Public Comment Opportunities

• **Today’s Presentation**: Comments accepted though 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
**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
NCPC develops first draft of Square Guidelines

NCPC develops list of topics to be addressed in the Square Guideline

NCPC develops final draft of Square Guidelines

NCPC transmits proposal to GSA
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 9th, 10th, 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, 9th, 10th and E Streets, NW that are compatible with surrounding development.

• **Directed staff** to prepare additional analysis for Square 379 build-to-line
Pennsylvania Avenue Neighborhood

Summer 2016 Weekend on Pennsylvania Avenue

10th Street, NW looking south to the Museum of Natural History
L'Enfant Plan

McMillan Plan (Federal Triangle)

Jefferson Streetscape

1974 Pennsylvania Avenue Plan
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
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 9th 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: 9th, 10th, E and D streetscape comply with District street standards

Encourage secondary open spaces interior to the site (courtyards and other semi-private and private spaces)
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 9th, 10th, 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
PART 4B AND 4C
BUILD-TO-LINES AND HEIGHTS
SQUARES 378 AND 379
Current distance between building and curb is 79.5’.
Proposed Topics to be addressed in the Square Guidelines:

- Building Height
- Upper-story setbacks
- Penthouses
- Build-to-lines
- D Street
- Other Circulation/Access/Loading
- Site Permeability
- Land Use
- Ground Floor Use/Design
- Façade Composition
- Signage, Awnings and Projections
- Public Realm
- Sustainability

Initial Building Height

Upper-story setbacks

Overall Building Height / Penthouses

Hoover Building
Square 378

The Commission Commented Favorably on:

- **Build-to-line** on 9th, 10th, E, and D Streets
  - Property line/ L'Enfant ROW

- **Maximum overall height** - up to 160 feet consistent with PADC Plan and Height Act.
  - No meaningful connections over D St.

Guidelines will Address:

**Height of Development**

- **Maximum Initial Height** on 9th, 10th, 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
Conditions adjacent to Square 379

1001 Block to the West

Federal Triangle across the Street

800 Block of Market Square to the East
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)
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
L’Enfant ROW + 30’

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

30’ setback from property line
57’ Sidewalk
L’Enfant ROW + 20’

- 47’ sidewalk
- 14’ activity zone/caféspace

- 14’ pedestrian zone
- Double row of trees (aligned with trees on other blocks)
South side of Pennsylvania Avenue at 12th St looking west.
Café Space

Circa, I Street and 23rd Street.
Café Space

Elephant & Castle, Pennsylvania Avenue & 12th Street.

16’
10’ and 0’ Setback from Property Line
Sidewalk = 27’ and 37’
Trees Align with Adjacent Blocks
L’Enfant ROW + 10’

- 37’ sidewalk
- 10’ café space
- Single row of larger trees (aligned with trees on other blocks)
- 14’ pedestrian zone
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)
New Hampshire Avenue NW, between O Street and DuPont Circle
North Side of Pennsylvania Ave between 10th & 11th Streets.
Café Space

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
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

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<th>20’ Setback from Property Line</th>
<th>Initial Height</th>
<th>Maximum Height</th>
<th>Upper-Story Setback Ratio</th>
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<td>140/160</td>
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1. Freedom Plaza
2. Old Post Office
3. National Archives
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.
Build-to-line setback 20' from ROW
Initial Height = 115’
Max Height = 140’
Upper-Story Step-Back Ratio = 1:1

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Looking East towards the Capital

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Looking west towards Freedom Plaza.

FBI
Preliminary Height Analysis

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