan for Pennsylvania Avenue

EXISTING PENNSYLVANIA AVENUE SECTIONS



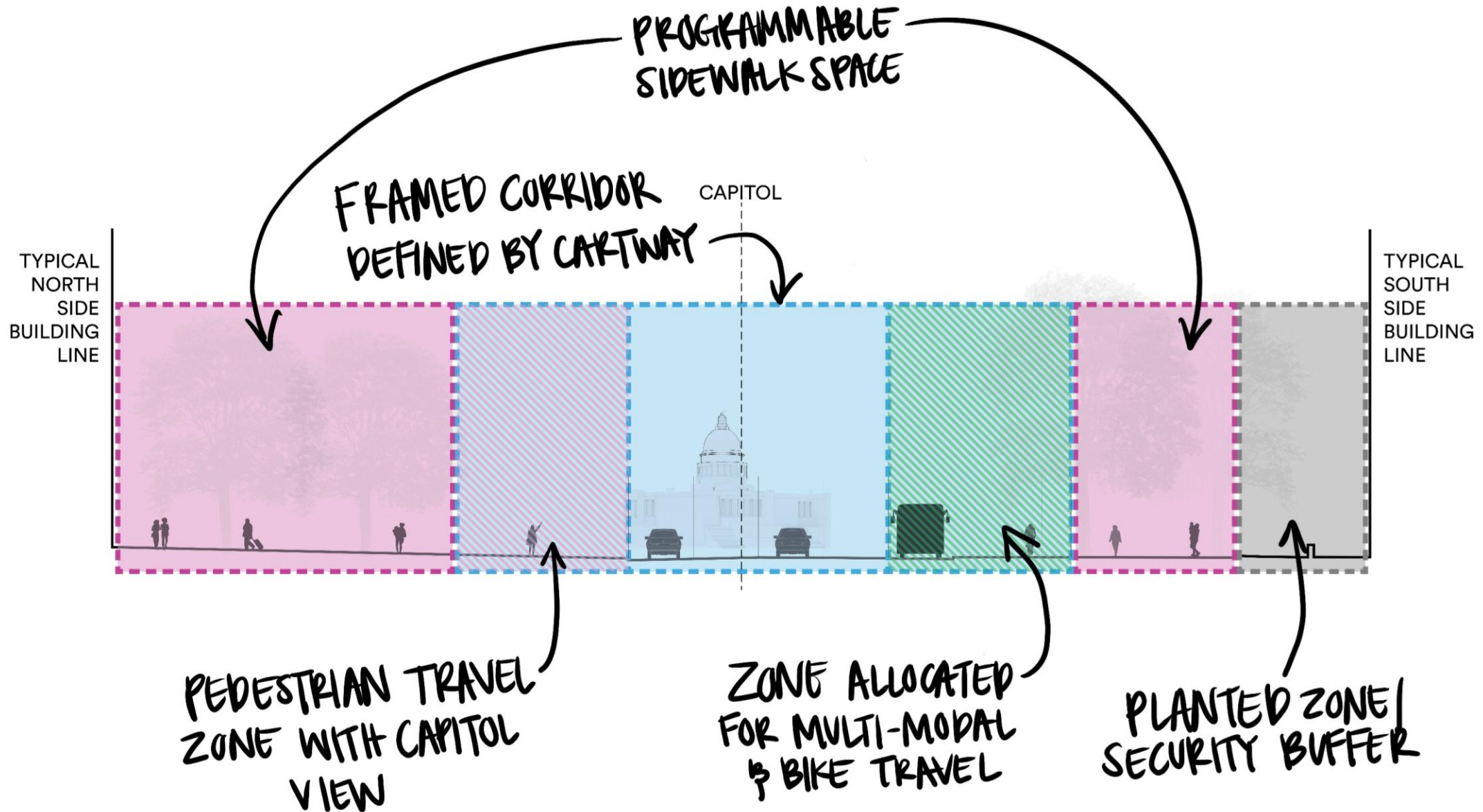
Typical Wide Block



Typical Narrow Block

- PEDESTRIAN / SIDEWALK / STORMWATER / ACTIVITIES ZONE
- BIKE LANE
- CARTWAY FOR VEHICLES
- EXISTING PLANTED AREA & SECURITY AT FEDERAL BUILDINGS

A New Plan for Pennsylvania Avenue



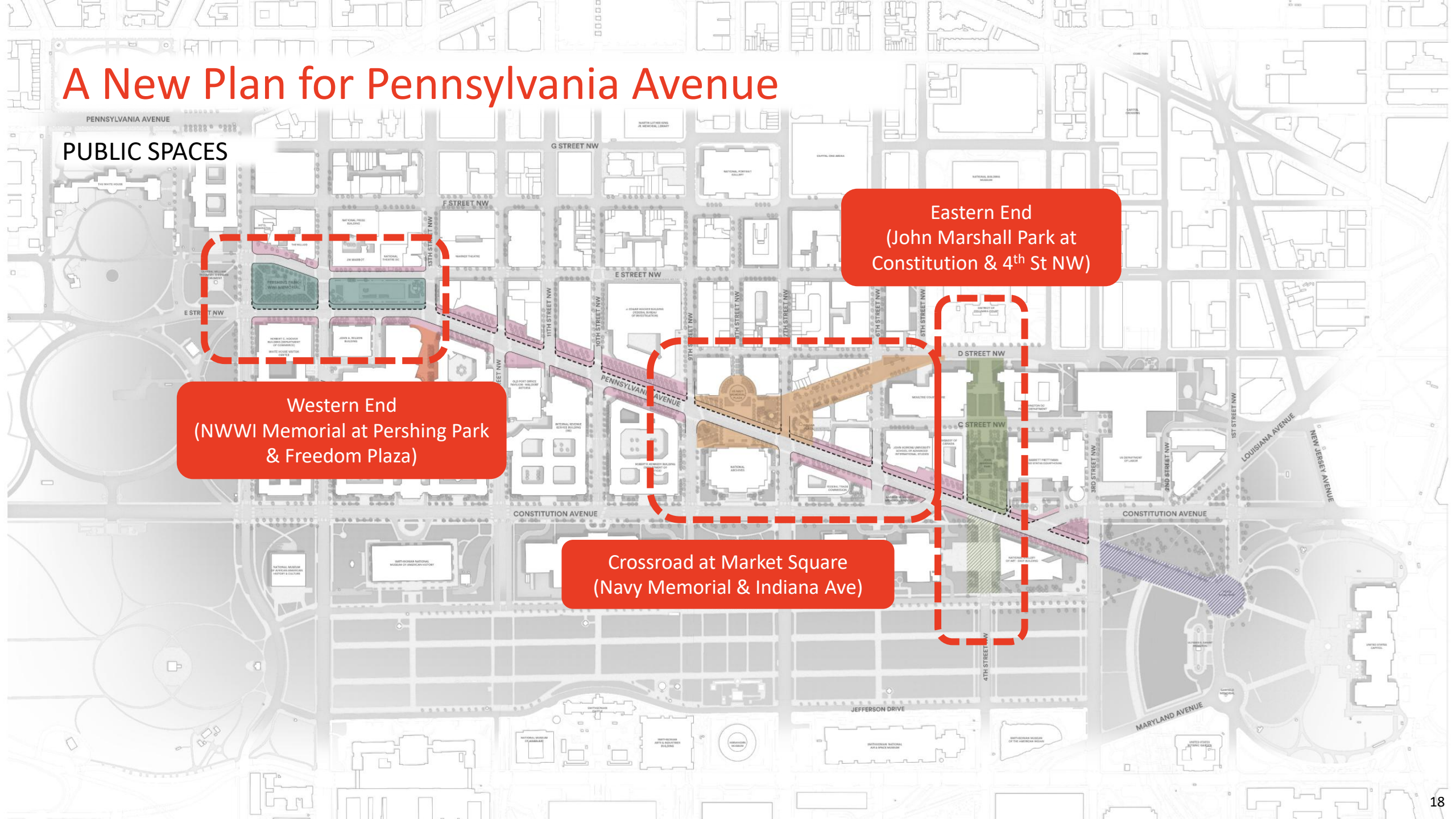
A New Plan for Pennsylvania Avenue

PUBLIC SPACES

Western End
(NWWI Memorial at Pershing Park
& Freedom Plaza)

Eastern End
(John Marshall Park at
Constitution & 4th St NW)

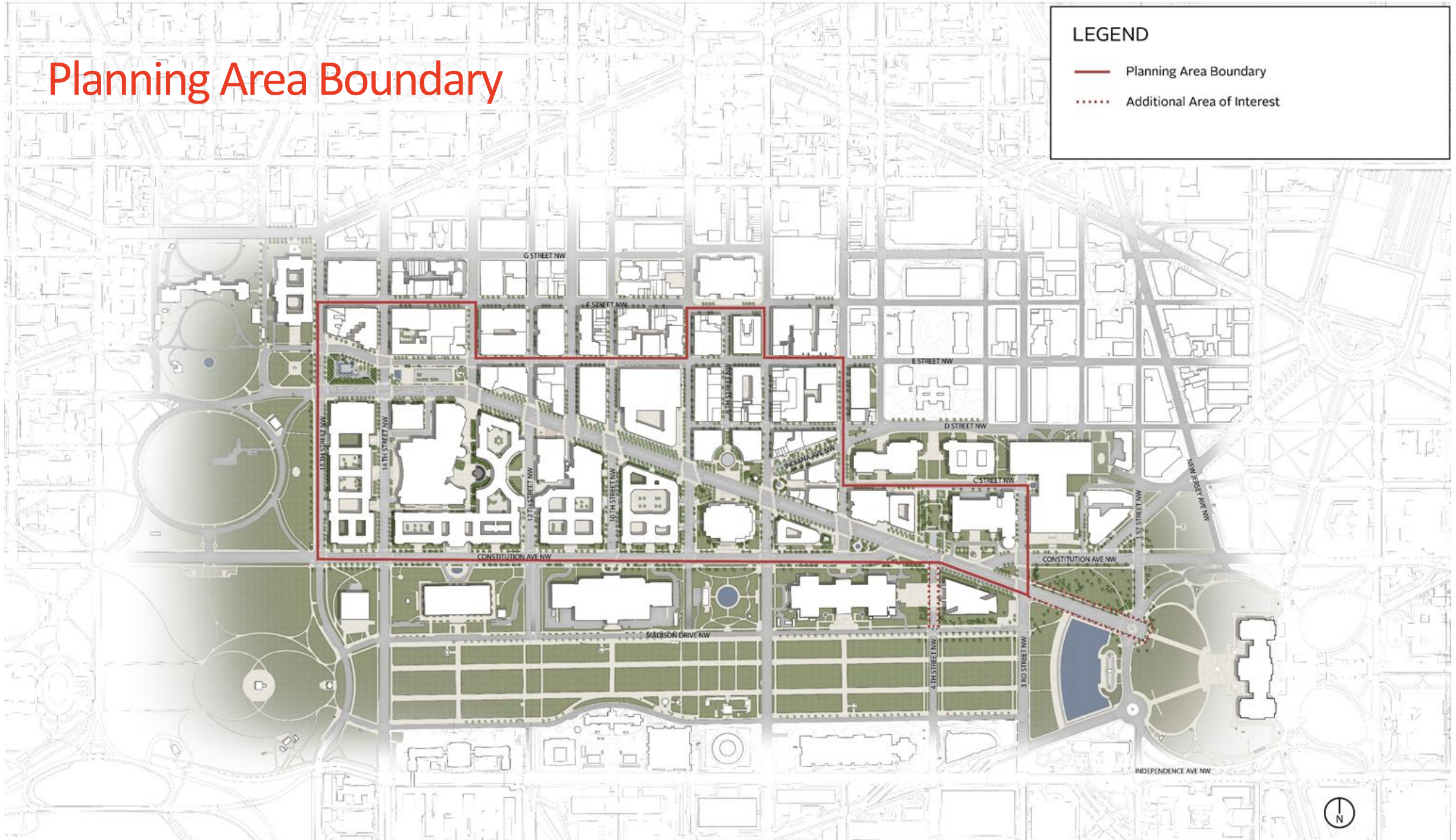
Crossroad at Market Square
(Navy Memorial & Indiana Ave)



Planning Area Boundary

LEGEND

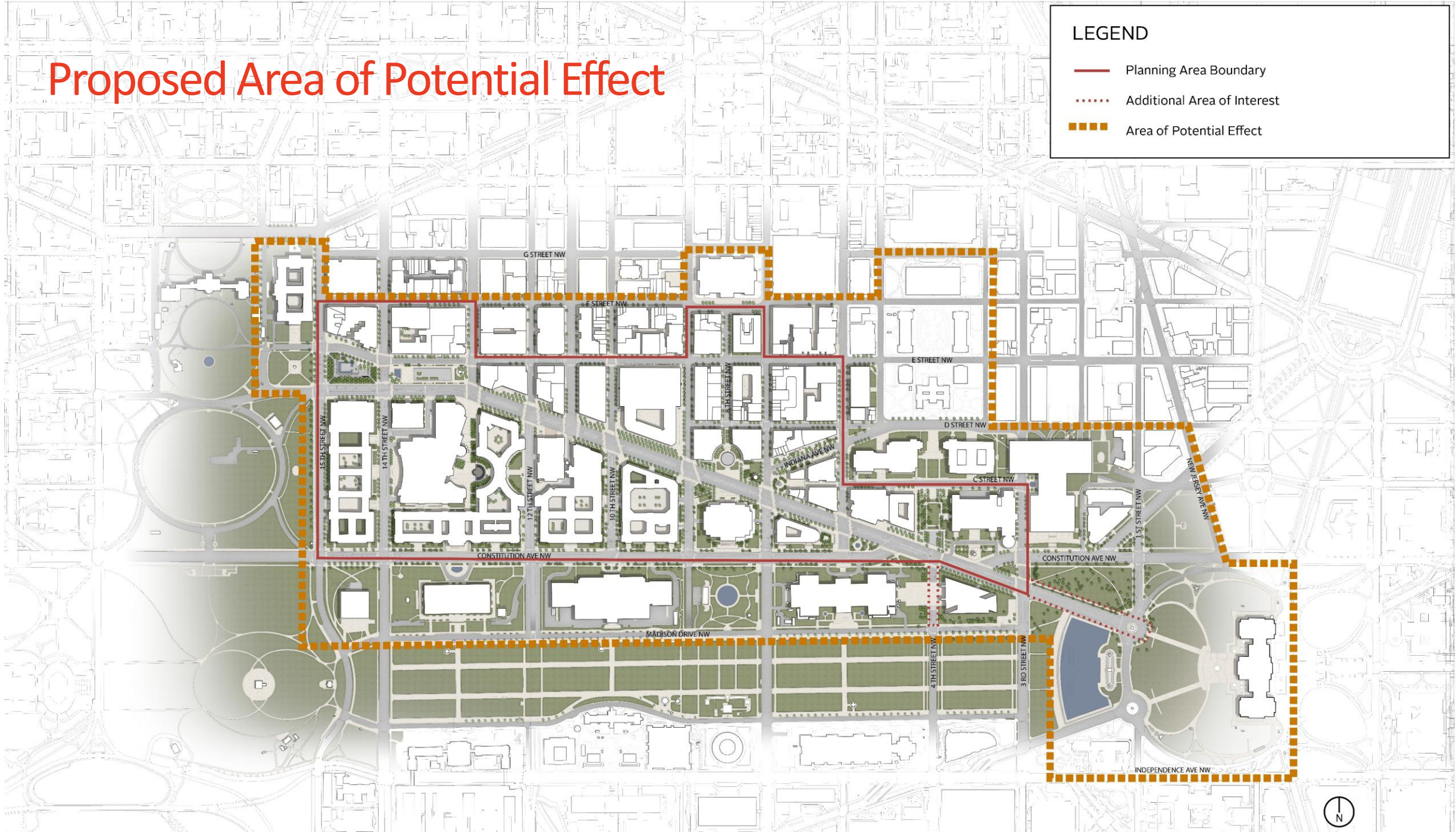
- Planning Area Boundary
- Additional Area of Interest



Proposed Area of Potential Effect

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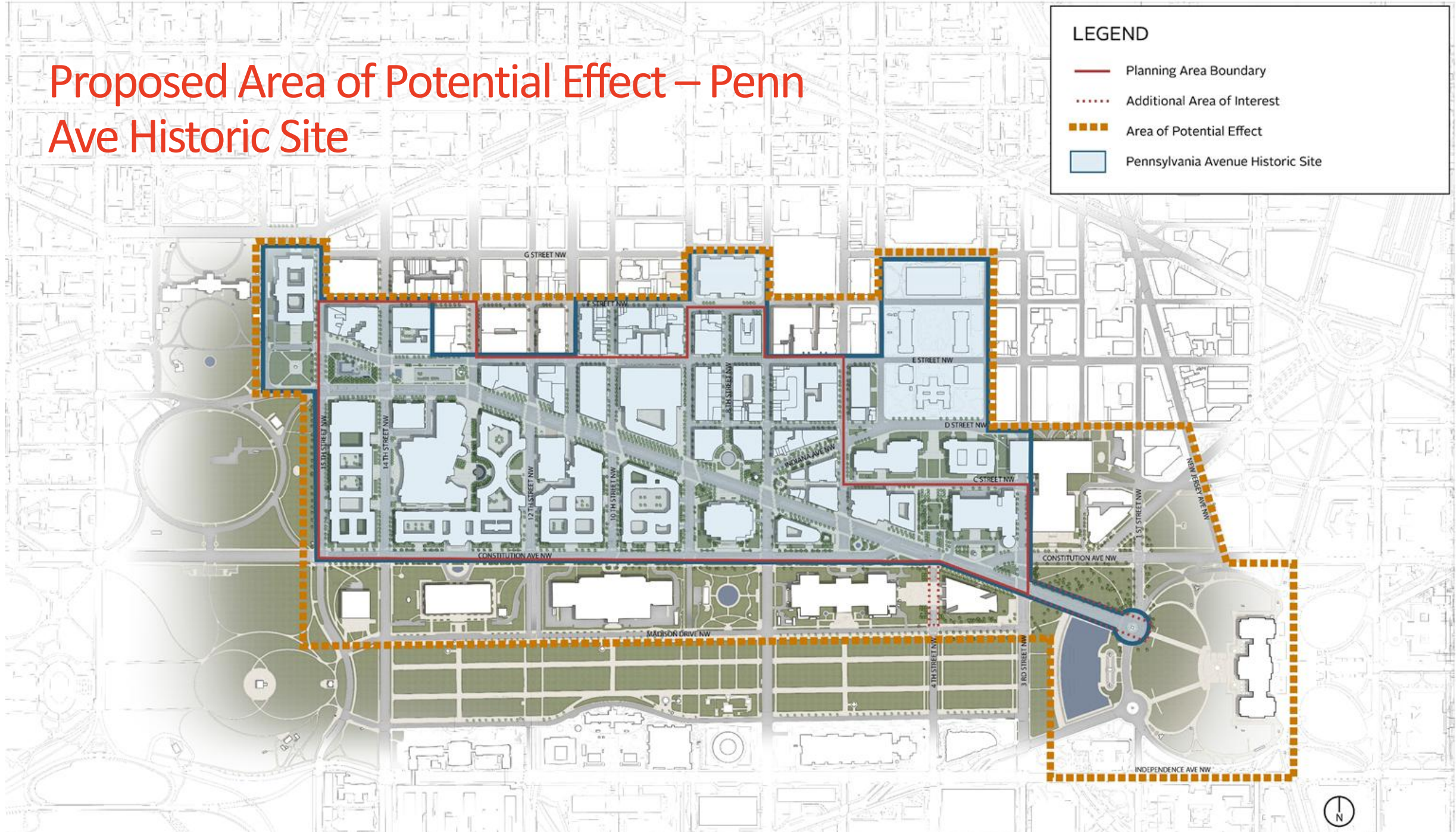
- Planning Area Boundary
- Additional Area of Interest
- ▣ Area of Potential Effect



Proposed Area of Potential Effect – Penn Ave Historic Site

LEGEND

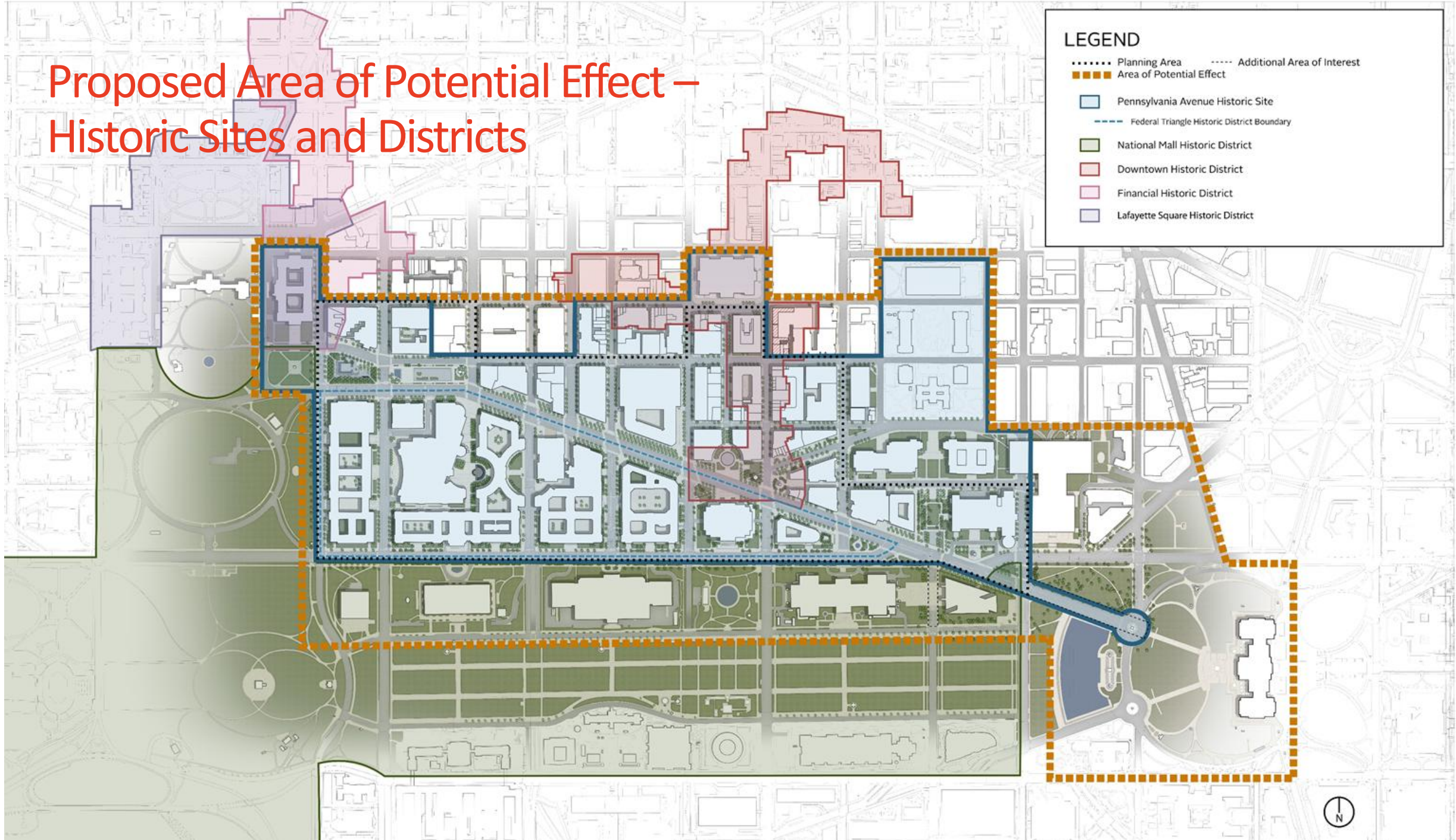
- Planning Area Boundary
- Additional Area of Interest
- Area of Potential Effect
- Pennsylvania Avenue Historic Site



Proposed Area of Potential Effect – Historic Sites and Districts

LEGEND

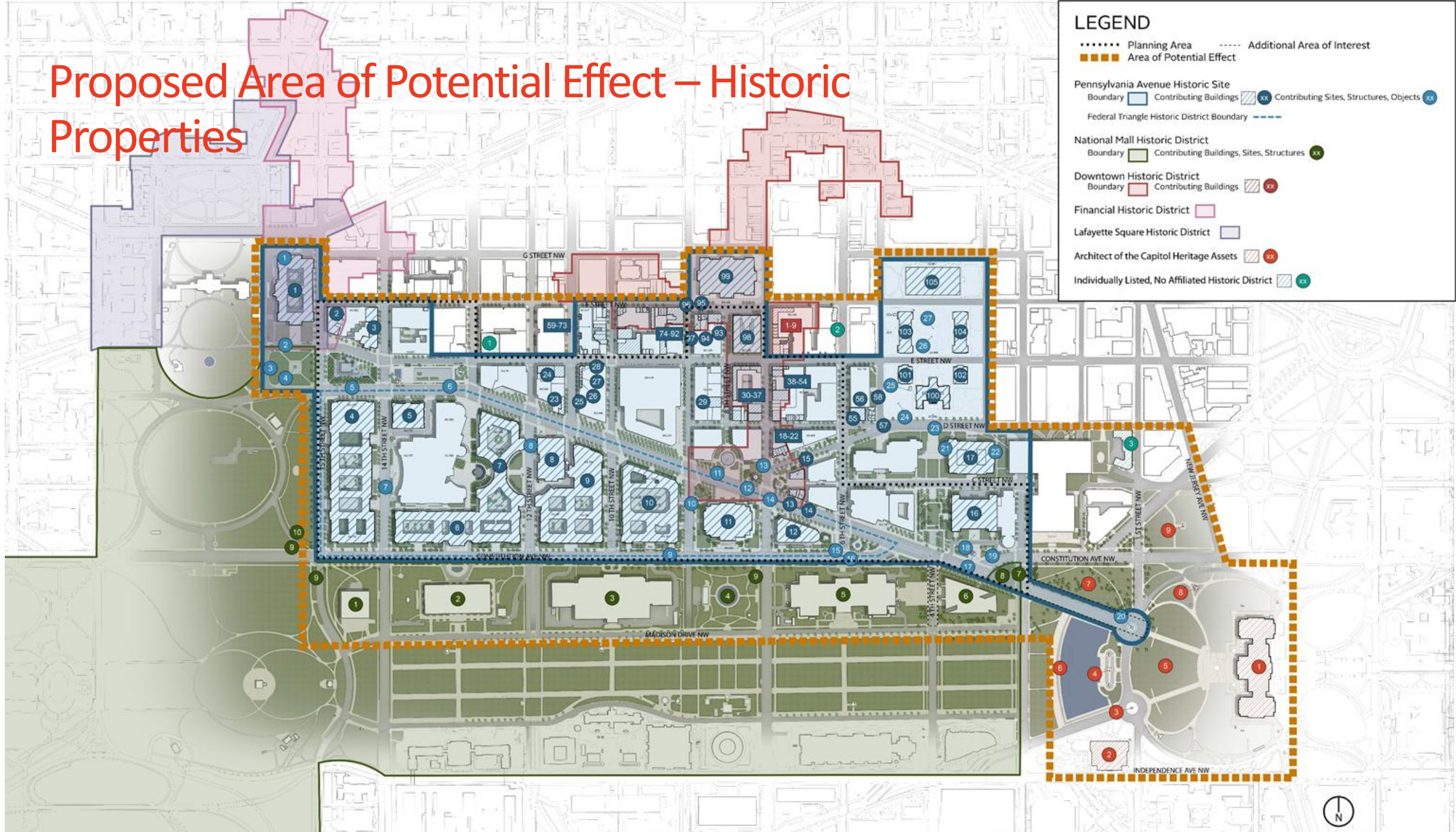
- Planning Area
- Additional Area of Interest
- Area of Potential Effect
- Pennsylvania Avenue Historic Site
- Federal Triangle Historic District Boundary
- National Mall Historic District
- Downtown Historic District
- Financial Historic District
- Lafayette Square Historic District



Proposed Area of Potential Effect – Historic Properties

LEGEND

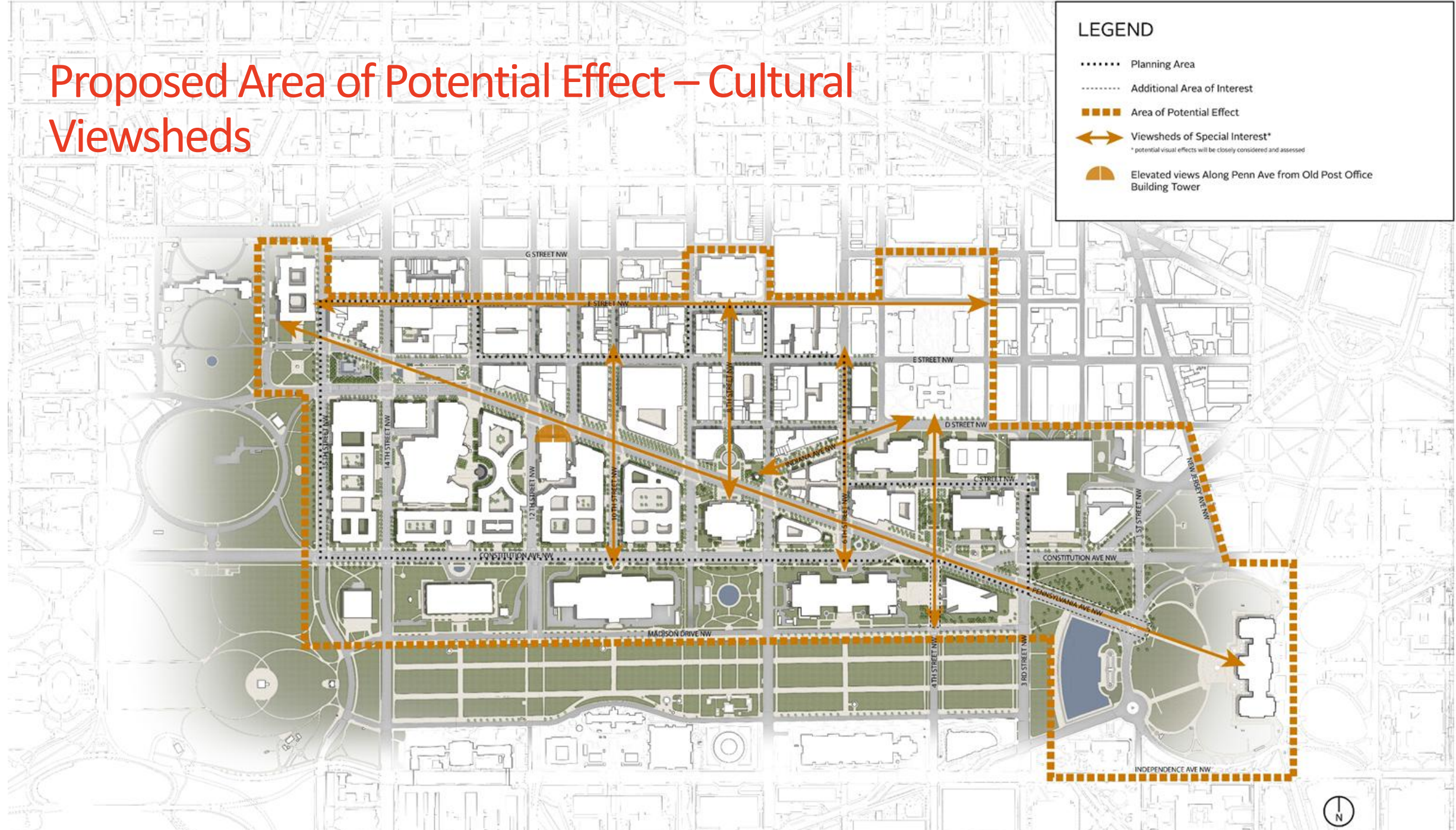
- Planning Area
 - Additional Area of Interest
 - Area of Potential Effect
- Pennsylvania Avenue Historic Site**
 Boundary [Blue outline] Contributing Buildings [Blue hatched] Contributing Sites, Structures, Objects [Blue circle with 'xx']
- Federal Triangle Historic District Boundary** [Blue dashed line]
- National Mall Historic District**
 Boundary [Green outline] Contributing Buildings, Sites, Structures [Green circle with 'xx']
- Downtown Historic District**
 Boundary [Red outline] Contributing Buildings [Red hatched] [Red circle with 'xx']
- Financial Historic District** [Pink outline]
- Lafayette Square Historic District** [Purple outline]
- Architect of the Capitol Heritage Assets** [Red hatched] [Red circle with 'xx']
- Individually Listed, No Affiliated Historic District** [Blue hatched] [Green circle with 'xx']



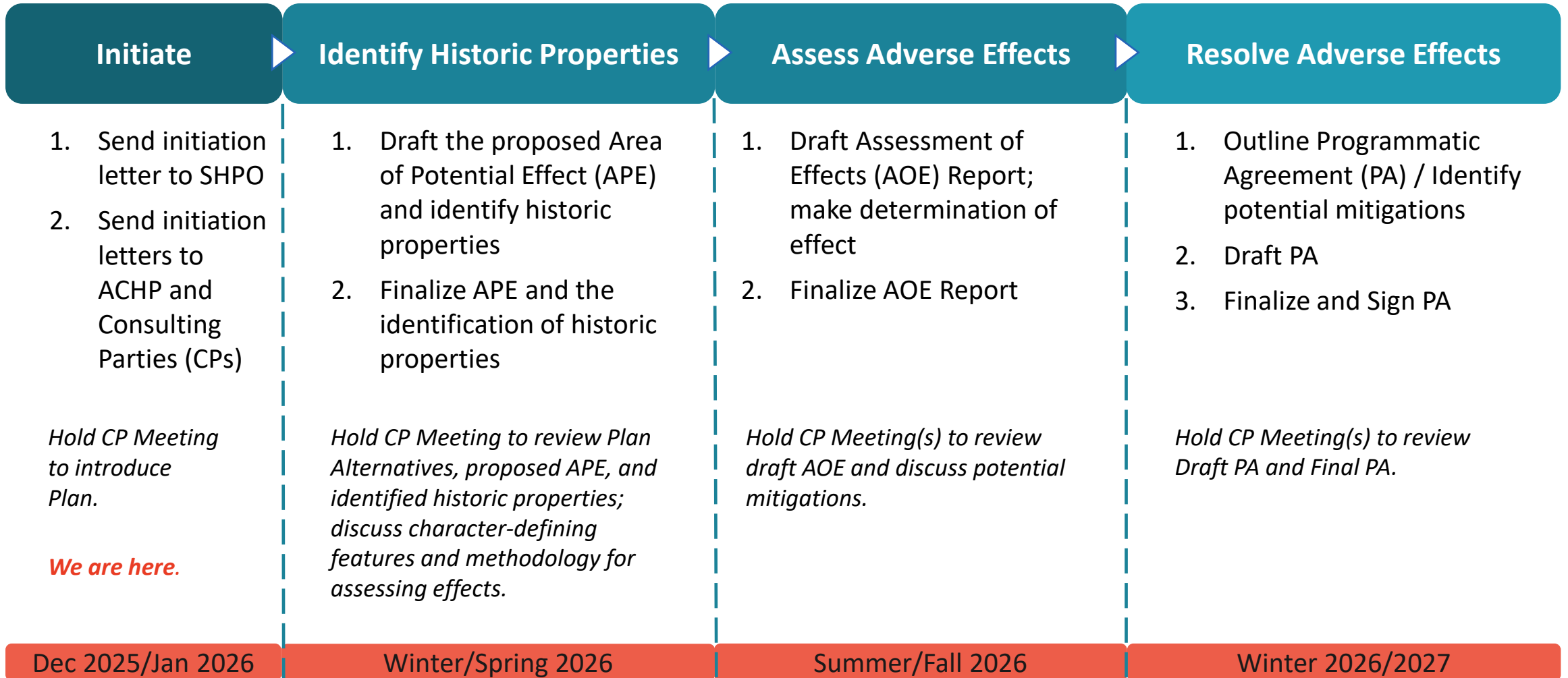
Proposed Area of Potential Effect – Cultural Viewsheds

LEGEND

- Planning Area
- Additional Area of Interest
- ▣ Area of Potential Effect
- ↔ Viewsheds of Special Interest*
* potential visual effects will be closely considered and assessed
- ☀ Elevated views Along Penn Ave from Old Post Office Building Tower



Section 106 Process



Questions or Comments

Lee Webb, Federal Preservation Officer

Lee.webb@ncpc.gov

Thank you for your participation in this important process.