

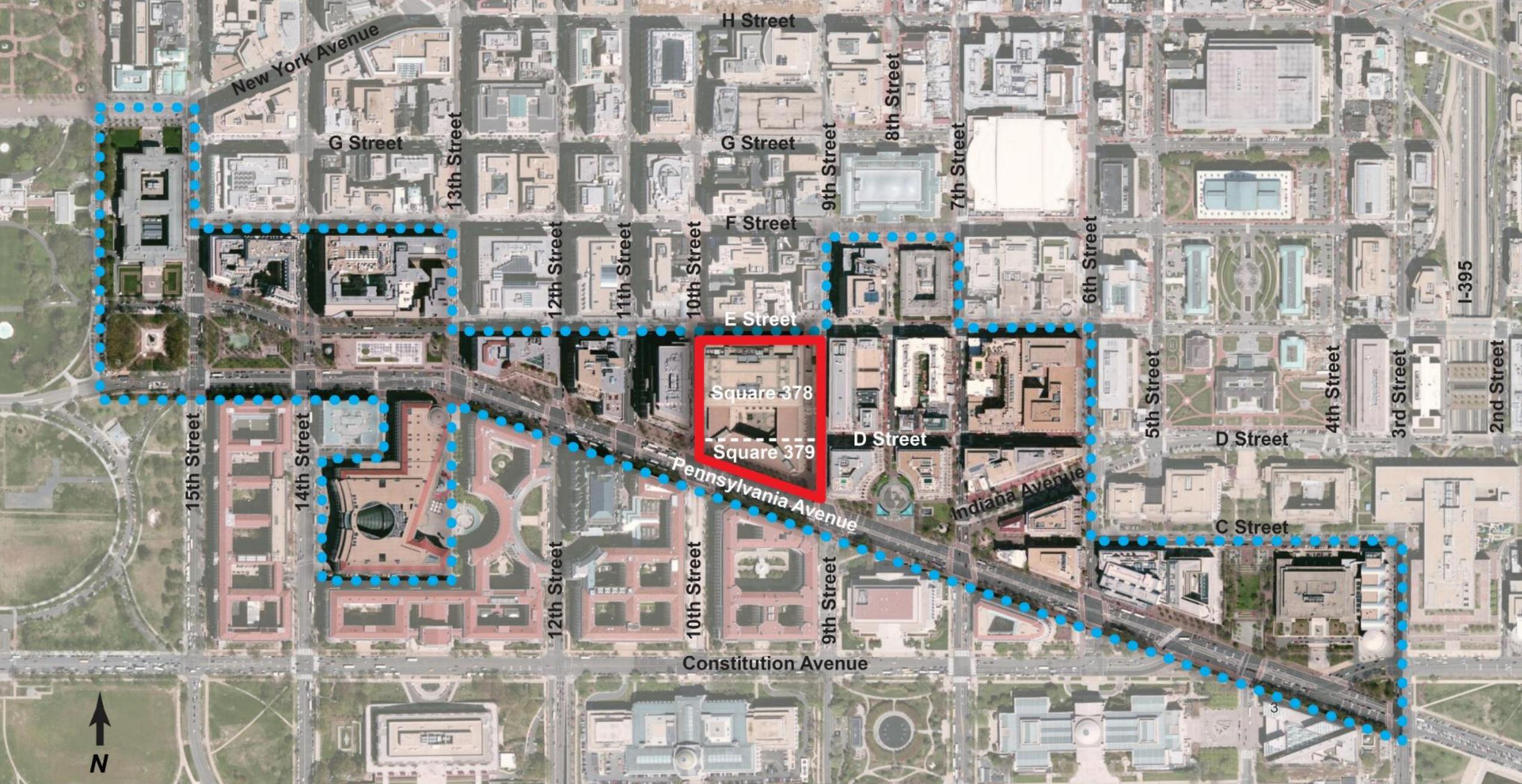
**Draft Square Guidelines
Squares 378 / 379
935 Pennsylvania Avenue, NW**

Project Number P7713

National Capital Planning Commission

Preliminary for transmittal to GSA





LEGEND

..... PADC BOUNDARY

———— FBI SITE



North side Pennsylvania Ave between 9th & 10th Streets

Today's Presentation

**Part 1: Square Guidelines Purpose and
Development Review Process**

Part 2: Evolution of Pennsylvania Avenue

Part 3: Build-to Line Analysis

Part 4: Building Height Analysis

Part 5: Draft Square Guidelines Overview

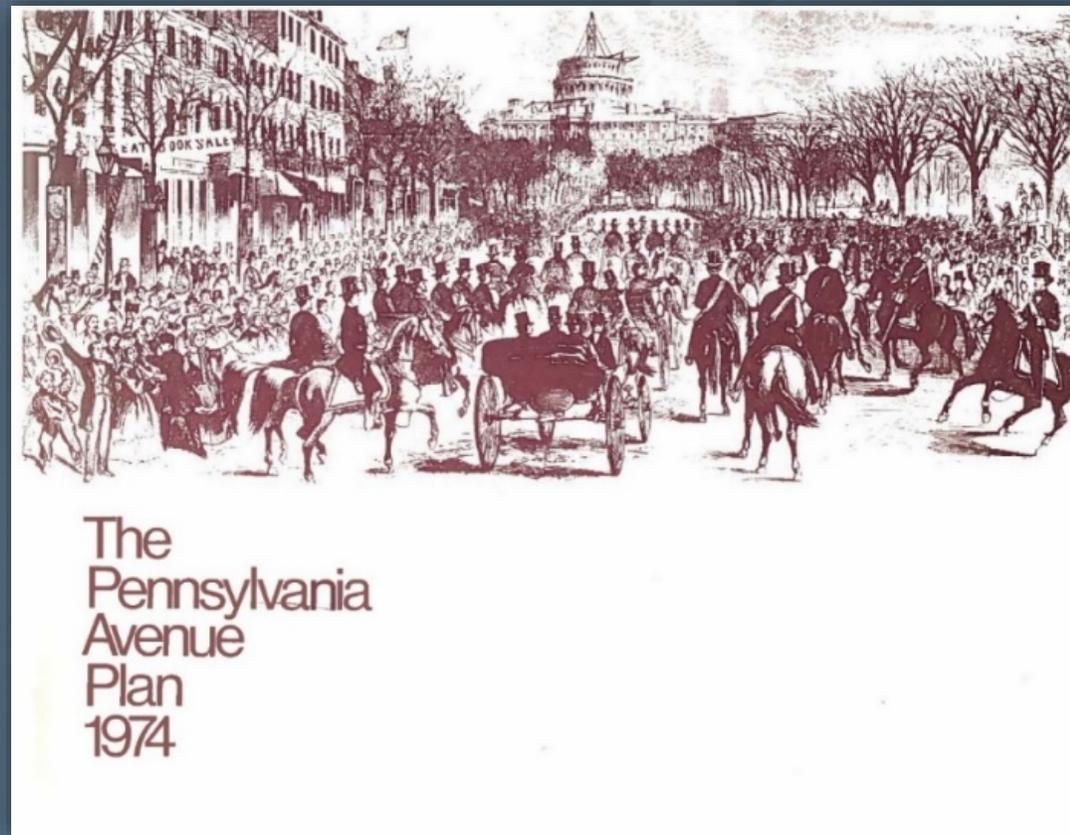
Part 1

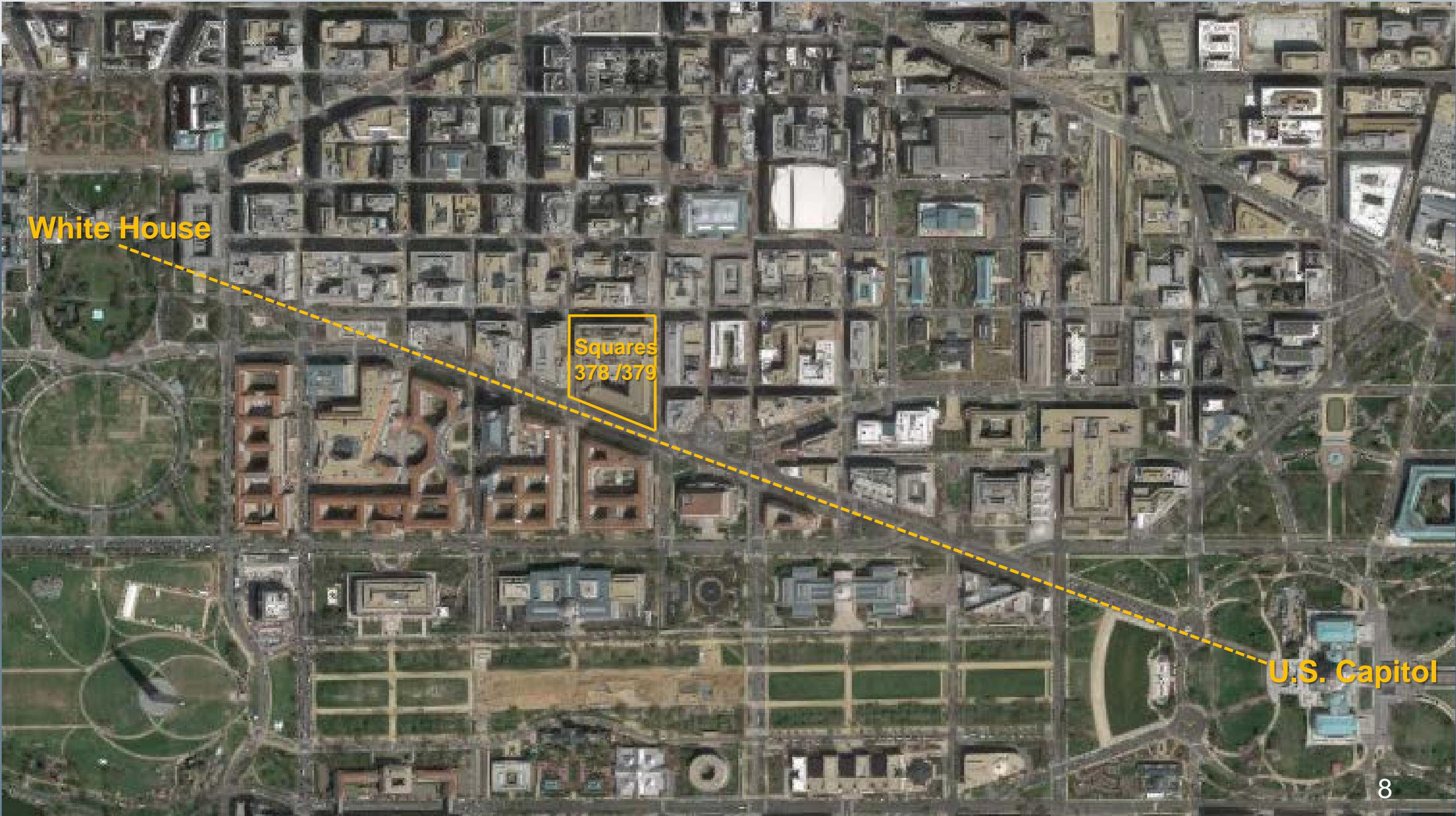
Square Guidelines Purpose and Development Review Process

The Pennsylvania Avenue Development Corporation (PADC)

Key Planning Documents

- **1974 Plan** - Provides a conceptual planning and development framework
- **General Guidelines** - Provides uniform standards for development
- **Square Guidelines** - Site specific detail guidance for each square (circulation, use mix, massing, setbacks, curb cuts, loading, etc.)





White House

Squares
378/379

U.S. Capitol

Summary of Proposed Guidelines:

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





11th Street, NW

10th Street, NW

6.6 acres

Pennsylvania Avenue, NW

9th Street, NW

E Street, NW

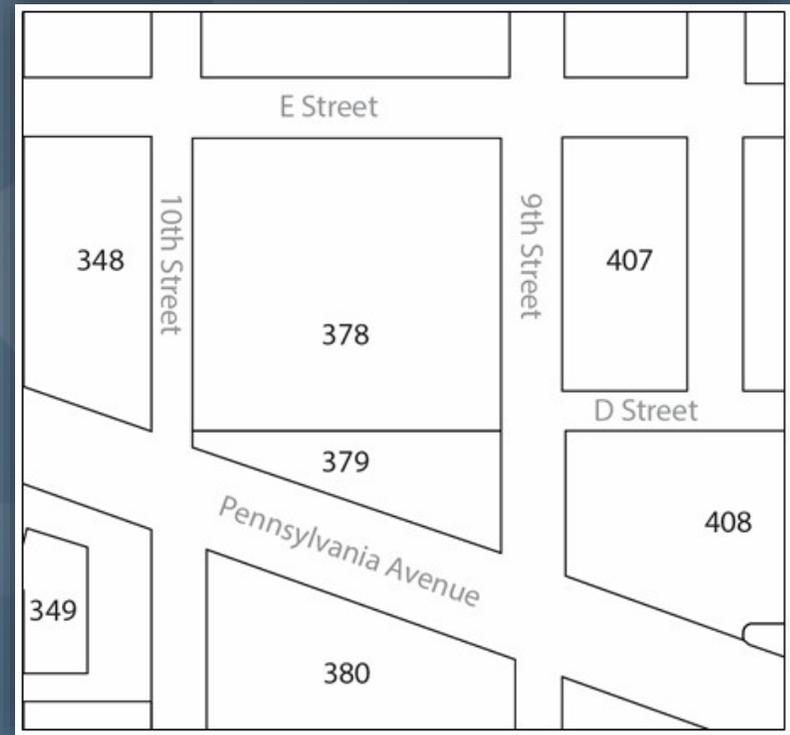
8th Street, NW

D Street, NW

7.6 acres
9 building/parcels
1 plaza

How are Square Guidelines Used in the Development Review Process?

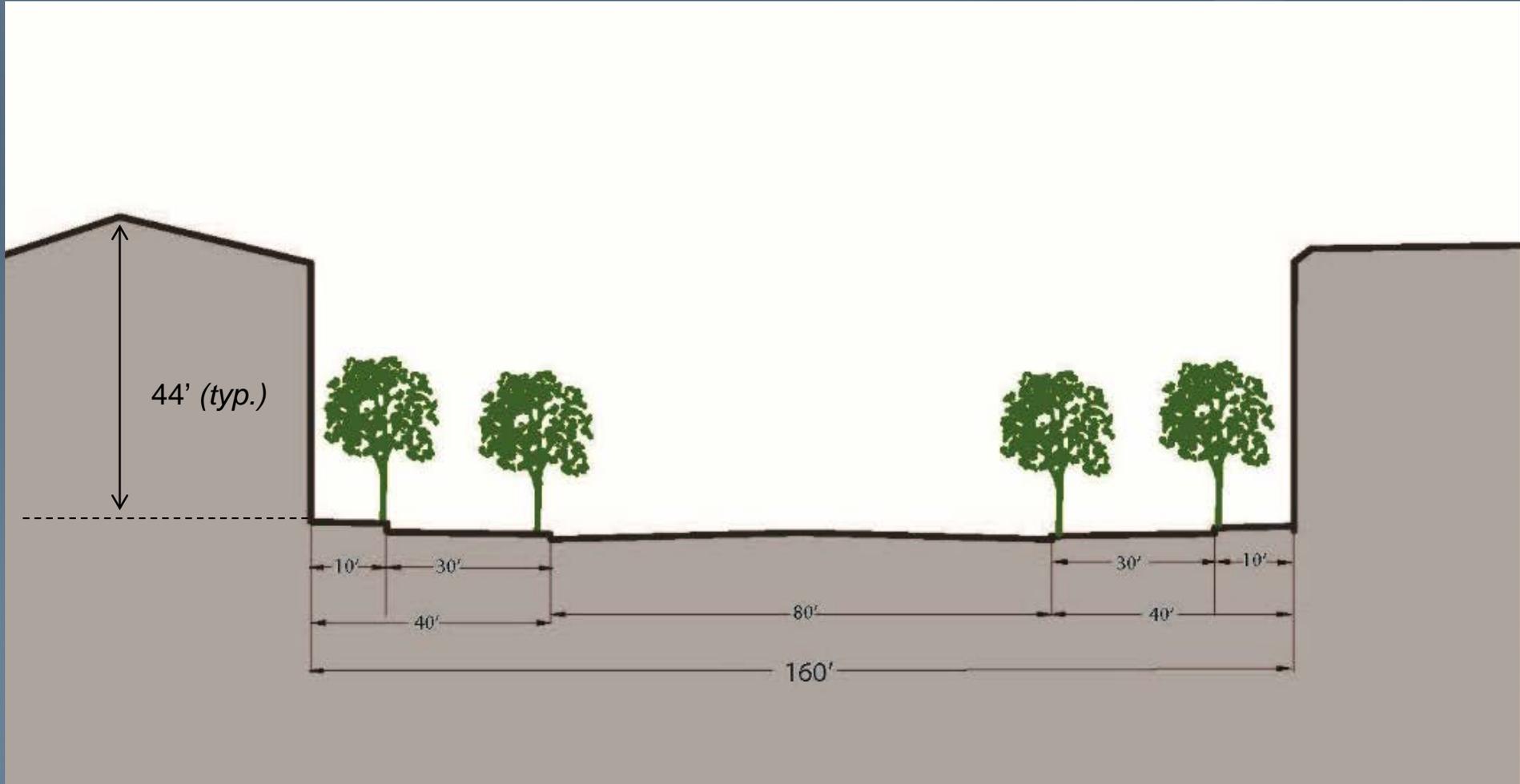
- Squares Guidelines are created for the site (either before or after the site becomes private. In this case, it will be before).
- Zoning applies to the site, but it must be consistent with the Square Guidelines.
- Historic Preservation Review Board and Commission of Fine Arts review processes still apply.
- Before a building permit is issued, NCPC and GSA review the development plan for consistency with the Square Guidelines.



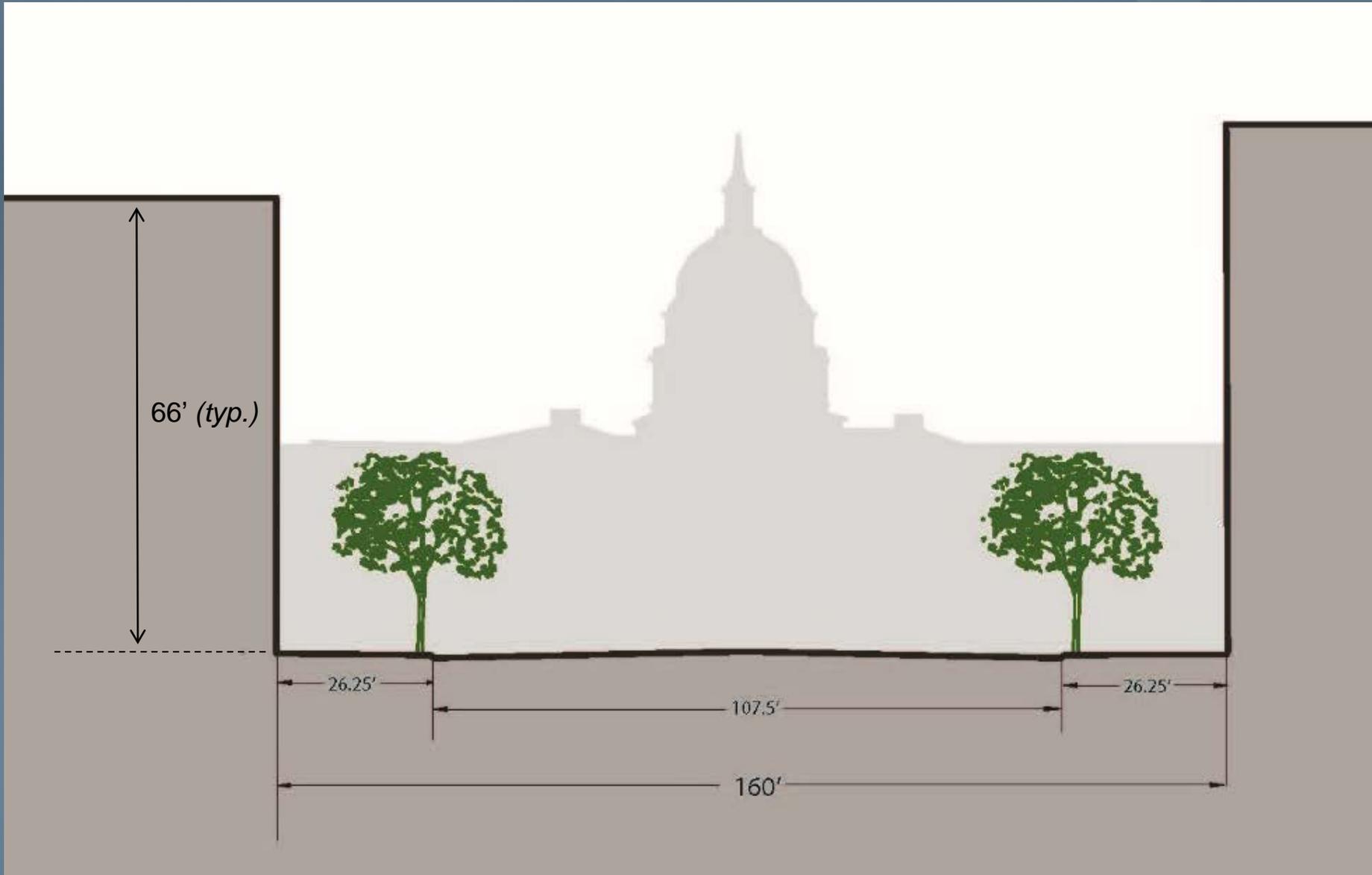
Part 2

Evolution of Pennsylvania Avenue

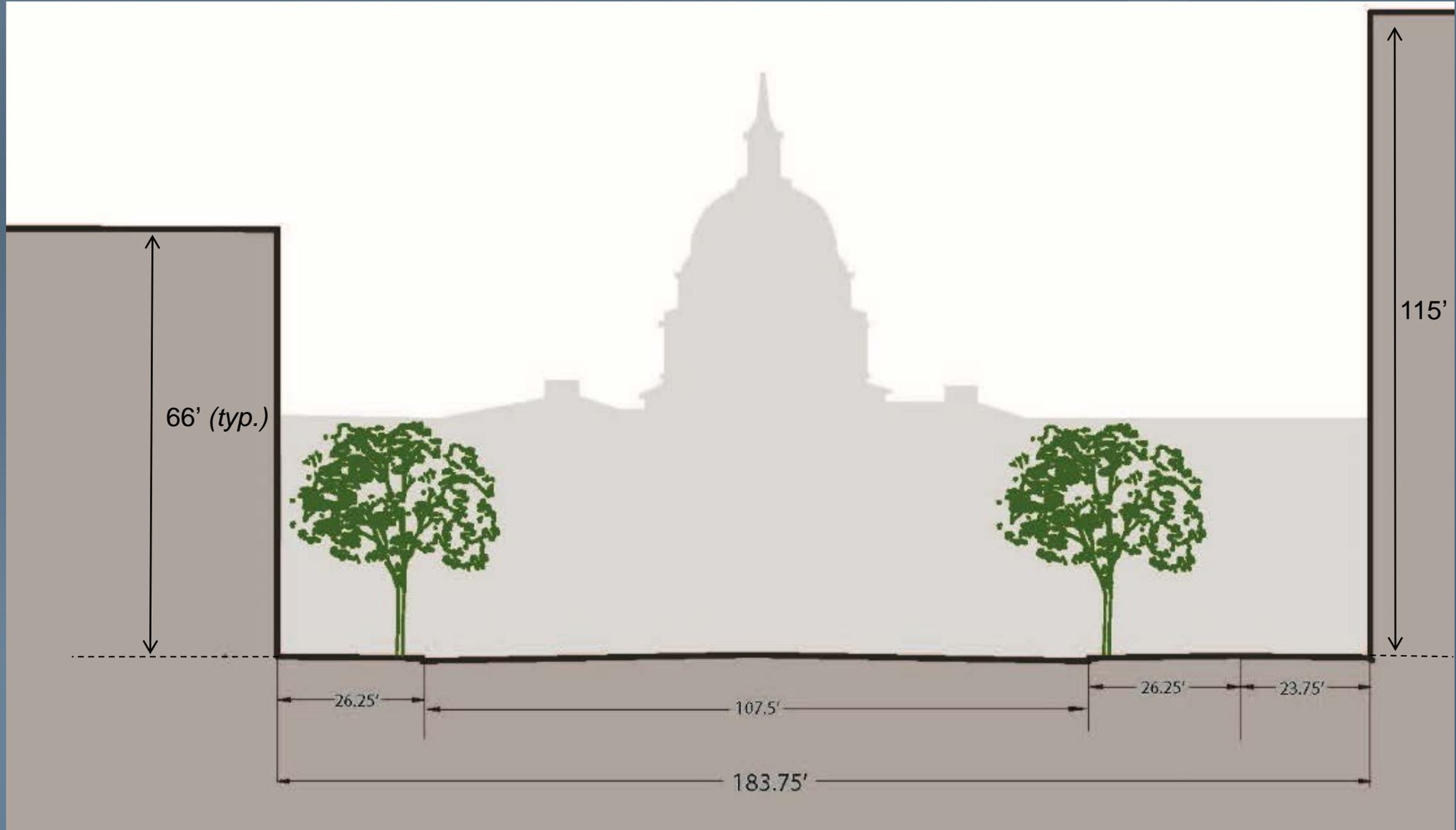
L'Enfant Plan | Pennsylvania Avenue



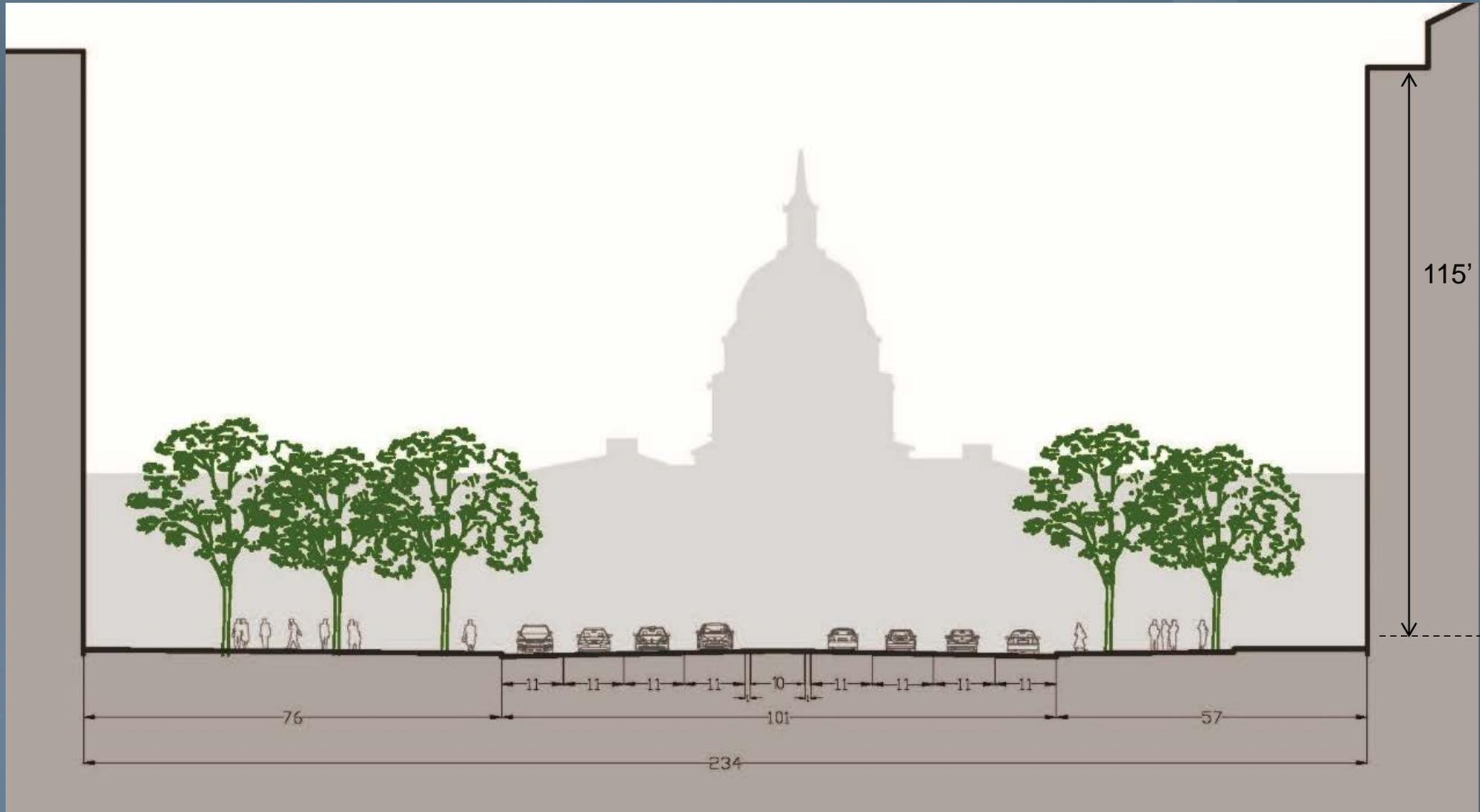
Early 1900's | Pennsylvania Avenue



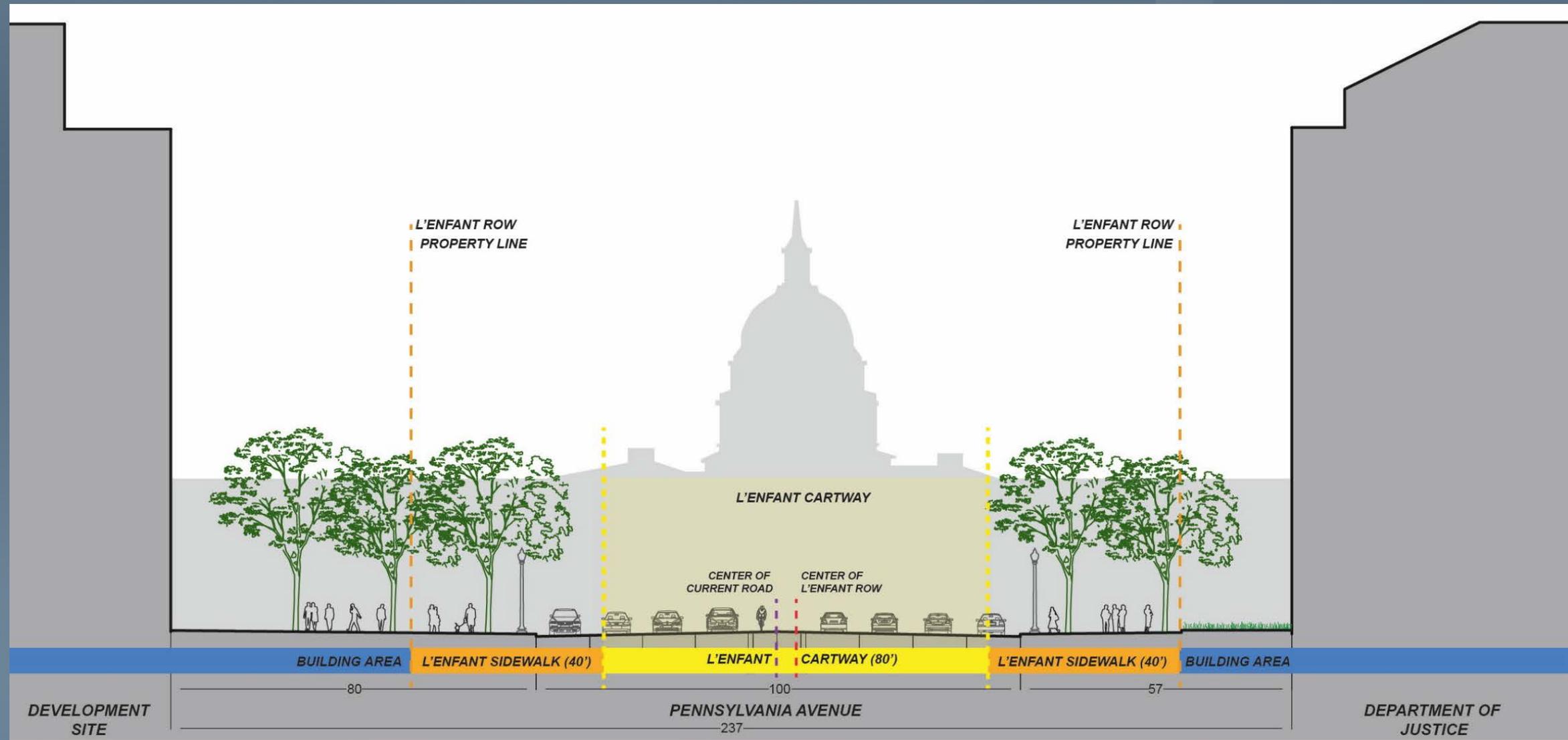
The McMillan Plan | Pennsylvania Avenue



The 1974 Pennsylvania Avenue Plan



Comparing the L'Enfant and 1974 Plans



Pennsylvania Avenue Cultural Landscape



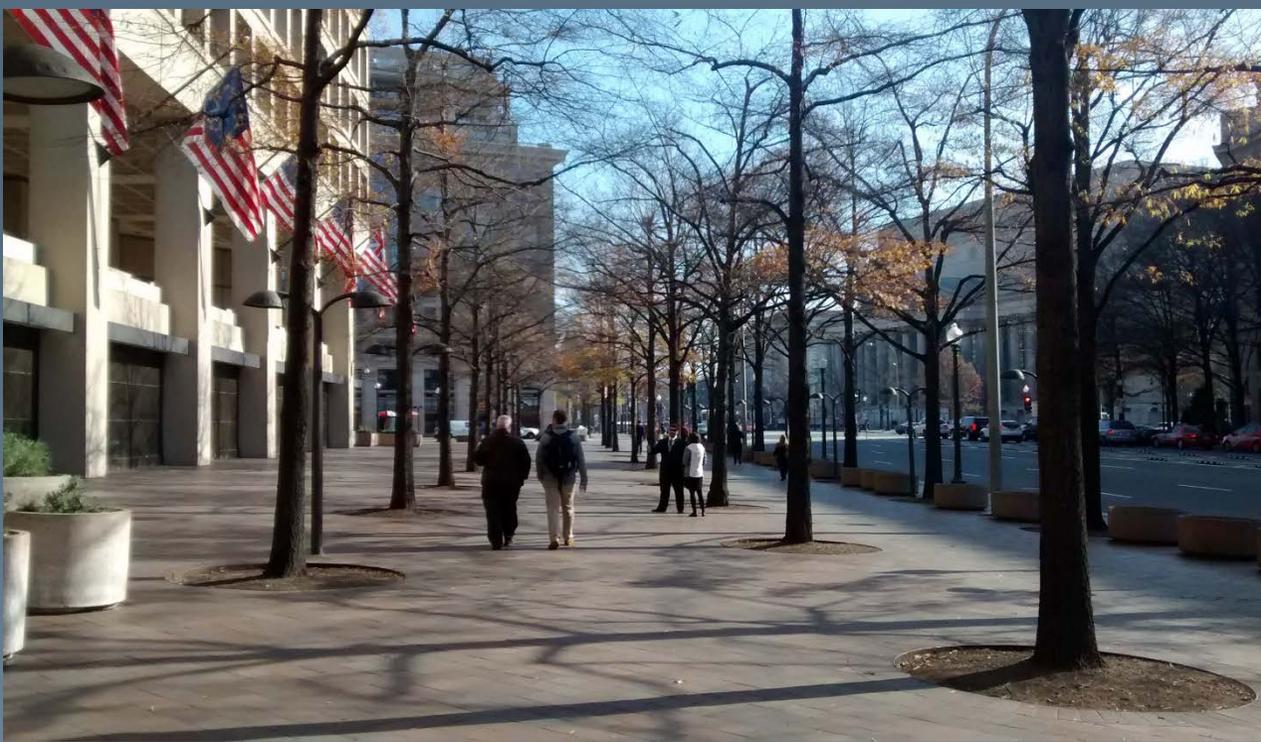
1001 Block to the West



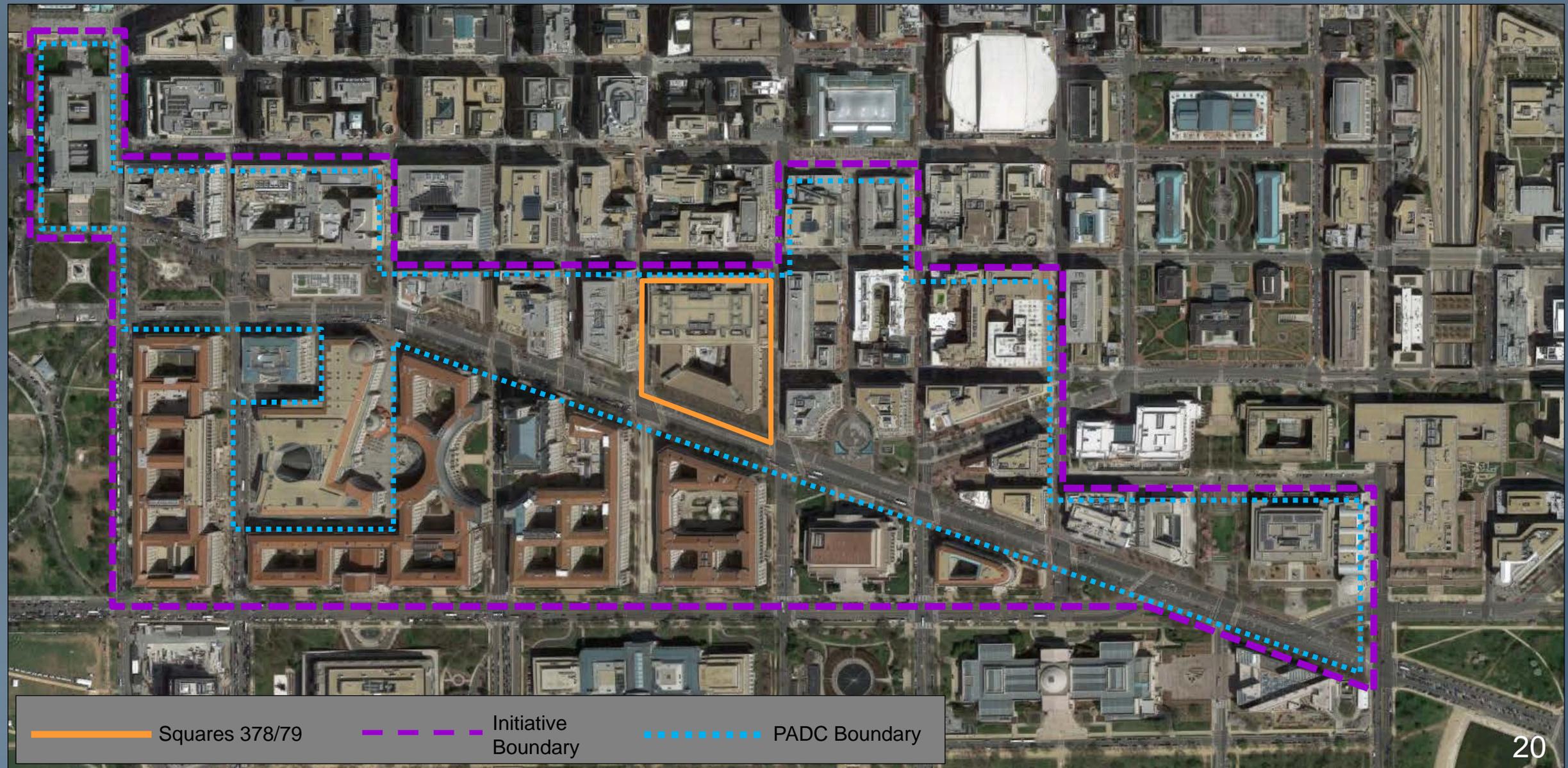
800 Block of Market Square to the East



Federal Triangle across the Street



The Pennsylvania Avenue Initiative



Squares 378/79



Initiative
Boundary



PADC Boundary

Part 3

Square 379 Build-to Line

Range of Build-to Line
50', 30' or Property line

Build-to-lines



Current distance between building and curb is 79.5' (80').

Build-to-line

L'Enfant ROW line/ Property Line

June 2, 2016 Commission Recommendation on Square 379

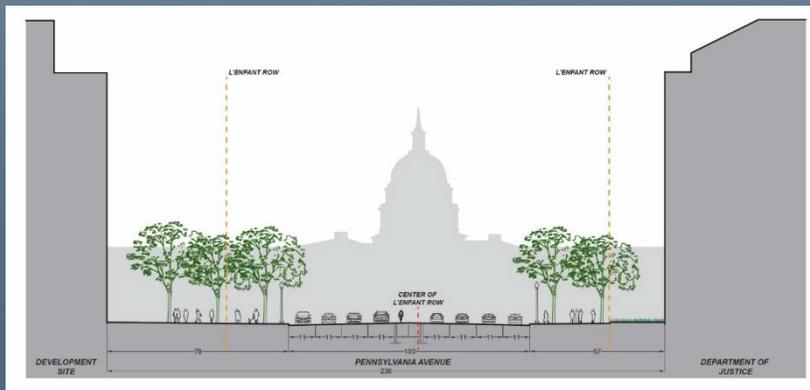
Prepare visual and technical studies to analyze the impacts and benefits of moving the build-to-line from the L'Enfant Plan configuration 0-feet to 30-feet from the property line and provide detailed analysis and recommendations in the fall. The analysis should look at:

- Developable area
- North building wall
- Urban landscape and public realm
- Symmetry
- Surrounding context
- Potential impacts to historic properties and applicable plans

Build-to-Line Analysis

The build-to-line was analyzed according to benefits and impacts to the following:

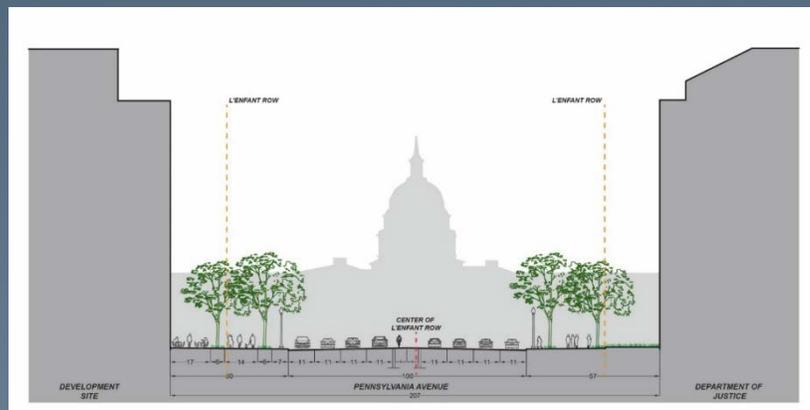
- a) Developable Area
- b) Building Walls & Surrounding Context
- c) Public Space & Landscape



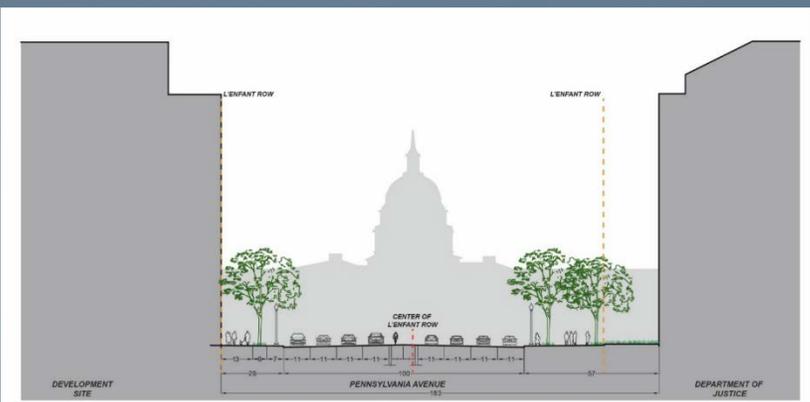
Build-to-Line Analysis

Existing Condition

(50' Build-to Line / 75' sidewalk)



30' Build-to Line / 57' Sidewalk



0' Build-to Line / 27' Sidewalk

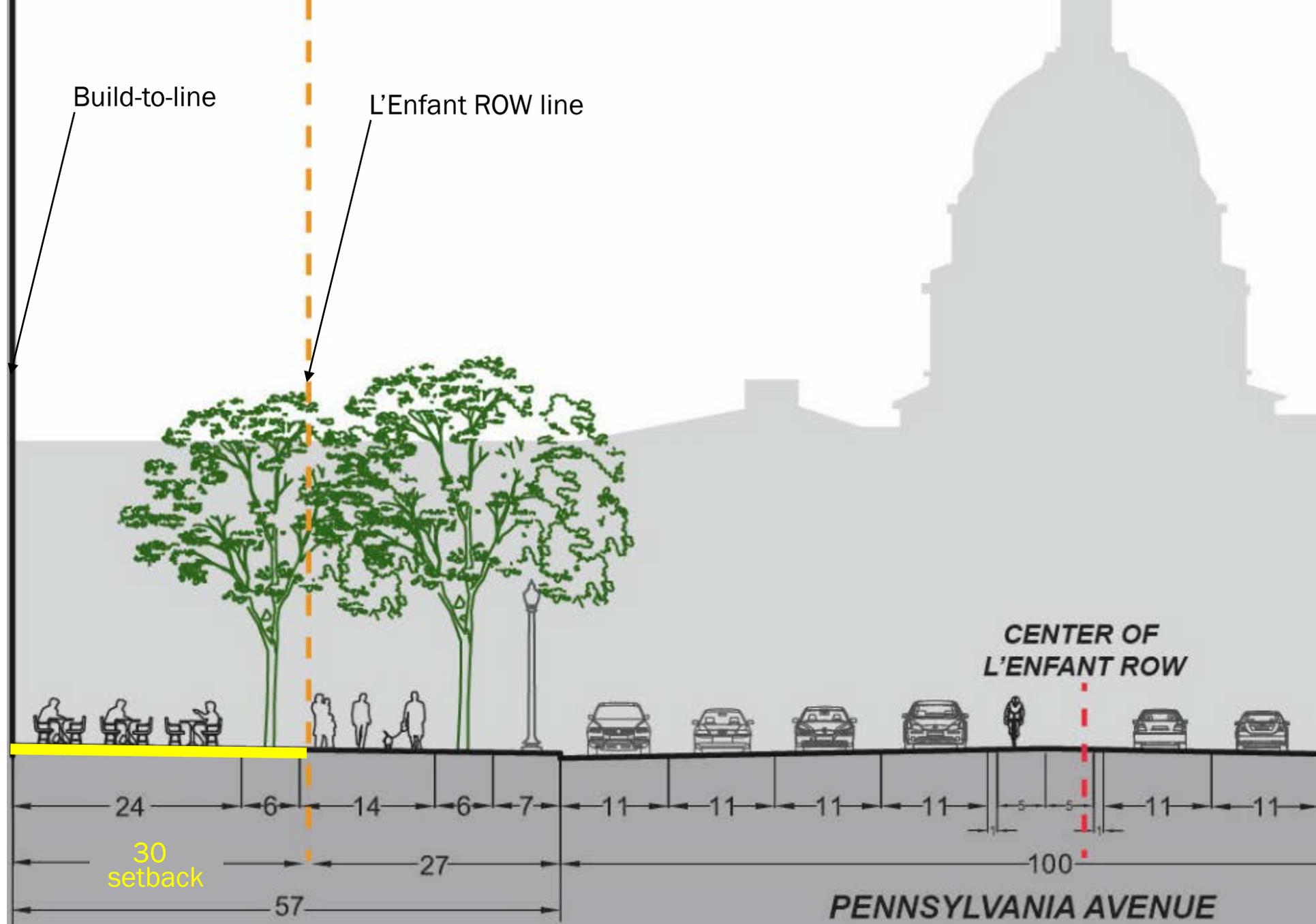
Build-to-line Recommendation – Part 1

Guideline E.10.a: Pennsylvania Avenue Build-to Line. The Pennsylvania Avenue build-to-line shall be a minimum distance of 30-feet north from the existing property line (the historic L'Enfant right-of-way) to meet the following performance criteria:

- *locate and configure the Pennsylvania Avenue building wall to respect the vista to the U.S. Capitol;*
- *provide public space that can accommodate at least two rows of trees, pedestrian walkways consistent with the unified streetscape, and an activity zone along the building face; and,*
- *design the public space with flexibility to accommodate a variety of civic uses.*

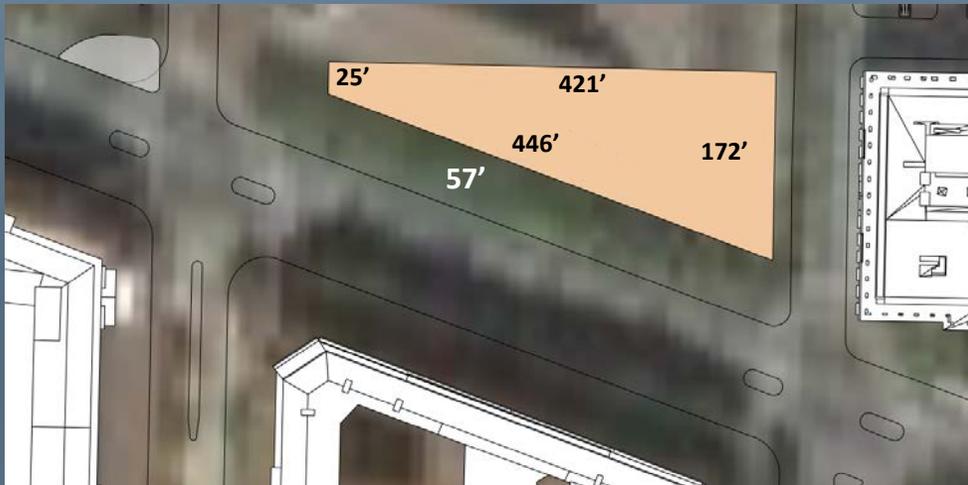
30' setback from property line 57' Sidewalk

- 57' sidewalk
- 24' activity zone/café space
- 14' pedestrian zone
- Double row of trees (aligned with trees on other blocks)

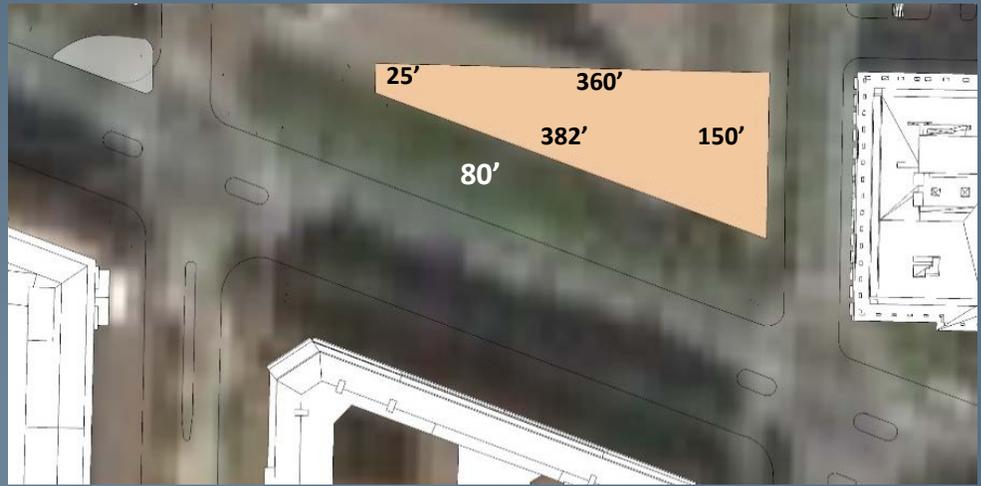


*a) Build-to Line Analysis:
Developable Area*

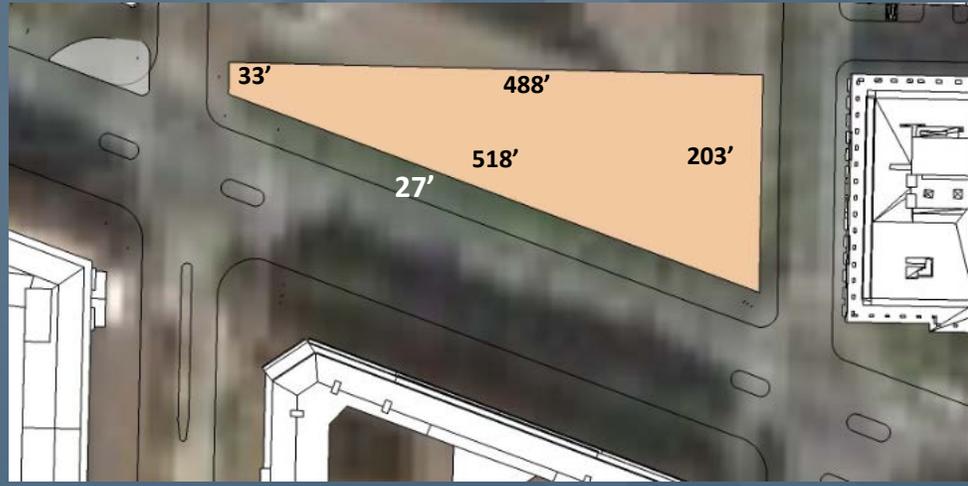
Impacts to Developable Area



Recommendation: L'Enfant + 30'
 Build-to-line = 30' setback from the property line
 Developable Area = 40,900sf



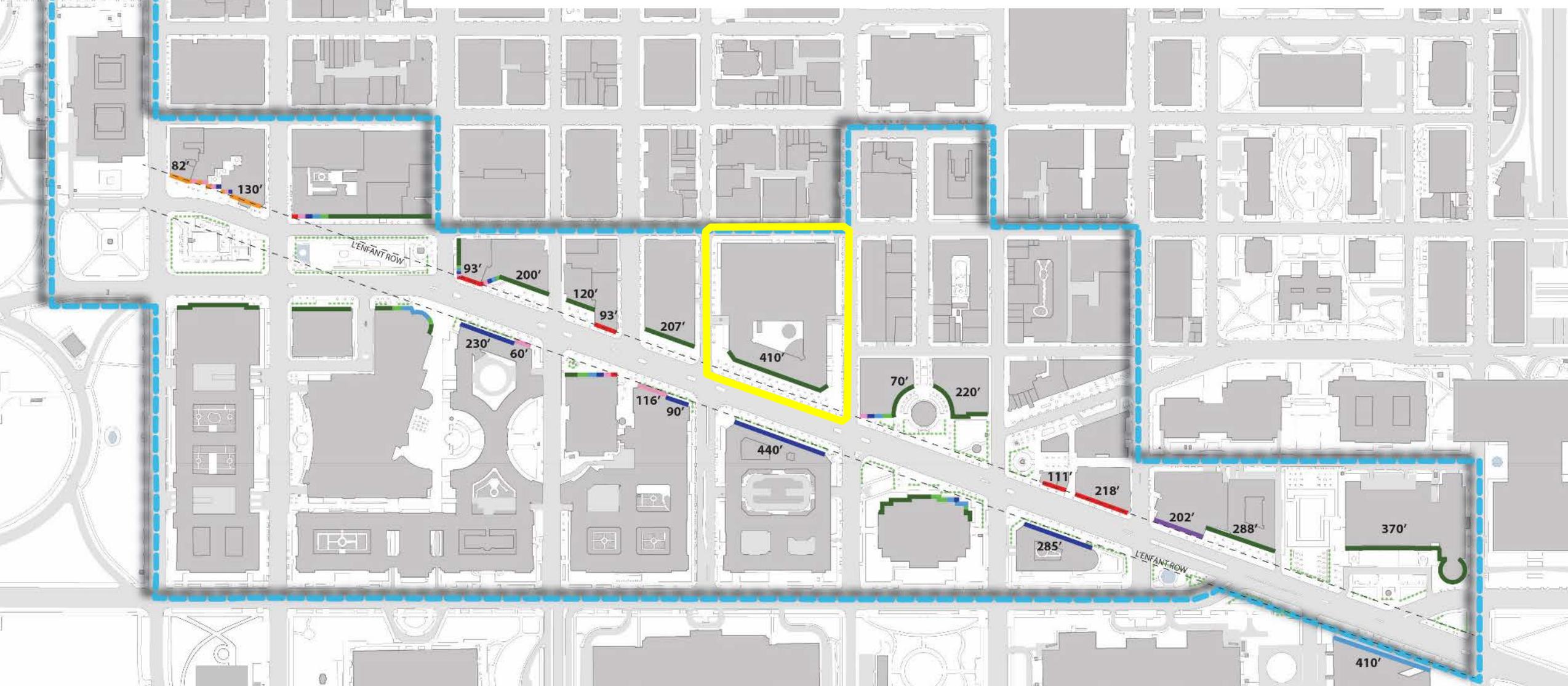
Existing: 1974 Plan
 Build-to-line = 53' setback from the property line
 Building Floorplate = 31,100sf



L'Enfant Plan: + 0' setback
 Build-to-line = the property line
 Developable Area = 57,300sf

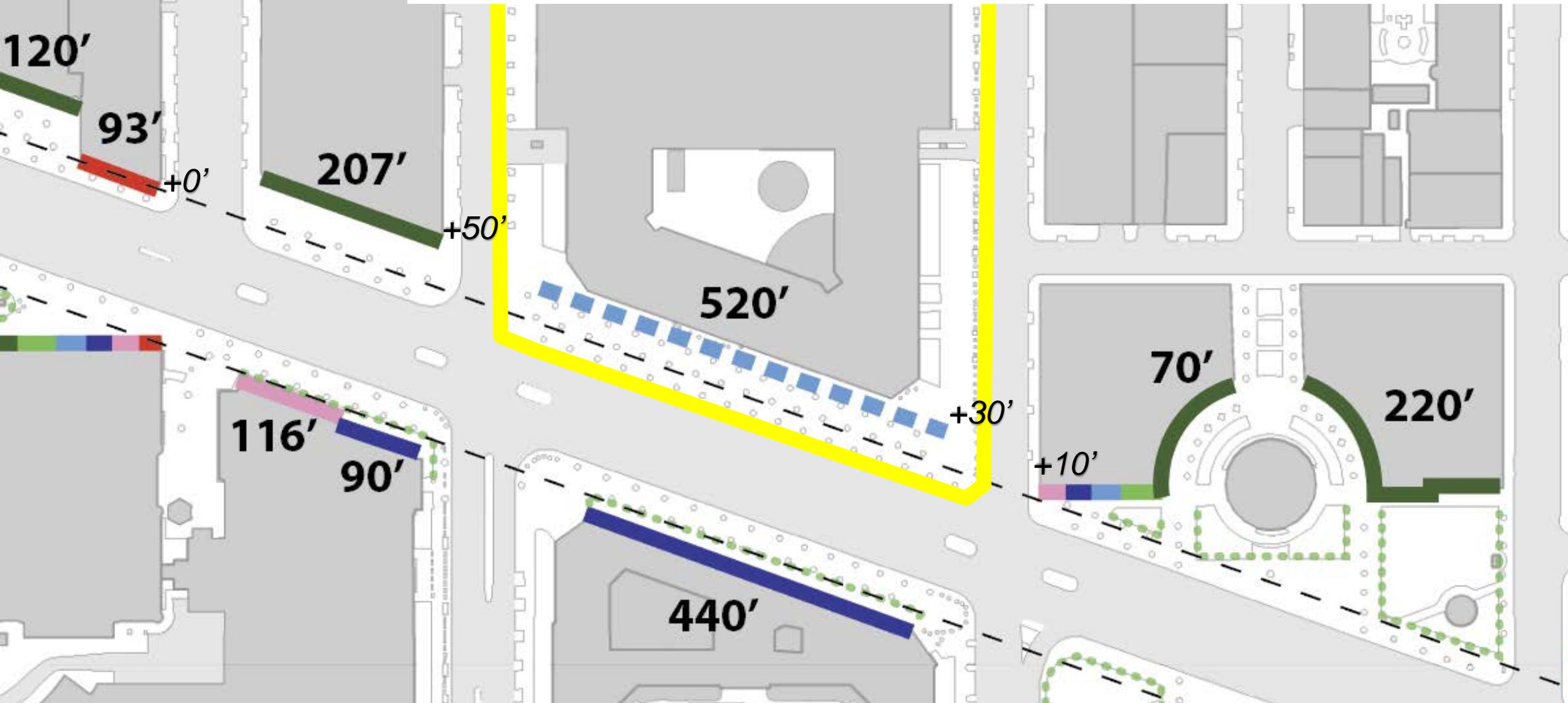
*b) Build-to Line Analysis:
Building Walls &
Surrounding Context*

PENNSYLVANIA AVENUE | BUILDING WALL DISTANCE FROM L'ENFANT ROW



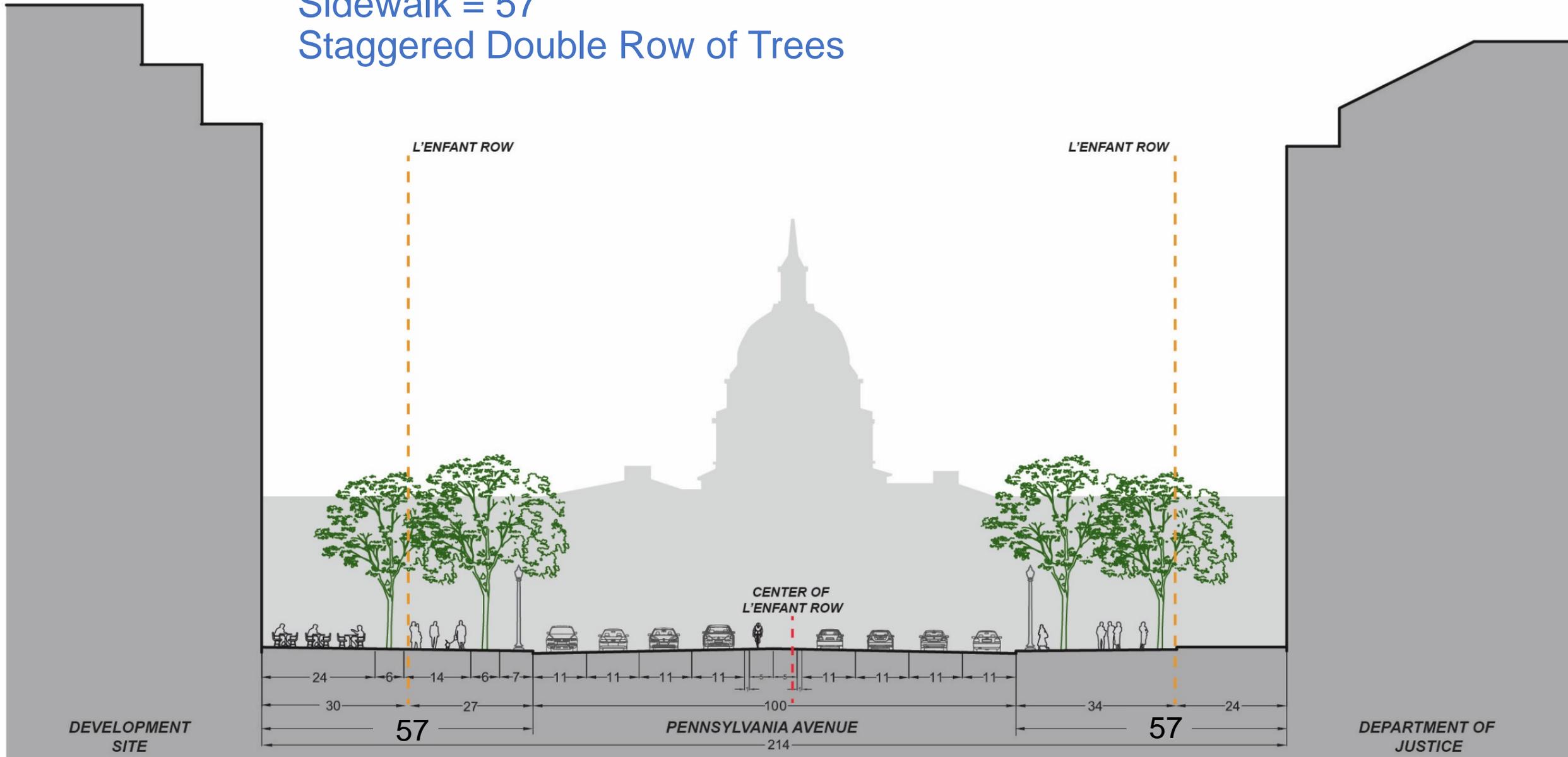
- | | | | |
|---------------------------|---|---|---|
| Buildings on L'Enfant ROW | Buildings Setback 10' from L'Enfant ROW | Buildings Setback 30' from L'Enfant ROW | Buildings Setback 50' from L'Enfant ROW |
| Buildings on L'Enfant ROW | Overhang on L'Enfant ROW | Buildings Setback 20' from L'Enfant ROW | Buildings Setback 40' from L'Enfant ROW |
| | | | landscape walls and other vertical elements, not building facades |

PENNSYLVANIA AVENUE | BUILDING WALL DISTANCE FROM L'ENFANT ROW



- Buildings on L'Enfant ROW
- Buildings Setback 10' from L'Enfant ROW
- Buildings Setback 20' from L'Enfant ROW
- Buildings Setback 30' from L'Enfant ROW
- Buildings Setback 40' from L'Enfant ROW
- Buildings Setback 50' from L'Enfant ROW
- landscape walls and other vertical elements, not building facades

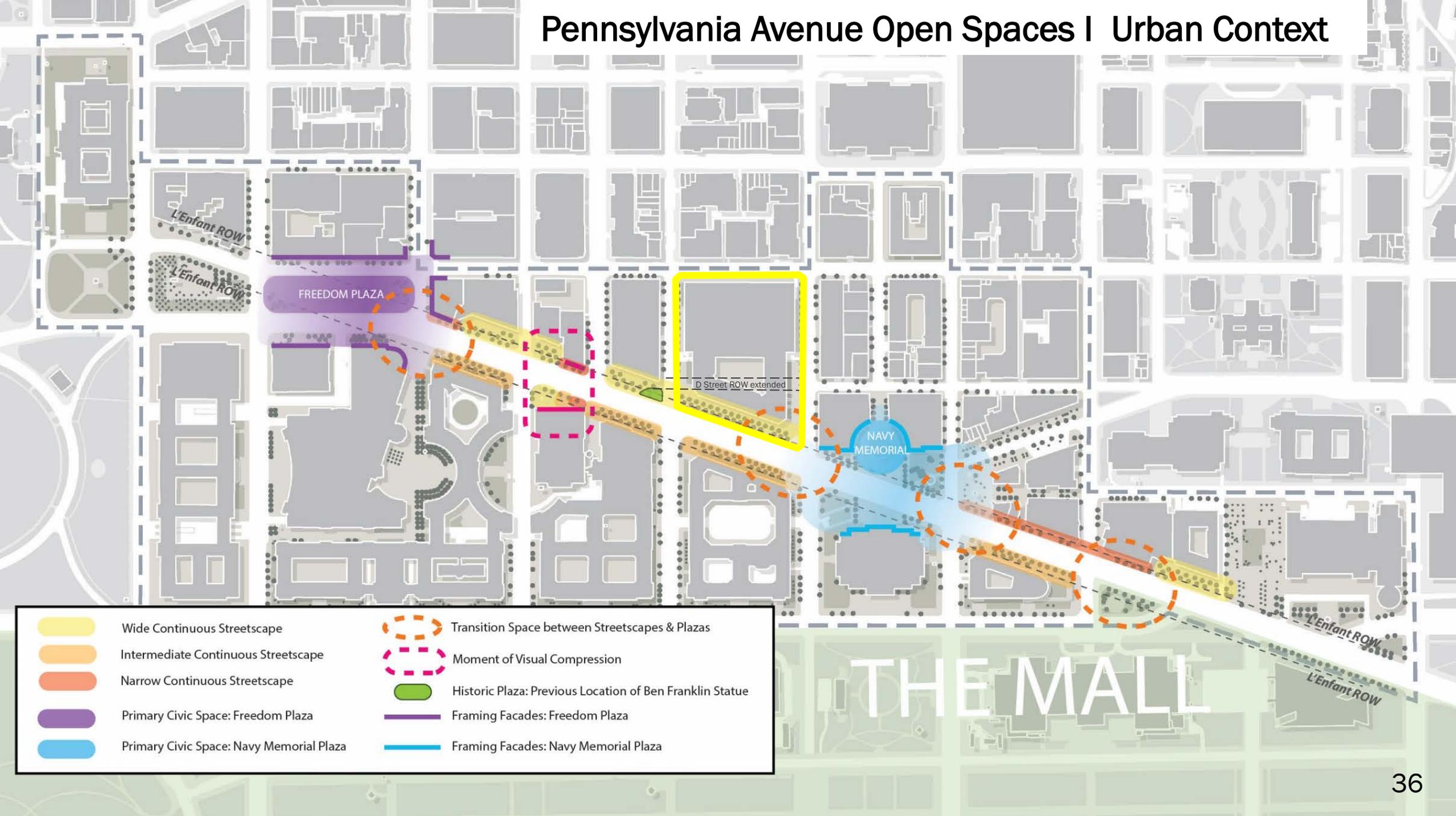
Recommendation Sidewalk = 57' Staggered Double Row of Trees



*c) Build-to Line Analysis:
Public Space &
Landscape*



Pennsylvania Avenue Open Spaces | Urban Context



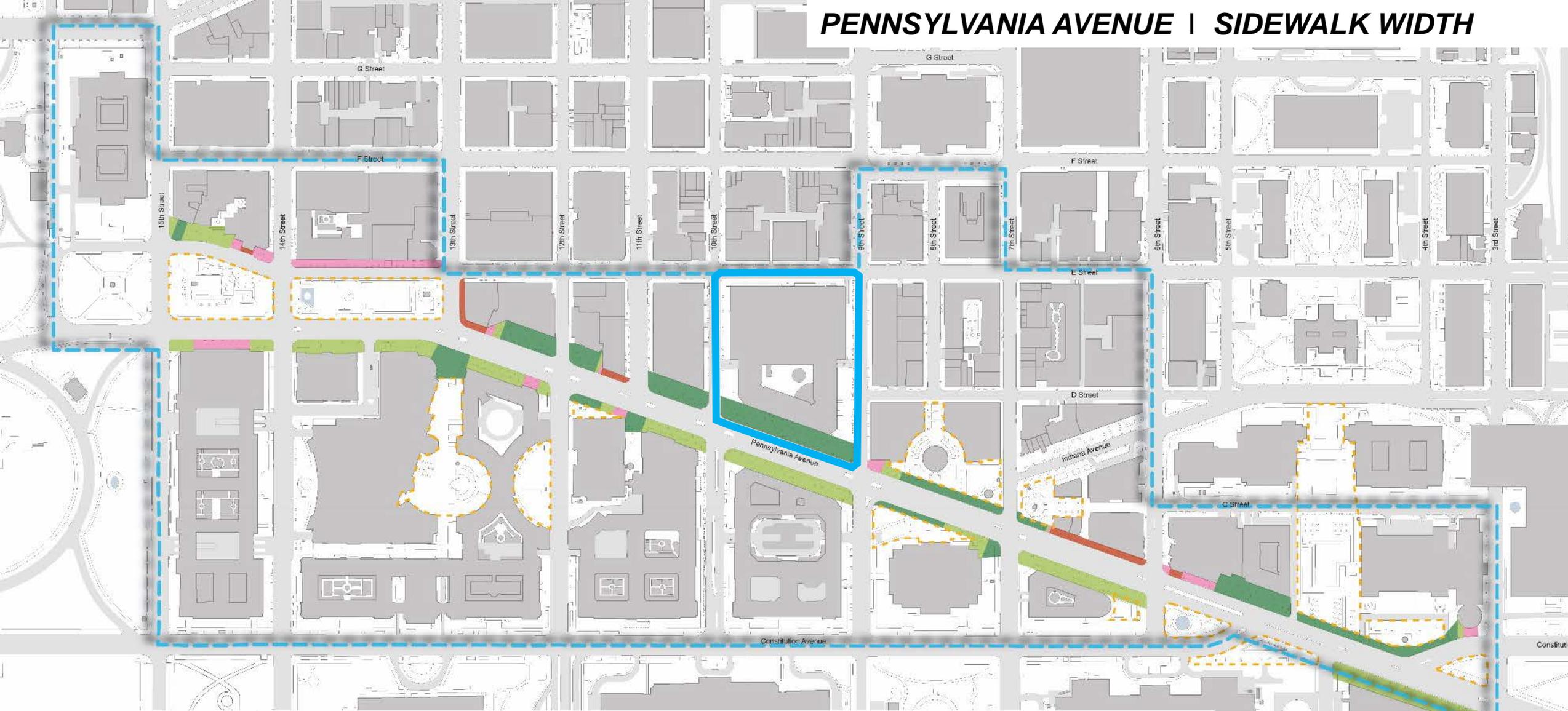
- | | | | |
|--|--|---|--|
|  | Wide Continuous Streetscape |  | Transition Space between Streetscapes & Plazas |
|  | Intermediate Continuous Streetscape |  | Moment of Visual Compression |
|  | Narrow Continuous Streetscape |  | Historic Plaza: Previous Location of Ben Franklin Statue |
|  | Primary Civic Space: Freedom Plaza |  | Framing Facades: Freedom Plaza |
|  | Primary Civic Space: Navy Memorial Plaza |  | Framing Facades: Navy Memorial Plaza |

Public Space/Landscape Program Assumptions

- Pedestrian Pathway
- Healthy Trees
- Activity Area/ Sidewalk Café
 - Street Furnishings
- Special Event Space



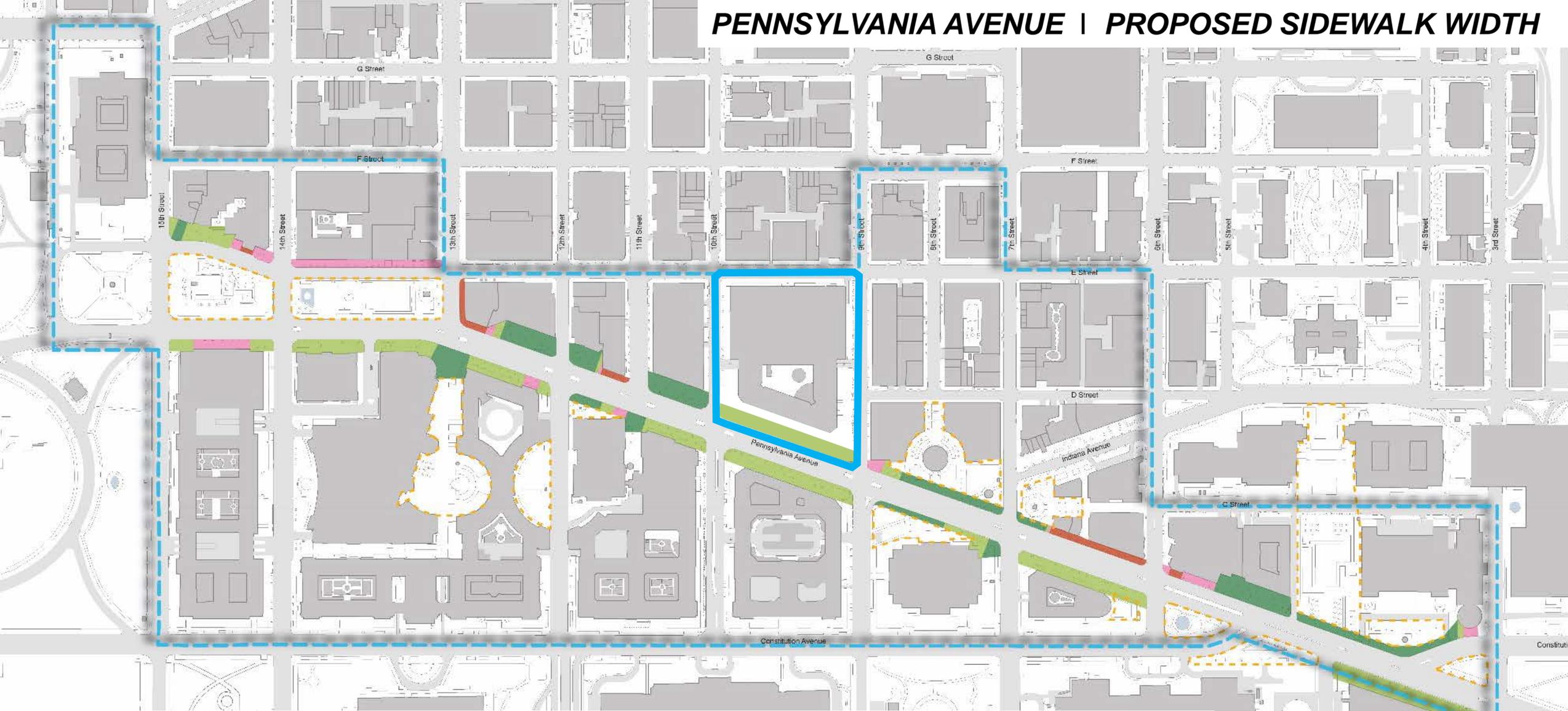
PENNSYLVANIA AVENUE | SIDEWALK WIDTH



LEGEND

| | | | |
|--|---|---|--|
|  PROPOSED INVENTORY AREA |  75' or more |  26' - 44' |  PLAZA / PARK |
| |  Approximately 50' |  25' or less | |

PENNSYLVANIA AVENUE | PROPOSED SIDEWALK WIDTH



LEGEND

--- PROPOSED INVENTORY AREA

75' or more

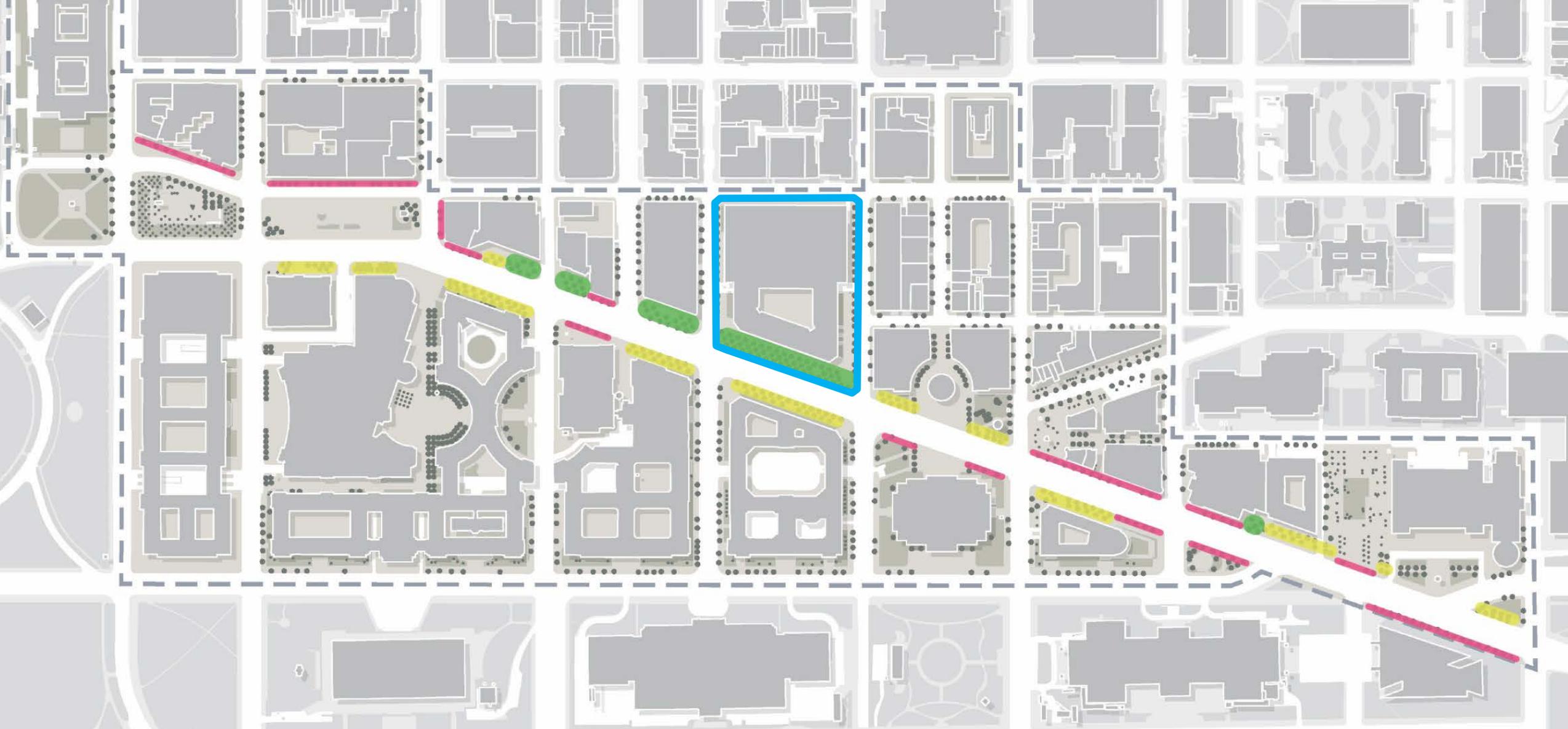
26' - 44'

PLAZA / PARK

Approximately 50'

25' or less

PENNSYLVANIA AVENUE | TREE ROWS

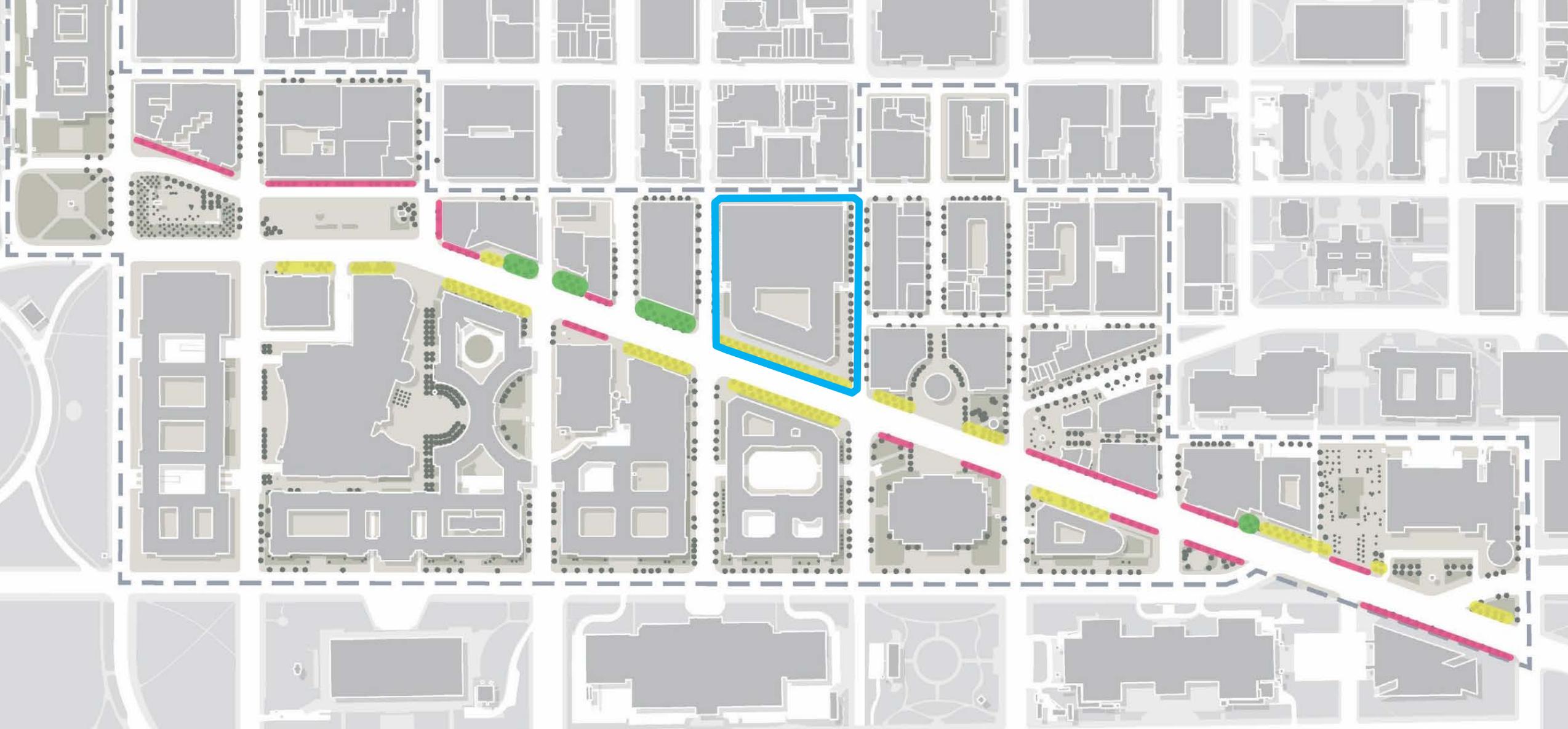


1 Row of Trees

2 Rows of Trees

3 Rows of Trees

PENNSYLVANIA AVENUE | PROPOSED TREE ROWS

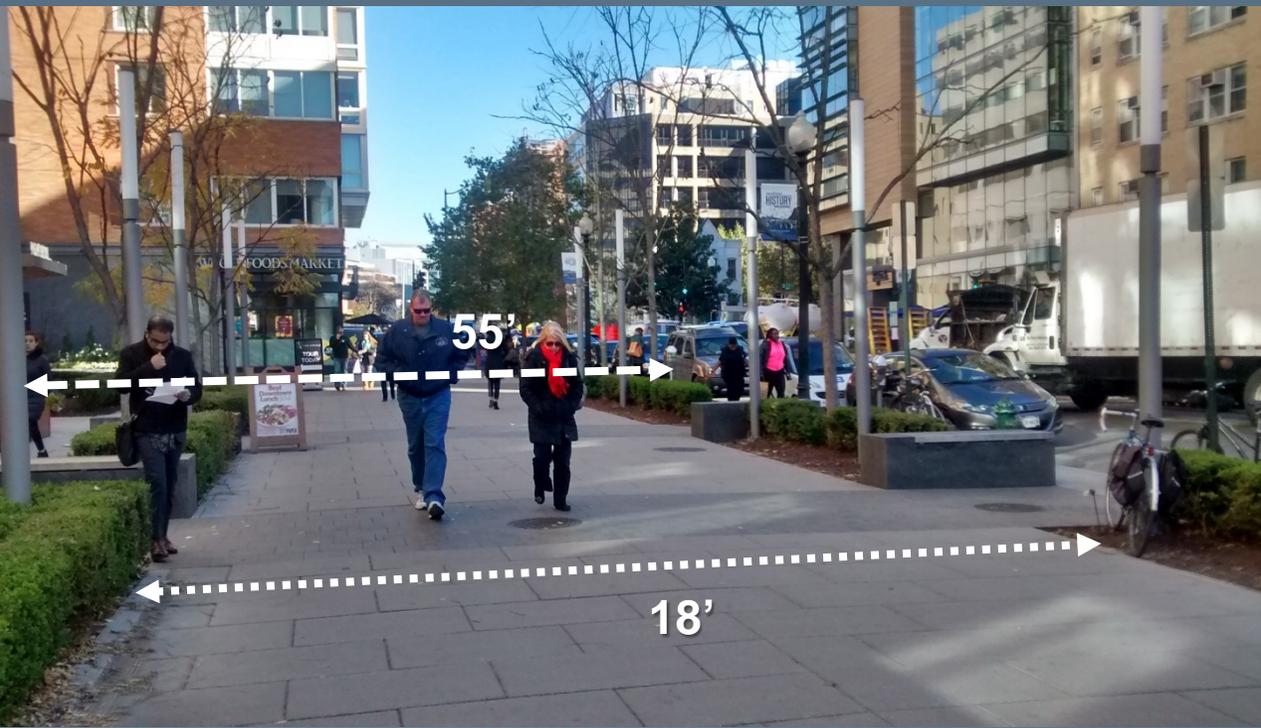


1 Row of Trees

2 Rows of Trees

3 Rows of Trees

Example: Over 55' Wide Sidewalk & Activity Area/ Café Space



I Street and 23rd Street.



Circa, I Street and 23rd Street.

Special Events/ Inaugural Parade

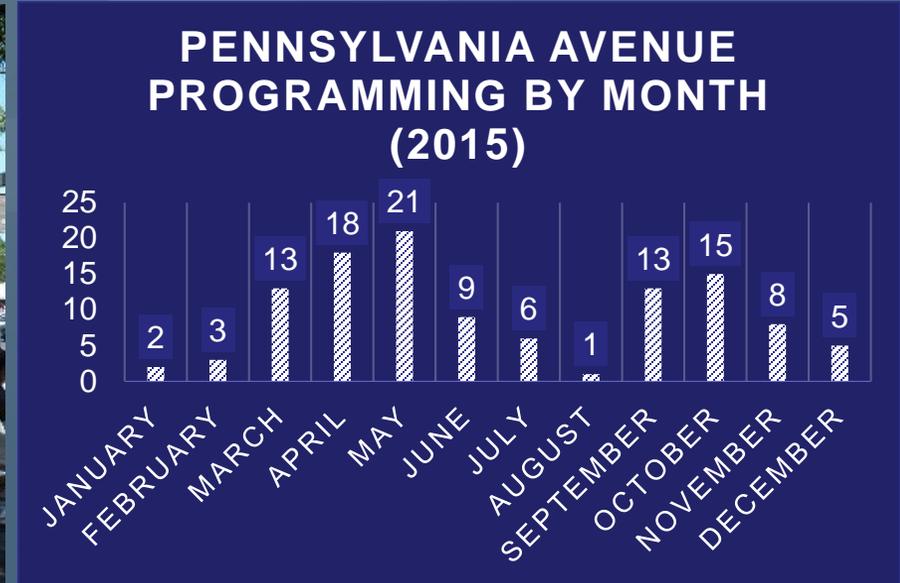


Bleacher
seating
on FBI
sidewalk

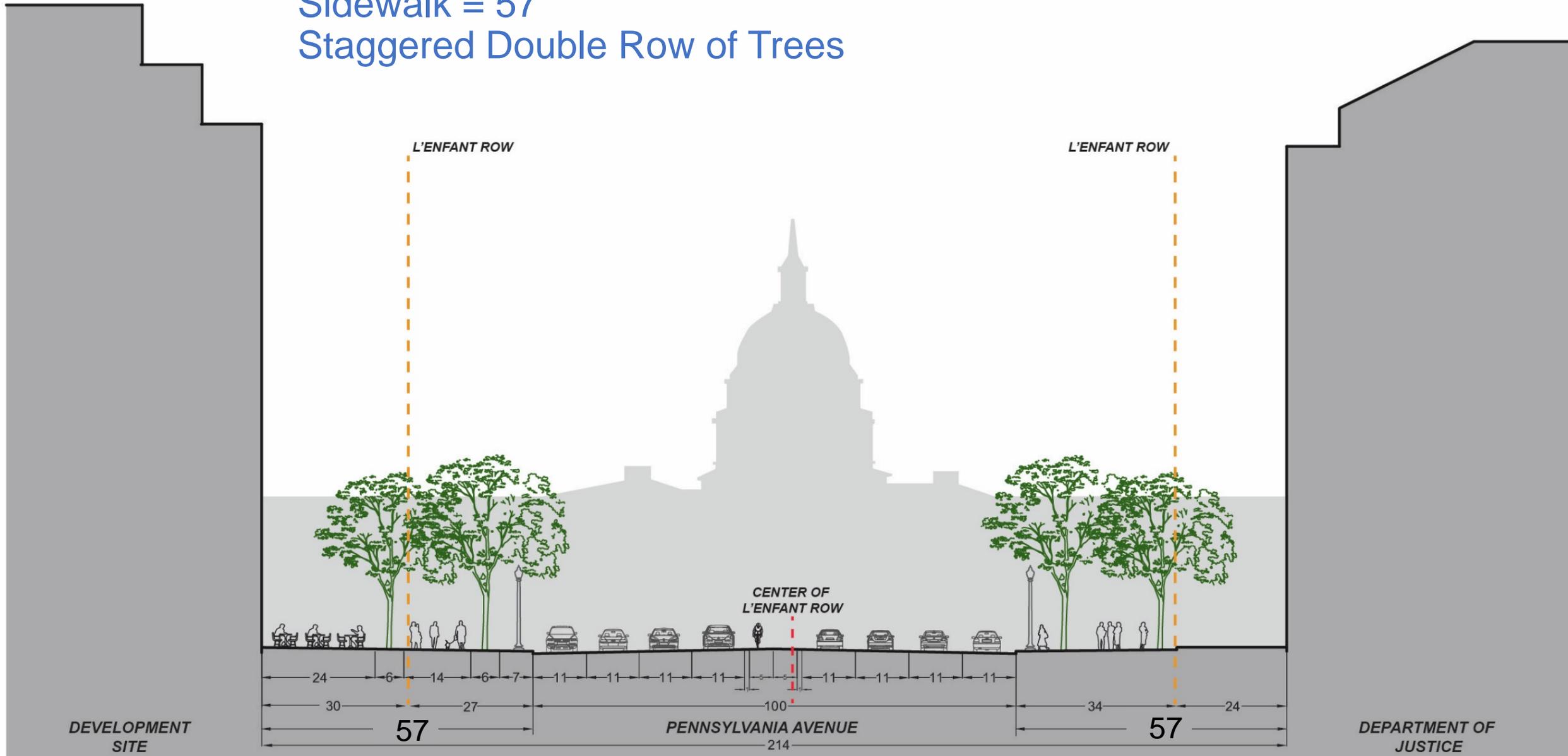


2013 Inaugural Parade

Special Events/ Local Events

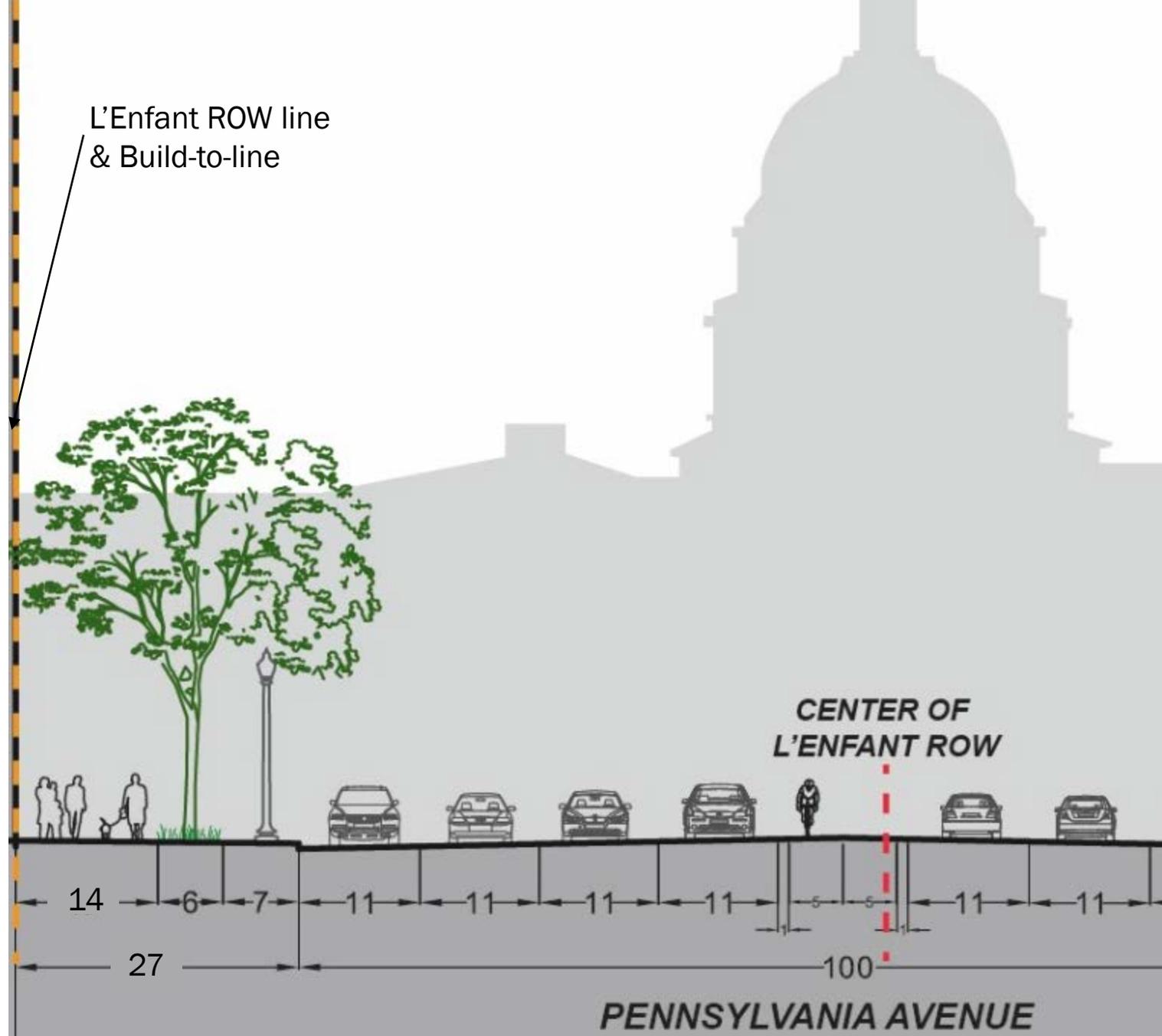


Recommendation Sidewalk = 57' Staggered Double Row of Trees

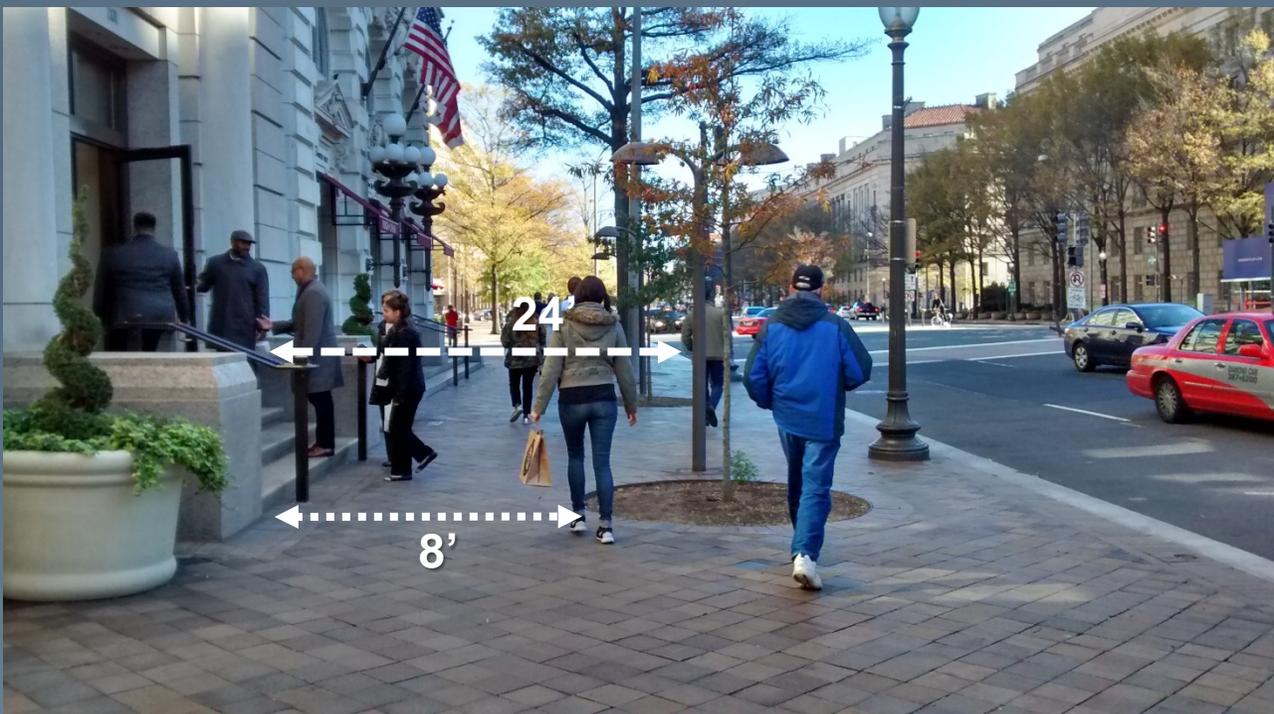


0' setback from property line 27' Sidewalk

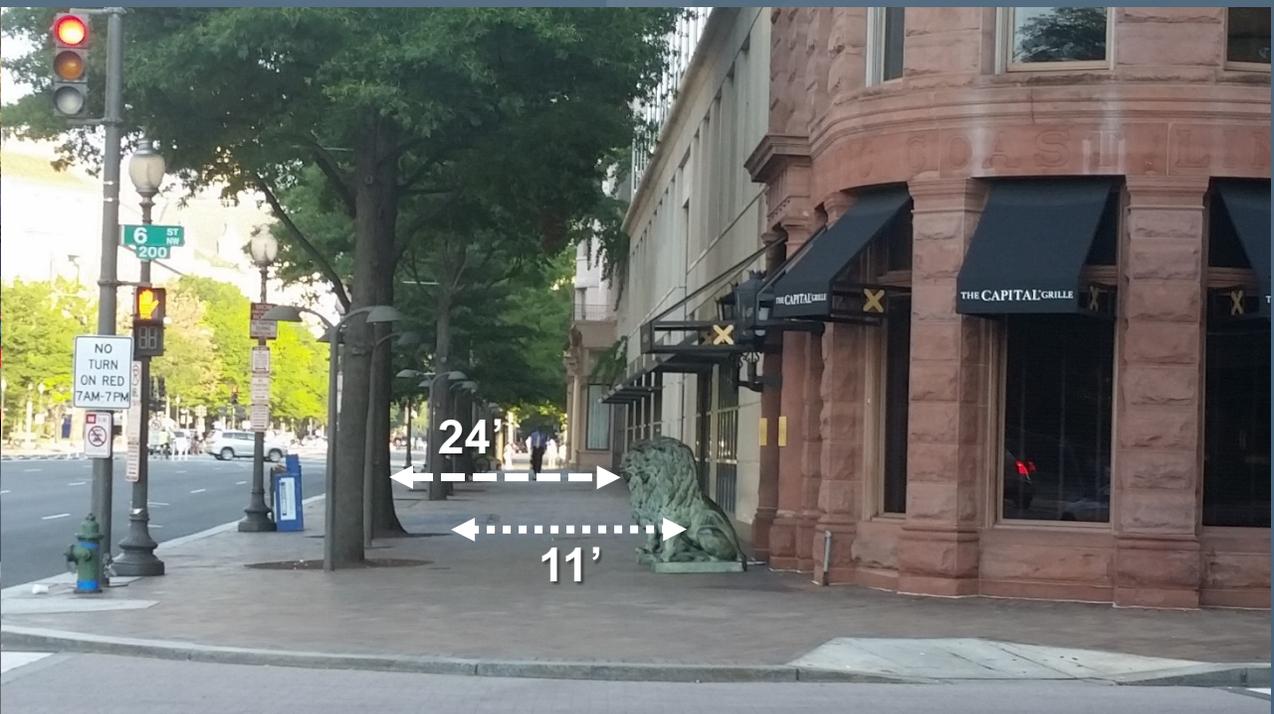
- 27' sidewalk
- No outdoor activity area/café space
- Little room for street furniture
- 14' pedestrian zone
- Single row of smaller trees (aligned with trees on other blocks)



Example: 24'-27' Wide Sidewalk

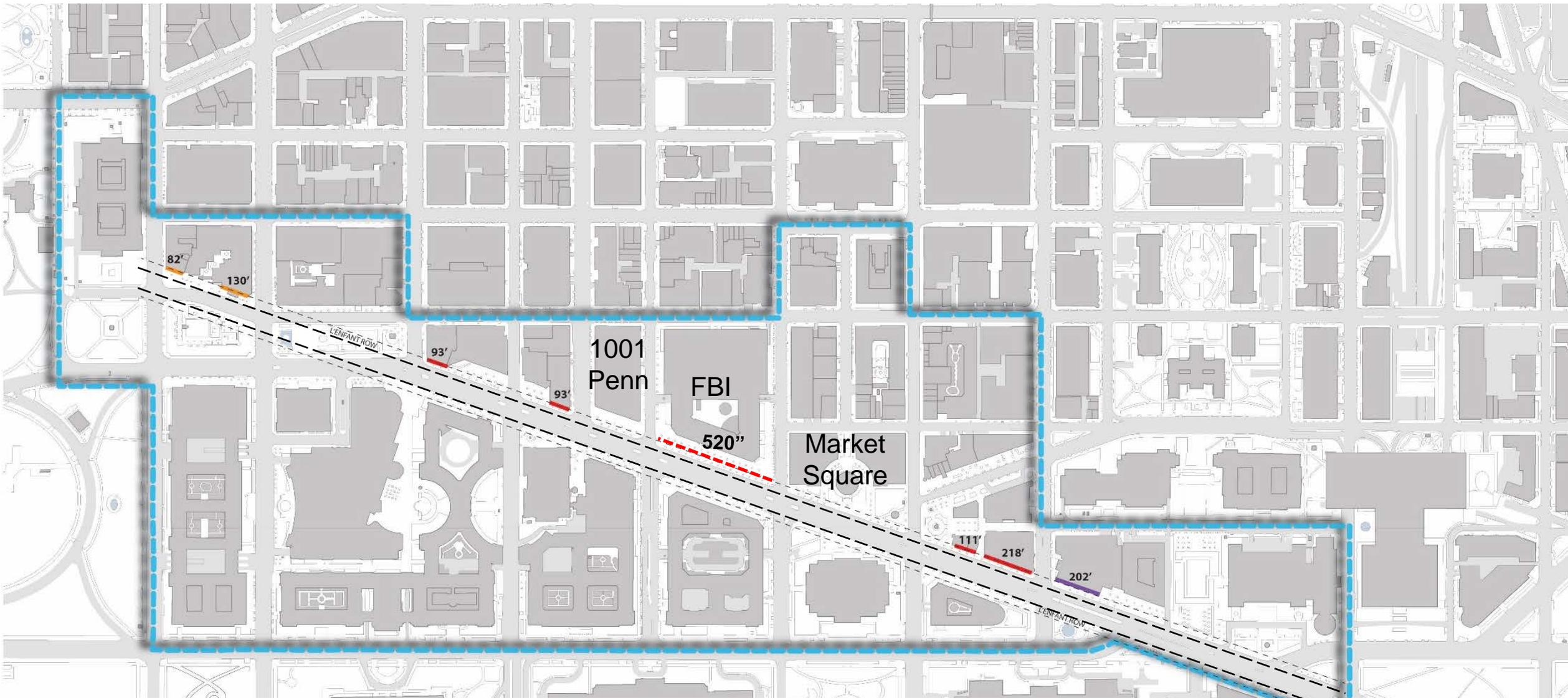


North Side of Pennsylvania Avenue at 6th St looking west.



North Side of Pennsylvania Ave between 10th & 11th Streets.

PENNSYLVANIA AVENUE | BUILDINGS ON THE L'ENFANT ROW



— — — — PROPOSED INVENTORY AREA

— — — — L'Enfant Cartway (80' wide)

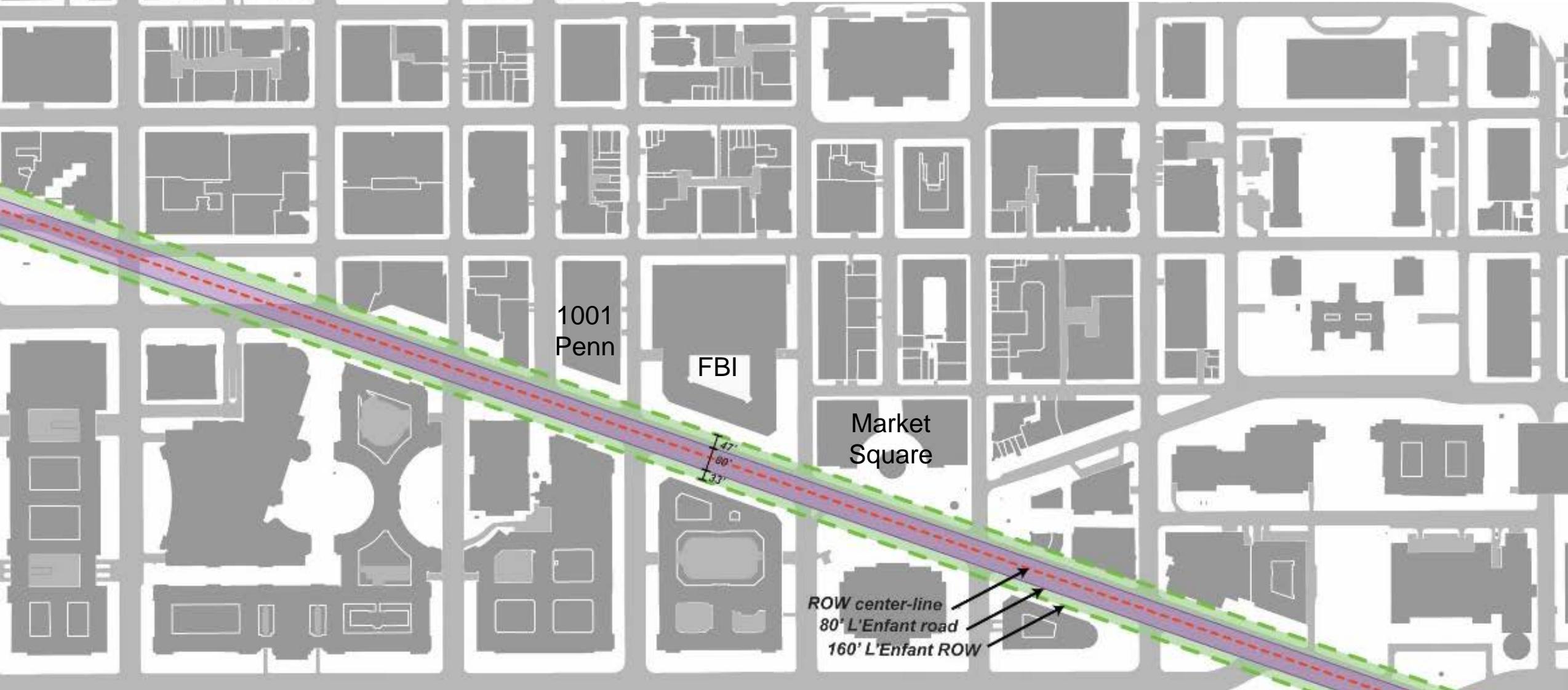
— Buildings on L'Enfant ROW (26' sidewalk)

— Buildings on L'Enfant ROW (>26' sidewalk)

- - - - Length if redeveloped to L'Enfant ROW (26' sidewalk)

— Overhang on L'Enfant ROW (36'-46' sidewalk)

PENNSYLVANIA AVENUE | CARTWAY SPACE REALLOCATION



1001 Penn

FBI

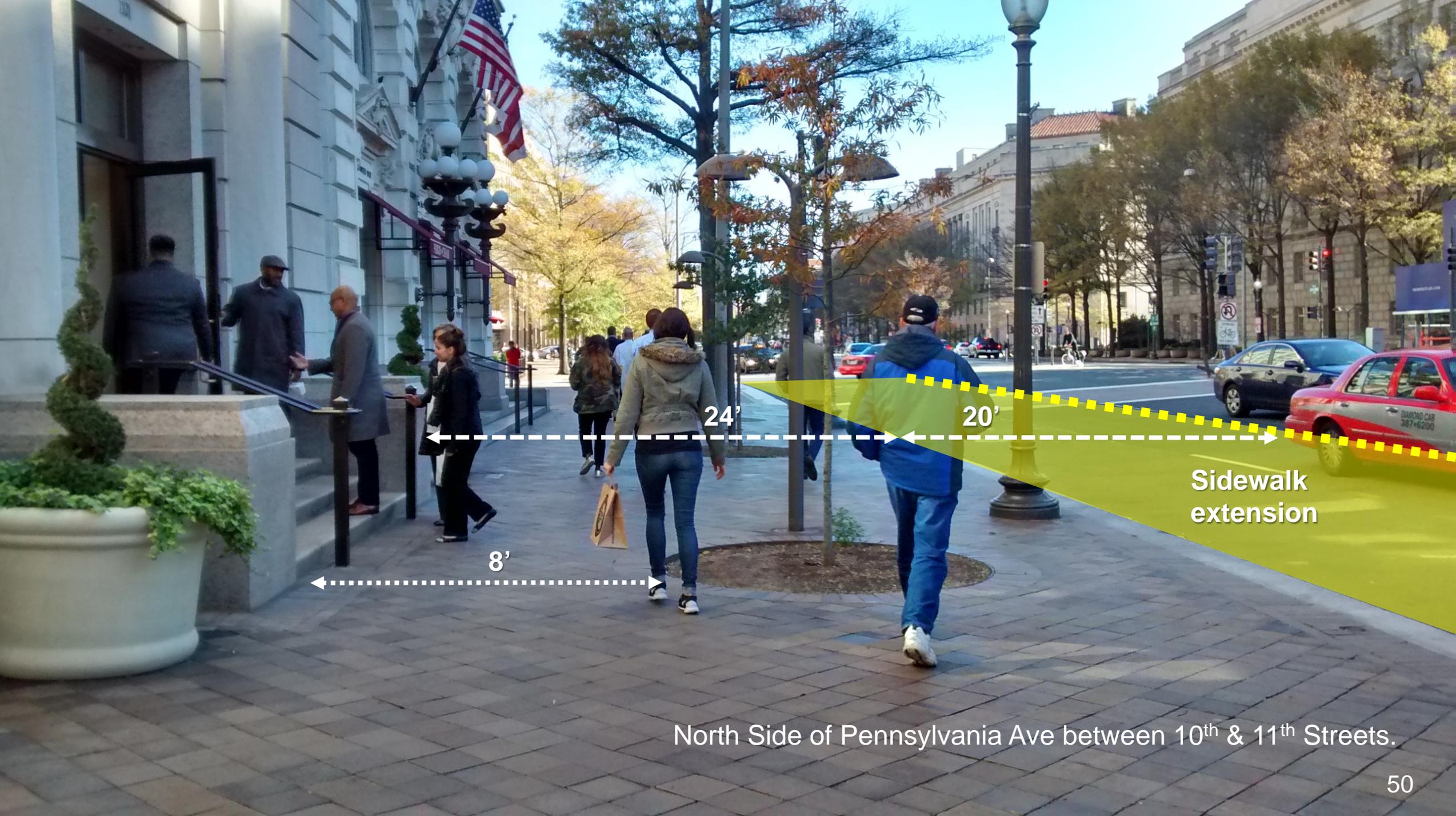
Market Square

ROW center-line
80' L'Enfant road
160' L'Enfant ROW

L'Enfant Cartway (80' wide)

L'Enfant ROW (160' wide)

ROW center-line



24'

20'

8'

Sidewalk extension

North Side of Pennsylvania Ave between 10th & 11th Streets.

Cartway Space Reallocation

- Reduce cartway
- Extend north sidewalk 20' to the south
- Retain south sidewalks

Unknowns

- Transportation space needs within cartway
- Potential changes to build-to lines
- Impacts on the vista to the U.S. Capitol
- Design and character of new streetscape
- Cost and governance

Build-to-line Recommendation – Part 2

This build-to-line may be moved south, closer to or at the property line provided:

- the stated public space criterion 1-3 below can be met;*
- an amendment is completed to the 1974 Pennsylvania Avenue Plan to move the curb lines to reduce or reallocate the Pennsylvania Avenue cartway and sidewalk widths between 3rd and 15th Streets;*
- a dedicated funding source is confirmed to implement the infrastructure and streetscape changes between 3rd and 15th Streets, NW associated with reconfiguring Pennsylvania Avenue.*

Criteria

- 1. locate and configure the Pennsylvania Avenue building wall to respect the vista to the U.S. Capitol;*
- 2. provide public space that can accommodate at least two rows of trees, pedestrian walkways consistent with the unified streetscape, and an activity zone along the building face; and,*
- 3. design the public space with flexibility to accommodate a variety of civic uses.*

Part 4

Height Analysis

Square 379 Vista Considerations

Policy Direction:

- Contribute to Washington's civic image
- Express the dignity befitting the capital
- Reinforce the city's spatial order
- Protect visual frame
- Maintain breathing room around dome
- Balance building mass
- Reinforce tree canopy to frame views





Department of Justice

1001 Pennsylvania

FBI

Market Square

160

137

114

135

156

157

108

122

140

102

127

110

105

140

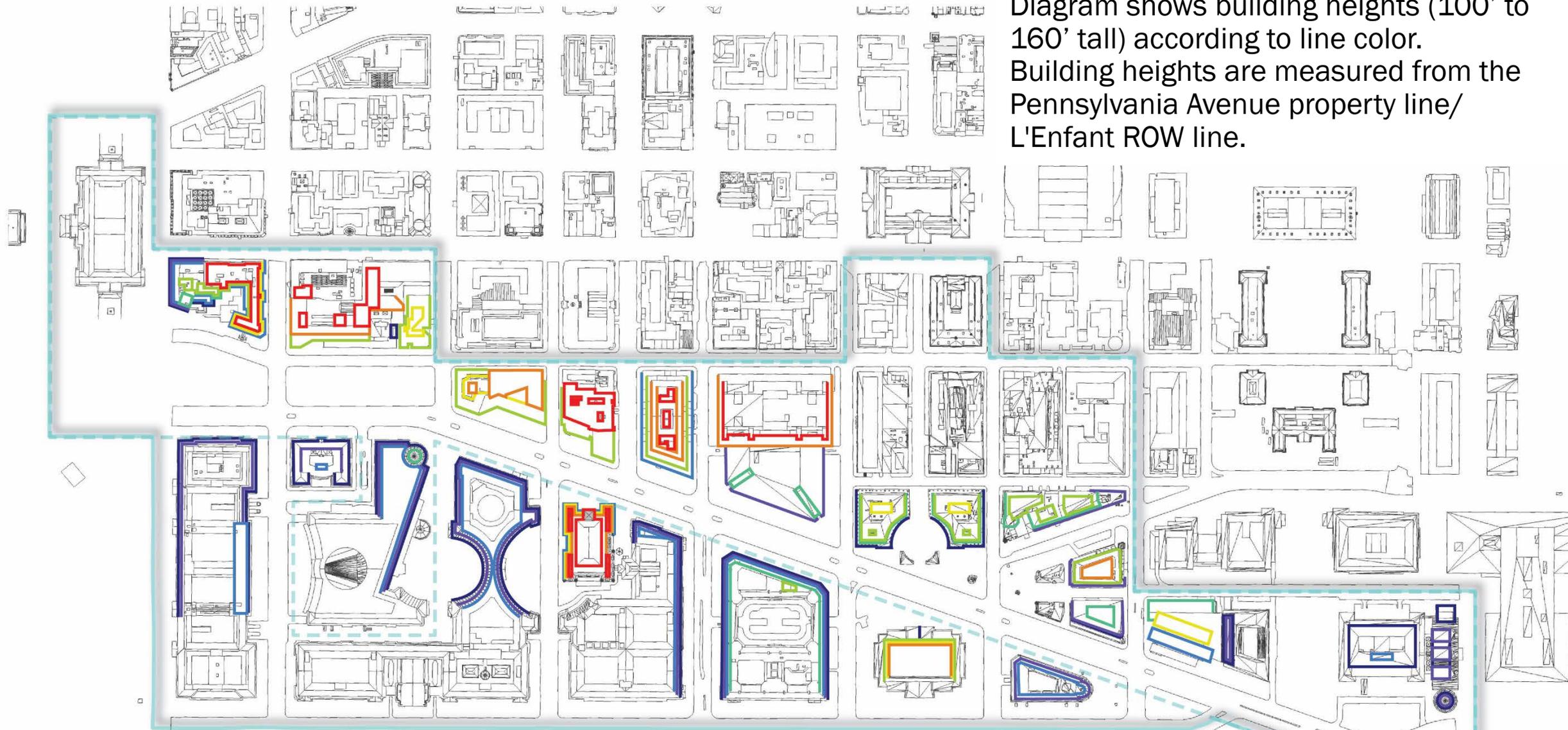
100

156

80

PENNSYLVANIA AVENUE | BUILDING HEIGHTS

Diagram shows building heights (100' to 160' tall) according to line color. Building heights are measured from the Pennsylvania Avenue property line/ L'Enfant ROW line.



--- PADC BOUNDARY
 — PROPOSED INVENTORY AREA

| | | | |
|------|--|------|--|
| 160' | | 125' | |
| 155' | | 115' | |
| 145' | | 105' | |
| 135' | | 100' | |

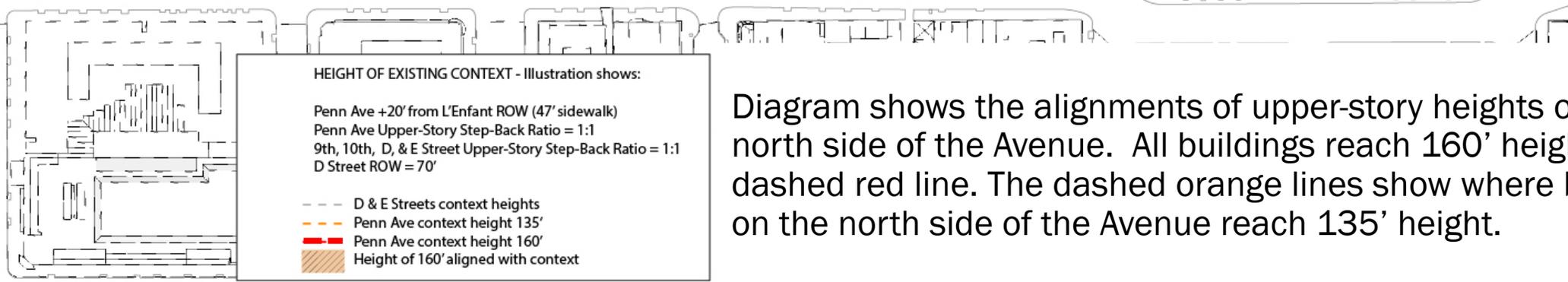
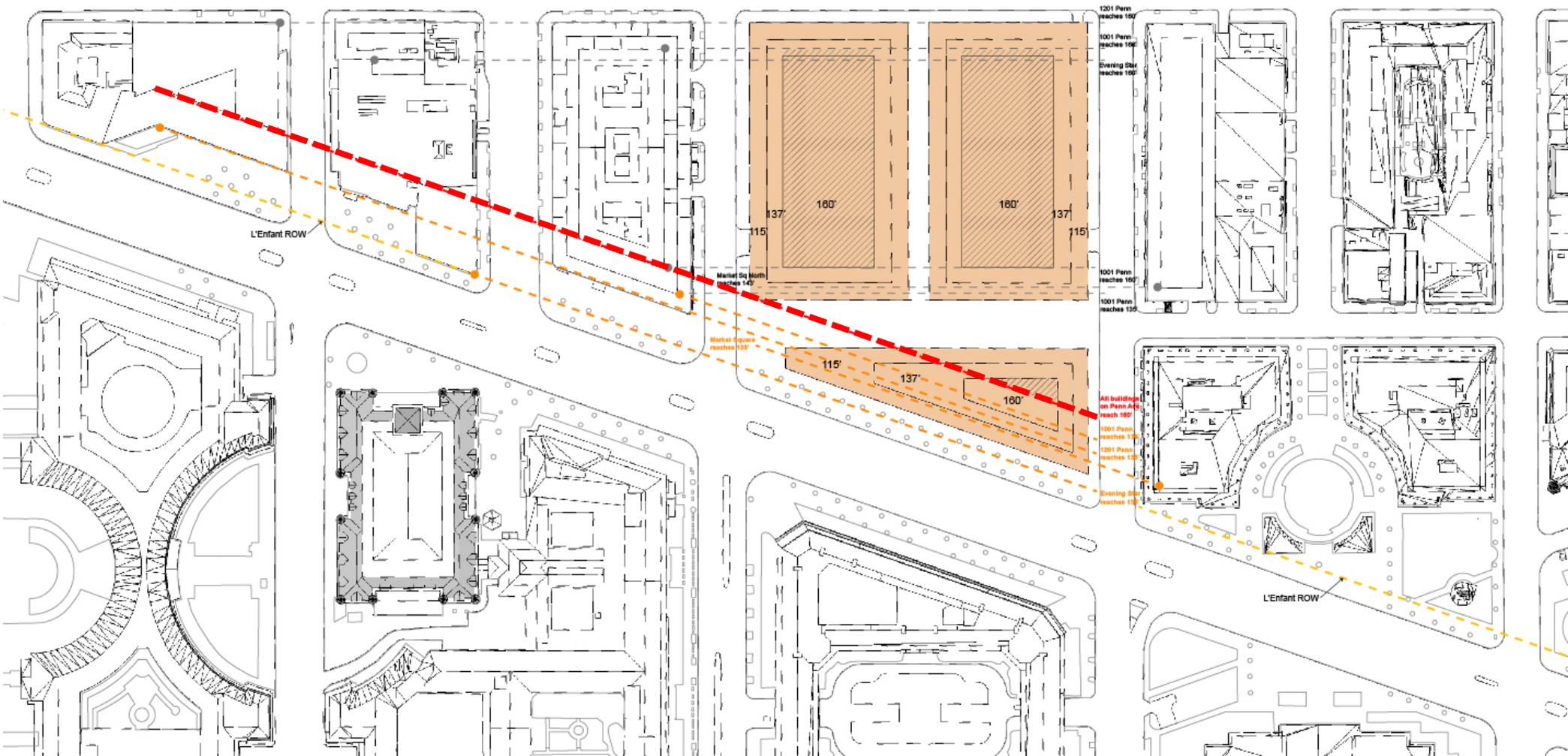


Diagram shows the alignments of upper-story heights on the north side of the Avenue. All buildings reach 160' height at the dashed red line. The dashed orange lines show where buildings on the north side of the Avenue reach 135' height.



Building Wall Vista Analysis

Building Wall and Vista

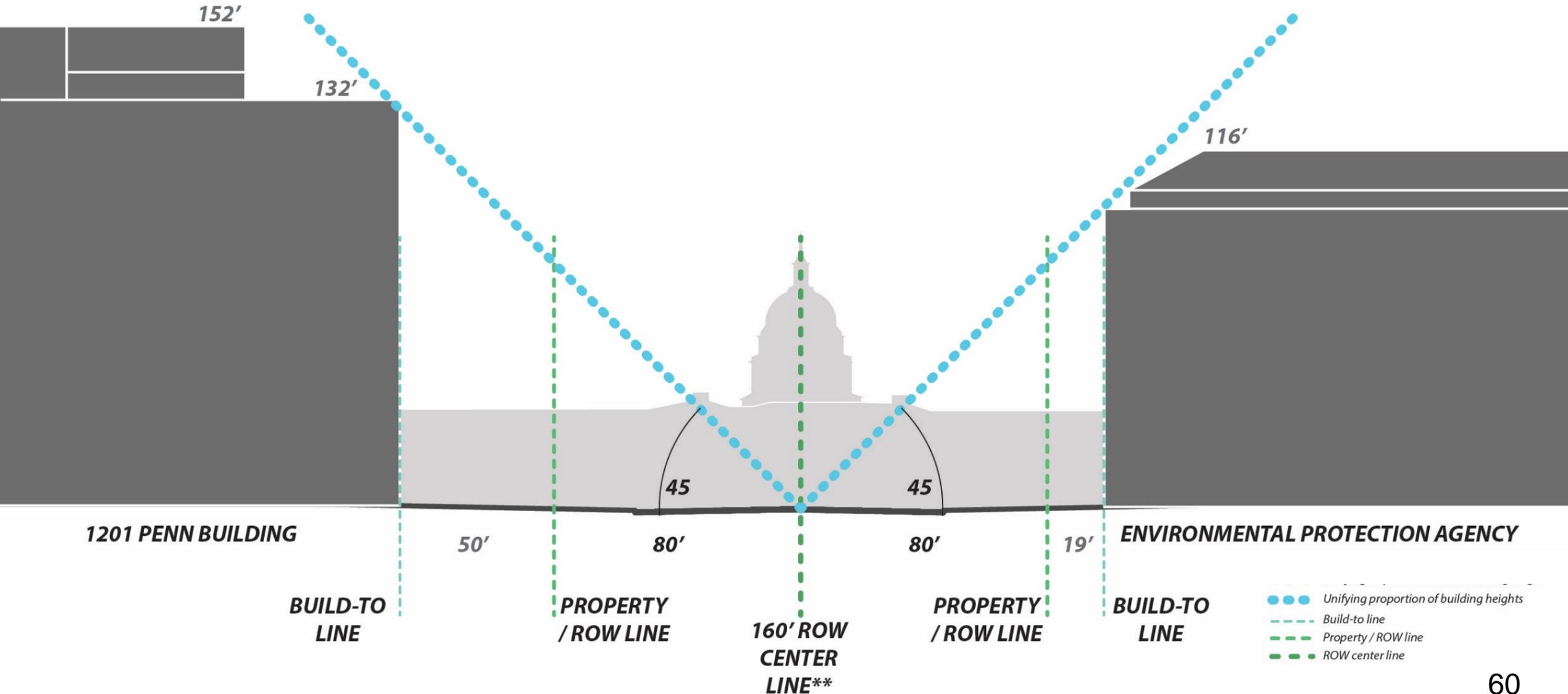


1201 PENN BUILDING AND ENVIRONMENTAL PROTECTION AGENCY

The section cut is taken from the middle of the 1201 Pennsylvania block and the Environmental Protection Agency building.

*Buildings reach a height of 160' at a point 100' north of the property line/ROW line per the 1974 Plan. Square Guidelines regulate this as 50' from the new building line, which is setback 50' north of the property line/ROW line.

** The center of the cartway is offset 4' north of the ROW center line.



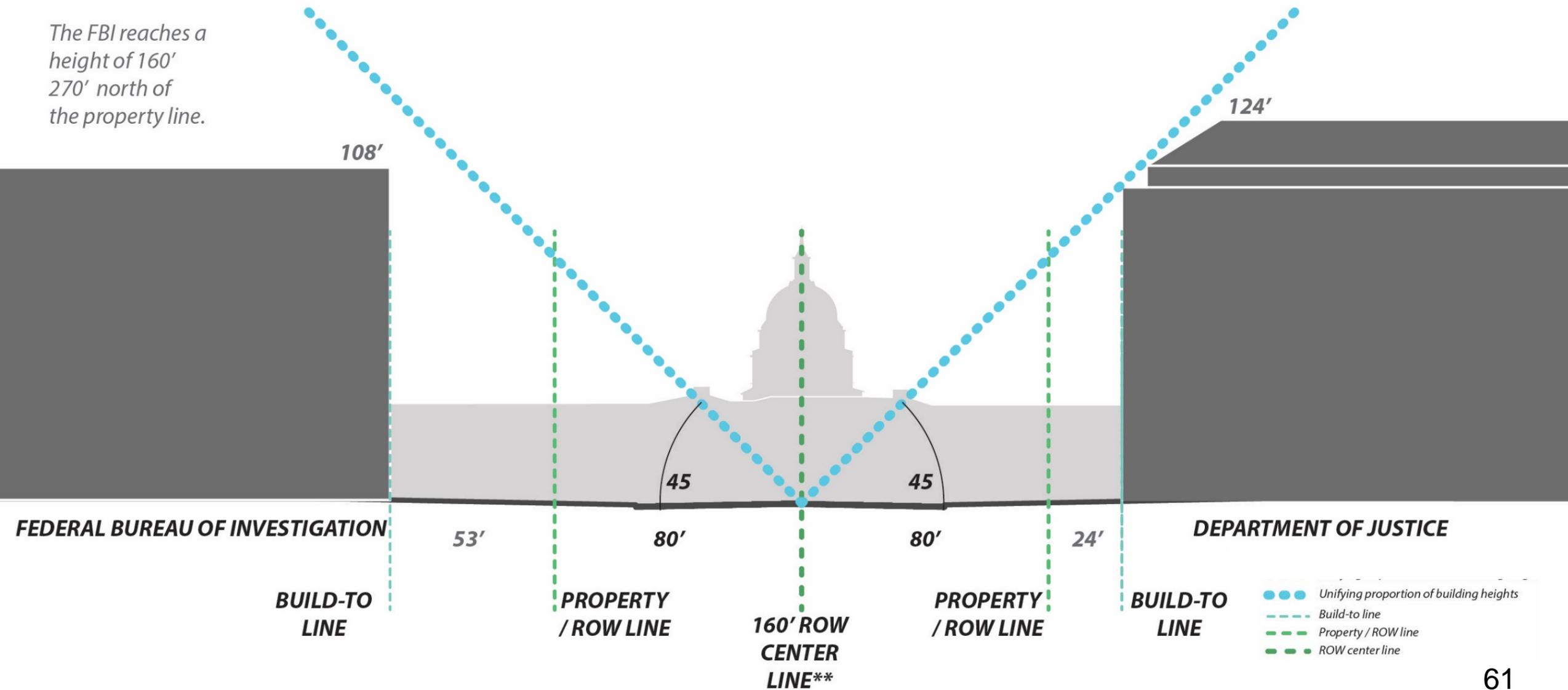
EXISTING FBI AND DEPARTMENT OF JUSTICE

The section cut is taken from the middle of the Federal Bureau of Investigation and the Department of Justice buildings.

* Buildings reach a height of 160' at a point 100' north of the property line/ROW line per the 1974 Plan. Square Guidelines regulate this as 50' from the new building line, which is setback 50' north of the property line/ROW line.

** The center of the cartway is offset 4' north of the ROW center line.

The FBI reaches a height of 160' 270' north of the property line.

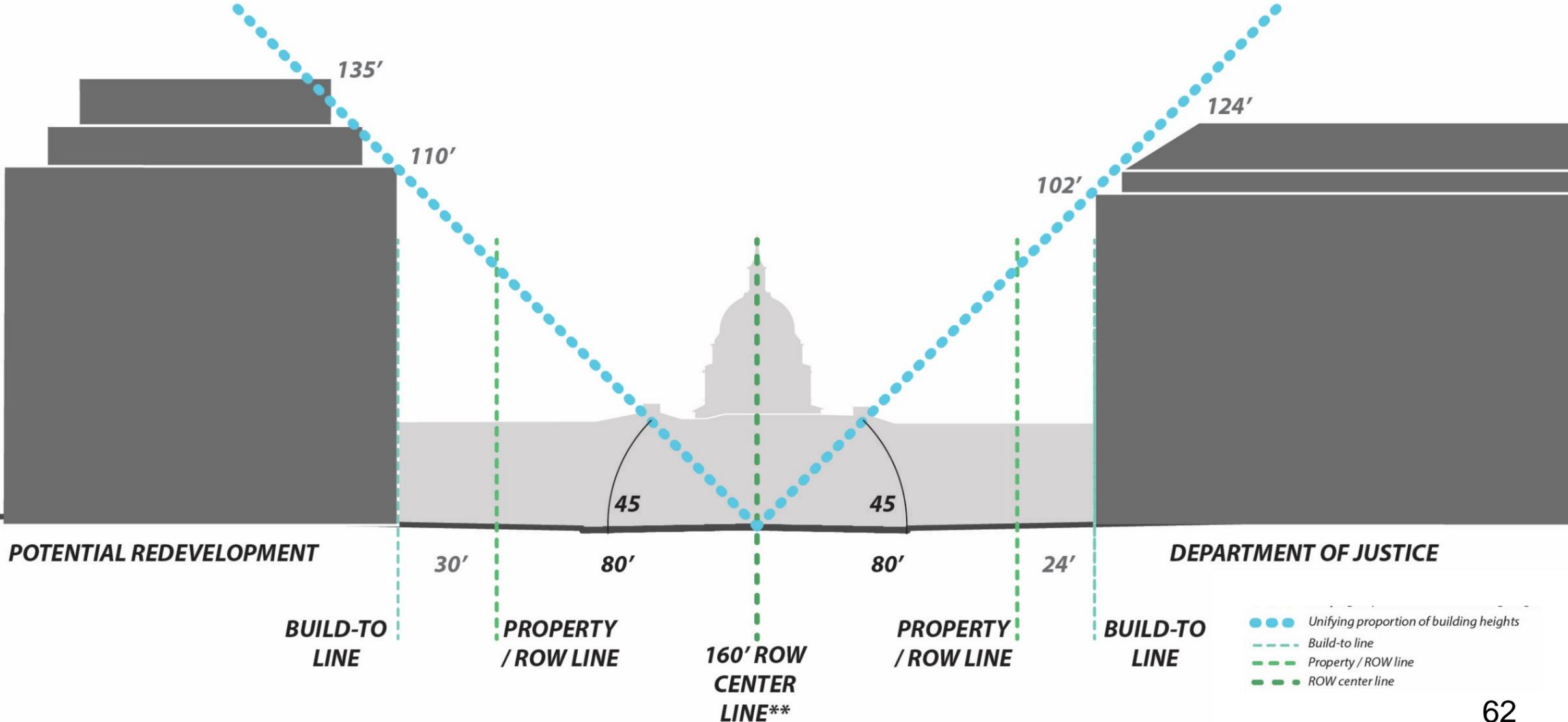


SQUARE 379 POTENTIAL REDEVELOPMENT AND DEPARTMENT OF JUSTICE

The section cut is taken from the middle of the potential redevelopment on Square 379 and the Department of Justice.

*Buildings reach a height of 160' at a point 100' north of the property line/ROW line per the 1974 Plan. Square Guidelines regulate this as 50' from the new building line, which is setback 50' north of the property line/ROW line.

** The center of the cartway is offset 4' north of the ROW center line.



Square 379 Height Recommendation

Guideline E.11.b.1: Initial Height of Development on Pennsylvania Avenue. The initial height of buildings on Square 379 fronting Pennsylvania Avenue shall not exceed the distance as measured from the center line of the right-of-way, centered on the U.S. Capitol, to the established build-to line to ensure that the vista of the U.S. Capitol remains unobstructed.

Guideline E.11.b.2: Initial Height of Development on 9th, 10th and D Streets. The maximum initial height of building(s) fronting 9, 10, and D Streets shall not exceed ~~115~~ 120 feet.

Guideline E.11.b.3: Maximum Height of Development. The maximum building height shall not exceed 135 feet, inclusive of penthouses.

Guideline E.11.b.4: Upper-Story Setbacks. Any portion of a building above the initial building height shall be setback at ratio of 1:1.

Height Modeling

Diagram shows viewpoint locations for subsequent 3D model views.



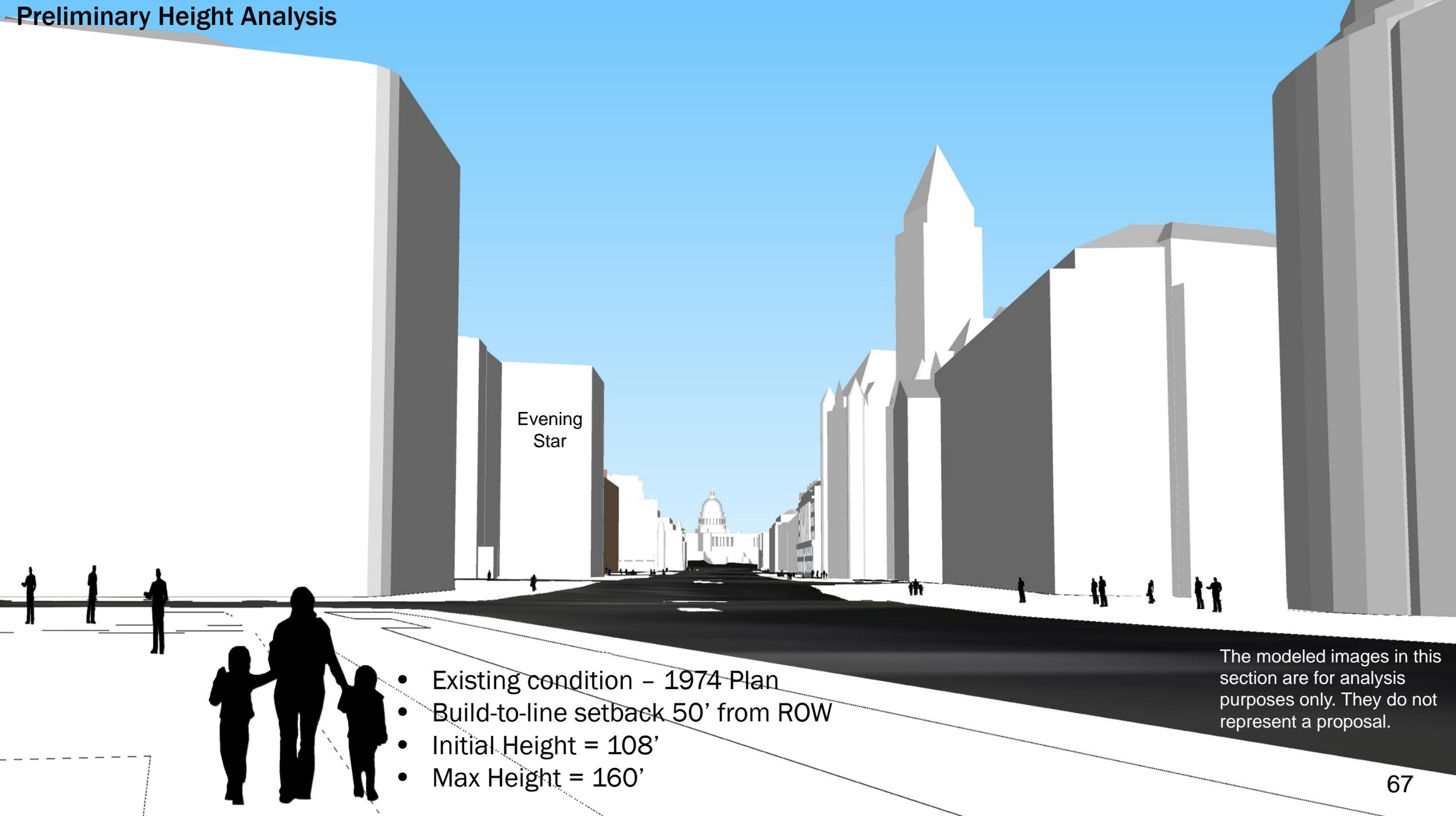
- 1. Freedom Plaza
- 2. EPA
- 3. Old Post Office
- 4. Mellon Fountain
- 5. National Archives
- 6. Restored D Street
- 7. E Street looking east
- 8. E Street looking west



FBI
↓

Looking east towards the Capitol from Freedom Plaza.

Preliminary Height Analysis



Evening
Star

- Existing condition - 1974 Plan
- Build-to-line setback 50' from ROW
- Initial Height = 108'
- Max Height = 160'

The modeled images in this section are for analysis purposes only. They do not represent a proposal.

Height Modeling



The
Pennsylvania
Building

Evening
Star

EPA

- Build-to-line setback 30' from ROW
- Initial Height = 110'
- Max Height = 135'
- Upper-Story Step-Back Ratio = 1:1

The modeled images in this section are for analysis purposes only. They do not represent a proposal.



FBI



Looking East towards the Capital from EPA.

Preliminary Height Analysis



- Existing condition – 1974 Plan
- Build-to-line setback 50' from ROW
- Initial Height = 108'
- Max Height = 160'

The modeled images in this section are for analysis purposes only. They do not represent a proposal.



Evening
Star

OPO

- Build-to-line setback 30' from ROW
- Initial Height = 110'
- Max Height = 135'
- Upper-Story Step-Back Ratio = 1:1

The modeled images in this section are for analysis purposes only. They do not represent a proposal.



FBI
↓

Looking east towards the Capitol.

Preliminary Height Analysis



Evening
Star

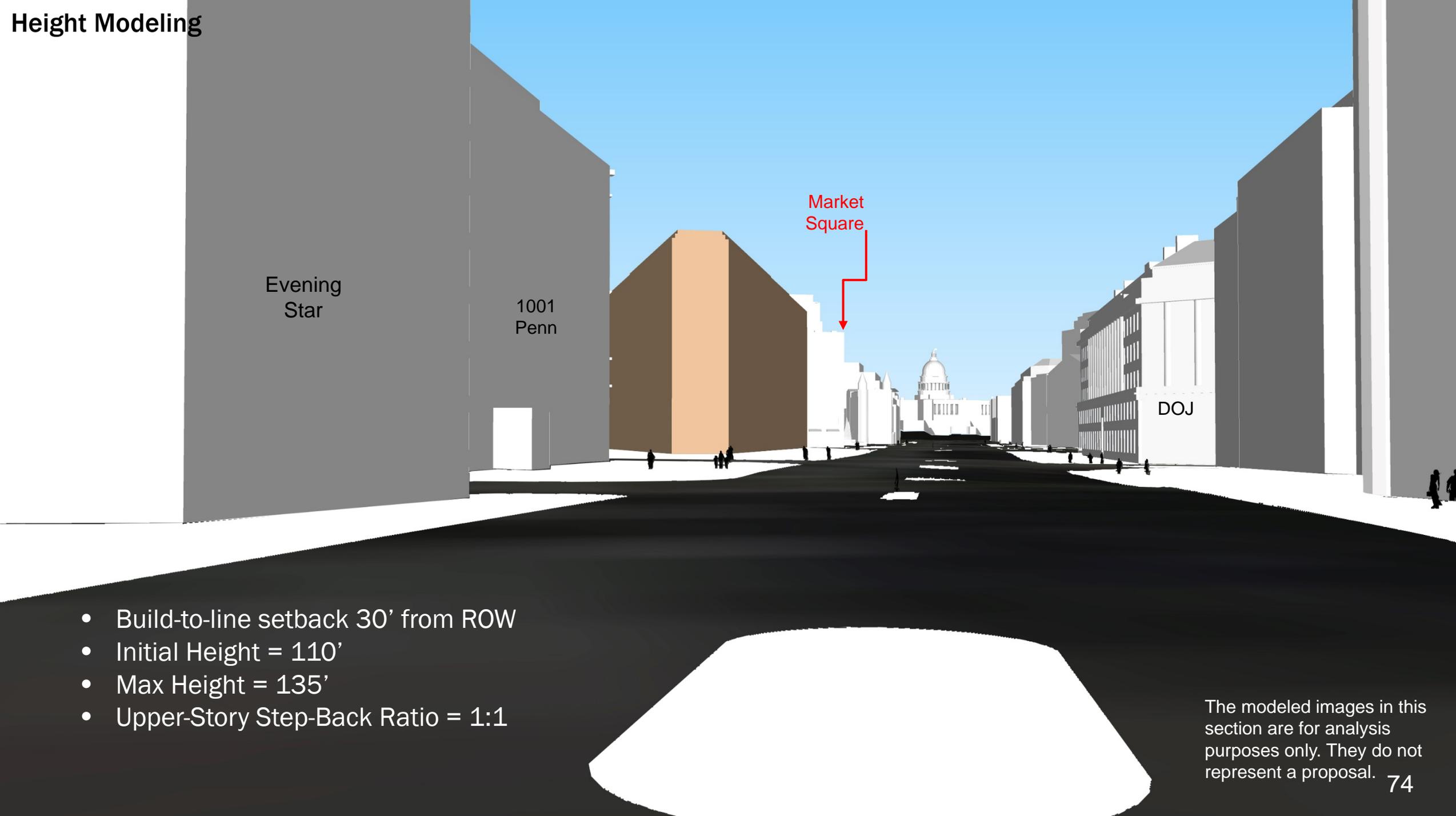
1001
Penn

DOJ

- Existing condition – 1974 Plan
- Build-to-line setback 50' from ROW
- Initial Height = 108'
- Max Height = 160'

The modeled images in this section are for analysis purposes only. They do not represent a proposal.

Height Modeling



Evening
Star

1001
Penn

Market
Square

DOJ

- Build-to-line setback 30' from ROW
- Initial Height = 110'
- Max Height = 135'
- Upper-Story Step-Back Ratio = 1:1

The modeled images in this section are for analysis purposes only. They do not represent a proposal.

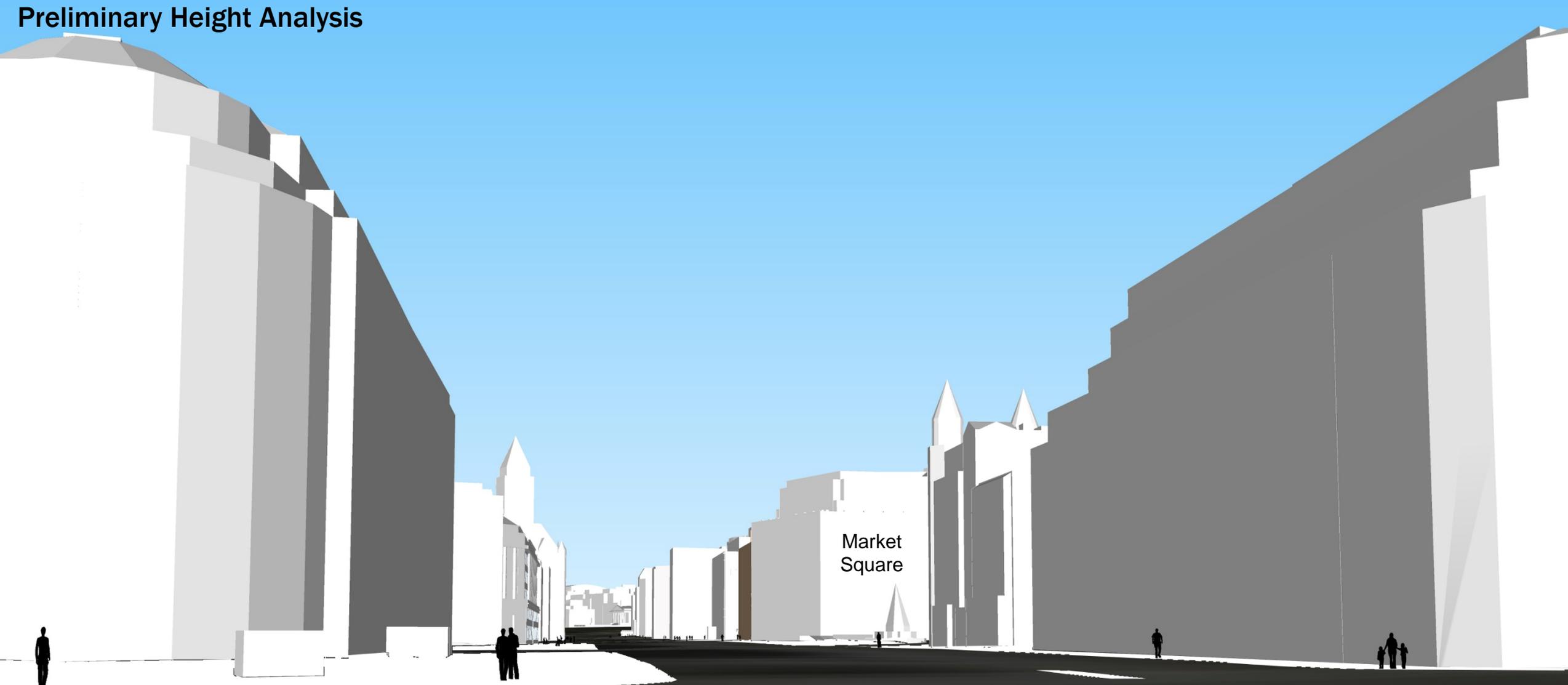


FBI



Looking west towards Freedom Plaza from Mellon Fountain.

Preliminary Height Analysis

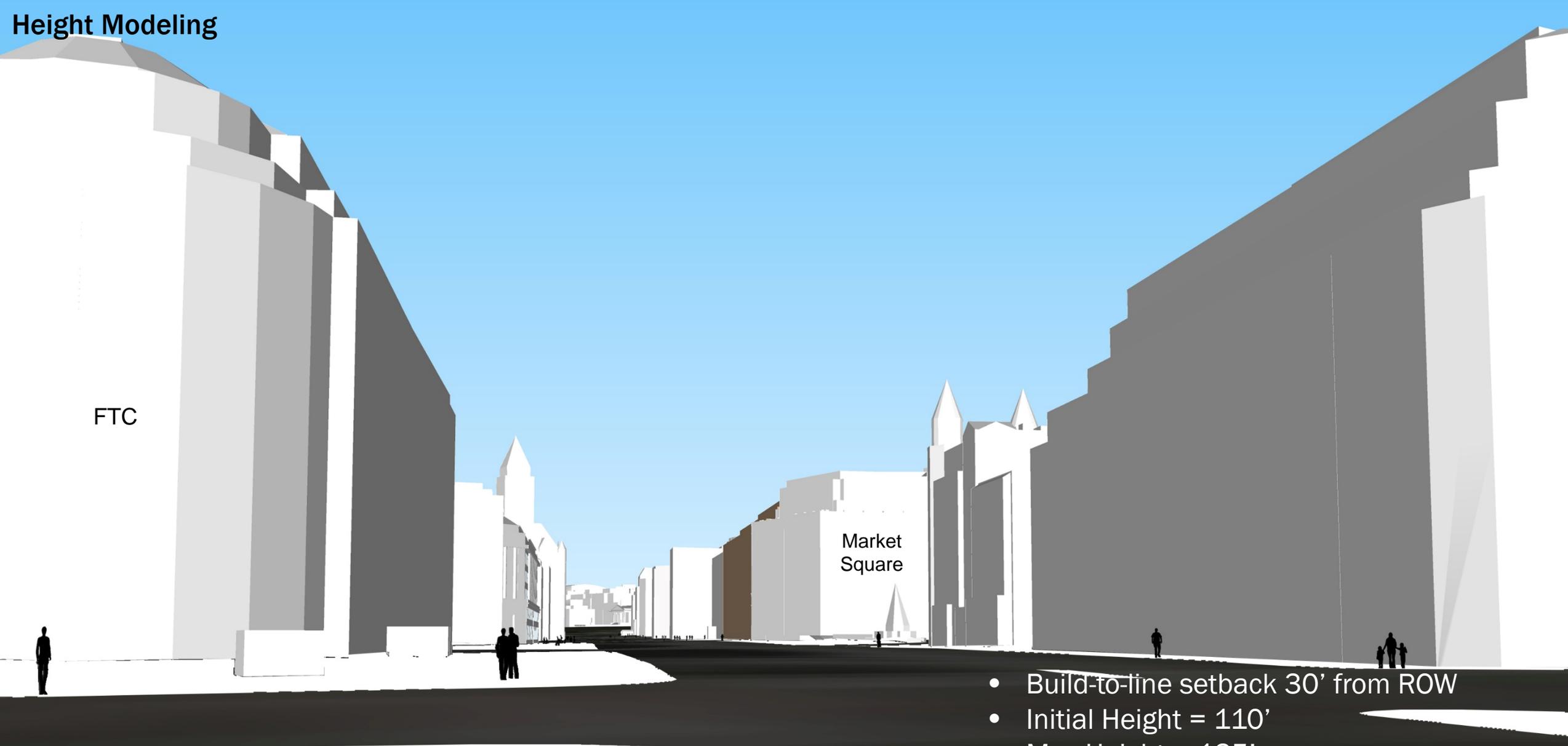


Market Square

The modeled images in this section are for analysis purposes only. They do not represent a proposal.

- Existing Condition – 1974 Plan
- Build-to-line setback 50' from ROW
- Initial Height = 108'
- Max Height = 160'

Height Modeling



FTC

Market
Square

- Build-to-line setback 30' from ROW
- Initial Height = 110'
- Max Height = 135'
- Upper-Story Step-Back Ratio = 1:1

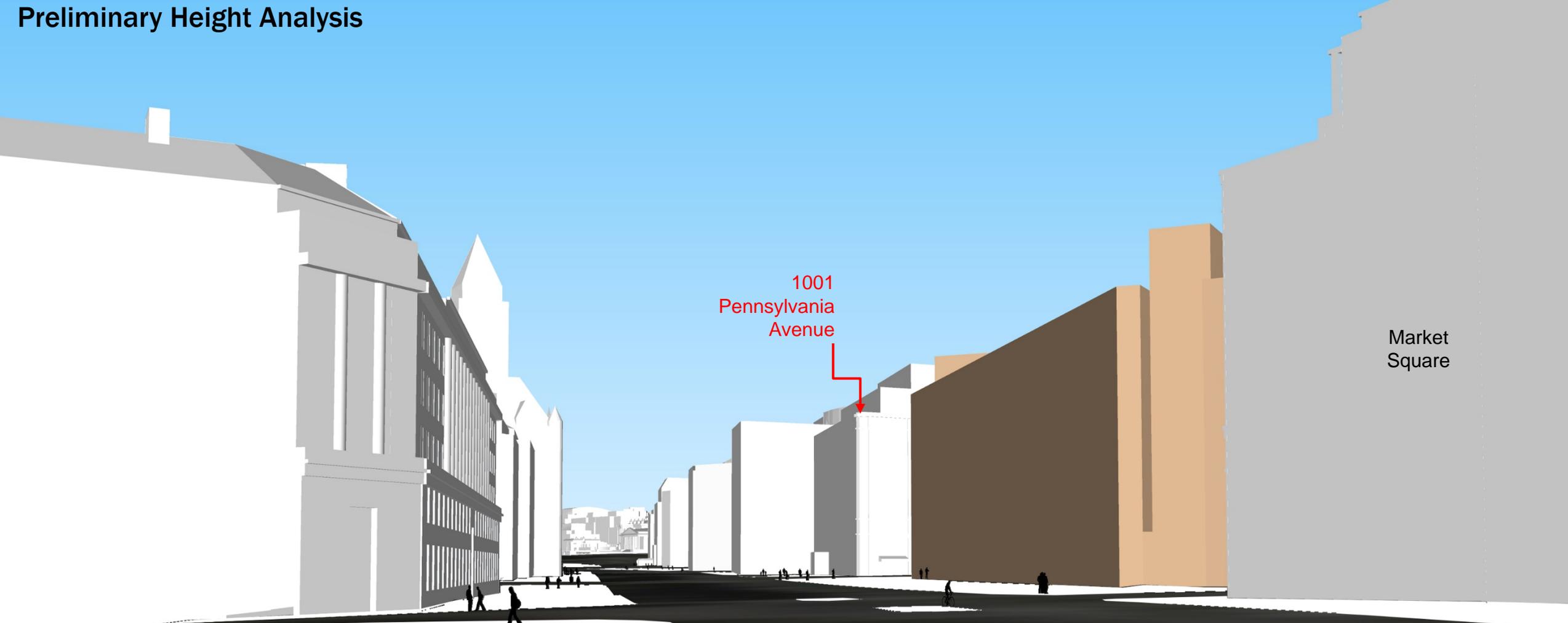
The modeled images in this section are for analysis purposes only. They do not represent a proposal.



FBI
↓

Looking west towards Freedom Plaza from Archives.

Preliminary Height Analysis

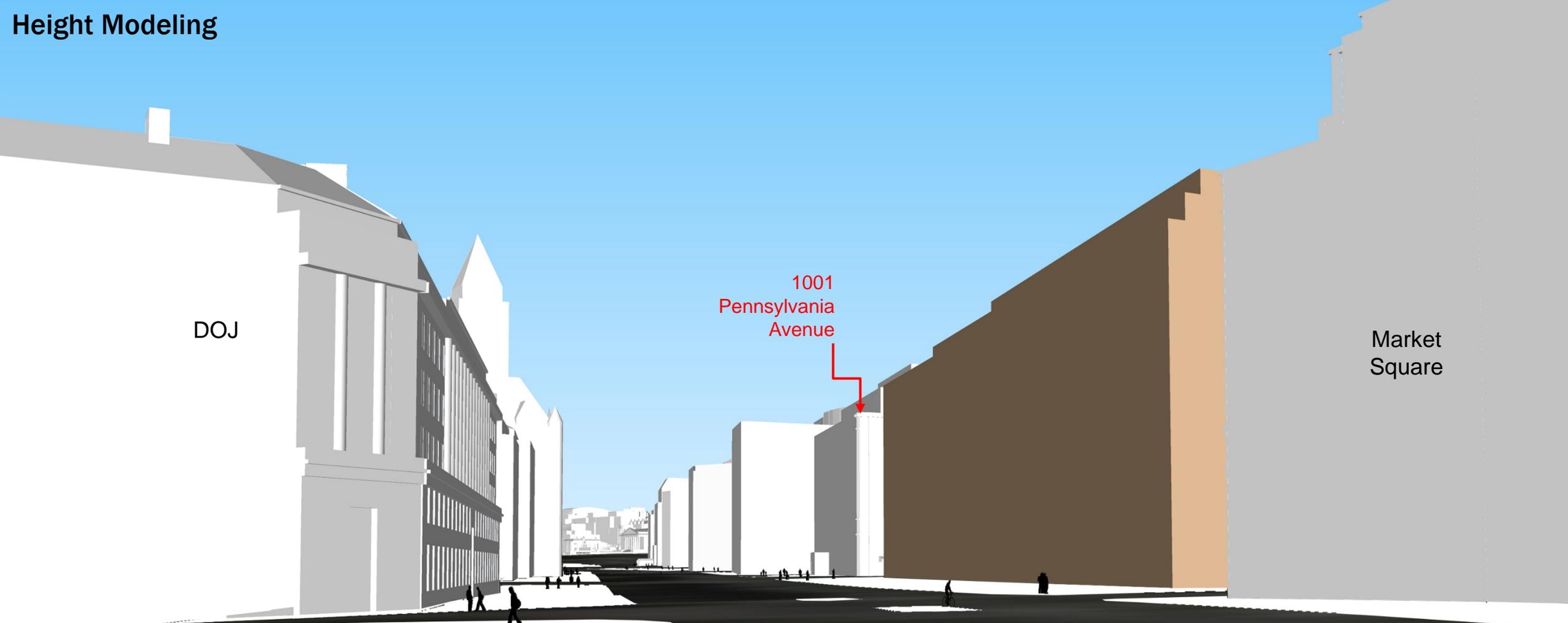


- Existing Condition
1974 Plan
- Build-to-line setback
50' from the ROW
- Initial Height = 108'
- Max Height = 160'



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Height Modeling



DOJ

1001
Pennsylvania
Avenue

Market
Square

- Build-to-line setback
30' from ROW
- Initial Height = 110'
- Max Height = 135'
- Upper-Story Step-Back Ratio = 1:1



The modeled images in this section are for analysis purposes only. They do not represent a proposal.

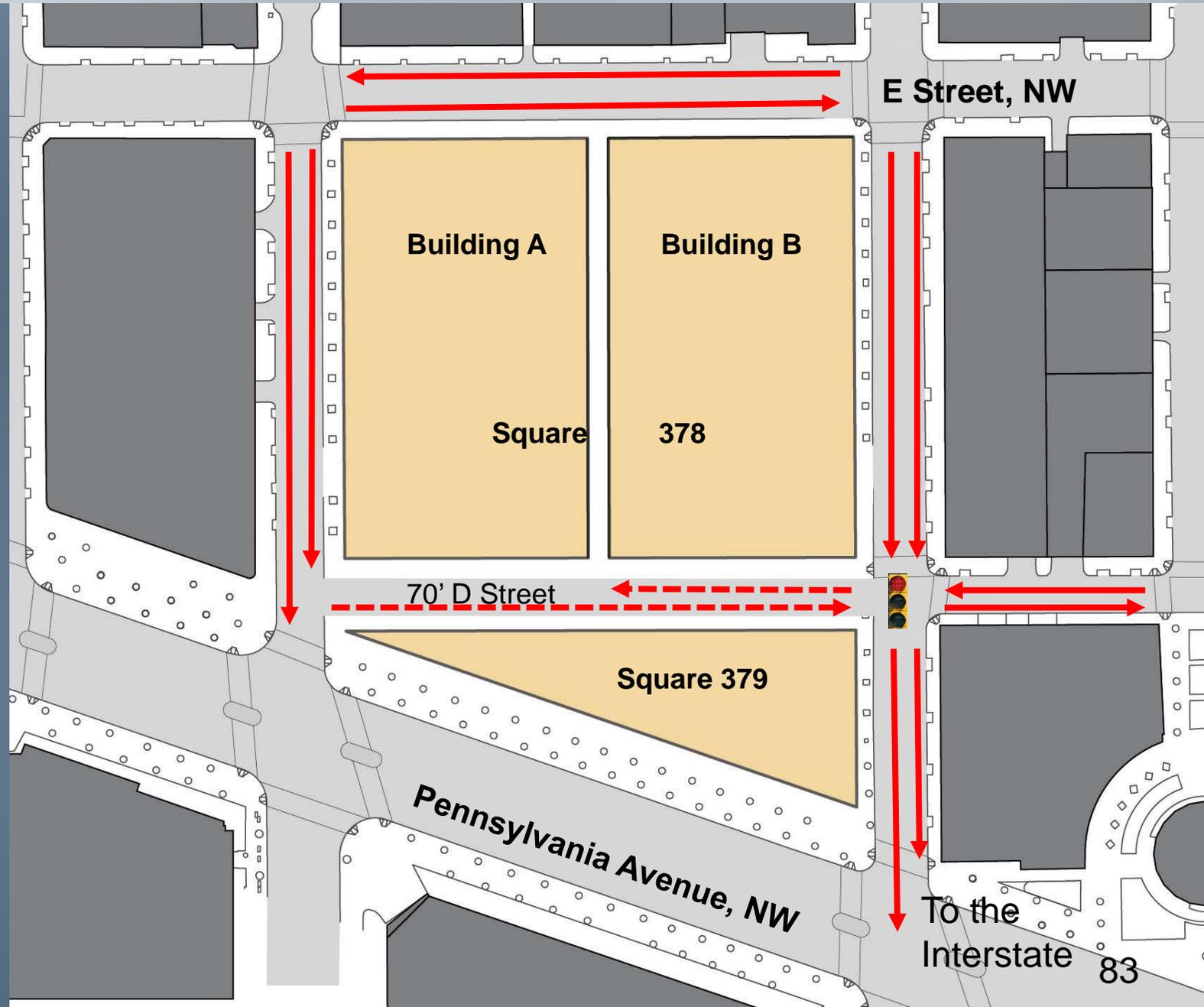
Building Height on D Street, NW

On June 2, 2016 at Concept Review, the Commission:

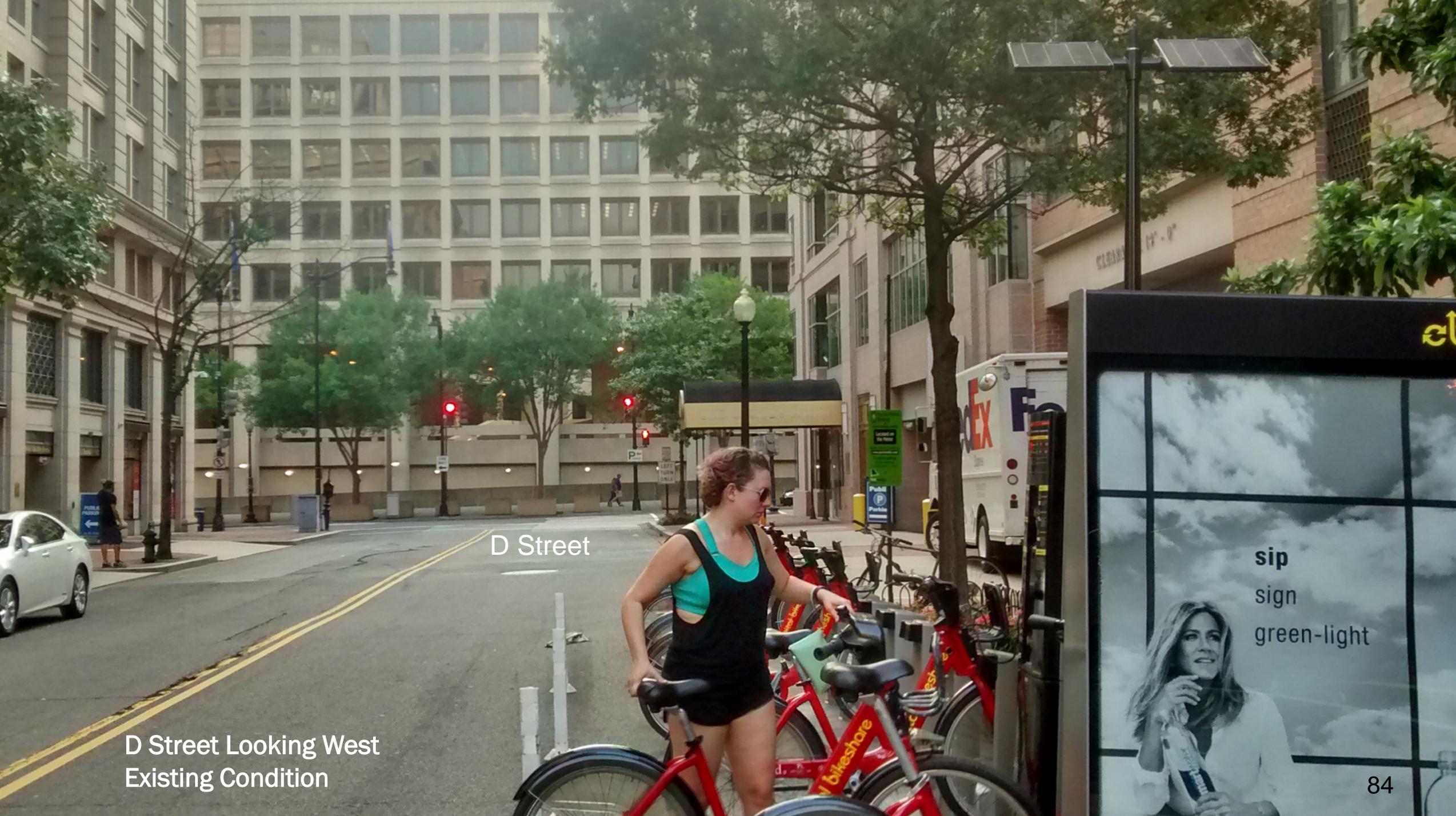
Commented favorably on the following guidelines related to D Street:

D Street, NW: The spatial configuration of the D Street Right-of-way as designed in the L'Enfant Plan at 70 feet wide will be re-established if Squares 378 and 379 are redeveloped. The Square Guidelines may provide additional guidance regarding the function of this space later in future drafts.

D Street, NW

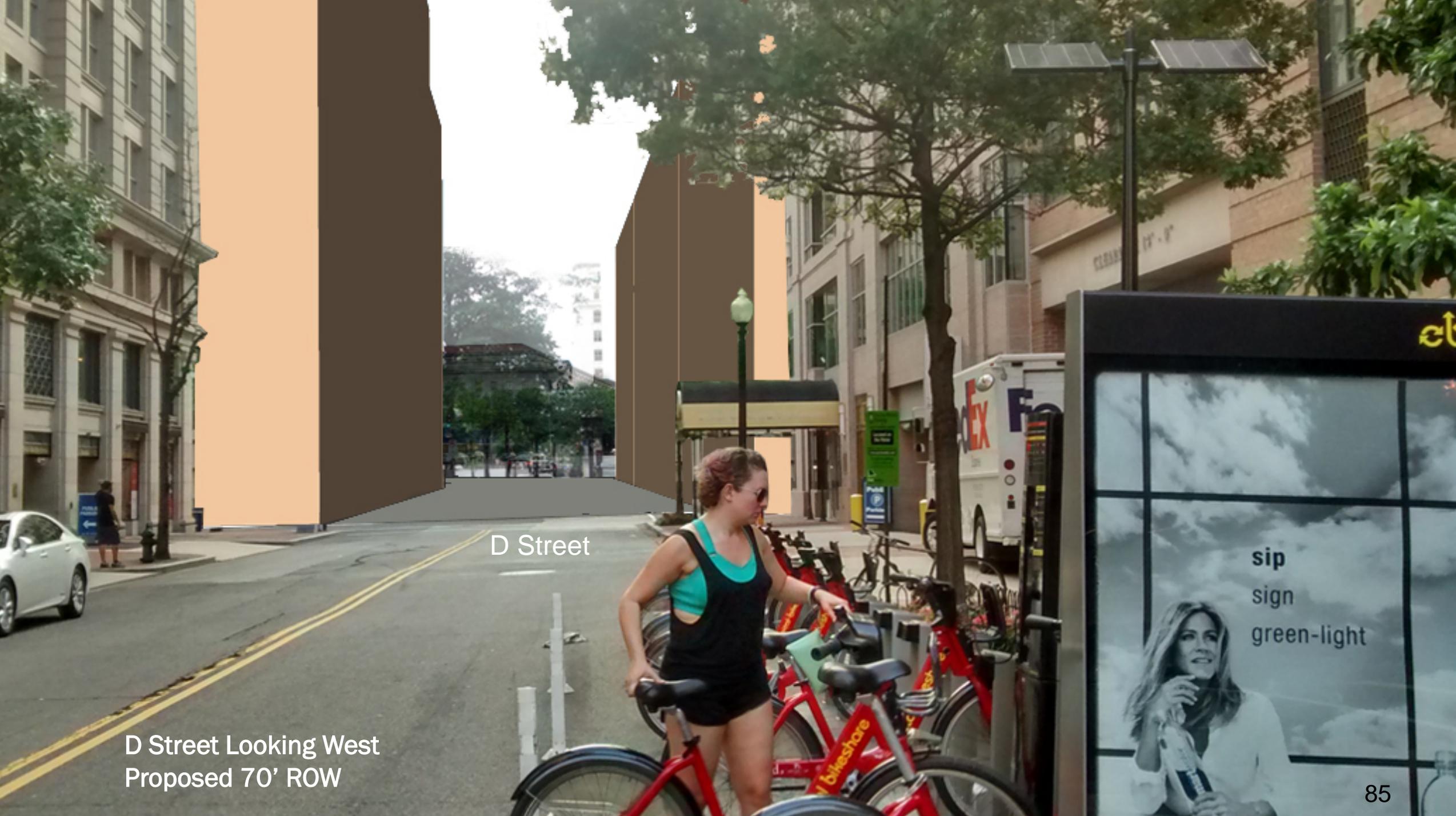


To the
Interstate 83



D Street

D Street Looking West
Existing Condition

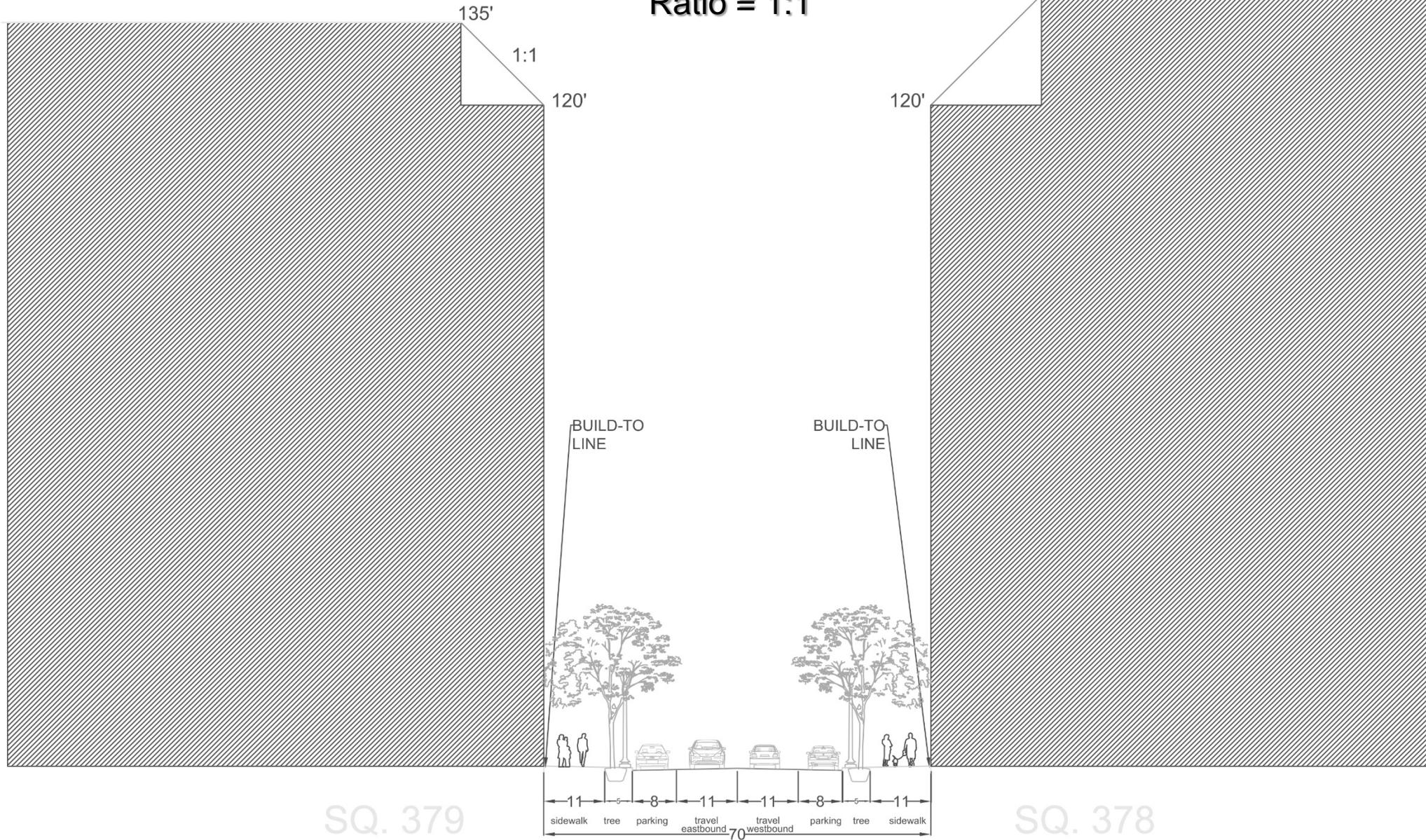


D Street

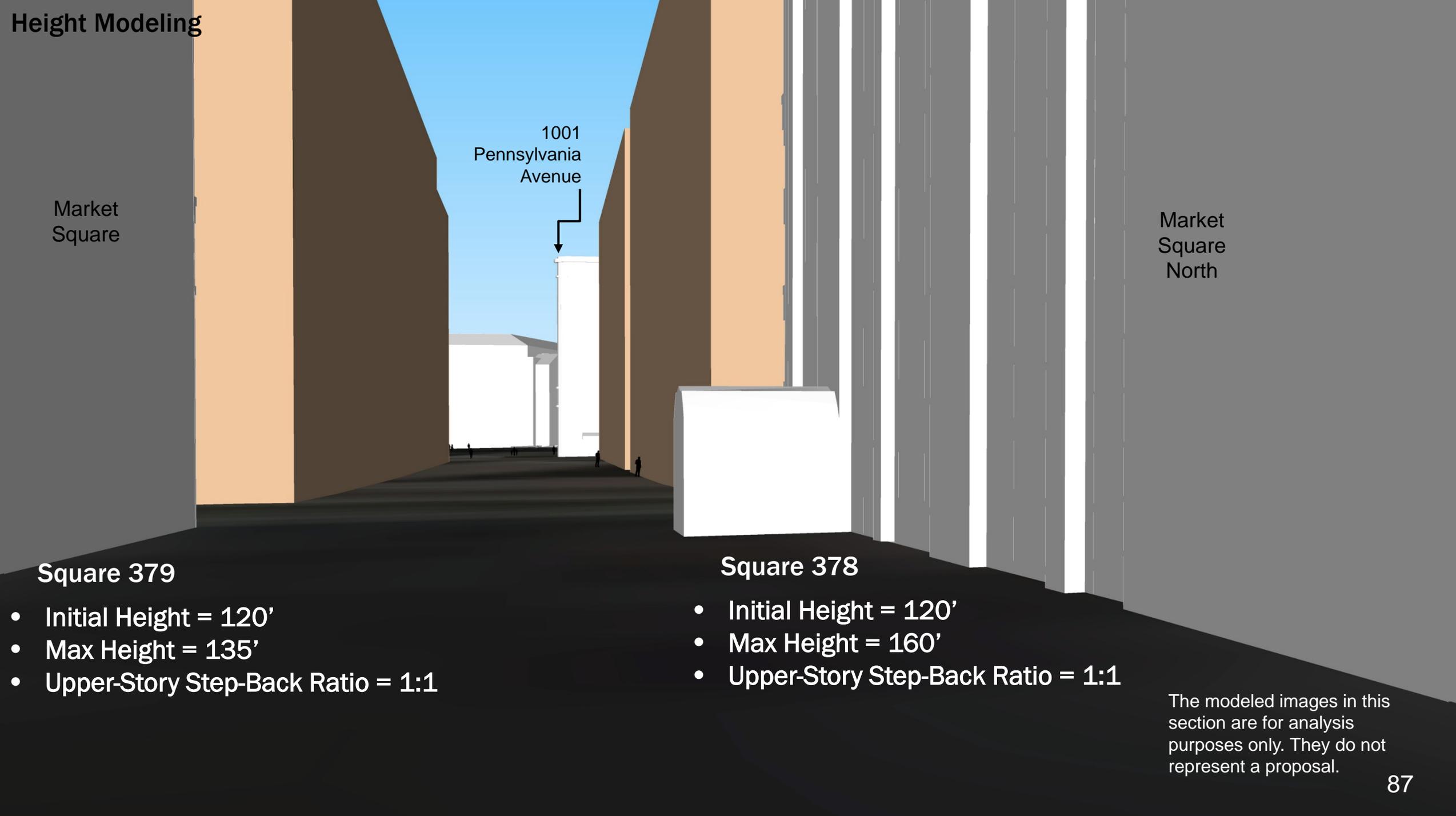
D Street Looking West
Proposed 70' ROW

Section looking west on D Street.
Shows initial and maximum heights of
buildings and ratio of upper-story setbacks.

Upper-Story
Step-Back
Ratio = 1:1



Height Modeling



Market Square

Market Square North

1001 Pennsylvania Avenue

Square 379

Square 378

- Initial Height = 120'
- Max Height = 135'
- Upper-Story Step-Back Ratio = 1:1

- Initial Height = 120'
- Max Height = 160'
- Upper-Story Step-Back Ratio = 1:1

The modeled images in this section are for analysis purposes only. They do not represent a proposal.

Square 378

On June 2, 2016 at Concept Review, the Commission:

Commented favorably on the following guidelines related to building envelope:

- Allowable Height/Upper-Story Setbacks: Under certain conditions, the 1910 Height Act allows buildings on Square 378 (north of the D Street Right-of-Way) to achieve 160 feet. The Square Guidelines will support this allowable height (as measured from Pennsylvania Avenue) but will include additional guidance regarding penthouses (if any) and upper-story setbacks for D, 9th, 10th and E Streets, NW that are compatible with surrounding development.



FBI

1001 Pennsylvania

9th Street

10th Street

E Street, NW

135'
148'
100'
98'
139'
120'

124'
102'

114'
135'
156'
161'
152'
88'
110'
108'

131'
80'
74'
45'
98'
112'
131'

Square 378 Height Recommendation

***Guideline E.11.c.1:** On Square 378, height of development shall comply with the following: Using the 1910 Height Act and District Zoning Regulations as a guide, the maximum initial building height for ~~the~~ Square 378 ~~in its entirety~~ shall be the height as established by measuring 110 feet measured from the highest elevation on E Street, NW., regardless of the street on which the building fronts.*

***Guideline E.11.c.3:** Any portion of the building above the maximum initial height shall setback at a ratio of 1:1 from the building face.*





- Upper-Story Step-Back Ratio = 1:1
- Initial Height at E & 10th Streets = 110'
- Upper-Story Step-Back = 50' total

The modeled images in this section are for analysis purposes only. They do not represent a proposal.





- Upper-Story Step-Back Ratio = 1:1
- Initial Height at E & 9th Streets = 110'
- Upper-Story Step-Back = 50' total

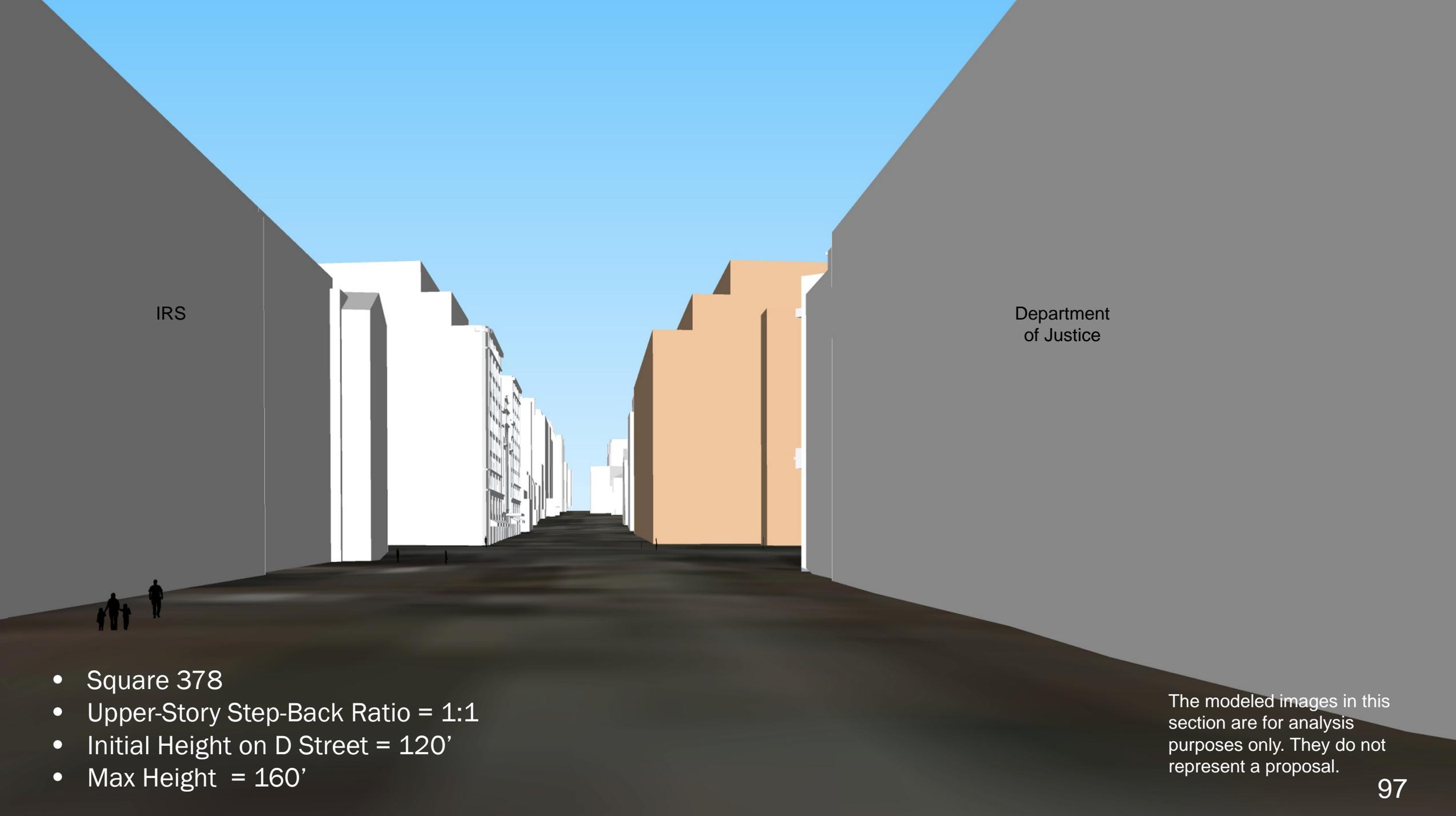
The modeled images in this section are for analysis purposes only. They do not represent a proposal.



FBI



FEDERAL TRIANGLE



IRS

Department
of Justice

- Square 378
- Upper-Story Step-Back Ratio = 1:1
- Initial Height on D Street = 120'
- Max Height = 160'

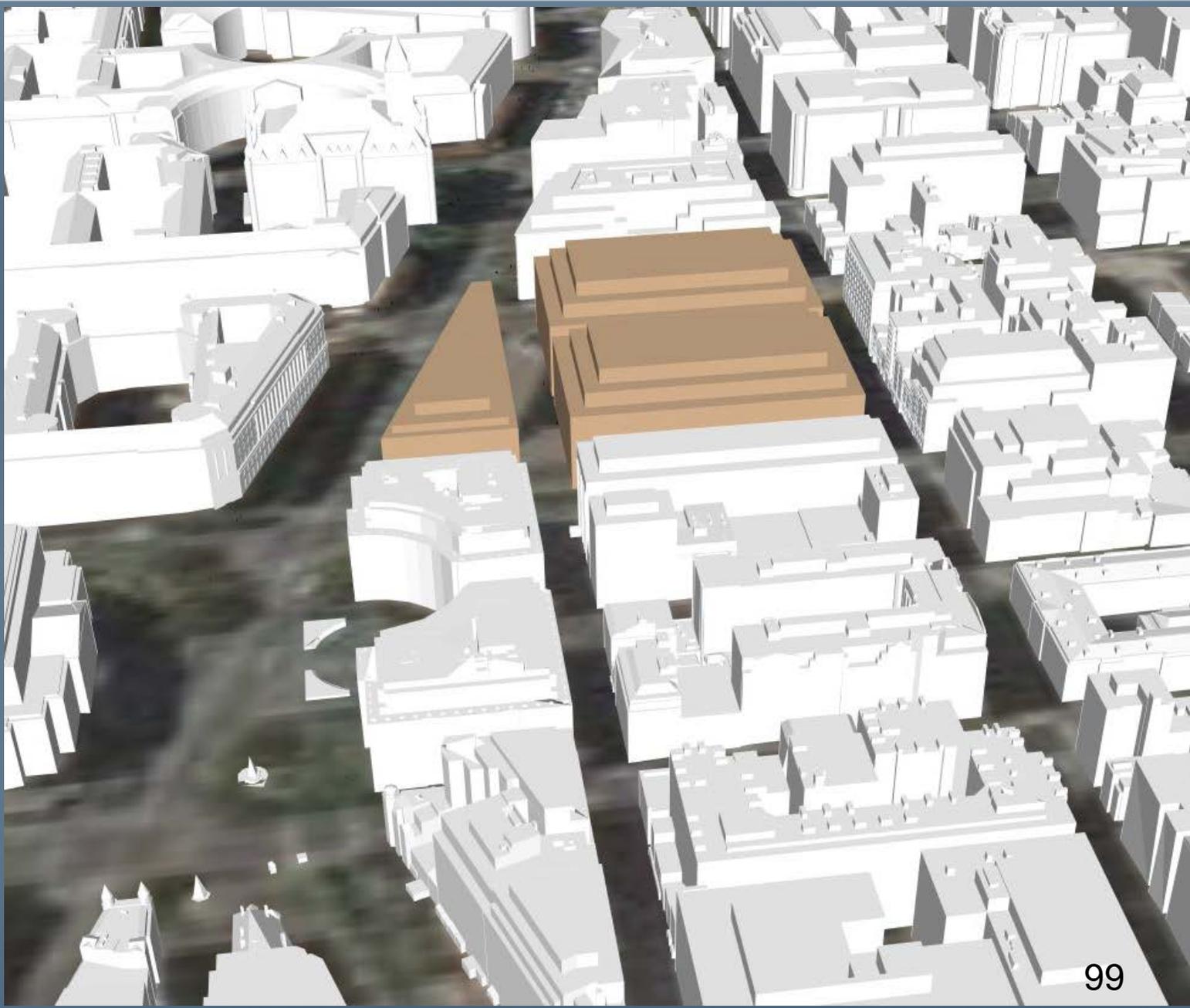
The modeled images in this section are for analysis purposes only. They do not represent a proposal.

Part 5

Overview of Proposed Square Guidelines

Recommendations

- 1) Square Guidelines with General Agreement
- 2) Square 379 Build-to Line and Building Heights
- 4) Square 378 Building Heights
- 5) Release for Public Comment



1. General Guidelines Recommendation

APPROVES the draft Square Guidelines listed in items 1-18, below for Squares 378 and 379 in accordance with the Memorandum of Agreement, § V, 61 FED. REG.41789 (August 12, 1996), and transmits the preliminary action to the GSA under Section V of the 1996 Memorandum of Agreement:

AGREEMENT ON SQUARE GUIDELINES

Square Guidelines – General

Development Goals (*Section D. 1 – D.9*)

Coordinated Planning Area (*Section E.1.a*)

Development Parcels (*Section E.2.a – e*)

Uses (*Section E.3.a – c*)

Streets (*Section E.4.a - E.4.f*)

Curb Cuts (*Section E.5.a -b*)

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

Site and Building Design (*Section E.7.a – c*)

Sidewalks and Open Spaces (*Section E.8.a -g*)

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

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

Height of Development (*Section E.11.a and C.1*)

Roof Structures (*Section E.12.a-c*)

Subsurface Restrictions (*Section E.13.a-c*)

Signage and Lighting (*Section E.14.a-e*)

Special Design Consideration (*Section E.15.a-h*)

Historic Preservation (*Section E.16.a-j*)

Phasing of Development (*Section E.17.a-c*)

2. APPROVES Square 379 Build-to Line Guideline:

Guideline E.10.a: Pennsylvania Avenue Build-to Line. The Pennsylvania Avenue build-to-line shall be a minimum distance of 30-feet north from the existing property line (the historic L'Enfant right-of-way) to meet the following performance criteria:

1. locate and configure the Pennsylvania Avenue building wall to respect the vista to the U.S. Capitol;
2. provide public space that can accommodate at least two rows of trees, pedestrian walkways consistent with the unified streetscape, and an activity zone along the building face; and
3. design the public space with flexibility to accommodate a variety of civic uses.

This build-to-line may be moved south, closer to or at the property line provided:

1. the above stated public space criterion can be met;
2. an amendment is completed to the 1974 Pennsylvania Avenue Plan to move the curb lines to reduce or reallocate the Pennsylvania Avenue cartway and sidewalk widths between 3rd and 15th Streets;
3. a dedicated funding source is confirmed to implement the infrastructure and streetscape changes between 3rd and 15th Streets, NW associated with reconfiguring Pennsylvania Avenue.

The build-to line shall be perpendicular and parallel to the Pennsylvania Avenue property line and is also considered to be the Pennsylvania Avenue building-restriction-line. Pedestrian walkways, public reservations or open spaces on Pennsylvania Avenue may traverse the build-to line and the building restriction line. Minor deviations may be allowed such as recesses or ornamental entrance bays per the General Guidelines and DC Zoning Regulations.

2. APPROVES Square 379 Height of Development Guideline:

Guideline E.11.b.1: Initial Height of Development on Pennsylvania Avenue. The initial height of buildings on Square 379 fronting Pennsylvania Avenue shall not exceed the distance as measured from the center line of the right-of-way, centered on the U.S. Capitol, to the established build-to line to ensure that the vista of the U.S. Capitol remains unobstructed.

Guideline E.11.b.2: Initial Height of Development on 9th, 10th and D Streets. The maximum initial height of building(s) fronting 9, 10, and D Streets shall not exceed ~~115~~120 feet.

Guideline E.11.b.3: Maximum Height of Development. The maximum building height shall not exceed 135 feet, inclusive of penthouses.

Guideline E.11.b.4: Upper-Story Setbacks. Any portion of a building above the initial building height shall be setback at ratio of 1:1.

Guideline E.11.b.5: Measuring Building Height. The building height shall be measured from the Pennsylvania Avenue curb at the middle of the front of the building or structure to the highest point of the roof exclusive of any structure on the roof.

3. APPROVES Square 378 Height of Development Guidelines:

Guideline E.11.c.1: On Square 378, height of development shall comply with the following: Using the 1910 Height Act and District Zoning Regulations as a guide, the maximum initial building height for ~~the Square 378 in its entirety~~ shall be the height as established by measuring 110 feet measured from the highest elevation on E Street, NW., regardless of the street on which the building fronts.

Guideline E.11.c.3: Any portion of the building above the maximum initial height shall setback at a ratio of 1:1 from the building face.

4. DIRECTS staff to release the Commission-approved draft Square Guidelines for a 30-day public comment period.



SQUARE 379 POTENTIAL REDEVELOPMENT AND DEPARTMENT OF JUSTICE

The section cut is taken from the middle of the potential redevelopment on Square 379 and the Department of Justice.

*Buildings reach a height of 160' at a point 100' north of the property line/ROW line per the 1974 Plan. Square Guidelines regulate this as 50' from the new building line, which is setback 50' north of the property line/ROW line.

** The center of the cartway is offset 4' north of the ROW center line.

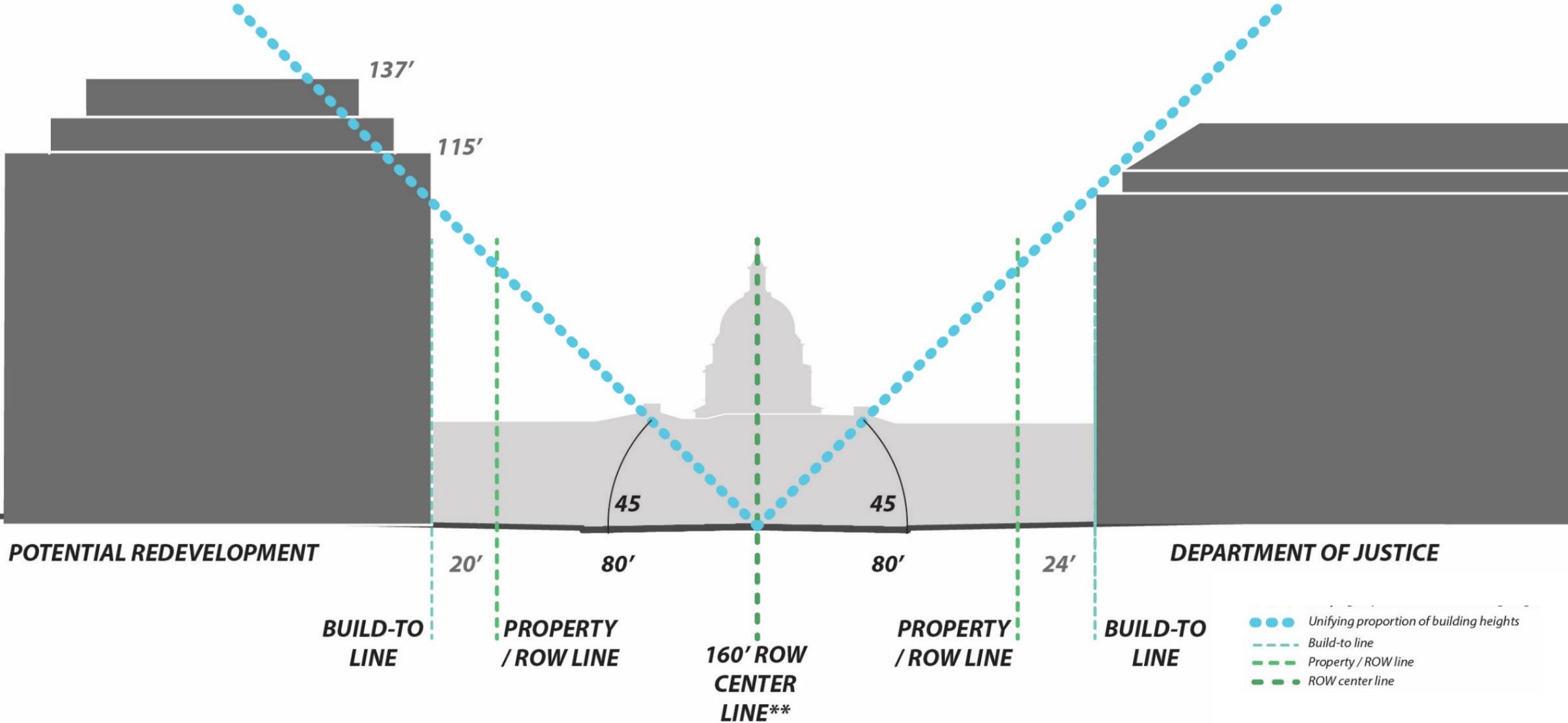
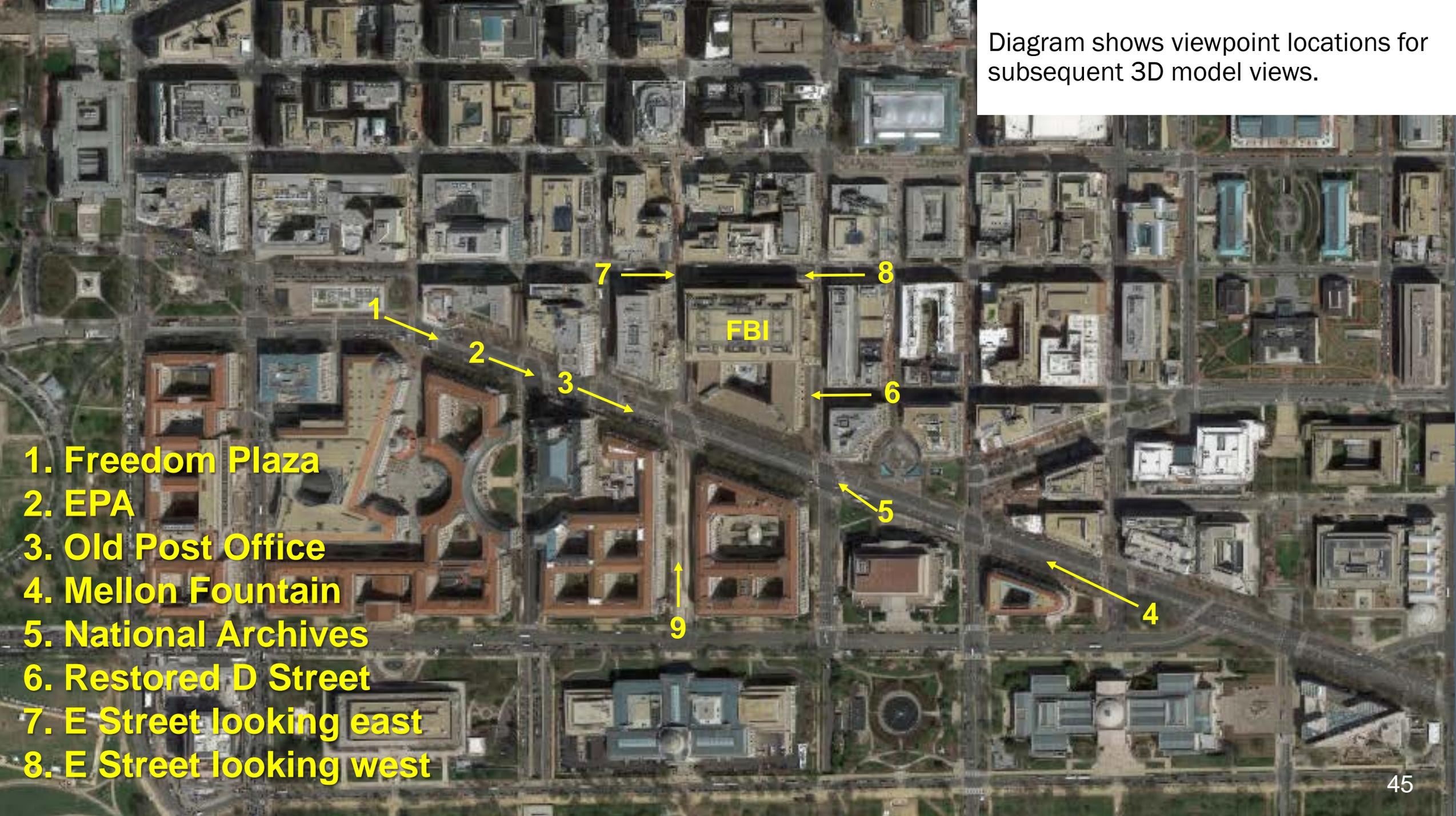


Diagram shows viewpoint locations for subsequent 3D model views.



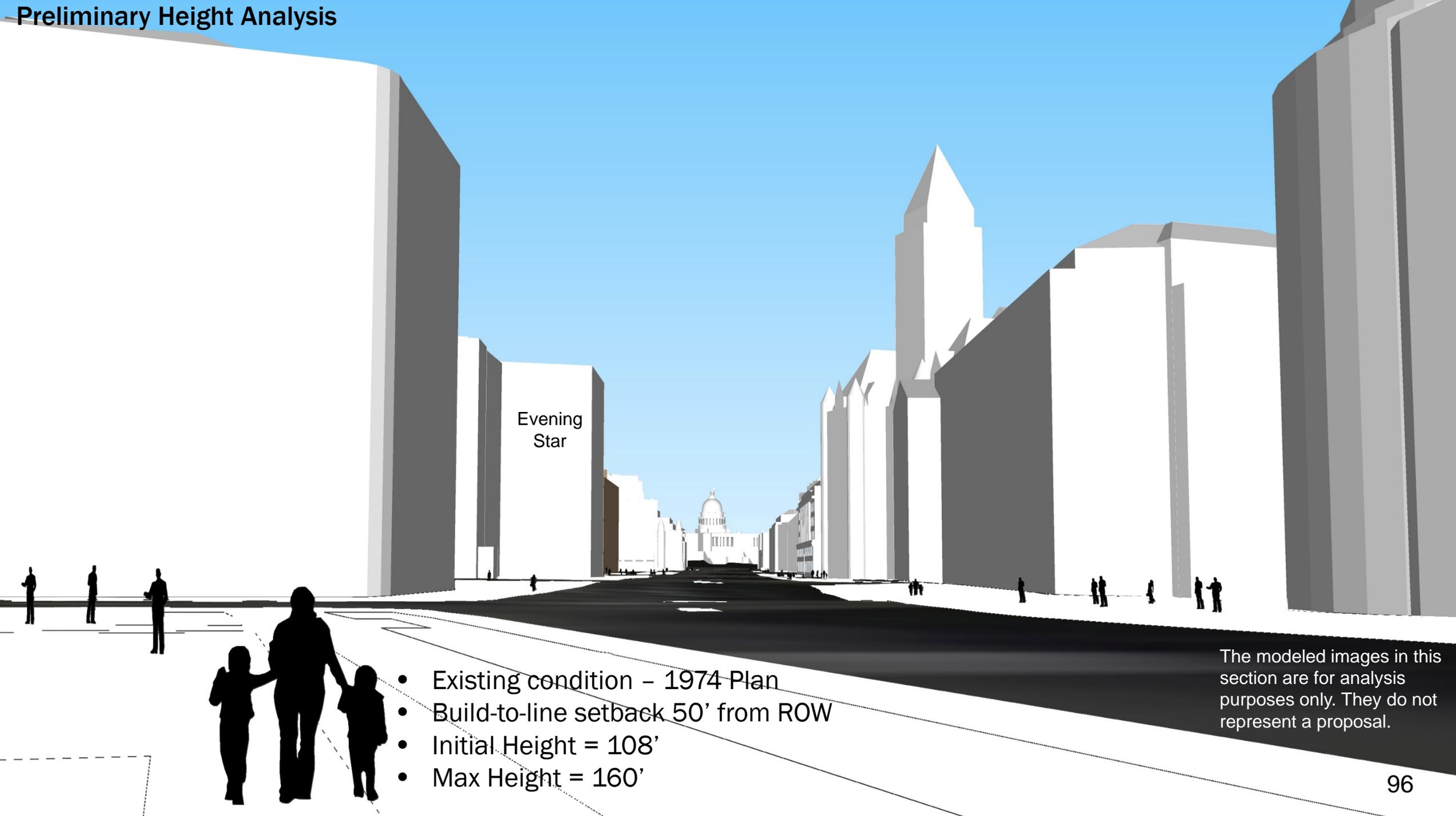
- 1. Freedom Plaza
- 2. EPA
- 3. Old Post Office
- 4. Mellon Fountain
- 5. National Archives
- 6. Restored D Street
- 7. E Street looking east
- 8. E Street looking west



FBI
↓

Looking east towards the Capitol.

Preliminary Height Analysis



Evening
Star

- Existing condition - 1974 Plan
- Build-to-line setback 50' from ROW
- Initial Height = 108'
- Max Height = 160'

The modeled images in this section are for analysis purposes only. They do not represent a proposal.

Height Modeling



The Pennsylvania Building

Evening Star

EPA

- Build-to-line setback 30' from ROW
- Initial Height = 110'
- Max Height = 135'
- Upper-Story Step-Back Ratio = 1:1

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Height Modeling



The
Pennsylvania
Building

Evening
Star

EPA

- Build-to-line setback 20' from ROW
- Initial Height = 105'
- Max Height = 135'
- Upper-Story Step-Back Ratio = 1:1

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FBI



TRUMP

Looking East towards the Capital

Preliminary Height Analysis



- Existing condition – 1974 Plan
- Build-to-line setback 50' from ROW
- Initial Height = 107'
- Max Height = 160'

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Height Modeling



Evening
Star

OPO

- Build-to-line setback 30' from ROW
- Initial Height = 110'
- Max Height = 135'
- Upper-Story Step-Back Ratio = 1:1

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Evening
Star

OPO

- Build-to-line setback 20' from ROW
- Initial Height = 105'
- Max Height = 135'
- Upper-Story Step-Back Ratio = 1:1

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FBI
↓

Looking east towards the Capitol.

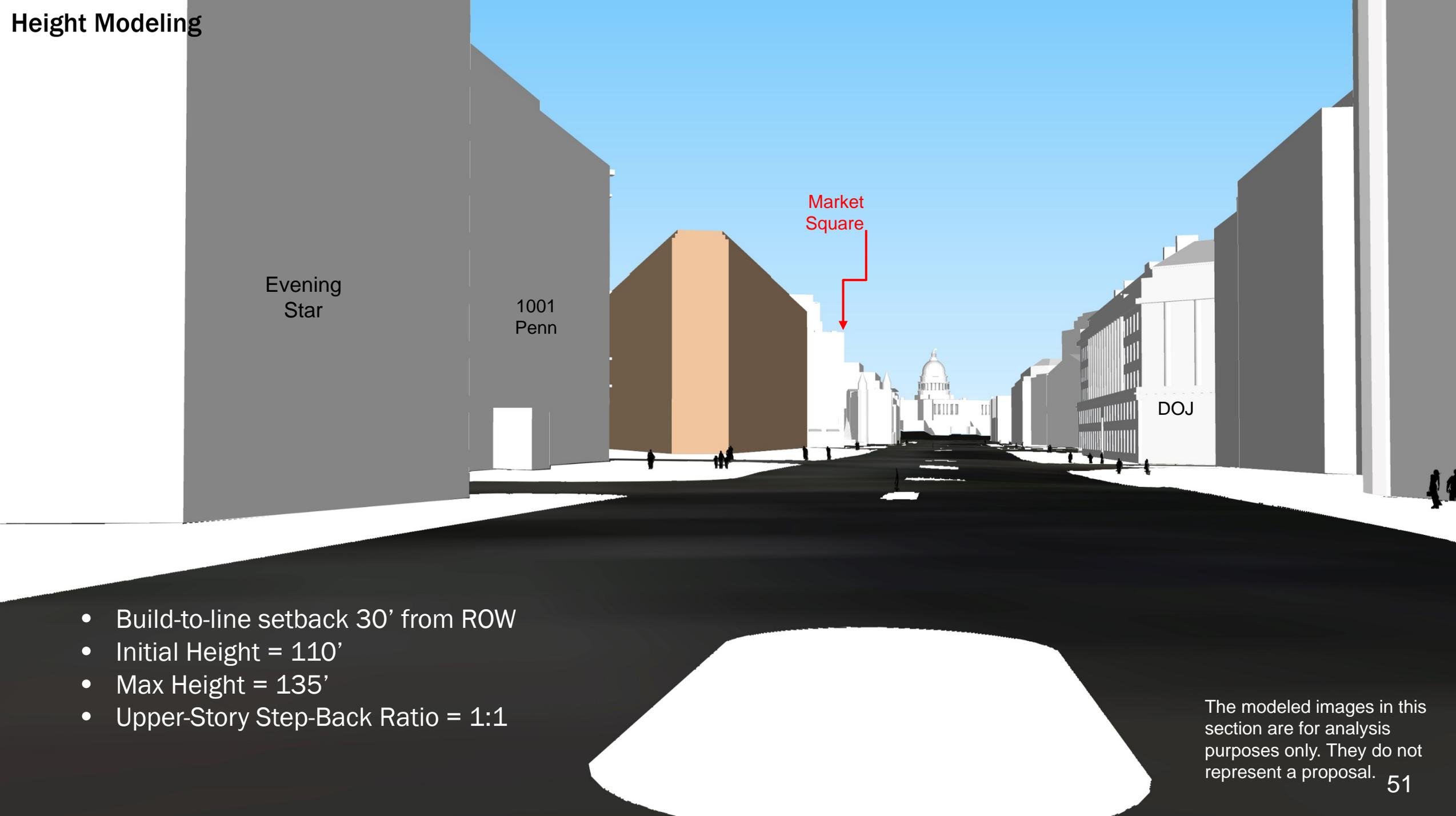
Preliminary Height Analysis



- Existing condition – 1974 Plan
- Build-to-line setback 50' from ROW
- Initial Height = 107'
- Max Height = 160'

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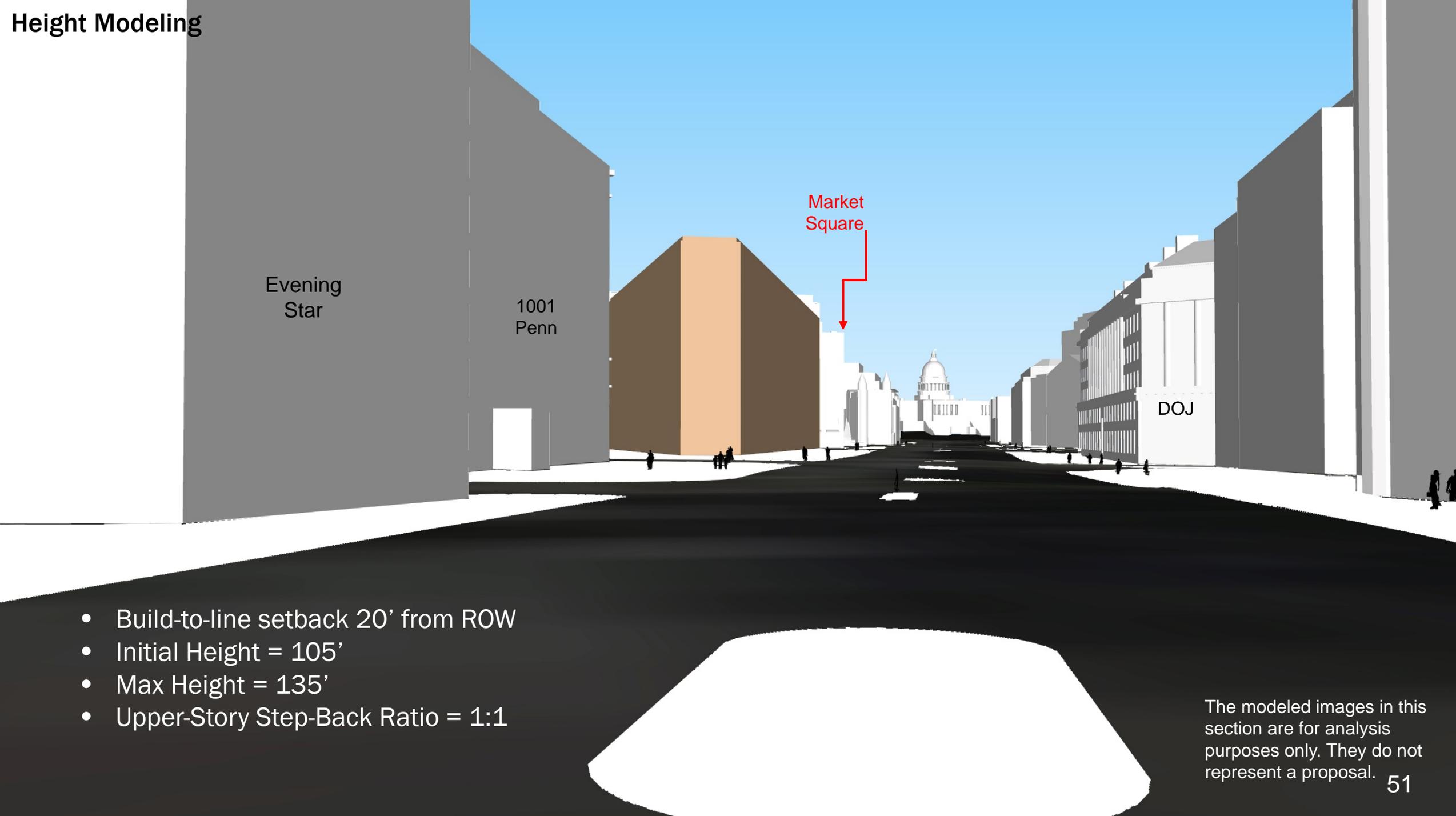
Height Modeling



- Build-to-line setback 30' from ROW
- Initial Height = 110'
- Max Height = 135'
- Upper-Story Step-Back Ratio = 1:1

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Height Modeling



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- Initial Height = 105'
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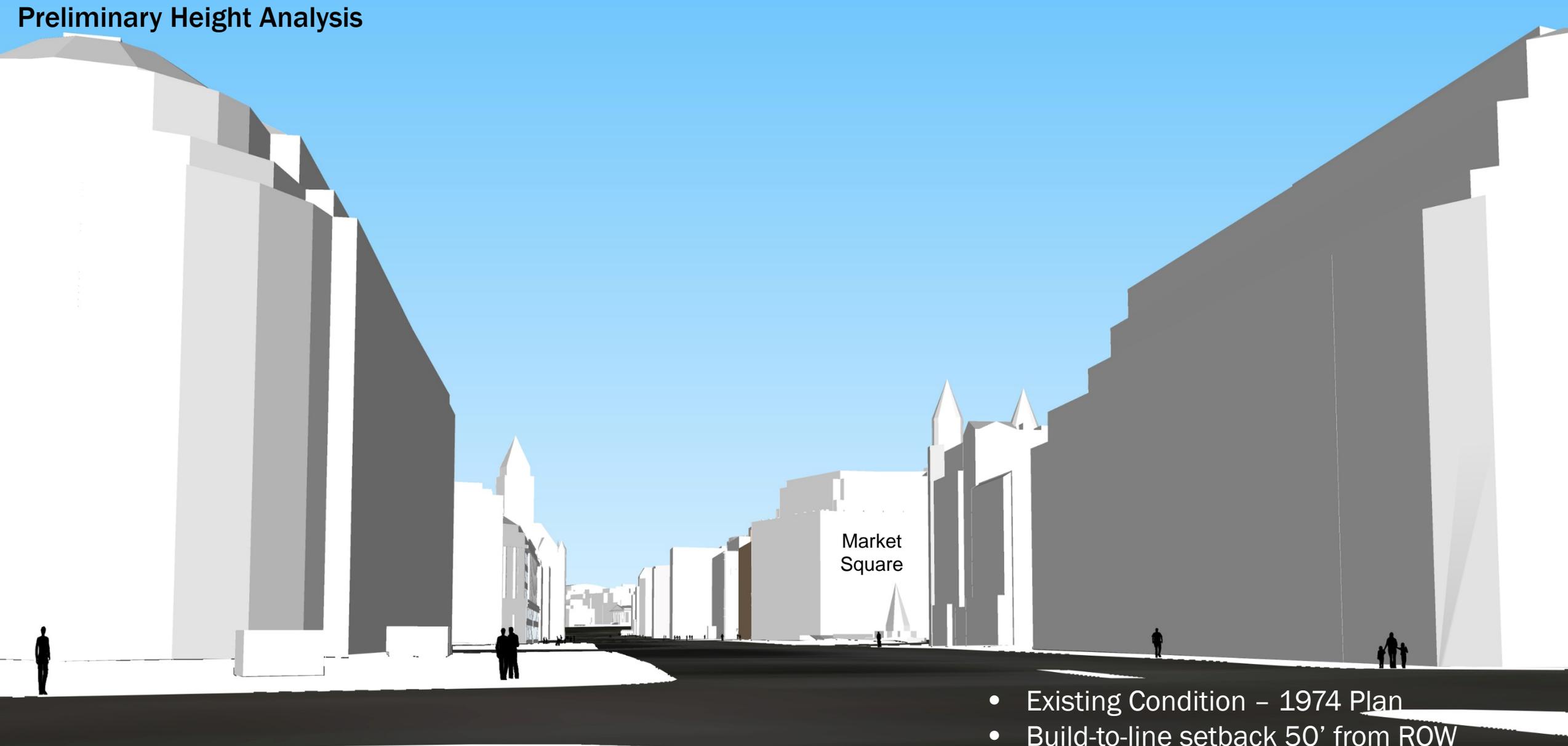


FBI



Looking west towards Freedom Plaza.

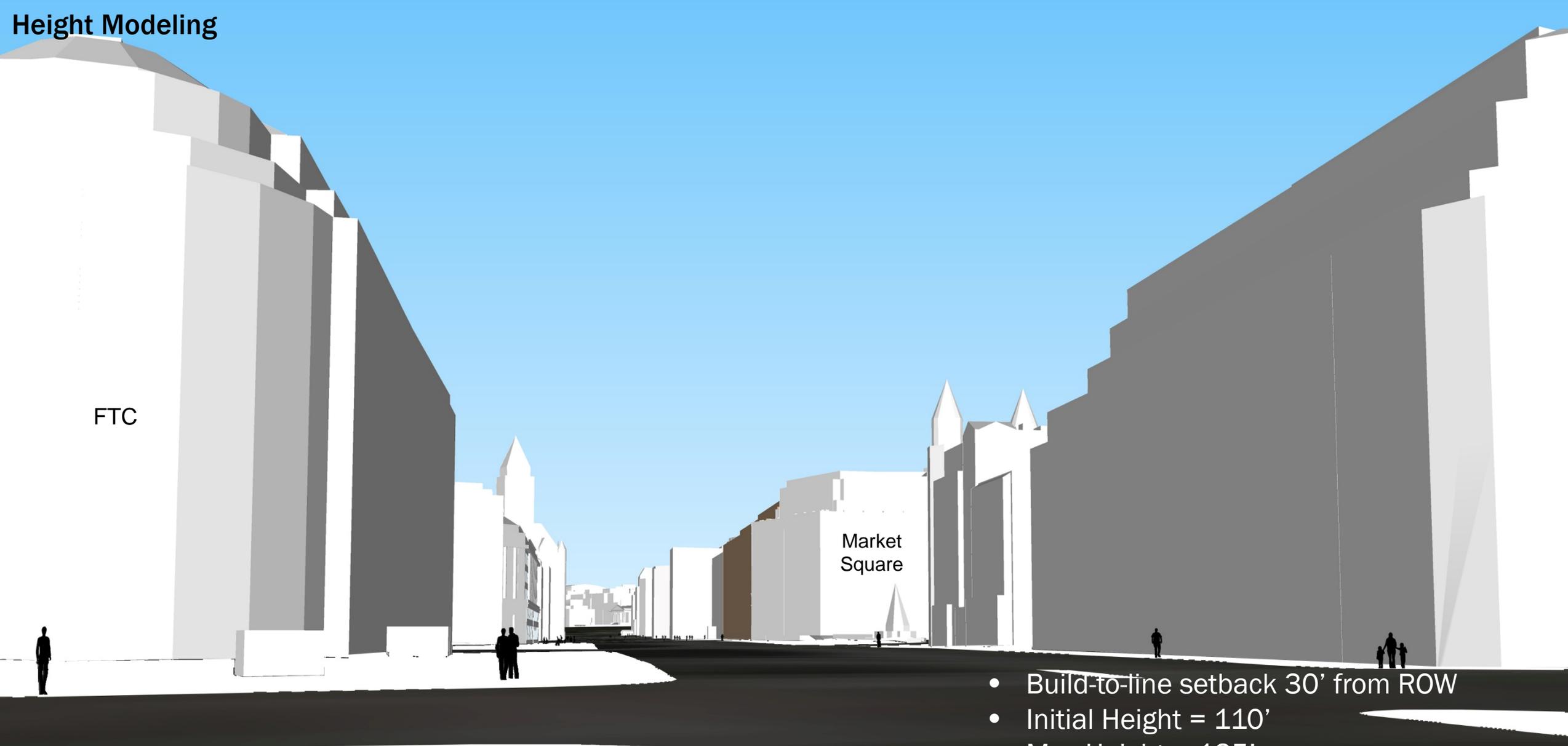
Preliminary Height Analysis



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- Existing Condition – 1974 Plan
- Build-to-line setback 50' from ROW
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- Max Height = 160'

Height Modeling



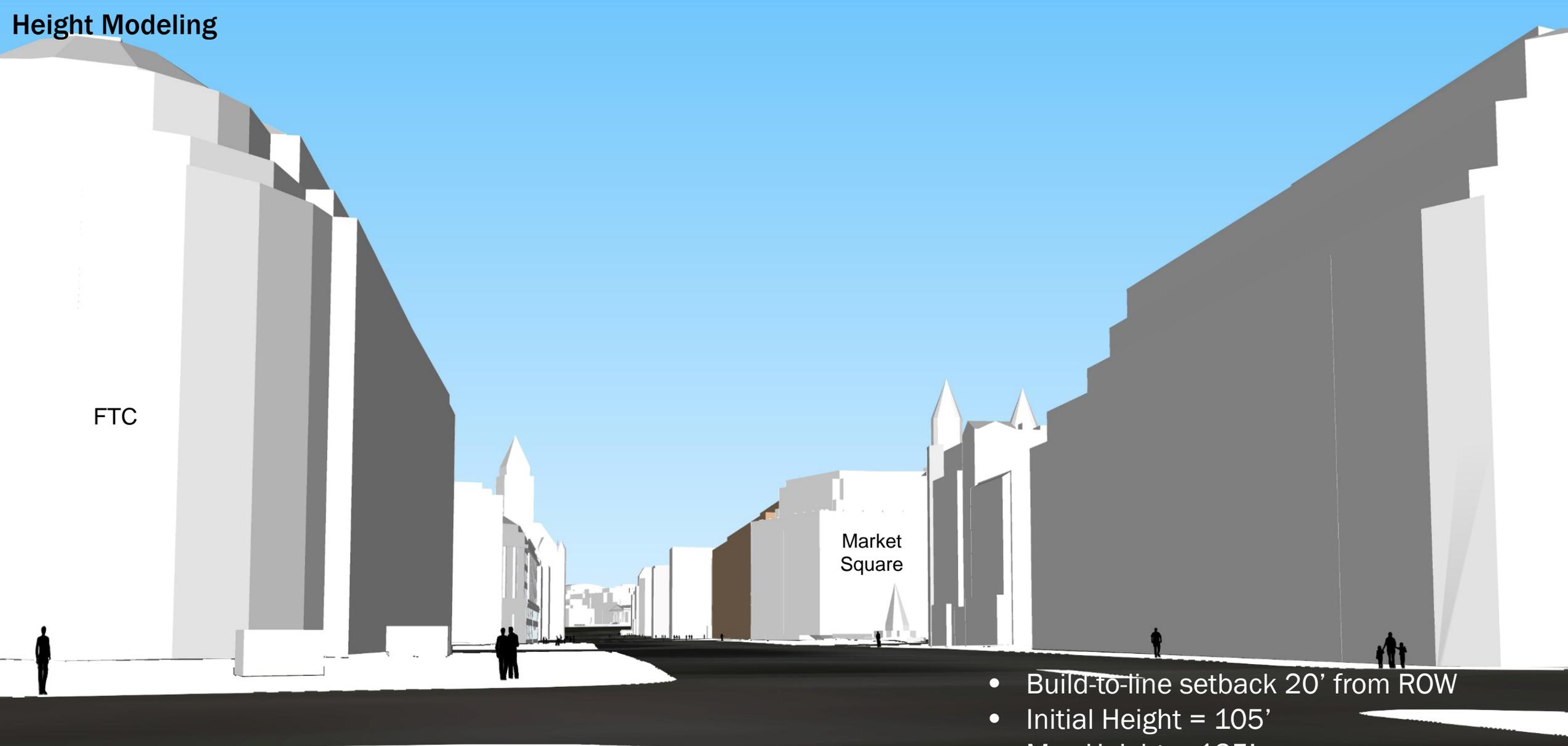
FTC

Market Square

- Build-to-line setback 30' from ROW
- Initial Height = 110'
- Max Height = 135'
- Upper-Story Step-Back Ratio = 1:1

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Height Modeling



FTC

Market Square

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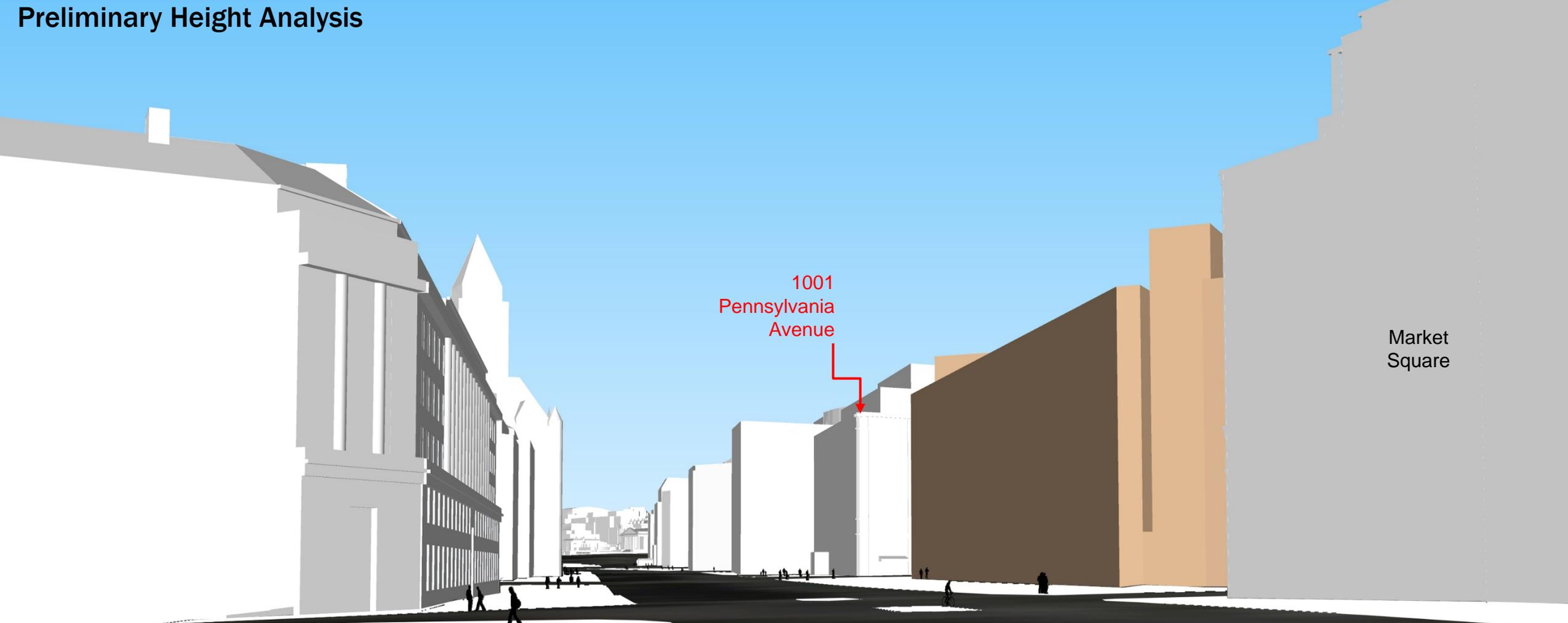
- Build-to-line setback 20' from ROW
- Initial Height = 105'
- Max Height = 135'
- Upper-Story Step-Back Ratio = 1:1



FBI
↓

Looking west towards Freedom Plaza.

Preliminary Height Analysis



1001
Pennsylvania
Avenue

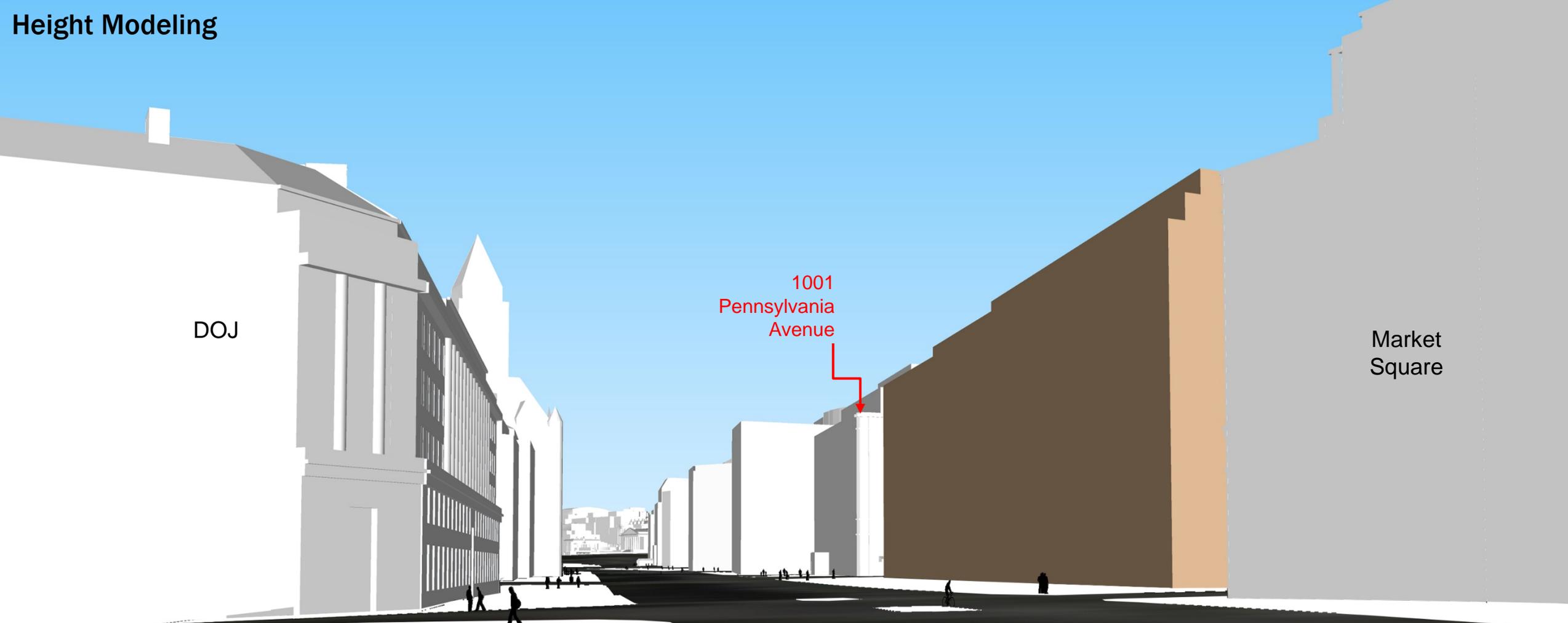
Market
Square

- Existing Condition
1974 Plan
- Build-to-line setback
50' from the ROW
- Initial Height = 107'
- Max Height = 160'



The modeled images in this section are for analysis purposes only. They do not represent a proposal.

Height Modeling



DOJ

1001
Pennsylvania
Avenue

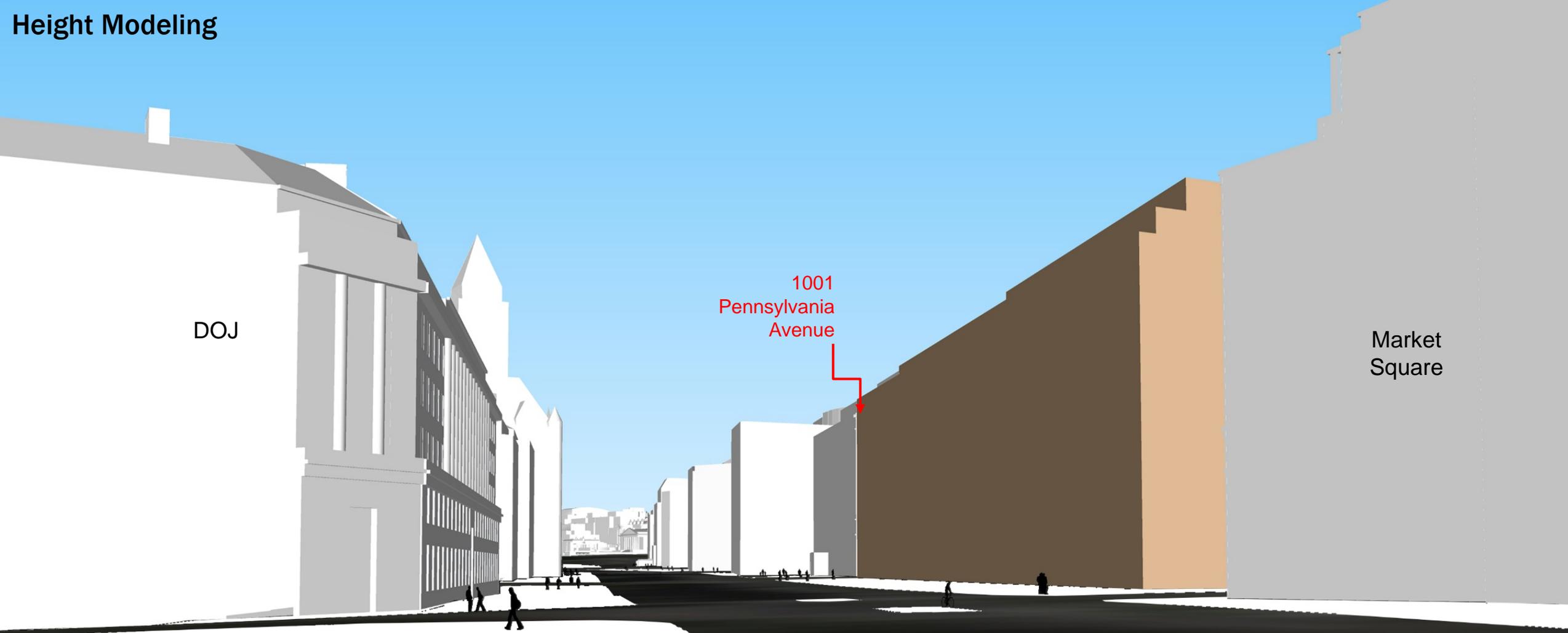
Market
Square

- Build-to-line setback
30' from ROW
- Initial Height = 110'
- Max Height = 135'
- Upper-Story Step-Back Ratio = 1:1



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Height Modeling



- Build-to-line setback
20' from ROW
- Initial Height = 105'
- Max Height = 135'
- Upper-Story Step-Back Ratio = 1:1



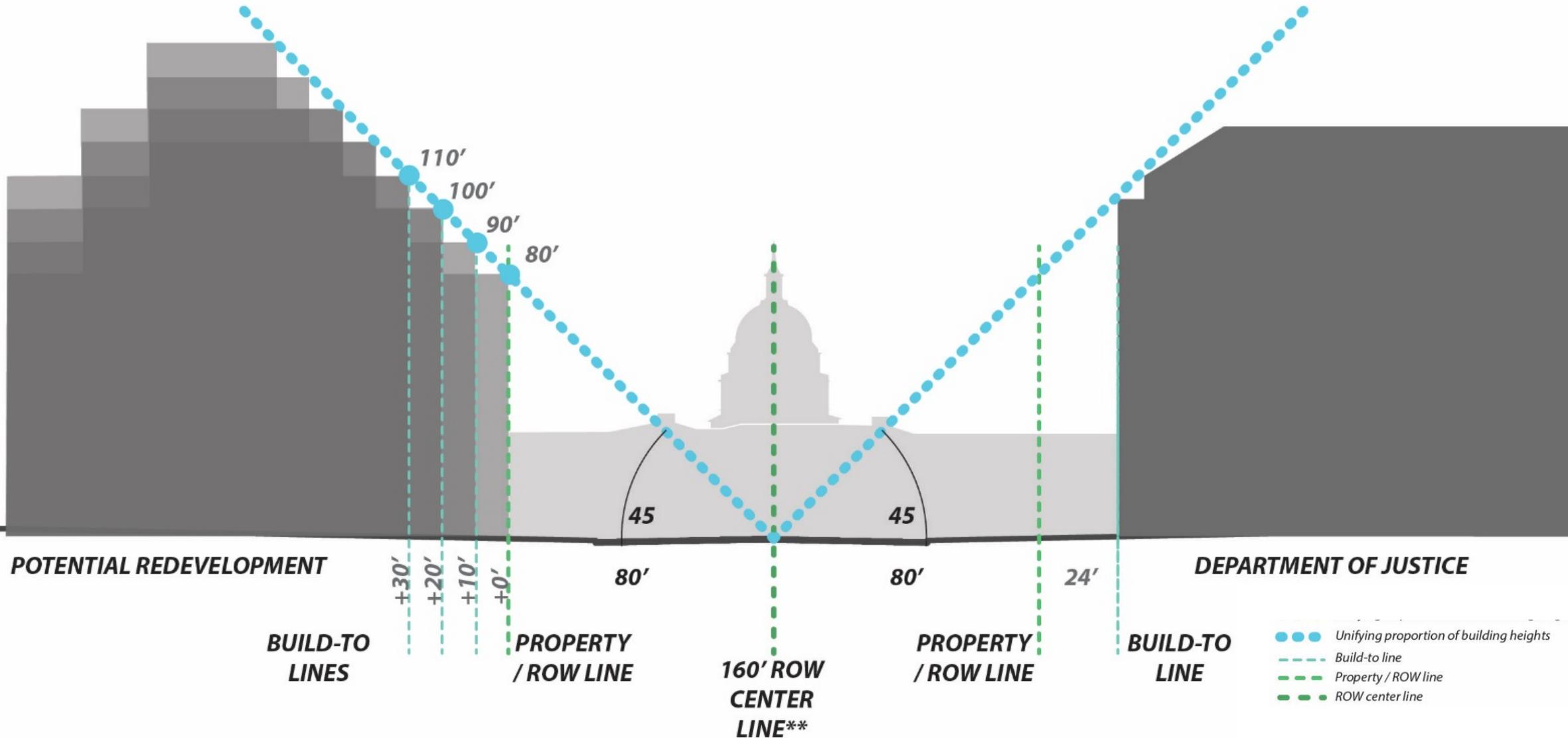
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SQUARE 379 POTENTIAL REDEVELOPMENT AND DEPARTMENT OF JUSTICE

The section cut is taken from the middle of the potential redevelopment on Square 379 and the Department of Justice.

* Buildings reach a height of 160' at a point 100' north of the property line/ROW line per the 1974 Plan. Square Guidelines regulate this as 50' from the new building line, which is setback 50' north of the property line/ROW line.

** The center of the cartway is offset 4' north of the ROW center line.



Coordinated Planning Area And Development Parcels Objectives

- Comprehensive redevelopment plan
- No superblock development
- Re-introduce D Street
- Square 378 and Square 379:
Reduce block size, allow multiple
parcels and buildings



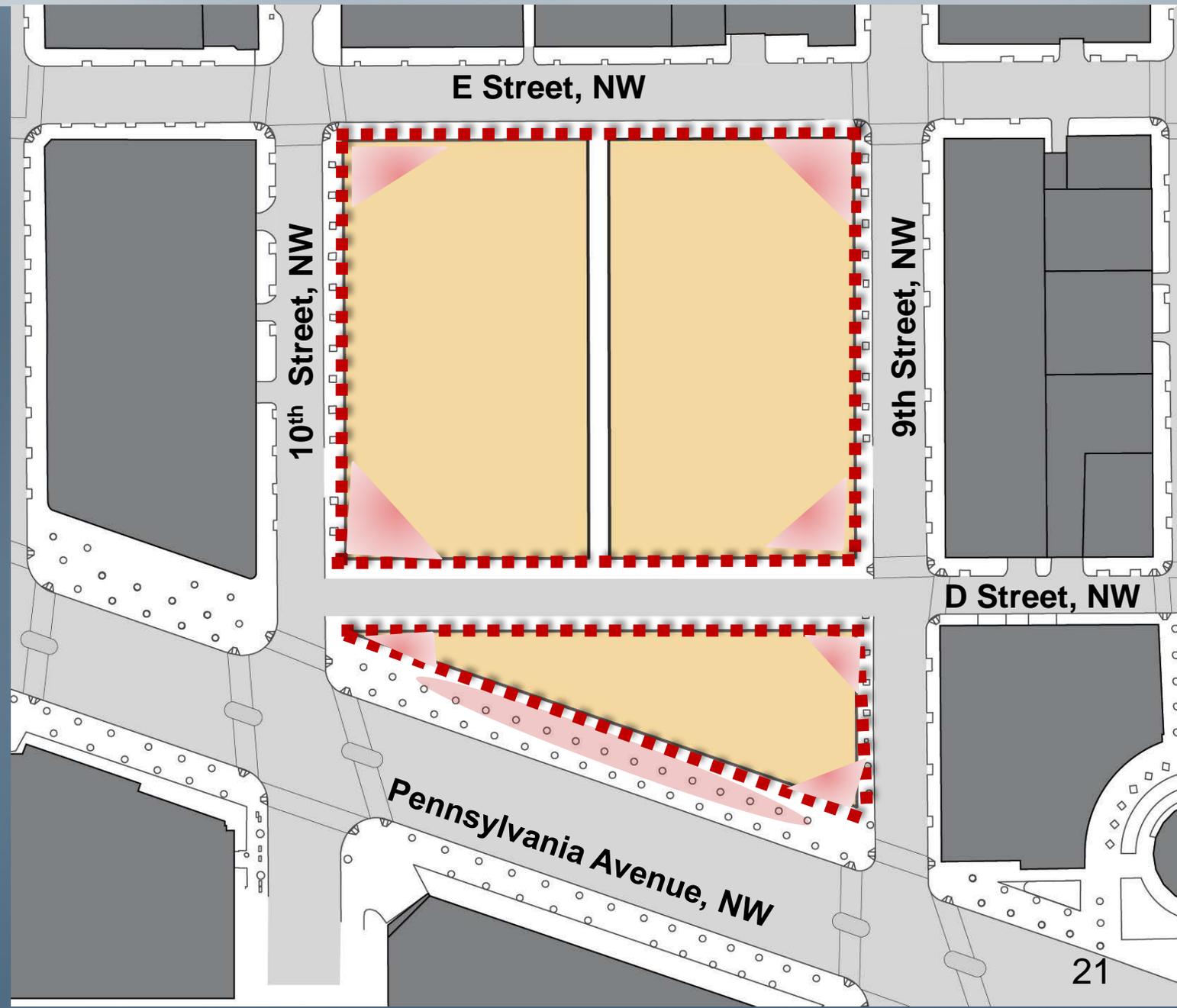
Land Use Objectives

General

- Encourage: High density mix of use, cultural, arts, hospitality, entertainment, retail, office
- Highly encourage residential: Uses to support the city's "Living Downtown"

Ground Floors

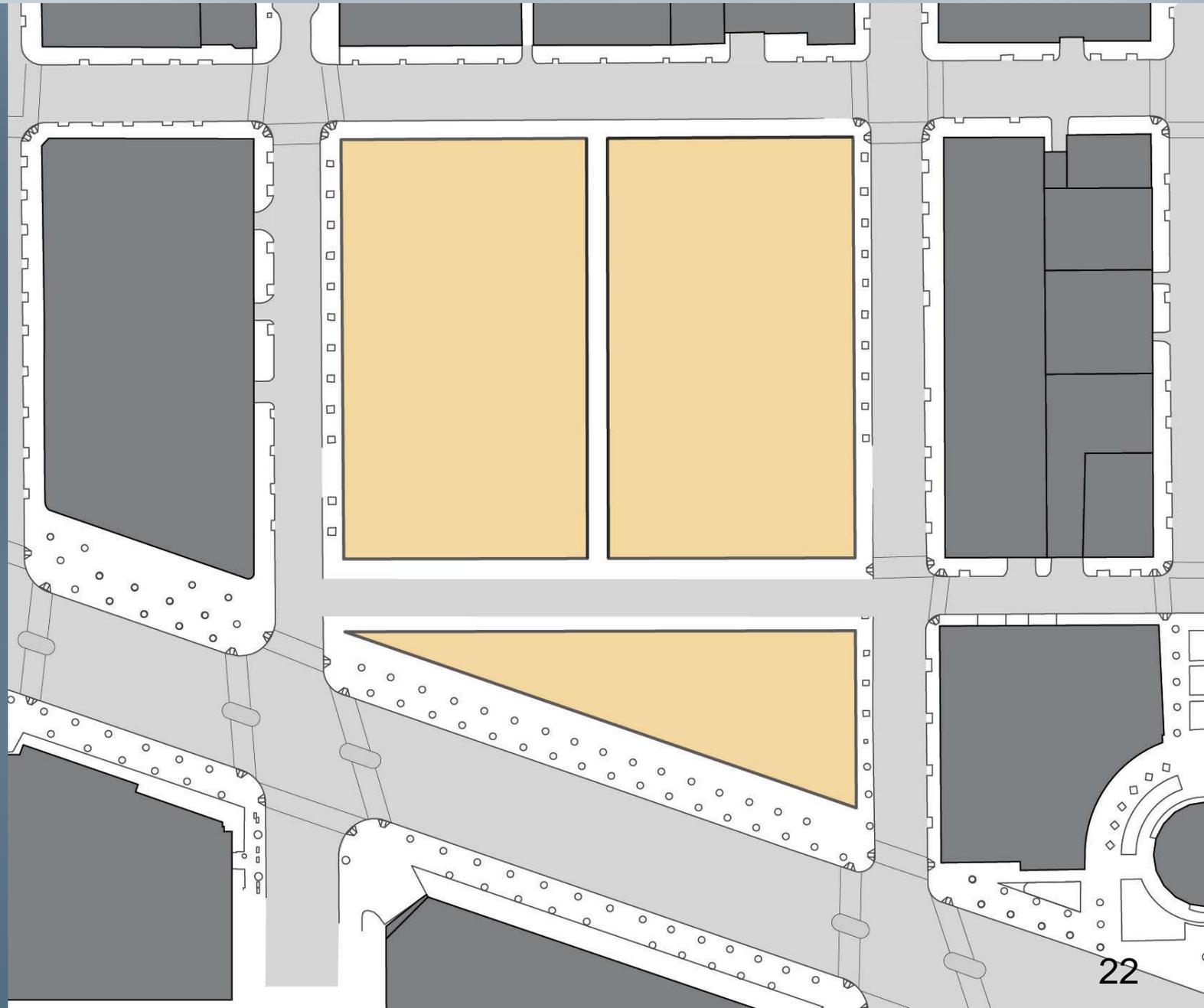
- Square 379: Activate with uses to serve Visitors, Workers, Residents
- Square 378: Neighborhood Serving
- Activate street corners
- Activate building perimeters
- Encourage outdoor use on Penn Ave



Gross Floor Area of Development

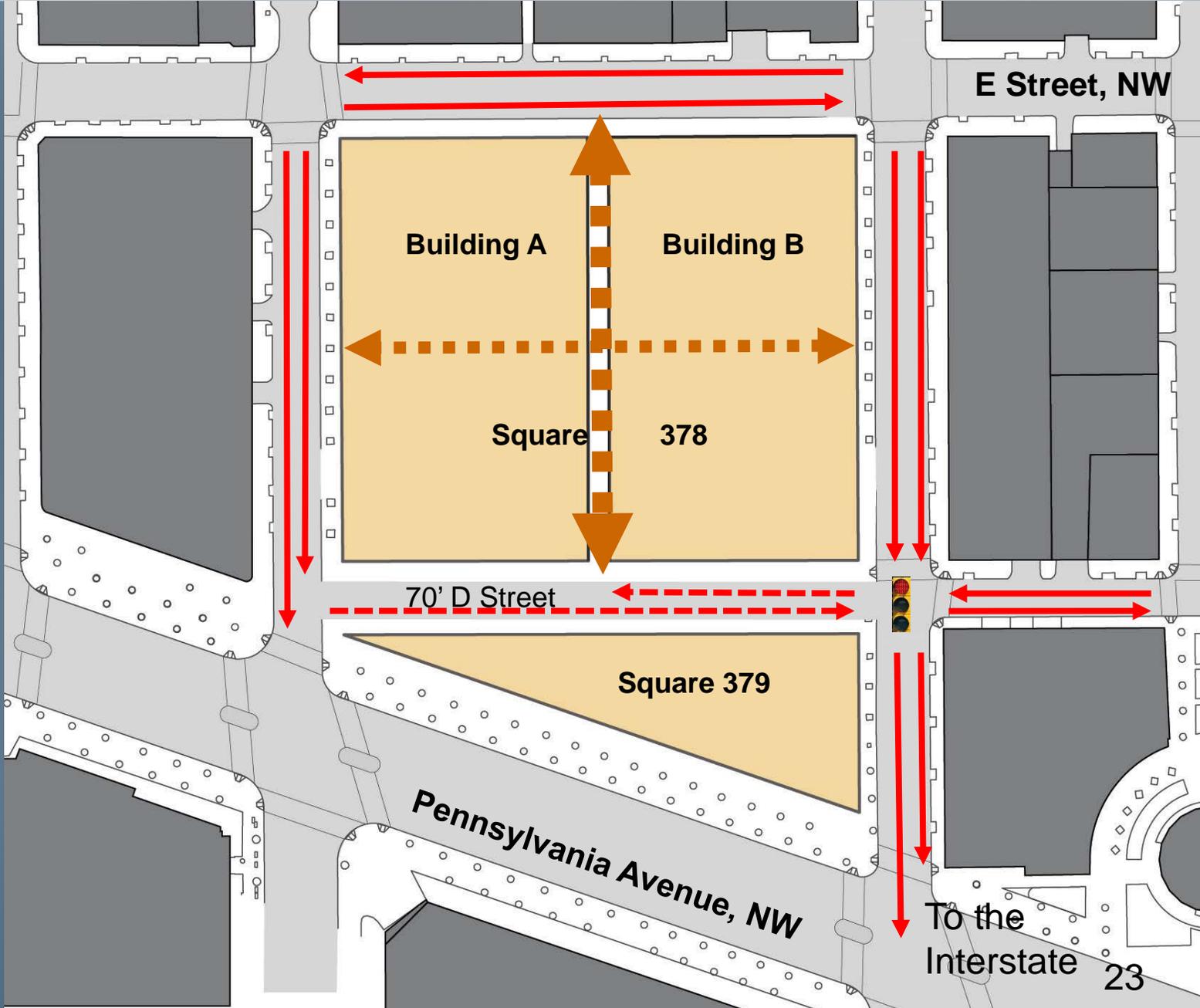
For parcels w/ frontage on Pennsylvania
Avenue (per D7 zoning regulations)

- FAR = 10 for non-residential
- FAR = unlimited if residential use



Circulation Objectives

- Streets
 - Reestablish L'Enfant street and blocks pattern, improve linkages
 - Minimize the number of vehicular entry points
 - Build on and respect existing traffic patterns and operations
 - Encourage secondary circulation
- Curb Cuts
 - No curb cut on Penn Ave. or 9th Street
- Parking & Loading
 - Consolidate parking/loading underground
 - Minimize number + size of access points
 - Avoid pedestrian conflicts



Site and Building Design

Encourage:

- Best urban design practices
- High-quality pedestrian oriented design
- Compatibility with context
- Distinctive architecture on Square 379
- Neighborhood scale on Square 378



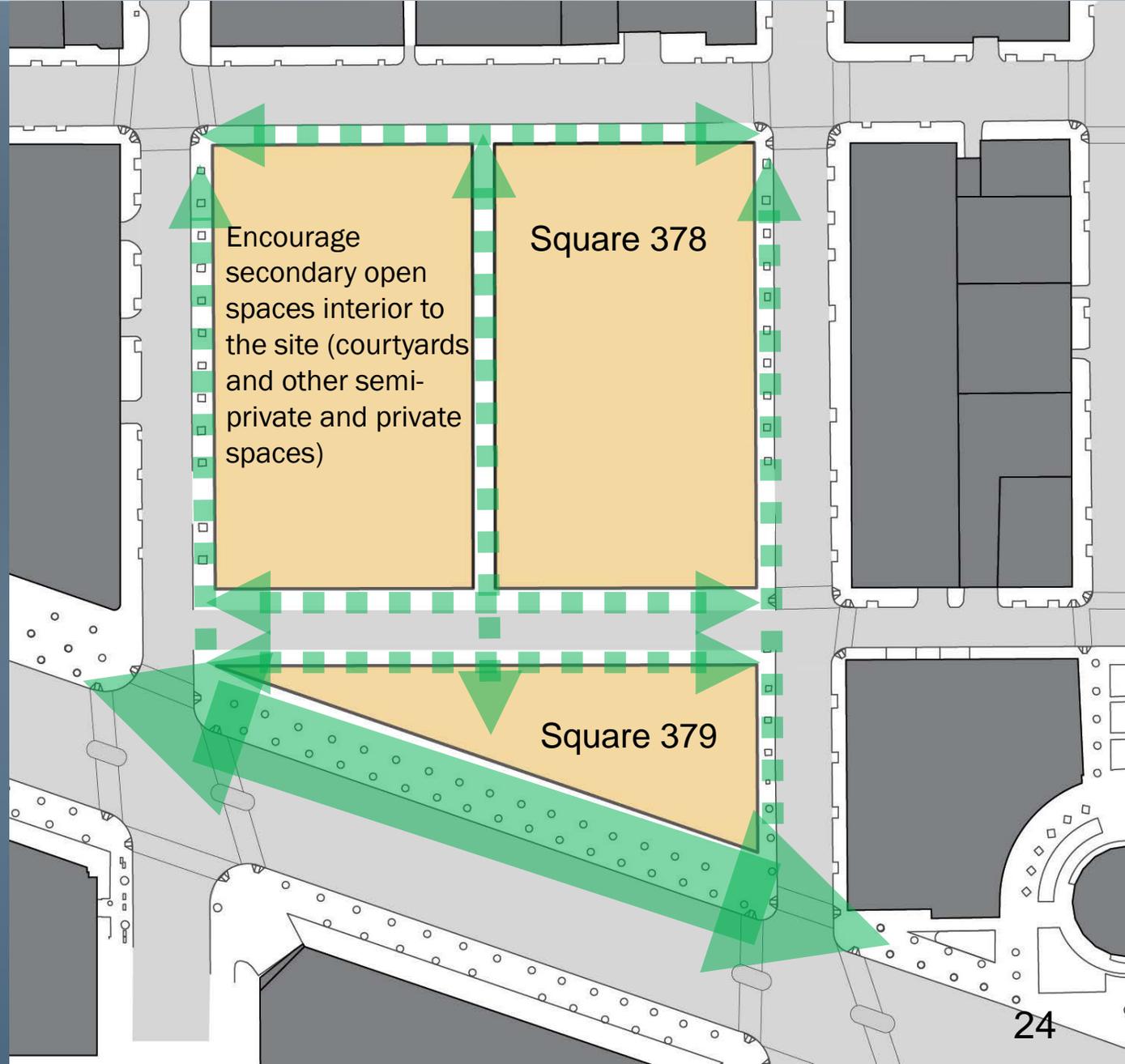
Sidewalks + Open Spaces Objectives

Primary Open Spaces:

- Focus pedestrian activity on Penn Ave.
- Consistency with Pennsylvania Avenue streetscape
- Design to accommodate or not preclude special events along the Avenue.
- Subsurface conditions to support tree planting and smooth surface walks and plazas

Secondary Open Spaces:

- Secondary alleys, pathways, and building courtyards on Sq. 378
- Square 378: 9th, 10th, E and D streetscape comply with District street standards



Signage and Lighting Objectives

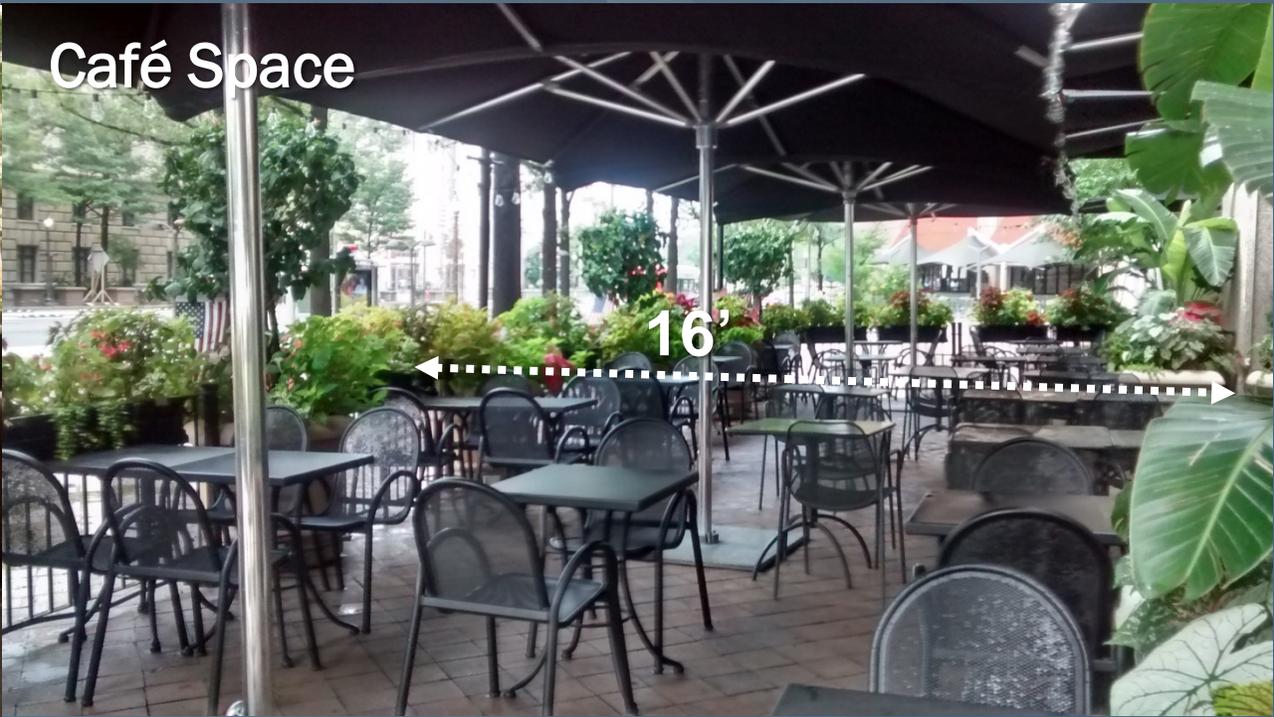
- Signage
 - Pedestrian oriented
 - Compatible scale and materials
 - Do not encroach on viewsheds
 - Address (prohibit or limit) contemporary signs, such as: special signs, digital, off-premise, and flashing signs
- Lighting
 - Enhance building and open space features
 - Increase pedestrian safety.
 - Do not compete with the U.S. Capitol or other civic buildings/ landmarks.



Example: Pennsylvania Avenue Sidewalk & Café Space



South side of Pennsylvania Avenue at 12th St looking west.

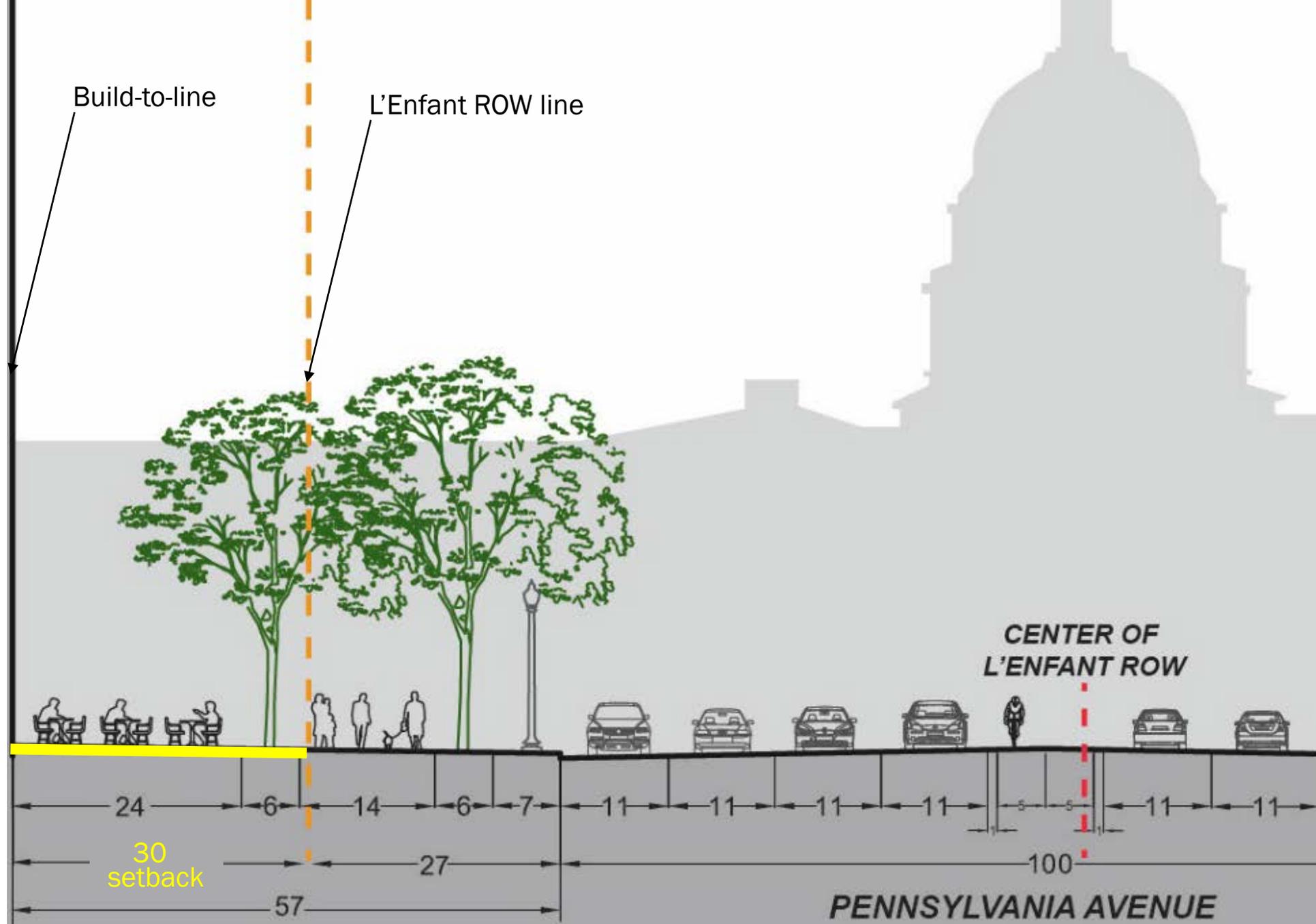


Café Space

Elephant & Castle, Pennsylvania Avenue & 12th Street.

30' setback from property line 57' Sidewalk

- 57' sidewalk
- 24' activity zone/café space
- 14' pedestrian zone
- Double row of trees (aligned with trees on other blocks)



Benefits and Impacts of the Build-to-line Recommendation: 30 foot setback

Benefits

- It retains adequate pedestrian walks, outdoor activity areas, and two rows of trees.
- Consistent with L'Enfant's vision for the Avenue, as well as the 1974 Plan's vision for a unified landscape that frames the Capitol vista.
- Retains the ceremonial character of the Avenue as distinct from other downtown streets.
- Balances with similar build-to-lines of the Federal Triangle on the south side of the Avenue (The Department of Justice's build-to-line setback is 24-feet).
- Increases development area over current conditions.
- Creates greater opportunities to activate and program ground floor uses and the adjacent public realm.

Impacts

- Inconsistent with the 1974 Plan and potential adverse impacts to the L'Enfant Plan.
- Removes one row from the original triple row of trees.
- Reduces space for activities and special events.

Benefits and Impacts of the Build-to-line at the L'Enfant ROW

Benefits

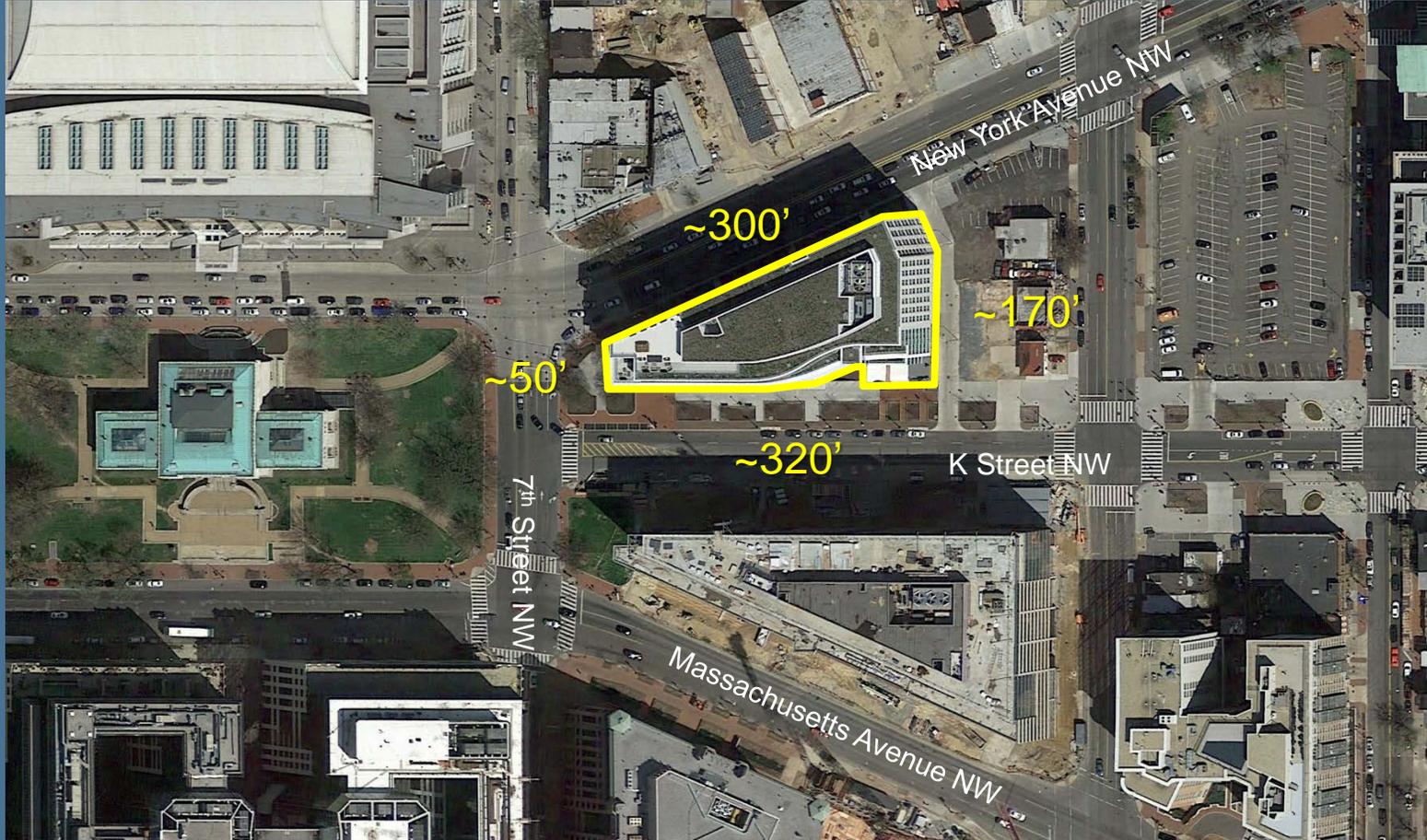
- Increases development area over current conditions.
- No adverse effect on L'Enfant Plan.

Impacts

- Inconsistent with the 1974 Plan, which sets back new development 50 feet from ROW.
- Removes two rows from the original triple row of trees. Inconsistent with the intent of the L'Enfant Plan, which identifies two rows of trees.
- Inadequate space for activities and special events.
- Dissimilar with surrounding context.
- Will require moving the curbs and reallocating the right-of-way space to accommodate public space on the Avenue.
- Requires funding commitment and additional studies (transportation, perimeter security, NEPA, Section 106) to implement a change in the cartway.



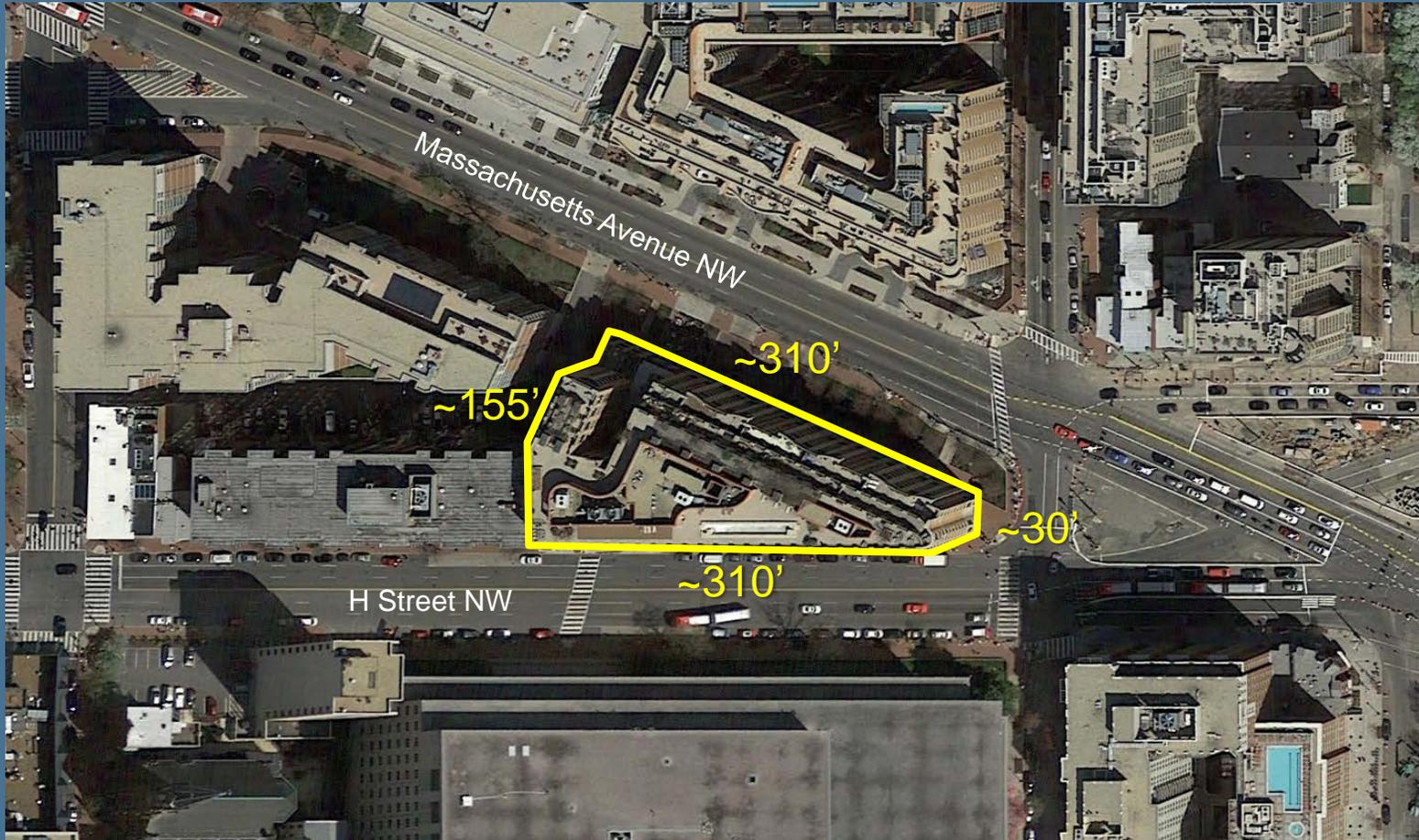
655 K Street NW



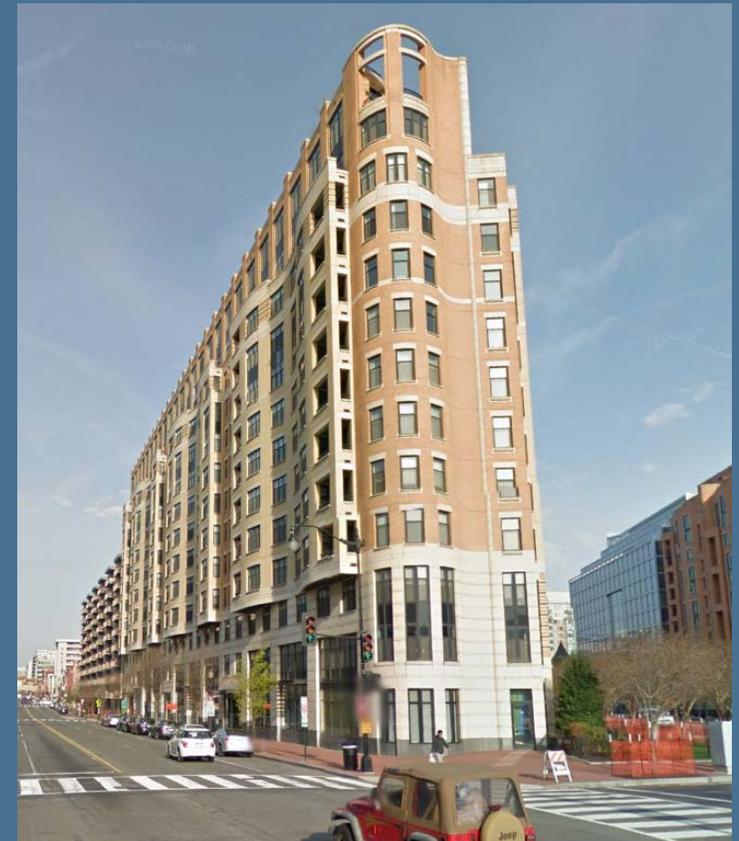
- Use: Office, conference, retail
- Built 2014
- Ground Floor Area = 29,000sf
- Estimated GSF = 319,000sf



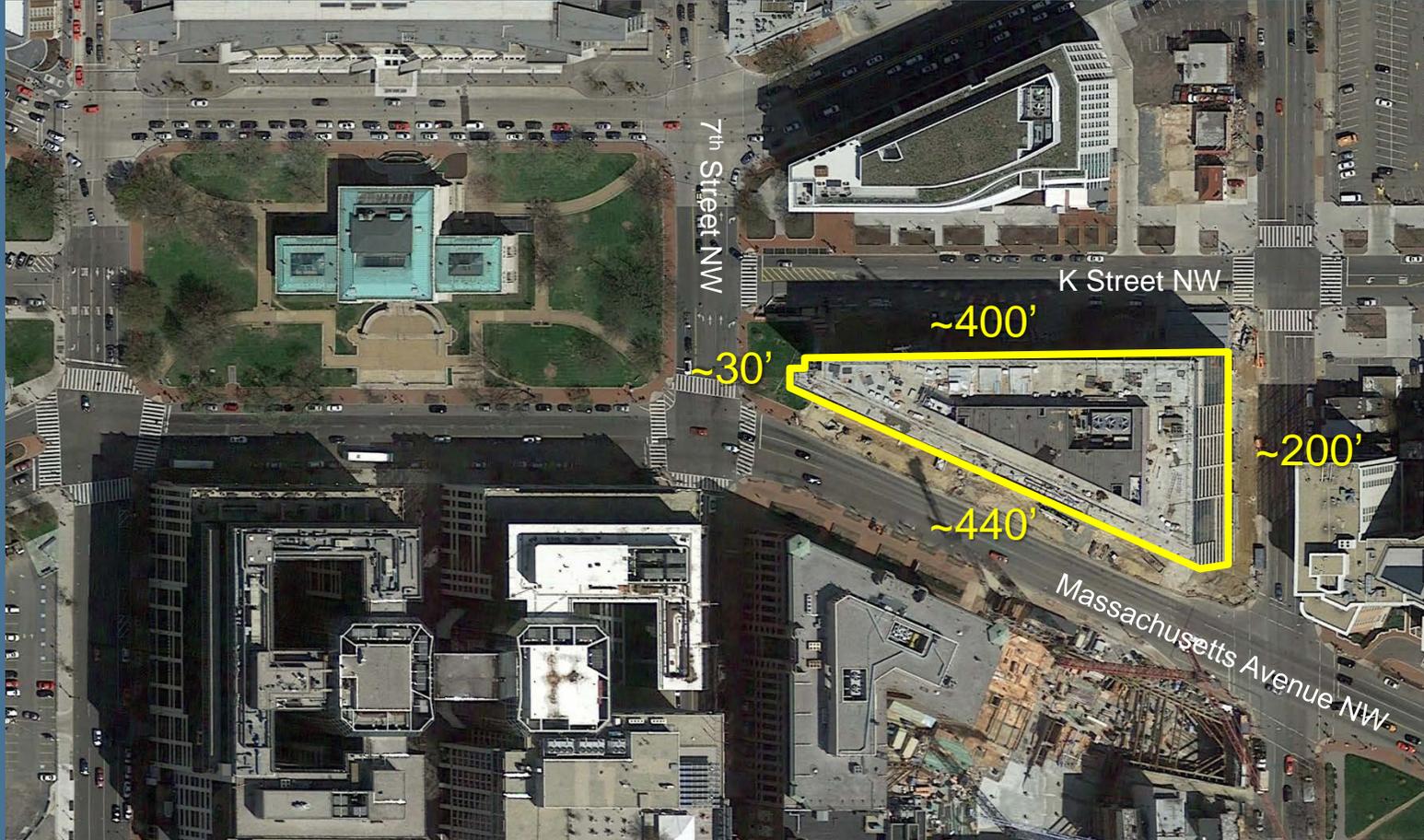
400 Massachusetts Avenue NW



- Use: Residential w/ Ground Floor Retail
- 256 condos and 17,307 sf retail
- 200 below grade parking spaces
- Built 2005
- Ground Floor Area = 29,300sf
- Estimated GSF = 380,900sf



601 Massachusetts Avenue NW



- Use: Office and retail
- Built 2015
- Ground Floor Area = 44,400sf
- Estimated GSF = 488,400sf

