

A New Plan for Pennsylvania Avenue

CONSULTING PARTY MEETING # 3

Plan Alternatives, Assessment of Effects, Next Steps

August 26, 2026

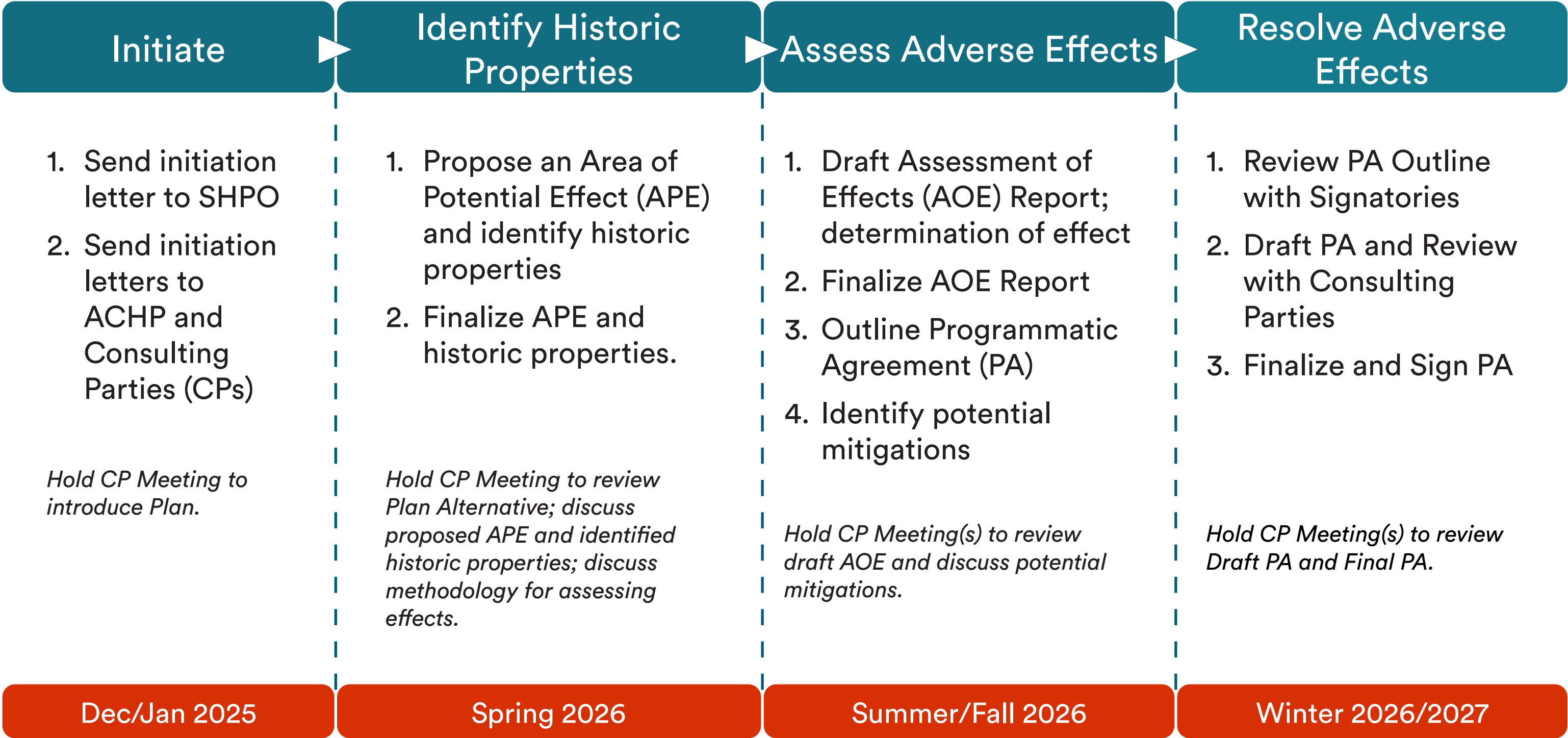


Agenda

1. Plan Alternatives
2. Draft AOE
3. Resolution of Adverse Effects
4. Next Steps/Schedule
5. Open Discussion

Section 106 Process

We are here.



Project Partners



National Capital Planning Commission (NCPC)



National Park Service (NPS)



General Services Administration (GSA)



District of Columbia (DC)



DowntownDC Business Improvement District (BID)



Events DC

Consultant Team

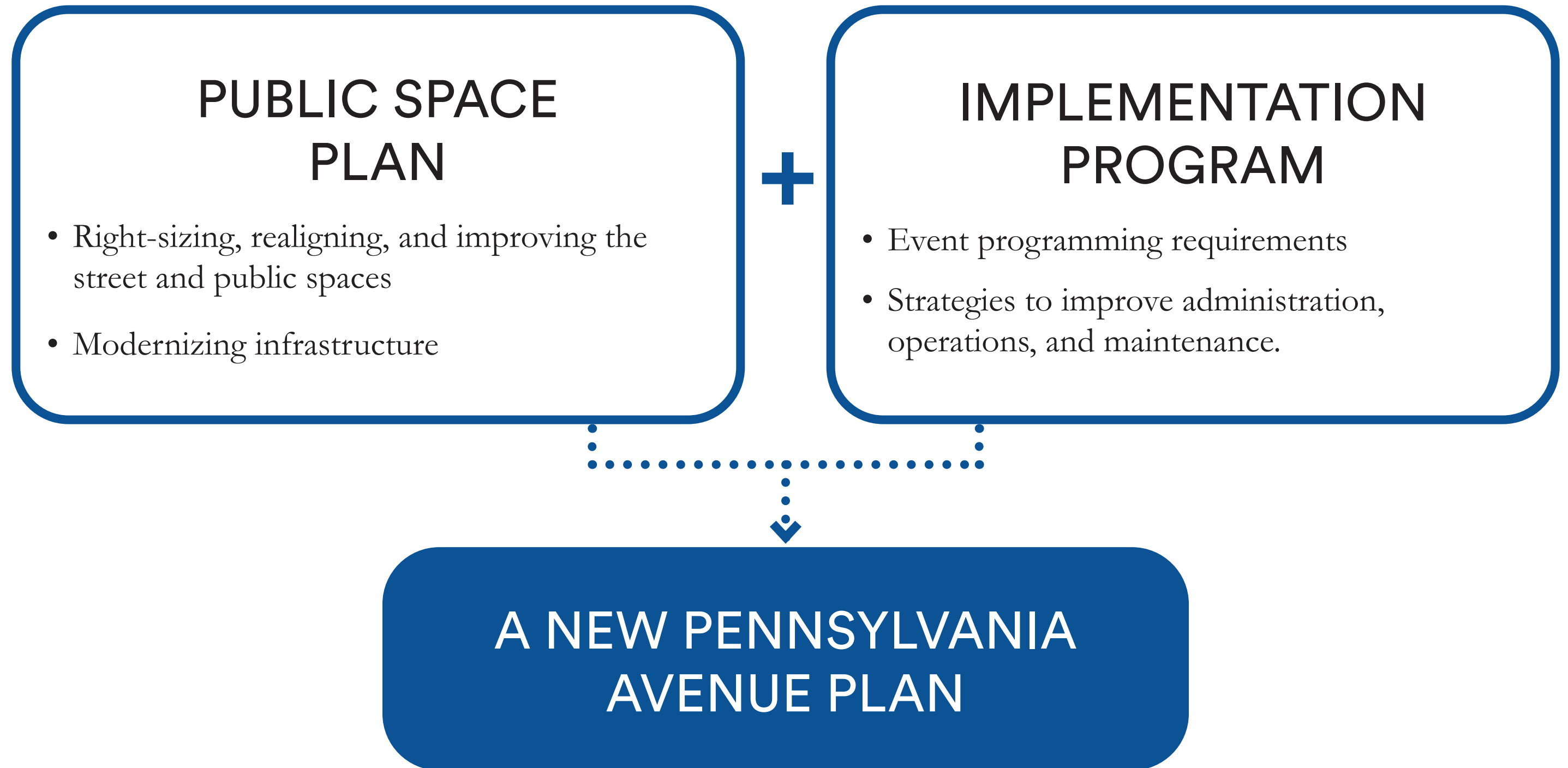
DESIGN TEAM



IMPLEMENTATION TEAM

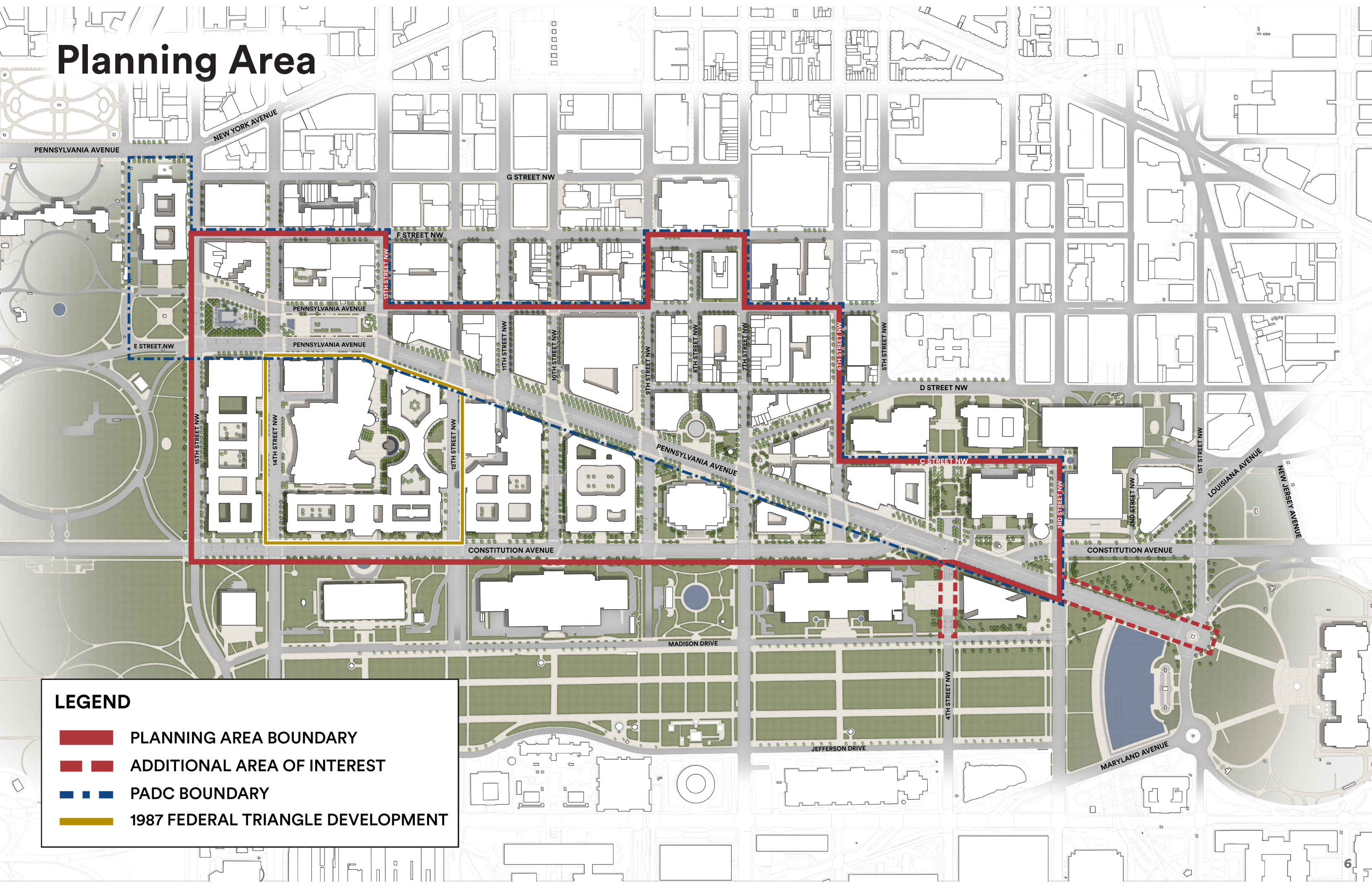


Planning Components



* Final design and construction documents to be developed and approved after the new Plan is complete.

Planning Area



LEGEND

- PLANNING AREA BOUNDARY
- - ADDITIONAL AREA OF INTEREST
- - PADC BOUNDARY
- 1987 FEDERAL TRIANGLE DEVELOPMENT

Pennsylvania Avenue Initiative Vision



The Avenue as a Venue for spectacular events.

A signature venue and economic generator for the city and a beautiful, iconic, and resilient civic space for the nation.

Image Credit: Ted Eytan, Creative Commons, Washington Nationals World Series Victory Parade



A Great Street for People.

A right-sized road that meets today's needs, with beautiful public spaces and modern infrastructure to offer flexible ways to balance daily use of the street with event programming.

Purpose and Need

Purpose

Elevate and beautify Pennsylvania Avenue as an iconic corridor and an attractive gathering space for residents, visitors, and workers by upgrading the infrastructure and streetscape, enhancing the civic stage, and streamlining governance.

Need

- **Restore Beauty and Grandeur** by modernizing outdated streetscape and aging infrastructure so the “main street of the nation” functions as a thriving, premier destination.
- **Expand Civic Stage Role** so the Avenue can attract and accommodate additional and more varied events, serve more often as a premier civic stage and gathering venue, and reduce strain on the National Mall.
- **Streamline Governance** by addressing split local and federal responsibilities that cause inefficiencies in operations, maintenance, and programming.

Image Courtesy Architect of the Capitol

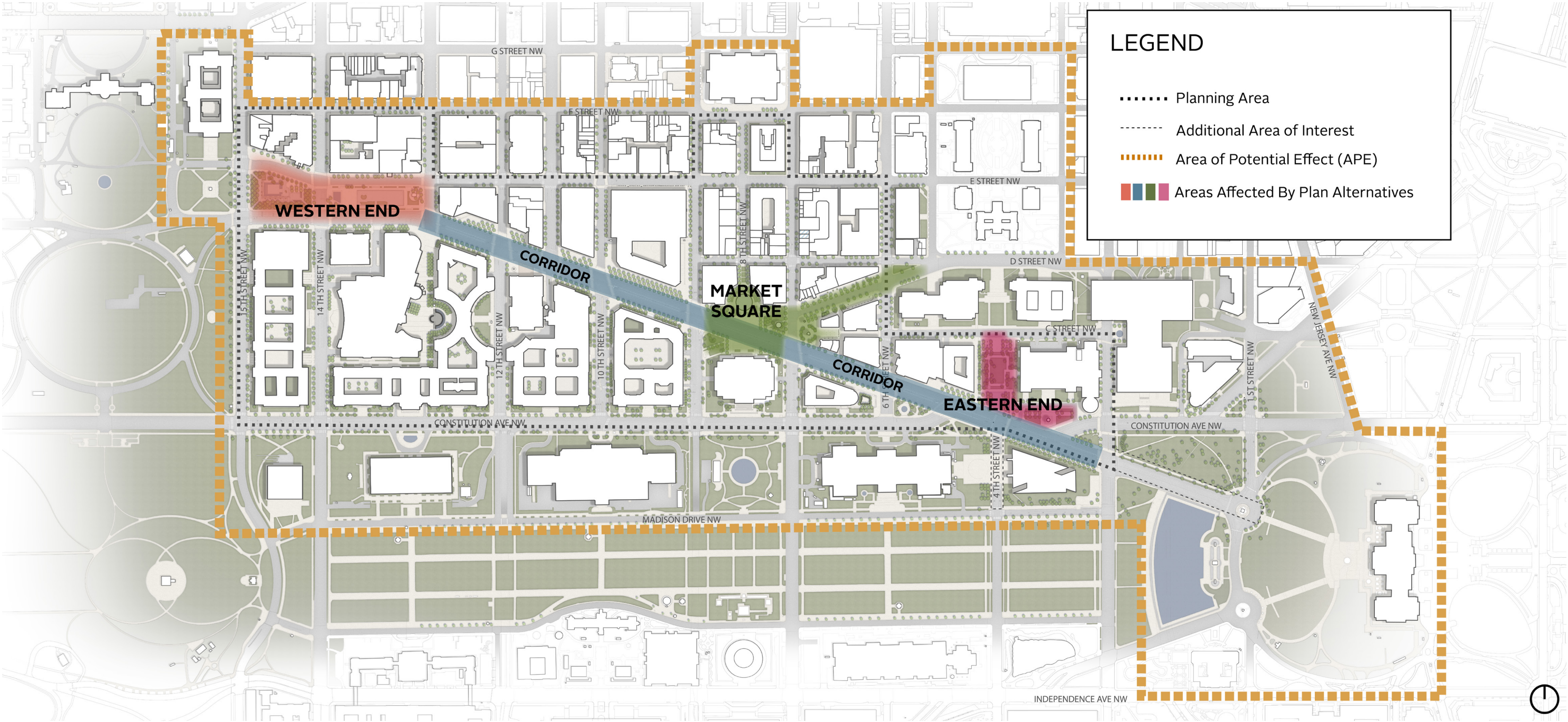


An aerial photograph of Washington, D.C., showing the U.S. Capitol building in the distance, surrounded by various government buildings, green spaces, and a wide road. A large, semi-transparent white banner with the text "DESIGN ALTERNATIVES" is overlaid across the center of the image.

DESIGN ALTERNATIVES

Image courtesy Architect of the Capitol

Alternatives for Evaluation



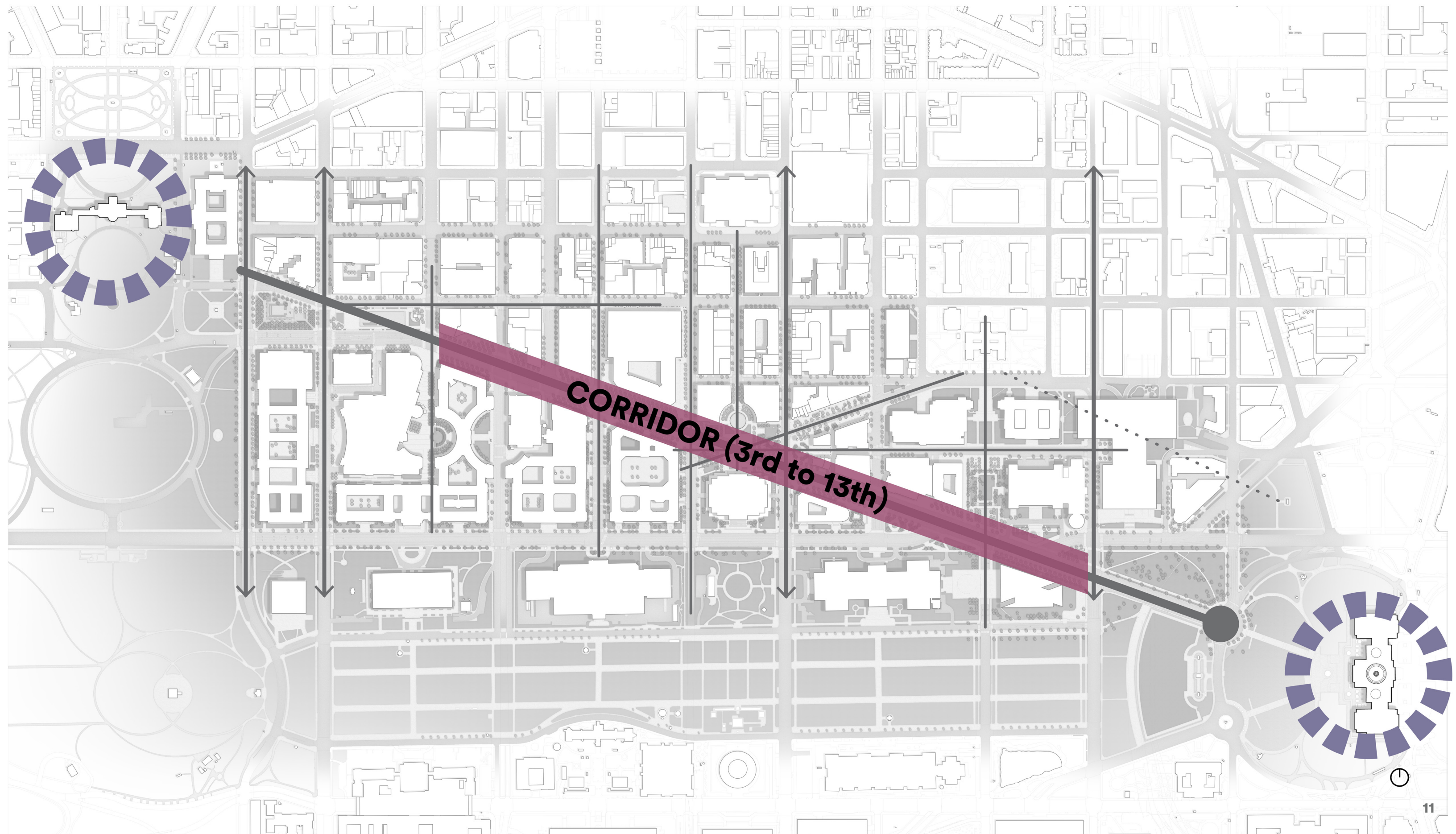
Avenue Corridor	
Alternative 1: Base Alternative with Poles	Alternative 2: No Poles

Western End			
Alternative 1: Central Plaza		Alternative 2: Diagonal Cartway	
Option 1: without Pergola	Option 2: with Pergola	Option 1: without Pergola	Option 2: with Pergola

Market Square
Alternative 1: Market Square Garden Rooms

Eastern End
Alternative 1: Eastern End Hillside Pavilion

The Corridor

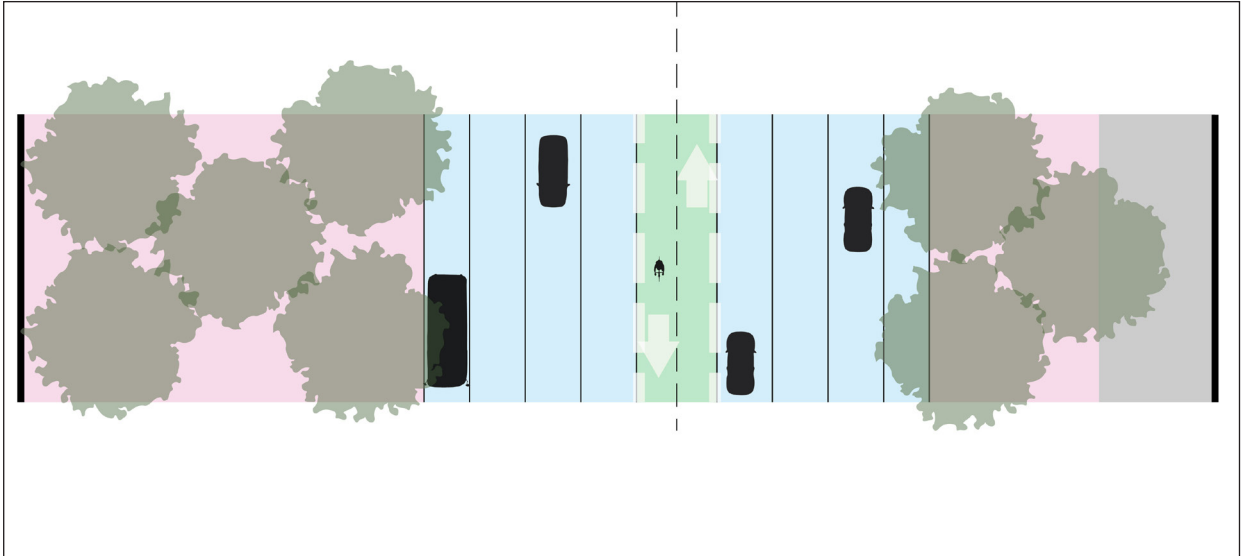
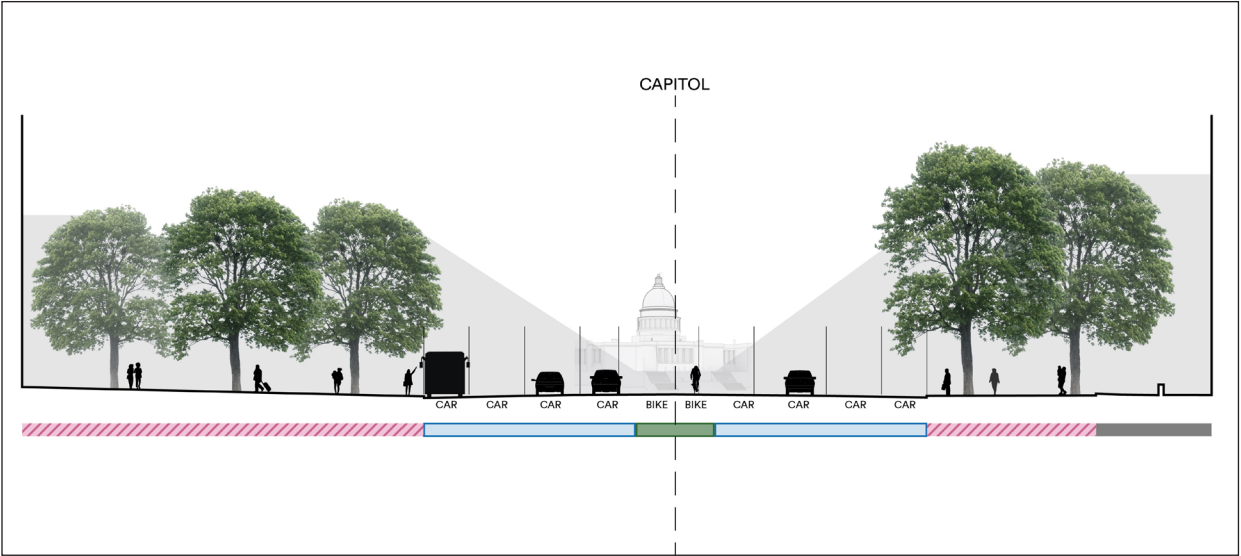


Corridor Alternatives – Rightsizing the Cartway

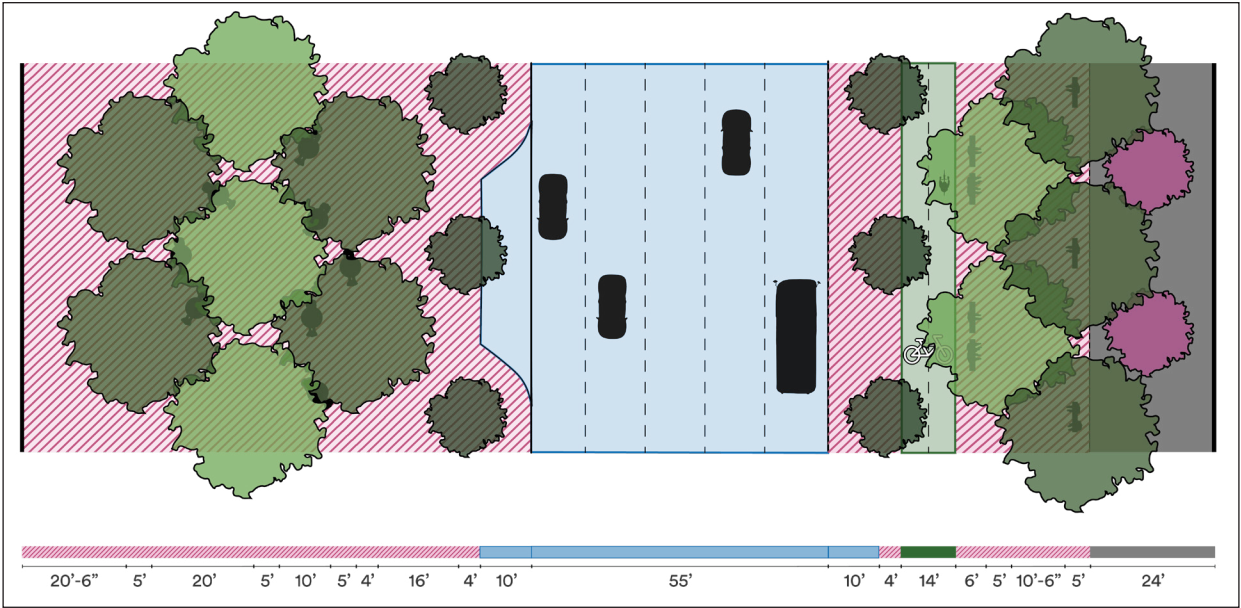
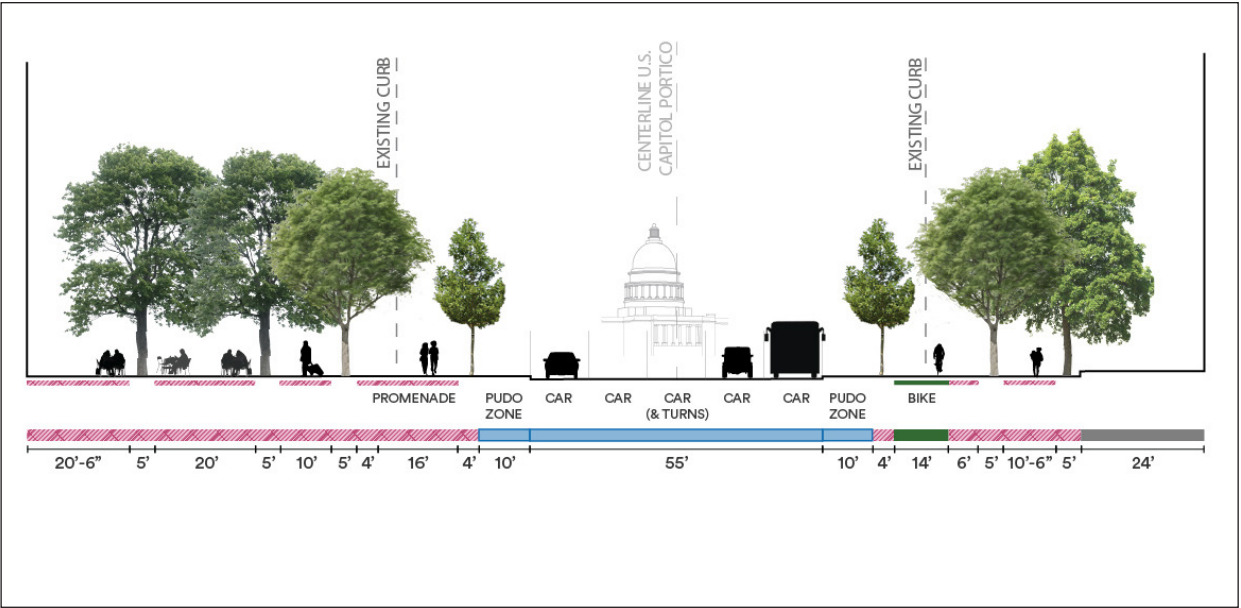
Cartway Section between 9th and 10th Streets NW

Cartway Plan between 9th and 10th Streets NW

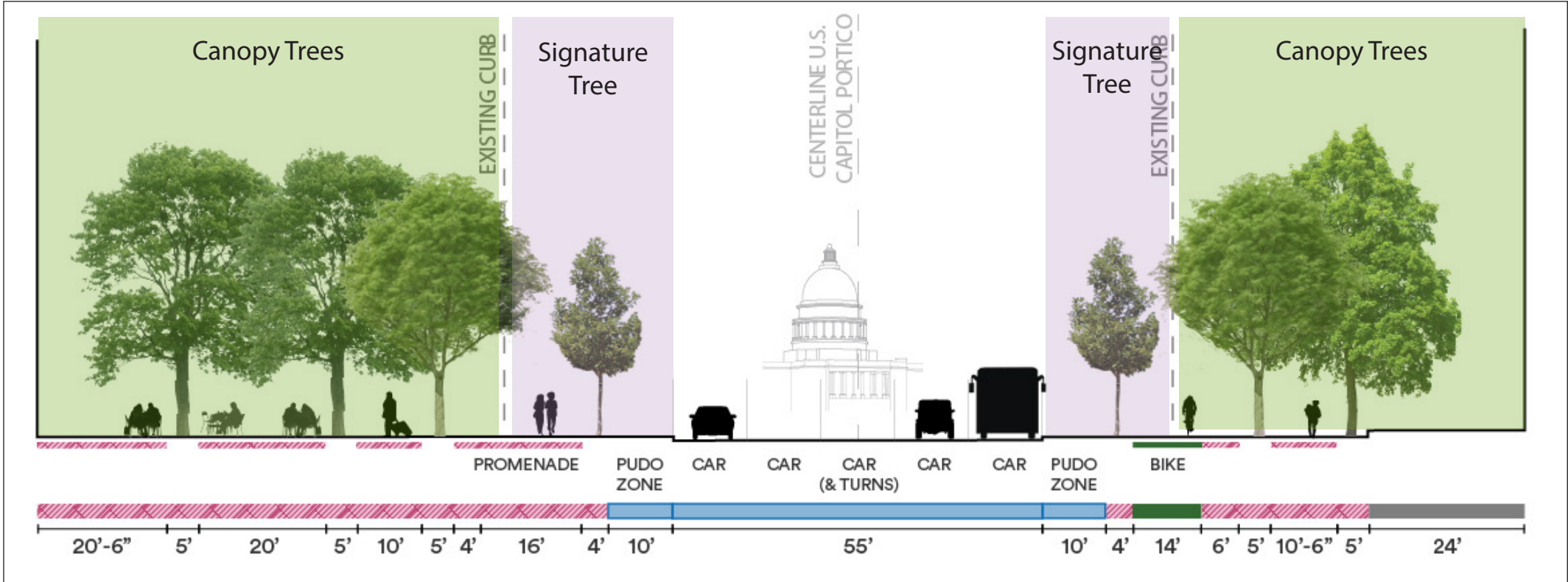
Existing Conditions



Proposed



Corridor Alternatives – New Trees Framing Cartway, Promenade, and Cycle Track





Tilia cordata
Littleleaf Linden
Spread : 30'-40'
Height : 50'-70'



Quercus phellos
Willow Oak
Spread : 40'-70'
Height : 40'-70'



Quercus palustris
Pin Oak
Spread : 25'-40'
Height : 60'-70'



Nyssa sylvatica
Blackgum
Spread : 20'-30'
Height : 30'-50'



Ulmus americana 'Princeton'
Princeton Elm
Spread : 30'-50'
Height : 60'-80'

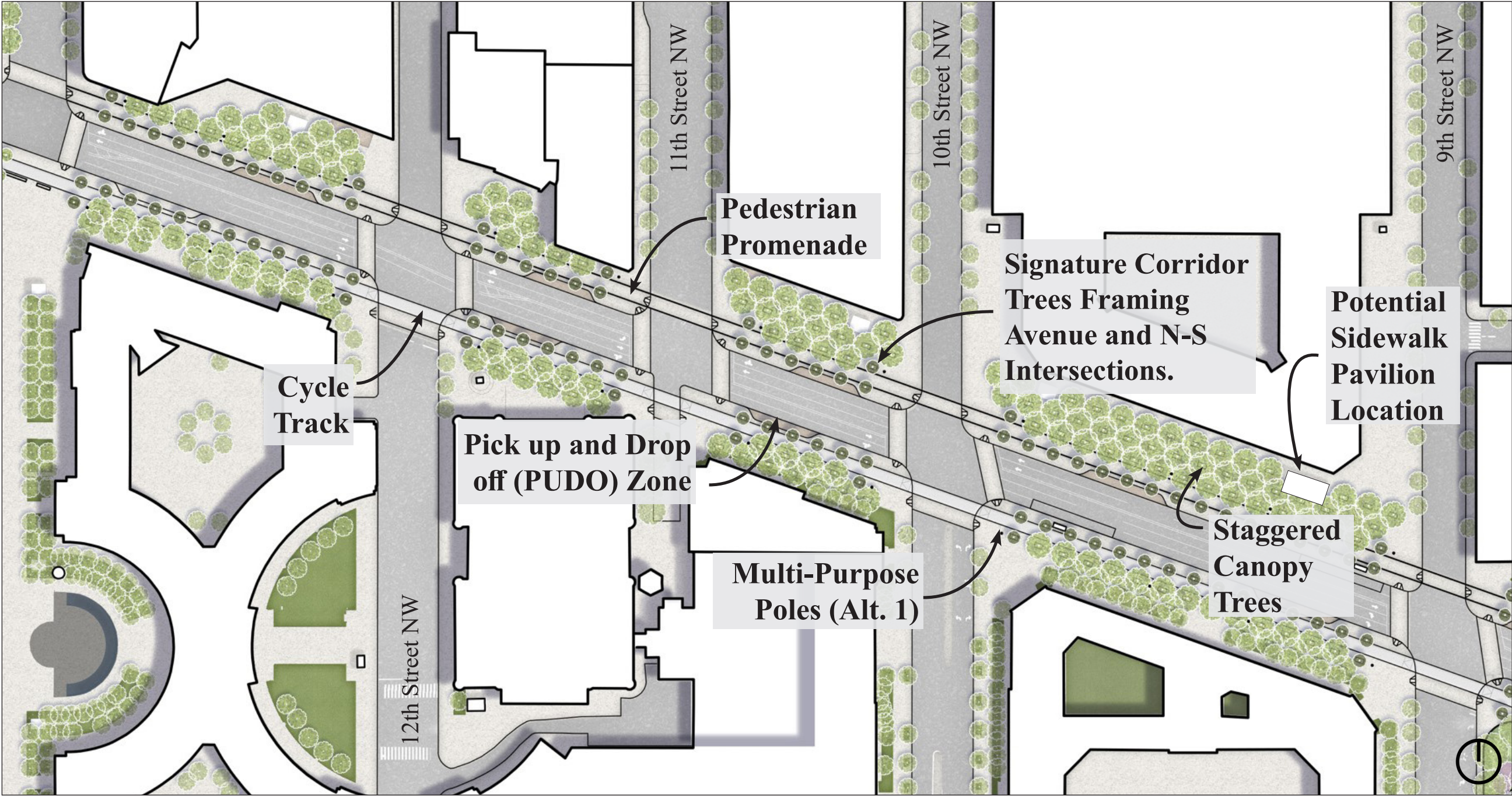


Liriodendron tulipifera
'Little Volunteer'
Spread: 12'-20'
Height: 20'-35'

Canopy Tree Species

Signature Tree Species

Corridor Alternatives – Plan Detail



Corridor Alternative 1: With Poles

Poles that are no more than 60 feet tall and spaced approximately 150 feet on center would be positioned in line with the first row of canopy trees, approximately 32' from the center of the carway. The design and placement of the poles will continue to be studied and may change in future design phases.

GOALS FOR THIS ALTERNATIVE INCLUDE:

- Celebrate the Avenue as a symbolic connection between the Legislative and Executive Branches of the United States government.
- Reconcile many vertical elements onto the Avenue into multi-functional poles that support daily life and celebratory moments.

The poles could support functional uses such as:

- Ceremonial banners and flags
- Lighting
- Event Infrastructure
- Utility Connections
- Shading Devices



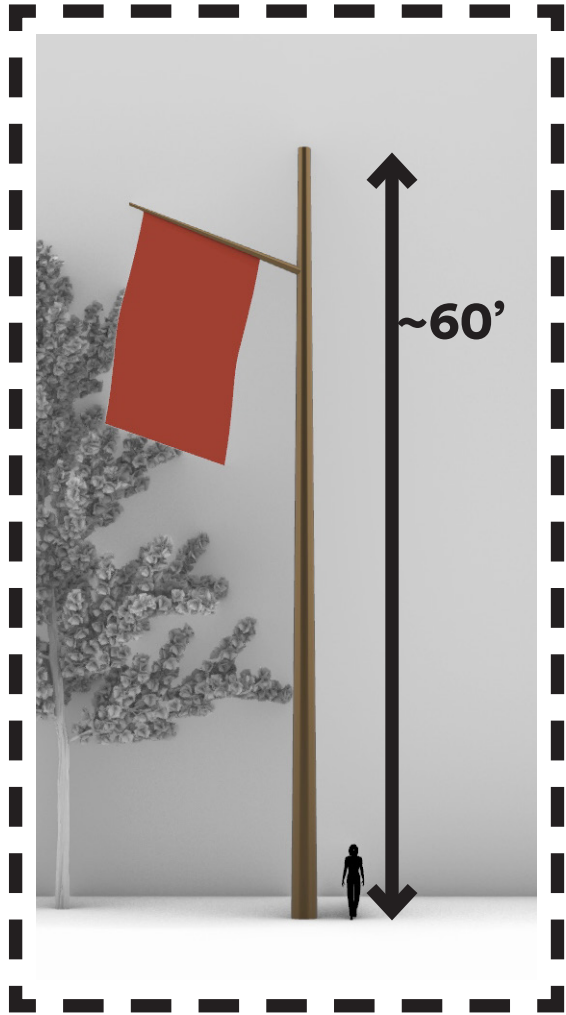
Precedent: London Mall

Image Credit:

Lower Left - Simon Jones, Creative Commons, Crowd in the Mall
Lower Right - Eluveitie, Creative Commons, The Mall London

Corridor Pole Alternative Context

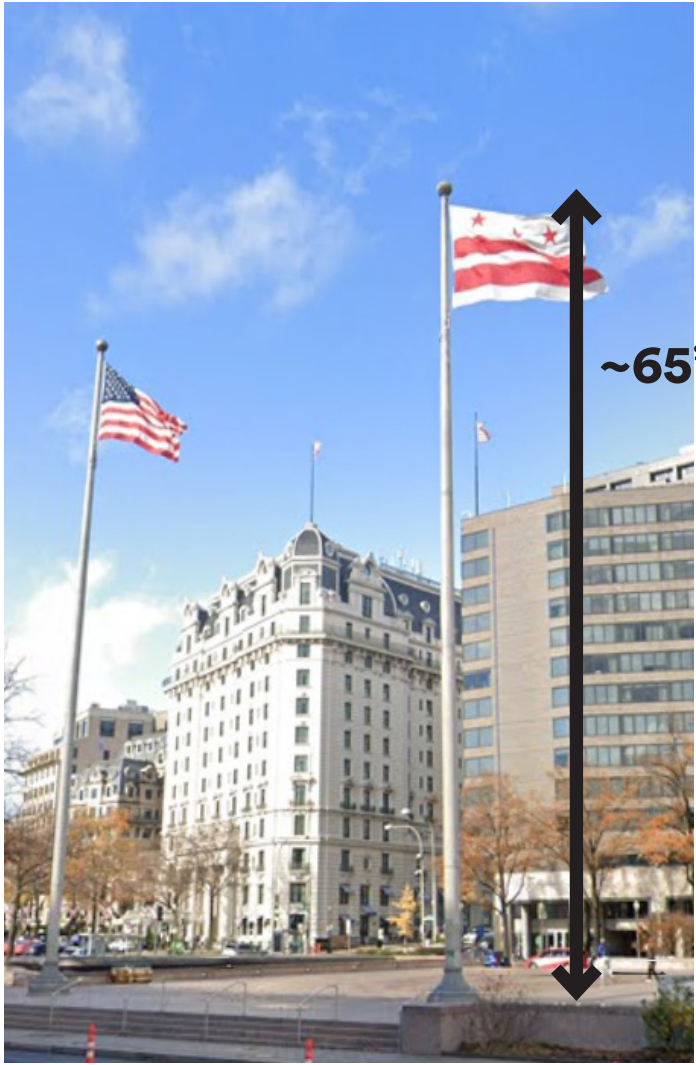
Flag Poles on Pennsylvania Avenue



Proposed Pole
(Test size shown in graphics)



National World War I
Memorial at Pershing
Park



Freedom Plaza



US Navy Memorial

Corridor Alternative 1: With Poles

View looking towards Capitol from the center of the cartway.



Corridor Alternative 1: With Poles

View looking towards Capitol from the promenade on the north side of the Avenue.



Corridor Alternative 1: With Poles

View looking towards Capitol from the cycle track on the south side of the Avenue.



Corridor Alternative 2: Without Poles

View looking towards Capitol from the center of the cartway.



Corridor Alternative 2: Without Poles

View looking towards Capitol from the promenade on the north side of the Avenue.



Corridor Alternative 2: Without Poles

View looking towards Capitol from the cycle track on the south side of the Avenue.



Corridor Alternatives – Comparison



Corridor Alternative 1



Corridor Alternative 2

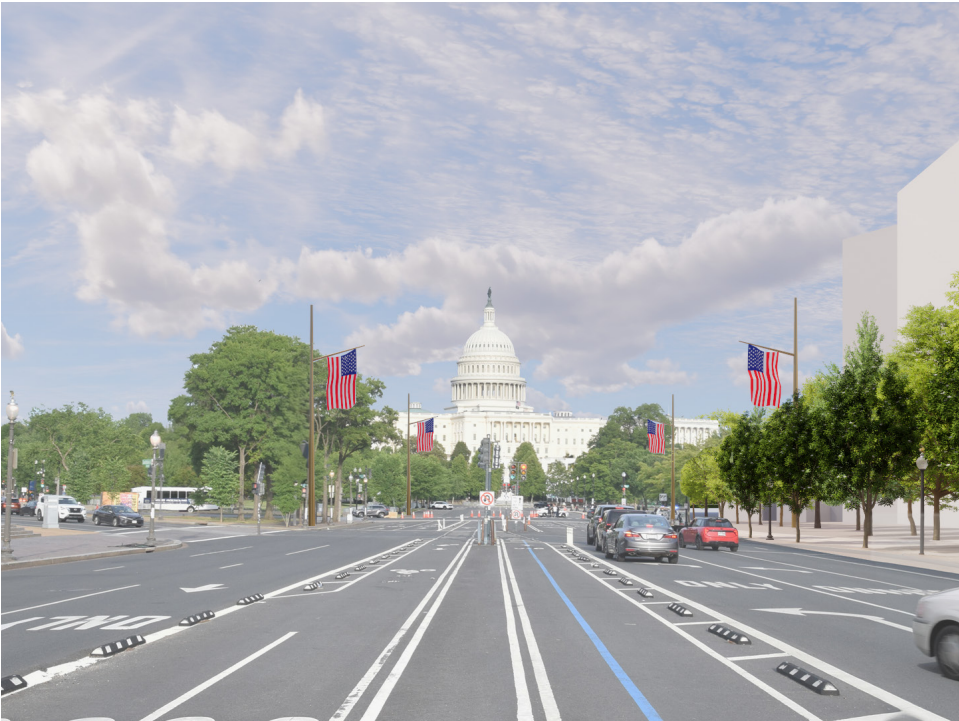
Corridor Alternatives – Viewshed Analysis*

Corridor Alternative 1: With Poles

View from 10th Street and Penn Ave, looking northwest
(Viewshed Analysis View 16)



View from 4th Street and Penn Ave, looking southeast
(Viewshed Analysis View 38)



View from 1st Street and Penn Ave, looking nothwest
(Viewshed Analysis View 40)



* Viewshed Analysis is documented in Appendix B of the Draft AOE Report

Corridor Alternatives – Viewshed Analysis*

Corridor Alternative 1: With Poles (Not Visible)

South sidewalk view from the Old Post Office plaza, looking northwest
(Viewshed Analysis View 13)



South sidewalk view from the Dept. of Justice Building, looking southeast
(Viewshed Analysis View 18)



North sidewalk view from the FBI Building, looking west
(Viewshed Analysis View 19)



South sidewalk view from the FTC Building, looking northwest
(Viewshed Analysis View 30)

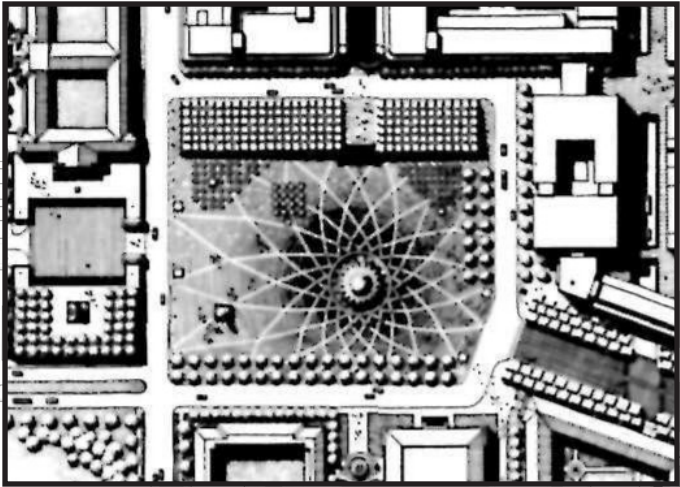


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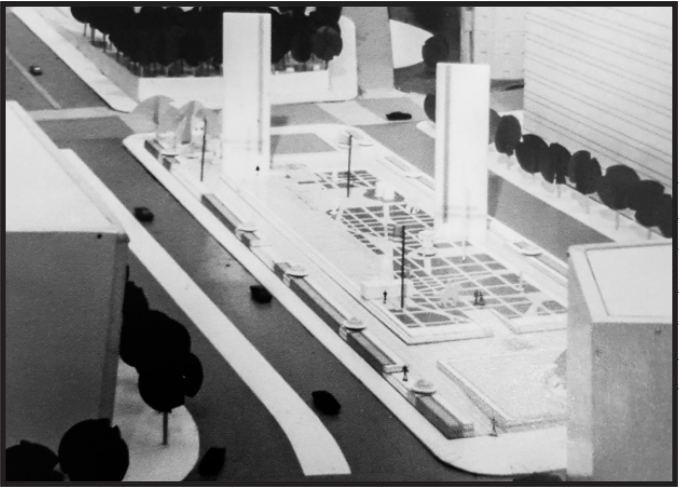
Western End



District Building, 1921
(Library of Congress)



PADC National Square Proposal, 1964
(NCPC)



Freedom Plaza Model, 1978
(NCPC)

WESTERN END



Western End – Existing Conditions

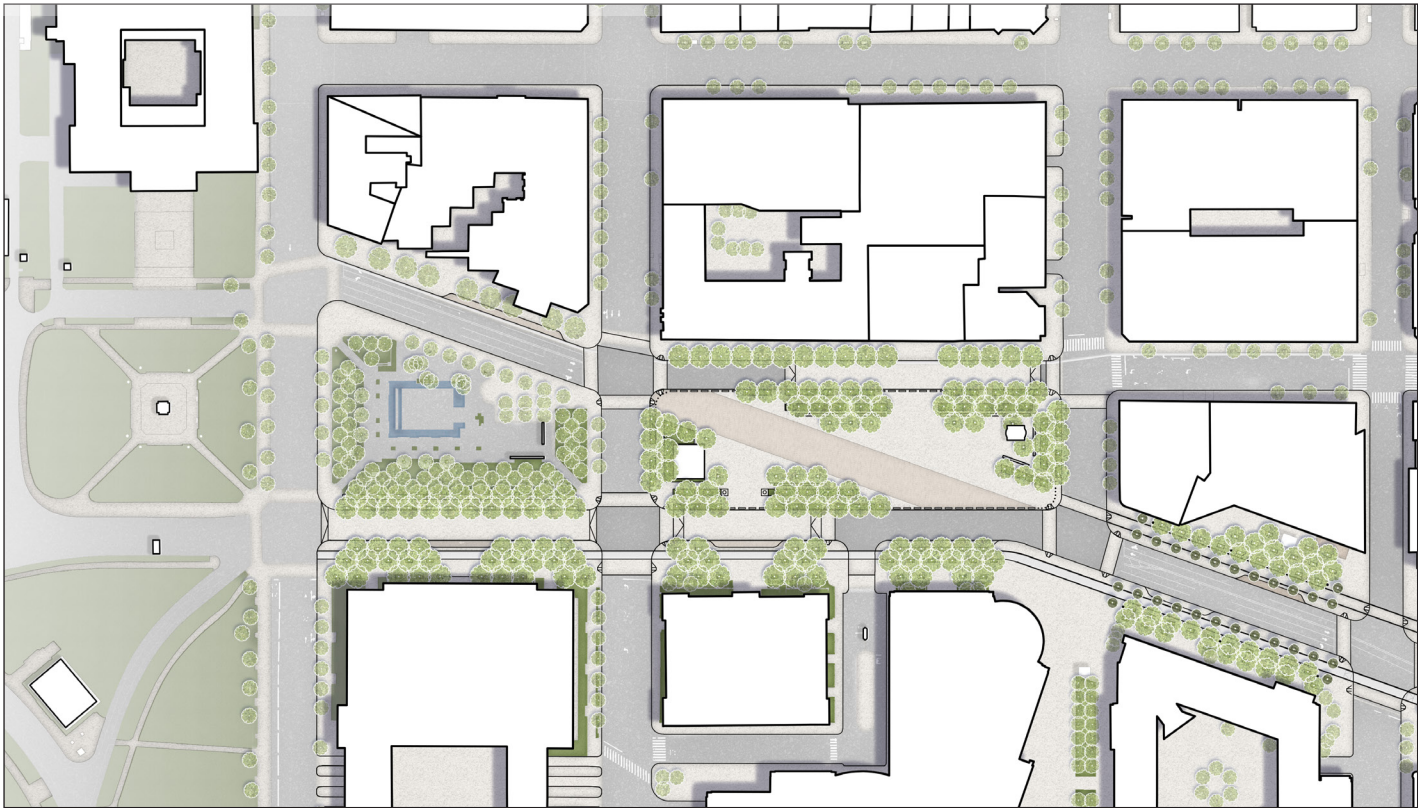


Aerial view of the Western End, including the World War I Memorial at Pershing Park and Freedom Plaza



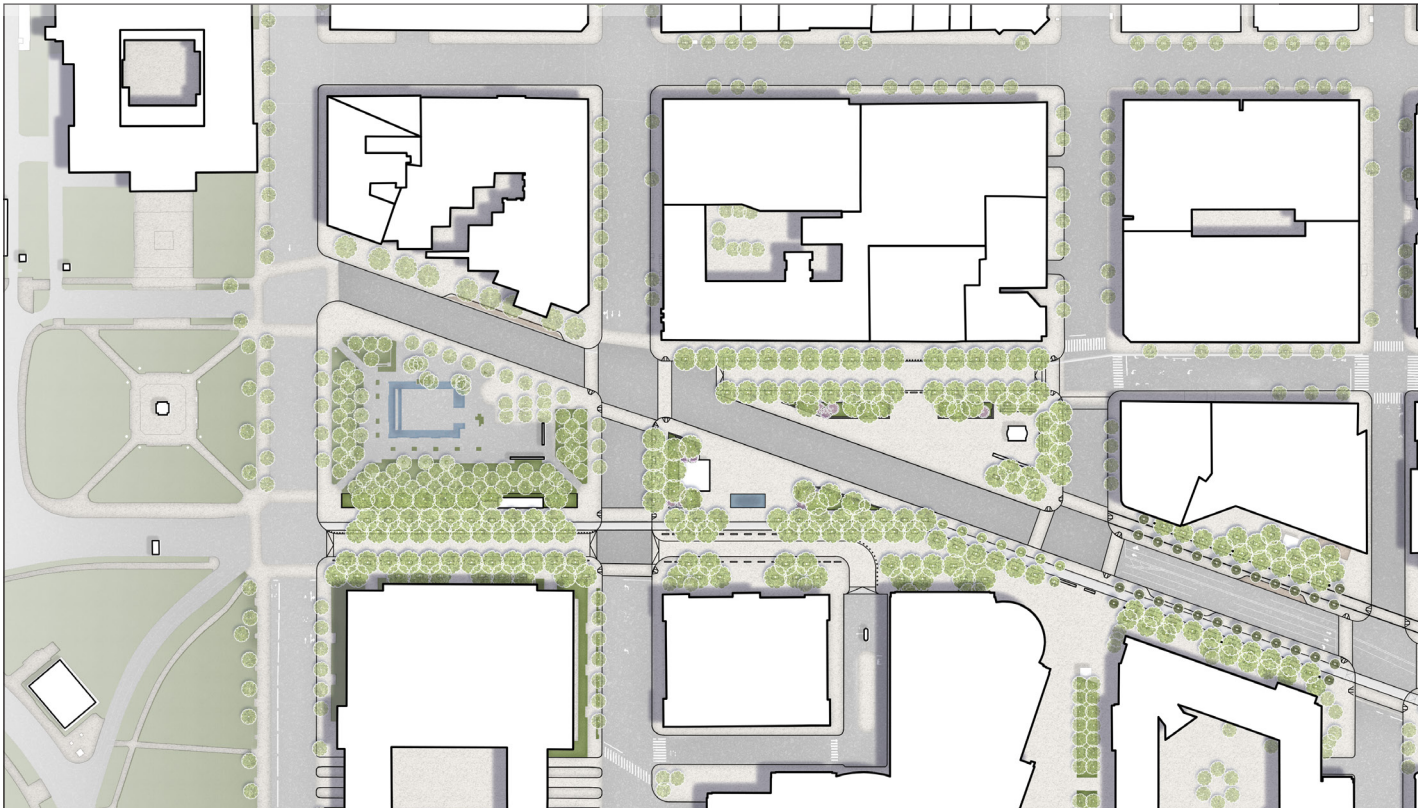
Western End – Two Alternatives

Alternative 1: Central Plaza



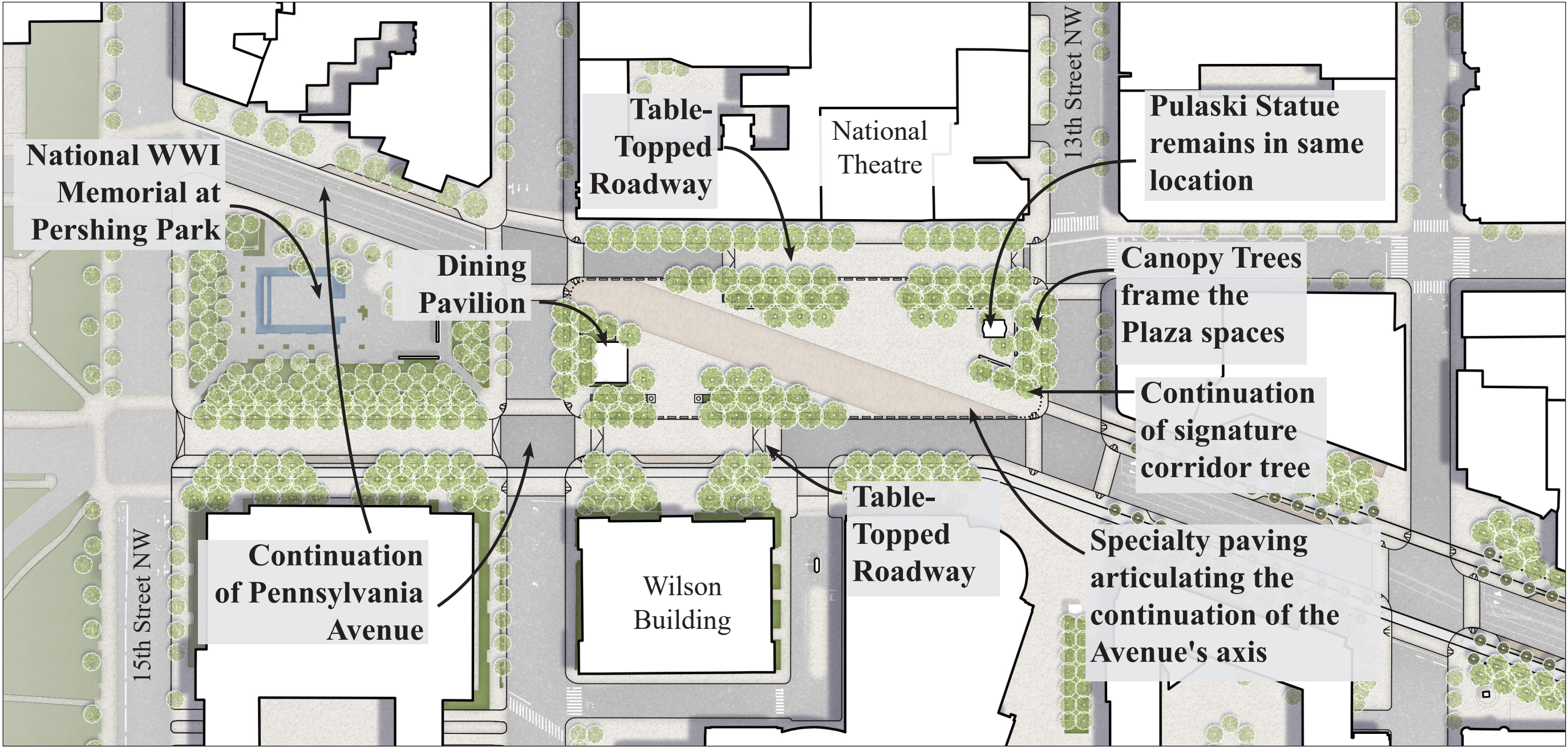
Rendered plan of Western End Alternative 1: Central Plaza

Alternative 2: Diagonal Cartway



Rendered plan of Western End Alternative 2: Diagonal Cartway

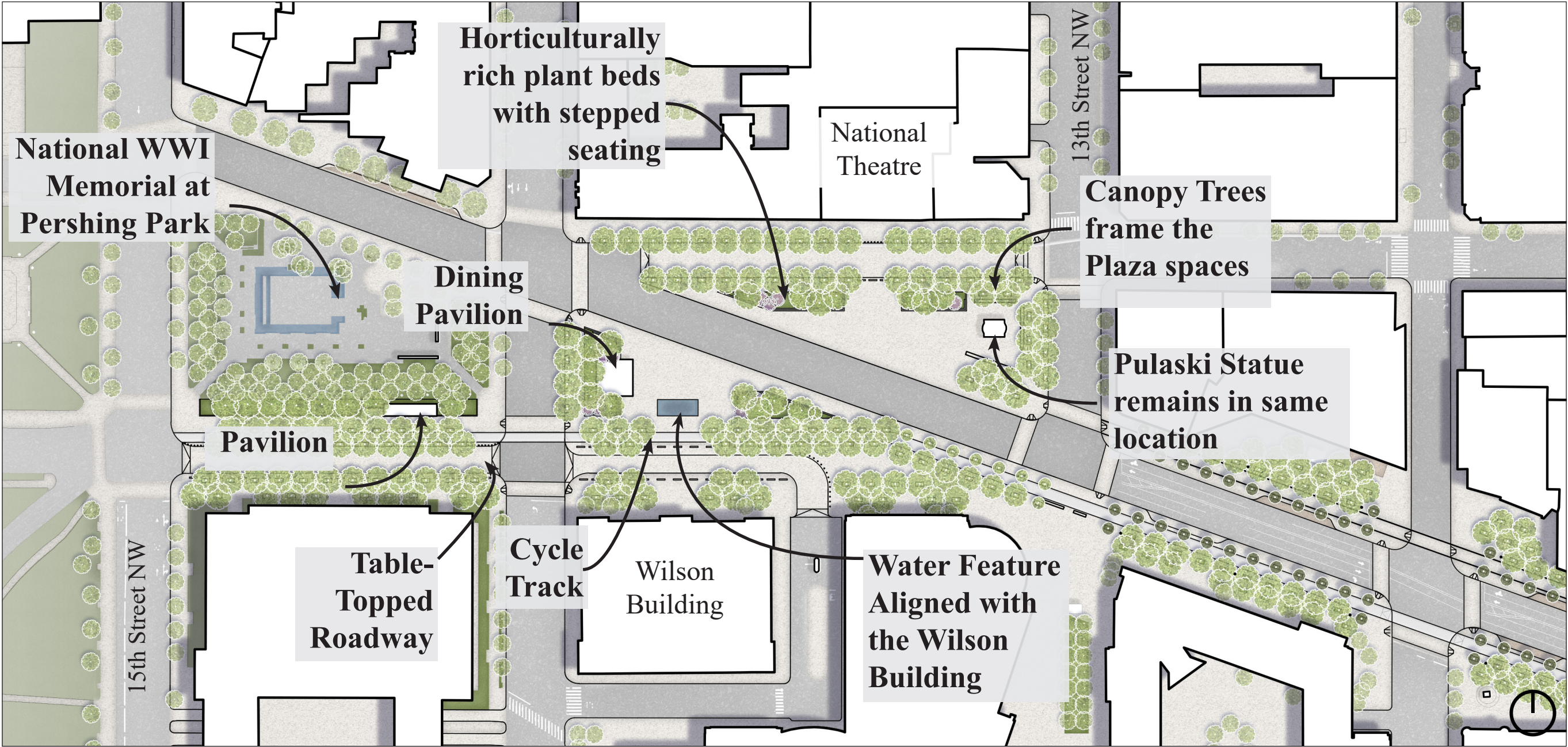
Western End – Alternative 1 Central Plaza



Annotated rendered plan of Western End Alternative 1: Central Plaza



Western End – Alternative 2 Diagonal Cartway



Annotated rendered plan of Western End Alternative 2: Diagonal Cartway

Western End – Two Alternatives, Two Options

Alternative 1: Central Plaza



Rendered view of Option 1: Without Pergola

Alternative 2: Diagonal Cartway



Rendered view of Option 1: Without Pergola



Rendered view of Option 2: With Pergola



Rendered view of Option 2: With Pergola

Western End – Viewshed Analysis*

View from NW corner of 14th Street and Penn Ave, looking southeast
(Viewshed Analysis View 4)



View from SW corner of 14th Street and Penn Ave, looking northeast
(Viewshed Analysis View 6)



View from Wilson Building, looking north
(Viewshed Analysis View 8)



View from SE corner of Freedom Plaza, looking southeast
(Viewshed Analysis View 9)

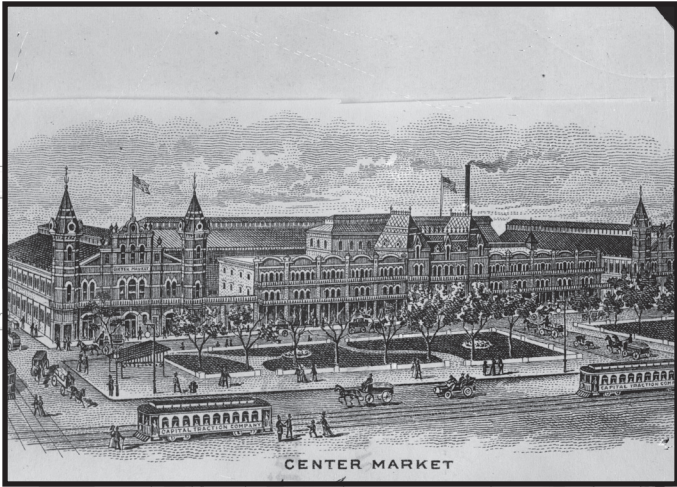


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Market Square



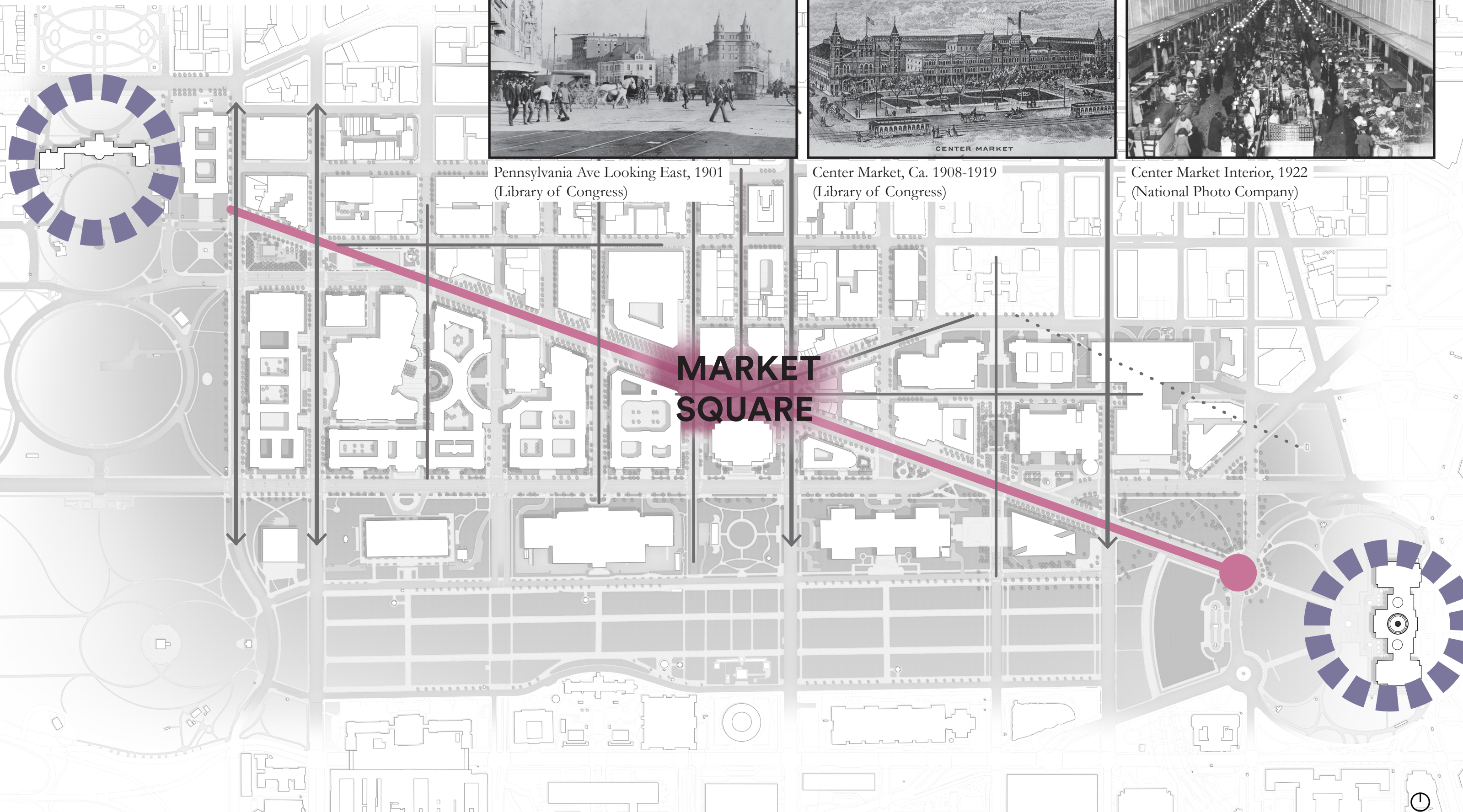
Pennsylvania Ave Looking East, 1901
(Library of Congress)



Center Market, Ca. 1908-1919
(Library of Congress)



Center Market Interior, 1922
(National Photo Company)



Market Square – Existing Conditions



Aerial view of Market Square and Indiana Plaza



Market Square Alternative 1 – Garden Rooms



Annotated rendered plan of the Market Square Alternative: Garden Rooms

Market Square Alternative 1 – Viewshed Analysis*

View from U.S. Navy Memorial looking south
(Viewshed Analysis View 24)



View from National Archives plaza looking north
(Viewshed Analysis View 23)



View from National Archives plaza looking northeast
(Viewshed Analysis View 21)



* Viewshed Analysis is documented in Appendix B of the Draft AOE Report

Market Square Alternative 1 – Viewshed Analysis*

View from 7th Street and Indiana Ave, looking northeast
(Viewshed Analysis View 27)



View from Indiana Plaza, looking east
(Viewshed Analysis View 28)

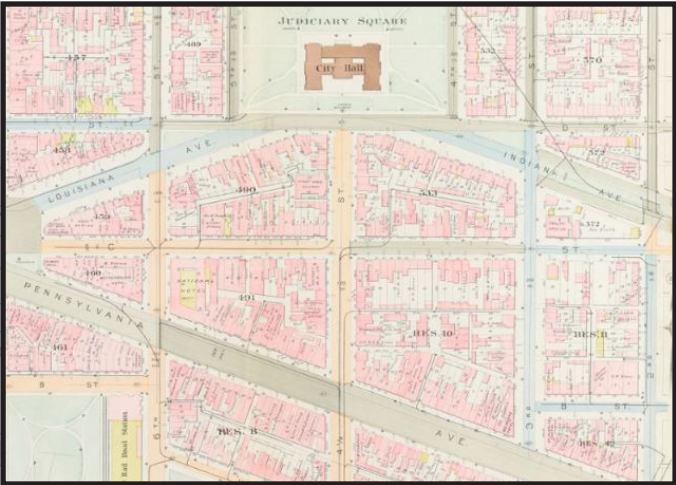


View from 7th Street and Penn Ave, looking north
(Viewshed Analysis View 29)



* Viewshed Analysis is documented in Appendix B of the Draft AOE Report

Eastern End



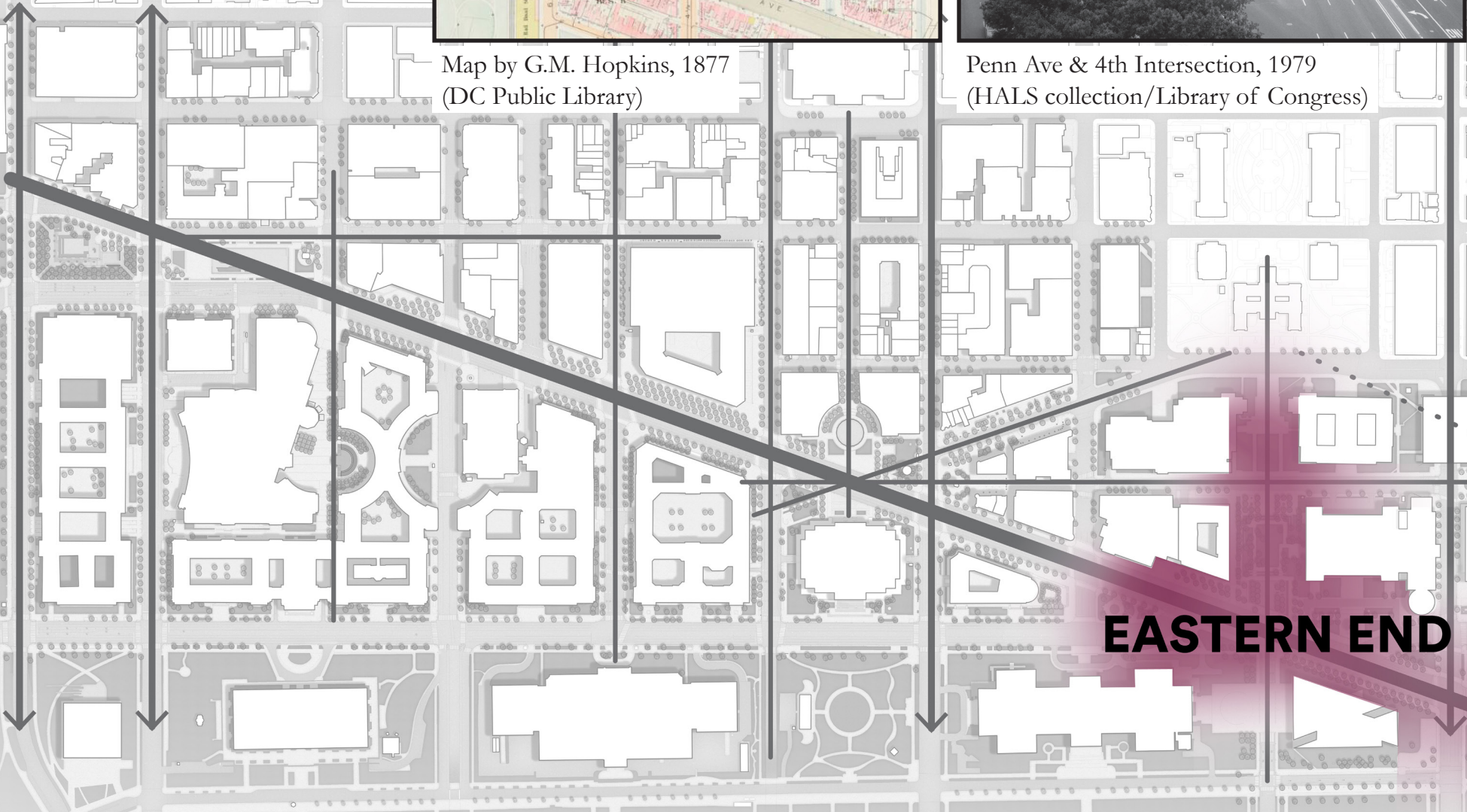
Map by G.M. Hopkins, 1877
(DC Public Library)



Penn Ave & 4th Intersection, 1979
(HALS collection/Library of Congress)



John Marshall Park, 1980
(Highsmith, Carol M./Library of Congress)



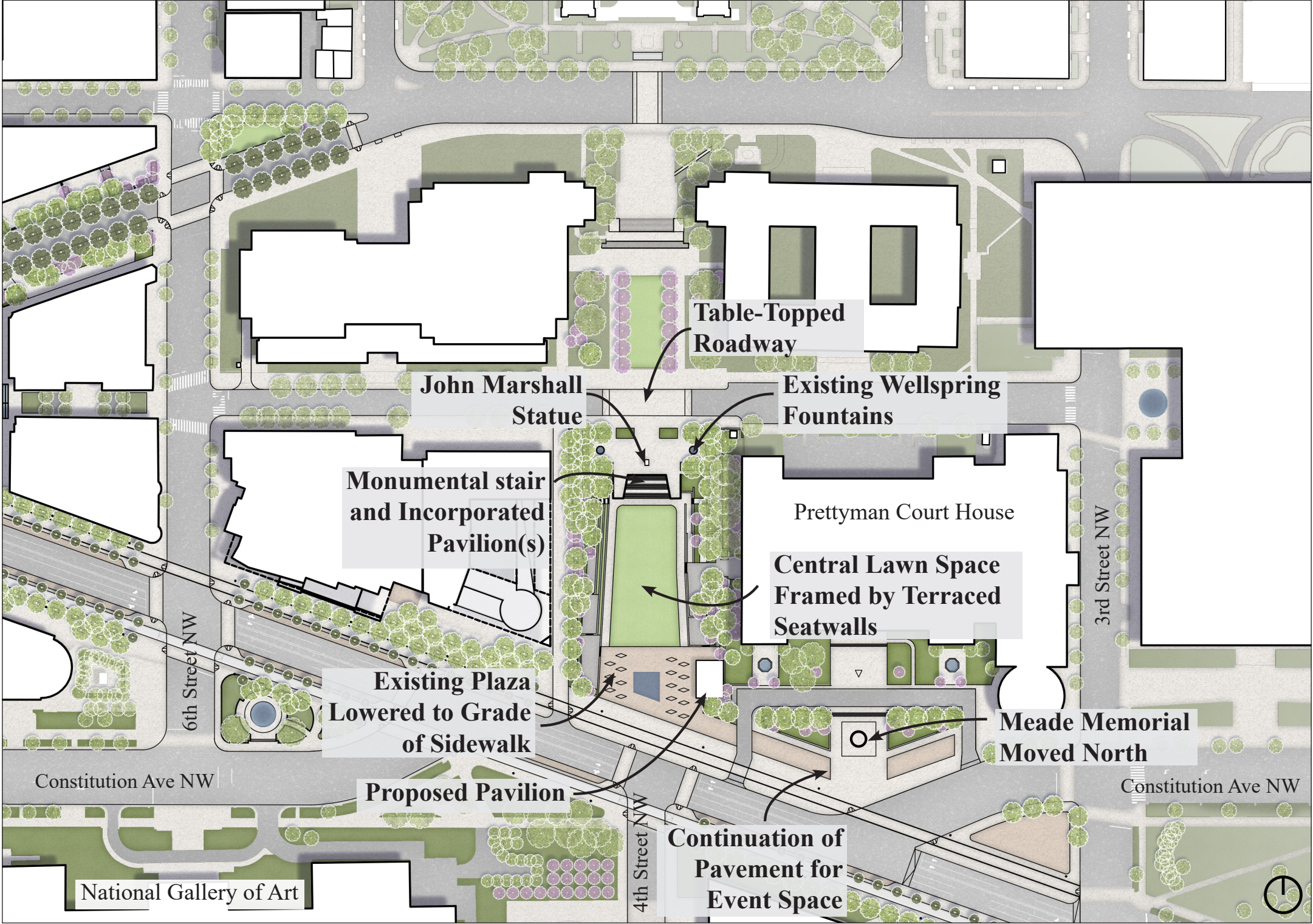
Eastern End – Existing Conditions



Aerial view of John Marshall Park and Meade Plaza



Eastern End Alternative 1 – Hillside Pavilion



Annotated rendered plan of the Eastern End Alternative: Hillside Pavilion

Eastern End Alternative 1 – Viewshed Analysis*

View from the north end of John Marshall Park, looking south
(Viewshed Analysis View 36)

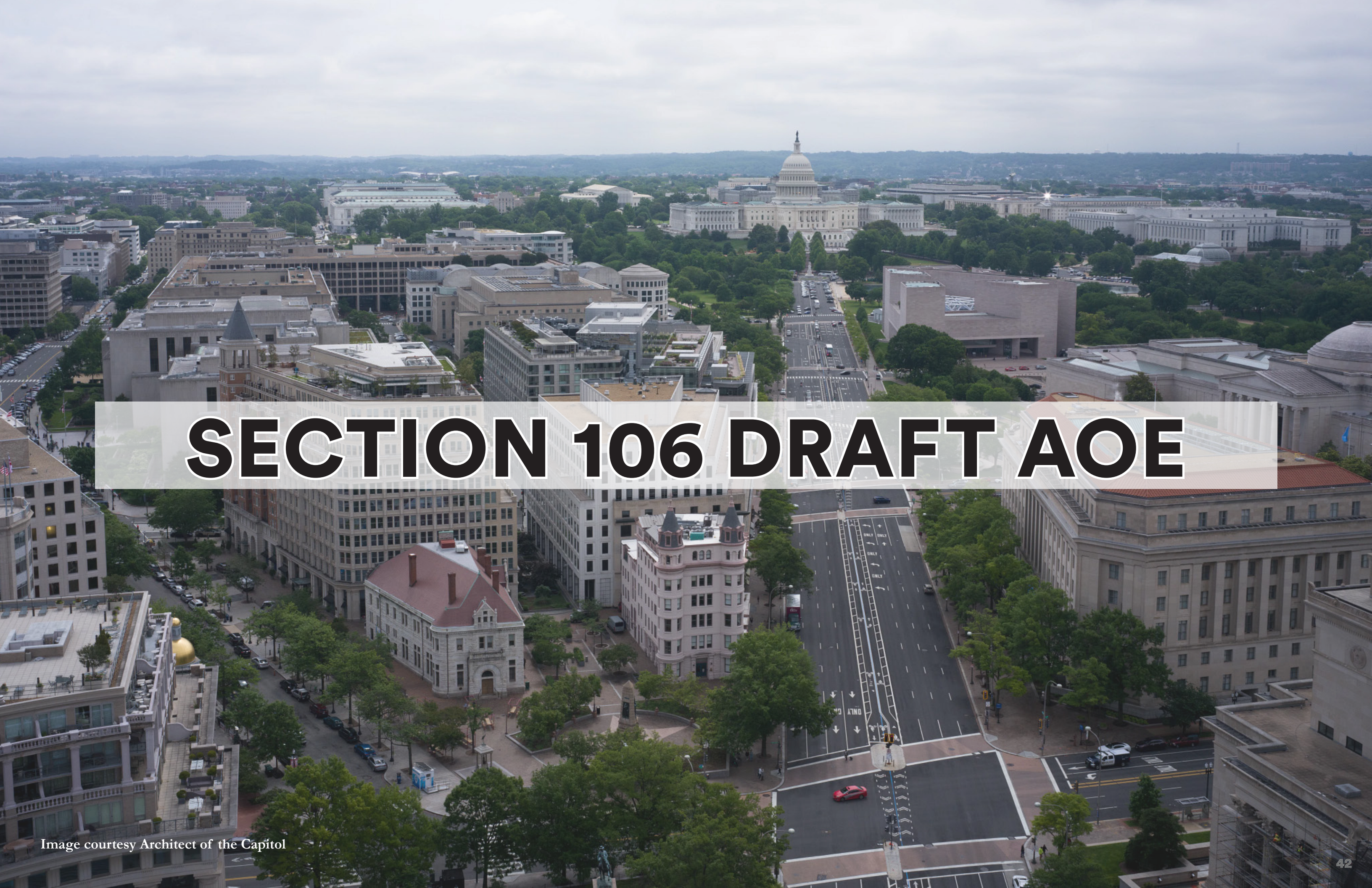


View from the south end of John Marshall Park, looking north
(Viewshed Analysis View 37)



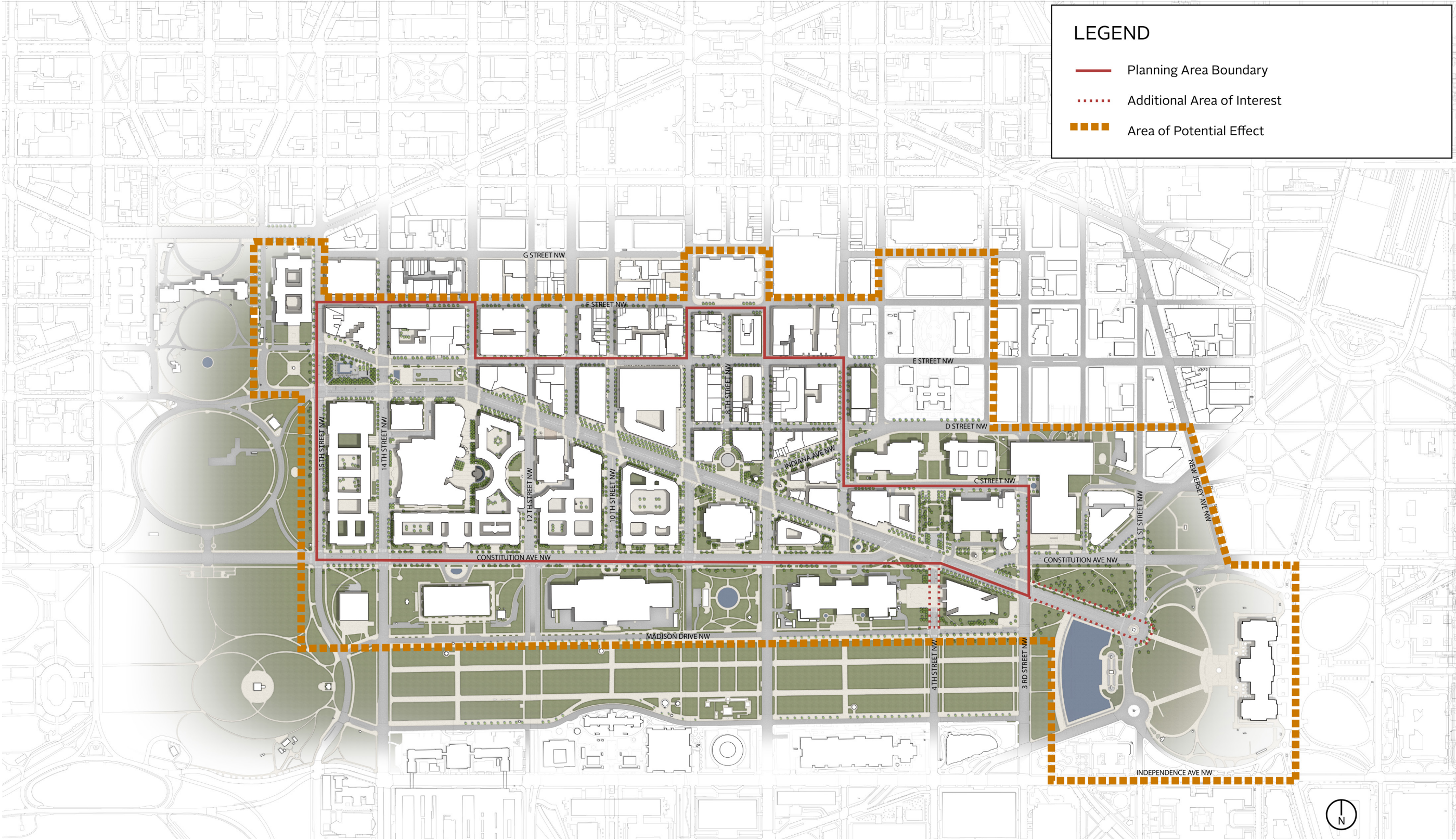
View from Meade Plaza, looking southeast
(Viewshed Analysis View 39)



An aerial photograph of Washington, D.C. The U.S. Capitol building is visible in the distance, centered in the upper half of the frame. The foreground shows a wide city street with multiple lanes, flanked by various buildings and green trees. A semi-transparent white banner with black text is overlaid across the middle of the image.

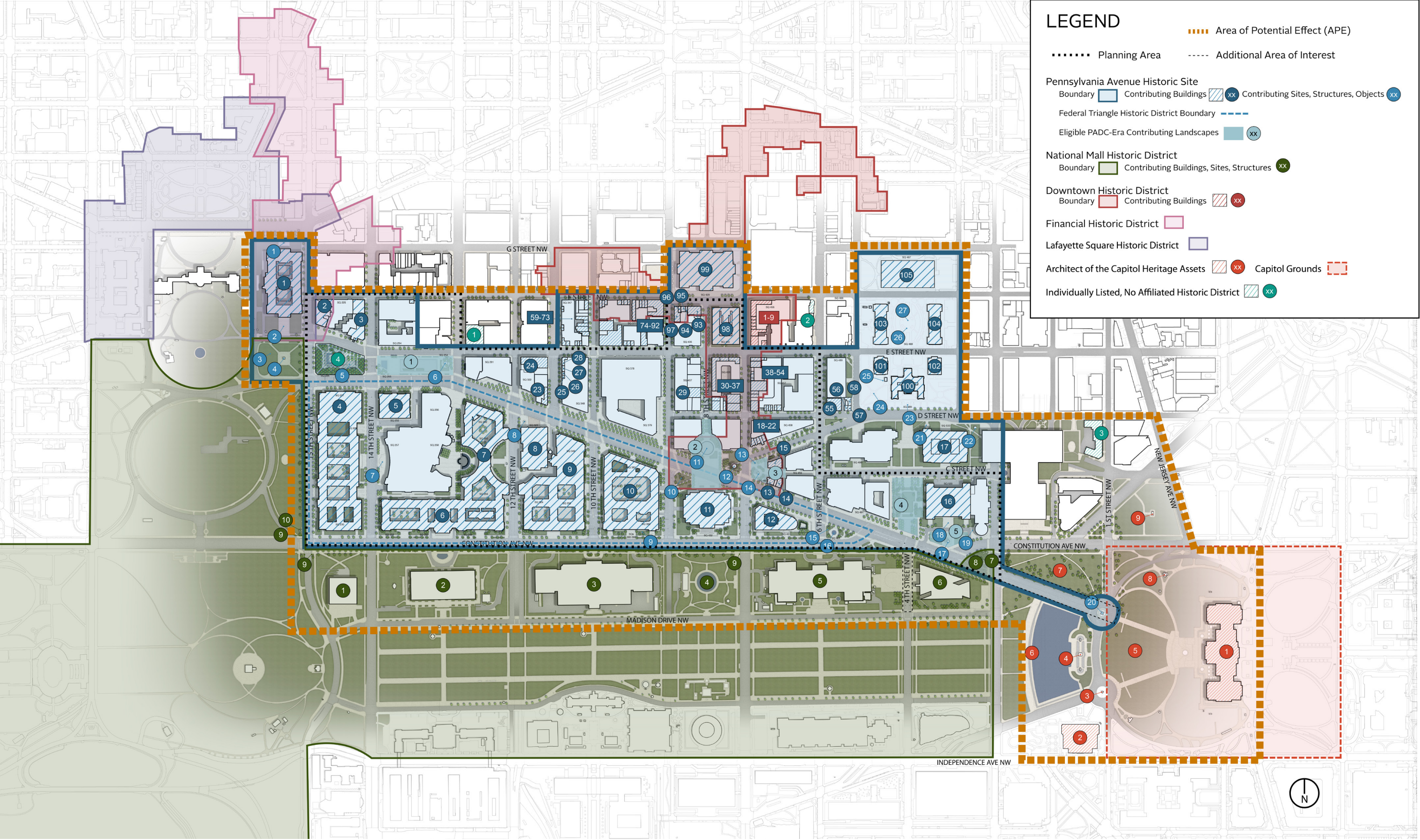
SECTION 106 DRAFT AOE

Area of Potential Effect (APE)



Map showing the planning area boundary and the Area of Potential Effect (APE)

Identified Historic Properties



Map showing the APE and the identified historic properties within the APE

Draft Assessment of Effects – Report Outline

EXECUTIVE SUMMARY

1. INTRODUCTION

- Project Purpose and Need
- Project Description
- Project Background

2. SECTION 106 LEGAL AND REGULATORY CONTEXT

- Consultation to Date
- Coordination with NEPA, Section 110

3. AREA OF POTENTIAL EFFECTS AND IDENTIFICATION OF HISTORIC PROPERTIES

4. METHODOLOGY FOR ASSESSING EFFECTS & TYPES OF EFFECTS

- Aspects of Integrity
- Physical Effects
- Visual Effects
- Other Effects

5. DESCRIPTION OF ALTERNATIVES

- Avenue Corridor
- Western End at Freedom Plaza
- Market Square and Indiana Avenue
- Eastern End at John Marshall Park and Meade Plaza

6. ASSESSMENT OF EFFECTS TO HISTORIC PROPERTIES

- Effects to National Historic Landmarks
- Effects to the Pennsylvania Avenue Historic Site
- Effects to the L'Enfant Plan
- Effects to Historic Districts
- Effects to Architect of the Capitol Heritage Assets
- Effects to Individually Listed Properties
- Summary Matrix

APPENDIX A: APE & HISTORIC PROPERTIES

APPENDIX B: VIEWSHED ANALYSIS

Draft Assessment of Effects – Summary of Effects

Physical Effects

- Narrowing the cartway and extending the sidewalks; replacing existing trees, pavers, and other specialty landscape and street furniture.
- Redesigning Freedom Plaza – removing existing paving, including dark and light stone depicting L'Enfant Plan.
- Redesigning Indiana Plaza – adding arcade structure; altering some areas of Market Square Park.
- Redesigning John Marshall Park – altering stepped terraces and other features.
- Redesigning Meade Plaza – moving Meade Statue to the north.
- At this phase of design, the full extent of physical effects cannot be fully known.

Visual Effects

- Visual effects to many properties due to physical changes.
- Viewshed analysis reveals that most visual effects are negligible to moderate; for some properties the full extent of visual effects cannot be fully known.
- The full extent of visual effects to the Avenue and other properties cannot be fully known. Corridor Alternative 1: With Poles has the potential to alter view of the U.S. Capitol from Pennsylvania Avenue.
- Alternatives at the Western End, Market Square, and Eastern End have the potential to affect setting of adjacent properties.

Draft Assessment of Effects – Summary of Determinations

Adverse Effects

FROM CORRIDOR ALTERNATIVES

1. Pennsylvania Avenue Historic Site

FROM WESTERN END ALTERNATIVES

2. Freedom Plaza

FROM EASTERN END ALTERNATIVE

3. John Marshall Park

Potential Adverse Effects

FROM CORRIDOR ALTERNATIVES

1. U.S. Capitol Building (Alternative 1 With Poles)
2. Mellon Park and Mellon Fountain

FROM WESTERN END ALTERNATIVES

3. Statue of Count Casimir Pulaski

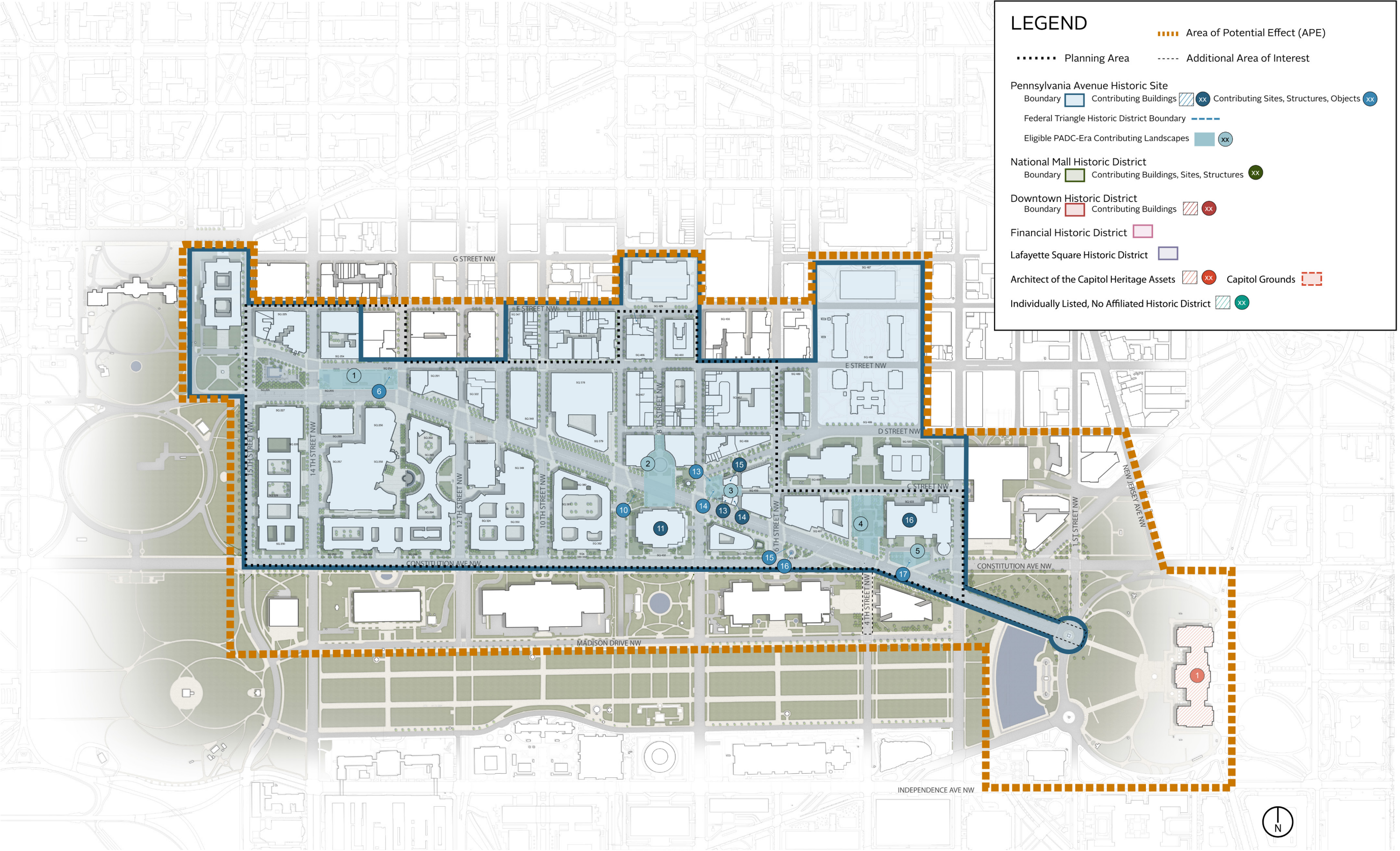
FROM MARKET SQUARE ALTERNATIVE

4. National Archives Building & Franklin Delano Roosevelt Memorial
5. Market Square Park
6. Indiana Plaza, Temperance Fountain, and Stephenson Grand Army of the Republic Memorial
7. National Bank of Washington, Central National Bank, and Gilman's Drug Store/Brady National Photographic Gallery

FROM EASTERN END ALTERNATIVE

8. Meade Plaza and Meade Memorial
9. E. Barrett Prettyman U.S. Court House

Draft Assessment of Effects – Summary of Determinations



Map showing the APE and the historic properties with a determination of adverse or potential adverse effect

Draft Assessment of Effects – Adverse Effects

1. Pennsylvania Avenue Historic Site

- Physical effects to Penn Ave corridor would diminish integrity of design, workmanship, and materials.
- At this phase of design, the full extent of physical and visual effects from the Corridor Alternatives (particularly the poles in Alternative 1) cannot be fully known and have the potential to diminish integrity of setting, feeling, and association.
- Other effects from the poor implementation of the Plan or future management of the Avenue may impact the Historic Site.



2. Freedom Plaza

- West End Alternatives would diminish integrity of design, materials, workmanship, feeling, and association.



3. John Marshall Park

- East End Alternative would diminish integrity of design, materials, workmanship, feeling, and association.



Top: Sidewalk along Penn Ave in front of FTC Building, looking northwest
Center: Freedom Plaza, looking east
Bottom: John Marshall Park, looking north

Draft Assessment of Effects – Potential Adverse Effects

1. U.S. Capitol Building (Alternative 1 With Poles)

- At this phase of design, the full extent of visual effects from Corridor Alternative 1: With Poles cannot be fully known and have the potential to diminish integrity of setting, feeling, and association.

2. Mellon Park and Mellon Fountain

- At this phase of design, the full extent of physical and visual effects from the Corridor Alternatives cannot be fully known and have the potential to diminish integrity, especially integrity of setting.

3. Statue of Count Casimir Pulaski

- At this phase of design, the full extent of visual effects from the Western End Alternatives, especially the options to construct a pergola adjacent to the Statue, cannot be fully known and have the potential to diminish integrity, especially integrity of setting.



Top: Rendering showing Corridor Alternative 1: With Poles along Pennsylvania Avenue between 9th and 10th Streets NW, looking southeast towards Capitol. Bottom: Pulaski Statue in Freedom Plaza, showing rendering of Western End Alternative 2: Diagonal Cartway with Option 2 (Pergola).

Draft Assessment of Effects – Potential Adverse Effects

4. National Archives Building & Franklin Delano Roosevelt Memorial

- At this phase of design, the full extent of physical and visual effects from the Market Square and Corridor Alternatives, cannot be fully known and have the potential to diminish integrity, especially integrity of setting.

5. Market Square Park

- At this phase of design, the full extent of physical and visual effects from the Market Square Alternative, cannot be fully known and have the potential to diminish integrity.

6. Indiana Plaza, Temperance Fountain, and Stephenson Grand Army of the Republic Memorial

- At this phase of design, the full extent of physical and visual effects from the Market Square Alternative, cannot be fully known and have the potential to diminish integrity.

7. National Bank of Washington, Central National Bank, and Gilman's Drug Store/Brady National Photographic Gallery

- At this phase of design, the full extent of visual effects from the Market Square Alternative, cannot be fully known and have the potential to diminish integrity, especially integrity of setting.



Top: Rendering showing Corridor Alternative 1: With Poles at Penn Ave and 9th NW, looking southeast towards the National Archives Building.
Bottom: Rendering of the Market Square Alternative, showing proposed arcade in Indiana Plaza .

Draft Assessment of Effects – Potential Adverse Effects

8. Meade Plaza and Meade Memorial

- The Meade Memorial will be relocated. At this phase of design, the full extent of physical and visual effects from the Eastern End Alternative, cannot be fully known and have the potential to diminish integrity.

9. E. Barrett Prettyman U.S. Court House

- Some site walls may be affected. At this phase of design, the full extent of physical and visual effects from the Eastern End Alternative, cannot be fully known and have the potential to diminish integrity.



Top: Rendering showing Meade Plaza, looking southeast towards U.S. Capitol.
Bottom: Rendering of John Marshall Park, with the Prettyman Court House on the right.

An aerial photograph of the U.S. Capitol building in Washington, D.C., under a cloudy sky. The Capitol's dome is prominent in the background. In the foreground, there are various government buildings, streets with cars, and green trees. A large, semi-transparent white rectangle is centered over the image, containing the title text in bold black letters with white outlines.

RESOLUTION OF ADVERSE EFFECTS WITH PROGRAMMATIC AGREEMENT

Programmatic Agreement

Programmatic Agreement (PA)

- A document that records the terms and conditions agreed upon to resolve the adverse and potential adverse effects of an undertaking.
- Consists of a preamble that defines the Project, summarizes the Project background and the findings of the Section 106 process.
- Includes stipulations that:
 - Assign roles and responsibilities to the Signatories
 - Enact avoidance, minimization, and/or mitigation measures, including future review processes to oversee design and implementation
 - Account for unanticipated discoveries and emergency-situation protocols
 - Establish processes for dispute resolution, adding amendments, and termination

Potential Mitigation To Be Considered

Minimization

- Continued coordination as Master Plan is implemented and the design of individual projects progresses to ensure effects to historic properties are minimized.

Mitigation

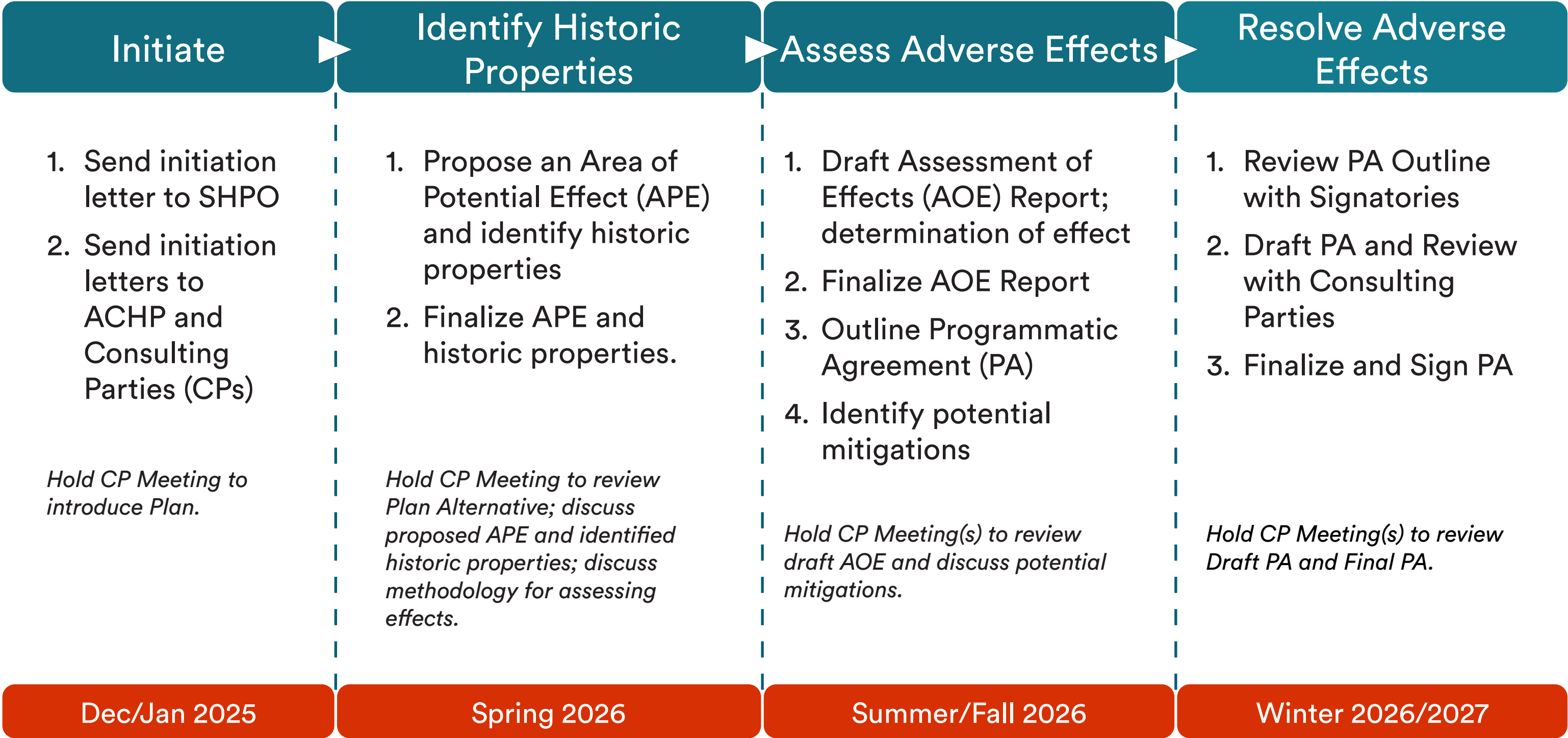
- Documentation of Avenue, Freedom Plaza, and John Marshall Park, prior to implementation of Plan.
- Implementation of a salvage plan to salvage and/or reuse elements.
- Interpretive displays or other methods of disseminating information about the history of Pennsylvania Avenue, specific buildings, or events that occurred along the Avenue.
- Revised NRHP documentation for historic properties with documentation that is over 30 years old, such as the Federal Triangle Historic District; revisions to the NRHP documentation of the Pennsylvania Avenue Historic Site.
- **Others?? We welcome your suggestions.**

An aerial photograph of Washington, D.C., showing a wide view of the city. The U.S. Capitol dome is prominent in the background, centered horizontally. In the foreground, there are various buildings, including a large white building with a red roof on the left and a large classical building with a red-tiled roof on the right. A wide, multi-lane road runs vertically through the center of the image. A semi-transparent white banner with the text "NEXT STEPS" in bold black letters is overlaid across the middle of the image.

NEXT STEPS

Section 106 Process – Next Steps

We are here.



Overall Project Timeline

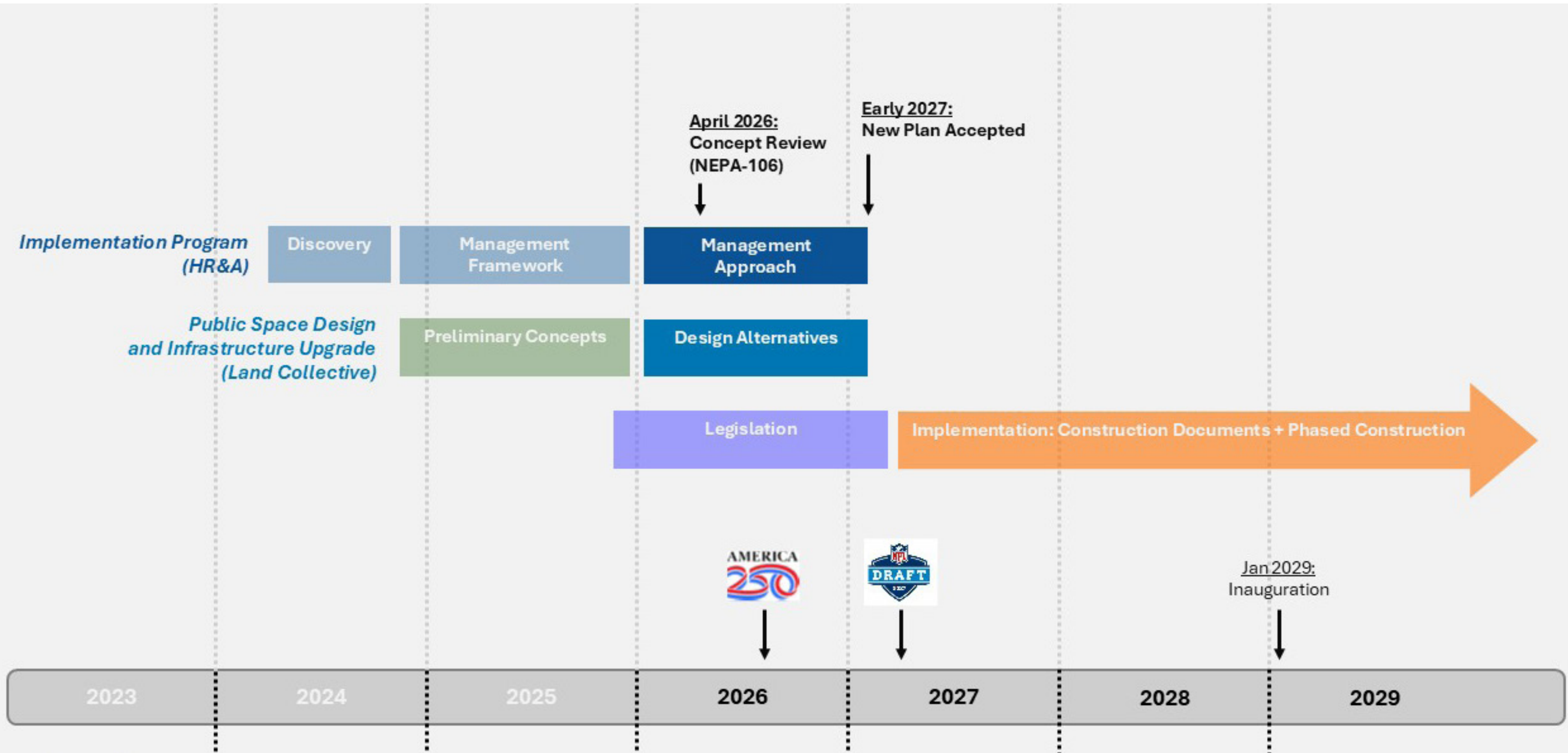


Image: National Capital Planning Commission

An aerial photograph of Washington, D.C., showing a wide view of the city. The U.S. Capitol building with its iconic dome is visible in the distance, centered in the upper half of the frame. The foreground is filled with various urban buildings, including a large classical-style building with a red-tiled roof on the left and a modern building with a flat roof on the right. A wide, multi-lane road runs vertically through the center of the image. The sky is overcast with grey clouds. A semi-transparent white rectangular box is overlaid across the middle of the image, containing the text "OPEN DISCUSSION" in large, bold, black capital letters with a white outline.

OPEN DISCUSSION

Image courtesy Architect of the Capitol

Questions & Comments



The Regulatory 30-day comment period ends **September 19, 2026**. Please submit comments to NCPC by that date.

Submit comments to Lee Webb at lee.webb@ncpc.gov

Thank you for your participation in this Section 106 process!