

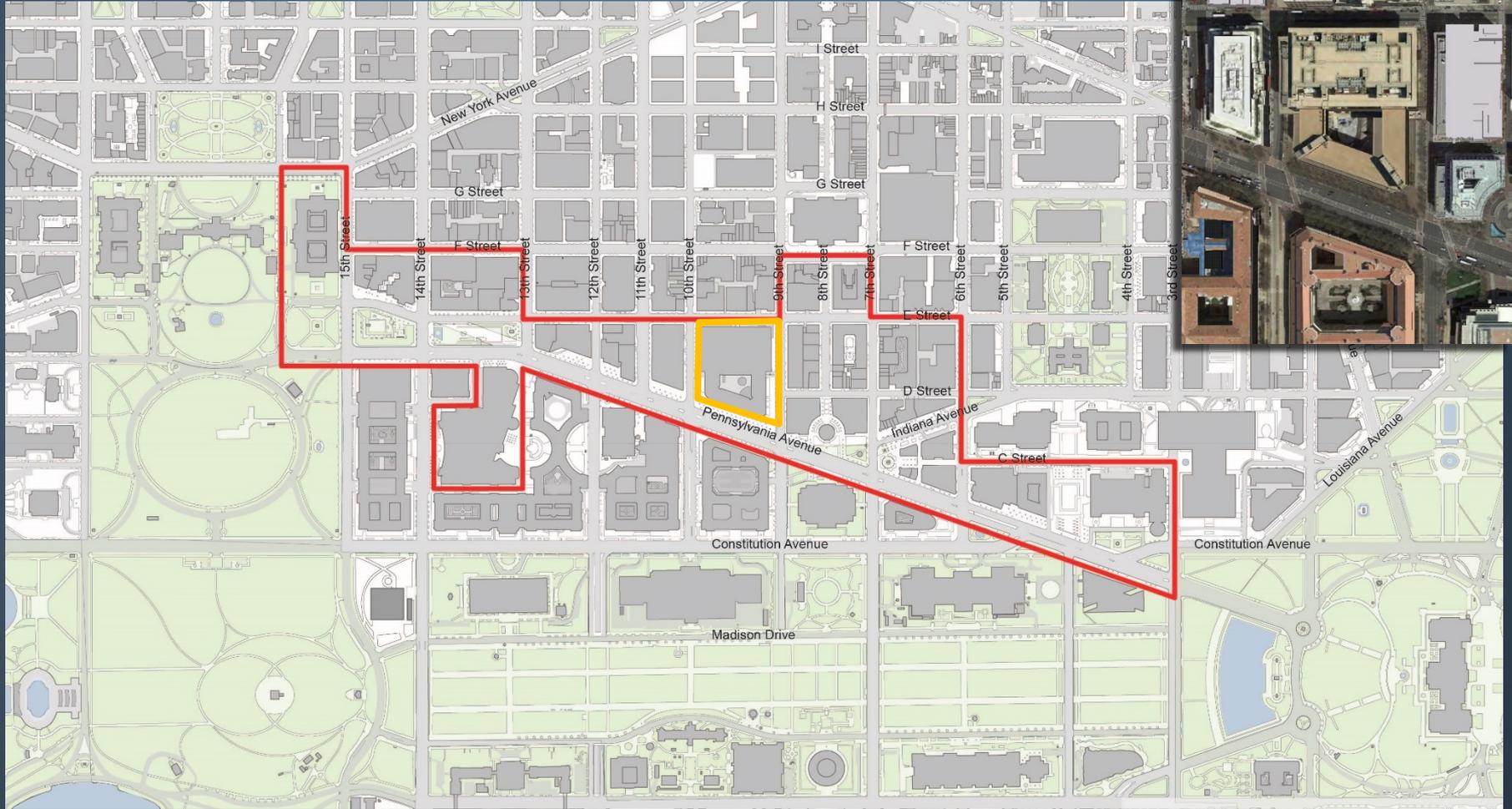
1974 Pennsylvania Avenue Plan Amendment

Squares 378 / 379

Washington, DC

National Capital Planning Commission

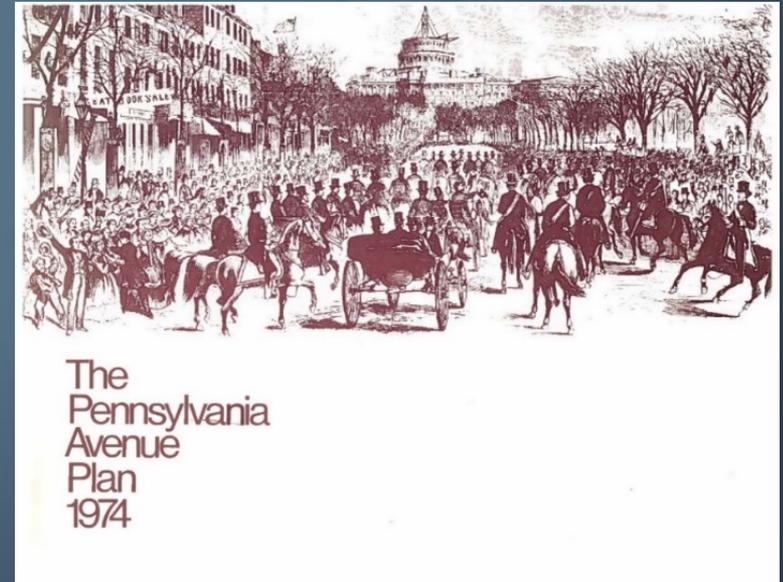
1974 Pennsylvania Avenue Plan Boundary & Squares 378 / 379



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.)



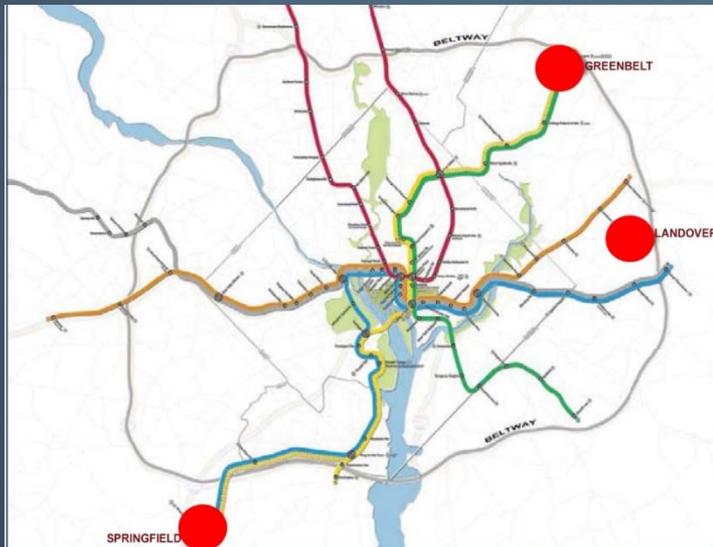
Commission action is to amend the 1974 Plan. The Plan will guide development of Square Guidelines that will be reviewed by the Commission later is 2016.



GSA's Proposal: Developer services to consolidate, construct, and relocate the FBI Headquarters in exchange for the title to the J. Edgar Hoover Building on Squares 378 and 379.

Potential

Consolidated Headquarter Properties J Edgar Hoover Building, FBI Headquarters



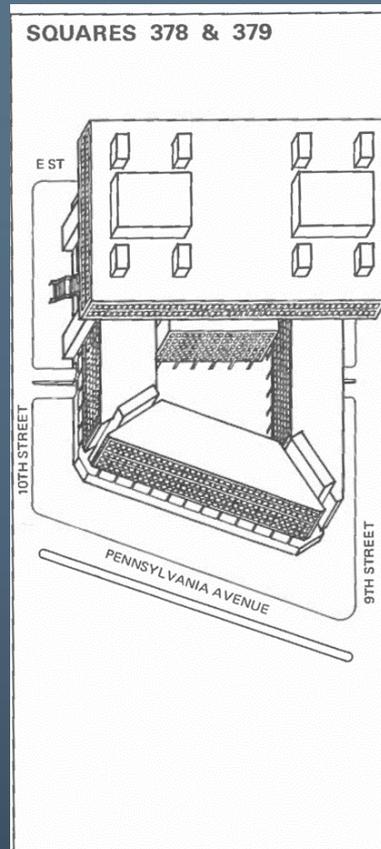


The 1974 Plan, Squares 378/379

Current 1974 Plan:
Specific to FBI office use

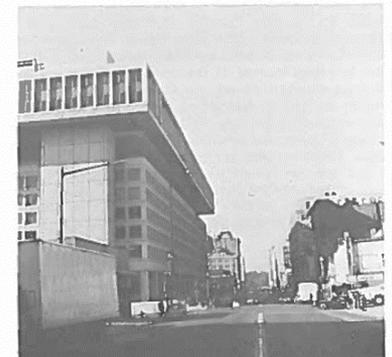
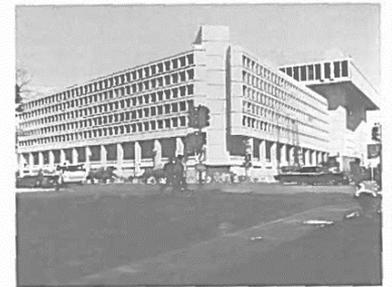
Amend 1974 Plan to:

- allow for redevelopment or reuse
- private mix of uses, or federal office use
- establish the general development principles



SQUARES 378 AND 379

These blocks are occupied by the new F.B.I. Building, which has been built in conformance with the new Pennsylvania Avenue building line. The structure is now planned to be used solely for F.B.I. offices. However, the Corporation will encourage the F.B.I. to permit retail businesses along the Pennsylvania Avenue frontage so that there can be continuous retail activity along the Avenue instead of a two-block hiatus at this critical location. Ground level shops and restaurants would do much to alleviate the building's monumental appearance, while providing services for the large numbers of tourists who will visit the building, as well as for F.B.I. employees and the general population.



Federal and Local Stakeholders

- General Services Administration
- National Park Service – National Mall and Memorial Parks + National Capital Region
- Commission of Fine Arts
- District Office of Planning
- District Department of Transportation
- District Government State Historic Preservation Office

Stakeholders in the planning, preservation and development of Washington

- Advisory Neighborhood Council 2C
- Committee of 100
- DC Preservation League
- National Mall Coalition
- National Trust for Historic Preservation
- Penn Quarter Neighborhood Association
- Smithsonian Institution

EXISTING Conditions text:

“These blocks are occupied by the new FBI Building, which has been built in conformance with the new Pennsylvania Avenue building line. The structure is now planned to be used solely for FBI offices. However, the corporation will encourage the FBI to permit retail businesses along Pennsylvania Avenue frontage so that there can be continuous retail activity along the Avenue instead of a one-block hiatus at this critical location. Ground level shops and restaurants would do much to alleviate the building’s monumental appearance, while providing services for large numbers of tourist who will visit the building, as well as for FBI employees and the general population.”

This text to be amended as follows:

Proposed Existing Conditions text:

The blocks are currently occupied by the J. Edgar Hoover Building, the headquarters for the Federal Bureau of Investigation (FBI).

The Brutalist concrete building, dedicated in 1975, is approximately 2.8 million square feet in size and houses federal employees.

The building was designed and constructed prior to the adoption of the 1974 Pennsylvania Avenue Plan (the Plan), taking its cues from earlier temporary presidential commission recommendations that were later incorporated into the Plan.

The building is set back 50 feet from the property line, which is located approximately 25 feet from the curb.

The Hoover Building is eight stories tall at approximately 107 feet in height on Pennsylvania Avenue—an initial building height similar to the Federal Triangle buildings to the south—with a significant upper-story step-back before reaching eleven stories tall at 160 feet in height on the northern portion of the site.

Proposed Existing Conditions text, continued:

The D Street right-of-way between 9th and 10th Streets, NW was closed to facilitate the construction of the building. The building has an interior courtyard surrounded by a monumental mezzanine that overlooks Pennsylvania Avenue.

Access to the courtyard is limited, and the first floor bay openings were enclosed to improve security with no ground- floor retail at the site provided.

A wide areaway surrounds the 9th, 10th, and E Street facades of the building. The Pennsylvania Avenue sidewalk features street furnishings designed for the avenue and a double allee of willow oaks.

A single-row of street trees line the perimeter of the building along 9th and 10th Streets, NW.

Proposed Development text (Plan amendment text)

The blocks would be available for private use as well as continued federal use.

If the blocks were to be redeveloped, they would accommodate high-density development with a mix of uses, such as commercial, residential and cultural uses.

The development would complement and enhance all of the surrounding downtown blocks and reinforce the importance of Pennsylvania Avenue as a ceremonial and lively downtown corridor—a place where people live, work, visit and play.

The development would be defined by distinctive, high-quality urban design and architecture, including massing and articulation, befitting to its location.

The development would respect the principles of the L'Enfant Plan by restoring views and circulation patterns; providing and contributing to the avenue's distinguished character; and strengthening the vista of the U.S. Capitol.

Proposed Development text (Plan amendment text), continued

The development's design and ground floor uses would accommodate and encourage everyday activities, opportunities for commerce and public use, as well as national and local civic events in the public realm.

The development would achieve high environmental performance.

If the existing building were to be retained for private use, the identical goals for high-density mixed use, active ground-floor spaces, support for public-space activities, and robust pedestrian circulation would apply.

If the building were to be retained for federal use, active ground-floor spaces and public access to and through the courtyard would be strongly encouraged.

Next Steps

- Upon approval, NCPC transmits the plan amendment to GSA and NPS for consideration.
- Upon acceptance by GSA and NPS, GSA will transmit the amendment to Congressional committees for 60 legislative days.
- If the committees do not disapprove of the plan amendment, GSA shall notify NPS and NCPC.
- At that time NCPC will engage local and federal stakeholders in the development of square guidelines for Squares 378 and 379.