

**Final Square Guidelines  
Squares 378 / 379  
935 Pennsylvania Avenue, NW**

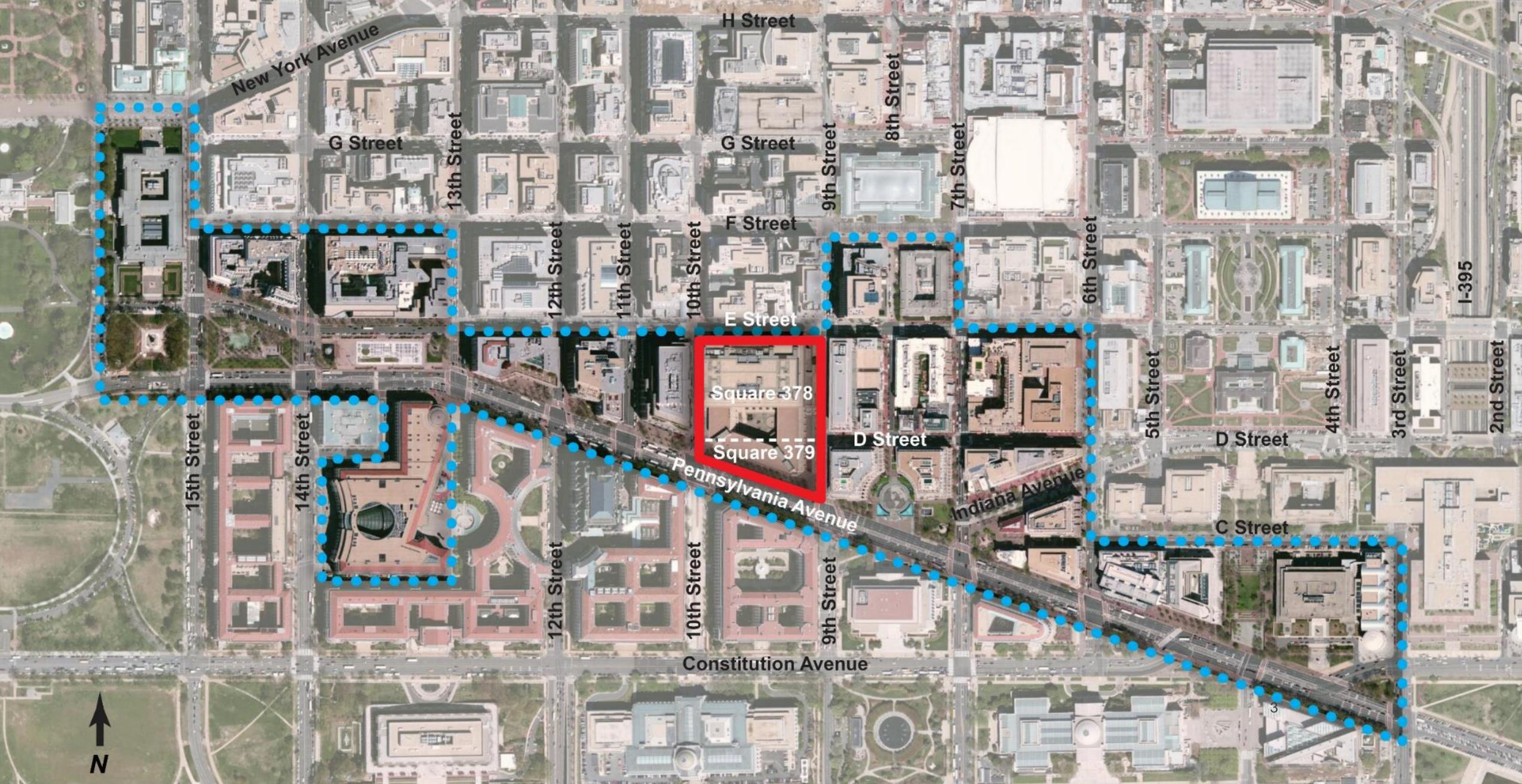
**Project Number P7713**

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**National Capital Planning Commission**

**Approve the Final Square Guidelines  
and Transmit to the General Services Administration**





**LEGEND**

..... PADC BOUNDARY

———— FBI SITE

# Today's Presentation

## Review the Commission's October 6, 2016 actions

- Highlight key issues

## Proposed Final Square Guidelines

- Review changes to guidelines

## On October 6, 2016, the Commission:

**APPROVED** the draft Square Guidelines below for Squares 378 and 379 in accordance with 40 U.S.C. §6702 and the Memorandum of Agreement, § V, 61 FED. REG.41789 (August 12, 1996), and transmitted this action to the GSA under Section V of the 1996 Memorandum of Agreement.

### Square Guidelines

Development Goals (*Section D*)

Coordinated Planning Area (*Section E.1*)

Development Parcels (*Section E.2*)

Uses (*Section E.3*)

Streets (*Section E.4*)

Curb Cuts (*Section E.5*)

Off-Street Parking and Loading (*Section E.6*)

Site and Building Design (*Section E.7*)

Sidewalks and Open Spaces (*Section E.8*)

Gross Floor Area of Development (*Section E.9*)

Build-to line and Building Restriction Line (*Section E.10*)

Height of Development (*Section E.11*)

Roof Structures (*Section E.12.*)

Subsurface Restrictions (*Section E.13*)

Signage and Lighting (*Section E.14*)

Special Design Consideration (*Section E.15*)

Historic Preservation (*Section E.16*)

Phasing of Development (*Section E.17*)

**DIRECTED** release the Commission-approved draft Square Guidelines for a 30-day public comment period.

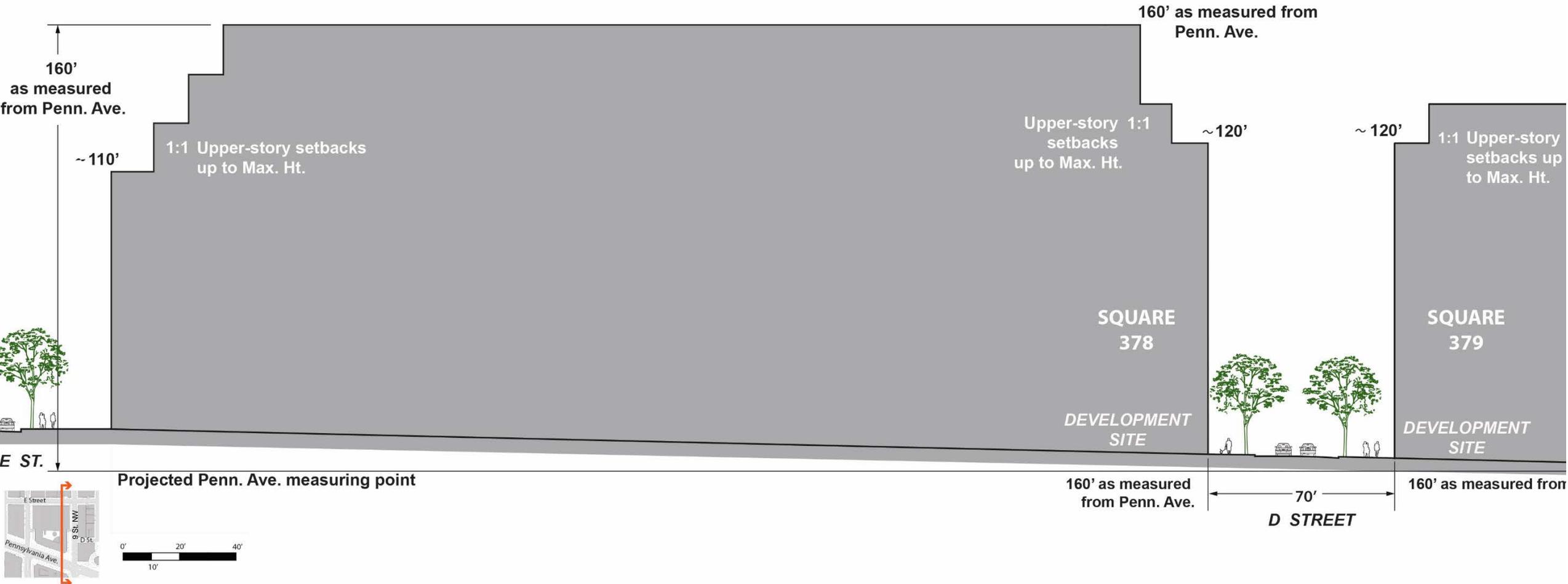
## Summary of Proposed Guidelines:

- Allow high density mixed-use development including a maximum allowable height of 160 feet on Square 378.
- Maintain the public realm, landscape, and vista that elevates Pennsylvania Avenue above other streets and avenues in the District.
- Provide guidance regarding circulation on the site without being overly prescriptive.
- Encourages contemporary urban design practices that respect the historic and neighboring contexts.



## Approved Square 378 Building Envelope

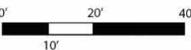
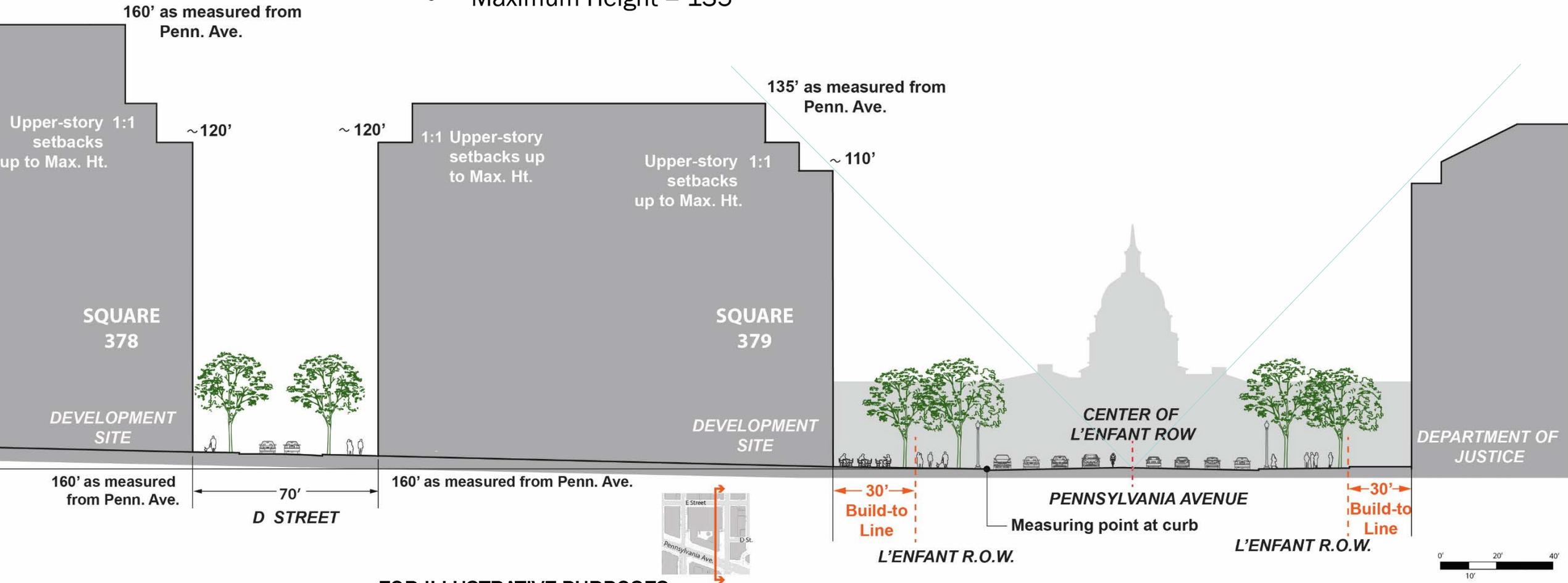
- Build-to Line = Property line
- Initial Height = 110' measured from highest point along the curb of E Street
- Upper-story setback = 1:1
- Maximum Height = 160' as measured from Penn Ave.



FOR ILLUSTRATIVE PURPOSES

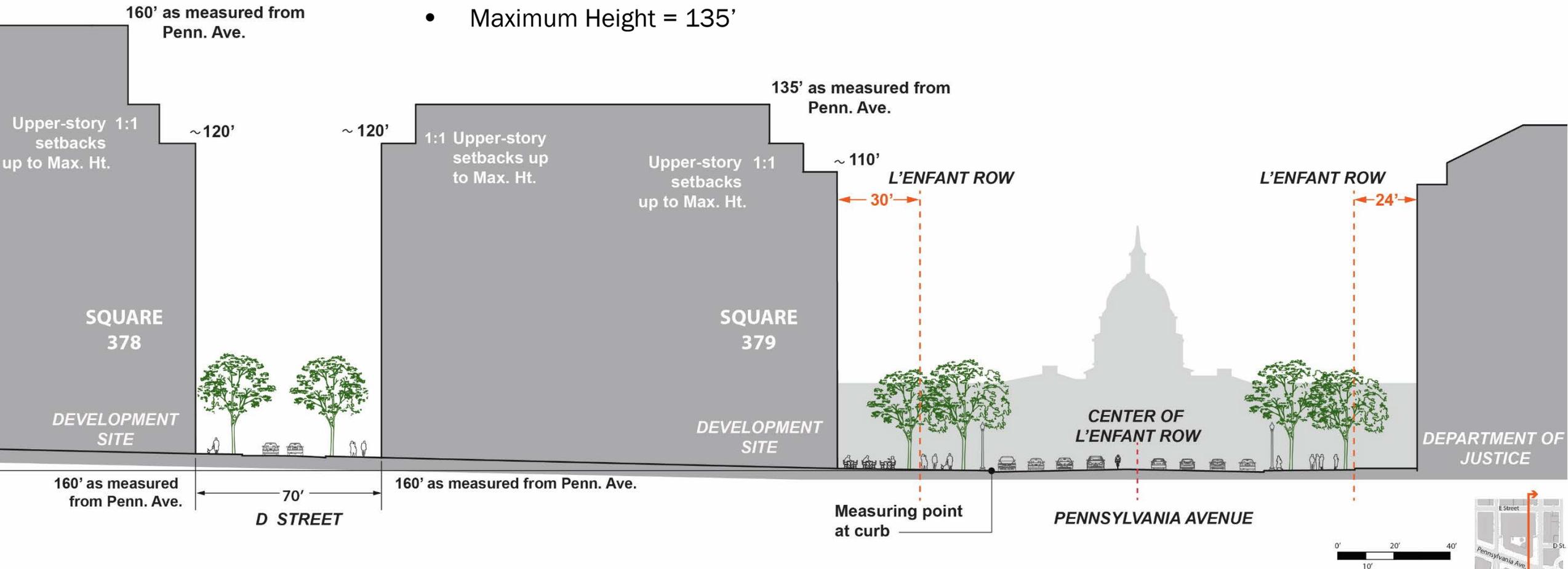
## Approved Square 379 Building Envelope

- Build-to Line = 30' from the property line (historic L'Enfant ROW)
- Initial Height on the Avenue = 110'
- Initial Height on D Street = 120'
- Upper-story setback = 1:1
- Maximum Height = 135'

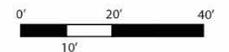


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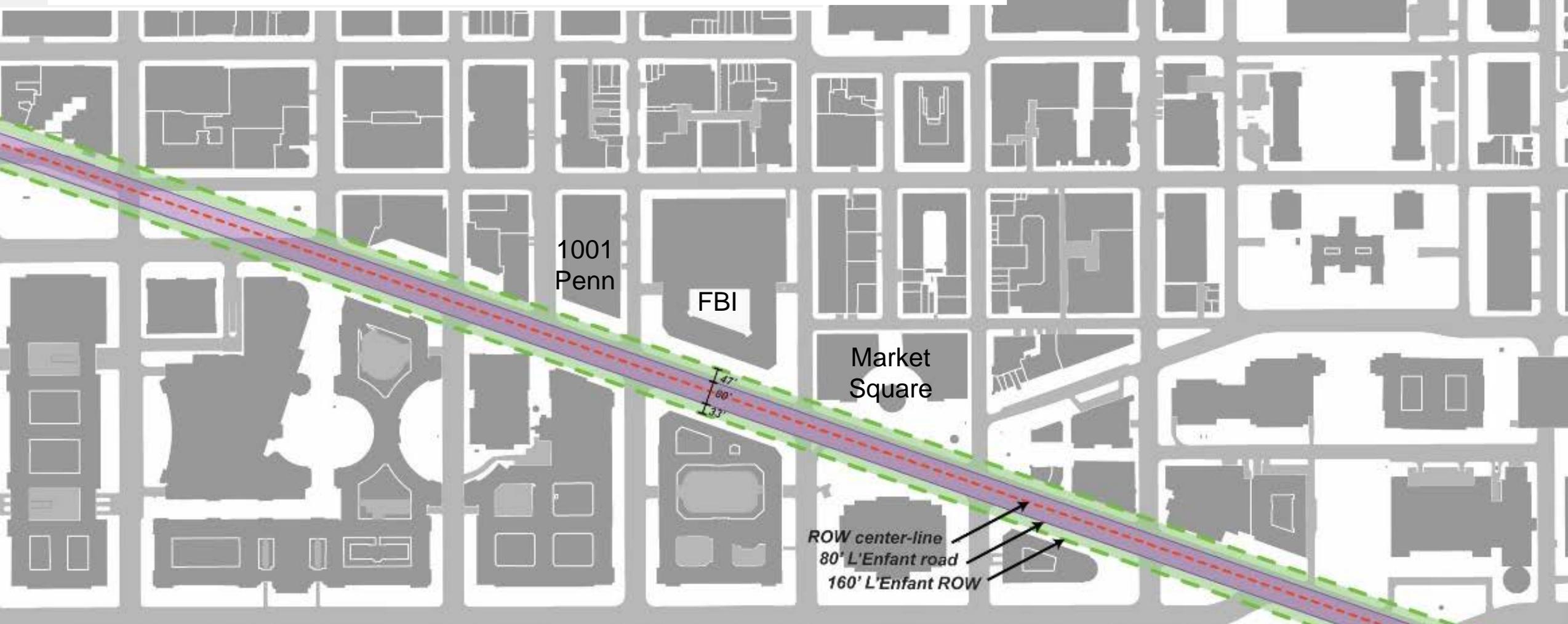


FOR ILLUSTRATIVE PURPOSES





PENNSYLVANIA AVENUE | CARTWAY SPACE REALLOCATION



- L'Enfant Cartway (80' wide)
- L'Enfant ROW (160' wide)
- ROW center-line

# Pennsylvania Avenue Initiative

Currently, the following studies are underway:

- High level Market Study
- Urban Design Analysis
- Transportation Study (Traffic + Pedestrian Capacity)

These studies will inform:

- Near and long-term objectives and strategies to improve the economic and physical conditions of the Avenue; and
- How to update the 1974 Plan.



# Proposed Final Square Guidelines:

## Square Guidelines

Development Goals (*Section D*)

Coordinated Planning Area (*Section E.1*)

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Phasing of Development (*Section E.17*)

## Minor revisions

- Improve clarity, organization, and grammar;
- Correct omissions and errors and address consistency issues; and
- Reduce redundancy.

Eight of these, while not substantively changed, read differently than the October 6 approved Guidelines.

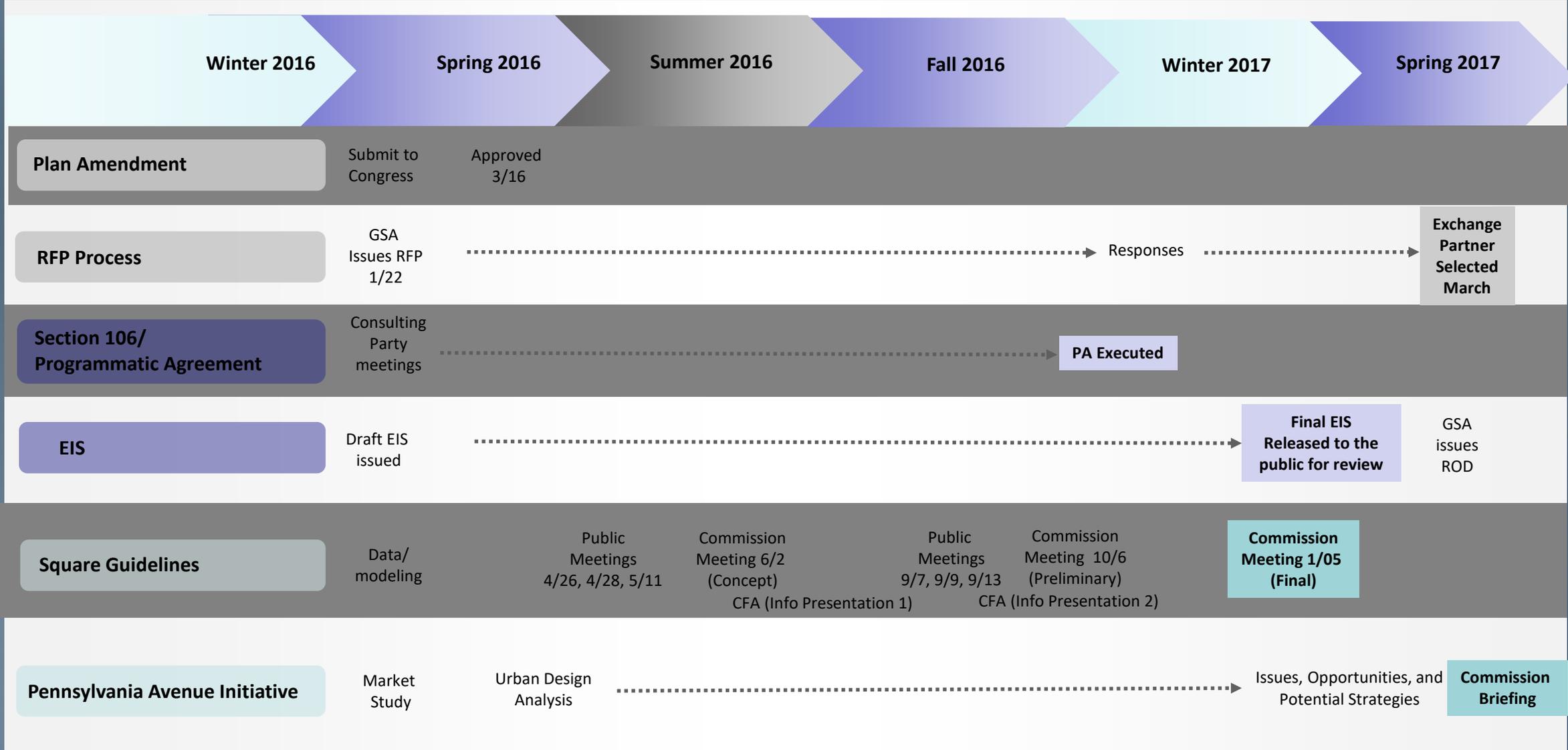
1. Section A (*Introduction/ Background*)
2. Section B (*Regulatory System*)
3. E.3.c.1. (*Rooftop Uses*)
4. E.9.a. (*Gross Floor Area of Development*)
5. E.10.d - e. (*Build-to Lines and Restriction Lines/ Bay Window provision*)
6. E.11.a - c. (*Height of Development on Sq. 379 and Sq. 378*)
7. E.12.a - b. (*Roof Structures; Penthouses/Elevator Override; setback from Pennsylvania Avenue*)
8. E.13.a. - b. (*Subsurface Restrictions*)
9. E.14.c - e. (*Signage*)
10. E.15.f. - i. (*Special Design Considerations*)

## Two Substantive Additions

**Section B (Regulatory System):** Development projects on Squares 378 and 379 shall be subject to review and approval by the District of Columbia Zoning Commission pursuant to Title 11 DCMR, Subtitle I, § 701.

**E.15.g (Special Design Considerations):** The development team shall work closely with the regulatory agencies when addressing the following critical design elements: stormwater management integrated into the building and landscape design.

# Overview of Related Activities in 2016/2017



The Executive Director Recommends:

The Commission:

- **Approve** the Square Guidelines for Squares 378 and 379 in accordance with 40 U.S.C. §6702 and the 1996 Memorandum of Agreement, § V, 61 FED. REG.41789 (August 12, 1996), and transmit the final action to the GSA under Section V of the 1996 Memorandum of Agreement.
- **Notes** that two substantive revisions were made to the Square Guidelines since the Commission's preliminary approval on October 6, 2016:
  - Section B (Regulatory System): *Development projects on Squares 378 and 379 shall be subject to review and approval by the District of Columbia Zoning Commission pursuant to Title 11 DCMR, Subtitle I, § 701.* This adds a provision requiring District of Columbia Zoning Commission design review of future site redevelopment proposals.
  - E.15.g (Special Design Considerations): *The development team shall work closely with the regulatory agencies when addressing the following critical design elements: Stormwater management integrated into the building and landscape design.* This adds a provision that the developer should work closely with regulatory agencies regarding stormwater design and management.

Continued:

The Commission:

- **Notes** that minor revisions were also made to improve clarity, organization, and grammar; correct omissions and errors; address consistency issues; and reduce redundancy, if it was clear that the edit would not change the meaning of the Guideline. Eight of these minor revisions are called out because they read differently than the October 6 approved Guidelines.
  1. Section A (*Introduction/ Background*)
  2. Section B (*Regulatory System*)
  3. E.3.c.1. (*Rooftop Uses*)
  4. E.9.a. (*Gross Floor Area of Development*)
  5. E.10.d - e. (*Build-to Lines and Restriction Lines/ Bay Window provision*)
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