



# Public Comment Opportunities

- **Today's Presentation:** Comments accepted through Sept. 20  
For staff consideration
- **Draft Guidelines:** Comment or testify Sept. 29 – Oct 6  
For Commission consideration
- **Commission Action & Draft Guidelines:** Oct. 6 – Oct. 28  
For consideration in final draft to be before Commission in December

[ncpc.gov/project/fbisq](https://ncpc.gov/project/fbisq)

# TODAY'S AGENDA

**Part 1: Square Guidelines Process, Status,  
and Overview**

**Part 2: Planning and Design Context**

**Part 3: Square Guideline Topic Objectives/  
General Content**

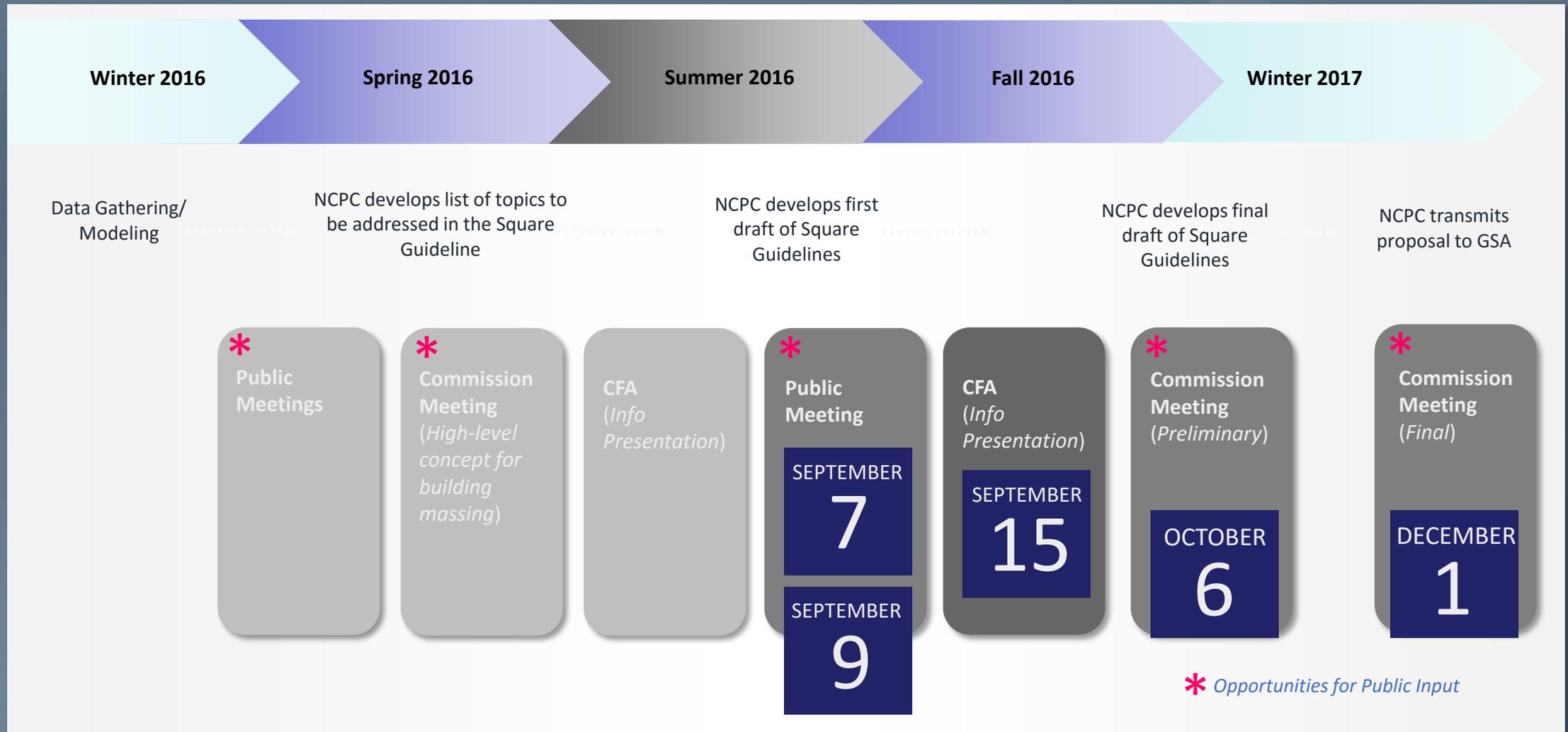
**Part 4: June 2, 2016 Commission Action  
D Street, NW  
Square 378 Build-to-Line and Height  
Square 379 Build-to-Line + Height Analysis**



# PART 1

## SQUARE GUIDELINES PROCESS, STATUS AND OVERVIEW

# Square Guidelines Development Process

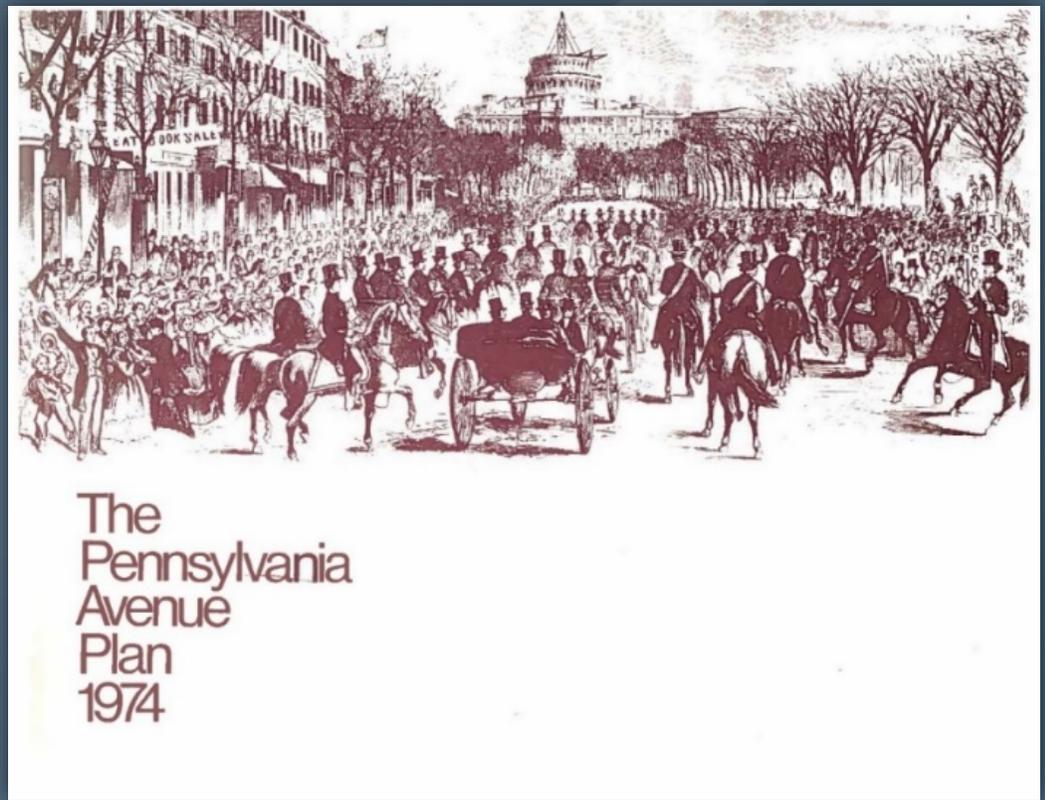


# Square Guidelines Overview

## 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.)



# Square Guideline Topics

Coordinated Planning Area

Development Parcels

Uses

Circulation

- Streets
- Curb Cuts
- Parking/Loading

Comprehensive Planning and Design

Sidewalks and Open Spaces

Gross Floor Area of Development

Massing

- Building Restriction Line and Sidewalk Setback
- Build-to-Line and Height of Development
- Roof Structures and Penthouses

Subsurface Restrictions

Signage and Lighting

Historic Preservation

Phasing of Development

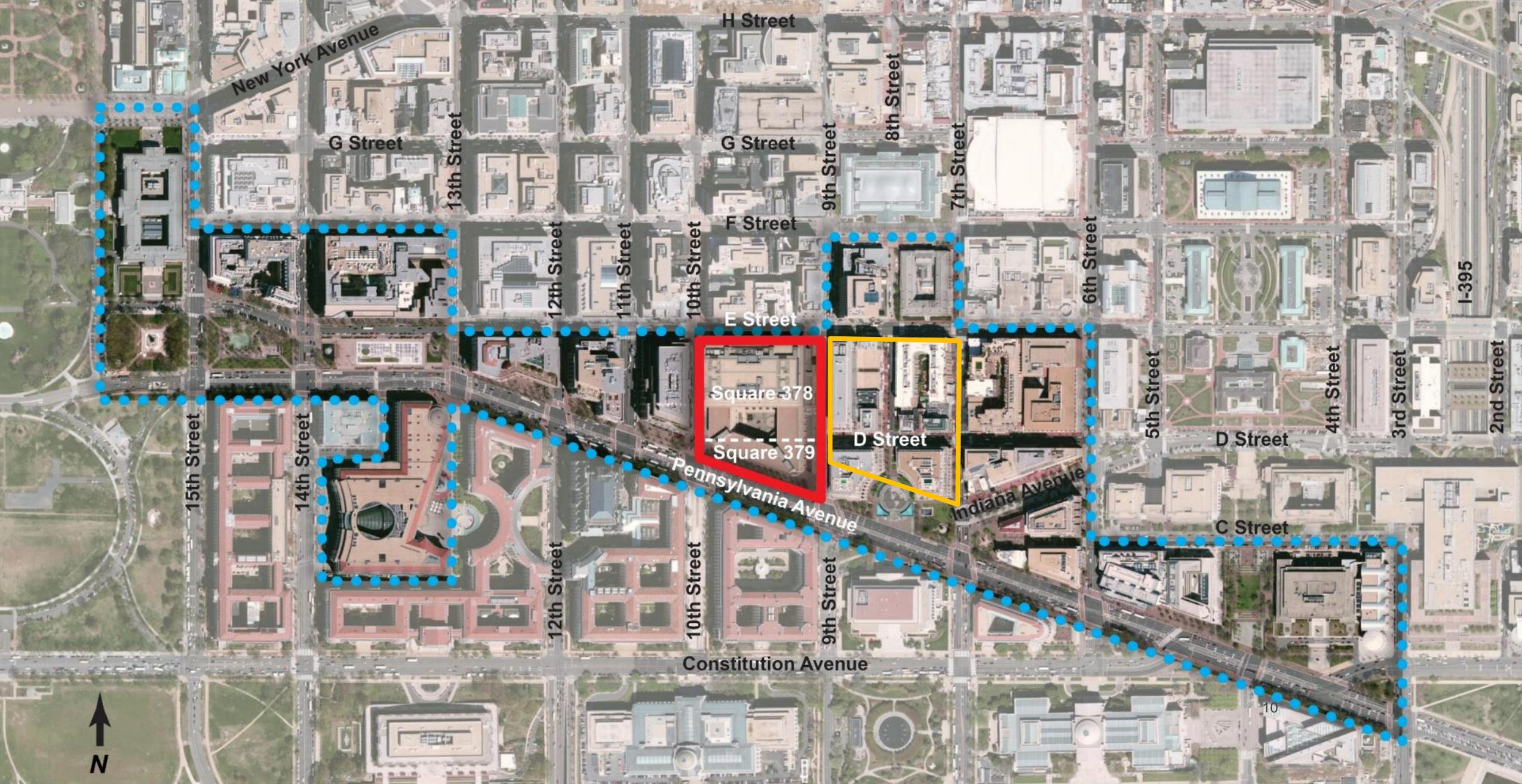
# PART 2

## PLANNING AND DESIGN CONTEXT

# The Commission:

Commented favorably on the following guidelines related to building envelope:

- **D Street, NW Right-of-way's** spatial configuration, as designed in the L'Enfant Plan, at 70 feet wide will be re-established if Squares 378 and 379 are redeveloped.
- **Square 378 Build-to-lines for 9<sup>th</sup>, 10<sup>th</sup>, D and E Streets, NW** is the property line which coincides with the L'Enfant Plan rights-of-way.
- **Square 378 Allowable Height/Upper-Story Setbacks** is a maximum of 160 feet w/ upper-story setbacks for D, 9<sup>th</sup>, 10<sup>th</sup> and E Streets, NW that are compatible with surrounding development.
- **Directed staff** to prepare additional analysis for Square 379 build-to-line



**LEGEND**

..... PADC BOUNDARY

———— FBI SITE

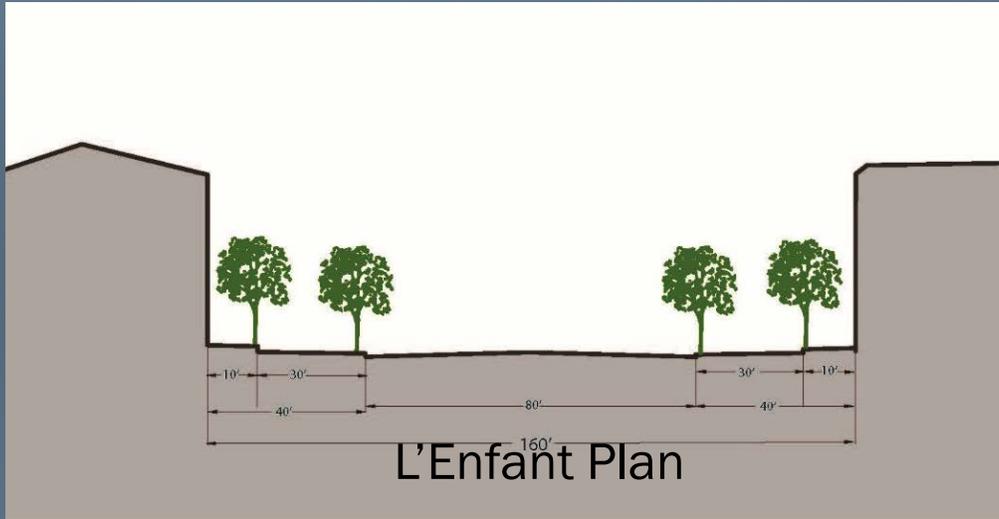
# Pennsylvania Avenue Neighborhood

Summer 2016 Weekend on Pennsylvania Avenue



10<sup>th</sup> Street, NW looking south to the Museum of Natural History







1958



2013

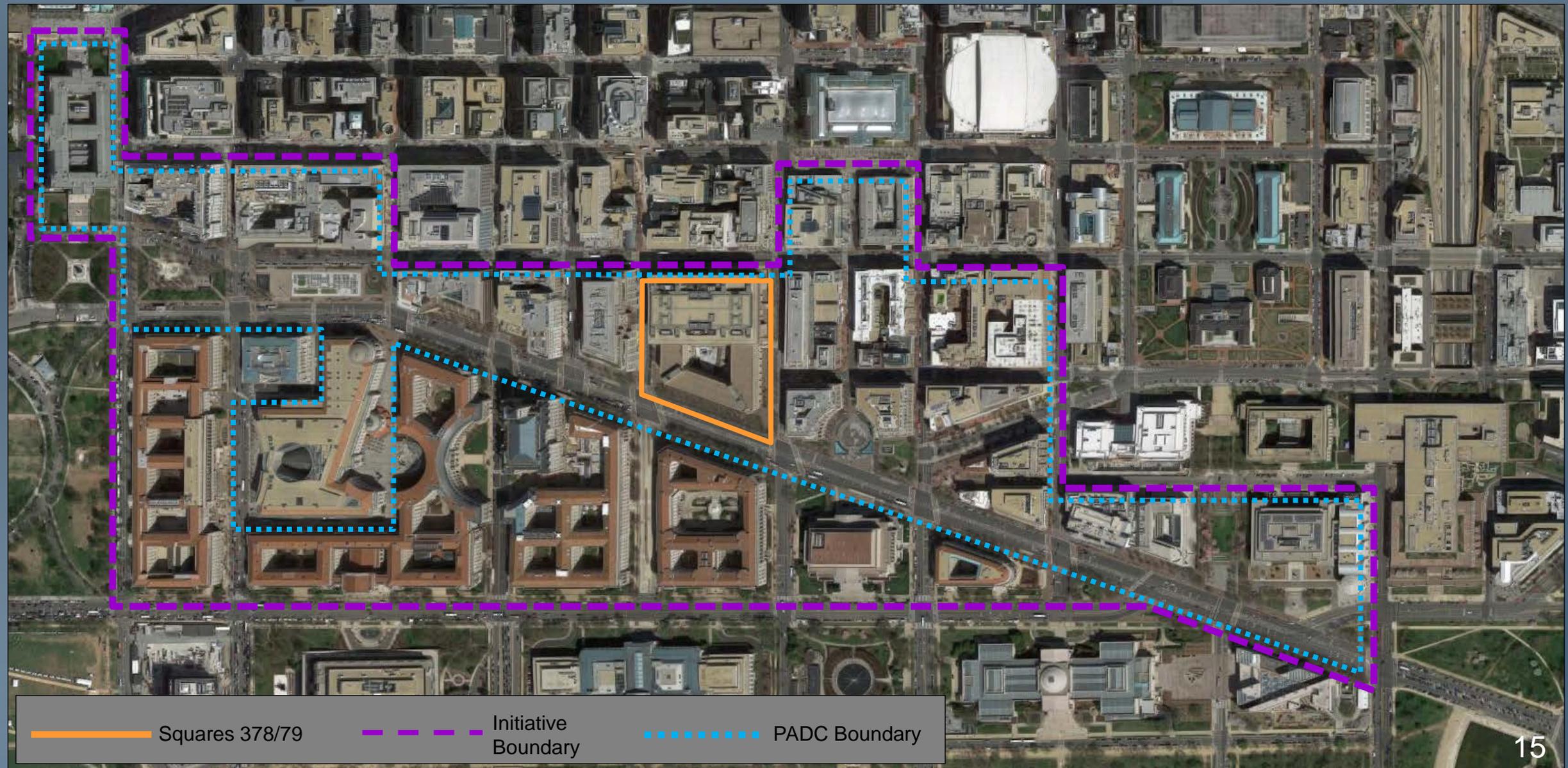
# 1974 Pennsylvania Avenue Plan

## Today's Most Relevant Goals

- Reinforce the link between the White House and the Capitol
- Bridge the monumental core and downtown
- Stimulate street life with commercial and cultural activities
- Diversify land uses, including residences, cultural and commerce
- Foster economic life



# The Pennsylvania Avenue Initiative



Squares 378/79



Initiative  
Boundary



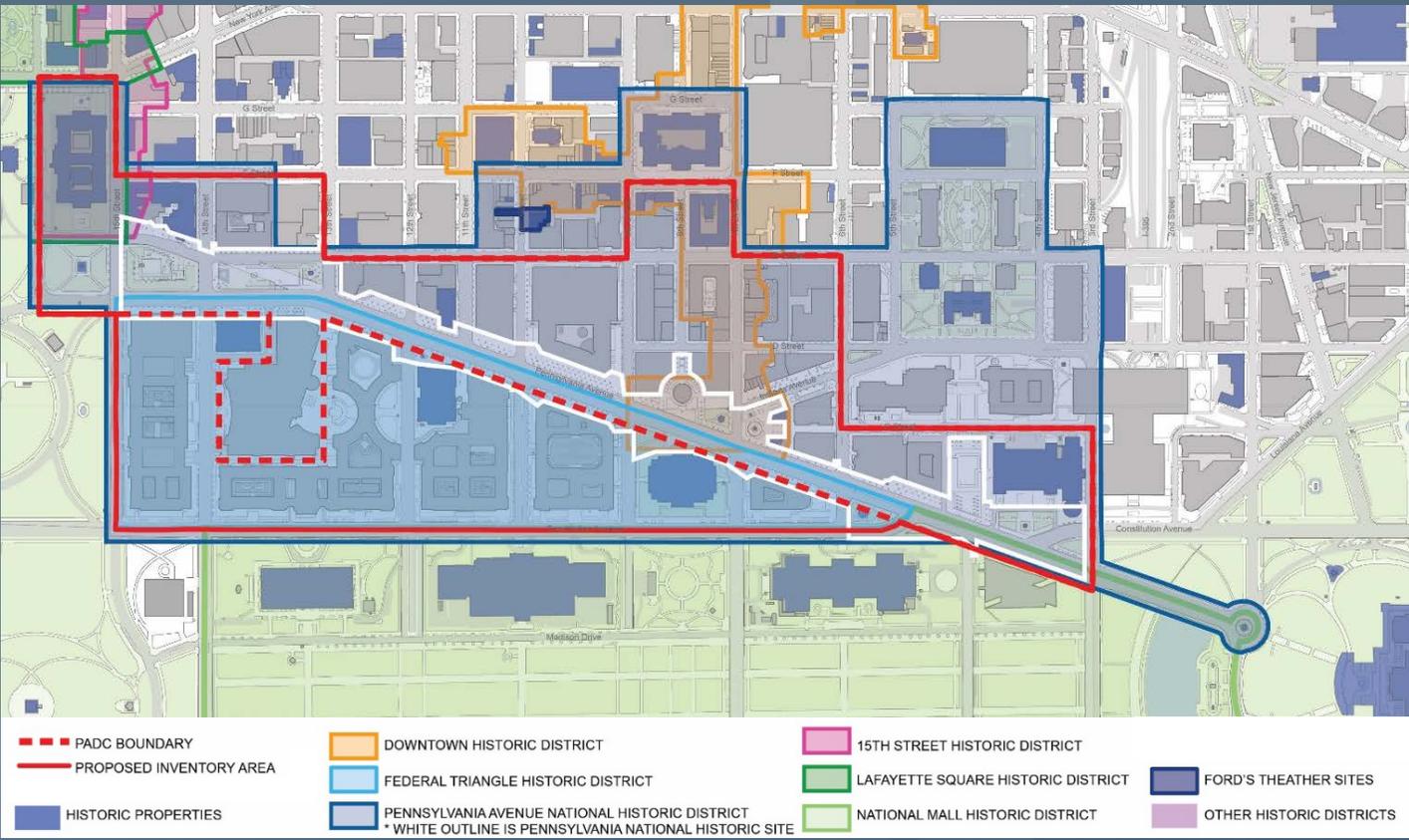
PADC Boundary

## Part 3

# Square Guidelines General Topic Objectives and Content

# Historic Preservation

- PLANS:
  - L'Enfant Plan (Plan for the City of Washington)
  - 1974 Pennsylvania Avenue Plan (PADC)
- 4 DISTRICTS & SITES:
  - Pennsylvania Avenue National Historic District
  - Federal Triangle Historic District
  - Downtown Historic District
  - Ford's Theatre National Historic Site
- 15 HISTORIC BUILDINGS, such as:
  - US Capitol
  - Old Post Office
  - National Archives
  - Treasury Department



Map of historic districts, sites, and buildings.

# Development Goals

Address the following:

- Create an exceptional national and local destination
- Contribute to a vital living downtown
- Improve circulation and connectivity
- Support and enhance public realm character
- Ensure compatibility with context
- Employ high quality urban design best practices in architecture, landscape architecture and sustainability



# 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



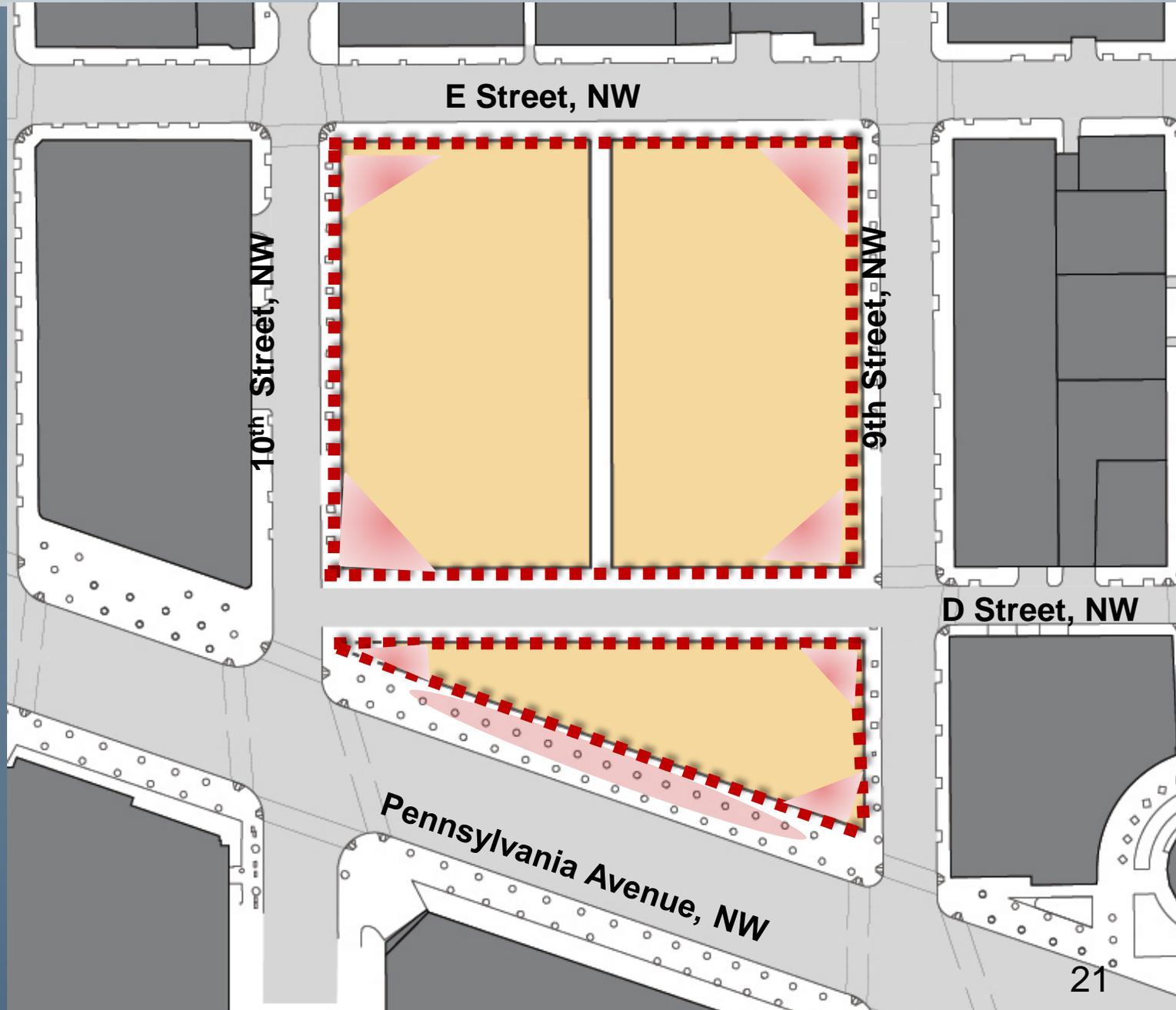
# Land Use Objectives

## 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

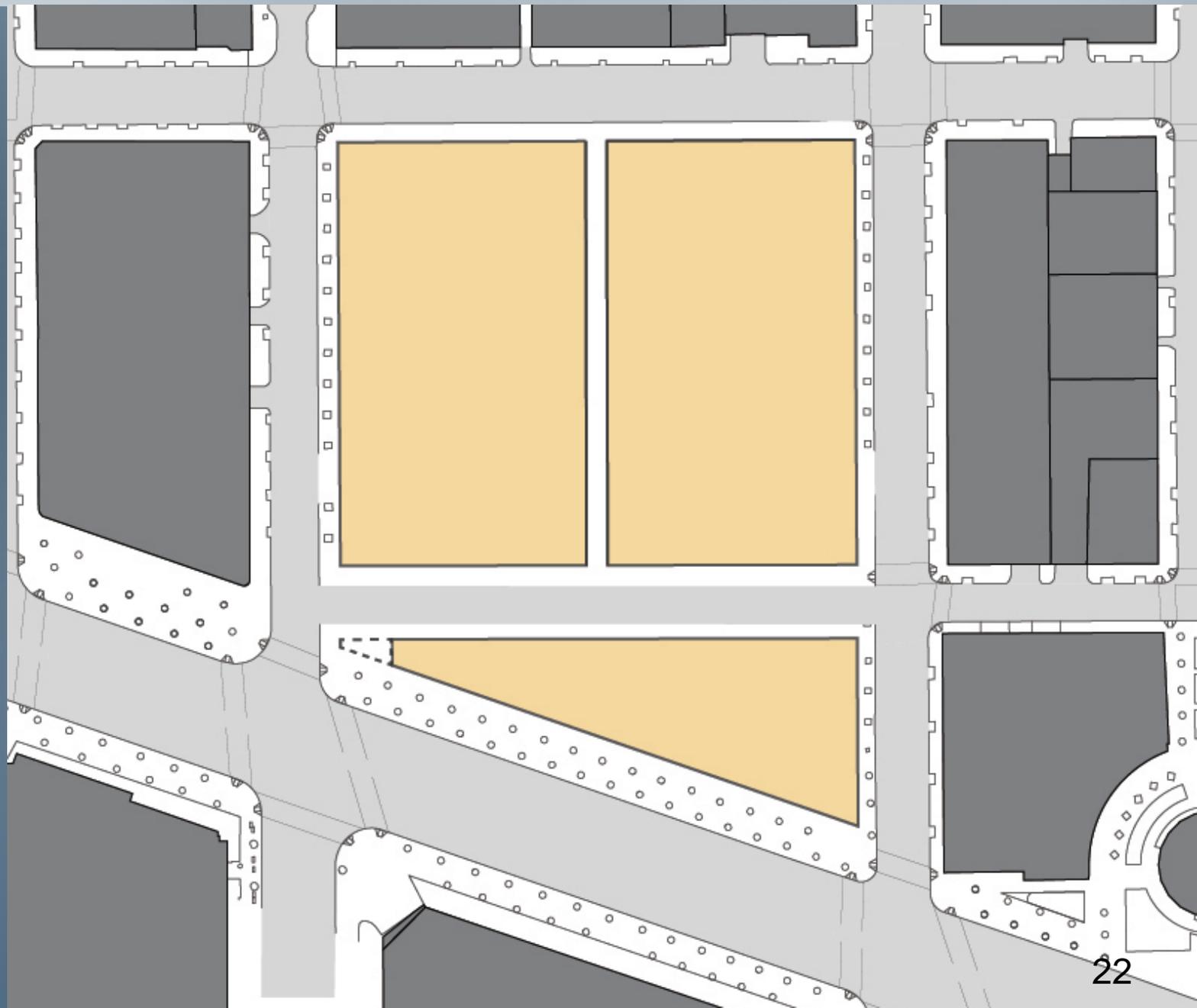
- Square 379: Activate with uses to serve Visitors, Workers, Residents
- Square 378: Neighborhood Serving
- Activate street corners
- Activate building perimeters
- Encourage outdoor use on Penn Ave



# Gross Floor Area of Development

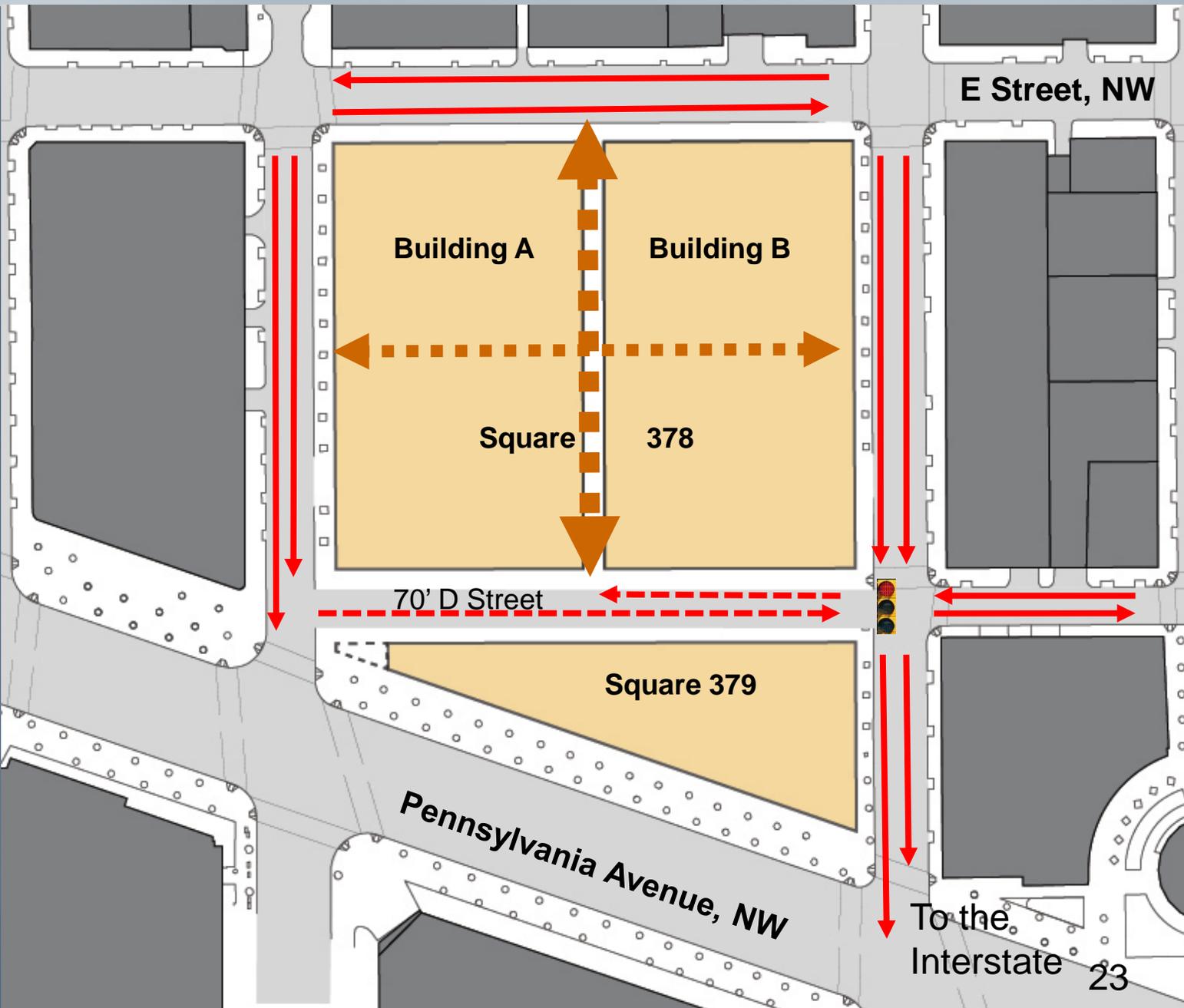
For parcels w/ frontage on Pennsylvania  
Avenue (per D7 zoning regulations)

- 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 9<sup>th</sup> Street
- Parking & Loading
  - Consolidate parking/loading underground
  - Minimize number + size of access points
  - Avoid pedestrian conflicts



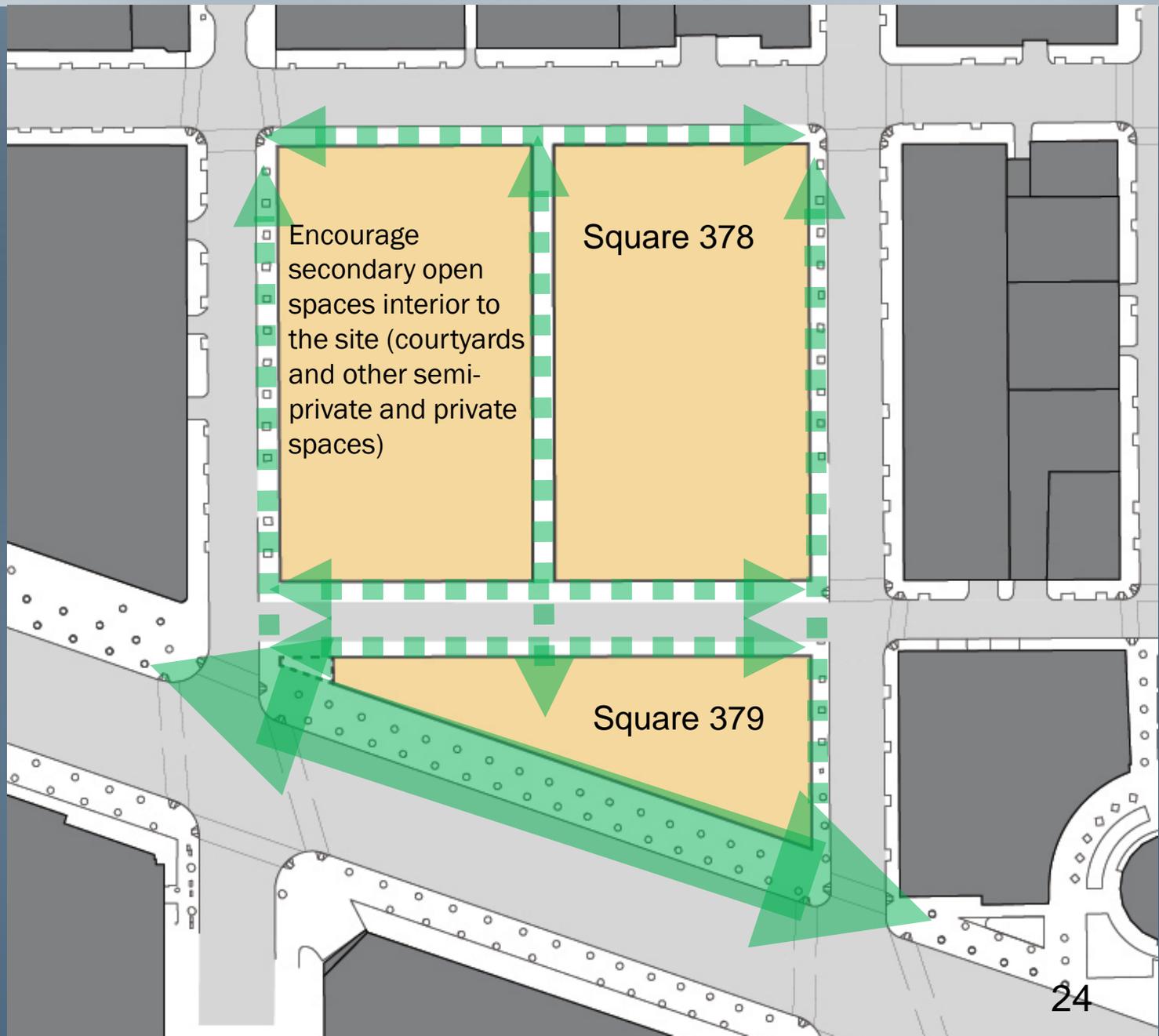
# Sidewalks + Open Spaces Objectives

## 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: 9<sup>th</sup>, 10<sup>th</sup>, 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.



## Part 4

### June 2 Commission Action

- A. D Street
- B. Square 378 Build-to-line and Height
- C. Square 379 Build-to-line and Height Analysis

## The Commission:

Commented favorably on the following guidelines related to building envelope:

- Restore D Street, NW
- Square 378 Build-to-lines for 9<sup>th</sup>, 10<sup>th</sup>, D and E Streets, NW
- Square 378 Allowable Height and Upper-Story Setbacks

and

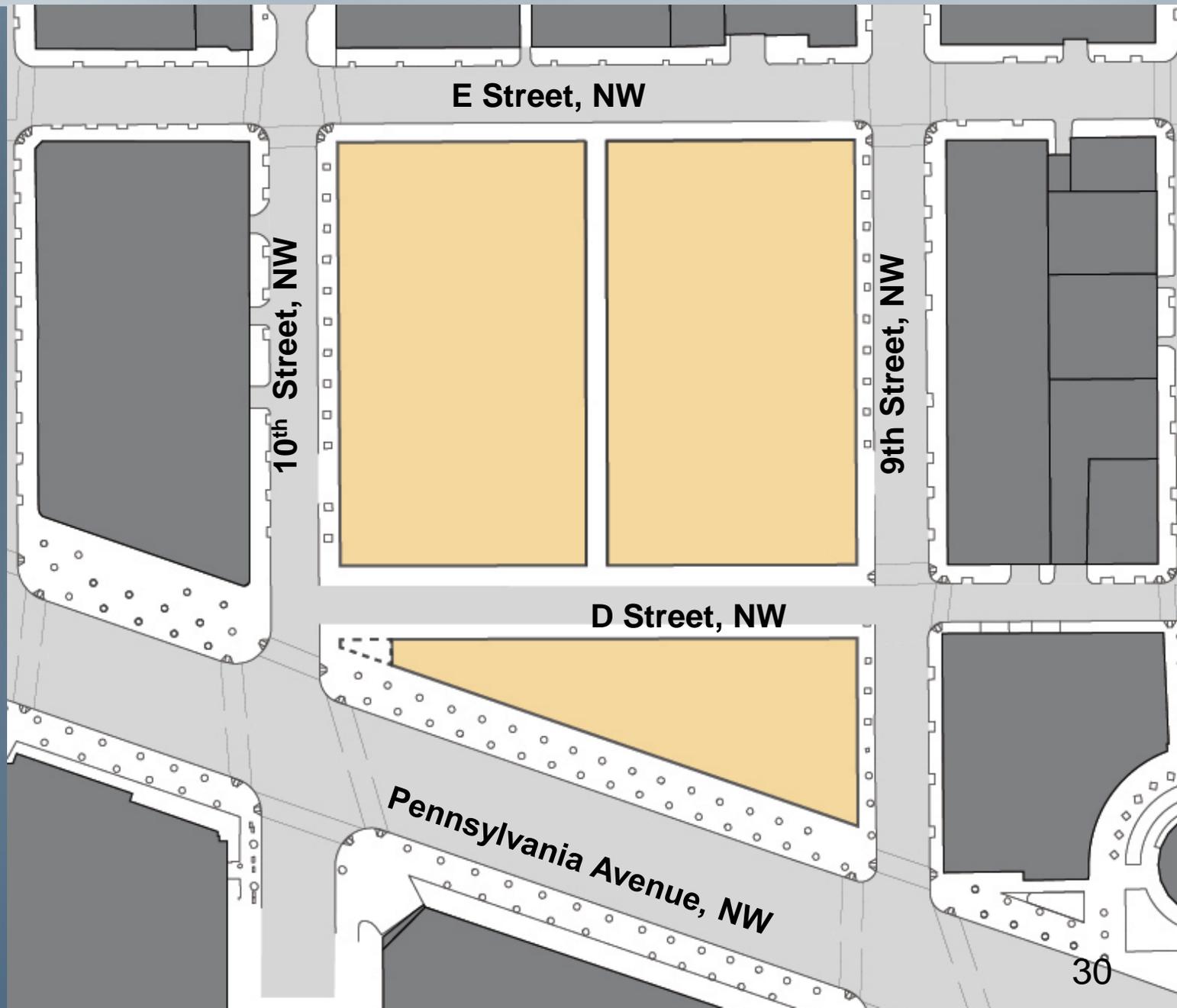
**Directed** staff to prepare additional analysis for Square 379 build-to-line

# PART 4A

## D STREET

# Commission Commented Favorably on Reestablishing D Street to L'Enfant Plan 70 feet wide spatial configuration

- Restores street grid
- Reestablishes original blocks
- Utilizes signalized intersection
- Provide access to interior of the site
- Minimizes vehicular and pedestrian conflicts
- Physical and visual connection



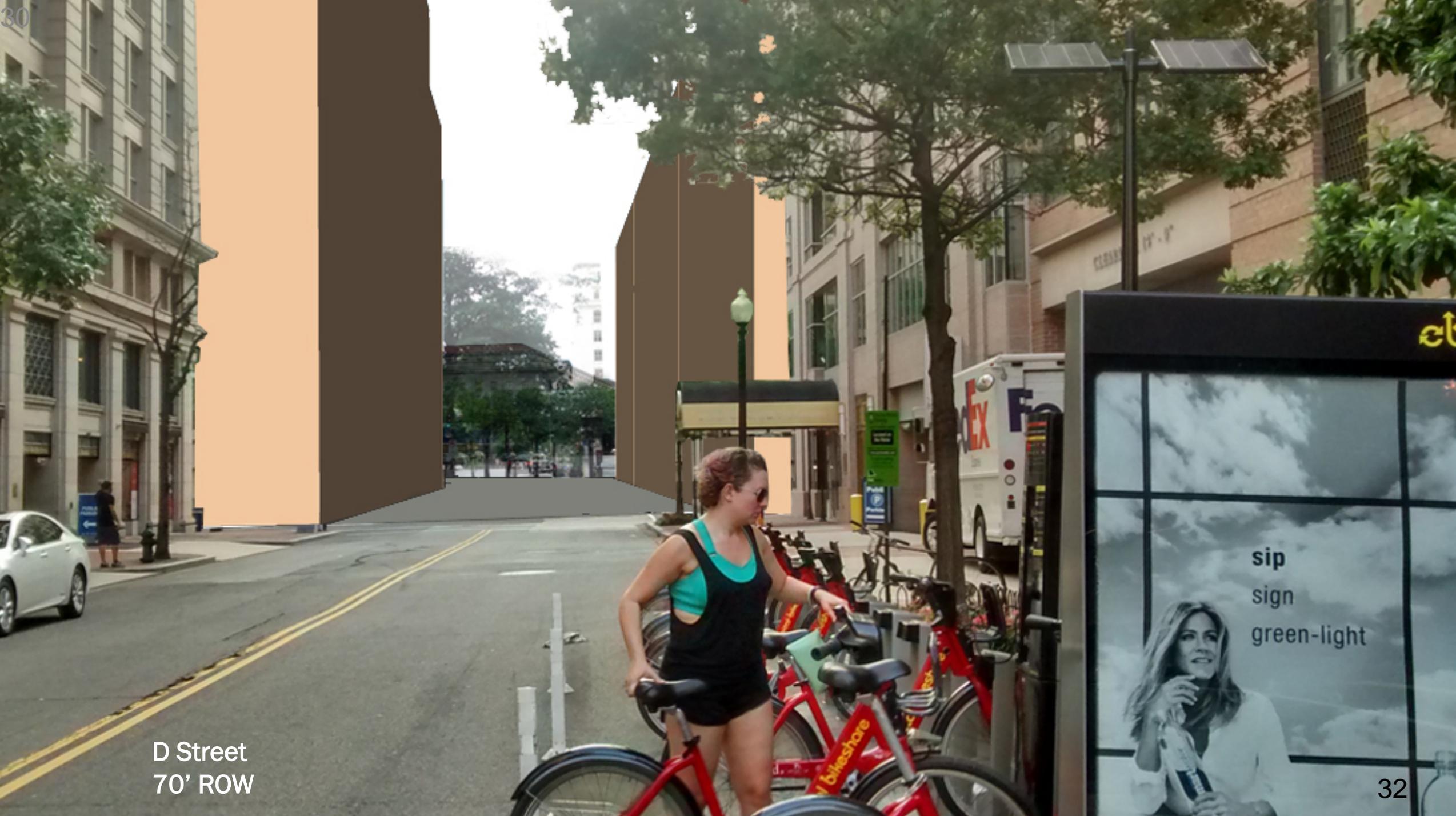


D Street  
Looking West

el

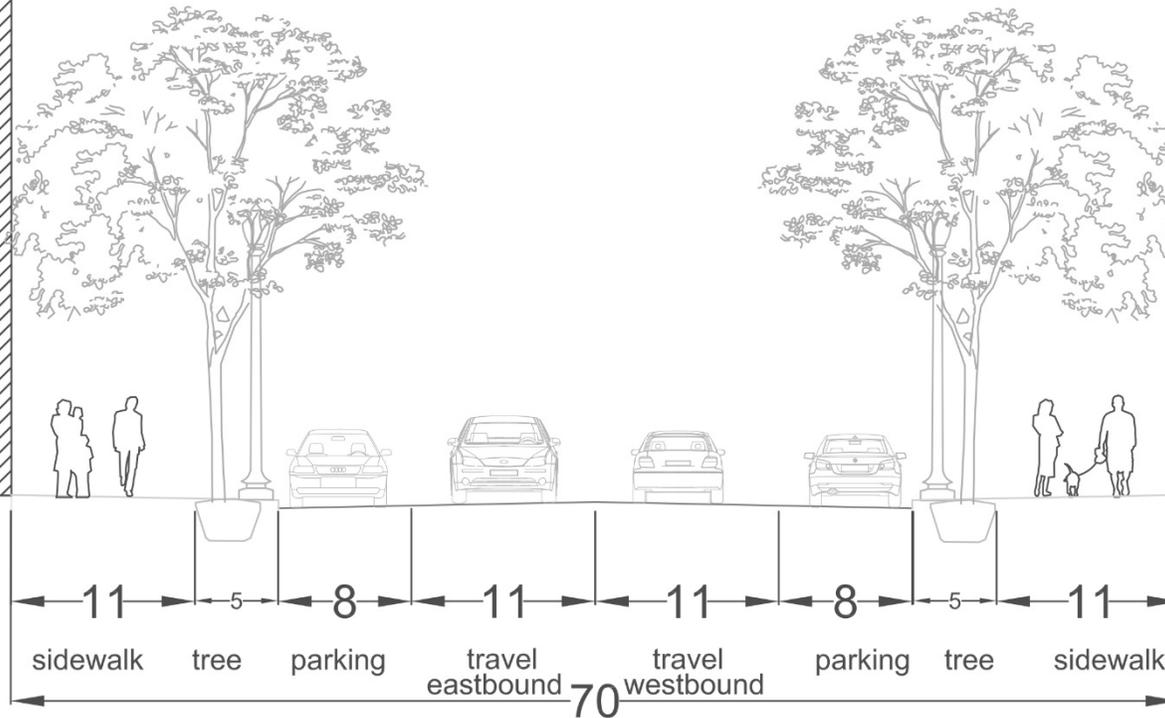
sip  
sign  
green-light

31



D Street  
70' ROW

# D Street



SQ. 379

SQ. 378

PART 4B AND 4C  
BUILD-TO-LINES AND HEIGHTS  
SQUARES 378 AND 379

# Build-to-lines

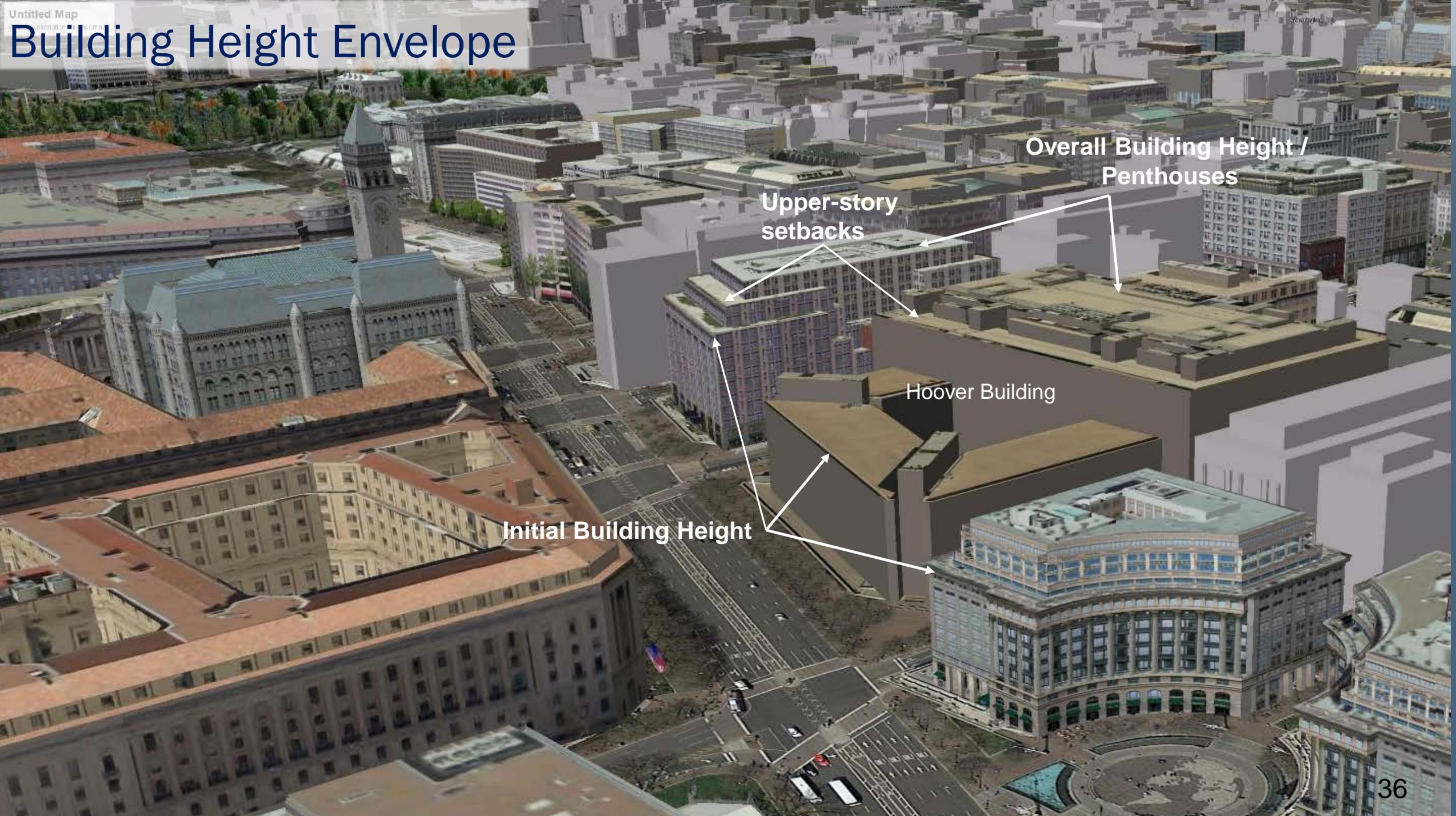


Current distance  
between building and  
curb is 79.5'.

Build-to-line

Property Line / L'Enfant ROW

# Building Height Envelope



Overall Building Height / Penthouses

Upper-story setbacks

Hoover Building

Initial Building Height

# Square 378

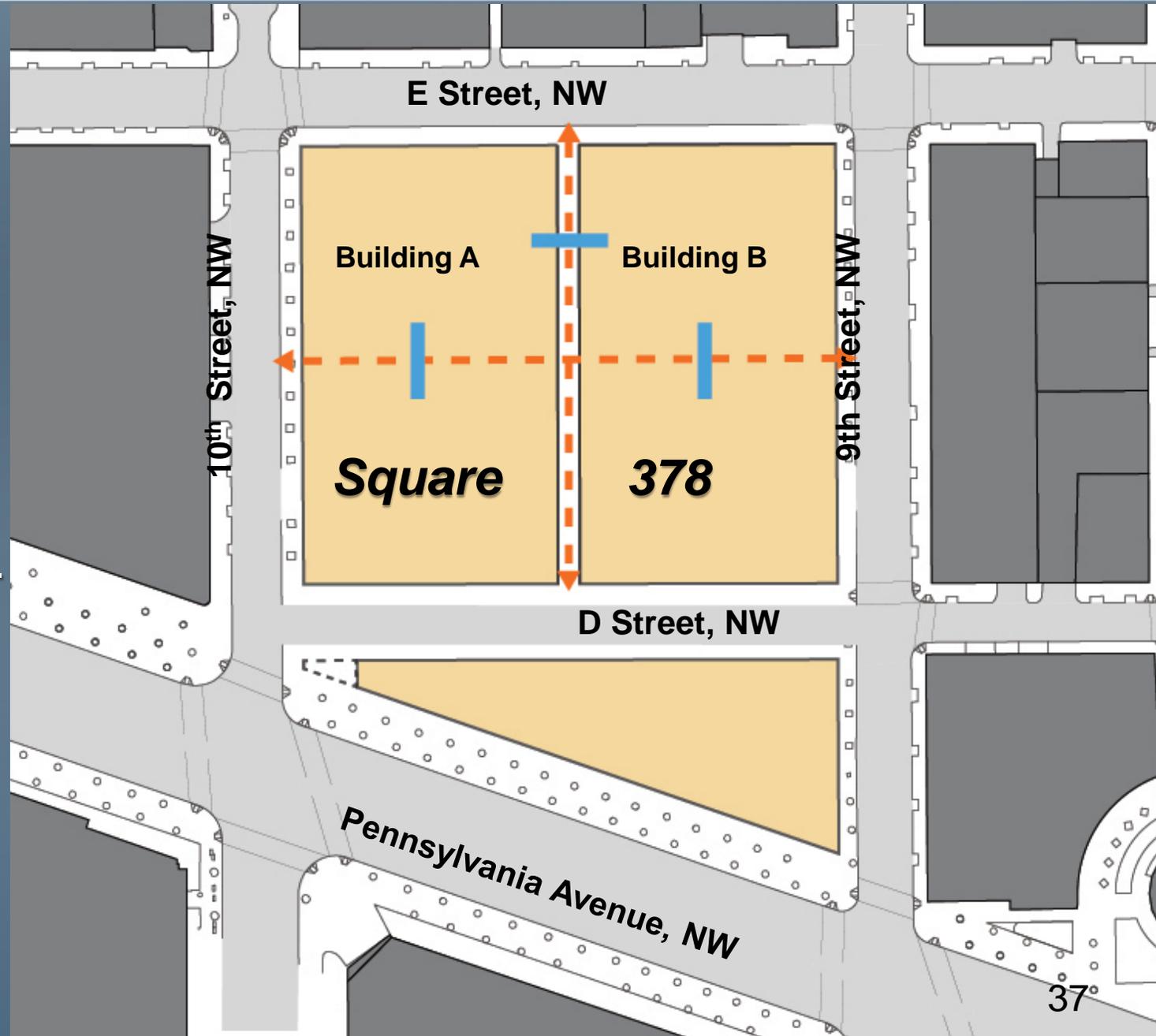
The Commission Commented Favorably on:

- Build-to-line on 9<sup>th</sup>, 10<sup>th</sup>, E, and D Streets
  - Property line/ L'Enfant ROW
- Maximum overall height - up to 160 feet consistent w/ PADC Plan and Height Act.
  - No meaningful connections over D St.

Guidelines will Address:

## Height of Development

- Maximum Initial Height on 9<sup>th</sup>, 10<sup>th</sup>, D and E Streets to comply with the Height Act.
- Upper-story Setbacks - Above the initial height, setback consistent with context



# PART 4C

## Build-to-Line and Height Analysis Square 379

Context, Existing Conditions and Assumptions

# Square 379

## Commission Recommendation

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:

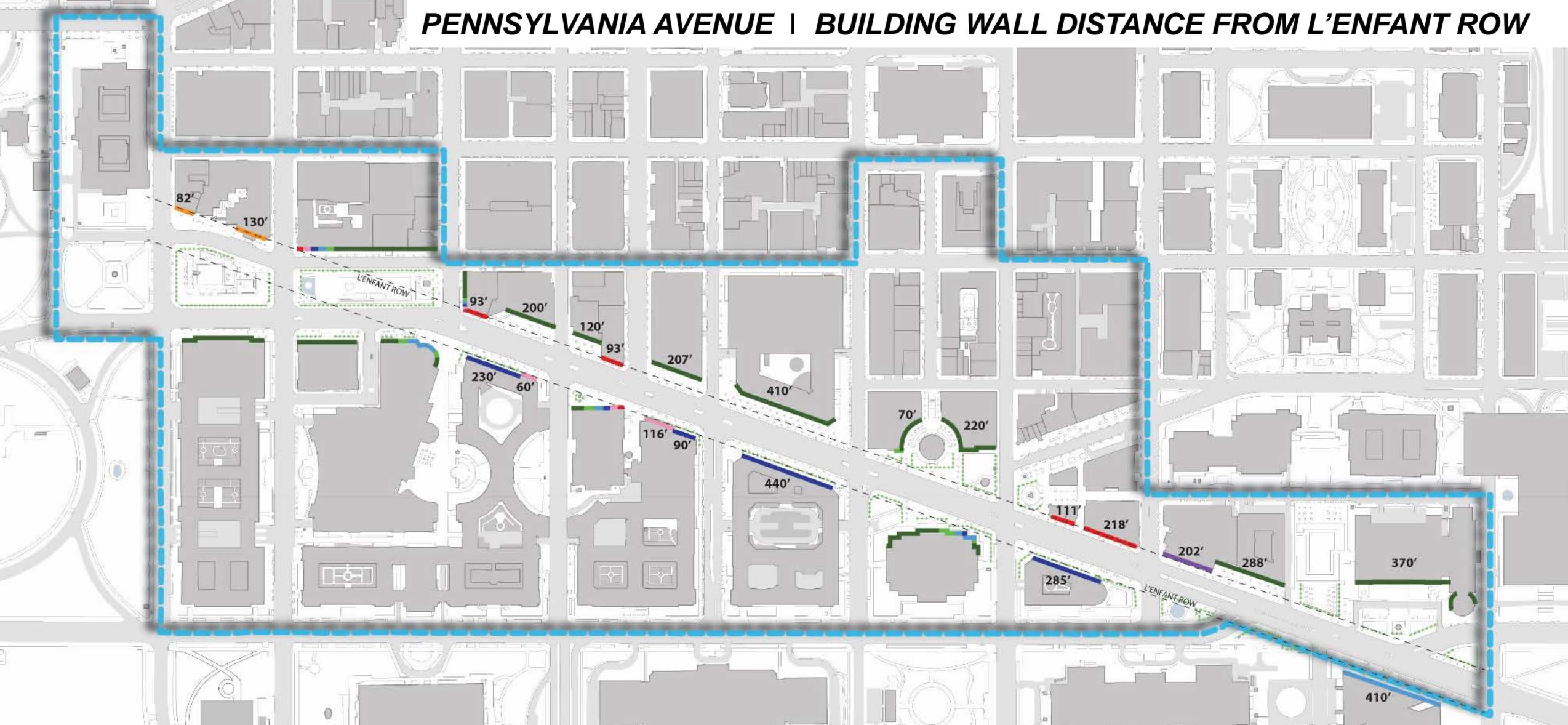
- Developable area
- North building wall
- Urban landscape and public realm
- Symmetry
- Surrounding context
- Potential impacts to historic properties and applicable plans
- Viewshed
- Special Events

# Existing Guidance for the Build-to-Lines on Pennsylvania Avenue

- The 1974 Pennsylvania Avenue Plan
- The L'Enfant Plan
- The Comprehensive Plan for the National Capital
- Pennsylvania Avenue, NW - White House to the Capitol Cultural Landscape Inventory

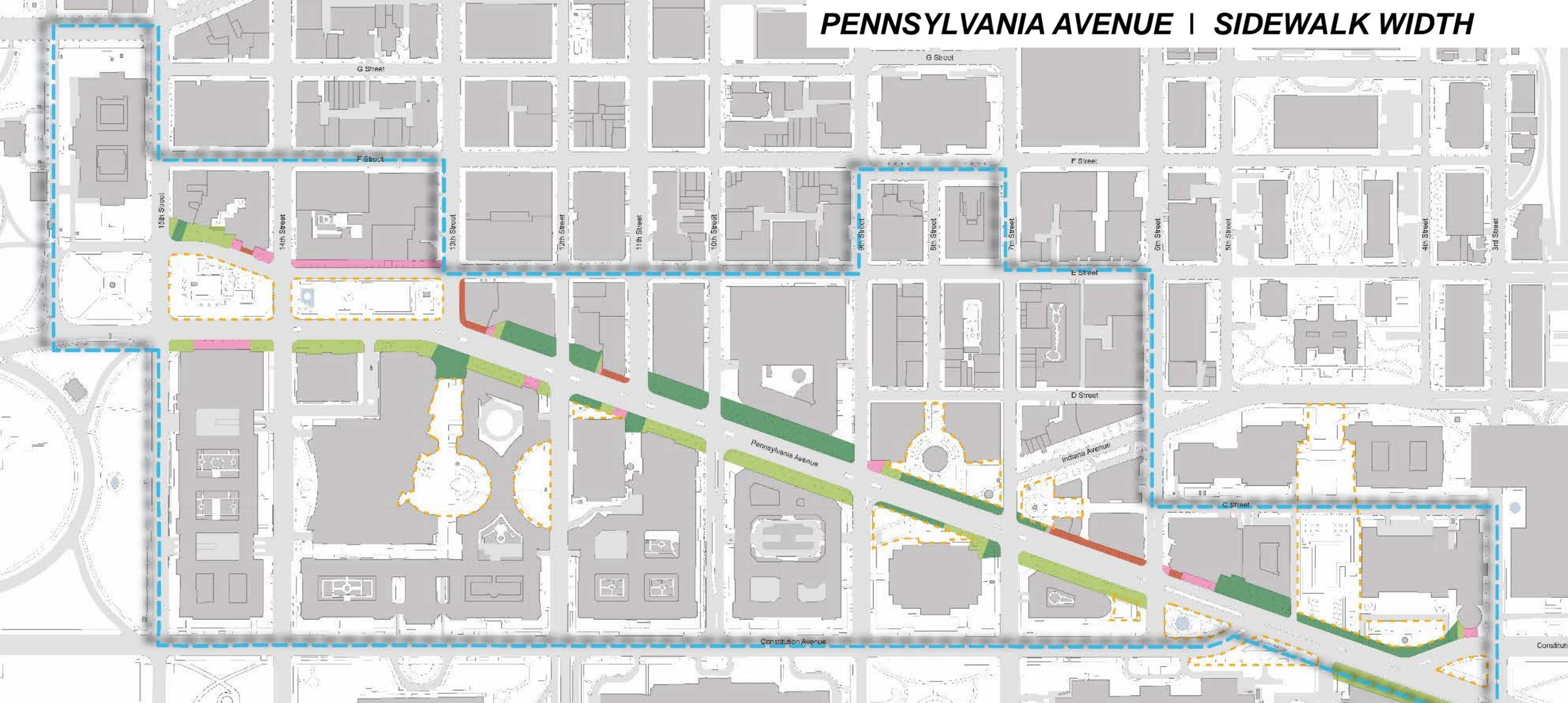


# PENNSYLVANIA AVENUE | BUILDING WALL DISTANCE FROM L'ENFANT ROW



- Buildings on L'Enfant Row
- Buildings on L'Enfant Row
- Overhang 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

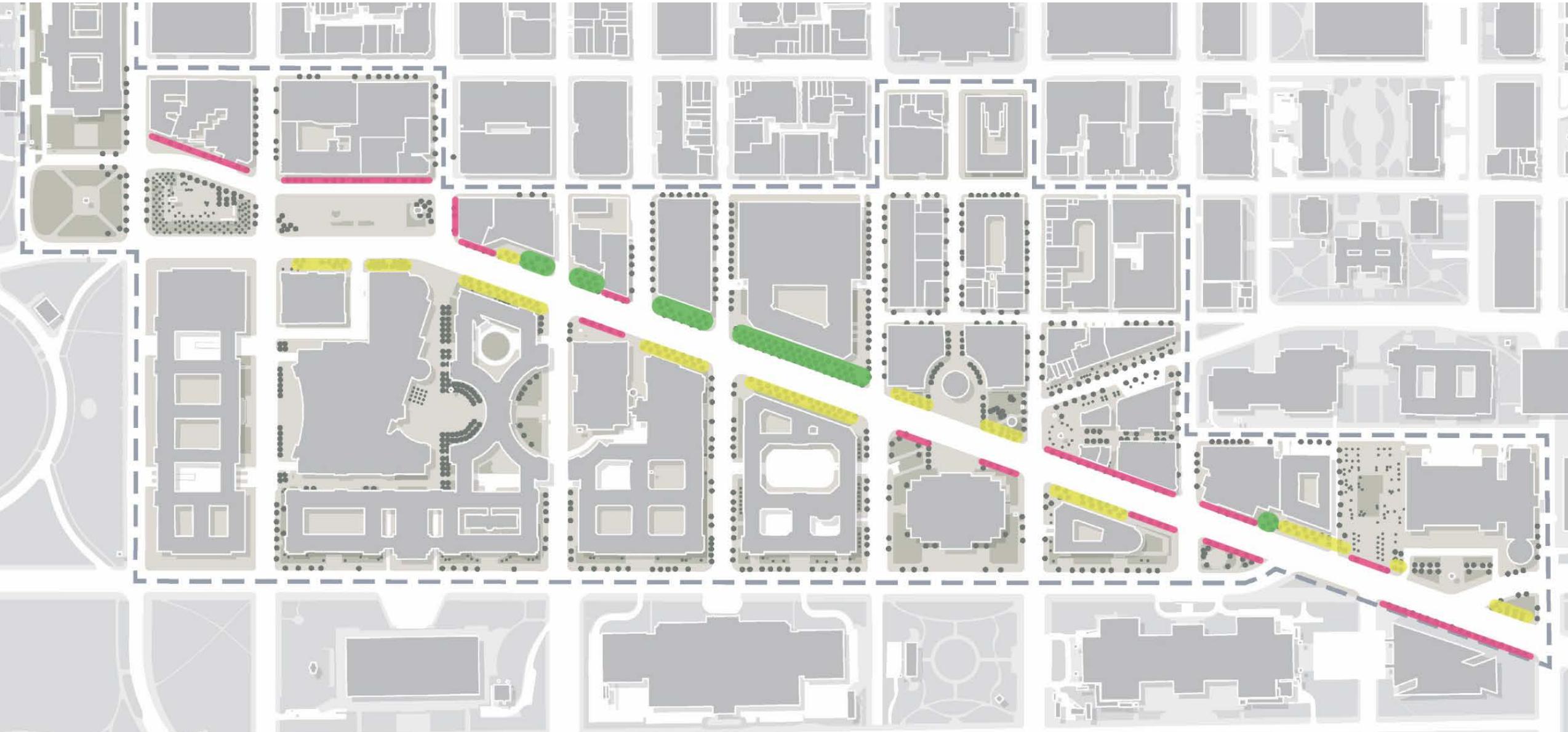
# PENNSYLVANIA AVENUE | SIDEWALK WIDTH



## LEGEND

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

# PENNSYLVANIA AVENUE | TREE ROWS



1 Row of Trees

2 Rows of Trees

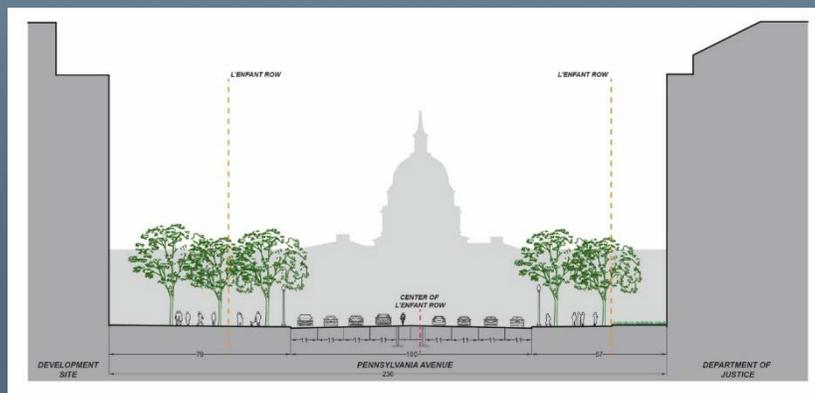
3 Rows of Trees

# Conditions adjacent to Square 379



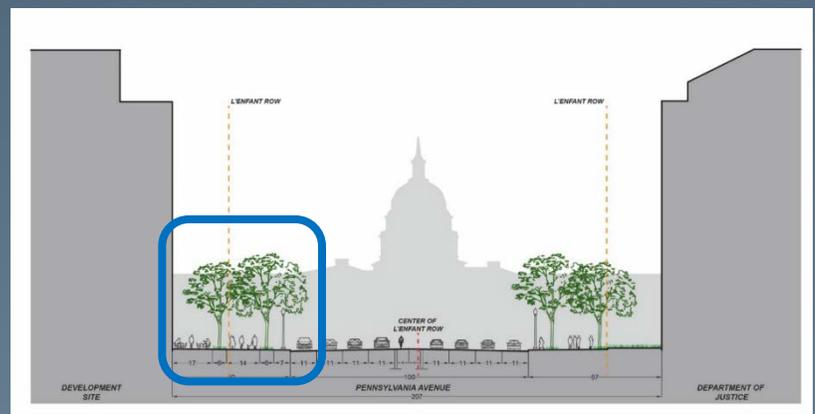
# Public Realm/Landscape Program Elements - Assumptions:

- **Pedestrian Pathway – 14’ clear zone**
  - DDOT minimum 16’ sidewalk in downtown DC w/ minimum 10’ clear zone
  - DC examples 10’ – 20’
- **Healthy Trees – combination of available root and canopy area**
  - 1,000 c.f. of soil per tree (Casey Trees)
  - Canopy growth - plant min. 10’ -12’ from building and curb to allow for canopy growth and adequate pruning/maintenance (DC Public Realm Design Manual)
  - Planted 20’ on center – staggered
- **Street Furnishings**
  - Benches, lighting, trash receptacles , vendors (needs sidewalk area), bus shelters, way-finding
- **Activity Area/ Sidewalk Café - 13’ zone**
  - DC Varies 3’ – 30’ – dependent restaurant type and kitchen area
- **Special Event Space**



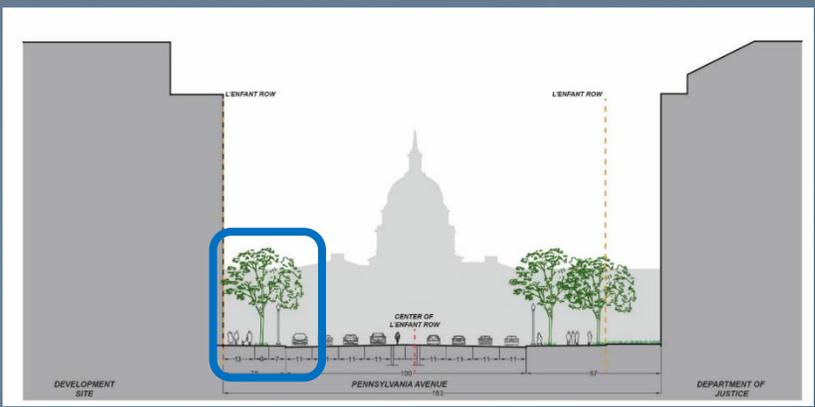
# Build-to-Line Analysis

50' from L'Enfant ROW (75' sidewalk)  
Existing Condition



## Specific to Square 379

30' from L'Enfant ROW (57' Sidewalk)  
20' from L'Enfant ROW (47' Sidewalk)



10' from L'Enfant ROW (37' Sidewalk)  
0' at L'Enfant ROW (27' Sidewalk)

# 75' Build-to-Line (Existing)

## Pros:

- Large space for urban tree canopy
- Gracious Promenade
- Unique character and sense of place
- Accommodates special events (Inaugural Parade, Festival and Demonstration Street Closures)

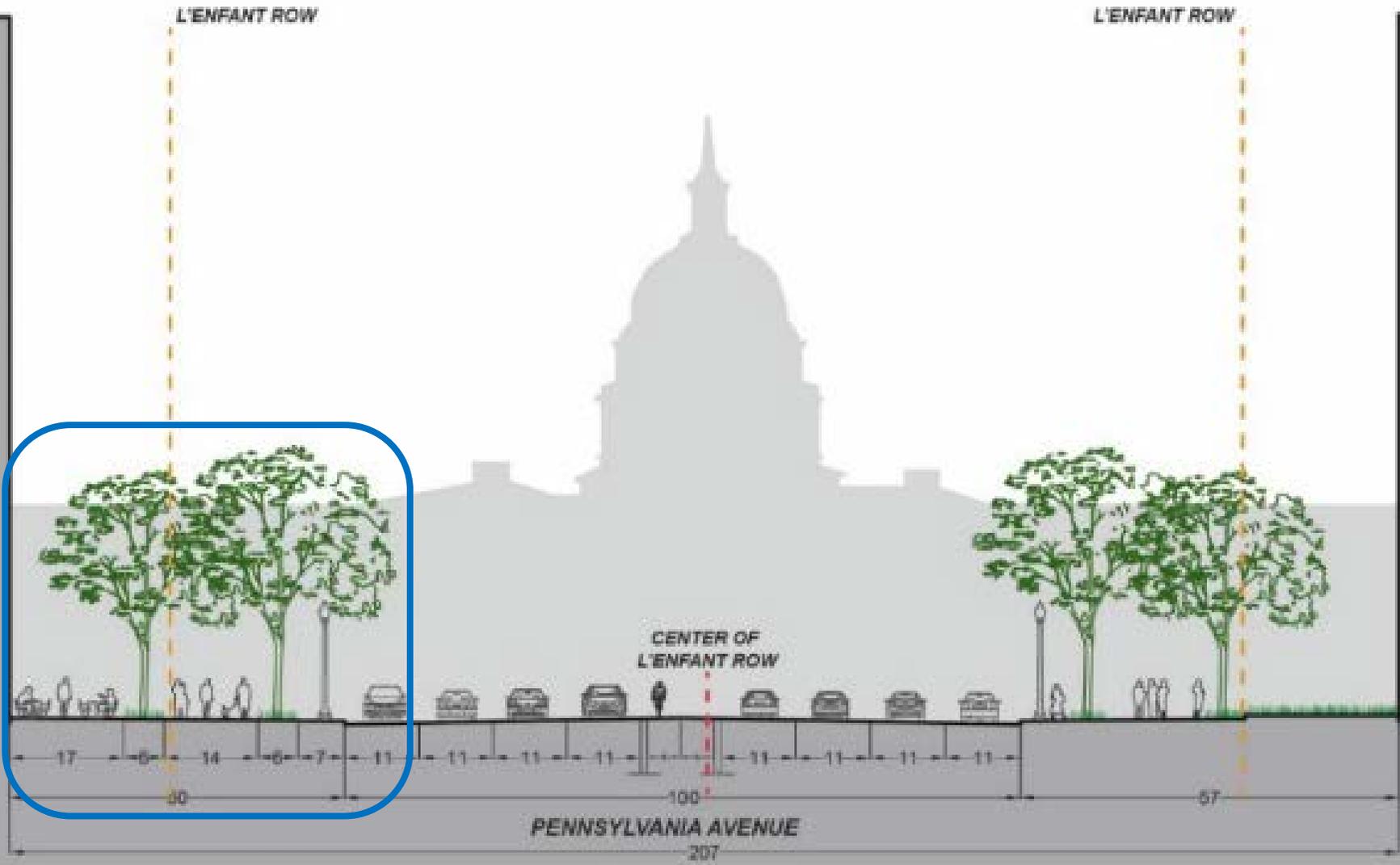


## Cons:

- Breadth of sidewalk does not engage the pedestrian
- Relationship to building front is lost
- Cafes become a barrier
- Requires extensive programming
- Appears desolate and unused



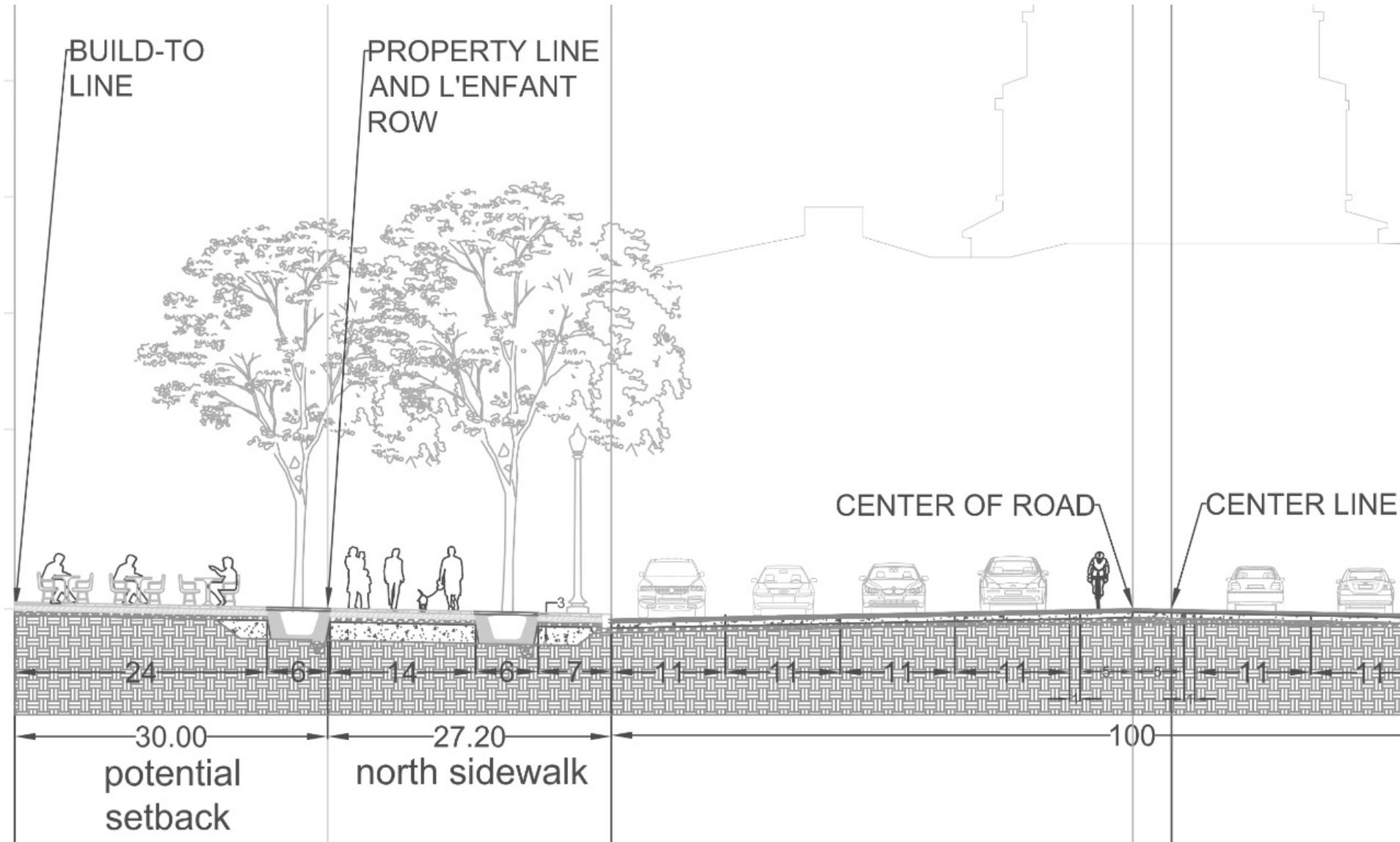
30' and 20' Setback from Property Line  
Sidewalk = 57' and 47'  
Trees Align with Adjacent Blocks



# 30' setback from property line 57' Sidewalk

## L'Enfant ROW + 30'

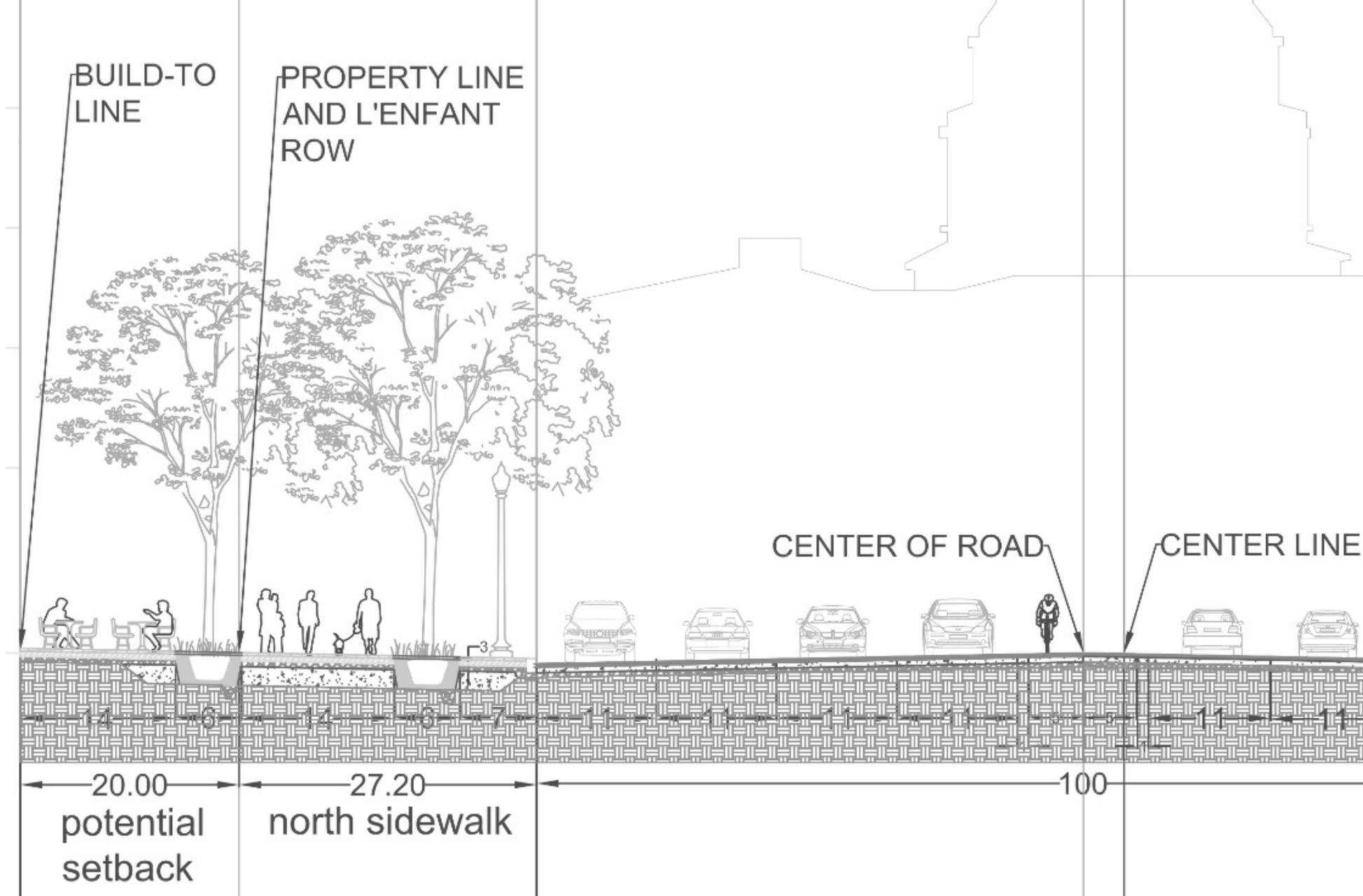
- 57' sidewalk
- 24' activity zone/café space
- 14' pedestrian zone
- Double row of trees (aligned with trees on other blocks)



20' setback  
from property line  
47' Sidewalk

## L'Enfant ROW + 20'

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



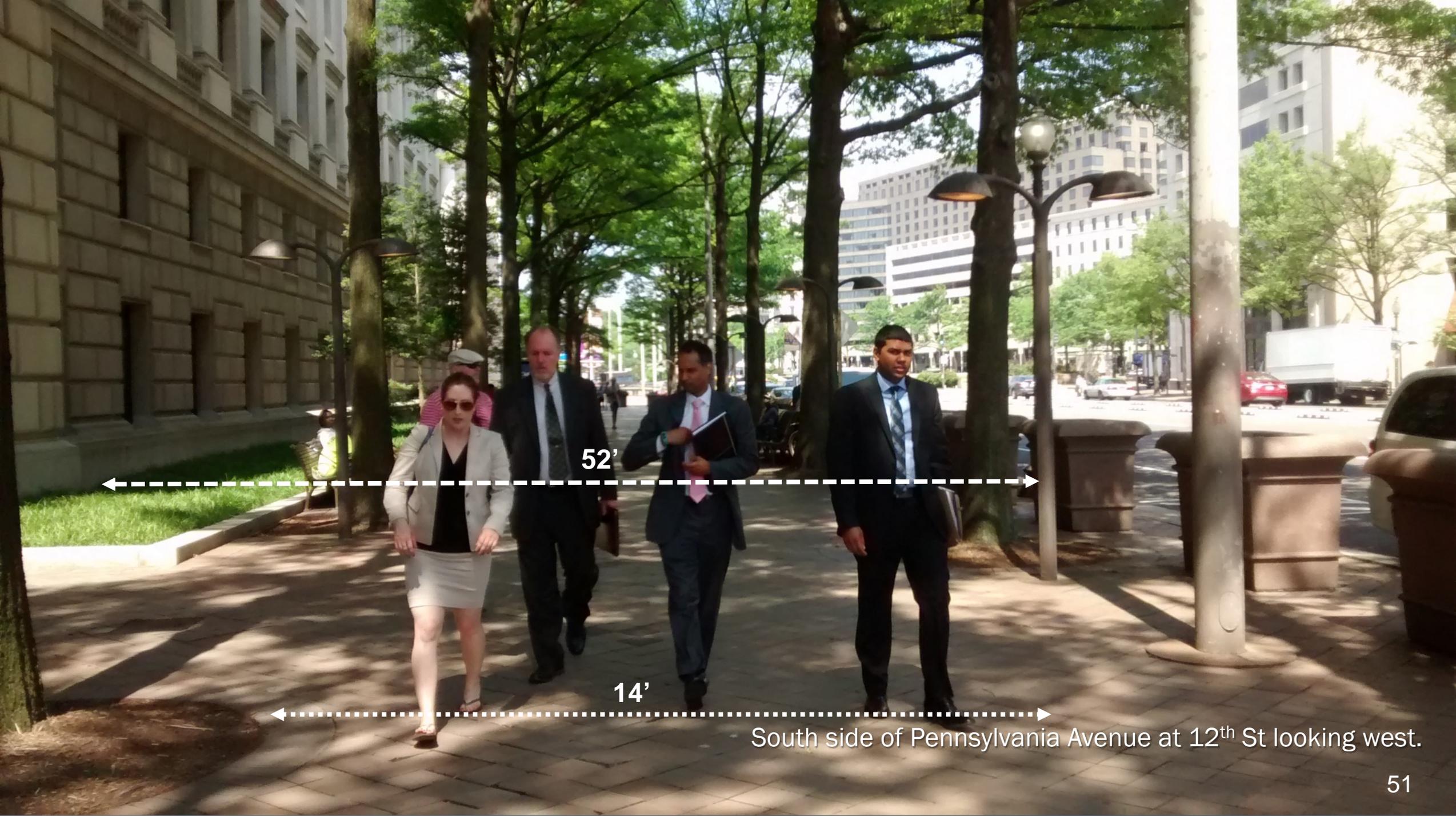


24'

55'

9'

Massachusetts Avenue, between 6<sup>th</sup> and 7<sup>th</sup> Streets



52'

14'

South side of Pennsylvania Avenue at 12<sup>th</sup> St looking west.

# Café Space

21'



Circa, I Street and 23<sup>rd</sup> Street.

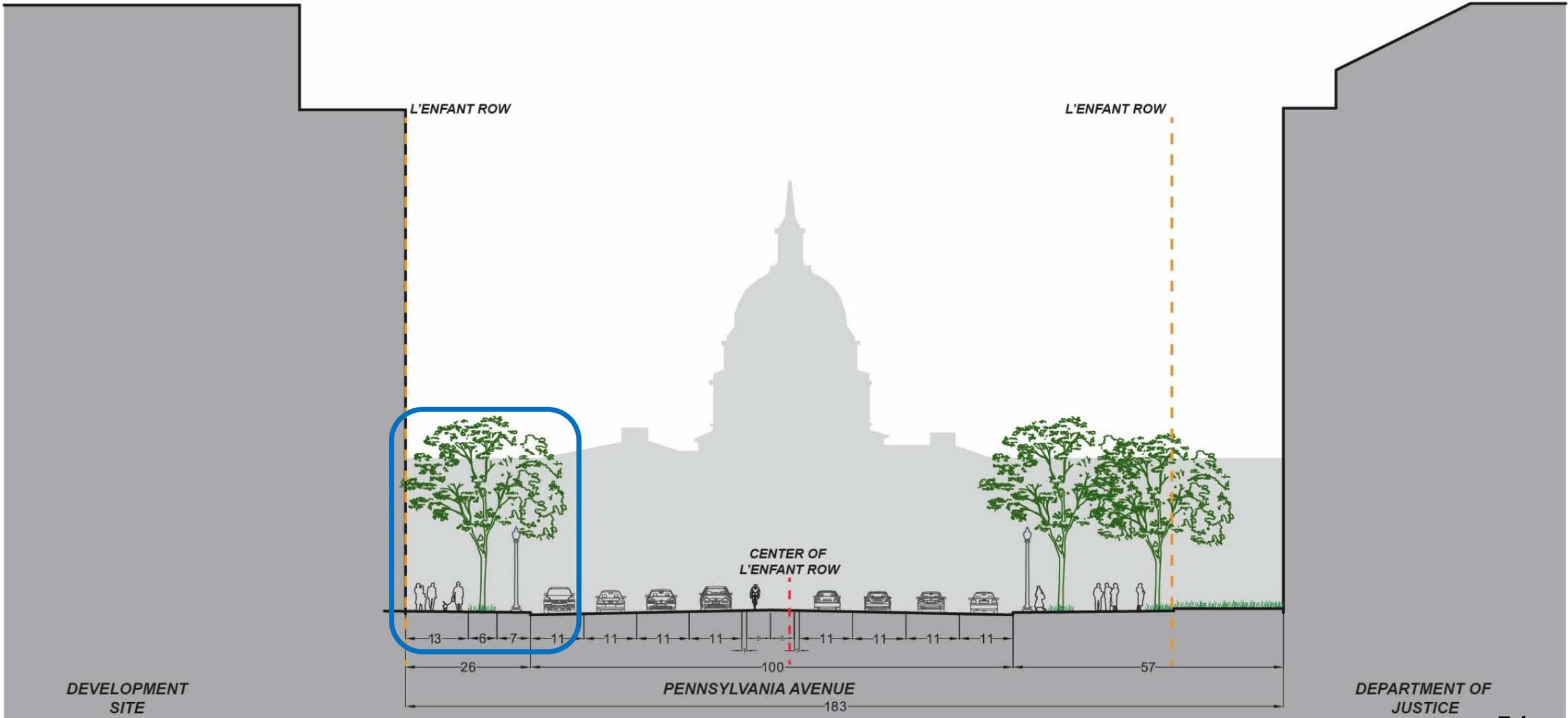
# Café Space



16'

Elephant & Castle, Pennsylvania Avenue & 12<sup>th</sup> Street.

**10' and 0' Setback from Property Line**  
**Sidewalk = 27' and 37'**  
Trees Align with Adjacent Blocks



DEVELOPMENT  
SITE

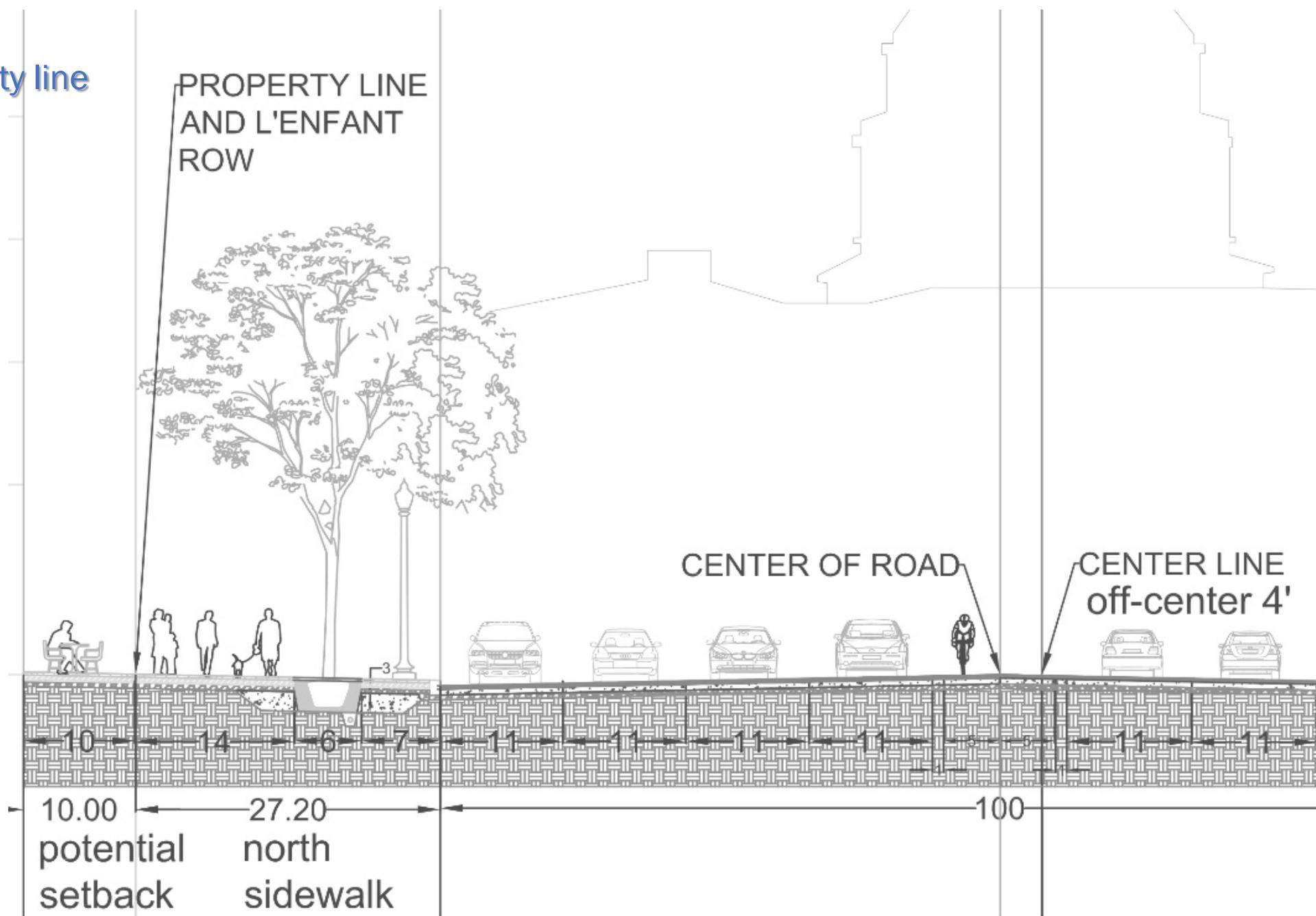
PENNSYLVANIA AVENUE

DEPARTMENT OF  
JUSTICE

10' setback from property line  
37' Sidewalk

L'Enfant ROW  
+ 10'

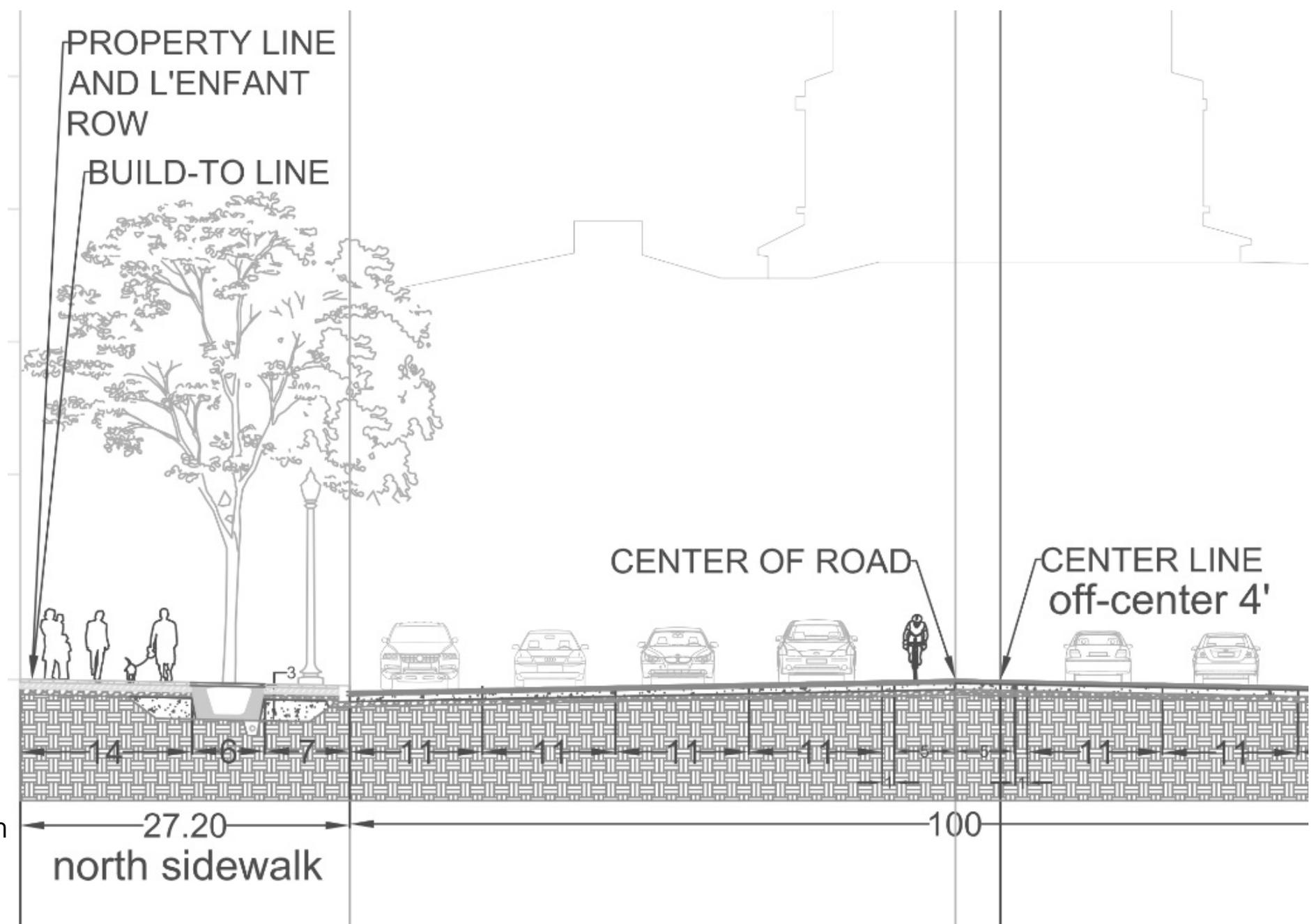
- 37' sidewalk
- 10' café space
- Single row of larger trees (aligned with trees on other blocks)
- 14' pedestrian zone



0' setback from property line  
27' Sidewalk

## L'Enfant ROW + 0'

- 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)

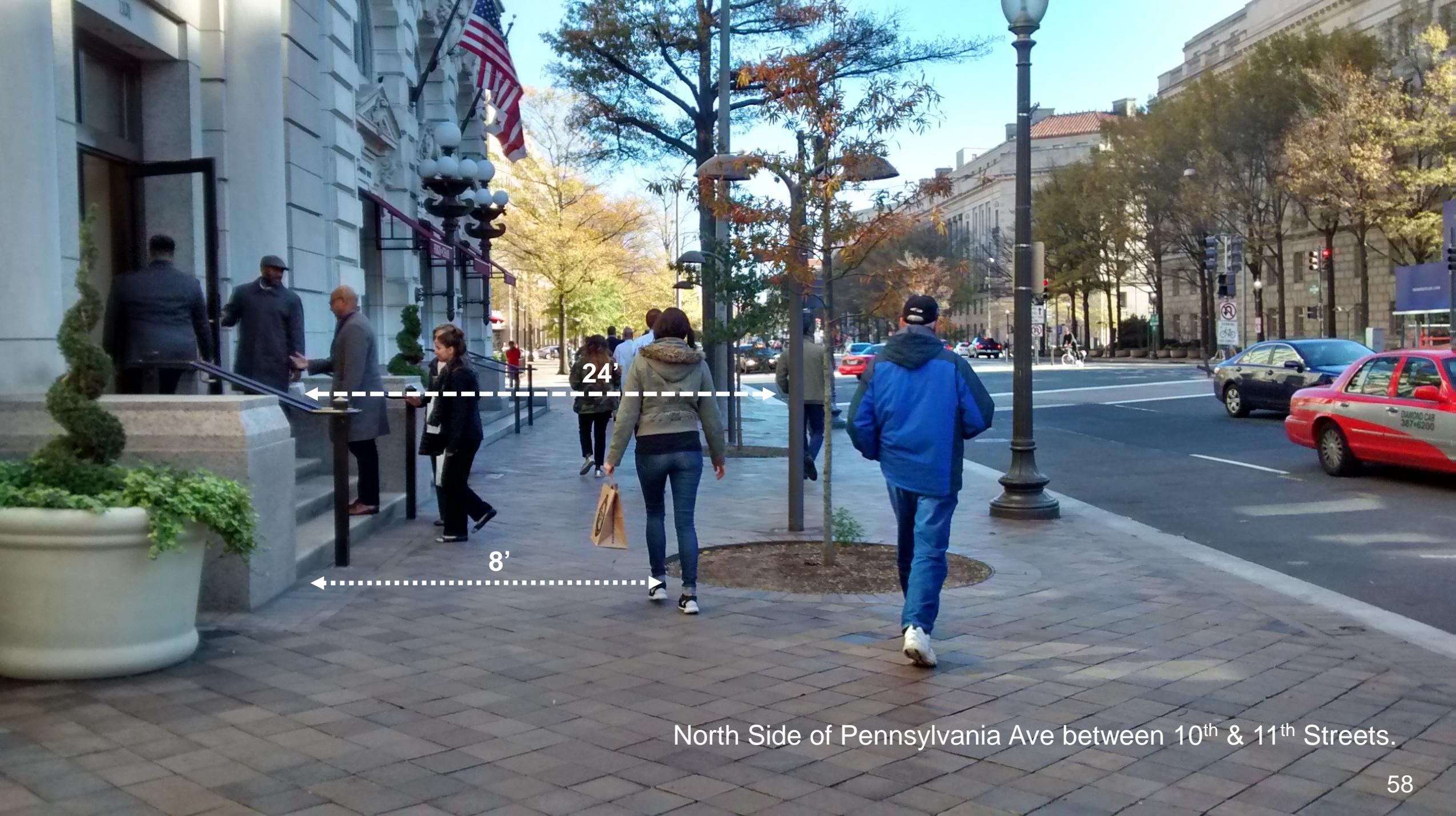




15'

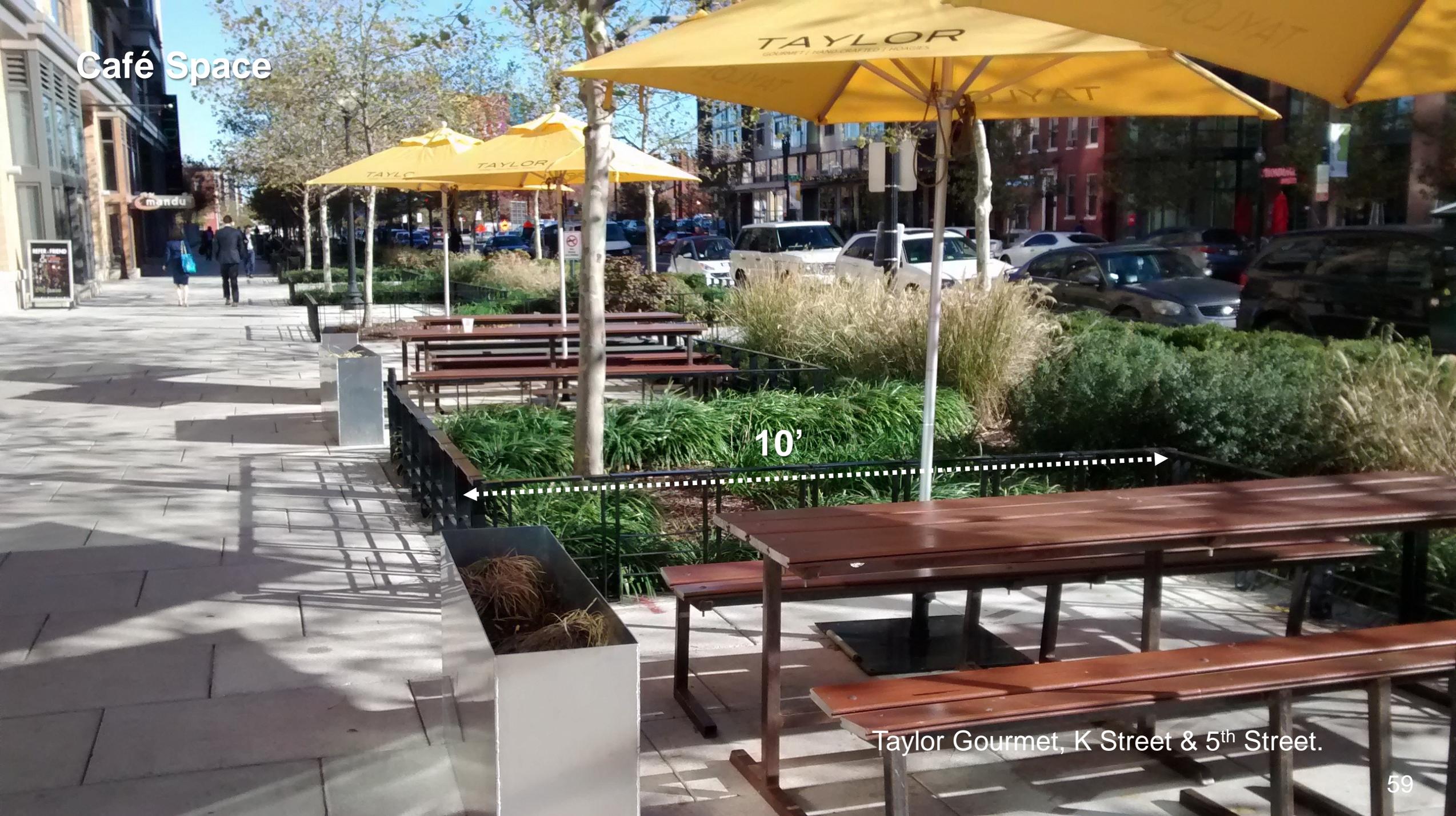
36'

New Hampshire Avenue NW, between O Street and DuPont Circle



North Side of Pennsylvania Ave between 10<sup>th</sup> & 11<sup>th</sup> Streets.

# Café Space



10'

Taylor Gourmet, K Street & 5th Street.

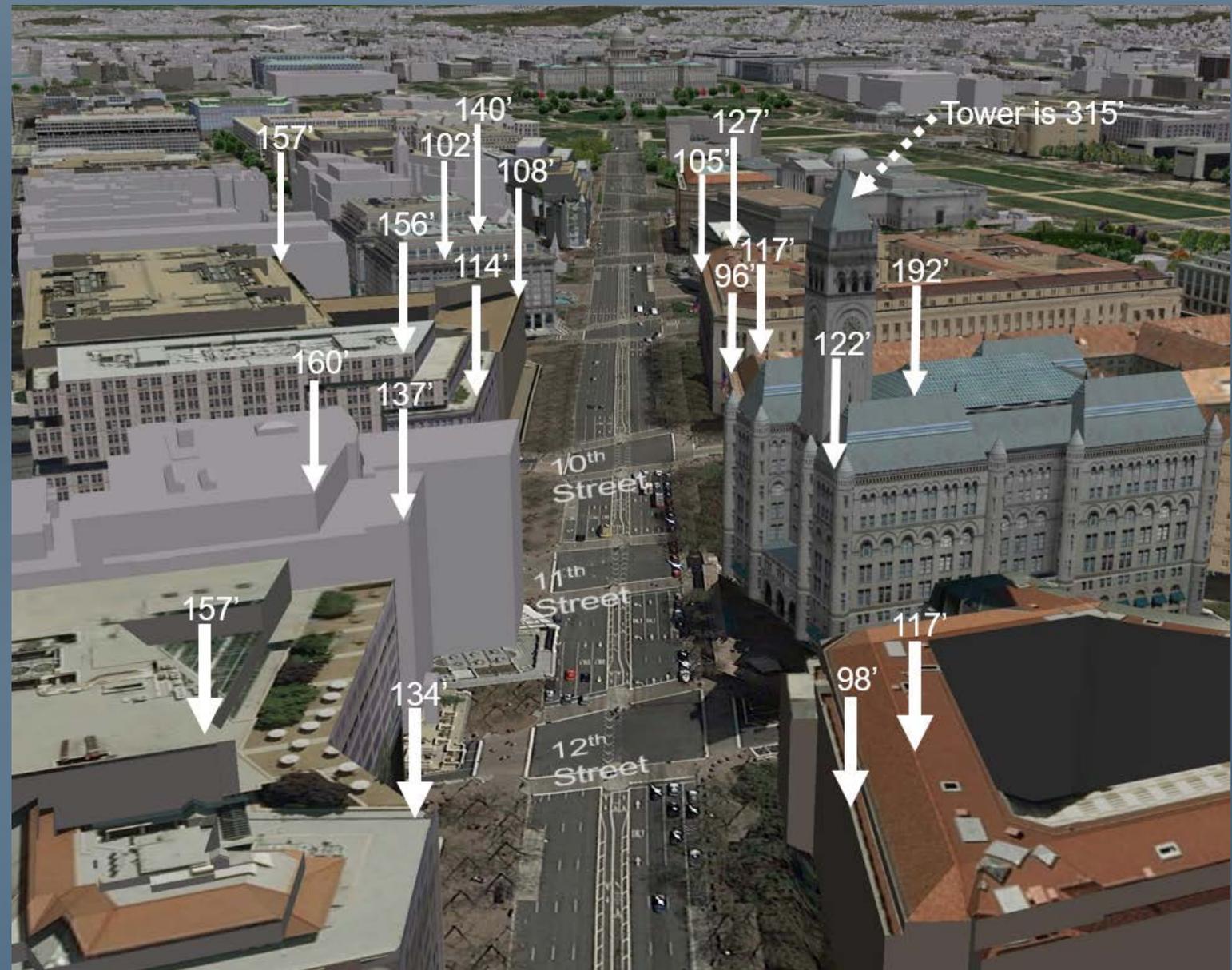
# SQUARE 379

## BUILDING HEIGHTS ANALYSIS

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

# Height Considerations

- Maximum Allowable Building Height Per the 1910 Height Act.
- Maximum Allowable Building Height Per the PADC Plan.
- Compatibility with context.
- Build-to-Line.
- Pennsylvania Avenue street wall and viewshed.



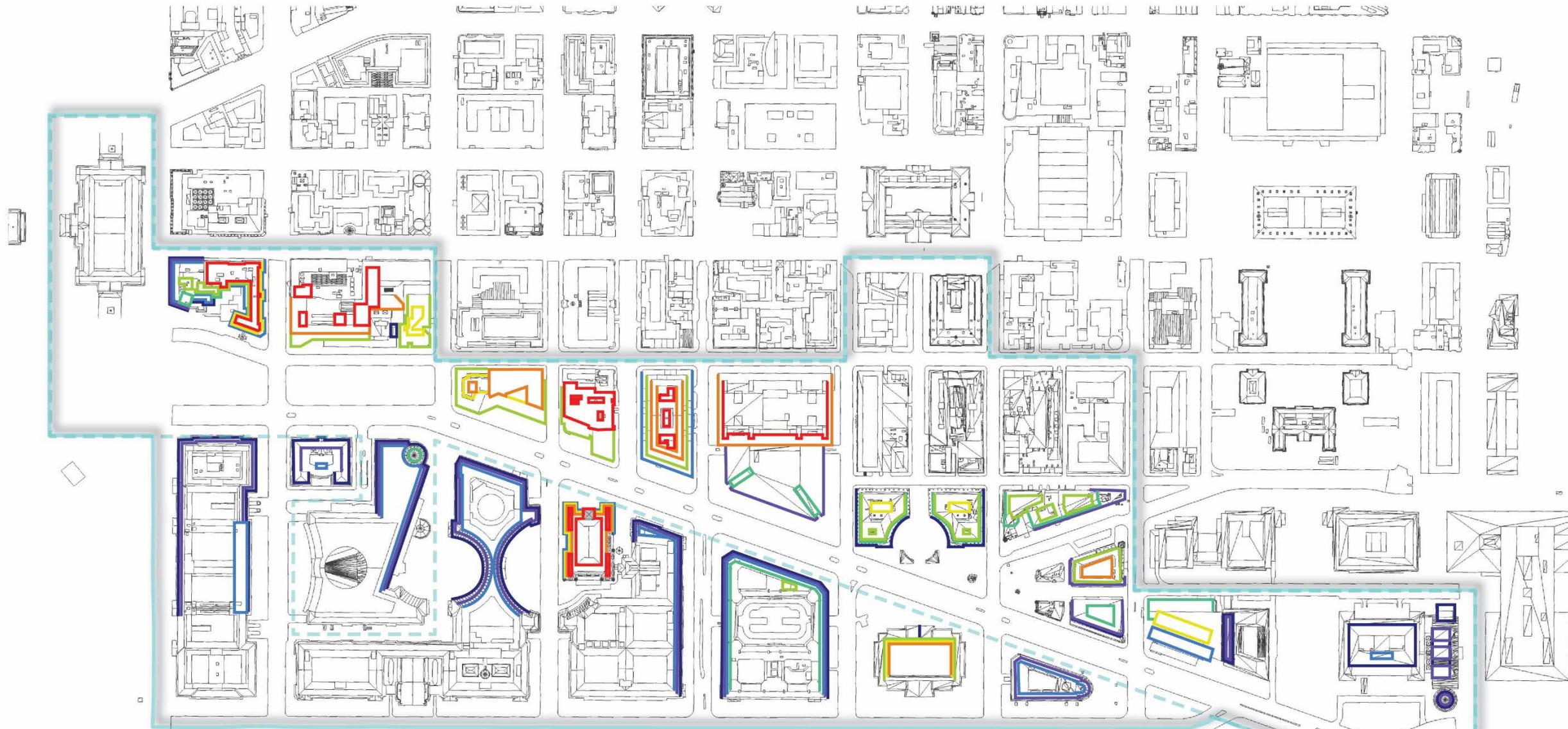
# Square 379 Viewshed Considerations

## 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



# PENNSYLVANIA AVENUE | BUILDING HEIGHTS



--- PADC BOUNDARY

— PROPOSED INVENTORY AREA

160'

155'

145'

135'



125'

115'

105'

100'

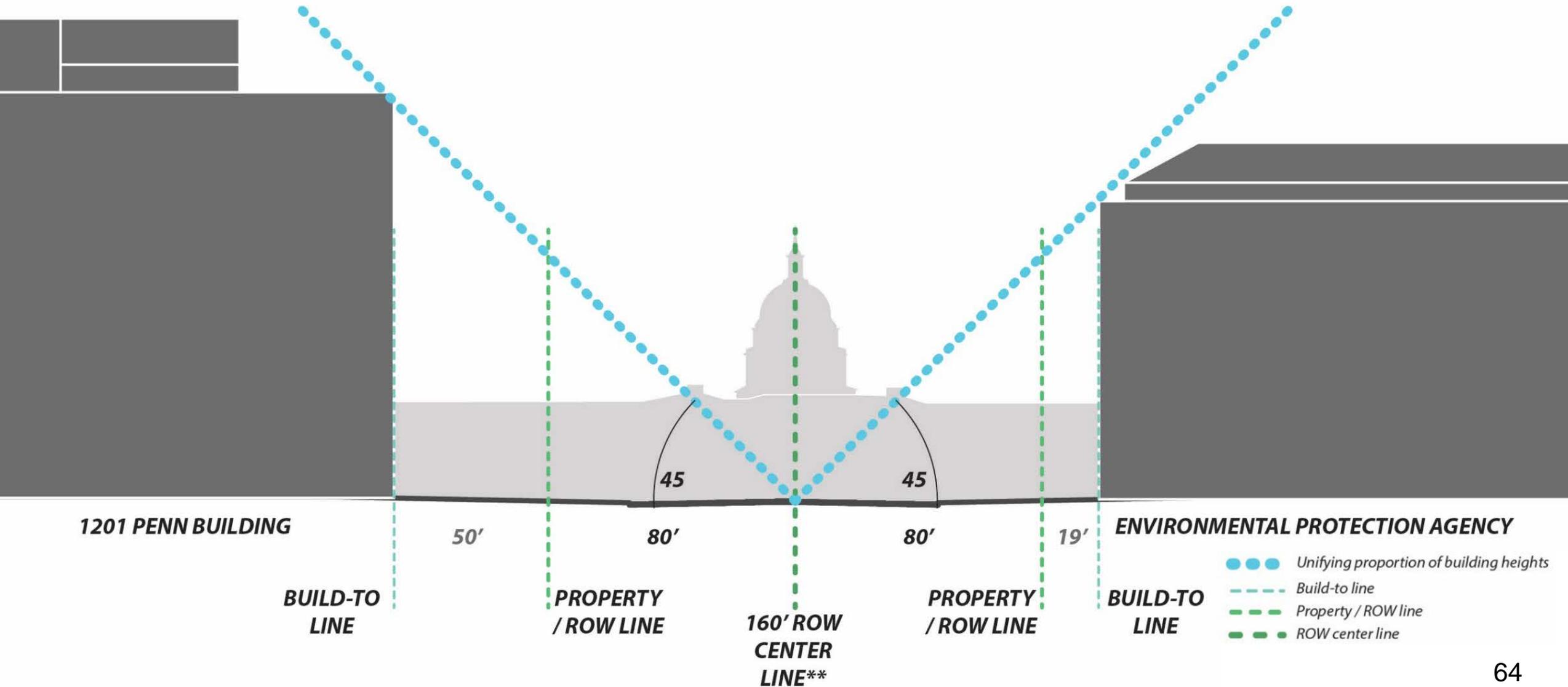


# 1201 PENN BUILDING AND ENVIRONMENTAL PROTECTION AGENCY

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.



# Assumptions:

- Ground Level Floor-to-floor height: 16'
- Floor-to-floor heights vary between 10.8" and 11.5'
- 10k -12k required for mechanical space
- Mechanical equipment contained in maximum height
- 28,000 s.f. top floor required for minimum leasable space

20' Setback from Property Line		
Initial Height	Maximum Height	Upper-Story Setback Ratio
115	140/160	1:1
135	160	2:1
0' Setback from Property Line		
Initial Height	Maximum Height	Upper-Story Setback Ratio
115	140/160	1:1
135	160	2:1



FBI

- 1. Freedom Plaza
- 2. Old Post Office
- 3. National Archives

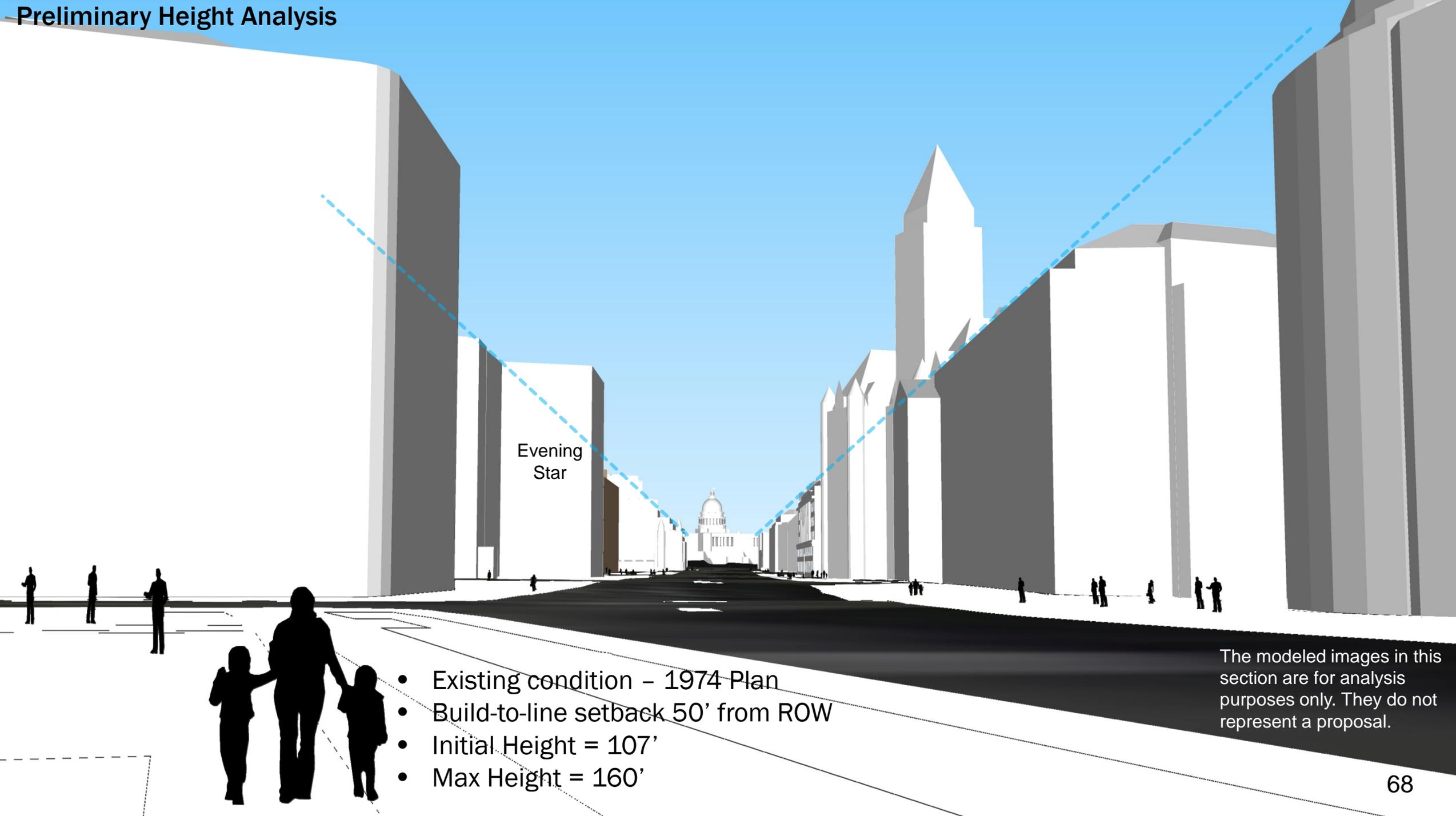


FBI



Looking east towards the Capitol.

# Preliminary Height Analysis

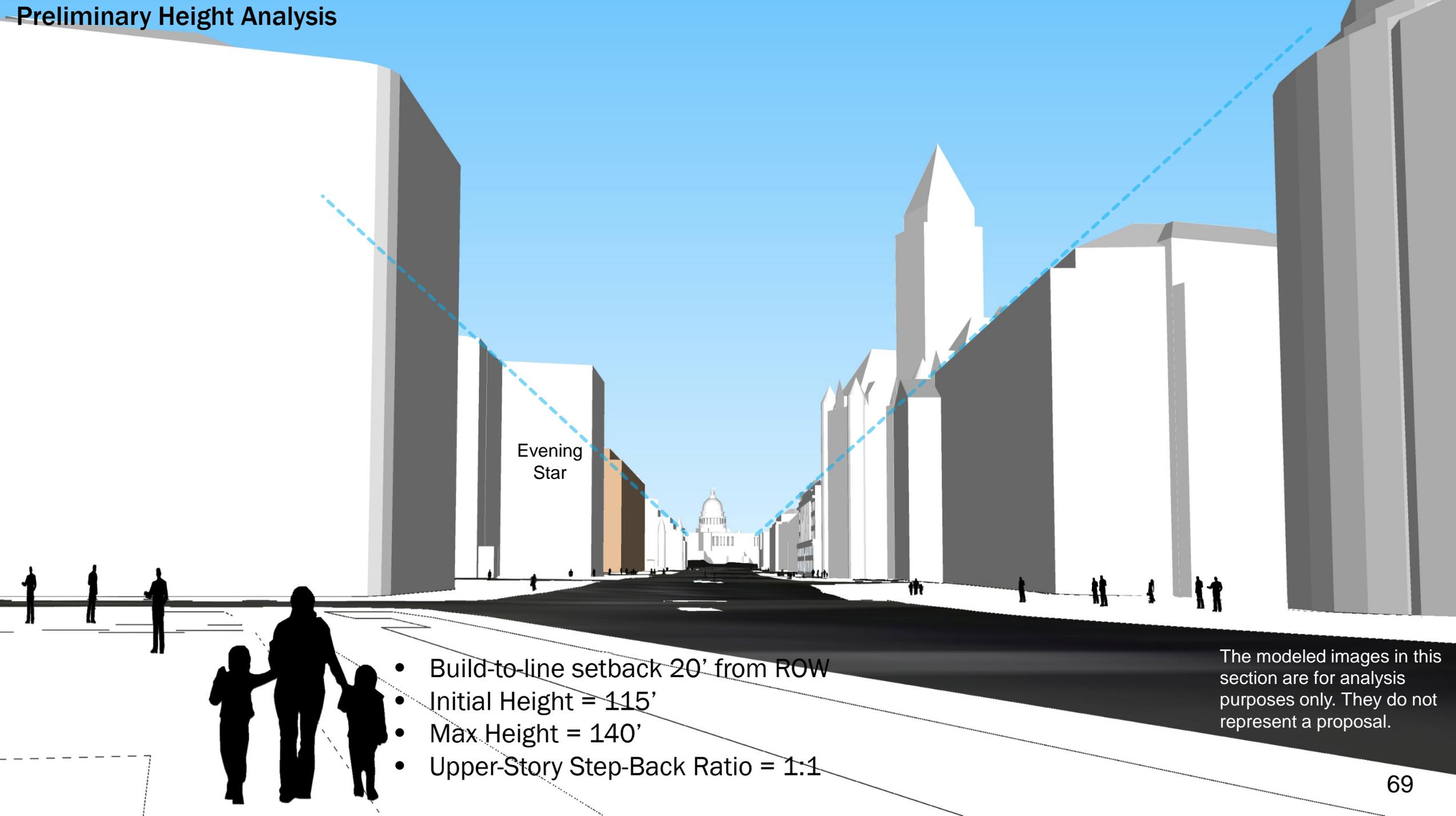


Evening  
Star

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

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

# Preliminary Height Analysis

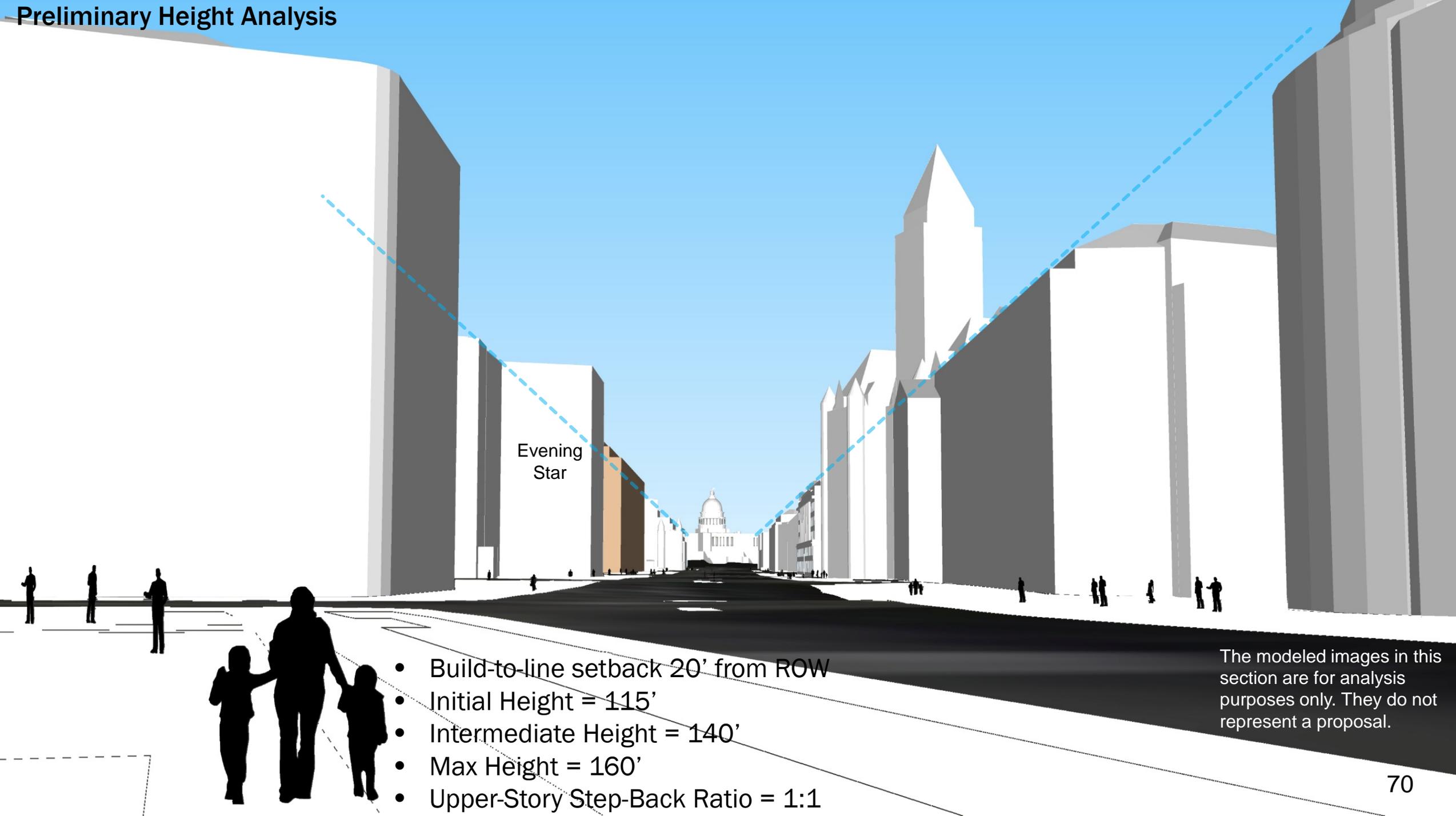


Evening  
Star

- Build-to-line setback 20' from ROW
- Initial Height = 115'
- Max Height = 140'
- Upper-Story Step-Back Ratio = 1:1

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# Preliminary Height Analysis

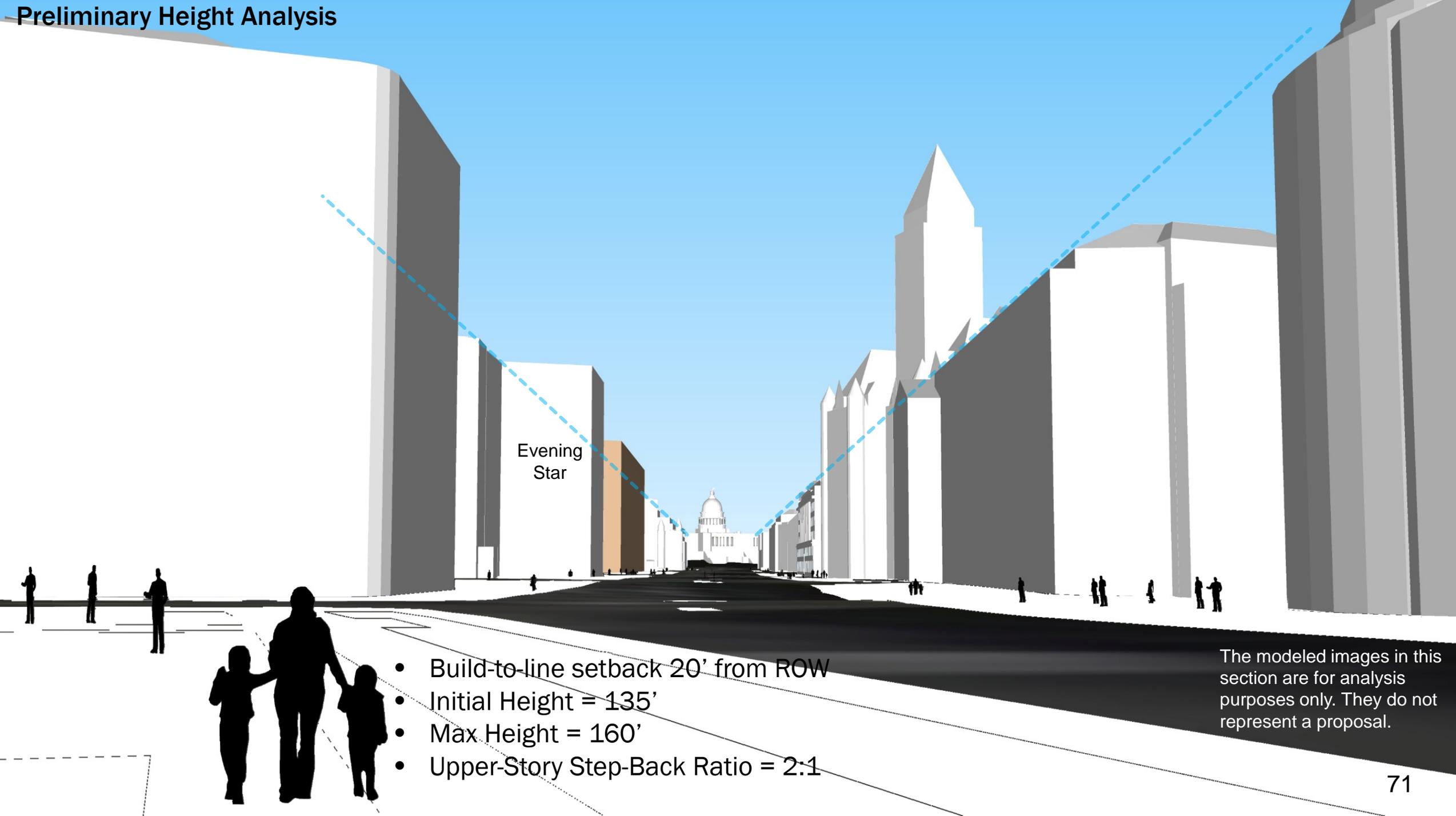


Evening Star

- Build-to-line setback 20' from ROW
- Initial Height = 115'
- Intermediate Height = 140'
- Max Height = 160'
- Upper-Story Step-Back Ratio = 1:1

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# Preliminary Height Analysis



Evening Star

- Build-to-line setback 20' from ROW
- Initial Height = 135'
- Max Height = 160'
- Upper-Story Step-Back Ratio = 2:1

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# Preliminary Height Analysis

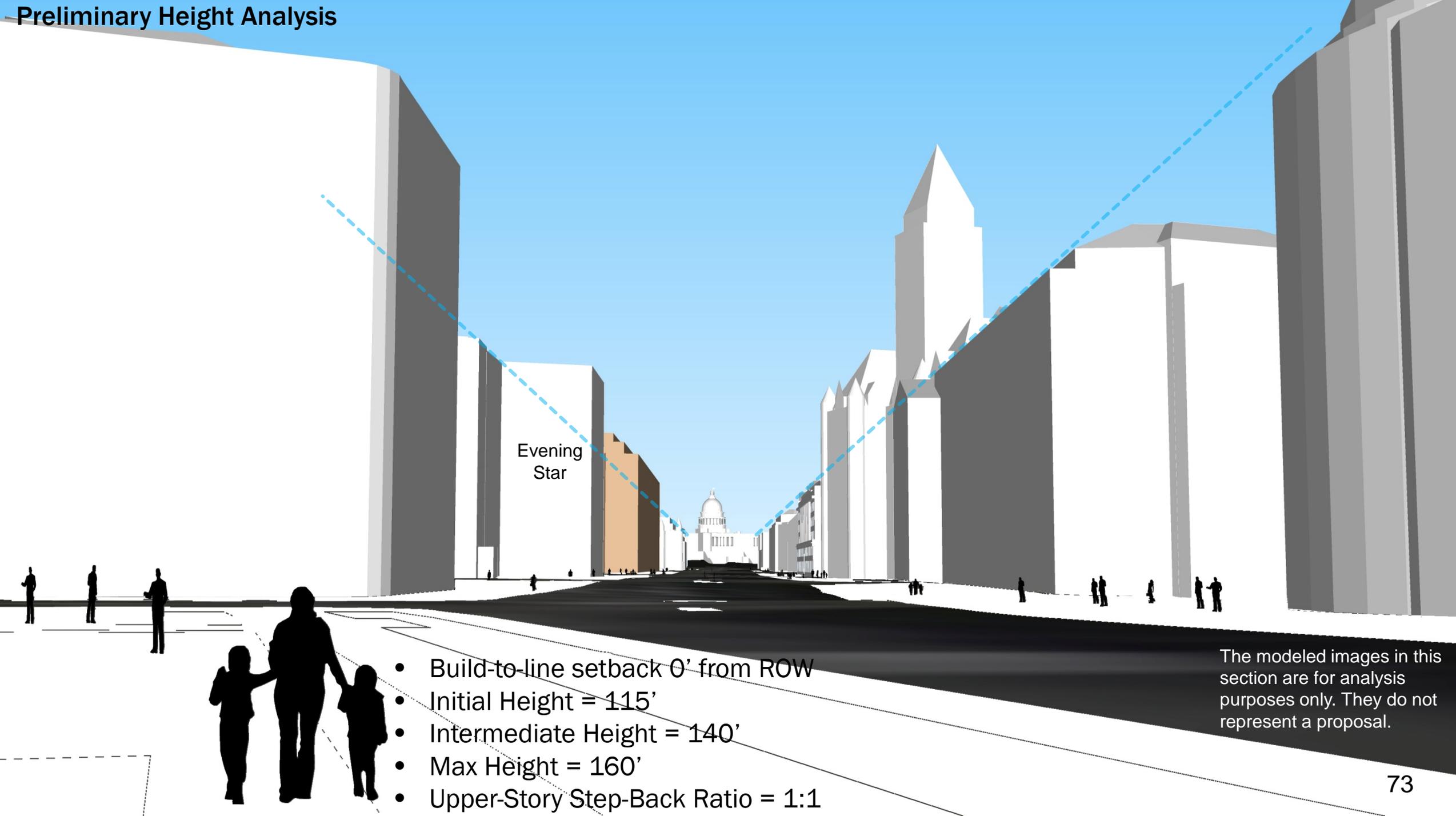


Evening Star

- Build-to-line setback 0' from ROW
- Initial Height = 115'
- Max Height = 140'
- Upper-Story Step-Back Ratio = 1:1

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# Preliminary Height Analysis

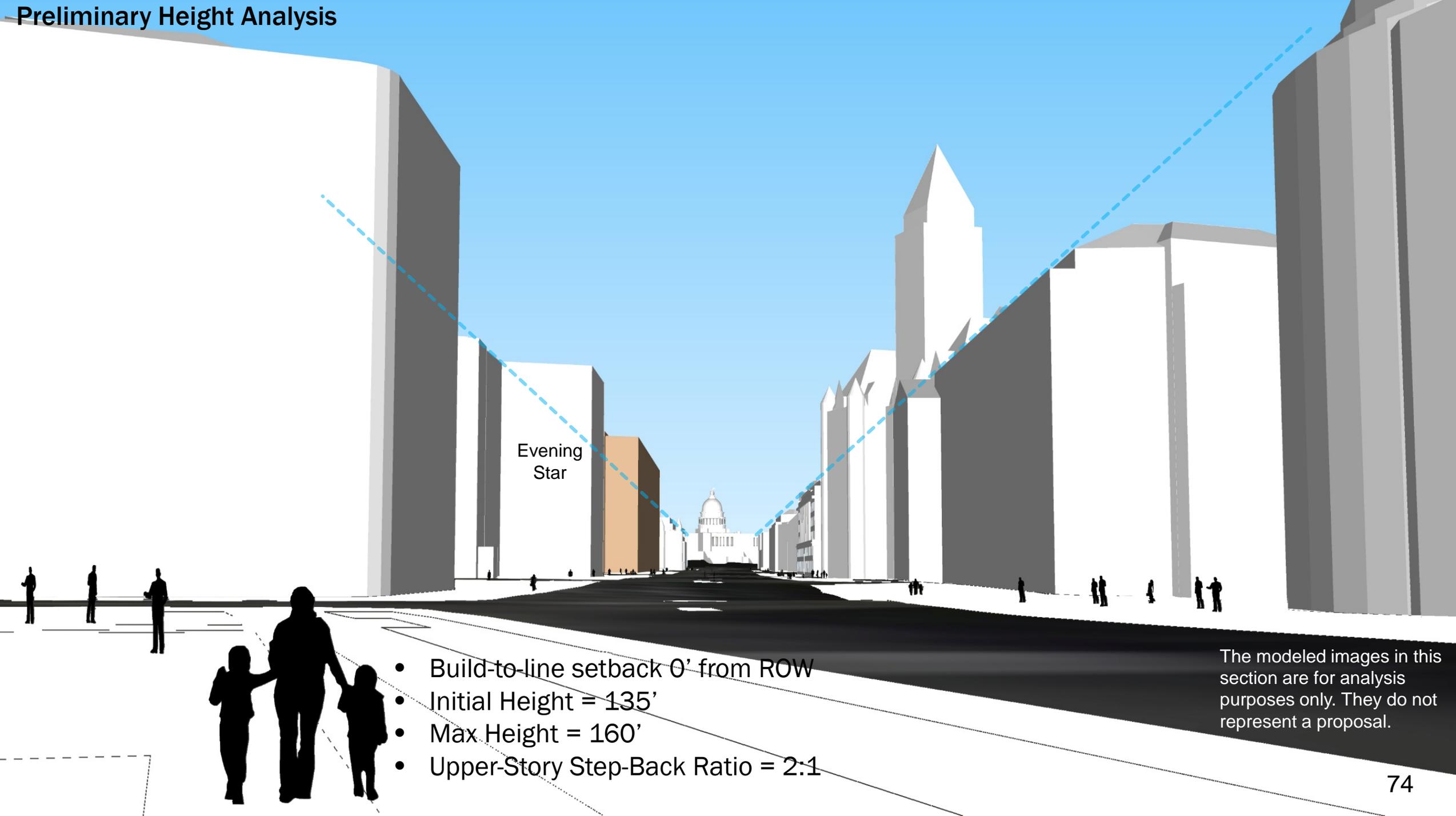


Evening  
Star

- Build-to-line setback 0' from ROW
- Initial Height = 115'
- Intermediate Height = 140'
- Max Height = 160'
- Upper-Story Step-Back Ratio = 1:1

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# Preliminary Height Analysis



Evening Star

- Build-to-line setback 0' from ROW
- Initial Height = 135'
- Max Height = 160'
- Upper-Story Step-Back Ratio = 2:1

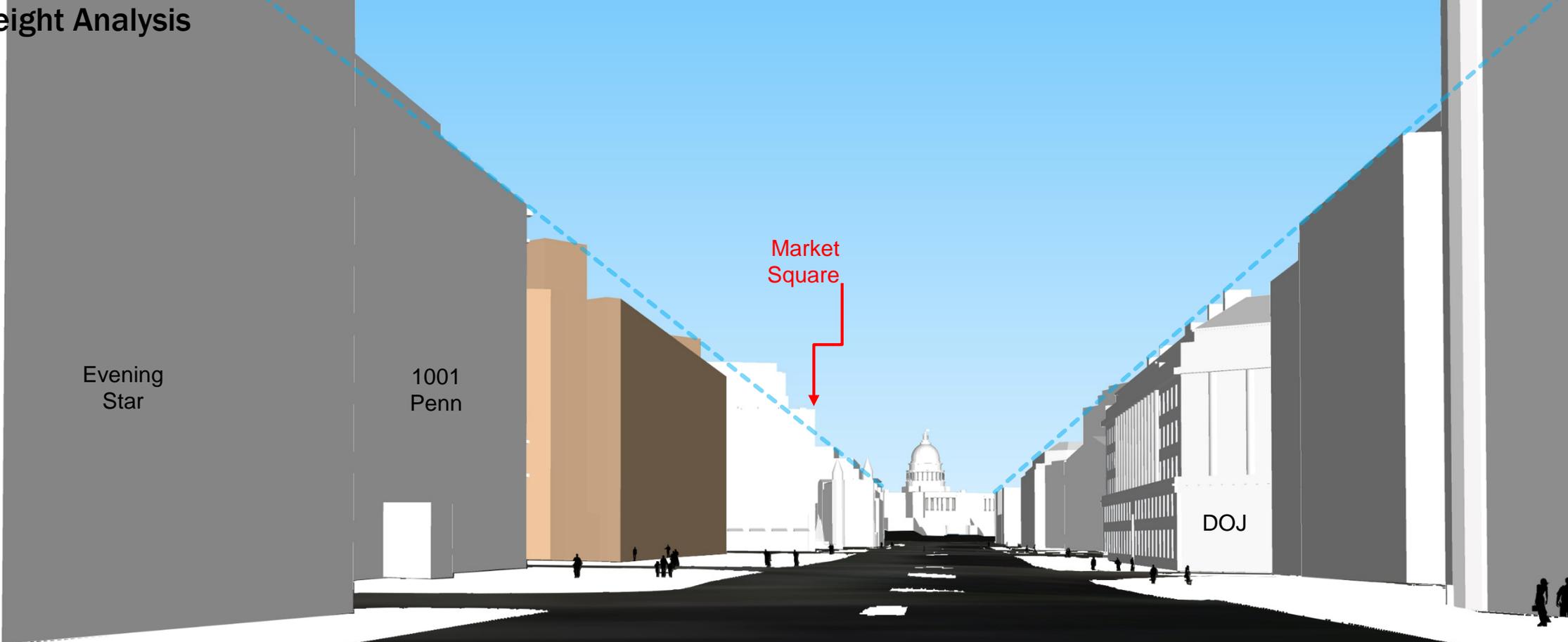
The modeled images in this section are for analysis purposes only. They do not represent a proposal.



FBI  
↓

Looking east towards the Capitol.

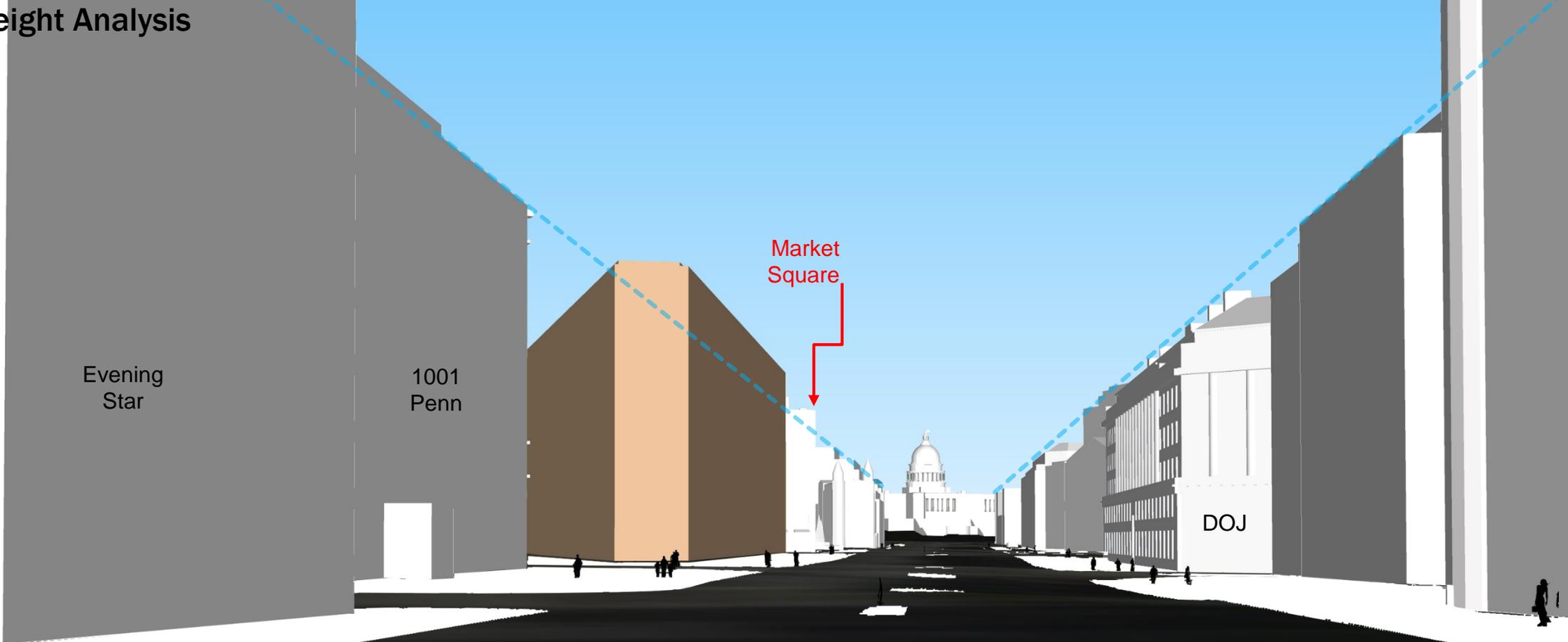
# Preliminary Height Analysis



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

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

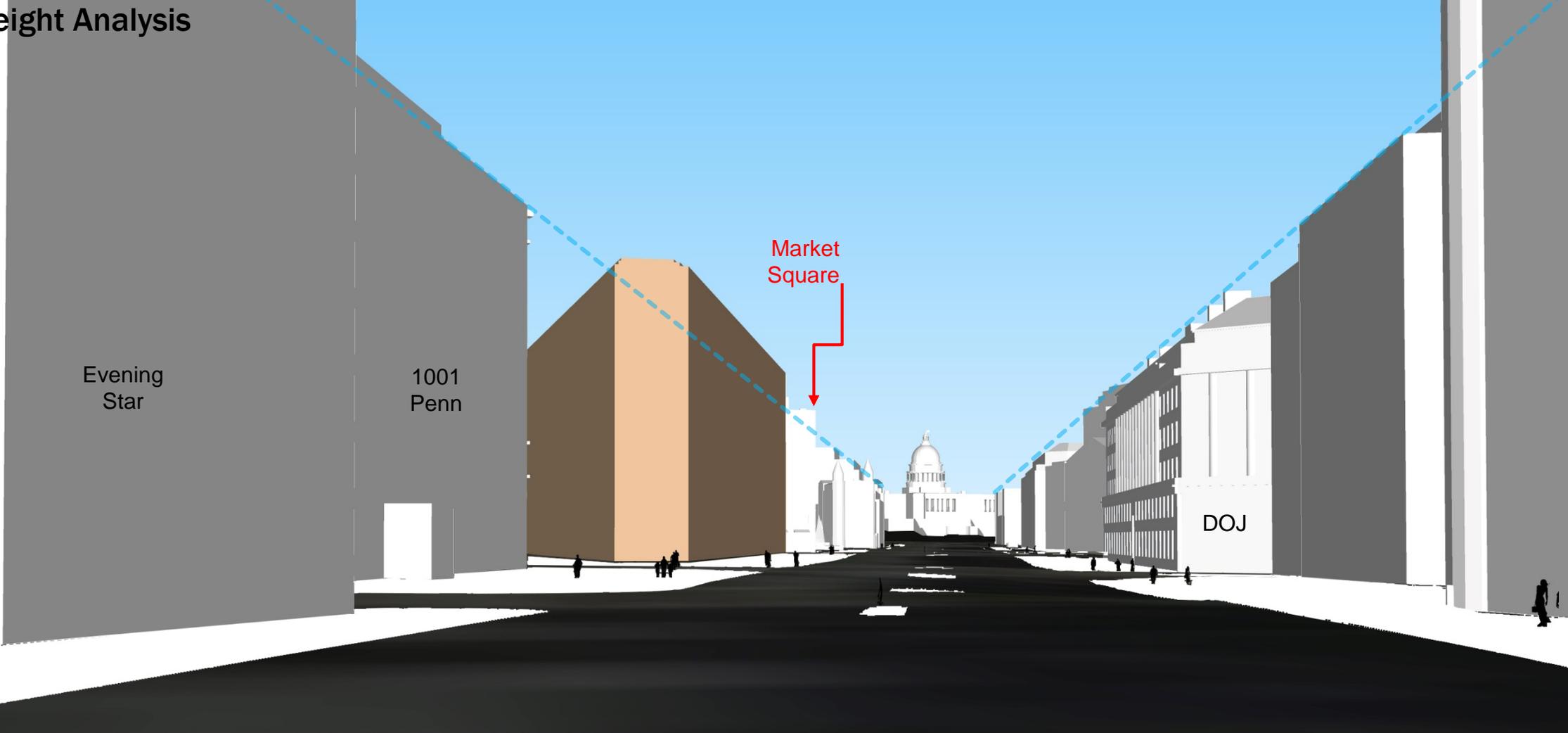
# Preliminary Height Analysis



- Build-to-line setback 20' from ROW
- Initial Height = 115'
- Max Height = 140'
- Upper-Story Step-Back Ratio = 1:1

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

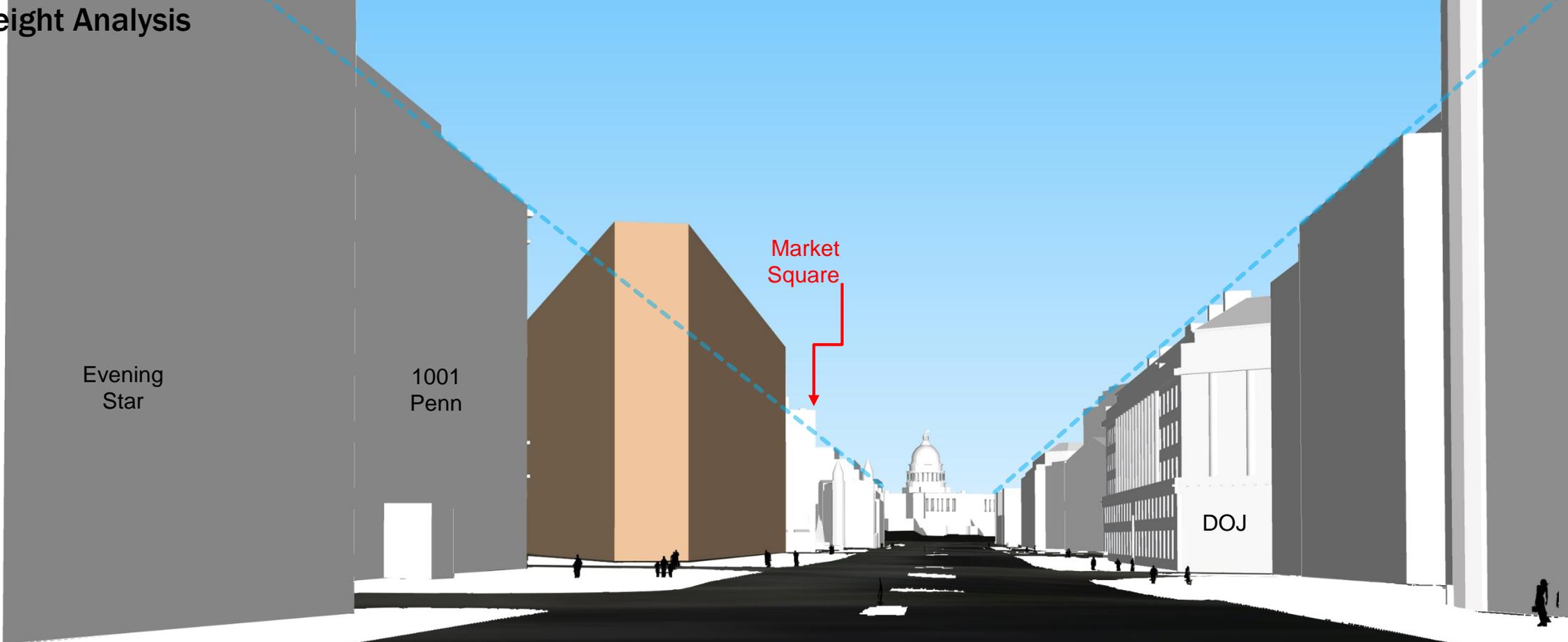
# Preliminary Height Analysis



- Build-to-line setback 20' from ROW
- Initial Height = 115'
- Intermediate Height = 140'
- 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.

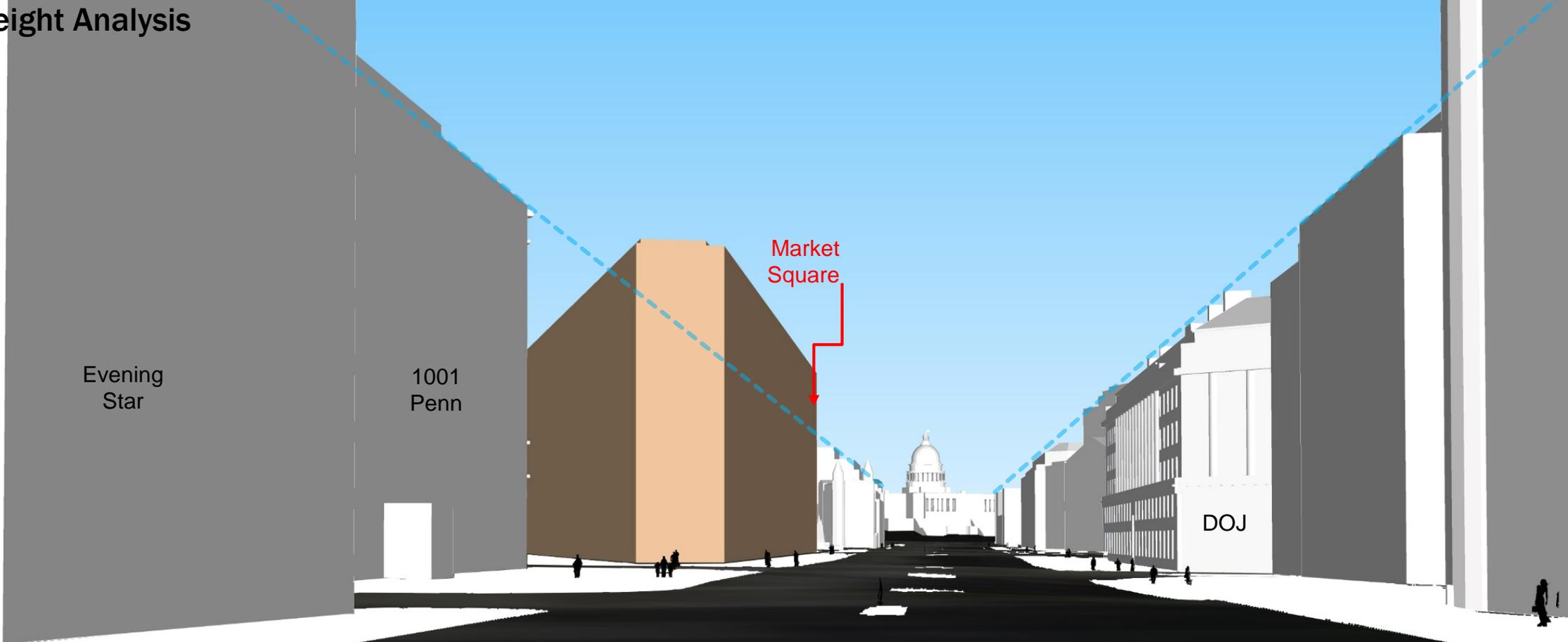
# Preliminary Height Analysis



- Build-to-line setback 20' from ROW
- Initial Height = 135'
- Max Height = 160'
- Upper-Story Step-Back Ratio = 2:1

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

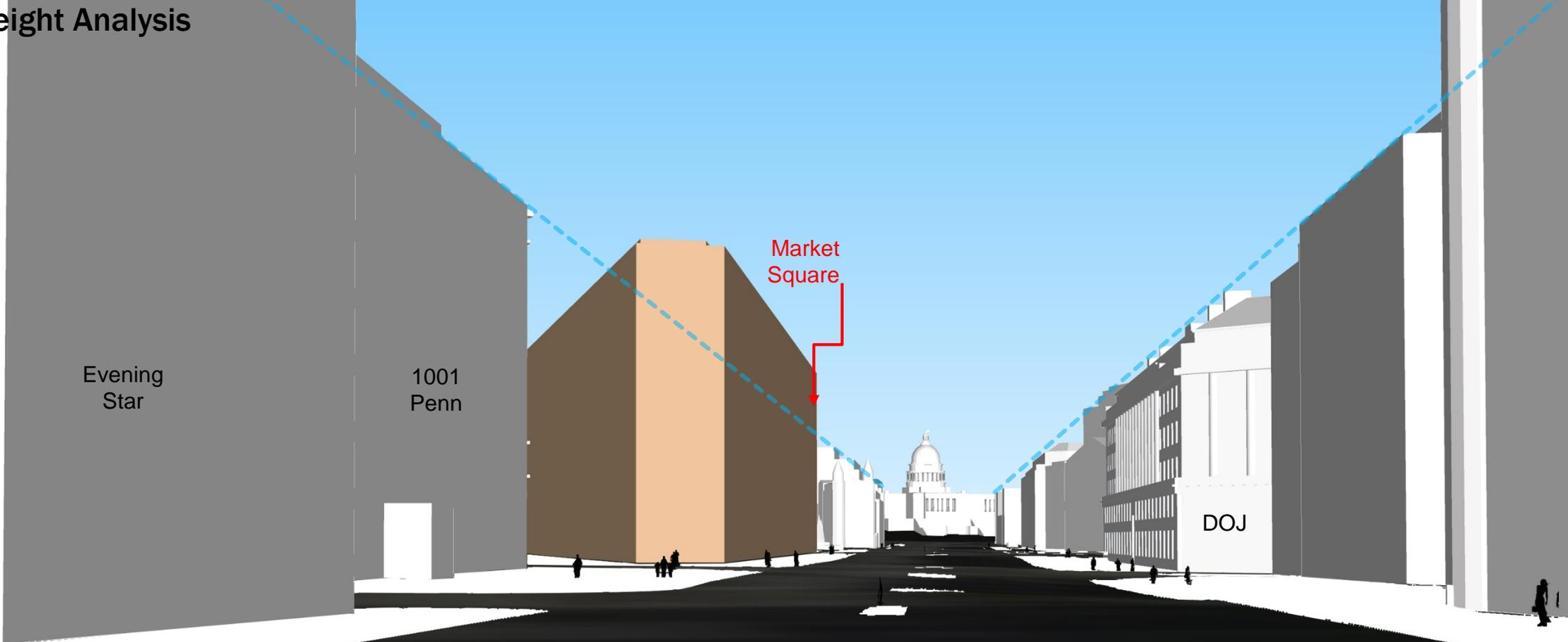
# Preliminary Height Analysis



- Build-to-line setback 0' from ROW
- Initial Height = 115'
- Max Height = 140'
- Upper-Story Step-Back Ratio = 1:1

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

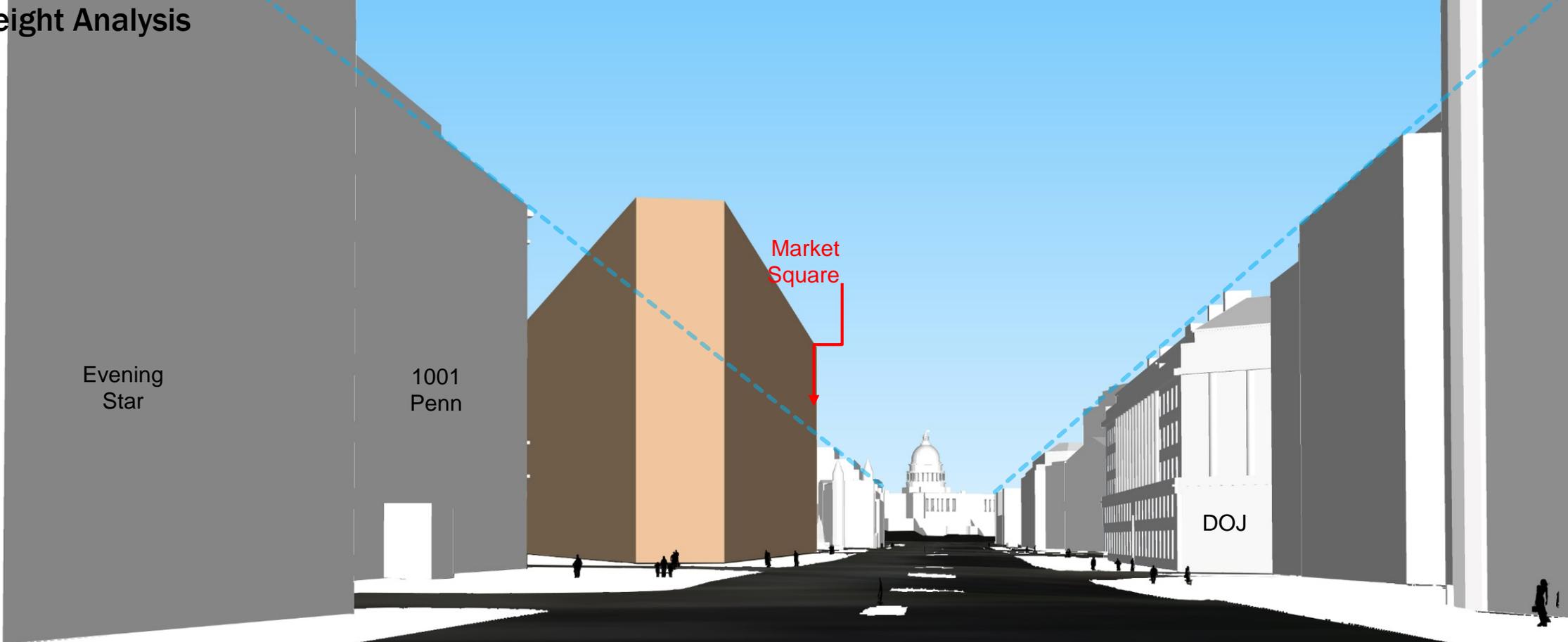
# Preliminary Height Analysis



- Build-to-line setback 0' from ROW
- Initial Height = 115'
- Intermediate Height = 140'
- Max Height = 160'
- Upper-Story Step-Back Ratio = 1:1

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# Preliminary Height Analysis



- Build-to-line setback 0' from ROW
- Initial Height = 135'
- Max Height = 160'
- Upper-Story Step-Back Ratio = 2:1

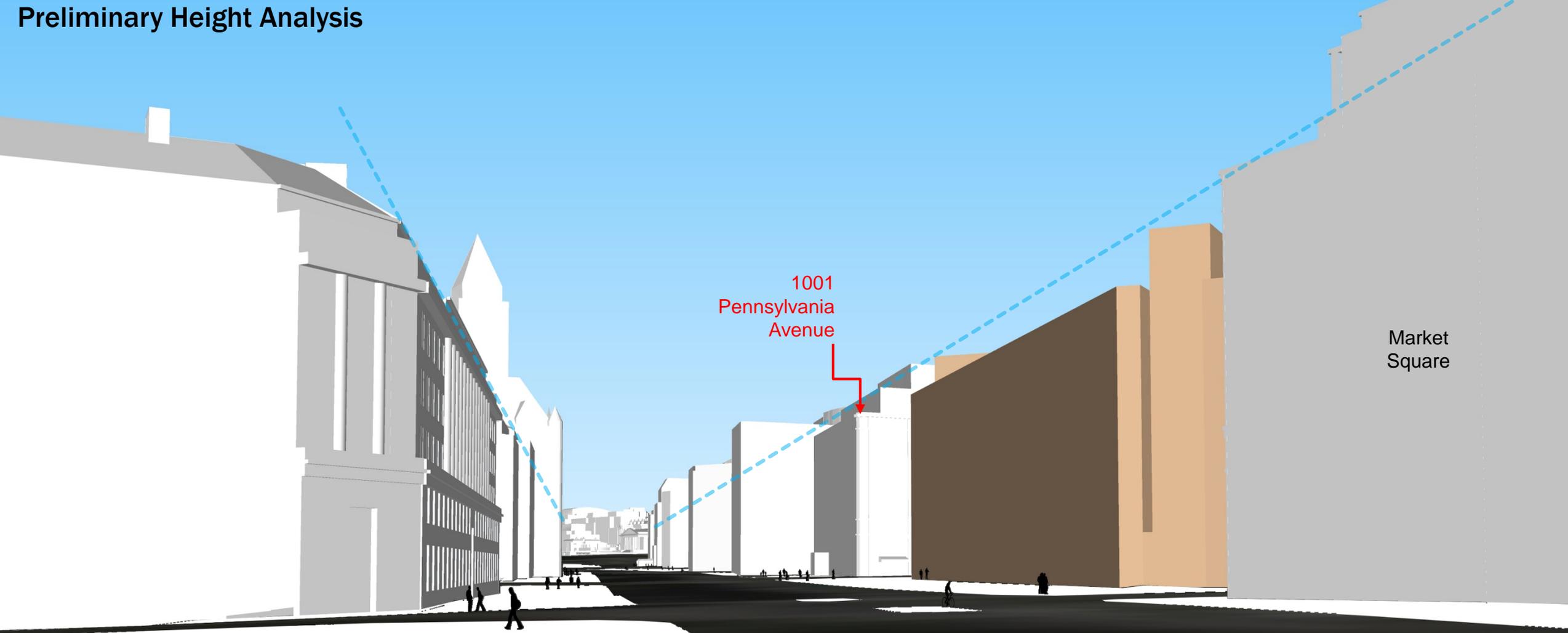
The modeled images in this section are for analysis purposes only. They do not represent a proposal.



FBI  
↓

Looking west towards Freedom Plaza.

# Preliminary Height Analysis

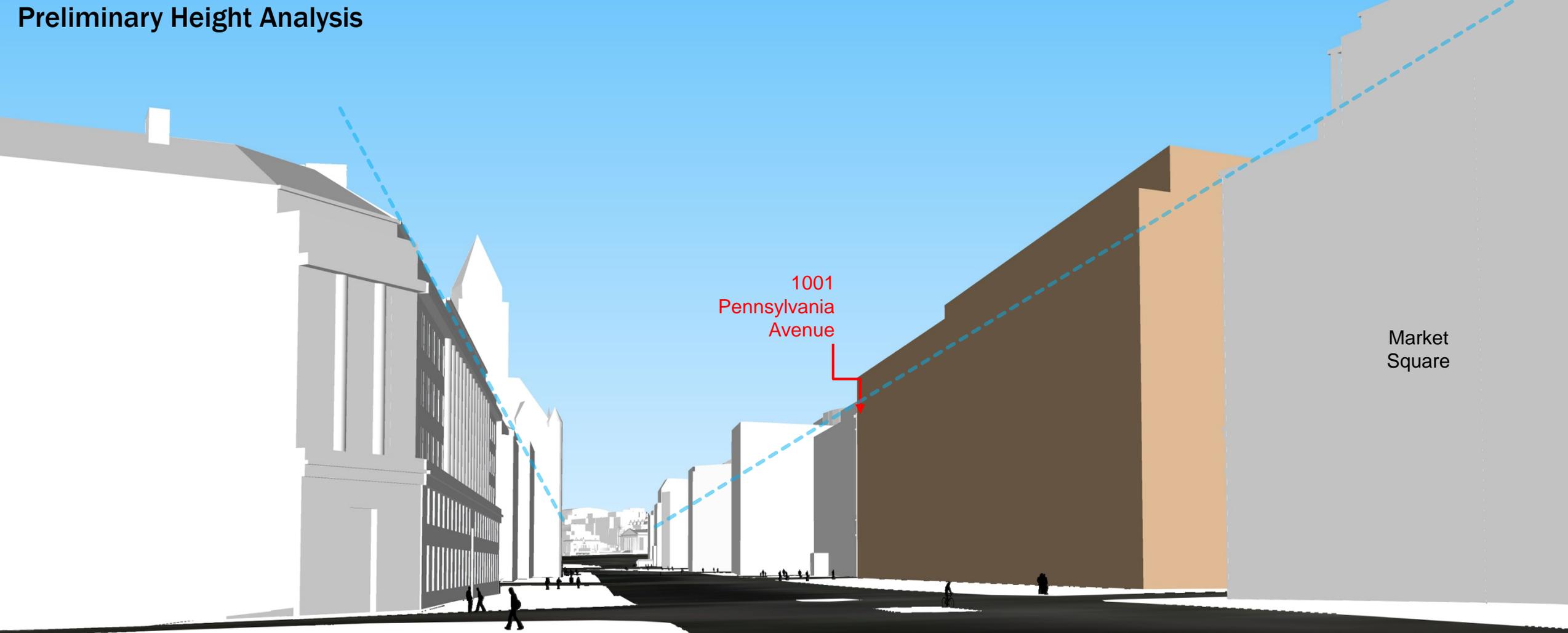


- Existing Condition  
1974 Plan
- Build-to-line setback  
50' from the ROW
- Initial Height = 107'
- Max Height = 160'



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

# Preliminary Height Analysis

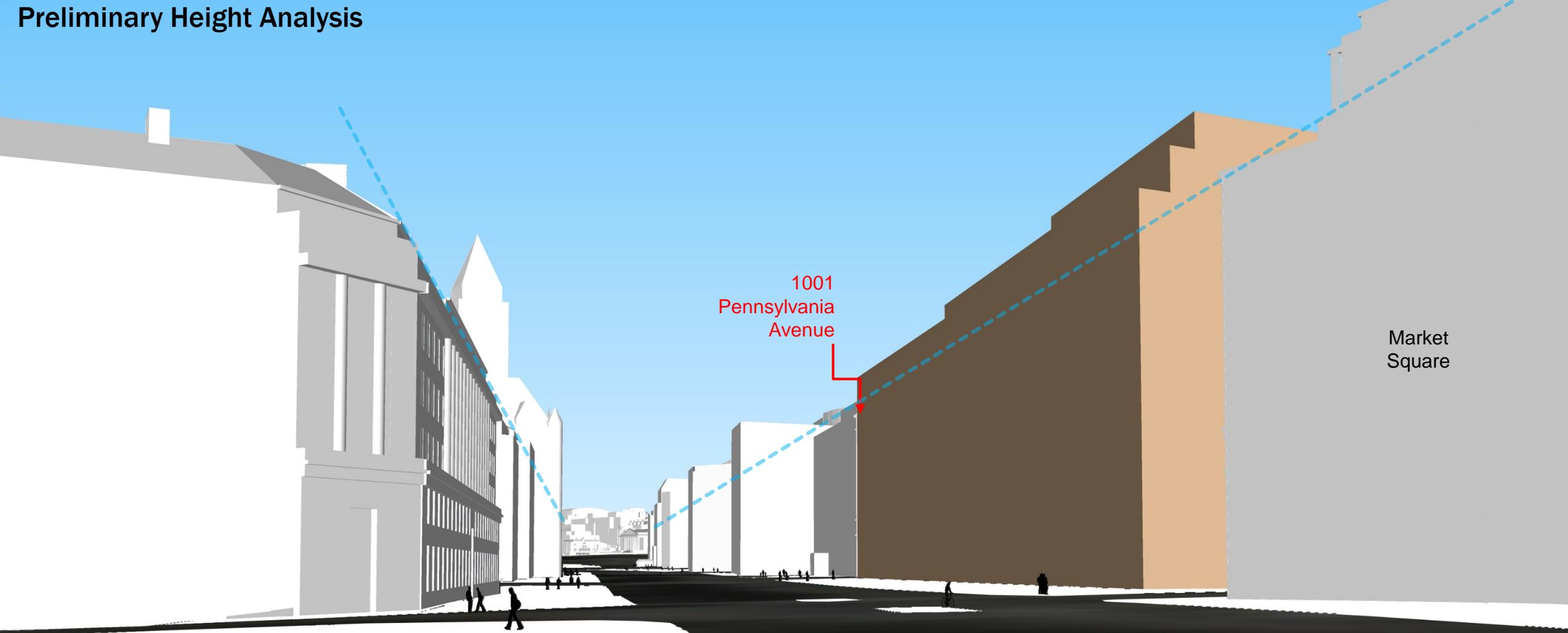


- Build-to-line setback  
20' from ROW
- Initial Height = 115'
- Max Height = 140'
- Upper-Story Step-Back Ratio = 1:1



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

# Preliminary Height Analysis

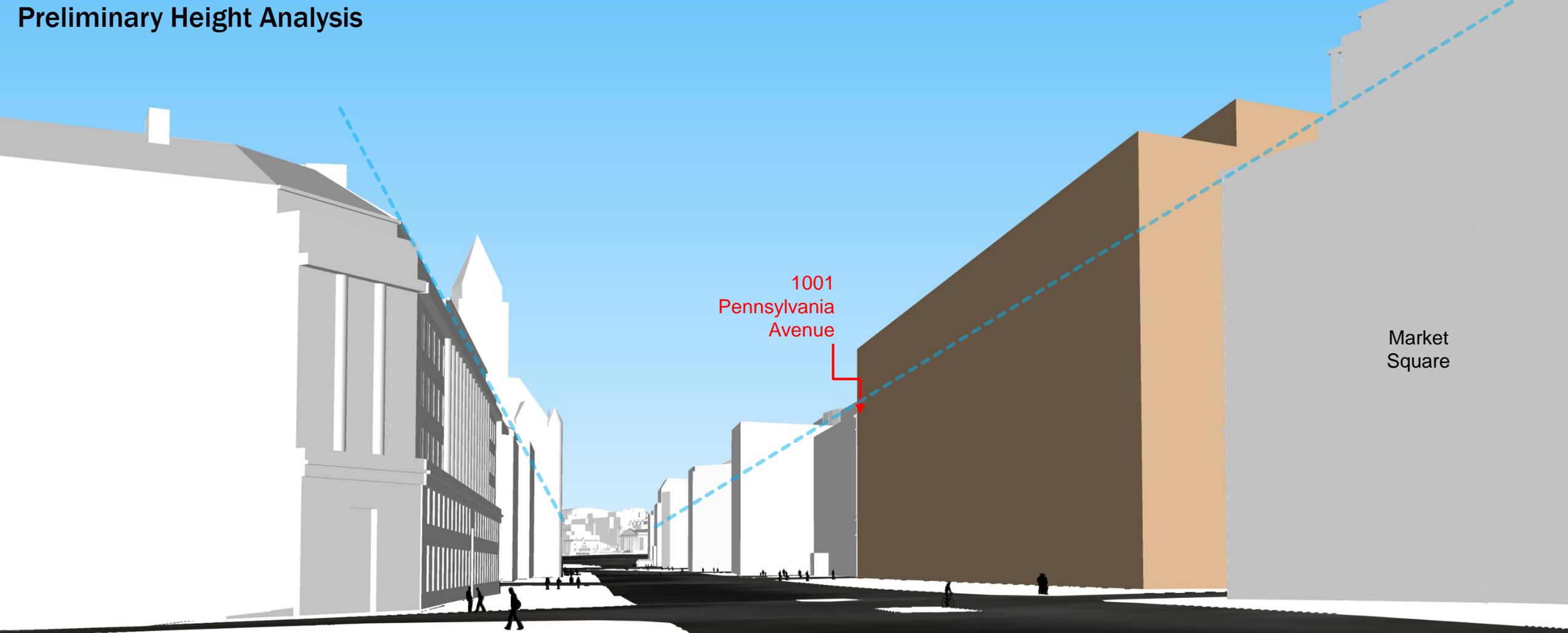


- Build-to-line setback 20' from ROW
- Initial Height = 115'
- Intermediate Height = 140'
- Max Height = 160'
- Upper-Story Step-Back Ratio = 1:1



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

# Preliminary Height Analysis

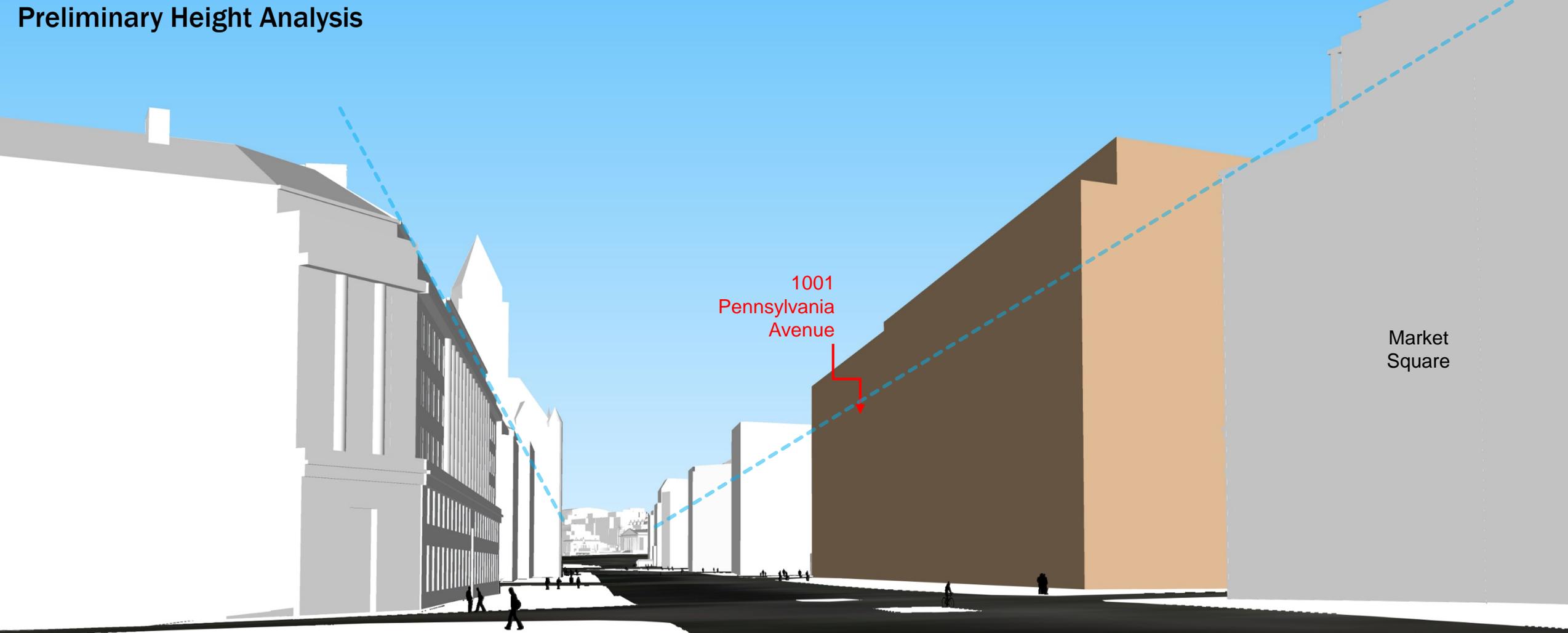


- Build-to-line setback 20' from ROW
- Initial Height = 135'
- Max Height = 160'
- Upper-Story Step-Back Ratio = 2:1



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# Preliminary Height Analysis

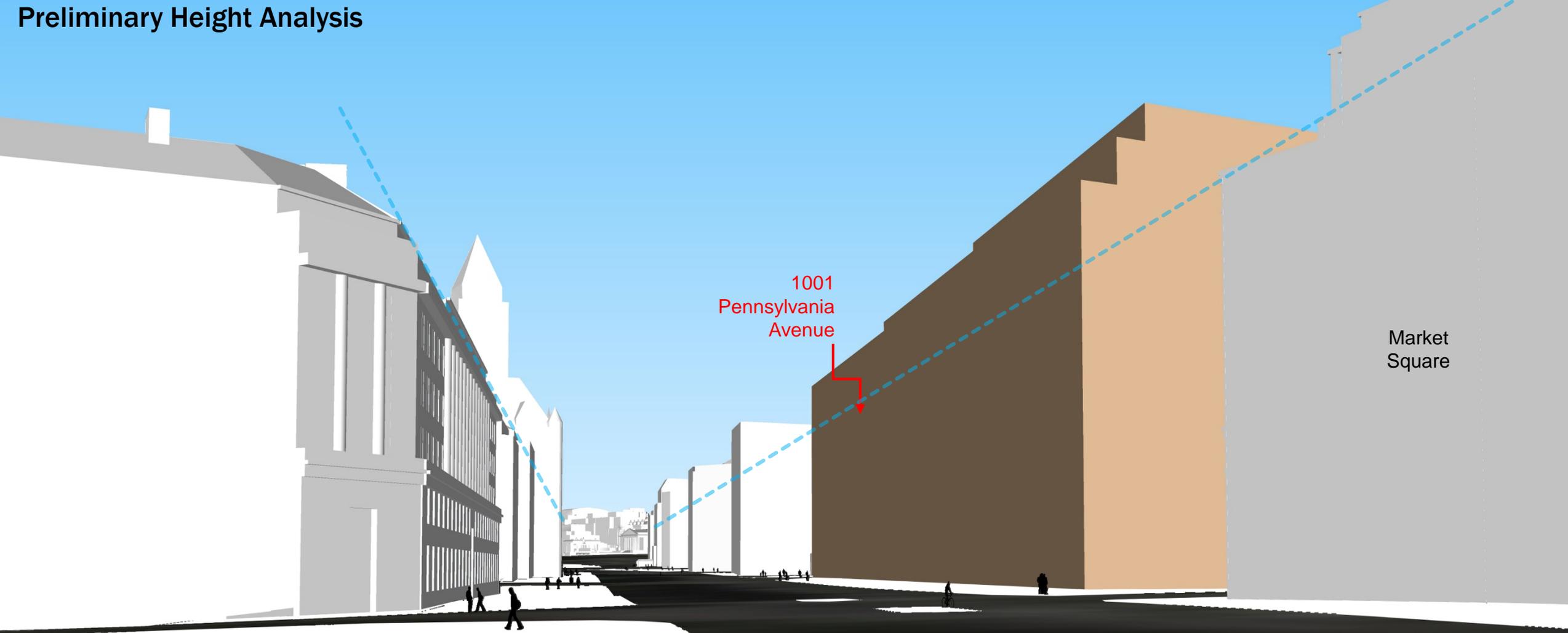


- Build-to-line setback 0' from ROW
- Initial Height = 115'
- Max Height = 140'
- Upper-Story Step-Back Ratio = 1:1



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

# Preliminary Height Analysis

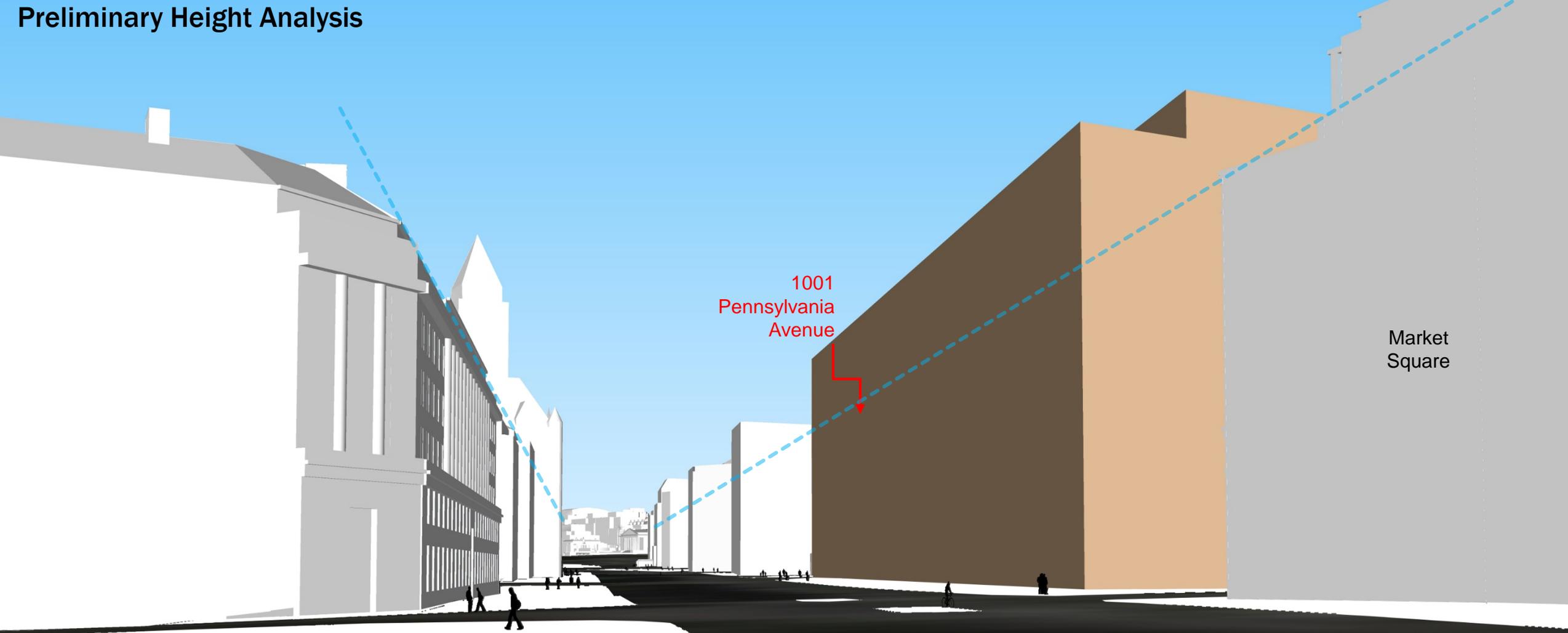


- Build-to-line setback 0' from ROW
- Initial Height = 115'
- Intermediate Height = 140'
- Max Height = 160'
- Upper-Story Step-Back Ratio = 1:1



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

# Preliminary Height Analysis



1001  
Pennsylvania  
Avenue

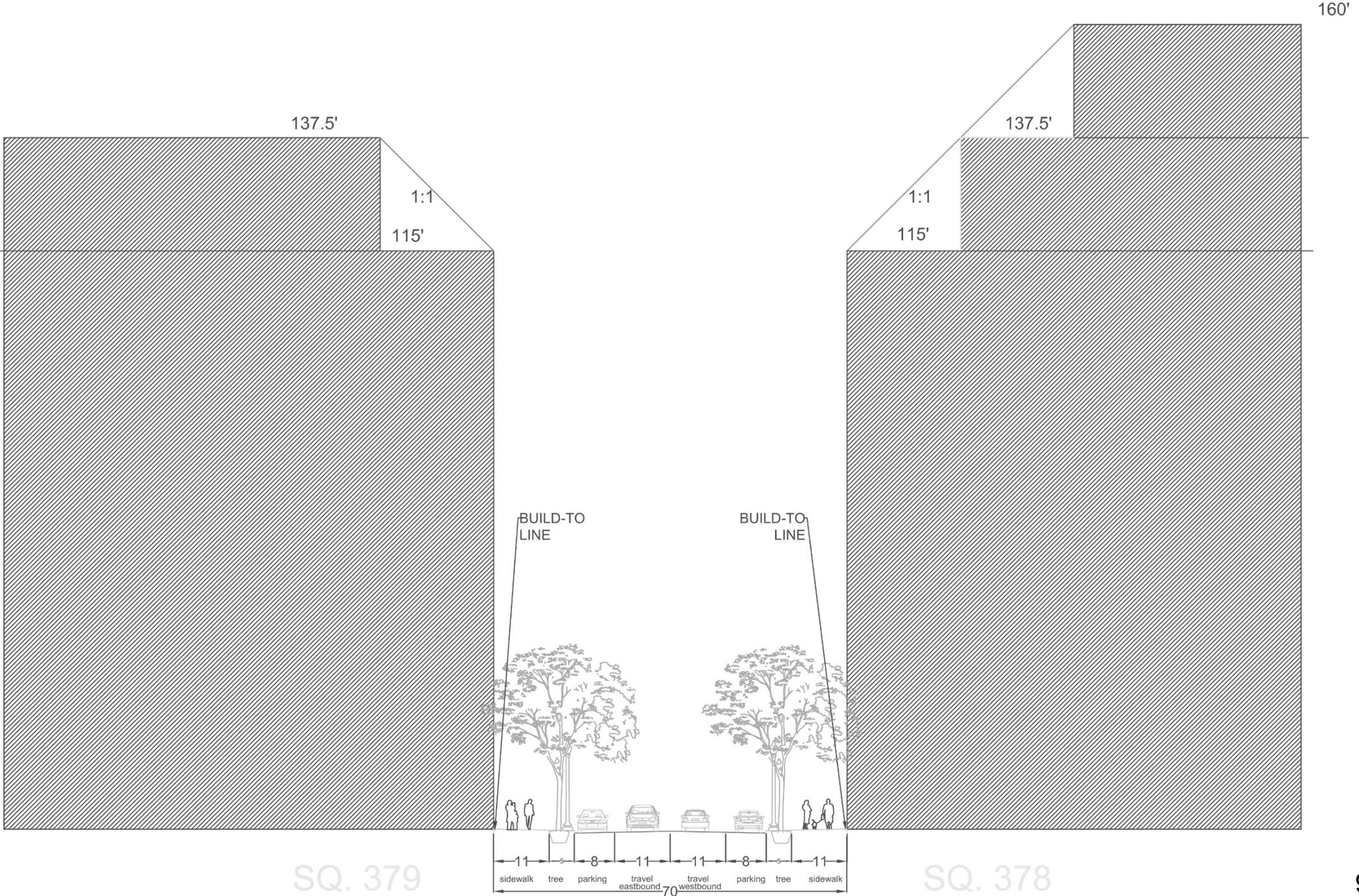
Market  
Square

- Build-to-line setback  
0' from ROW
- Initial Height = 135'
- Max Height = 160'
- Upper-Story Step-Back Ratio = 2:1



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

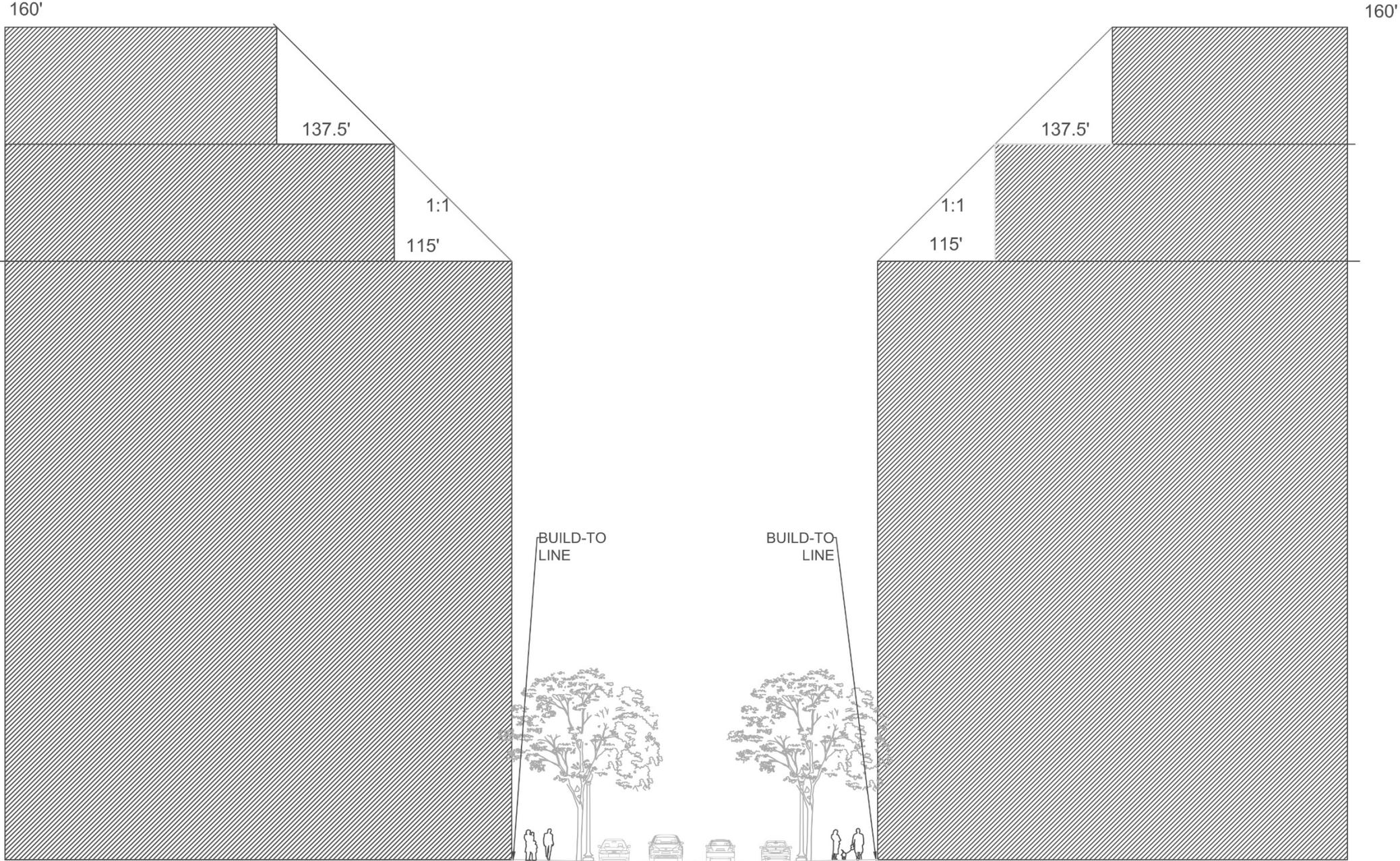
D Street  
70' ROW



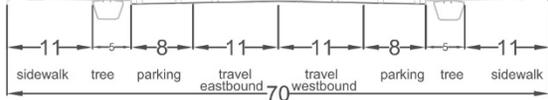
SQ. 379

SQ. 378

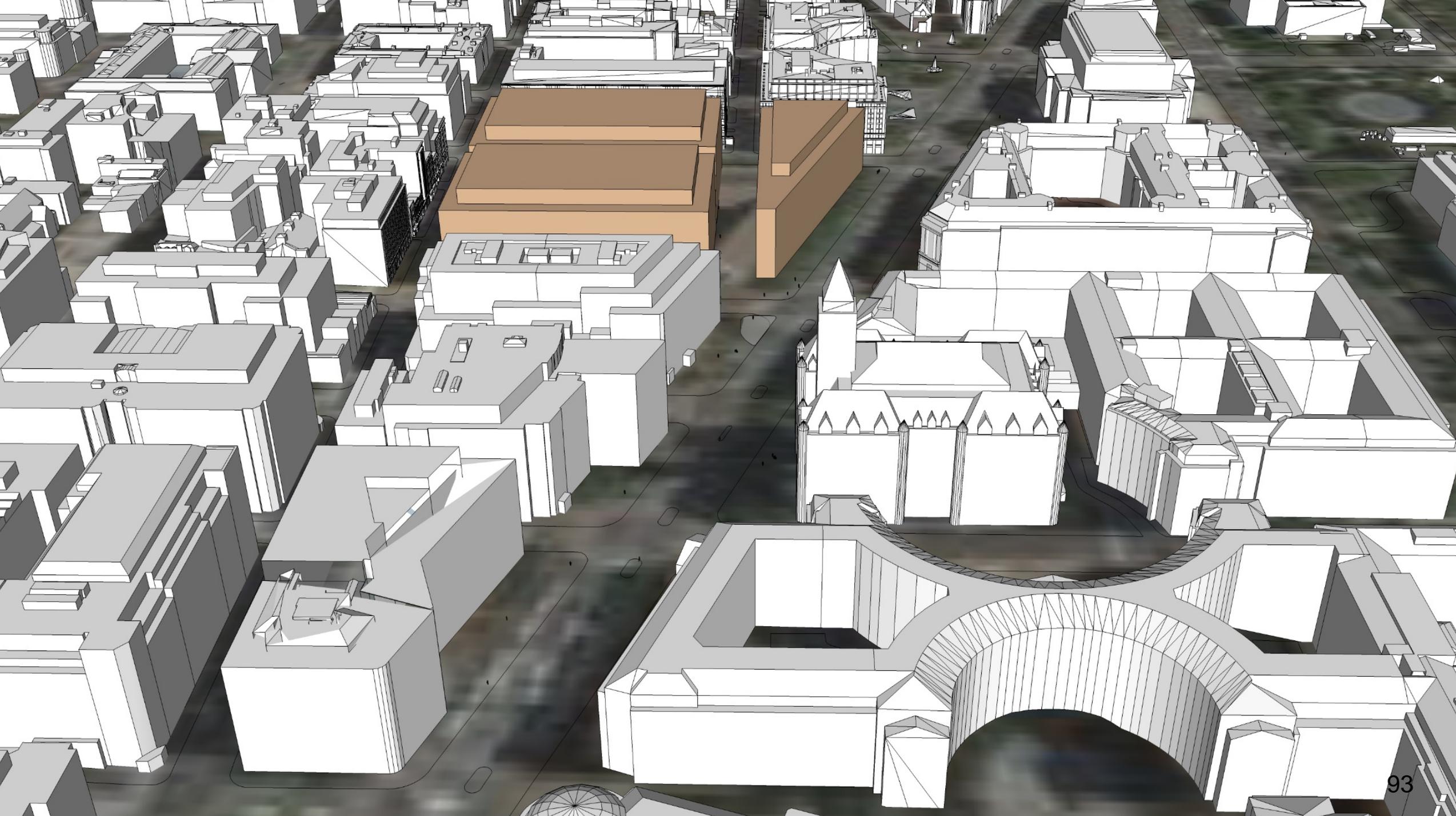
**D Street  
70' ROW**



SQ. 379



SQ. 378



# Public Comment Opportunities

- **Today's presentation: Sept. 20**  
For staff consideration
- **Draft Guidelines: Oct. 29 – Oct 6**  
For Commission consideration
- **Commission Action and draft guidelines: Oct. 6 – Oct. 28**  
For consideration in final draft to be before Commission in December

[ncpc.gov/project/fbisq](https://ncpc.gov/project/fbisq)