Pennsylvania Avenue Square Guidelines

Pennsylvania Avenue Development Corporation

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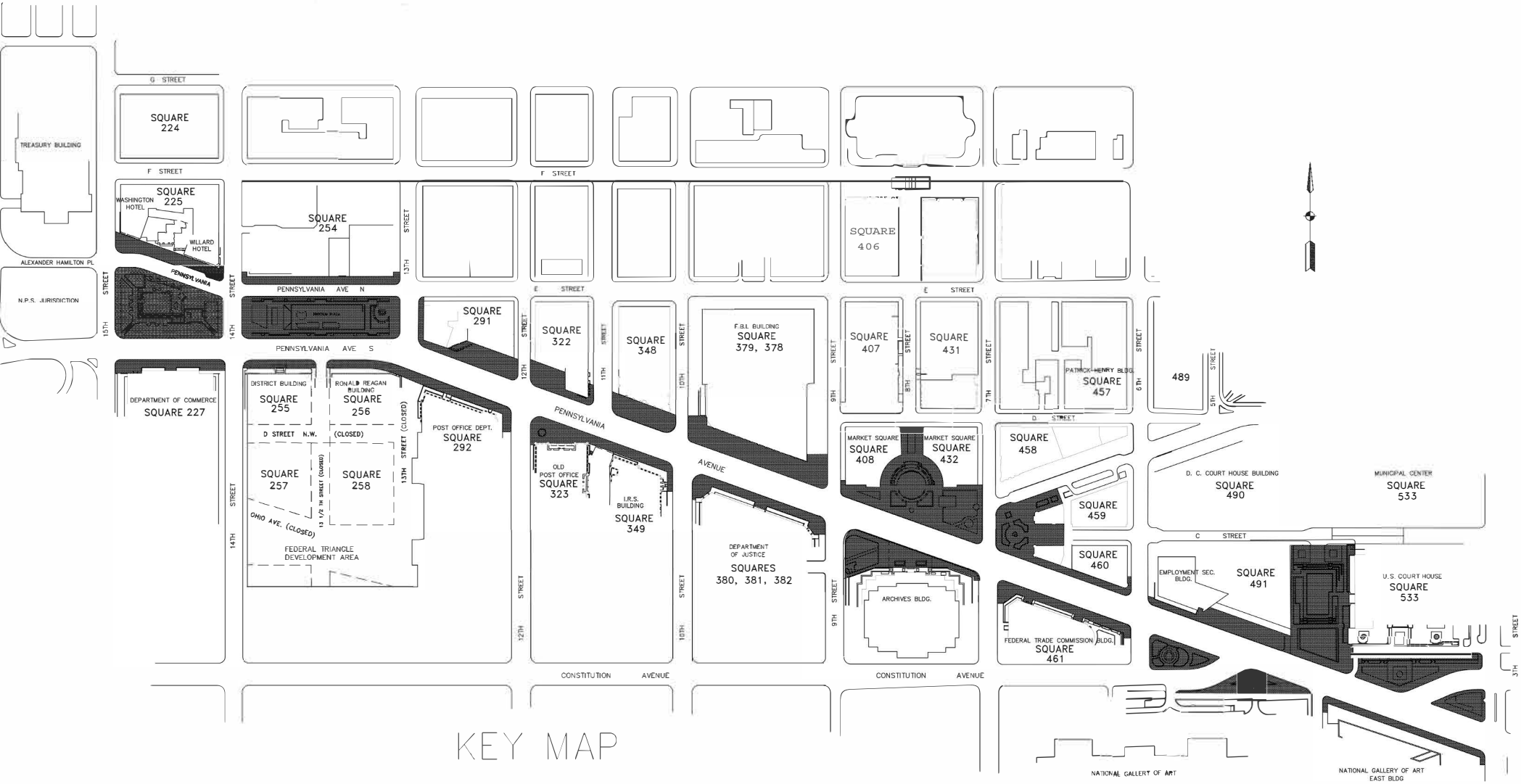
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TREASURY BUILDING
ALEXANDER HAMILTON PL
N.P.S. JURISDICTION
G STREET
SQUARE 224
F STREET
SQUARE 225
WASHINGTON HOTEL
WILLARD HOTEL
PENNSYLVANIA
15TH STREET
14TH STREET
SQUARE 254
13TH STREET
PENNSYLVANIA AVE N
PENNSYLVANIA AVE S
SQUARE 291
12TH STREET
SQUARE 322
11TH STREET
SQUARE 348
10TH STREET
F.B.I. BUILDING
SQUARE 379, 378
E STREET
SQUARE 406
SQUARE 407
9TH STREET
8TH STREET
SQUARE 431
7TH STREET
PATRICK HENRY BLDG.
SQUARE 457
6TH STREET
489
5TH STREET
D STREET
DEPARTMENT OF COMMERCE
SQUARE 227
DISTRICT BUILDING
SQUARE 255
RONALD REAGAN BUILDING
SQUARE 256
D STREET N.W. (CLOSED)
13TH STREET (CLOSED)
POST OFFICE DEPT.
SQUARE 292
SQUARE 257
SQUARE 258
13 1/2 TH STREET (CLOSED)
OHIO AVE. (CLOSED)
FEDERAL TRIANGLE DEVELOPMENT AREA
PENNSYLVANIA AVENUE
OLD POST OFFICE
SQUARE 323
I.R.S. BUILDING
SQUARE 349
DEPARTMENT OF JUSTICE
SQUARES 380, 381, 382
MARKET SQUARE
SQUARE 408
MARKET SQUARE
SQUARE 432
ARCHIVES BLDG.
SQUARE 458
SQUARE 459
SQUARE 460
FEDERAL TRADE COMMISSION BLDG.
SQUARE 461
D. C. COURT HOUSE BUILDING
SQUARE 490
MUNICIPAL CENTER
SQUARE 533
C STREET
EMPLOYMENT SEC. BLDG.
SQUARE 491
U.S COURT HOUSE
SQUARE 533
CONSTITUTION AVENUE
NATIONAL GALLERY OF ART
NATIONAL GALLERY OF ART EAST BLDG
KEY MAP

APPENDIX A
DEVELOPMENT CONTROLS

Part 1-1 SUBSTANTIVE CONTROLS

1-1.1 Heights of Buildings and Structures

(a) Buildings along the north side of Pennsylvania Avenue from Third Street to Ninth Street shall have a uniform height of 90 feet, measured plumb from finished grade level at the middle front of the building to the highest point of the facade. Roof structures may be erected to the height of 110 feet behind a line 45 degrees from the horizontal starting at the 90 foot elevation mark on the facade.

(b) Buildings in squares 407, 408, 431, 432, 458, 459, 460 and the western half of square 457, to the extent that they are part of the perimeter of the housing and mixed-use development shown on the Land Use Map, No. G-21, shall have a height uniform with that prescribed in Section 1.1 (a), projected back in a horizontal plane from the new building line along Pennsylvania Avenue. The inner portions of these blocks shall step down to lower heights, as generally depicted on Corporation drawings, Nos. DC 36, DC 37 and DC 38. Buildings in the eastern half of square 457 shall not exceed 110 feet in height measured vertically from curb level opposite the middle of the front of the building to the highest point of the roof or parapet.

(c) Buildings in square 406 shall not exceed the height of the Tariff Commission Building, except that behind a line 25 feet in back of any building face (the line to be projected parallel to the plane of the building face), building heights may be increased to 85 feet, measured from the curb level at the center of the block along Eight Street to the highest point of the roof or parapet.

(d) Buildings along the north side of Pennsylvania Avenue from Ninth Street to Eleventh Street shall not exceed 110 feet in height, inclusive of roof structure, measured vertically from the curb level opposite the middle front of the building.

(e) Buildings along the north side of Pennsylvania Avenue from Eleventh Street to Fifteenth Street shall not exceed 135 feet in height inclusive of roof structures, measured from the curb level opposite the middle front of the building.

(f) Buildings or portions thereof 100 feet, or more, north of the new building line along the north side of Pennsylvania Avenue between Ninth Street and Fifteenth Street may have a maximum height of 160 feet, exclusive of roof structures, the height to be measured plumb at the new building line on Pennsylvania Avenue.

(g) Exceptions to the maximum or uniform building heights prescribed in paragraphs (a) through (f) may be granted by the Corporation, to the extent permitted by law, for existing buildings selected for retention in the development area, and for such other buildings as special circumstances in the view of the Corporation may warrant. Exceptions for buildings lower than the uniform heights prescribed will be granted for buildings newly proposed for construction, when such proposed buildings are not to be located on corner sites. No exceptions to the maximum heights prescribed will be granted, except for existing buildings.

1-1.2 Building Setbacks

(a) Buildings along the north side of Pennsylvania Avenue from Third Street to Seventh Street and from Ninth Street to Fifteenth Street shall be set back 75 feet from the existing curb line of the Avenue, measured horizontally (zero slope) along a line 90 degrees to the center line of the Avenue. The foregoing setback shall constitute the new building line for said portions of Pennsylvania Avenue. The Corporation may permit buildings to be set back from the new building line, but only in the center of blocks, not on corner sites. New construction to project in front of the new building line may be permitted when the construction is to be adjacent to an existing building selected for retention, which itself projects in front of the new building line, and the proposed projection's construction is necessary to complete unfinished portions of the existing building. To the extent feasible, the new construction to complete the existing building shall match stringer course lines, window lines, and any other dominant architectural features of the existing, adjacent building.

(b) Buildings along the north side of Pennsylvania Avenue from Seventh to Ninth Street shall be set back to a building line drawn perpendicular to and between Seventh and Ninth Streets, which line shall be 630 feet south of the south curb of E Street at its intersection with Seventh Street.

(c) Buildings along other streets in the development area may be constructed to the existing building lines. In addition, the projection over public space of the Presidential Building is permitted to the same extent on any other buildings along the east side of Twelfth Street, between Pennsylvania Avenue and E Street. Other air rights construction may be approved by the Corporation, but such construction shall not be permitted to project in front of the new building line along Pennsylvania Avenue.

1-1.3 Pedestrian Walkways

(a) Arcades should be provided continuously along the north side of Pennsylvania Avenue, behind the new building line, from Fourth Street to Fourteenth Street.

(b) The construction of an upper pedestrian level, similar to that of the Presidential Building, is encouraged for all buildings to be constructed from Tenth Street to Thirteenth Street along the north side of Pennsylvania Avenue.

1-1.4 Floor Area Ratios

(a) The maximum permissible floor area ratio in the part of the development area to the west of Tenth Street shall be 10.0; except that: (i) Buildings and other structures in Square 225 shall have an FAR not in excess of 7.5; and (ii) Buildings and other structures in Squares 291, 322, and 348 may have an FAR of 11.0; Provided, That the extra FAR of 1.0 herewith provided is used for residential apartments.

(b) The maximum permissible floor area ratios in the part of the development area to the east of Ninth Street shall be as follows: (i) in Squares 407, 408, 431, 432, 458, 459, 460 and the western half of 457 maximum FAR shall be 4.0 (any subsurface construction for the use of the National Archives shall not be computed in determining the allowable FAR); (ii) in the eastern half of Square 457 the maximum FAR shall be 8.5; (iii) in Square 491 the maximum FAR shall be 6.5; and (iv) in Square 406 the maximum FAR shall be 5.0.

1-1.5 Design and Materials

(a) The quality of design and materials used for buildings and other structures, and improvements within the development area shall be natural and of the best quality, consistent with the importance of Pennsylvania Avenue as the nation's ceremonial boulevard. Buildings and other structures shall be designed and constructed to relate harmoniously to each other and to existing buildings to remain on both sides of the Avenue.

(b) Sloped roofs must be tile covered consistent in color range with that of existing buildings on both sides of Pennsylvania Avenue. All metal trim, window and door frames shall be of a dark color.

1-1.6 Lighting, Paving and Landscaping

(a) All outdoor public areas shall conform to applicable plans of the Corporation. Exterior areas shall be a logical design extension of the building itself, and compatible, natural paving materials of the best quality shall be used.

(b) Lighting fixtures for general illumination shall be of a concealed source. Metal housings for such fixtures and standards shall be of a medium Duranodic Bronze finish.

(c) Street furniture, e.g. waste baskets, benches, shall be of a consistent design throughout the development area compatible with design standards established by the Corporation.

(d) Lighting, paving and landscaping of Pennsylvania Avenue shall be consistent with the Special Street Plan for Pennsylvania Avenue on file with the National Capital Planning Commission, as modified by the Corporation.

1-1.7 Signs

(a) The design and placement of signs and their lighting should be thoroughly studied to achieve a pleasing result. In general, a company's logo of graphics can be used, provided that scale, color, lighting and visibility are well handled.

(b) Location of signs shall be limited to two areas – the building facade and near the entrance of buildings. The facade sign should be the primary identification and shall be so located as to relate well with the architecture of the building and street visibility. No sign shall project more than six inches from the building wall. Entrance signs should be directional in nature and define primarily the entrance; and, therefore, its design should be restrained.

(c) Internally illuminated signs shall have the logo transparent and the background opaque. The colors will be restricted in a dark background with light graphics. Any illumination of signs or building graphics shall be by white light only.

(d) Arcade signage for individual shops shall be of a consistent thematic scheme of character, graphics, materials and lighting.

(e) Roof signs, signs with moving parts, and signs with flashing illumination are prohibited.

(f) Nonconforming signs and building graphics shall be phased out over a specified period of time.

Part 1-2 USES

1-2.1 No building or premises shall be used and no building shall be erected or altered which is arranged, intended, or designed to be used except for one or more of the uses listed as follows:

(a) Amusement enterprise
Apartment building
Artist Studio

Assembly hall, auditorium, or public hall
Bar or cocktail lounge
Clinic for humans
Church
Collection station for dry cleaning, dyeing, or laundry
Community Center building
Convalescent or nursing home
Dental laboratory
Department store
Dressmaking shop
Electric substation
Embassy
Hotel
Laundry, self-service, not more than 20 machines
Laundry or dry cleaning establishment
Library
Multiple dwelling-new construction
Museum or Art gallery
Natural gas regulator station
Newsstand
Office—any purpose
Office of professional person
Parcel delivery services
Park
Parking garage
Parsonage, vicarage or rectory
Philanthropic or eleemosynary institution
Playground
Public utility pumping station
Radio or television broadcasting studio
Religious reading room
Row dwelling
School – private other than trade
Public transportation station or depot
Sunday school building
Swimming pool
Telephone exchange
Temporary building for construction industry
Theater, including motion picture theater
Transportation right-of-way
Underground conduit or pipeline

(b) In addition to the above, the following general uses are permitted: (i) Sales – general merchandise, food, apparel and accessories, furniture, home furnishings and equipment, and hardware; and (ii) Services – finance, insurance and real estate, personal services, business, repair (except auto and marina), professional, governmental and educational.

Part 1-3 CORPORATION REVIEW PROCEDURES

1-3.1 Requirement of Certification by the Corporation

(a) No agency or instrumentality of the Federal or District of Columbia Governments shall undertake the erection, construction, conversion, or alteration of any structure within the development area except upon prior certification by the Corporation that such action is consistent with the carrying out of the development plan and in accordance with the regulations of this Chapter.

(b) The District of Columbia Government or an agency or department thereof, shall not issue any building permit for the proposed erection, construction, conversion or alteration of any structure within the development area until after having received certification in writing from the Corporation that the proposed action is in compliance with the development plan and the regulations of this Chapter.

(c) The District of Columbia Government, or an agency or department thereof, shall not issue a certificate of occupancy in accordance with Section 8104 of the Zoning Regulations of the District of Columbia, in force as of the effective date of these regulations, for any structure for which the erection, construction, conversion or alteration required the issuance of a certification of compliance by the Corporation; until the Corporation notifies the appropriate District of Columbia official in writing that a certificate of occupancy may issue.

1-3.2 Approval of Project Plans by Corporation

(a) A Government agency or private party hereafter, "applicant", proposing the erection, construction, conversion, or alteration of any building or other structure within the development area shall submit the following items to the Corporation as application for approval of the project: (i) A finished site plan showing the location and external dimensions of all buildings and other structures, utilities and other easements, walkways, driveways, plazas and open spaces; (ii) Typical floor plans and architectural elevations for all open sides of each building; (iii) A circulation plan, including pedestrian and vehicular access ways and areas devoted to parking and loading; (iv) A development schedule showing for each building: the lot area, FAR, height, total gross floor area, gross ground floor area, percentage of lot occupancy, proposed uses, the FAR and gross floor area devoted to each use, and the number of off-street parking spaces and loading spaces devoted to each use; (v) A landscape plan showing all existing grades, landscaping to be retained, and all new grades, planting and landscaping; and, (vi) A detailed statement, drawings, and other information necessary for understanding the design characteristics or other amenities which are to be provided by the project.

(b) No application shall be processed until all the required information is furnished.

(c) Within 30 days of receipt of the completed application, the Corporation shall review the application, holding such conferences and consultations with the applicant or his agents as are deemed desirable by the Corporation. The Corporation shall review the application to determine whether or not the proposed project is in conformity with the development plan and implementing regulations of this Chapter. Before the expiration of the 30 days, the Corporation may either: (i) reject the application with prejudice, in which case the applicant may not proceed with the implementation of the proposed project; or (ii) reject the application without prejudice, in which case the applicant will be informed of suggested major modifications to bring the application into conformity with the requirements of the development plan. In this instance if the applicant wishes to pursue his proposals further, he must make the changes recommended and resubmit the application as if it were a new application; or (iii) conditionally approve the application and transmit the application to the Commission of Fine Arts.

(d) If after the receipt of an application the Corporation determines that the proposals for the project are generally satisfactory, but that certain changes should be made and further consultations with the applicant are necessary, and that the applicant needs additional time to consider and work up the changes, the time for action specified in paragraph (c) may be extended an additional 60 days, with the written concurrence of the applicant.

(e) Immediately after conditionally approving an application pursuant to subparagraph (c)(iii), the Corporation shall transmit the application, together with any appropriate comments, to the Chairman of the Commission of Fine Arts. The Commission shall have 30 days from transmittal to review and return to the Corporation the plans contained in the application, insofar as they relate to height and appearance, color, and texture of the materials of exterior construction, and overall aesthetic effect of any building or other structure. The Commission may make such comments and recommendations as it deems to be advisable.

(f) Within 15 days of return to the Corporation of the application by the Commission of Fine Arts, the Corporation shall, having given due consideration to any recommendations of the Commission, issue to the applicant either a certificate of compliance with the development plan, or a rejection without prejudice pursuant to subparagraph (c) (ii).

(g) Whenever the District of Columbia Government receives an application for a certificate of occupancy subject to section 1-3.2(c), it shall transmit such application to the Corporation, which shall promptly review the application for conformity with the development plan and advise the transmitting official as to whether the certificate should issue.

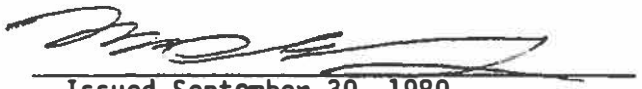
(h) All determinations made and issued by the Corporation pursuant to paragraphs (c), (f), and (g), shall be in writing and signed by the Executive Director of the Corporation as the officer charged with the authority to make such determinations.

1-3.3 Applicant's Right to Hearing

Any applicant aggrieved by a denial of a certificate of compliance pursuant to Section 1-3.2 (c)(i), or a denial of approval for the issuance of a certificate of occupancy may appeal such decision to the Board of Directors of the Corporation. If such an appeal is sought, notification of appeal must be submitted to the Executive Director of the Corporation in writing within 30 days of receipt by the applicant of the determination to be appealed. The Board of Directors shall hear the appeal at the next scheduled meeting of the Board; *Provided,* that such meeting takes place more than 30 days after the filing of notice of appeal. If the next meeting is scheduled within 30 days of the notice of appeal, the hearing, at the appellant's option, shall be at the meeting next hereafter; *Provided,* that the appellant shall have a hearing within 90 days of filing a notice of appeal.

PENNSYLVANIA AVENUE DEVELOPMENT CORPORATION
425 THIRTEENTH STREET N.W. WASHINGTON D.C. 20004

Square Guidelines: SQ. 225



Issued September 30, 1980
Max N. Berry, Chairman

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GUIDELINES GOVERNING APPROVAL OF DEVELOPMENT PROJECTS

In order to ensure that development within the jurisdiction of the Pennsylvania Avenue Development Corporation ("the Corporation") is implemented in accordance with The Pennsylvania Avenue Plan - 1974, ("the Plan"), the Corporation has promulgated design and development guidelines which set forth the Corporation's intent with regard to the design and planning of development projects. In addition to these guidelines, there are other policies, plans, programs, regulations, and guidelines which will control development under the Corporation's jurisdiction. This regulatory structure is briefly described below.

1. General Guidelines and Uniform Standards for Urban Planning and Design of Development Within the Pennsylvania Avenue Development Area (36 CFR 910) (the "General Guidelines"):

General Guidelines are applicable to all squares and indicate the Corporation's overall intent with regard to design and development. The General Guidelines include a summary of the Plan's goals and objectives, a description of design and development criteria uniformly applicable to all squares, and a glossary of terms used in the General and Square Guidelines.

2. Square Guidelines:

Square Guidelines are applicable to an individual square, or group of squares, and indicate the Corporation's specific intent with regard to design and development. The Square Guidelines include specific guidelines and controls for such items as minimum development parcels, building massing, uses, historic preservation, servicing, and pedestrian features.

3. Miscellaneous Policies, Programs, Regulations, and Guidelines:

(a) Historic Preservation Plan

(b) Energy Guidelines

(c) Side Street Improvements Program

(d) Pennsylvania Avenue Lighting Plan

(e) Criteria and Guidelines for Lighting of Private Development

(f) Public Improvements Program

(g) Policy on Environmental Quality and Control (36 CFR 907)

(h) Affirmative Action Policy and Procedures (36 CFR 906)

(i) Policy and Procedures to Facilitate the Retention of Displaced Businesses and Residents in the Pennsylvania Avenue Development Area (36 CFR 908)

(j) Policy Statement for Permanent Art in Public Spaces

NOTE:

ANTICIPATED DEVELOPMENT

The Corporation has entered into a Lease Agreement with Willard Associates to develop the portion of Square 225 described as "Parcel A/B" in these Guidelines. This agreement is in accordance with the terms of a Development Prospectus issued by the Corporation on April 1, 1978, and the subsequent selection of Stuart S. Golding and the Fairmont Hotel Company (Willard Associates) as the developers for the offered site.

These Square Guidelines are consistent with the 1974 Plan and generally consistent with the Planning and Design Objectives and Criteria contained in the Prospectus. However, since the Prospectus was issued prior to the establishment of the regulatory system of which these Guidelines are a part, the Corporation's final approval of Willard Associates' development proposal for Square 225 will be based upon compliance with the executed Lease and the Prospectus.

All other development projects on Square 225, including future proposals for Parcel C, or other proposals for Parcel A/B, will be subject to these Guidelines and the regulatory system described herein.

GENERAL CRITERIA

Development on Square 225 is of special importance to the entire Pennsylvania Avenue development area because the Square contains two major landmark buildings, the Willard and Washington Hotels, and is prominently located adjacent to the Treasury Building and three major public parks. The square occupies a pivotal position on the ceremonial route between the Capitol and the White House, and helps to anchor the ends of both Pennsylvania Avenue and F Street.

Under the 1974 Plan and the Historic Preservation Plan, both the Willard and Washington Hotels will be preserved in place. The Willard, which has been vacant since 1968, will be restored as a symbol of the revitalization of Pennsylvania Avenue. It should be treated with great care and sensitivity to its historic and architectural significance, and should once again operate as a high-quality hotel with shops, lounges, and restaurants creating a center of activity on its ground levels.

Renovation or modification of the Washington Hotel should also be of a high standard. Particularly important are restoration of the murals on the facades and, if possible, modification of the ground floor public spaces to create a better integration with new expected pedestrian activity on the perimeter sidewalk. This could be accomplished by reinstalling the original ground floor windows along F Street, and adding pedestrian amenities such as sidewalk cafes. The rooftop restaurant and terrace, with its spectacular view of the White House, Ellipse, and the Mall, is also a uniquely valuable asset of the Washington which deserves special attention in any renovation project.

New development on the square will consist of complementary infill construction between the Willard and Washington Hotels. The architectural design of this new development should be of the highest quality and should be compatible in appearance with the adjacent buildings. When redevelopment is complete, the entire square should be a visually harmonious and functionally integrated complex of hotels, shops, and related uses.

The Pennsylvania Avenue sidewalk adjacent to Square 225 will be widened and relandscaped as part of the Corporation's public improvements program. F Street adjacent to the square will be specially treated in accordance with the Corporation's Side Street Improvement Plan. Development on Square 225 should be designed to emphasize the pedestrian character of F Street and to minimize the negative effect of vehicular traffic. The arrangement of uses on the ground levels of development should be compatible with and reinforce pedestrian activity along F Street. It should also encourage pedestrian movement from F Street through the development to the widened Pennsylvania Avenue sidewalk and Pershing Park. The completed complex of hotels on Square 225 should operate as a 24-hour center, generating lively activity on the sidewalks and in the adjacent parks.

SPECIFIC CRITERIA

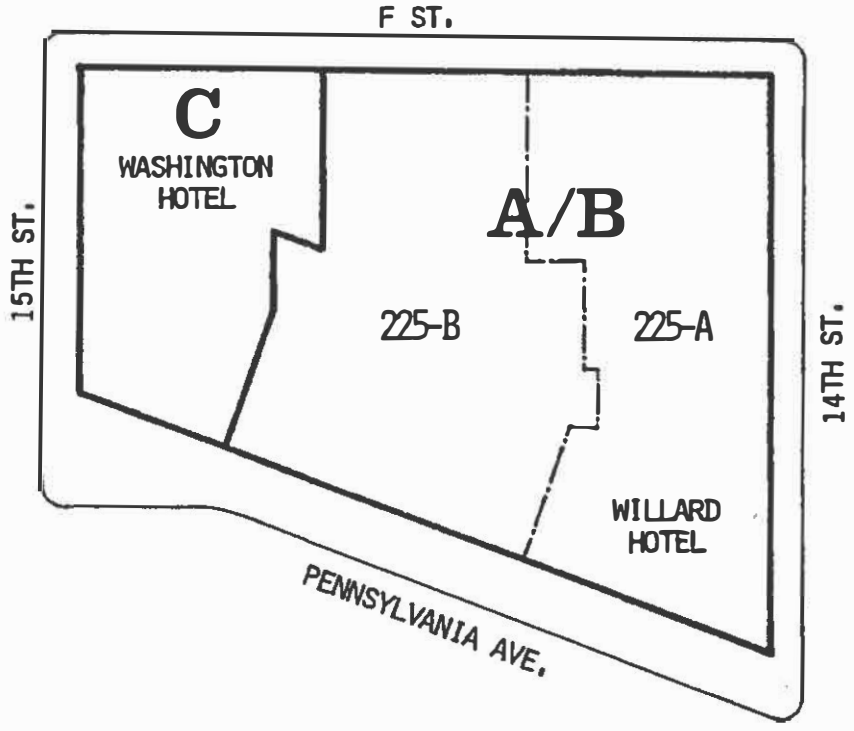
1. Development Parcels

Square 225 shall be developed as no more than two development parcels, as follows (see diagram 1):

Parcel A/B: Parcel 225-A (Willard Hotel); and
Parcel 225-B (remainder of Square 225 between Willard and Washington Hotels, including the existing alleys)

Parcel C: Washington Hotel

Diagram #1



2. Comprehensive Planning & Design

The exterior design of new development on Square 225 shall harmonize with the existing buildings to remain on the Square, and shall relate to Pershing Park and the F Street shopping mall. Parking, loading, and pedestrian features for the entire Square shall be comprehensively planned, in accordance with the following specific provisions:

a. Parking facilities located on Parcel A/B shall serve both the Willard and Washington Hotels.

b. Development on Parcel A/B shall provide adequate loading facilities for the Washington Hotel.

c. Development on Parcel A/B shall be designed to accommodate those modifications to the fire egress facilities of the Washington Hotel which are required in order to accomplish alley closing on Square 225.

3. Height of Development

The maximum height of development shall be the maximum permitted by D.C. Zoning Regulations, or the full height of the Willard Hotel. The maximum height of development shall be exclusive of roof structures, and shall be measured from the Pennsylvania Avenue curb at the midpoint of the development parcel. At the level of the Willard's cornice line, new development shall be set back at least 50 feet measured perpendicular to the Pennsylvania Avenue building line before it rises to the maximum height.

4. Build-to Line

Build-to lines are established along the entire length of all street right-of-way lines on the square, except that along Pennsylvania Avenue the Corporation may consider alternative design proposals which incorporate variations to the build-to line.

5. Build-to Height

Along the Pennsylvania Avenue build-to line on Parcel 225-B, a build-to height is established at the approximate height of the Washington Hotel.

6. Roof Structures

Roof structures should be located wherever possible so that they are not visible from the street. All roof structures should be attractively designed as integral parts of the overall building composition. The designer should treat roof structures as positive elements in terms of the building massing and architectural expression, rather than attempting to meet only the minimum requirements specified in D.C. Zoning Regulations. Visible roof structures should maintain the same quality of materials, design interest, and architectural detail as other parts of the building facade.

Roof structures including mechanical and elevator penthouses are permitted to exceed the maximum height of development by 18½ feet, provided that they are set back from edges of the roof a distance equal to twice their height and are designed so as not to detract from the appearance of the Willard's mansard roof.

No roof structures are permitted on the 50-foot roof setback at the level of the Willard's cornice line, but architectural embellishments and seasonal or temporary structures incidental to rooftop use shall be permitted.

7. Subsurface Restrictions

Vaults are permitted under public rights-of-way. Vault locations and configuration shall be consistent with the Corporation's public improvements program, Side Street Improvement Plan, and other applicable plans and programs.

Vaults shall comply with the following provisions:

A Along Pennsylvania Avenue, vaults shall be at least 7 feet below the sidewalk and shall not extend within 20 feet of the curb.

B. Along F Street, vaults may extend up to 12 feet, but shall not extend within 10 feet of the curb.

C. Existing vaults adjacent to the Willard Hotel along 14th Street shall, if possible, be modified to allow one row of trees to be planted along 14th Street.

The location and layout of electrical transformers in public space shall be subject to a special review by the Corporation. Electrical transformer vaults are not permitted within the Pennsylvania Avenue sidewalk. Where possible, all connections to water, gas, telephone, electric, and sewer lines shall be from 14th or 15th Streets.

8. Special Design Requirements

The architects of developments on Square 225 are expected to work closely with the Corporation in treating the following critical design elements:

- restoration and renovation of the Willard and Washington Hotels, including facade restoration, treatment of interior public spaces, and the relationship between ground floor uses and sidewalk activity;

- facade design of new development in relation to existing buildings to remain on Square 225;

- the retail plan, in terms of the type and size of stores, and their relation to exterior public spaces;

- the pedestrian environment created at the ground level by various types of ground floor and sidewalk uses, the accessibility of interior spaces to pedestrians, and the physical design of the building face and sidewalk;

- ground level storefronts and building entrances in relation to the Pennsylvania Avenue and F Street sidewalks;
- treatment of the 14th and 15th Street sidewalk, in accordance with the Side Street Plan;
- special treatment of the F Street roadway and sidewalks, in accordance with the Side Street Plan;
- location and design of off-street loading and parking entrances;
- design of a through-square connection and courts, if provided; and,
- design of roof structures.

9. Uses

Hotel, office, and retail uses are permitted on Square 225; hotels will be the dominant use. Residential use will also be considered.

The ground floor of development shall be primarily devoted to retail, entertainment, restaurant, and hotel-related uses that will encourage lively activities at the street level. Uses which generate a low level of activity or engage in business for a limited period of time during the day are discouraged along the Pennsylvania Avenue and F Street ground level frontages.

Retail spaces on the ground level fronting on streets or pedestrian-related passages shall be directly accessible from those areas, except where this is inconsistent with historic preservation aspects of development.

Rooftop uses such as cafes, restaurants, gardens, and recreational uses are permitted and encouraged.

10. Pedestrian Features

A north-south through-square connection is recommended between F Street and Pennsylvania Avenue.

A court is recommended between the Willard Hotel and new development on Parcel 225-B. The court should be adequate in size to allow a reasonable amount of natural light into adjoining hotel rooms and office spaces, and should be designed to accommodate activity-generating uses. It may be covered with transparent or translucent material for year-round use.

Internal pedestrian linkages are recommended between the Willard and Washington Hotels and the public spaces of new development on Parcel 225-B, provided that these linkages do not adversely affect the architectural integrity of the hotels' public spaces, particularly Peacock Alley and its adjacent rooms.

Weather protection is required along F Street, where consistent with historic preservation aspects of development, and is recommended along other street frontages. It is recommended that the original canopies at the F Street, 14th Street, and Pennsylvania Avenue entrances to the Willard Hotel be replicated and reinstalled.

Sidewalks on 14th, 15th, and F Streets shall be redeveloped in a manner consistent with the Corporation's Side Street Improvement Plan.

11. Historic Preservation

Every reasonable effort should be made to provide a compatible use of the Willard Hotel that will require minimum alteration to the building. The following areas of the building will be restored to the original appearance of 1904:

A. the Pennsylvania Avenue facade
B. the 14th Street facade
C. the F Street facade (exclusive of the 1925 addition)
C. the mansard roof.

In addition to restoring the facades and the mansard roof, the following elements of the building shall remain in their original locations and keep their general configuration:

- Peacock Alley
- The Pennsylvania Avenue entrance
- The F Street entrance
- The suites located at the southeast corner of the building on the second through ninth floors.

12. Curb Cuts

Curb cuts are not permitted along Pennsylvania Avenue. A single curb cut is permitted along F Street, with a minimum number of access lanes serving the consolidated parking and loading facilities for the entire square.

13. Off-Street Loading

Development on Parcel 225-B shall provide a consolidated off-street loading facility serving the entire square. No off-street loading berth shall abut any sidewalk.

Square 226
and
Freedom Plaza
(formerly Western Plaza)

DEPARTMENT OF THE INTERIOR'S RECOMMENDATIONS FOR WESTERN PLAZA AND THE PERSHING MEMORIAL (Square 226 - 14th Street, Pennsylvania Avenue, 15th Street, E Street, E Street, N.W.)

Square 226

Gross Area - 89,973 square ft.

Building envelope - 600,00 sq. ft. (based on design standards for the Federal Triangle buildings for setback and height - cornice 90' ht., roof 130' ht.)

Use - historically occupied by private residential and later commercial buildings - now a landscaped park managed by NPS-NCP.

Administrative History:

1928 - site purchased by U.S. Government and buildings demolished for Federal Building site - not occupied by Department of Commerce building as proposed. Used for temporary War Information Center during World War II.

1956 - Congress authorized a memorial to General Pershing.

1957 - NCPC approved American Battle Monuments Commission (ABMC) choice of this site for Pershing Memorial.

1959 - Commission of Fine Arts approved Pershing Memorial Site Plan and Design Concept by Wallace Harrison.

1960's - Pennsylvania Avenue planning required reconsideration of plans for Pershing Memorial.

1966 - Congress authorized Pershing Memorial on Square 226. Design revisions and resubmissions to Commission of Fine Arts required.

June 1974 - Commission of Fine Arts rejected latest Harrison design previously approved by PADC.

Proposed Use

PADC plans Pershing Memorial as a landscape treatment with small plaza oriented toward Pennsylvania Avenue and the space between the Willard an Washington Hotels. Western Plaza is otherwise to be defined as a planne square.

Secretary of the Interior recommends construction of a building on Squar 226 to define the rectangular space of Western Plaza (E Street, 13th Str E Street, 14th Street) and to focus on the view of the portico of the U.S Treasury from this plaza, the portico being sufficiently monumental to terminate the vista from Pennsylvania Avenue.

Along the "Grand Avenue" Western Plaza is the only square of the origina three (Eastern at 3rd Street, Central or Market Square at 8th Street, ar Western at 13th Street) planned by L'Enfant and modified by Ellicot to survive intact.

Building Use - Hotel development as an annex to the Willard or as a new hotel would bring a 24-hour high activity function in a key area of downtown. (PADC market consultants do not believe additional hotel rooms could be absorbed in the near future.)

Private commercial development for office use with retail use on lower floors and residential use on upper floors would be the best and highest use of Square 226, per PADC studies of design and economics.

Government Office Use - U.S. Treasury Department needs space near Main Treasury. This square was purchased for use as Government office space, but this use would be the least desirable choice unless retail space and public activities were permitted on the lower floor.

Planning Considerations

The construction of a building on Square 226 would meet all eight planning objectives of PADC (attached).

Reinforcement of the historic plan of Washington can be achieved by creating a rectangular space as a public square at Western Plaza, defining the line of Pennsylvania Avenue between 14th and 15th Streets and providing an edge for the Presidential Park by closing the east side of 15th Street between Pennsylvania Avenue and E Street.

Western Plaza can be defined as a square by the alignment of all building facades, the plantings and paving patterns with the rectangular grid formed by E Street, 13th, 14th, and E Street. Traffic patterns can be simplified to permit the flow of Pennsylvania Avenue and E Street traffic through the square. The PADC proposed 50-foot setback on the north side of the square will provide additional pedestrian use space.

The line of Pennsylvania Avenue between 14th and 15th Streets can be best defined with a building which would close the western edge of the Plaza and focus the vista along the Avenue to the portico of the U.S. Treasury. This opening and closing of urban spaces of the Plaza and streets is an important feature of the L'Enfant Plan for Washington.

The edge of Presidential Park along 15th Street would be reinforced by a continuous facade of buildings if a new building were built on Square 226. Sherman Square would be better defined as a space withi the Presidential Park and as a foreground to the U.S. Treasury with a building that restricted the view to the east.

The relocation of Pershing Memorial will be required before a buildi can be planned on Square 226. This will require new authority by Congress.

A location in Western Plaza and the designation of this space as Pershing Square is the relocation site preferred by the Department of the Interior. Such use of existing squares follows the precedent use and naming of other circles and squares planned by L'Enfant. Other sites for the Pershing Memorial are available if this site is not suitable.

The concurrence in principle for the new site for the Pershing Memorial and building on Square 226 should be obtained from NCPC, Commission on Fine Arts, ABCM, and the D.C. Government prior to requesting legislative action by Congress.

Loss of open space will occur if a building is constructed on Square 226; however, there will be a net gain of open space in the PADC plan proposal. This new open space will be distributed throughout the development site. The nearby open spaces of the Presidential Park and the Federal Triangle are now under-utilized and potential for open space use would more than offset the loss of the park in Square 226.

The definition of Western Plaza as an urban space and its designatior as Pershing Square presents a unique opportunity to enhance the civic design of Washington. The construction of a building on Squai 226 is an element of this design. It is desirable to close the western edge of the Plaza to redefine the line of Pennsylvania Avenue between 14th and 15th Streets and focus on the U.S. Treasury as a western terminus of the street.

Attachment

Defining a land use plan for the Avenue is a difficult task, requiring careful attention diverse objectives that must be met in this sensitive and unique location. The gener objectives that formed the basis for planning are:

1. Making the Avenue function as a bridge, not a barrier, between the monument Federal core to the south and the City's downtown to the north.

2. Reinforcing the Avenue's special role as the physical and symbolic link betwee the White House and the Capitol.

3. Bringing new economic life—jobs, shopping, and business opportunities — to th Avenue, while reinforcing existing economic activity along the Avenue and in th adjacent downtown core.

4. Enhancing the tax base of the city through more intensive use of land in thi prime location.

5. Making the Avenue an attractive and enjoyable place for residents and visitors - a place that will be a center of activity around the clock instead of just during th day.

6. Maintaining the historical continuity of the Avenue through preserving building representative of different eras and styles that give tangible evidence of how th Avenue has developed and been used over the years.

7. Introducing new buildings on currently under-utilized land that will represent the best of modern architectural and planning concepts while complementing and enhancing the existing fabric.

8. Structuring a development program that can be implemented in a timely fashion and is consistent with overall market demand in the area.

Executive Director's Recommendation

Commission Meeting: October 3, 2019

PROJECT
National World War I Memorial
Pershing Park
Pennsylvania Avenue between 14th and 15th Streets, NW
Washington, DC

SUBMITTED BY
United States Department of the Interior
National Park Service

REVIEW AUTHORITY
Commemorative Works
per 40 U.S.C. § 8905 and Public Law 113-291

NCPC FILE NUMBER
7682

NCPC MAP FILE NUMBER
1.23(73.10)44997

APPLICANT'S REQUEST
Approve final site development plans

PROPOSED ACTION
Approve final site development plans with comments

ACTION ITEM TYPE
Staff Presentation

PROJECT SUMMARY

The National Park Service (NPS), in collaboration with the World War I Centennial Commission (WWICC), has submitted final site development plans for the National World War I Memorial. WWICC is the project sponsor of the Memorial in accordance with Public Law 112-272, and is responsible for planning, developing, and executing programs, projects, and activities to commemorate the centennial of World War I through 2018. The Commission provided comments on the concept design in November 2016, July 2017 and October 2018. In February 2019, the Commission approved the preliminary site development plans, with remarks to be addressed with the final review. The memorial design has been updated to address the Commission's comments.

Title 30, Section 3091 of the National Defense Authorization Act of 2015 (Pub. Law 113-291) designates Pershing Park in downtown Washington, DC, along with the Liberty Memorial in Kansas City, as national World War I memorials. The Act further authorizes the WWICC to honor the service of members of the United States Armed Forces in World War I. A two-stage competition was held to select a memorial designer. Stage I included an open call for design concepts that was completed in August 2015. The competition jury selected five finalists to continue to Stage II, and NCPC heard an information presentation on these finalists in December 2015. The winning design, "The Weight of Sacrifice," was selected by WWICC in early 2016. One of the most critical components of the design was a commemorative wall with bas-relief sculpture expressing the war experience. Since that time, the sponsor has continued to develop the proposed design, with the wall remaining the primary commemorative element. The integration of the commemorative wall into the existing fabric of Pershing Park has been a point of significant discussion throughout the process.

KEY INFORMATION

- The Commemorative Works Act (CWA) establishes requirements for building commemorative works on federal lands within the District of Columbia and its environs. It applies to lands under jurisdiction of the US Department of the Interior (DOI) and the US General Services Administration (GSA).
- Public Law 113-291 designates Pershing Park in downtown Washington, DC, along with the Liberty Memorial in Kansas City, as national World War I memorials. The Act further authorizes the WWICC to honor the service of members of the United States Armed Forces in World War I.
- Pershing Park is located within the 1974 Pennsylvania Avenue Development Corporation (PADC) Plan area. The Plan called for a public open space at the site to serve as a transition between the more formal landscape of President's Park and the hardscape of Freedom Plaza.
- Pershing Park is also located within the Pennsylvania Avenue National Historic Site (NHS).
- Pershing Park is a work of the landscape architect M. Paul Friedberg, and the park has been determined individually eligible for listing in the National Register of Historic Places.
- The Commission provided comments on the concept plans for the memorial in November 2016, July 2017 and October 2018. The preliminary site development plans were approved with comments in February 2019.
- The Commission of Fine Arts (CFA) reviewed the proposed memorial in February and May 2018, and approved the concept design at its July 2018 meeting, including the freestanding memorial wall. The CFA approved the final design for the memorial in September 2019.
- Pursuant to the CWA, NCPC, CFA, and the DOI must each approve the design for the new commemorative work.

RECOMMENDATION

The Commission:

Approves the final site development plans for the National World War I Memorial, in Washington, DC, including a freestanding wall with integrated fountain, and a plaza with pool, scrim, and "island" walkway. The west face of the wall includes an inscription, while the east face consists of a cantilevered sculpture.

Finds the design has been revised to reflect the Commission's comments at preliminary review, to include an appropriate lighting approach, simplified signage, and material selections for the pool and walkway.

Finds that the project successfully meets the specific decision criteria enumerated in the Commemorative Works Act.

Commends the World War I Centennial Commission for the thoughtfulness and depth of the interpretive program, and the integration of traditional and contemporary approaches within the memorial and park setting.

Finds that in accordance with the National Environmental Policy Act, NCPC's action to approve the final memorial design will not have a significant impact on the human environment. The Commission makes this finding relying upon the environmental assessment prepared for the project by the National Park Service, along with the National Capital Planning Commission as cooperating agency.

Notes that a Memorandum of Agreement has been prepared pursuant to Section 106 of the National Historic Preservation Act, and that mitigation and minimization measures are included to address adverse effects on cultural landscapes resulting from the project, to include a National Historic Register Nomination, documentation of the existing site, and Modernist Landscapes Context study.

Finds the memorial and enhanced park space is a positive addition to the Pennsylvania Avenue corridor and further, the World War I Centennial Commission can be an important partner to enhance the Avenue through programming, events, and other activities that engage visitors, residents and the general public.

PROJECT REVIEW TIMELINE

Previous actions	**December 2015**– Information Presentation on five finalists **November 2016** – Review of Concept Plans **July 2017** – Review of Revised Concept Plans **October 2018** – Review of Revised Concept Plan **February 2019** – Approval of Preliminary Site Development Plans
Remaining actions (anticipated)	– None

PROJECT ANALYSIS

The Commission approved the preliminary site development plans for the memorial and park in February 2019, with additional comments to be addressed with the final submission. Requests included the development of a lighting approach, simplified signage, and material selections for the pool and walkway. The applicant has continued to refine the design in response to Commission comments, as well as feedback from NPS and the Commission of Fine Arts. Overall, staff believes the memorial and park design has been further improved. As such, staff recommends the **Commission approve the final site development plans for the National World War I Memorial in Washington, DC, including a freestanding wall with integrated fountain, and a plaza with pool, scrim, and "island" walkway. The west face of the freestanding wall includes an inscription, while the east face consists of a cantilevered sculpture.** And further, the **Commission finds the design has been revised to reflect the Commission's comments at preliminary review, to include an appropriate lighting approach, simplified signage, and material selections for the pool and walkway.**

Analysis

The park and memorial design has changed substantially since the competition winner was selected in 2016. Since that time, the proposal has focused on restoring and rehabilitating much of the original park design, while incorporating changes necessary to accommodate the memorial program and enhance the functionality of the site. Overall, the applicant seeks to improve the park and staff believes this will be beneficial to the Pennsylvania Avenue corridor and the surrounding area. As such, staff recommends the **Commission find the memorial and enhanced park space is a positive addition to the Pennsylvania Avenue corridor and further, the World War I Centennial Commission can be an important partner to enhance the Avenue through programming, events, and other activities that engage visitors, residents and the general public.**

Memorial Wall and Lighting

Consistent with the previous review, the memorial wall is a stand-alone element that is located within the western end of the pool. The original park waterfall will be removed and the western terrace steps are expanded to fill that space. The freestanding wall includes a sculptural narrative on the eastern face and a water feature and inscription on the western face. The freestanding wall integrates a water feature at the base, consistent the Commission's earlier comments.

The western face of the wall includes a monolithic granite finish that is reminiscent of the existing site fountain. A continuous flow of water over the wall will provide sound and movement, while a quote will be provided on the wall that will reference the search for peace. Planters in the terrace facing the wall have also been adjusted to allow the space to function for gathering and contemplation.

Previously, the Commission requested the applicant include a lighting scheme for the memorial that addresses both sides of the wall. In response, the applicant has provided a plans and details regarding the lighting approach throughout the site. In general, lighting will be used to illuminate pedestrian circulation at safe levels, without overwhelming the site. Directional lighting will also illuminate the memorial wall, creating an opportunity for nighttime viewing that is different from the daytime experience. Other elements, such as the flagpole, will also be lit. Overall, staff finds the lighting approach appropriate to the memorial and site, in a manner that is compatible with the memorial's surroundings or setting within Pennsylvania Avenue.

Pool and Walkway

The proposed design restores the central plaza and pool and adds a pedestrian path that would allow visitors to circulate in front of the commemorative wall. The "island" approach includes a central platform in the middle of the pool, with a single pedestrian connection to the plaza. The center of the platform includes a scrim of water that is shallow in depth, while the area around the platform retains deeper water, similar to the original pool design. This design allows the deeper water to encircle the platform and reinforce the footprint of the original pool. The Commission previously expressed support for this design as it reinforces the edge of the original pool and appears as a deliberate and contemporary insertion into the historic park fabric.

Given the amount of hardscape, particularly when the scrim is not in use, the Commission recommended the applicant consider different paving types and colors to help differentiate the scrim area and pedestrian circulation, and to help minimize solar heat gain and reflectivity given the lack of shade. In response, the design has been updated to include two different materials for the pool and walkway. For the scrim and pool, a darker Coldspring granite will be used, while a lighter Academy granite will be used with the walkway and curb. The revised design is consistent with the Commission's request. The two materials help visually break up the paving areas, and the different colors help distinguish the walkway areas from the pool and scrim.

Signage and Landscape

In past reviews, the Commission had commented about the need to improve the corner approaches to the site. The Commission expressed support for simple, horizontal signage integrated into the hardscape, along with accent plantings. The applicant has further developed a planting plan that improves the entry experience, using a variety of distinct and colorful plantings that will help highlight the entry points. Overall, the landscape plan builds upon the original Oehme, van Sweden approach which creates a lush, layered landscape for the site. Consistent with the Commission's feedback, simple, low-scale signage is also proposed at the corner entries that will read "World War I Memorial."

Security features have also been integrated as necessary into the plan. These include simple bollards at key locations, and reinforced planters along Pennsylvania Avenue North. In general, staff finds the features unobtrusive while meeting the security needs of the site.

Other Interpretive Elements

The Commission had previously indicated that commemorative elements should largely be limited to the memorial wall, kiosk (belvedere) area, and existing Pershing Memorial to highlight their importance and to allow for other types of park uses within the site. The belvedere area is proposed to be used for orientation and interpretation. A tactile model will be provided nearby to support visitors of all abilities. In general, staff supports the use of the belvedere for this purpose, as its centralized location affords direct views of the commemorative wall and Pershing Memorial, creating an appropriate location to understand the entire site. In addition, a flagstaff and inscription are proposed at the western side of the site, north of the memorial wall. Other limited inscriptions are proposed for the planters along Pennsylvania Avenue. These additional commemorative elements are integrated into other components of the park and therefore do not appear to overwhelm the park experience. Staff notes that the applicant also proposes to integrate digital information into the park through the use of "information poppies" with "QR" codes. These would allow visitors to use their smart phones to access online information regarding various aspects of the war and the memorial.

Staff has greatly appreciated the thoughtfulness and careful attention paid by the applicants in developing the interpretive elements, ranging from the selection of figures for the wall sculpture to the identification of quotations that reflect other aspects of the event. The exploration and explanation of the many facets of World War I have enhanced the quality of the commemorative experience, and will be a benefit to those who visit the memorial. As such, staff recommends the **Commission commends the World War I Centennial Commission for the thoughtfulness and depth of the interpretive program, and the integration of traditional and contemporary means within the memorial and park setting.**

CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

Comprehensive Plan for the National Capital

As noted above, the proposed design meets basic goals of the Comprehensive Plan. The policies particularly applicable to the memorial design include those related to Visitors and Commemoration, Historic Preservation, and Parks and Open Space.

Commemorative Works Act

The Commemorative Works Act (CWA) contains a set of foundational level decision criteria that NCPC is required to use when considering site and design proposals for commemorative works. Specifically, the CWA states that in considering site and design proposals, NCPC shall be guided by a number of criteria, including surroundings, location, material, and landscape features. Overall, the final design responds to these criteria as it protects open space, responds to and enhances the existing context, and is designed to include materials and a landscape palette that will endure.

Therefore, staff recommends the **Commission finds that the project successfully meets the specific decision criteria enumerated in the Commemorative Works Act.**

Memorials and Museums Master Plan

The 2001 Memorials and Museums Master Plan ("2M Plan") provides guidance regarding the placement of future commemorative works. In particular, the Plan seeks to reinforce the historic urban design features of the city, minimize intrusion on existing memorials, and reduce adverse environmental and transportation impacts and enhance positive economic and other effects on local neighborhoods. The Plan states that memorials, when properly placed and sensitively designed, can provide a source of community identity and pride, while bolstering revitalization efforts.

National Historic Preservation Act

NCPC and NPS each have an independent responsibility to comply with Section 106 of the National Historic Preservation Act (NHPA). NPS initiated consultation with the District of Columbia Historic Preservation Office (DC SHPO) on May 1, 2015. A determination of eligibility (DOE) for Pershing Park was completed and found the park eligible for listing in the National Register of Historic Places. In addition to the initial scoping meeting, Section 106 consultation meetings were held on December 16, 2015; September 21, 2016; February 9, 2017; June 28, 2017; February 13, 2018; November 5, 2018 ; and February 25, 2019 to provide opportunities for the Consulting Parties to comment on historic preservation concerns.

Following the preparation of an assessment of effects, a Memorandum of Agreement (MOA) among NPS, THE DC SHPO, NCPC and the Advisory Council on Historic Preservation was prepared and finalized on April 10, 2019 to conclude the Section 106 process. The MOA identifies mitigation and minimization measures to address adverse effects on cultural landscapes resulting from the project, including the preparation of a National Historic Register Nomination, documenting the existing site, and development of Modernist Landscapes Context study. In addition, the WWICC and NPS shall prepare interpretative materials covering the development and history of the World War I Memorial site, including the M. Paul Friedberg design, for use at the site as part of physical improvements and as part of an on-line database with the District of Columbia Office of Planning. Historical interpretation will also be incorporated into the memorial site before it is opened to the public. Finally, the WWICC will obtain a stock of new 8" x 8" PADC custom pavers and provide them to the NPS to assist in ongoing replacement and maintenance of the Pennsylvania Avenue National Historic Site. The new stock shall include up to 300 new pavers.

National Environmental Policy Act

NCPC and NPS each have an independent responsibility to comply with the National Environmental Policy Act (NEPA). NCPC's responsibility stems from its approval authority over the site and design of the monument. A public scoping meeting was held on May 20, 2015 to discuss the memorial authorization and site characteristics. NPS prepared an Environmental

Assessment (EA) to identify alternatives and assess the potential impacts of the proposed memorial. NCPC was a cooperating agency for purposes of the EA, and NCPC staff provided scoping comments on June 2, 2015. A draft Environmental Assessment (EA) was released on December 17, 2018 for a public review period that ended on February 20, 2019.

Under NEPA, the Council on Environmental Quality (CEQ) regulations, and NCPC Environmental Policies and Procedures, an EA is sufficient and an Environmental Impact Statement need not be prepared if the EA supports the finding that the major federal action will not significantly affect the human environment. The EA for this project was prepared in accordance with this standard.

As described in the EA, the selected alternative (the proposed design) has the potential for adverse impacts on cultural landscapes. However, no significant impacts were identified. Implementing the selected alternative will result in detectable long-term adverse impacts on cultural landscapes. Changes to the site's spatial organization, omnidirectional views, built features (including water features), vegetation, and small-scale built features, will result in detectable long-term adverse impacts on Pershing Park, and therefore the Pennsylvania Avenue, NW - White House to the Capitol - Cultural Landscape. The selected alternative will replace the existing cascade fountain with a freestanding commemorative sculpture fountain, place a central island walkway across the pool basin, remove steps and planters, replace vegetation, and remove trash cans. In order to mitigate potential impacts on cultural landscapes, a Memorandum of Agreement (MOA) was developed pursuant to Section 106 of the NHPA, as described previously. The MOA includes specific measures, including design review, as well as minimization and mitigation strategies.

Per the EA analysis and conclusions, staff therefore recommends the **Commission find that in accordance with the National Environmental Policy Act, NCPC's action to approve the final memorial design will not have a significant impact on the human environment. The Commission makes this finding relying upon the environmental assessment prepared for the project by the National Park Service, along with the National Capital Planning Commission as cooperating agency.**

Commission of Fine Arts

The Commission of Fine Arts (CFA) approved the concept design at its July 2018 meeting, including the freestanding memorial wall. Additional CFA reviews have been held to review various elements and details of the sculpture and site. CFA granted final approval for the design on September 19, 2019. A copy of the CFA action is attached.

Coordinating Committee

The Coordinating Committee reviewed the proposed plans at their September 11, 2019 meeting. Without objection, the Committee forwarded the proposed comments on concept plans to the Commission with the statement that the proposal has been coordinated with all participating agencies. The participating agencies included the National Park Service, General Services Administration, District Department of Transportation; the District Office of Planning; the District

Office of Energy and Environment; the Washington Metropolitan Area Transit Authority; and the District of Columbia State Historic Preservation Office (DC SHPO).

ONLINE REFERENCE

The following supporting documents for this project are available online at www.ncpc.gov:

- Submission Package
- Draft Finding of No Significant Impact (FONSI)

Prepared by Matthew Flis
09/26/19

ATTACHMENTS

- Powerpoint
- Commission of Fine Arts Letter

National Capital Planning Commission

NCPC File No. 7682

NATIONAL WORLD WAR I MEMORIAL

Washington, DC

October 3, 2019

Finding of No Significant Impact

Pursuant to Section 102(2)(C) of the National Environmental Policy Act (NEPA), the Council on Environmental Quality Regulations (40 CFR, Parts 1500-1508), and the National Capital Planning Commission's NEPA Regulations, I have evaluated the final site development plans for the National World War I Memorial, located at Pershing Park in Washington, DC, as shown on NCPC Map File No. 1.23(73.10)44997; and the National World War I Memorial Environmental Assessment (EA) prepared by the National Park Service (NPS) along with the National Capital Planning Commission (NCPC) as a cooperating agency. I concur with the Finding of No Significant Impact (FONSI) prepared by NPS and signed on April 10, 2019. Based on the foregoing, I have determined that the selected Alternative B: Action Alternative with the Freestanding Sculpture Option and Island Walkway Option, will not have a significant impact on the human environment.

Purpose and Need

The purpose of the World War I Memorial is to further honor the service members of the U.S. Armed Forces in World War I by enhancing the General John J. Pershing Commemorative Work as a national World War I Memorial by constructing appropriate sculptural and commemorative elements, including landscaping as provided within Public Law 113-291. The Memorial is needed to fulfill the Congressional mandate for the establishment of a national World War I Memorial at Pershing Park.

Proposed Action

The proposed action includes removing the existing cascade fountain and kiosk and adding a commemorative sculpture that includes a fountain, a walkway through the pool, and an elevated interpretive area, referred to as the belvedere. In addition, the existing circular metal and plastic kiosk will be removed and accessibility through the site will be improved. Vegetation and hardscape will be modified, replaced or removed in certain areas. New or enhanced interpretative elements will also be included.

Selected Alternative

Alternative B: Action Alternative with the Freestanding Sculpture Option and Island Walkway Option, has been identified as the preferred alternative. The Action Alternative would retain the site's existing circulation framework and access with minor modifications to improve universal accessibility. The four corners of the site and the length of Pennsylvania Avenue, NW along the north side of the site would continue to provide access into the interior of the site. The width of the accessible ramp connecting to the south side of the upper terrace would be widened to the south to meet code requirements. The width of the accessible ramp connecting with the tree grove along Pennsylvania Avenue NW would be widened to the east. The length of the ramp would also be extended, and the slope would be reduced to meet code requirements for accessibility. The Action Alternative would retain the General Pershing Commemorative Work in its current condition and location. The statue of General John J. Pershing would continue to be flanked by the two granite walls to the south and east and a bench to the west.

The existing cascade fountain would be removed, and a new, freestanding 56.5-foot long commemorative sculpture fountain would be inserted into the pool between its western edge and a proposed walkway. The eastern face of the commemorative sculpture would include a high relief sculpture with a fountain below, while the western face would include an etched quotation and a full height cascade fountain. Water would flow from the top of the sculpture fountain and cascade over the west face down to the pool to generate a sound and a cooling effect in a manner consistent with the original design of the historic fountain. The semi-circular seating to the west of the walkway would remain in place.

The Action Alternative calls for modifications to the existing pool basin to accommodate a walkway through the water, which would allow visitors to view the commemorative sculpture fountain more closely. The basin's existing concrete material would be replaced by dark granite. An island-shaped walkway would extend along the southern, northern, and western portions of the pool with a central entry point at the east side of the pool. The tree planters at the eastern edge of the pool and one tree planter to the east of the pool on the lower plaza would be modified to accommodate the walkway. The walkway would enclose a scrim of water, 0.25 inches in depth, and set to be coplanar with the walkway itself. The exterior perimeter of the pool basin, along the pool edges would contain water at a depth of approximately 16 inches.

The rows of honey locust trees within the east, south, and west berms would be replaced. The proposed planting plan would retain the gridded planting arrangement of the honey locust trees shown in the Oehme van Sweden planting plan, but the total number of trees would be reduced by approximately 34 trees to provide larger soil volumes for each tree. The lawn on the berms would be replaced with understory plantings similar in character to the plants specified in the original Oehme van Sweden planting plan. Pennsylvania sedge and red poppies will be planted on the south berm and the southern portions of the east and west berms. White astilbe, white liriope, and snowdrops would be planted in the berm areas adjacent to the northwest, southwest, and southeast

entrances to the site. Pink crape myrtles in the alcoves along the elevated walks would be replaced with white crape myrtles. The total number of crape myrtles would be retained.

New willow oaks would replace in-kind the existing Pennsylvania Avenue street trees that are in poor condition. With the exception of one tree, which would be removed and not replaced, willow oaks located at the northeast corner of the park would also be replaced in-kind as needed. The total number of willow oaks would be retained. Willow oaks in planters with English Ivy ground cover located along Pennsylvania Avenue would be replaced in-kind as needed; the number of willow oaks would be retained. The existing planter understory would be replaced with Asian ginger and Japanese anemone.

White crape myrtles would replace pink crape myrtles with ground cover at their bases; a fountain grass understory would replace the existing ground cover within the terrace step planters. Sweetbay magnolias with a white liriope understory would replace the river birches in planters throughout the lower plaza. In both cases, the Action Alternative proposes to reduce the number of trees in order to provide larger soil volumes for each tree. The total number of trees at these locations would be reduced from the Oehme van Sweden planting plan by approximately 12 trees.

The existing 14th Street NW and 15th Street NW northern red oak street trees would be replaced in-kind. One missing northern red oak from the site's original canopy would be restored. The site of the missing copper beech at the General Pershing Commemorative Work would be replaced with a Jefferson elm. Native and naturalized grasses and perennial flowering plants would be replaced in-kind or with plants of similar ornamental characteristics as described above. The soils would be amended within the planting areas, including planters to improve the long-term viability of the trees.

The Action Alternative proposes to replace the circular metal and plastic kiosk with an elevated interpretive overlook (referred to as the belvedere), which would offer a semi-enclosed area from which to view the park. The design would remove the elevator form associated with the kiosk, remove and replace the existing wall with a larger footprint to accommodate an accessible ramp, and install a new stone cap. The Bex Eagle would remain in its current location. The Action Alternative also calls for the removal of the granite trash enclosures and replacement of the drinking fountains.

A flagstaff would be placed in the northwest berm, near the edge of the existing wall bordering the amphitheater-style steps. The face of the eastern existing wall of the northwest berm would include an etched quotation. A door would be added to the southern wall of the northwest berm to provide access to below grade spaces. The eastern and southern edges of the northwest berm would be elevated to accommodate access to below grade spaces.

The project would follow applicable stormwater requirements listed in the District of Columbia's 2013 Rule on Stormwater Management and Soil Erosion and Sediment Control and the federal Energy Independence and Security Act (EISA). The memorial will include stormwater management, soil erosion, and sediment controls.

Other Alternatives Evaluated

The EA analyzed a No-Action Alternative along with the Action Alternative for the proposed national World War I Memorial. The No-Action Alternative provided a basis for comparing the management direction and environmental consequences of the other alternatives. Other alternatives considered but dismissed during the planning process are described in detail in Appendix A of the EA.

Standard for Evaluation

Under NEPA, the Council on Environmental Quality (CEQ) regulations, and NCPC Environmental Policies and Procedures, an EA is sufficient and an Environmental Impact Statement need not be prepared if the EA supports the finding that the major federal action will not significantly affect the human environment. The EA for this project was prepared in accordance with this standard.

Potential Impacts

As described in the EA, the selected alternative has the potential for adverse impacts on cultural landscapes; however, no significant impacts were identified. Implementing the selected alternative will result in detectable long-term adverse impacts on cultural landscapes. Changes to the site's spatial organization, omnidirectional views, built features (including water features), vegetation, and small-scale built features, will result in detectable long-term adverse impacts on Pershing Park, and therefore the Pennsylvania Avenue, NW - White House to the Capitol - Cultural Landscape. The selected alternative will replace the existing cascade fountain with a freestanding commemorative sculpture fountain, place a central island walkway across the pool basin, remove steps and planters, replace vegetation, and remove trash cans.

However, several of the site's missing functions and characteristics will be reinstated. The selected alternative will retain pool basin footprint, repair the pool to be operational, and replace the cascading water in the pool basin, which is currently dry. Although the fountain feature will change, the new freestanding sculpture will recreate a focal feature at the western portion of the pool. The fountain will help create ambient noise and visual interest that can be seen and heard from various points around the park, recreating a condition that is similar to the original design of Pershing Park. Modifications to the ramps to improve universal accessibility will be undertaken in a manner that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and will not substantively alter the spatial organization or character-defining

features of the park. All vegetation will be replaced in-kind or with compatible vegetation. Although the total number of trees from the Oehme van Sweden planting plan will be reduced, the reduction will result in more soil volume per tree and increased tree viability. Temporary changes to the Pennsylvania Avenue street trees will occur during construction when the trees are replaced. However, these changes will be consistent with the Secreta1y of the Interior's Standards for the Treatment of Historic Properties because the trees will be replaced in-kind.

The selected alternative includes the construction of new elements within the site that will expand the commemorative experience, expand circulation, and reinstate the intended experience of a pool and fountain. These improvements will temporarily prohibit visitor use at the site during construction, resulting in temporary noticeable adverse impacts on visitor use and experience during construction; however, the impacts will be short-lived.

Mitigation Measures

In order to mitigate potential impacts on cultural landscapes, a Memorandum of Agreement (MOA) between NPS, NCPC, WWICC, the Advisory Council on Historic Preservation (ACHP) and the DC State Historic Preservation Office (SHPO), was developed. The MOA includes specific measures, including design review, as well as minimization and mitigation strategies. These are described in detail in Attachment 1.

Marcel Acosta
Executive Director

Date

PENNSYLVANIA AVENUE DEVELOPMENT CORPORATION

Suite 1220 North
1331 Pennsylvania Avenue, N.W.
Washington, D.C. 20004-1703
202/724-9091

N.C.P.C.

'88 DEC 27 P1:56

Henry A. Berliner, Jr.
Chairman

M. J. Brodie
Executive Director

MEMORANDUM

December 21, 1988

To: Members of the PADC Design Committee

From: Jay Brodie

Subject: Design Competition/Freedom Plaza Fountain

At the end of the Design Committee meeting on November 30, 1988, the members of the Committee agreed to review the outline of the proposed design competition for the redesign of the Freedom Plaza Fountain.

For your convenience, a copy of the outline the staff distributed during the Design Committee meeting is attached to this memorandum. We would very much appreciate it if you could give us your comments by January 6, 1989, so that we can proceed with the preparation of the competition information kit. Thank you for your attention to this matter.

Attachment

MJB:YDC:wg

FILE NO. 1198
PRIMARY SEA DIST. PE.
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RESEARCH
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ENV AF
OTHER

THE SECOND DECADE

C. REDESIGN OF FREEDOM PLAZA

1. Elements to Remain:

- the vista
- L'Enfant map and quotations
- Pulaski Statue
- planting urns
- the fountain

2. Elements to Consider for Redesign:

- peripheral walls
- the fountain with vertical water feature
- trees
- a performing stage
- ideas for making the map more easily viewed/ understood

D. DESIGN COMPETITION FOR THE FOUNTAIN

1. Design Guidelines:

- visual prominence of the fountain
- requirement of vertical water feature
- possibility of modifying the shape and size of the existing fountain
- more intimate relationship between the fountain and the public
- lighting of the fountain

2. Eligibility:

- only architects and landscape architects with experience in fountain design and who can produce construction documents
- identify those who cannot compete

3. Selection Panel:

- identify members of the panel
- professional advisors (lighting, engineering, etc.)

4. Schedule:

- announcement of the competition on February 1, 1989
- closing date of competition is April 1, 1989
- selection of the winning design on April 15, 1989

E. DESIGN CONTRACT NEGOTIATION

Detailed scope of service, schedule, and budget are to be negotiated soon after the selection.

F. CONSTRUCTION BUDGET AND SCHEDULE

1. Budget:

- source of funding?
- amount of budget depends on the design

2. Schedule:

- complete the construction by November, 1990, the 10th anniversary of the Freedom Plaza

CENTRAL FILE COPY - 1198

NATIONAL CAPITAL PLANNING COMMISSION

COMMISSION MEMBERS

Appointed by the President of the United States

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CHAIRMAN

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W. Don MacGillivray

Appointed by the Mayor of the District of Columbia

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Secretary of Defense
Honorable Caspar W. Weinberger

Secretary of the Interior
Honorable Donald Paul Hodel

Administrator of General Services
Honorable Terence C. Golden

Chairman, Committee on Governmental Affairs, United States Senate
Honorable John Glenn

Chairman, Committee on the District of Columbia, U.S. House of Representatives
Honorable Ronald V. Dellums

Mayor, District of Columbia
Honorable Marion S. Barry, Jr.

Chairman, Council of the District of Columbia
Honorable David A. Clarke

EXECUTIVE DIRECTOR
Reginald W. Griffith

IN REPLY REFER TO:
NCPC File No. 1198

OCT 09 1987

Mr. M.J. Brodie
Executive Director
Pennsylvania Avenue Development Corporation
Suite 1220 North
1331 Pennsylvania Avenue, NW.
Washington, D.C. 20004-1703

Dear Mr. Brodie:

In response to your request, the National Capital Planning Commission, at its meeting on October 1, 1987, approved the enclosed report to the Pennsylvania Avenue Development Corporation and the Martin Luther King, Jr., Federal Holiday Commission on the preliminary and final site development plans for a time capsule and inscription in honor of Martin Luther King, Jr., to be placed in Western Plaza, Pennsylvania Avenue Development Area.

Sincerely,

(Sgd. Reginald W. Griffith)

Reginald W. Griffith
Executive Director

Enclosure

bc: Leonard Burchman, Member/Commissioner, MLK Jr.
Fed. Holiday Commission
Yong-Duk Chyun, Chief Of Plng. & Design, PADC
Fred L. Greene, Dir., D.C. Office of Plng.

bcc: DIST.AF./GHFOberlander
OPERATIONS/REGresham
REVIEW/RHCosby
NCTaylor
LFeldman
Central File - 1198
Reading File

RNAllen:lef:10/2/87

NATIONAL CAPITAL PLANNING COMMISSION
1325 G STREET N.W.
WASHINGTON, D.C. 20576

NCPC File No. 1198

PENNSYLVANIA AVENUE DEVELOPMENT AREA -
WESTERN PLAZA
(TIME CAPSULE AND INSCRIPTION IN HONOR OF
MARTIN LUTHER KING, JR.)

Report to the Pennsylvania Avenue Development Corporation
and the Martin Luther King, Jr.,
Federal Holiday Commission

October 1, 1987

The Commission:

1. approves the preliminary and final site development plans for a time capsule and inscription in honor of Martin Luther King, Jr., to be placed in Western Plaza, Pennsylvania Avenue Development Area, as shown on NCPC Map File No. 1.23(8.20)-29957; and

2. reiterates its request that the Martin Luther King, Jr., Federal Holiday Commission and the Alpha Phi Alpha Fraternity consider the appropriateness of relocating the time capsule (without opening) to the future site of the Martin Luther King, Jr., Memorial to achieve an integrated and reinforced tribute to Dr. King, if a suitably prominent memorial is constructed, pursuant to the proposed Martin Luther King, Jr., Memorial legislation.

* * *

BACKGROUND AND STAFF EVALUATION

Previous Commission Action

On September 3, 1987, the Commission:

1. approved the design concept for a time capsule and inscription in honor of Martin Luther King, Jr., to be placed in Western Plaza, Pennsylvania Avenue Development Area, as shown on NCPC Map File No. 1.23(8.20)-29952; and

2. requested that the Martin Luther King, Jr., Federal Holiday Commission and the Alpha Phi Alpha Fraternity consider the appropriateness of relocating the time capsule (without opening) to the future site of the Martin Luther King, Jr., Memorial to achieve an integrated and reinforced tribute to Dr. King, if a suitably prominent memorial is constructed, pursuant to the proposed Martin Luther King, Jr., Memorial legislation.

Description of Proposal

The Pennsylvania Avenue Development Corporation (PADC), pursuant to Section 5 of the National Capital Planning Act of 1952, as amended, has submitted a proposal to place a time capsule containing memorabilia of Martin Luther King, Jr., in Western Plaza. Western Plaza is bounded on the north and south by Pennsylvania Avenue, on the east by 13th Street, and on the west by 14th Street.

The plaza is open and urban in character with space for a variety of uses and activities. It is divided into four areas that include Pulaski Park, a pool area, an activities area and the replica of the L'Enfant Plan.

The time capsule would be located approximately 30 feet from the eastern edge of the pool. The capsule would be approximately two feet in diameter and seven feet in length. At the location where the capsule would be buried there would be an inscription which would read:

> "On this site is the Martin Luther King, Jr. Federal Holiday Commission time capsule, embedded January 12, 1988, by Mrs. Coretta Scott King and Friends.
>
> > 'I still have a dream. It is a dream deeply rooted in the American dream. I have a dream that one day this nation will rise up and live out the true meaning of its creed...' Martin Luther King, Jr.
>
> Witnessed by President Ronald Reagan"

This inscription would be engraved into the existing marble and the letter type and spacing will be the same as several existing quotations inscribed in Western Plaza.

The time capsule to Dr. King will travel around the country in a special van and will return to Washington in January 1988 to be placed beneath the plaza for the 1988 Martin Luther King, Jr., holiday celebration.

Conformance with Comprehensive Plan

The proposal is not inconsistent with the Comprehensive Plan for the National Capital.

Conformance with Federal Capital Improvements Program

The proposal was not included in the Federal Capital Improvements Program for Fiscal Years 1988-1992.

Environmental Impact

The plan for Western Plaza is based on the "Pennsylvania Avenue Plan - 1974: Final Environmental Impact Statement", prepared in September, 1974. The current proposal is considered a detailing of the Final Environmental Impact Statement and has no adverse environmental impacts.

Historic Preservation

PADC advises that "pursuant to Section 106 of the National Historic Preservation Act of 1966 (NHPA) and Executive Order 11593, a Memorandum of Agreement was signed by PADC, the District of Columbia Historic Preservation Officer and the Advisory Council on Historic Preservation, and was fully executed on June 15, 1978. This document constitutes the comments of the Council as required by Section 106 of NHPA and completes the 'Procedures for the Protection of Historic and Cultural Properties: (36 CFR Part 800).' This submission to the Commission is in compliance with the provisions of the Memorandum of Agreement."

Coordinating Committee

The proposal was reviewed by the Coordinating Committee on September 9, 1987. The Committee (representatives of NCPC, the District of Columbia Office of Planning, Department of Public Works and Fire Department, National Park Service, General Services Administration, and Washington Metropolitan Area Transit Authority present) forwarded the proposal to the Commission with the statement that the project has been coordinated with all agencies represented.

Evaluation

The proposal raised no planning issues. The placement of a "time capsule" and associated inscriptions in Western Plaza should complement and add interest to existing embellishments on the plaza. PADC advises that the time capsule and inscription have been centrally located within this activity area of the plaza are on axis with the two flag poles on the plaza in front of the District Building.

If a suitably prominent memorial to Dr. King is constructed in the National Capital, the King Holiday Commission and the Alpha Phi Alpha Fraternity should consider relocating the time capsule to the memorial site. Staff believes that integrating the two proposals would reinforce our Nation's tribute to Dr. King.


LOGAN CIRCLE
MASSACHUSETTS AVENUE
FARRAGUT SQUARE
McPHERSON SQUARE
FRANKLIN PARK
LAFAYETTE SQUARE
PROJECT SITE
THE WHITE HOUSE
ZERO MILESTONE
THE ELLIPSE
CONSTITUTION AVENUE
THE MALL
WASHINGTON MONUMENT
HUTS BRIDGE
JAPANESE CHERRY TREES
WEST BASIN DRIVE
JEFFERSON MEMORIAL
14TH ST BRIDGE
CASE BRIDGE
GEORGE MASON MEMORIAL BRIDGE
MEMORIAL BRIDGE
EAST

13th STREET
MARRIOTT HOTEL
NATIONAL THEATRE
AVENUE NORTH
WESTERN PLAZA
PROPOSED LOCATION OF THE MARTIN LUTHER KING, JR. TIME CAPSULE
AVENUE SOUTH
13½ STREET
DISTRICT BLDG.
14th STREET
WILLARD
PENNSYLVANIA
PENNSYLVANIA

6/1/78

NATIONAL CAPITAL PLANNING COMMISSION
1325 G STREET NW.
WASHINGTON, D.C. 20576

M E M O R A N D U M

May 26, 1978

TO : Commission members and alternates

FROM : Charles H. Conrad, Executive Director

SUBJECT: Summary of Pennsylvania Avenue Western Plaza Design Guidelines.

The Western Plaza Design for the Pennsylvania Avenue Development Area will be presented to the Commission for information and discussion on June 1, 1978. In order to provide you with previous views expressed by the Commission I have summarized Guidelines Endorsed by the Commission August 4, 1977.

General Objectives

A hierarchy of scale that preserves the big vistas and automobile scale longitudinally, but introduces a pedestrian scale and interest transversely. There should be places in the Western Sector area where these two objectives overlap, particularly where the pedestrian can and should experience the grand vista and scale.

The linkages that must be recognized and reinforced are between the shopping spine of downtown to the north, the Federal employment center to the south and the visiting the White House areas on the west. The Western Sector is where these three major elements of Washington life, business, government and tourism, come closet together, and at present only in a limited manner through the recognition or encouragement of the design of the open space area.

Finally, a transition should be made from the formal, axial shaft of the Avenue to the informal park setting of the White House Grounds and the Ellipse.

For these reasons the Commission divided the Western Sector into two zones, east and west of 14th Streets. The west of 14th Street area, is the transitional link from the Avenue and the city to the President's Park. The east of 14th Street area is where the building-and-tree-lined portion of the Avenue ends in a rectangular space angled at 20 degrees from the Avenue axis, giving the opportunity for a major focal point in the axial vista.

Specific Guidelines

A. West of 14th Street

The area between 14th Street and East Executive, Pennsylvania Avenue and E Street is to be designed as an extension of the White House Grounds - Ellipse park landscape into the downtown area The western portion of this area will remain substantially as it is, but the eastern part should be

a transition in scale and character from the park landscape to the plaza and Avenue to the east and should provide an edge for that open space.

1. Treasury Terrace: A connection from East Executive Drive across the Treasury south terrace to 15th Street should be considered to take advantage of the great axial view down the Avenue from the terrace.

2. Sherman Monument: The Sherman Monument grounds are to remain substantially as they are, except for widening E Street on the south side.

3. Square 226: The landscape design of square 226 (14th - 15th, Pennsylvania Avenue - E Street) should serve as a transition between the Sherman monument grounds to the west and the Western Plaza to the east.

4. 14th Street Edge of Square 226: At the eastern edge of this space along 14th Street, a strong edge of planting should define Western Plaza.

5. Pennsylvania Avenue between 14th Street and 15th Street: The roadway of Pennsylvania Avenue is to be narrowed to three lanes on the centerline, giving a much wider sidewalk on the north side and a unique opportunity for pedestrians to stroll down virtually on the Avenue axis toward the Capitol. The vista westward toward the Treasury through this area should be kept open so that the Avenue axis is legible for its entire length.

6. American Expeditionary Force/Pershing Memorial: This monument was sited in square 226 by Act of Congress. It has been assumed that the monument would go in the southeasterly part of square 226 on a terrace overlooking 14th Street and Western Plaza.

B. East of 14th Street

The rectangular space between 13th, 14th and what are presently the two alignments of E Street on the north and south, was to be a plaza in Ellicot's redrafting of L'Enfant's plan. Since the visual axis of Pennsylvania Avenue passes diagonally through it, the space must be kept substantially open in order not to block the vista. On the other hand there is the opportunity to provide a visual focus in the space that will serve as a goal to westward-moving vehicles on the Avenue. If the space is too open it will become unusable in Washington's summer heat and uninviting at any time. A balance must be struck between monumental and intimate, between open space and shade, between the axial vista and a sense of arrival.

1. Pennsylvania Avenue Axis

The vista in both directions must be respected so that someone coming west up the Avenue can see the Treasury portico and someone on the Treasury terrace can see the Capitol dome and the Avenue framing it.

2. A Visual Terminus for the Avenue

Pennsylvania Avenue today lacks a clear focus as it approaches the White House. Since, under the new design, traffic will turn westward at 13th Street, Western Plaza should provide a visual focus and termination for the diagonal axis. A fountain has always been proposed as a dominant feature in the plaza, providing visual and aural excitement to give a sense of arrival. This water element could be interpreted as a single element or a series in composition with other sculptural or architectural features. The north-south axis through the center of the plaza can also provide a visual link with the Grand Plaza of the Federal Triangle to the south.

3. The District Building

The new western plaza will be the forecourt to the District Building, and may become in effect City Hall Square. The design of the new open space should provide for local public gatherings as well as for the possible closing of south E Street to traffic during such activity.

4. Existing Monuments

Three monuments are presently in the area and should be part of the final composition. The equestrian statue of General Casimir Pulaski should remain at or close to its present location. The statute of Alexander Shepherd should be placed in relation to the District Building. The Liberty Bell replica can serve as a minor focal point anywhere in the area.

5. The North Side

Because of its proximity to F Street, the north side of Western Plaza is a likely place for retail activity. While the present theater may not survive redevelopment, it is hoped that new theatrical and nightime activity can be encouraged on this block. The design of the north sidewalk should take this into account.

6. Pedestrian Activity and Linkages

There will be heavy north-south pedestrian movement at 13th and 14th Streets, particularly at rush hours. A mid-block crossing is possible on the north side. Thus, even though it is surrounded by streets, Western Plaza can be quite heavily used by pedestrians. Its size and location dictate that it should not be treated as an intimate introverted park, but as a great open space where people can see and feel the grandeur of Washington. However, since the ends of the plaza are not in the vista axis, they could provide tree areas linking the tree-lined north and south sidewalks and giving an opportunity for smaller-scale pedestrian amenities.

7. Parade Viewing

The change in grade of 3 - 4 feet from north to south gives an opportunity for parade review steps, walls, etc., along the south side of Western Plaza, or alternatively a series of levels across the space which would enhance the visibility of the parade at this key point along its path.

Specific Points Raised by the Commission

1. Possible retention of parade route through the Plaza.
2. Former Coast Guard Building site - land transfers.
3. Access to District Building
4. Specific treatment of the park, west of the Plaza.
5. E Street connection from 14 to 15 Streets.
6. Vehicular circulation around the Plaza.
7. Pedestrian links north and south.

PENNSYLVANIA AVENUE DEVELOPMENT CORPORATION
425 THIRTEENTH STREET N.W. WASHINGTON D.C. 20004

Square Guidelines: SQ. 254

Together with the General Guidelines, these Square Guidelines will control development on Square 254, and form the basis on which the PADC Board may give preliminary program and concept approval to development proposals. The Controls and Standards for Square 254 will be developed from these Square Guidelines, and will form the basis for final approval of development projects.

Issued September 30, 1980
Max N. Berry, Chairman

CONTENT:

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2. Comprehensive Planning and Design
3. Height of Development
4. Build-to Line
5. Build-to Height
6. Roof Structures
7. Subsurface Restrictions
8. Special Design Requirements
9. Uses
10. Pedestrian Features
11. Historic Preservation
12. Curb Cuts
13. Off-Street Loading

REGULATORY SYSTEM FOR APPROVAL OF DEVELOPMENT PROJECTS

In addition to the Pennsylvania Avenue Plan - 1974 and other applicable policies governing development, the Pennsylvania Avenue Development Corporation will utilize design and development guidelines which reflect the Corporation's intent with regard to design and development on individual squares under its jurisdiction. Proposals for private development will be assessed and approved by the Corporation based upon compliance with the following:

1. General Guidelines which are applicable to all squares and indicate the Corporation's overall intent with regard to development and design objectives. The General Guidelines include a restatement and refinement of the Plan's goals and objectives, an outline of design and development criteria uniformly or generally applicable to all squares, and a glossary of terms used in the Square Guidelines and Controls and Standards.

AND

2. Square Guidelines which are applicable to each individual square, portion of a square, or group of squares, and indicate the Corporation's specific intent with regard to design and development objectives relative to that square. Each set of Square Guidelines is a preliminary document, and describes the substantive elements which will be treated in the Controls and Standards (as described below).

The Square Guidelines will enable private developers to begin the process of planning and design of private development prior to publication and formal adoption by the Corporation of the Controls and Standards. The PADC Board of Directors may give preliminary approval to development proposals based upon the General Guidelines and individual Square Guidelines, but final project approval shall be based on compliance with the Controls and Standards.

OR

3. Controls and Standards for each square which are developed from and supersede the Square Guidelines prepared for each square. The Controls and Standards constitute the Corporation's formal regulations with regard to design and development on each square. The Controls and Standards describe the elements of the Square Guidelines in precise terms, and may include an elaboration upon or modification of certain elements of the Square Guidelines.

The PADC Board of Directors shall give final project approval to development proposals based upon compliance with the General Guidelines and the Controls and Standards.

NOTE:

ANTICIPATED DEVELOPMENT

The Corporation has entered into a Lease Agreement with Square 254 Limited Partnership to develop the portion of Square 254 described as "Parcel A" in these Guidelines. This agreement is in accordance with the terms of a Development Prospectus issued by the Corporation on April 1, 1978, and the subsequent selection of the Quadrangle Development Corporation and the Marriott Corporation (partners in the Square 254 Limited Partnership) as the developers for the offered site.

These Square Guidelines are consistent with the 1974 Plan and generally consistent with the Planning and Design Objectives and Criteria contained in the Prospectus. However, since the Prospectus was issued prior to the establishment of the regulatory system of which these Guidelines are a part, the Corporation's final approval of the development proposal by Square 254 Limited Partnership will be based upon compliance with the executed Lease and the Prospectus.

All other development projects on Square 254, including future proposals for Parcels B and C, as well as other proposals for Parcel A, will be subject to these Guidelines and the regulatory system described herein.

GENERAL CRITERIA

New development on Square 254 will comprise the largest and most prominent mixed use development in the Western Sector of the Pennsylvania Avenue district. As such, it is critical to the successful realization of the Corporation's goal to attract people to the downtown area and the new public spaces to be created along the Avenue.

Square 254 forms the northern edge of Western Plaza, one of the major public spaces of L'Enfant's city plan. As part of the Corporation's public improvements program, Western Plaza has been redesigned and reconstructed to provide a more attractive setting for new development adjacent to it. Vehicular traffic has been rerouted around the plaza, creating a grand central space on the axis of the Avenue. This new civic square, with its granite parterre of the L'Enfant Plan, will provide a unique opportunity for residents and visitors alike to experience one of the city's most impressive vistas in an environment devoted entirely to pedestrians.

As a complement to Western Plaza, development on Square 254 should establish a new focal point for commercial activity in the downtown area. It should draw pedestrians through an exciting series of public interior spaces. It should include uses along the ground floor street frontages which promote activity on the sidewalk and on Western Plaza at all times of the day and night. In addition to hotels and offices, it should include a substantial component of retail and entertainment uses. The National Theatre in particular has had a long history at this location, and new development should be designed to strengthen the viability of theater use and to provide after-theater places for theatergoers to linger on the Avenue.

The design of development must be of an architectural quality suitable to its highly visible location. The facade along Western plaza must clearly define the boundary of the open space, and must also be designed to ensure a proper setting for adjacent landmark buildings. Development will be located directly across the street from the Willard Hotel, which will be restored to its former elegance, and across Western Plaza from the District Building, which is both architecturally distinguished and symbolically important as the seat of the city's government. New development should be compatible in scale and character with these existing landmarks, and should further enhance the area with equally fine examples of contemporary design.

Square 254 is also an important block along Washington's major shopping street, F Street, which forms an outdoor retail mall between 7th and 15th Streets. New development along F Street, which may include both new construction and renovation of existing buildings, should maximize the use of shops along the entire F Street frontage, and should incorporate other uses which increase F Street's attractiveness to both retailers and customers. Shops should, in general, be directly accessible from the street to provide continuous pedestrian activity along the sidewalk, and shop frontages should be as transparent as possible to provide maximum visibility from the street into the interior of development. Lively retail uses should be combined with such amenities as canopies, graphics, flags, street trees, and special sidewalk treatment, creating a colorful and festive atmosphere for shoppers and pedestrians.

SPECIFIC CRITERIA

1. Development Parcels

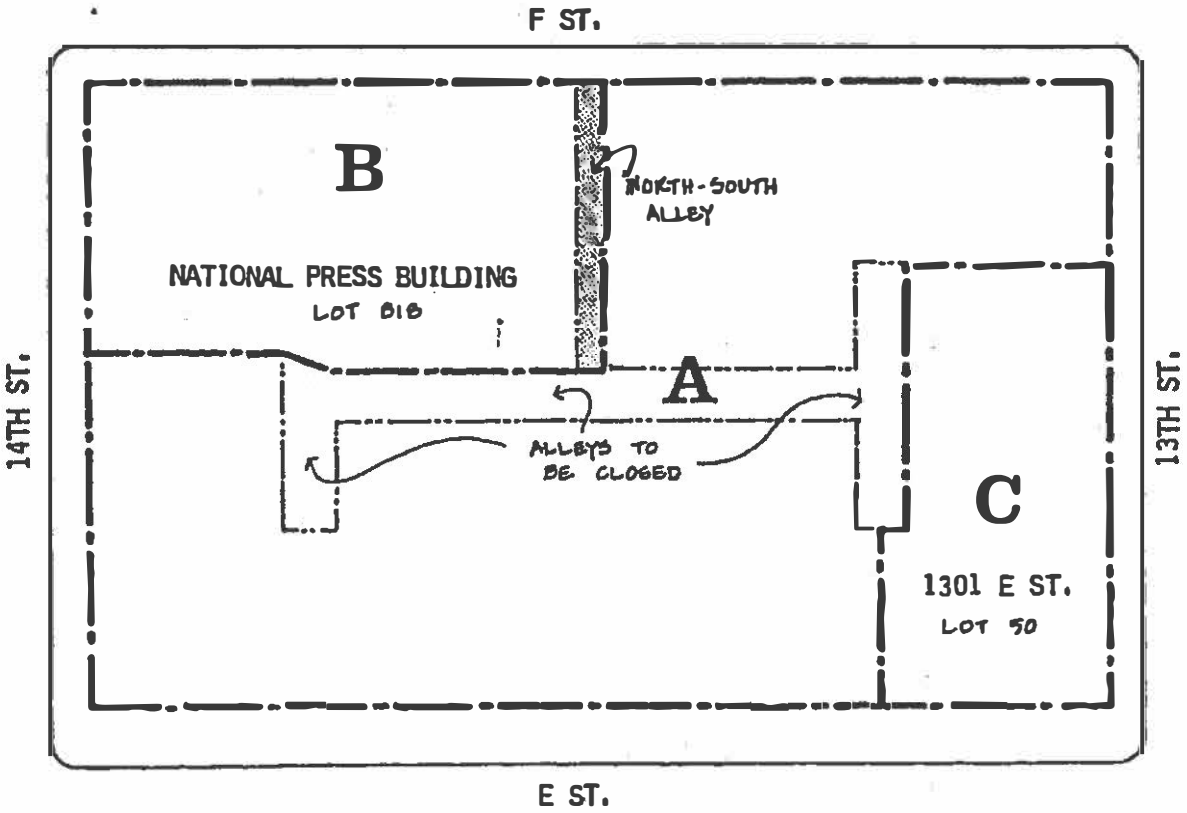
Square 254 shall be developed as no more than three development parcels. If the square is developed as three parcels, the parcels shall be as follows (See Diagram #1):

Parcel A: PADC land known as Parcel 254-A, not including the north-south alley.

Parcel B: Lot 818 (National Press Club) If the National Press Club is renovated or redeveloped, the Corporation may consider including the north-south alley as part of Parcel B.

Parcel C: Lot 50 (1301 E Street)

If two or more of these parcels are combined, the square may be developed as two development parcels, or as a single development parcel.



2. Comprehensive Planning and Design

New development and existing buildings on Square 254 should be integrated with regard to parking, loading, retail, and pedestrian elements. Pedestrian features which require coordination among separate development parcels include retail level connections, interior through-square circulation, public use of the National Theatre lobby, and elements such as store and entrance canopies and arcades.

3. Height of Development

On parcels A and C, the maximum height of development shall be 160 feet, exclusive of roof structures, measured from the curb of the thoroughfare presently known as "E" Street. If Parcel B is separately developed, the maximum height of development shall be the maximum allowed under the Zoning Regulations of the District of Columbia.

Along the entire frontage of E Street, the height of development shall not exceed 135 feet for a distance of 50 feet north of the E Street right-of-way line.

4. Build-to Line

Build-to lines are established along the entire frontages of E, F, 13th, and 14th Streets.

Establishment of a build-to line does not imply a corresponding required height of development, except where a build-to height is specified. Variations in the street facade above the ground level to articulate the scale of development, to establish a rhythm along the facade, or to allow for rooftop amenities, are encouraged as long as the sense of a continuous spatial enclosure is maintained.

5. Build-to Height

That portion of new development at the corner of 14th and E Streets shall be built to the full height of 135 feet.

6. Roof Structures

Roof structures should be located wherever possible so that they are not visible from the street. All roof structures should be attractively designed as integral parts of the overall building composition. The designer should treat roof structures as positive elements in terms of the building massing and architectural expression, rather than attempting to meet only the minimum requirements specified in D.C. Zoning Regulations. Roof structures should maintain the same quality of materials, design interest, and architectural detail as other parts of the building facade.

No roof structures are permitted on the 50-foot roof setback from E Street, except seasonal and temporary structures incidental to rooftop uses, and architectural embellishments.

All mechanical, elevator, and stair penthouses, except existing penthouses on buildings to be renovated, shall be set back twice their respective heights from those edges of the roof fronting on streets.

7. Subsurface Restrictions

Vaults are permitted beyond the lot lines, provided that their locations and configuration are consistent with the Corporation's Side Street Improvement Plan.

Vaults may extend up to 12 feet from lot line, but not within 20 feet of the E Street curb or 10 feet of the other curbs.

Except for existing conditions, subsurface structures incidental to electrical transformers are prohibited within the E Street and F Street sidewalks. Where possible, all connections to water, gas, electric, telephone and sewer lines shall be from 13th and 14th Streets.

8. Special Design Requirements

The architects of development on Square 254 are expected to work closely with the Corporation in treating the following special design elements:

- the massing and facade design of new development, particularly with regard to harmonizing with the Willard Hotel, Western Plaza, and the F Street shopping corridor in terms of scale, design and materials;

- modification of the National Press Club Building, including changes to the facade design, retail plan, ground floor uses, and truck access, the addition of parking facilities, and the relationship of these changes to adjacent development on Parcel A and surrounding areas;

- the integration of the National Press Club Building, if it is renovated, with development on Parcel A in terms of parking, loading, pedestrian connections, and retail uses;

- the design of ground level storefronts and building entrances;

- the retail plan, in terms of the type and size of stores, and their relations to exterior public spaces, especially along E and F Streets;

- the pedestrian environment created at the ground level, particularly along E and F Streets, by the various types of ground floor and sidewalk uses, the accessibility of interior spaces to pedestrians, and the physical design of the building face and sidewalk;

- the physical design of the arcade at the ground level of the National Theatre, and the functional integration of the Theatre building with the arcade and adjacent development;

- an interior court or atrium, if provided;

- awnings, canopies, arcades, or other means of weather protection;

- outdoor cafes and other sidewalk uses;

- structures and planting incidental to rooftop uses;

- the location and appearance of roof structures, especially mechanical penthouses and cooling towers; and,

- access for off-street parking and loading.

9. Uses

Square 254 shall be primarily devoted to hotel, office, and retail use. A special emphasis shall also be placed on maintaining and increasing theatrical and entertainment establishments. The ground floor of development shall be primarily devoted to retail, entertainment, restaurant, and institutional uses that will encourage lively activities at the street level. Uses which generate a low level of activity or engage in business for a limited period of time during the day are discouraged along E and F Streets.

Retail spaces on the ground level fronting on E and F Streets or pedestrian-related passages shall be directly accessible from those areas.

Cafes in the sidewalk on E Street are encouraged.

Rooftop uses such as cafes, restaurants, gardens, and recreational uses are permitted and encouraged.

10. Pedestrian Features

A north-south through-square connection shall be provided between E and F Streets. If the National Press Club Building is renovated, it is recommended that the interior circulation system of the building be connected to and integrated with the through-square connection and new development on Parcel A.

An open arcade shall be provided along the entire length of E Street. The arcade shall connect to the existing arcade of 1301 E Street. The ground floor lobby of the National Theater shall also be functionally integrated with the arcade, and the building shall be modified to provide a sense of continuous pedestrian flow along the arcade. The theater portion of the arcade may be an interior or exterior space, but it shall be accessible to the public during the evening and on weekends.

Weather protection shall be provided along the entire length of F Street.

11. Historic Preservation

The Fox Theater Arch shall remain in place.

12. Curb Cuts

No curb cuts shall be permitted along E and F Streets, except at the north-south alley as long as it remains a public alley. Access from this alley to loading and parking facilities is not permitted.

Along 13th Street, there shall be no more than two curb cuts. Along 14th Street, there shall be no more than three curb cuts, one of which may be located on Parcel B.

13. Off-Street Loading

Parcel 254-A shall provide consolidated loading facilities for Parcels B and C. Parcels B and C may each have additional off-street loading facilities so long as the number of curb cuts along 13th and 14th Streets does not exceed the maximum permitted.

Holland & Knight

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Whayne S. Quin
202 663 7274
whayne.quin@hklaw.com

September 1, 2011

BY HAND DELIVERY

Mina Wright
Planning and Design Quality Program Officer
PBS/Office of the Regional Commissioner, WP
GSA-ROB, 7th & D Streets, SW - Room 2002
Washington, DC 20407-0000

Re: Redevelopment of 1301 Pennsylvania Avenue, NW

Dear Ms. Wright:

On behalf of 1301 Associates, and pursuant to the Memorandum of Agreement ("MOA") among the General Services Administration ("GSA"), the Department of the Interior -- National Park Service ("NPS") and the National Capital Planning Commission (NCPC) of July 25, 1996, Section II.A., the property owner hereby submits its proposal for redevelopment of 1301 Pennsylvania Avenue, NW (Lot 835, Square 254) in the District of Columbia. *See enclosed descriptive booklet.* The property owner requests expeditious processing of this proposal pursuant to the MOA.

Respectfully submitted

Whayne S. Quin, Esq.
Land Use Counsel

WSQ/lsn
Enclosure
cc: Robert Knopf, Quadrangle Development Corp.
Michael McGill, GSA
David Levy, NCPC
Robert Vogel, Superintendent, National Mall & Memorial Parks
Graham Davidson, Hartman Cox
Philip Castillo, Murphy/Jahn Architects

#10558948_v1

GSA National Capital Region
Office of Planning & Design Quality

Whayne S. Quin, Esq.
Holland& Knight
2099 Pennsylvania Avenue, NW Suite 100
Washington, DC 20006

Re: Redevelopment of 1301 Pennsylvania Avenue, NW

Dear Mr. Quin:

I am writing in response to your letter of September 1, 2011 on behalf of 1301 Associates and pursuant to the U.S. General Services Administration's responsibilities under the 1996 Memorandum of Agreement regarding development in the Pennsylvania Avenue Plan area.

We have reviewed the descriptive booklet dated August 25, 2011 that summarizes the proposed redevelopment of 1301 Pennsylvania Avenue, NW (Lot 835, Square 254) and the Plan and Square 254 guidelines. It is our view that no amendment is required for the redevelopment of Lot 835. The proposed massing of the new building is consistent with the recommendations and requirements in the square guidelines in its observance of the E Street building line, setback, and height.

By copy of this letter, we are notifying the National Capital Planning Commission and the National Park Service of our determination that no amendment to the Pennsylvania Avenue Plan or Square 254 Guidelines is required prior to redevelopment of the site.

Sincerely,

Mina Wright
Director

cc: David Levy, National Capital Planning Commission
Robert Vogel, National Mall and Memorial Parks

U.S. General Services Administration
301 7th Street SW
Washington, DC 20407-0001
www.gsa.gov

National Capital Planning Commission

401 9th Street, NW North Lobby, Suite 500 Washington, DC 20004 Tel 202.482.7200 Fax 202.482.7272 www.ncpc.gov

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John M. Hart

Mayoral Appointees

Arrington Dixon
Robert E. Miller

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The Honorable Robert M. Gates

Secretary of the Interior
The Honorable Ken Salazar

Administrator
General Services Administration
The Honorable Martha Johnson

Chairman
Committee on Homeland Security
and Governmental Affairs
United States Senate
The Honorable Joseph I. Lieberman

Chairman
Committee on Oversight
and Government Reform
U.S. House of Representatives
The Honorable Darrell Issa

Mayor
District of Columbia
The Honorable Vincent C. Gray

Chairman
Council of the District of Columbia
The Honorable Kwame R. Brown

Executive Director

Marcel C. Acosta

IN REPLY REFER TO:
NCPC File No. P7298

September 26, 2011

Mina Wright
Director
Office of Planning and Design Quality
GSA National Capital Region
301 7th Street, SW
Washington, DC 20407-0001

Re: Redevelopment of 1301 Pennsylvania Avenue, NW

Dear Ms. Wright:

In accordance with the 1996 Memorandum of Agreement regarding development within the Pennsylvania Avenue area, we have reviewed the proposed redevelopment of 1301 Pennsylvania Avenue, NW and your letter indicating the General Services Administration's decision that the project would not require amending the Pennsylvania Avenue Plan (the PADC Plan) or the Square Guidelines. After reviewing the proposed redevelopment plans against the PADC Plan and the Square Guidelines for Square 254, we disagree with GSA's interpretation that the project conforms to the polices within the Square Guidelines. Cited below is the guideline with which we find the project to be inconsistent:

Square Guidelines (Specific Criteria)(10) Pedestrian Features:

> "An open arcade shall be provided along the entire length of E Street. The arcade shall connect to the existing arcade of 1301 E Street. The ground floor lobby of the National Theater shall also be functionally integrated with the arcade, and the building shall be modified to provide a sense of continuous pedestrian flow along the arcade. The theater portion of the arcade may be interior or exterior space, but it shall be accessible to the public during the evening and on weekends."

While substantively we have no concerns with the redevelopment proposal, we find that the project, as designed, would require a modification to the Square Guidelines.

We also note that the project takes its measuring point from the middle of the Square along E Street, NW; however, in accordance with the Height of Buildings Act of 1910, as amended, and the PADC Plan, building heights are required to be measured from the curb in front of the building. Note that in this case, no additional height is permitted because of this discrepancy.

If you have any questions regarding our comments, please contact Cheryl Kelly at (202) 482-7291 or cheryl.kelly@ncpc.gov.

Sincerely,

Marcel C. Acosta
Executive Director

cc: Robert Vogel, National Park Service
Whayne Quin, Holland and Knight

GSA

GSA National Capital Region

October 28, 2011

Marcel Acosta
Executive Director
National Capital Planning Commission
401 9th Street, NW
North Lobby, Suite 500
Washington, DC 20004

Dear Mr. Acosta:

The U.S. General Services Administration (GSA) refers the proposed project by Murphy/Jahn at 1301 Pennsylvania Avenue, NW in Square 254 for your review and comment. The project site, within the boundaries of the Pennsylvania Avenue Plan, is subject to Public Law 104-134 and the 1996 Memorandum of Agreement among GSA, the National Park Service, and the National Capital Planning Commission. The project site is not within the Pennsylvania Avenue National Historic Site.

The proposed project meets the Pennsylvania Avenue Plan and the Square 254 Guidelines in all respects except the second paragraph of Section 10, Pedestrian Features. That paragraph states:

> An open arcade shall be provided along the entire length of E Street. The arcade shall connect to the existing arcade of 1301 E Street. The ground floor lobby of the National Theater shall also be functionally integrated with the arcade, and the building shall be modified to provide a sense of continuous pedestrian flow along the arcade. The theater portion of the arcade may be an interior or exterior space, but it shall be accessible to the public during the evening and on weekends.

The property owner has submitted plans for the proposed project and a proposed amendment to the Square 254 Guidelines directly to your office. The proposed amendment would remove the second paragraph of Section 10 from the square guidelines. Our referral to you constitutes GSA's support for the proposed amendment.

If you have any questions, please contact Dawud Abdur-Rahman at (202)260-3368.

Sincerely,

Mina Wright
Director, Office of Planning and Design Quality

U.S. General Services Administration
301 7th Street SW
Washington, DC 20407-0001
www.gsa.gov

STAFF RECOMMENDATION

National Capital Planning Commission

C. Kelly

NCPC File No. P7298

SQUARE 254
AMENDMENTS TO THE PENNSYLVANIA AVENUE DEVELOPMENT CORPORATION SQUARE GUIDELINES

Bound by 13th, 14th, F, and E Streets, NW
Washington, DC

Submitted by the United States General Services Administration

November 22, 2011

Abstract

The General Services Administration has submitted a proposed amendment to the Pennsylvania Avenue Development Corporation Square Guidelines for Square 254. The amendment proposes to remove the requirement for arcades along the E Street building line for the Square. The amendment would support a proposal to redevelop the office building on the comer of 13th and E Streets, NW with a building built to the property line and having glass store frontages rather than the use of an arcade.

Commission Action Requested by Applicant

Approval of amendments to the Pennsylvania Avenue Development Corporation Square Guidelines for Square 254 pursuant to 40 U.S.C. § 6702(d) and the Memorandum of Agreement dated July 25, 1996, 61 Fed. Reg. 41789

Executive Director's Recommendation

The Commission:

Advises the General Services Administration that the proposed amendment to the Square Guidelines for Square 254 for the elimination of the requirement for an arcade along the E Street, NW frontage would not be inconsistent with the goals of the Pennsylvania Avenue Plan.

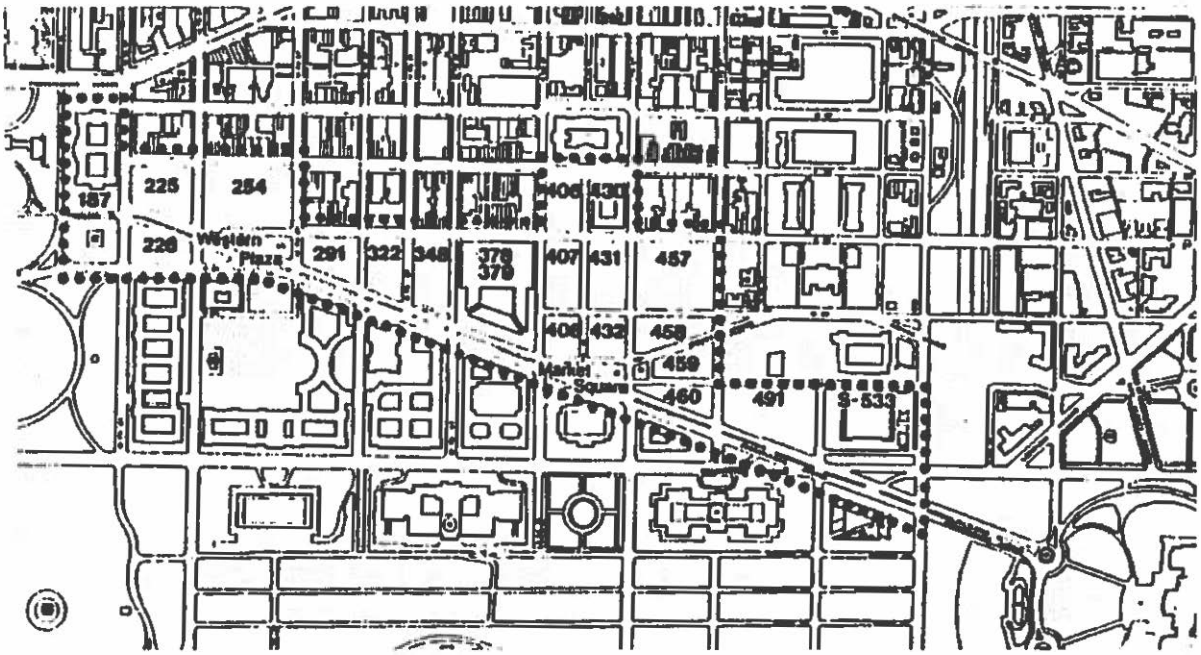
* * *

PROJECT DESCRIPTION

Pennsylvania Avenue Plan

In April of 1973, the Pennsylvania Avenue Development Corporation (PADC) was created by Congress to provide leadership and planning for the redevelopment of the Pennsylvania Avenue corridor. The PADC laid out its preliminary plan for the redevelopment of the corridor in March 1974 and approved the final plan in October of 1974. Subsequently, the PADC created General Guidelines for all development within the PADC area, and Square Guidelines that prescribed development standards for individual squares. The General Guidelines envision lively streets, improved streetscapes, buildings of high architectural quality, mixed uses, historic preservation, and complementary new buildings that create an ensemble through uniform or compatible heights, setbacks, and build-to lines.

Pennsylvania Avenue Plan Area



In 1996, Public Law 104-134 abolished the PADC and required all rights, title, and interest in and to all property held in the name of the PADC to be transferred to the General Services Administration (GSA) and the National Park Service (NPS). The law also transferred PADC responsibilities with ensuring compliance with the Plan to GSA and NCPC. In July 1996, GSA, NCPC, and NPS entered into a Memorandum of Agreement (MOA) outlining the responsibilities of each entity with regard to ensuring compliance with the Plan and the PADC's General Guidelines and Square Guidelines.

The process outlined in the MOA that pertains to the proposed amendment is as follows:

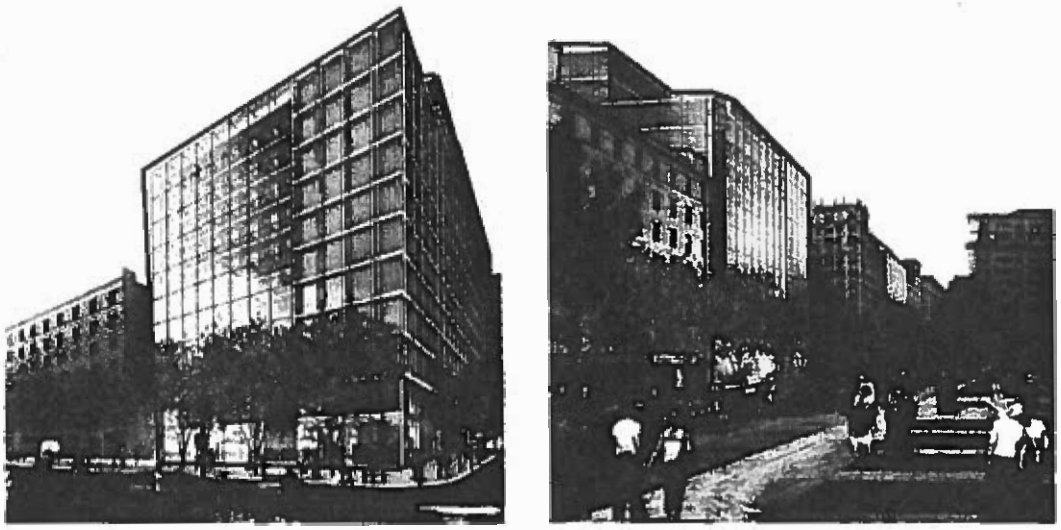
1. A proposed development or redevelopment of a site is submitted to GSA and NCPC for review.
2. GSA makes a determination of whether the proposal conforms to the Plan and the General and Square Guidelines and informs NCPC of its decision.
3. NCPC reviews the proposal and advises GSA on whether the proposal will require an amendment to the Plan, General Guidelines, and/or the Square Guidelines
4. If GSA accepts NCPC's advice, GSA requires the developer to submit a proposed amendment to the Plan
5. GSA transmits the amendment to NCPC for a 45 day review in which NCPC is to advise GSA of its views on the proposed amendment.
6. GSA shall amend the Guidelines

1301 Pennsylvania Avenue

In September 2011, NCPC and GSA, as outlined in the PADC MOA, received plans for the redevelopment of the office building on the corner of 13th and E Streets, NW, known as 1301 Pennsylvania Avenue, NW. The proposed redevelopment would demolish the existing masonry building to build a new building composed predominantly of a glass facade. The new building would be approximately 1.4 million gross square feet, an increase of approximately 300,000 gross square feet from the current building.

After review of the plans, NCPC staff determined that the project conformed to the Pennsylvania Avenue Plan, the General Guidelines, and the Square Guidelines with the exception of Square Guideline # 10 - Pedestrian Features. This guideline requires the creation of an arcade along the length of E Street. Thus, the developer is therefore proposing an amendment to the guidelines for Square 254 to remove the arcade requirement.

Proposed 1301 Pennsylvania Avenue Redevelopment



Site

Square 254 is bound by 14th Street, NW on the west, 13th Street, NW on the east, E Street, NW on the south, and F Street, NW on the North. Just south of the Square is Freedom Plaza and Pennsylvania Avenue. The Square is comprised of three parcels that are developed with a Marriott Hotel, the National Theatre, the National Press Club, the National Place building, and an office building on the corner of 13th and E Street (the building proposed for redevelopment). The uses on and the around the site are predominantly office buildings with retail on the ground floor.

Square 254 Site Location



Proposal

As outlined in the MOA, once NCPC and GSA review the project for conformance and determine that a Square Guideline amendment is needed, GSA can either reject the proposed building design or require the developer to submit an amendment. In this case, the developer has submitted a proposed amendment for consideration. According to the MOA, GSA's referral of the amendment to NCPC is considered an endorsement by GSA for the amendment. The proposed amendment is as follows:

PROPOSED AMENDMENT TO PADC'S Square Guidelines: 254 issued September 30, 1980:

Amend Section 10. Pedestrian Features of SPECIFIC CRITERIA, page 7, by deleting the second paragraph thereof which presently reads:

> "An open arcade shall be provided along the entire length of E Street. The arcade shall connect to the existing arcade of 1301 E Street. The ground floor lobby of the National

Theater shall also be functionally integrated with the arcade, and the building shall be modified to provide a sense of continuous pedestrian flow along the arcade. The theater portion of the arcade may be interior or exterior space, but it shall be accessible to the public during the evening and on weekends."

PROJECT ANALYSIS

Executive Summary

As described in the MOA, NCPC's role in the review of the proposed amendment is to ensure that any changes to the Square Guidelines would not be inconsistent with the goals of the Pennsylvania Avenue Plan to enliven the street frontages and create activity on the streets that face Pennsylvania Avenue.

Arcade Requirements of the Zoning Regulations of the District of Columbia

In 2004, the Zoning Commission of the District of Columbia amended the Zoning Regulations to eliminate the Floor Area Ratio (FAR) density credit, or bonus density, for providing arcades in commercial and other zones. At that time the District of Columbia Office of Planning noted that the Council considered multiple initiatives to make downtown retail space more "user friendly" and to eliminate what had become uninviting and sometimes dangerous recesses adjacent to downtown city sidewalks. As a result, the then Chair of the Committee on Economic Development recommended conversion of existing arcades to "retail, entertainment, arts and service uses." These recommendations were incorporated into the District Elements of the Comprehensive Plan. The Zoning Commission's text amendment also disallowed new open arcades within commercial zones in the Central Employment Area from receiving the FAR credit as a way to discourage the provision of such spaces.

The proposed rulemaking was referred to the NCPC and the Executive Director, pursuant to the Commission's delegation of authority adopted on August 6, 1999, indicated that the proposed text amendment to allow for the enclosure of arcades would not adversely affect the identified federal interest, the quality of the pedestrian environment on L'Enfant Streets. The delegated action report also encouraged the Zoning Commission to consider that the preferred method of enclosure be in the nature of a glass storefront; that storefront entrances be separate from the building entrance, and that new enclosures not encroach on the public sidewalk with the exception of bays suitable to retail display. The proposed redevelopment of 1301 Pennsylvania Avenue, NW conforms to the recommendations made by NCPC; there will be glass storefronts, storefronts with separate entrances, and the store frontages will not protrude into public space.

In ZC 10-16, the Zoning Commission took an action to approve a text amendment to allow closure of open arcades at ground level of a building in all zoning districts where they are currently allowed. Upon referral of the case to NCPC, the Executive Director found that the proposed text amendment would not be inconsistent with the Comprehensive Plan nor would it adversely affect any other federal interest. As with the 2004 zoning action regarding arcades in the Central Employment Area, one of the federal interests identified was the quality of the pedestrian environment on L'Enfant Streets noting that the closure of arcades would enhance the pedestrian environment

Arcades at Square 254

Currently, two of the three buildings along E Street have an arcade, the building being proposed for redevelopment and the Marriott building. However, between the two buildings is the National Theatre, a historic building. As part of amendments to the Pennsylvania Avenue Plan adopted by PADC in 1990, the provisions for proposed development included the required retention of the National Theater Building. The arcade at 1301 Pennsylvania Avenue currently and would in future continue to "dead end" at the National Theater and would be contrary to the development concept for Square 254.

The Pennsylvania Avenue Plan

The Pennsylvania Avenue Plan established many goals and objectives for the development of Pennsylvania Avenue as "a vital part of downtown Washington, as the symbolic ceremonial way between the Capitol and the White House and as a link between the governmental city and the private city." Some of the goals and objectives that pertain to the proposed development and amendment are as follows:

- Transforming the Avenue into an attractive and pleasant place for residents and visitors alike. The physical setting must accommodate the varied needs of all the people who use it – offering comfortable places to stroll, rest, sit and talk, eat and shop.
- Providing a mixture of commercial and cultural activities along the Avenue that will attract a wide variety of people and stimulate street life.
- Introducing, on currently under-utilized land, new buildings representative of the best contemporary architectural and planning concepts. New buildings, however, must complement and enhance the existing urban fabric.
- Bringing new economic life – jobs, shopping, and business opportunities – to the Avenue while reinforcing existing activity both on the Avenue and in adjacent downtown area.

The proposed building carries out the design goals of the Pennsylvania Avenue Plan and Square Guidelines. The proposed glass façade and entry from Pennsylvania Avenue will provide enhanced pedestrian experience. Additionally, the first floor will contain retail usage, as required by the Pennsylvania Avenue Plan. Due to the glass façade, the proposed retail will be visible from the sidewalk along E Street and activate the space.

CONFORMANCE

National Environmental Policy Act (NEPA) and National Historic Preservation Act (NHPA)

In accordance with the provisions of the MOA, NCPC only advises GSA on proposed Square Guidelines amendments and therefore does not have independent National Environmental Policy Act or National Historic Preservation Act Section 106 responsibilities. GSA has determined that the proposed amendment does not constitute an undertaking and therefore also does not have a NEPA or Section 106 responsibility.

CONSULTATION

U.S. Commission of Fine Arts

Pursuant to its authority under the Shipstead-Luce Act, the U.S. Commission of Fine Arts (CFA), at its October 20, 2011 meeting, reviewed the concept design for the new office building at 1301 Pennsylvania Avenue, NW. CFA approved the concept design for the new 13–story glass and stainless steel building without objection. CFA will review the final design at a later date.

Delegated Action of the Executive Director

PROJECT
Rooftop Improvements to National Place
1331 Pennsylvania Avenue, NW
Washington, DC

REFERRED BY
DC Department of Consumer and Regulatory Affairs

NCPC FILE NUMBER
P7975

NCPC MAP FILE NUMBER
1.25(38.00)44732

DETERMINATION
Certification of DCRA Building Permit

REVIEW AUTHORITY
Certification of Building Permits within the Pennsylvania Avenue Development Corporation Boundary
(61 F.R. 41789, 41791 as defined in 40 U.S.C. 6702(d))

NCPC has reviewed the permit set for rooftop improvements at 1331 Pennsylvania Avenue, NW, submitted to the District of Columbia Department of Consumer and Regulatory Affairs on February 1, 2018 (B1802997). As part of NCPC's Pennsylvania Avenue Development Corporation (PADC) responsibilities under the 1996 Memorandum of Agreement (MOA), "NCPC is required to review DC building permit applications for non-federal buildings and, where appropriate, certify to the DC government, prior to issuance of a building permit, that the work for which the building permit application has been made is not inconsistent with the Plan."

The project includes extending two existing exit stairs and one elevator to an existing penthouse. The penthouse will also be updated with windows and new cladding consistent with the existing building. The project was approved by the U.S. Commission of Fine Arts on January 18, 2018 (SL-18-044). NCPC staff coordinated review of the project with the General Services Administration (GSA) and confirms it will not significantly change "the existing character or use of the property." The proposed improvements are not inconsistent with the 1974 Pennsylvania Avenue Plan, General Guidelines, and Square 254 Guidelines. The submitted renderings indicate the roof structures will not be visible from the street.

As Pennsylvania Avenue continues to evolve, NCPC looks forward to working with stakeholders on improvements supporting the continued economic and cultural success of the area through the Pennsylvania Avenue Initiative.

* * *

Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find the building permit submission for rooftop

improvements to 1331 Pennsylvania Avenue, NW, are not inconsistent with the 1974 Pennsylvania Avenue Development Corporation Plan, Square 254 Guidelines, and other federal interests.

Marcel Acosta
Executive Director

Date

Delegated Action of the Executive Director

PROJECT
Façade Renovation Project at National Place and Amendment to the PADC Square 254 Guidelines for Parcel A
1331 Pennsylvania Avenue, NW
Washington, DC

REFERRED BY
United States General Services Administration

NCPC MAP FILE NUMBER
21.10(38.00)44824

NCPC FILE NUMBER
P8019

DETERMINATION
Approval of amendment to the PADC Square 254 Guidelines; approval of preliminary and final site development plans

REVIEW AUTHORITY
Amendments to the PADC Square Guidelines pursuant to 40 U.S.C. § 6702(d) and the Memorandum of Agreement dated July 25, 1996, 61 Fed. Reg. 41789)

The General Services Administration (GSA) has submitted a proposed amendment to the Pennsylvania Avenue Development Corporation Square Guidelines for Square 254, Parcel A. The amendment proposes to remove the requirement for weather protection along F Street between 13th and 14th Streets, NW, and supports a proposal by the property owner of 1331 Pennsylvania Avenue to improve the ground floor retail spaces and the office lobby entrance located on F Street.

NCPC has reviewed the information submitted by GSA, including the plans and renderings of the property owner's vision for ground floor retail uses and a new lobby entrance. Per the 1996 Memorandum of Agreement (MOA) for post-Pennsylvania Avenue Development Corporation responsibilities between NCPC, GSA and the National Park Service, NCPC must review the submission and proposed amendment from GSA and share its position within 45 calendar days.



Existing (top) and proposed (right) ground floor building facades

The project includes removal of the existing first floor steel and glass canopy, storefront facades, and granite, steel, and glass office entrance that were most recently improved in 2004. The retail facades will be replaced with a more open aluminum and glass design with tenant signage mounted directly to the building's sign band. Per the submission, tenants may "install their own mullion covers, grilles, and other applied materials to the storefront system." The office entrance will remain in the same location and refurbish the existing canopy with a new aluminum, stainless steel-clad aluminum, and glass design.

GSA issued a Categorical Exclusion under National Environmental Policy Act (NEPA) for the Square Guidelines Amendment. The site sits outside of the Pennsylvania Avenue National Historic Site District and is not subject to the Section 106 process for the National Historic Preservation Act (NHPA).

The building owner's representatives consulted early with GSA and NPS on August 15, 2018, where it was identified that the proposal was not consistent with *Guideline 10, Pedestrian Features*. The guideline currently states that *"weather protection shall be provided along the entire length of F Street."* NCPC supports this change, as well as the updated design of the ground floor retail and office lobby.

As GSA notes in their submission letter, retail storefronts are undergoing significant changes in Washington and throughout the country. Given the rapid rise of online shopping, the retail industry is repositioning many of its brick-and-mortar locations to ensure their future viability. As such, building owners are making physical changes to ground floor retail in order to keep spaces leased and provide a more engaging experience for pedestrians. This change is happening at many downtown buildings, including the new building just south of this submission at 1301 Pennsylvania Avenue, where the Square Guidelines were amended to remove weather protection and allow ground floor retail entrances to sit more visibly at the building line.

The project was approved by the U.S. Commission of Fine Arts on September 20, 2018 (SL-18-200). NCPC staff coordinated review of the project on October 9, 2018 with GSA, National Park Service (NPS), and DC State Historic Preservation Office (DC SHPO), and confirms it will not significantly change "the existing character or use of the property." The proposed improvements are not inconsistent with the goals of the 1974 Pennsylvania Avenue Plan or the General Guidelines.

As Pennsylvania Avenue continues to evolve, NCPC looks forward to working with stakeholders on improvements supporting the continued economic and cultural success of the area through the Pennsylvania Avenue Initiative.

* * *

Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find the proposed Square 254 Guidelines amendment submission for façade improvements to 1331 Pennsylvania Avenue, NW, are not inconsistent with the goals of the 1974 Pennsylvania Avenue Development Corporation Plan and other federal interests.

// Julia Koster for //	October 25, 2018
Marcel Acosta Executive Director	Date

PENNSYLVANIA AVENUE DEVELOPMENT CORPORATION

Suite 1220 North
1331 Pennsylvania Avenue, N.W.
Washington, D.C. 20004-1703
202/724-9091

Henry A. Berliner, Jr.
Chairman
M. J. Brodie
Executive Director

N.C.P.C.

'88 JAN 26 P2:46

January 26, 1988

To: ICTC/FOB Working Group

From: M.J. Brodie

Subject: Draft: Design Guidelines for ICTC/FOB Project in the Federal Triangle

Attached is a draft of the Design Guidelines for the proposed International Cultural and Trade Center (ICTC) and Federal Office Building (FOB) project in the Great Plaza site of the Federal Triangle. It provides the program requirements and design criteria which are intended to set the least amount of restriction in order to encourage best possible designs for this important and complex project.

Comments on the draft Design Guidelines would be appreciated by February 1, 1988.

Attachment

MJB:CB:wg

1198
+200

FILE NO MP 145
PRIMARY STA. REV. IMP
DUE DATE. 1-29-88
COPIES.

CHAIRMAN			
EX. DIR	✓	PUB AF	
DIST. AF	✓	CARTO	
REG AF		PLAN . PROG	
SECRETARIAT		REV IMP	
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MGMT. SERVS		RESEARCH	
REC MGMT		HIST PRES	✓
DIR OPNS	✓	ZONING	
URB DSN		ENV AF	✓
		OTHER	

THE SECOND DECADE

The attached preliminary draft of Design Guidelines for the Federal Triangle project, dated January 25, 1988, provides an outline of minimal program requirements and design criteria, intended to encourage the best possible development of the Federal Triangle site.

DESIGN GUIDELINES FOR ICTC/FOB PROJECT

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January 25, 1988

DESIGN GUIDELINES FOR ICTC/FOB PROJECT

INTRODUCTION

The purpose of the new International Cultural and Trade Center (ICTC) and Federal Office Building (FOB) project is to consolidate a number of Federal agencies which are currently housed in numerous, scattered locations and to create a new center within the Federal building complex which will create and enhance opportunities for American trade, commerce, communications, and cultural exchanges with other nations and to complement the work of Federal, State, and local agencies in the areas of international trade and cultural exchanges.

The guiding principles in the design and construction of these structures require that facilities used by Federal agencies must be efficient and economical and that public buildings must provide visual testimony to the dignity, enterprise, vigor, and stability of the Federal government.

I. PROGRAM REQUIREMENTS

A. General

The Federal Triangle Development Act (the Act) limits the maximum building area to no more than 3.1 million gross square feet. These guidelines are designed to accommodate maximum development.

In order to achieve an optimum balance between the building density and the public open space which is in harmony with the Federal Triangle complex, approximately 2.2 million square feet is distributed above grade and 600,000 to 900,000 square feet is distributed below grade.

In accordance with the GSA standard, the efficiency ratio of occupiable office space to the gross building area is set at 78%. Also, to endure maximum efficiency and flexibility in development of occupiable office space, the following criteria are established.

1. No office space shall have a clear ceiling height of less than 9'0" or a distance from windows greater than 90'0".

2. No more than 10% of all office space shall be located below grade.

3. Exhibition and retail space shall be convertible to office space. The exhibition component shall have a minimum 14'0" clear ceiling height. The developer is encouraged to establish floor-to-floor dimensions for exhibition space which will allow for conversion to two floors of office space.

4. A typical structural bay of 30'0" x 30'0" is encouraged.

Design criteria for office space within this project will be in accordance with GSA standards.

B. FEDERAL OFFICE BUILDING (FOB)

Approximately 1.8 million gross square feet (gsf) of office space shall be provided for federal government occupancy.

C. INTERNATIONAL CULTURAL AND TRADE CENTER (ICTC)

Approximately 650,000 gsf (500,000 sf) of space shall be provided for ICTC functions.

1. Exhibition - 150,000 sf

   a. Approximately 100,000 sf shall be designed as semi-permanent exhibition space.

   b. Approximately 50,000 sf shall be designed as temporary, thematic exhibition space.

2. Performing Arts - 30,000 sf

   Approximately 30,000 sf shall be provided for a performing arts theater and related facilities. There will be a versatile performing arts space that can be used for film festivals, presentations, lectures, dancers, singers, drama, opera or other events. Although the exhibit areas may feature certain street theater and other forms of entertainment, this more formal theater space would be programmed from morning to night with a published schedule.

3. Retail - 100,000 sf

   Approximately 100,000 sf shall be designed as retail and food service space.

4. Office - 180,000 sf

   Approximately 180,000 sf shall be provided for general office space.

5. Miscellaneous Support Space - 40,000 sf

   Approximately 20,000 square feet shall be provided for conferences and receptions with easy access to the exhibit area as well as the general office area.

   Approximately 20,000 square feet shall be provided for an International Club for formal meetings and receptions for visiting dignitaries.

D. SUPPORT FACILITIES

The following shall be provided for shared use by FOB and ICTC.

1. Parking

   A minimum of 1300 parking spaces shall be provided with primary ingress and egress located at 14th Street and secondary access from 13 1/2 Street. The National Capital Planning Commission (NCPC) has established a goal of not less than 1900 spaces.

2. Service/Loading Access

   Loading and service facilities, shall be provided below grade and accessible to all office, exhibit, theater, meeting and retail facilities.

II. DESIGN GUIDELINES

A. URBAN DESIGN OBJECTIVES

The design of the ICTC/FOB project shall:

1. Complete the Federal Triangle in a manner to achieve visual compatibility between new and existing buildings, with sensitivity to the scale and character of the District Building.

2. Be architecturally dignified and consistent with the image of government facilities.

3. Provide appropriate street enclosure at the northern edge of the site which strengthens the spatial definition of Western Plaza, but at the same time establishes a significant point of entry into the site from Pennsylvania Avenue.

4. Provide access to the site in a way that maximizes pedestrian movement between downtown commercial development north of Pennsylvania Avenue and the public buildings, monuments, museums and the Mall to the south.

B. BUILDING LOCATION AND HEIGHT RESTRICTIONS

1. Site configuration

The site is irregularly shaped, bounded by existing rights-of-way of 'D' Street and 13 1/2 Street in the northwest corner; the Pennsylvania Avenue right-of-way to the north; the existing New Post Office Building to the east; the existing Department of Labor (Customs Service), Departmental Auditorium and Interstate Commerce Commission to the south; and 14th Street right-of-way to the west.

2. Building Restriction Lines

The building restriction lines are coincidental with lot lines with the following exceptions:

a. <u>14th Street</u>
Along 14th Street, the building shall be set back 40'-0" east of and parallel to the 14th Street right-of-way line, corresponding to a similar condition across the street at the Department of Commerce. Along D Street for a distance of 80'0" eastward, the building shall be set back 30'0" south of and parallel to the D Street right-of-way line.

b. <u>Strauss Fountain</u>
The building restriction line at the existing Strauss Fountain shall be defined by a line drawn at a radius of 80'-0" from the centerline of the fountain. This restriction applies to a height stipulated in "Section 3: Building Height Restrictions".

c. <u>Pennsylvania Avenue/13th Street</u>
The east edge of the building shall not extend beyond a projection of the west right-of-way line of 13th Street. This building restriction line may be modified in the event that the presently unfinished west portion of the existing New Post Office Building becomes part of a continuous building extending westward.

d. Major Public Space
Immediately west of and on center with the existing hemicycle a major public space shall be provided. This public space shall be as wide as the diameter of the hemicycle (approximately 230 feet) and approximately 330 feet long. (See Diagram #1.) Within this space a glazed enclosure of appropriate scale and character may be provided to create an exciting public space that can be used year-round.

e. Department of Labor/Department Auditorium/ICC Building
On the south edge of the project the building shall be set back 75' north of and parallel to the north face of the Department of Labor (Customs Service), Departmental Auditorium and ICC Building.

3. Building Height Restrictions

The building height restrictions set the maximum allowable building heights along with setbacks relating to certain heights. These restrictions have been developed to correspond to the major horizontal building and roof lines of the existing surrounding buildings.

NOTE: All dimensions relative to building heights are referenced to sea-level elevations unless otherwise noted.

Typical Conditions (See Diagram #2A)

a. Height Allowed at Building Face
The building is allowed to extend to the height of 94'0" from Pennsylvania Avenue grade. There also must be an articulation to relate to existing cornice lines at 86'0" from Pennsylvania Avenue grade.

b. Height Allowed with Setback
The building may extend further to the height of 102'0" from Pennsylvania Avenue grade to the eave line with the condition that it is set back 7'0" from the building face.

c. Height and Slope of Roof
The ridge of the roof may extend to a maximum height of 117'0" from Pennsylvania Avenue grade. The angle of the roof and the relationship of ridge to eave must match existing conditions.

NOTE: The roofs shall be constructed of red clay tile to match existing roofs. This roof treatment must extend over the entire project with special attention given to the Pennsylvania Avenue mass of the building and reinforcement of the space opposite the hemicycle.

No mechanical equipment and elevator penthouses shall be allowed to protrude above the roof.

Special consideration must be given to the interface between the roof and the condition outlined in the following section concerning atypical conditions.

Atypical Conditions (See Diagram #2B)

(1) Height Allowed at Building Face (14th Street)
The building, at 14th Street, may extend to the height of 114'6" from Pennsylvania Avenue grade. (NOTE: This addition of height is permitted only at a width corresponding to the Department of Commerce portico.) There must also be an articulation to relate to existing cornice lines at 86'0" from Pennsylvania Avenue grade as in typical conditions.

(2) Height Allowed with Setback
The building may extend further to a height of 125'0" from Pennsylvania Avenue grades to the top of the portico cap with the condition that it is set back 12'0" from the building face. (NOTE: This portion of building may, at 14th Street, be only as wide as the corresponding mass across the street at the Department of Commerce. It may extend into the site at that width respecting the 7'0" setback. This mass may also extend north to a line 160'0" south of the Pennsylvania Avenue building restriction line.

4. Composite Building Envelope

The combination of building restriction lines and building height restrictions produces a building envelope which assures that a mass is provided that attends to urban and architectural elements. (See Diagram #3.)

C. SITE DESIGN

1. Public Space

a. A major public space is to be created at the hemicycle to serve as a primary focus for pedestrian activity within the Federal Triangle development.

b. An appropriately scaled open setting for the Strauss Fountain should be provided at the western edge of the site. The related setback area along 14th Street should relate to the open area along the Commerce Building frontage, as well as the rest of the 14th Street streetscape.

c. The space at 13 1/2 Street between the District Building and new building(s) should provide an appropriate setting for the primary public entrance to the District Building (at the east side of the District Building).

2. Vehicular Access

a. Primary access to below-grade parking, loading and service facilities shall be at 14th Street and 13 1/2 Street (see Diagram #4).

b. Service for the District Building will remain at its present location on D Street.

c. Emergency vehicular access shall be provided at grade within the site.

d. Motorcade queuing space accommodating at least 15 vehicles shall be provided on the site at the appropriate location.

3. Pedestrian Access

a. Major pedestrian access should be provided at the northern edge of the site providing a strong visual linkage between the site, 13th Street and Western Plaza.

b. The existing pedestrian/vehicular portals adjacent to the Departmental Auditorium at the southern edge of the site should be used to link pedestrian circulation within the site to Constitution Avenue.

c. A direct pedestrian linkage between the ICTC/FOB project and the Federal Triangle Metro Station shall be provided. A direct pedestrian connection between the ICTC/FOB project and the Departmental Auditorium is encouraged.

d. Handicap access to open spaces and buildings shall be in accordance with Federal guidelines (see Appendix).

4. Landscaping

a. The major public space at the hemicycle shall be landscaped to enhance and reinforce the character of the space and to create an environment that is inviting to the public.

b. An appropriate setting for the Strauss Fountain shall be provided on site. The development of a public space focusing on the fountain at its present location is encouraged. The possibility of relocating the fountain within the site may be investigated.

c. Public spaces at the perimeter of site shall be landscaped consistent with existing landscape design of the Pennsylvania Avenue and Federal Triangle area.

5. Lighting

Site lighting shall be provided to create a safe and attractive nighttime environment at the perimeter of the site and at all public spaces within the site. Lighting design shall be consistent with the GSA Lighting Study for the Federal Triangle (see Appendix).

6. Security

a. A degree of secured access to buildings shall be provided that is consistent with other Federal Triangle buildings.

b. Each entrance shall included areas adjacent to vestibules large enough to accommodate the security screening of people and their hand-carried items.

c. A means of ensuring that all vehicles can be screened prior to obtaining access is encouraged.

d. Provision of vehicle barriers integrated with landscape design elements at the perimeter of the site is encouraged.

D. ARCHITECTURAL DESIGN

The objective of the Architectural Design Guidelines is to achieve a design which is compatible with existing Federal Triangle buildings and the District Building in terms of massing, scale, materials and detail. The new ICTC/FOB project should complete the Federal Triangle in an architecturally dignified and appropriate manner consistent with the image of government facilities. The following architectural guidelines address these objectives.

1. Building organization

a. Retail elements should be configured at the ground level in a way that maximizes visibility from primary points of pedestrian access into the site.

b. Exhibit and retail elements should reinforce primary pedestrian circulation within the site along the east-west and north-south axes.

c. A principal public entrance to the development shall be located on Pennsylvania Avenue with a scale and treatment appropriate to its location.

d. The resolution of the unfinished portion of the west facade of the New Post Office shall be an integral part of the design. Options such as extending 13th Street into the site, creating a portal, or having the new building abut the New Post Office may be considered.

e. The facade composition of new buildings shall be compatible with existing tripartite (base, middle and top) facades of the Federal Triangle buildings and the District Building.

f. Although floor lines may differ for programmatic reasons, the new building shall respect existing bases, cornice lines, eave lines, and roof ridge lines.

2. Architectural Treatments

a. Principal facades below the cornice line on Pennsylvania Avenue and 14th Street shall have a percentage of glass-to-wall area in the range of 20-30%.

b. The quality of materials and detail shall be consistent with the image of permanence and dignity appropriate to a building which will become part of the Federal Triangle. Detail shall be considered integral to the overall design.

c. The primary exterior building material shall be limestone with texture and color ranges sympathetic to predominant existing Federal Triangle buildings. Other new exterior materials and elements shall be compatible with the existing architecture.

d. The predominant image of the roof shall be red clay tile similar to existing Federal Triangle buildings.

e. Architectural embellishments at the roof line shall be compatible with those on existing Federal Triangle buildings.

f. Clear vision glass shall be used for all windows.

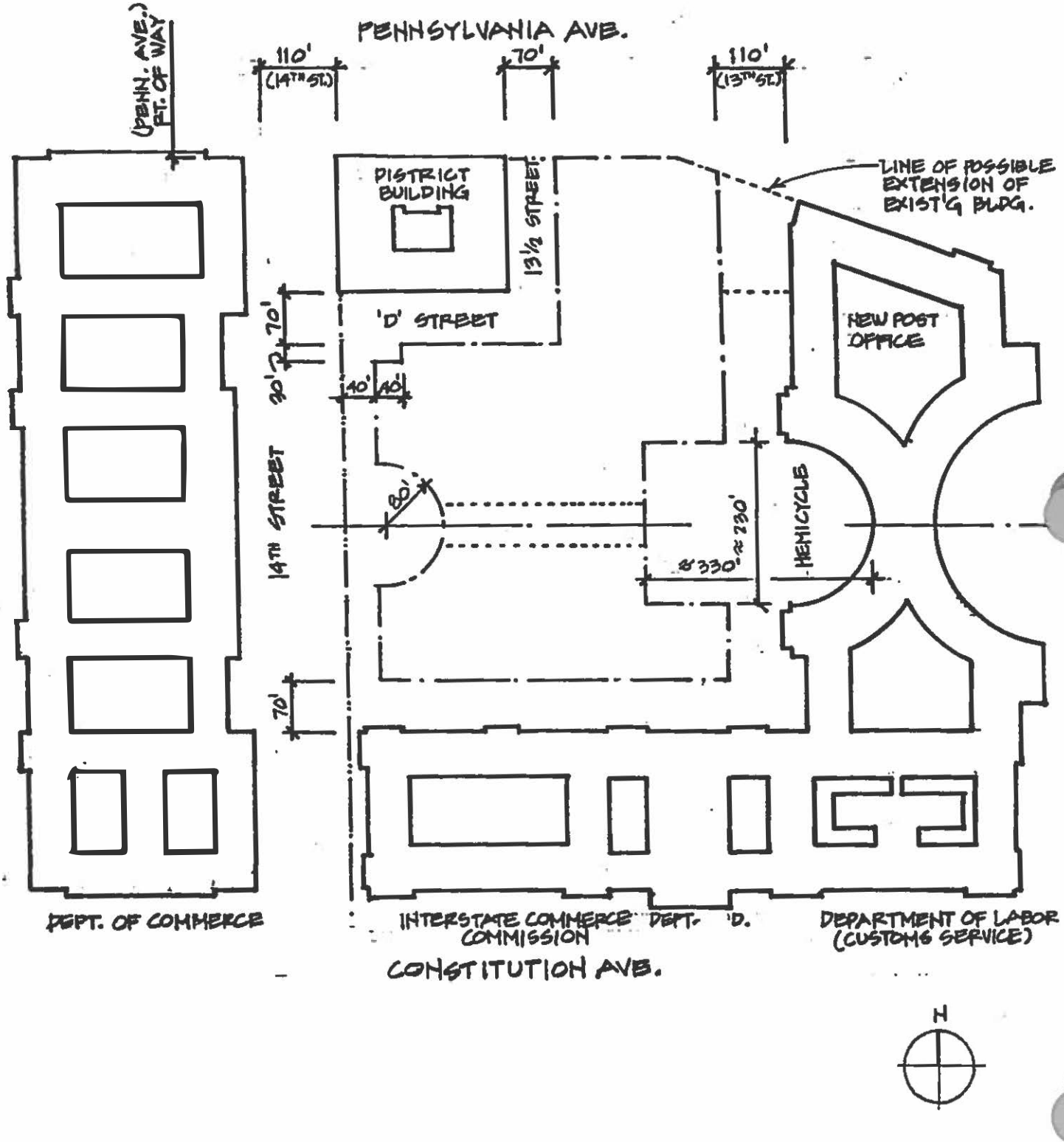
g. Interior public spaces such as atria and lobbies shall be designed and built to a high quality consistent with similar spaces in existing Federal Triangle buildings.

h. The design and integration of canopies, awnings and signage should be incorporated to achieve an active and inviting ground floor within the context of the Federal Triangle Complex.

3. Miscellaneous

a. Not less than 5% of the construction budget shall be allocated for the design and installation of art. Art shall be permanent and integral to the architecture design.

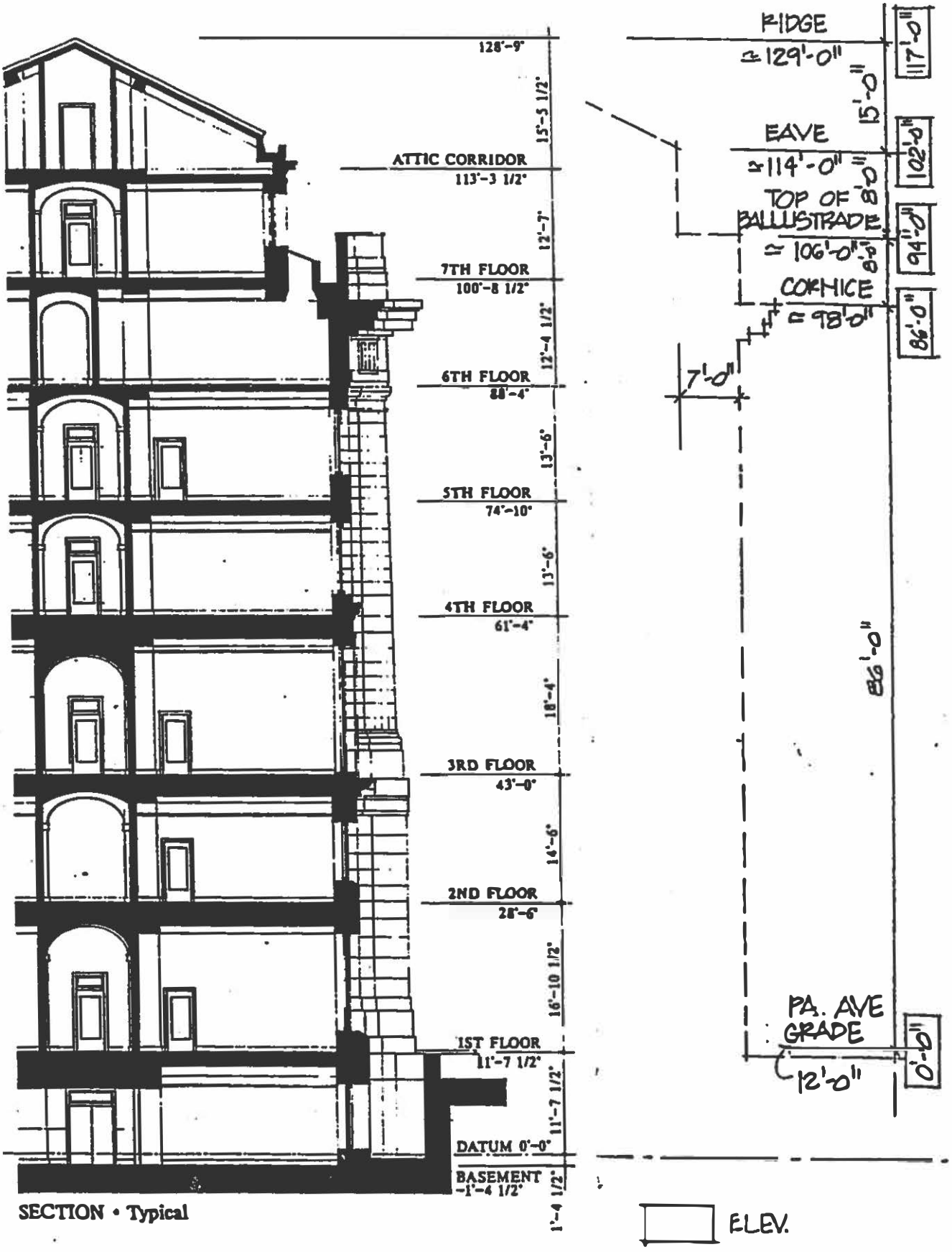
b. Telephone- and communications-related conduit and room outlets shall allow wiring, provided by others, to qualify the building as an "intelligent building."



BUILDING RESTRICTION LINES

DEPARTMENT OF LABOR
(CUSTOMS SERVICE)

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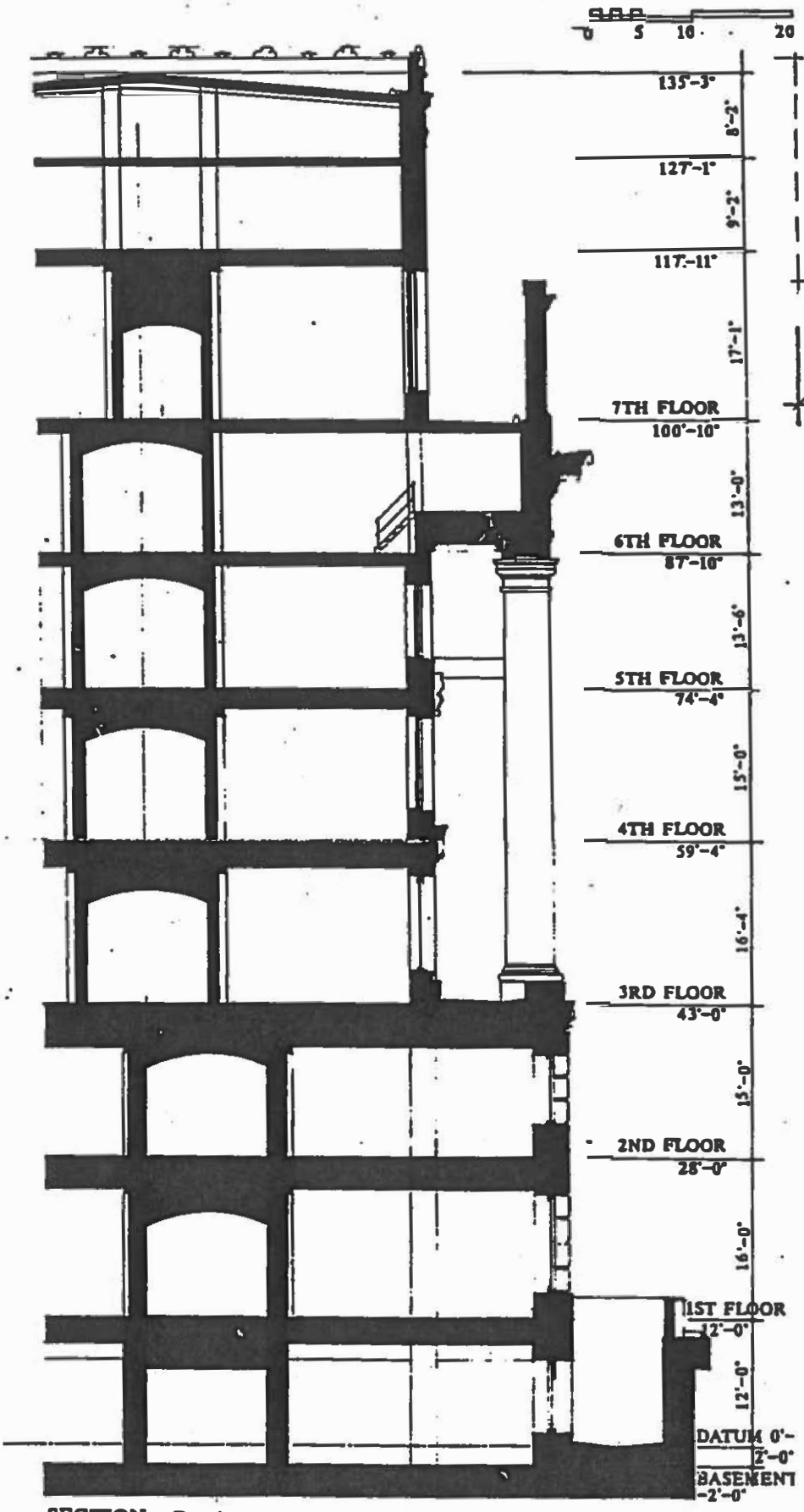


SECTION • Typical

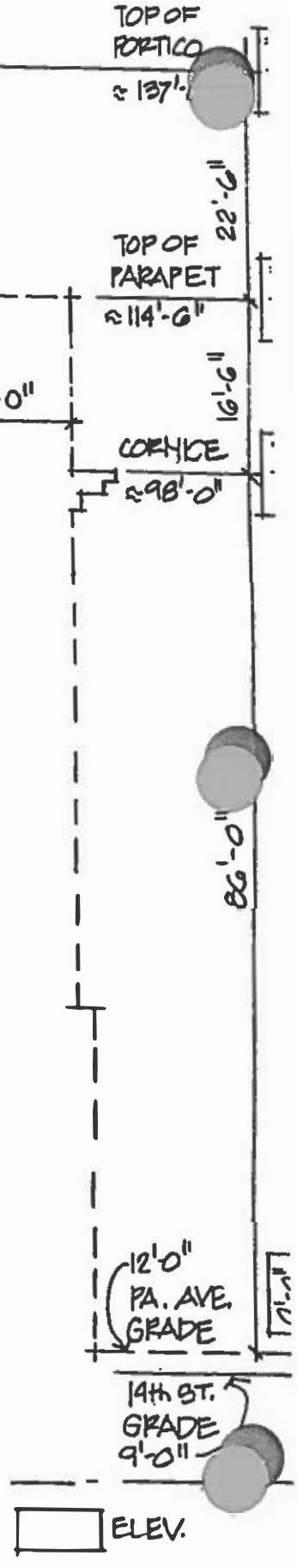
ELEV.

BUILDING HEIGHT RESTRICTIONS PA. AVE (TYPICAL)

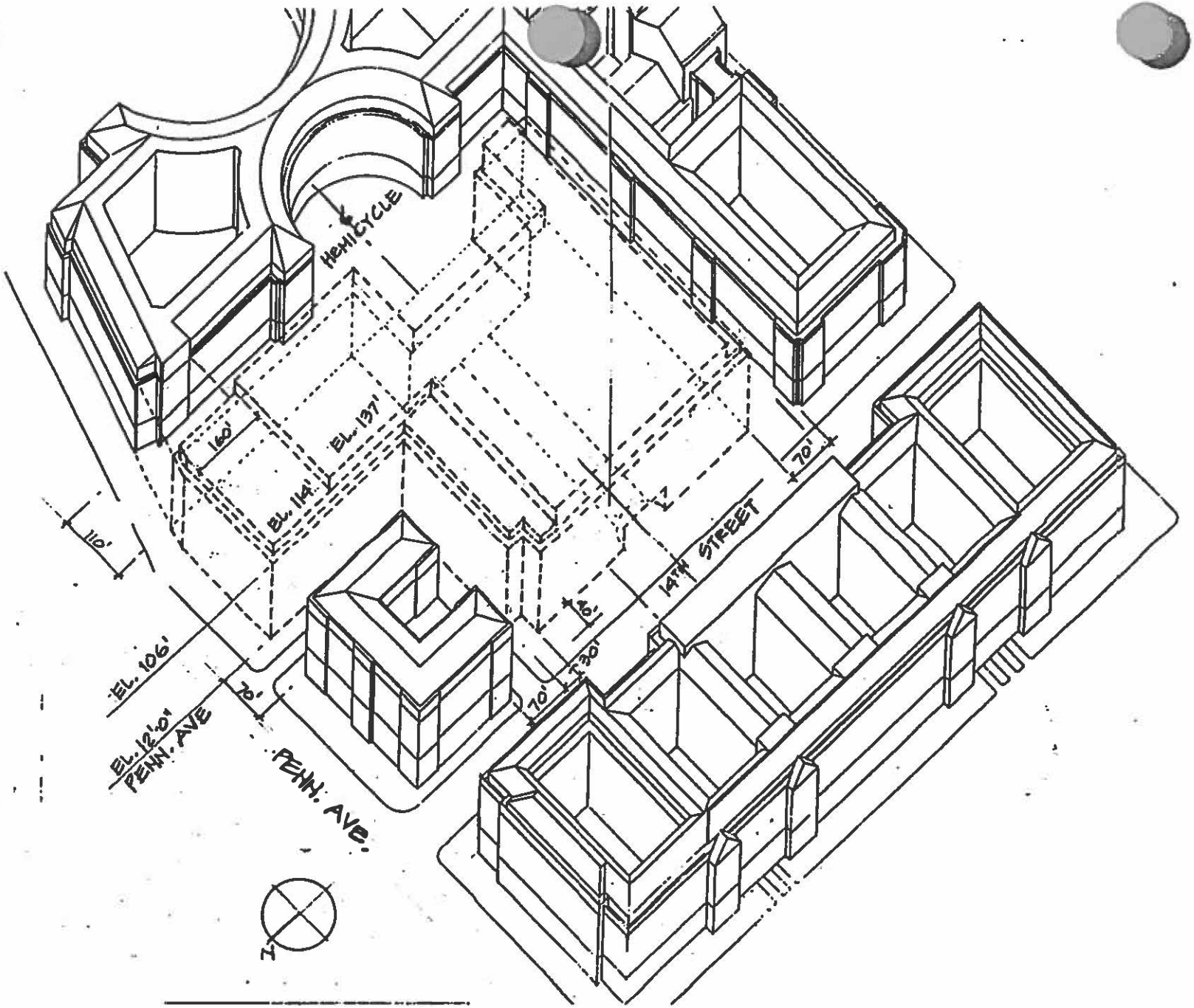
DEPARTMENT OF COMMERCE



SECTION • Portico



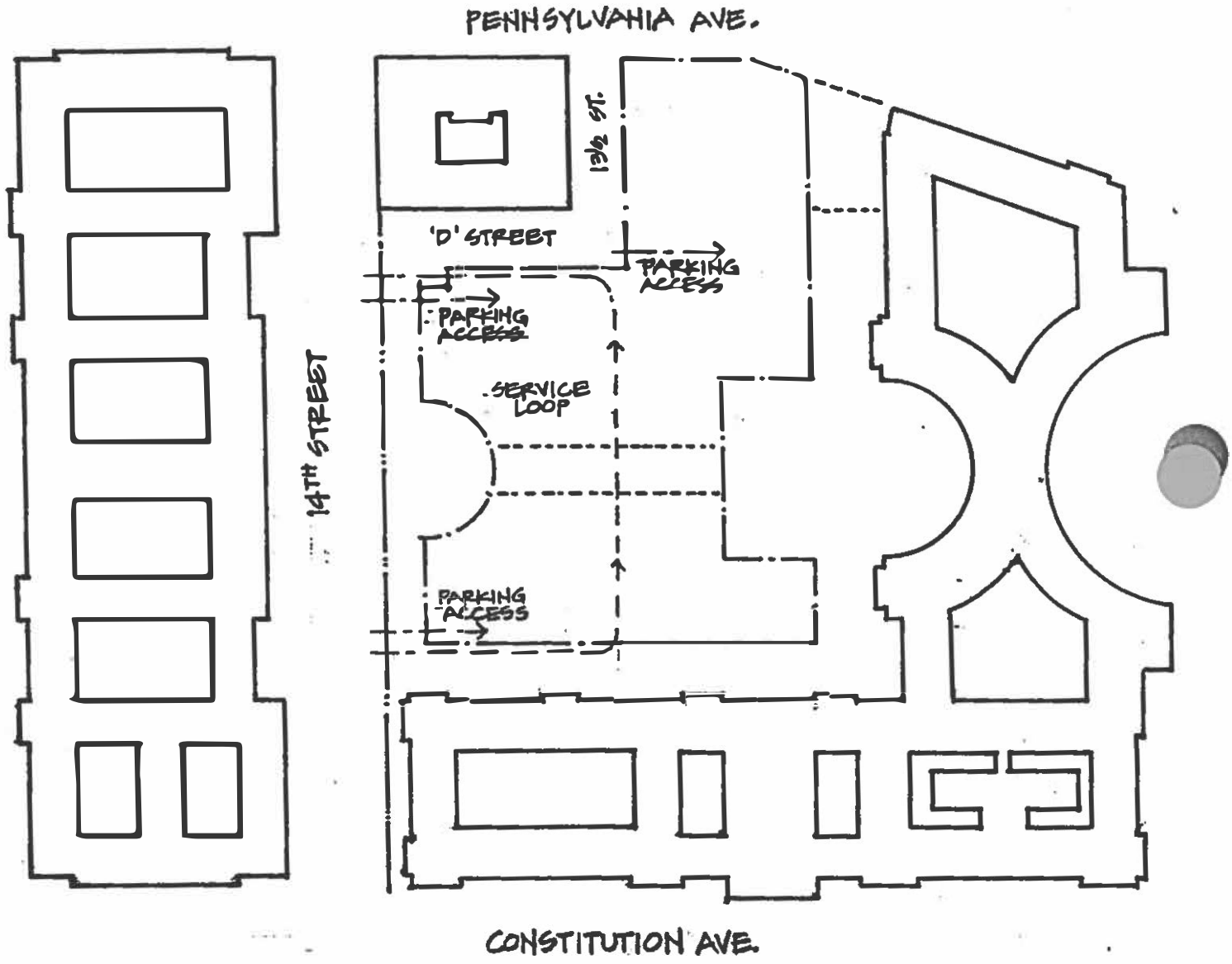
BUILDING HEIGHT RESTRICTIONS PA. AVE (ATYPICAL)



BUILDING ENVELOPE AXONOMETRIC

PRELIMINARY DIAGRAM

DIAGRAM 3.



VEHICULAR ACCESS

Square Guidelines:
Square 291

PENNSYLVANIA AVENUE DEVELOPMENT CORPORATION

PENNSYLVANIA AVENUE DEVELOPMENT CORPORATION

Square Guidelines:
Square 291

Henry A. Berliner, Jr., Chairman
Issued February 15, 1985

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GUIDELINES AND OTHER CONTROLS GOVERNING APPROVAL OF DEVELOPMENT PROJECTS

In order to ensure that development within the jurisdiction of the Pennsylvania Avenue Development Corporation is implemented in accordance with the Pennsylvania Avenue Plan ("the Plan"), the Corporation has promulgated development guidelines that set forth in more specific detail the Corporation's intent and restrictions with regard to the design and planning of development projects.

Together with the Plan, these guidelines form the basis on which the Board of Directors grants preliminary approval to devlopment proposals, and the Chairman grants final approval, as outlined in the Development Policies and Procedures.

In addition to the development guidelines, there are various other policies, programs, regulations, and guidelines which control development under the Corporation's jurisdiction. The resulting regulatory framework is briefly described below.

1. General Guidelines and Uniform Standards for Urban Planning and Design of Development Within the Pennsylvania Avenue Development Area (36 CFR 910), (the "General Guidelines"):

   The General Guidelines are applicable to all squares and indicate the Corporation's overall intent with regard to design and development. The General Guidelines include a summary of the Plan's goals and objectives, a description of design and development criteria uniformly applicable to all squares, and a glossary of terms used in the General and Square Guidelines.

2. Square Guidelines

   Square Guidelines are applicable to an individual square or group of squares, and indicate the Corporation's specific intent with regard to design and development. The Square Guidelines include specific guidelines and controls for such items as minimum development parcels, building massing, uses, historic preservation, servicing, and pedestrian features.

3. Miscellaneous Policies, Programs, Regulations, and Guidelines:

   a) Historic Preservation Plan

   b) Public Improvements Program

   c) Side Street Improvements Program

   d) Energy Guidelines

e) Pennsylvania Avenue Lighting Plan

f) Criteria and Guidelines for Lighting of Private Development

g) Policy on Environmental Quality and Control (36 CFR 907)

h) Affirmative Action Policy and Procedures (36 CFR 906)

i) Policy and Procedures to Facilitate the Retention of Displaced Businesses and Residents in the Pennsylvania Avenue Development Area (36 CFR 908)

j) Policy Statement for Permanent Art in Public Spaces

SQUARE GUIDELINES: SQUARE 291

A. Introduction

Square 291 is bounded by Pennsylvania Avenue, 12th, 13th, and E Streets, N.W. It is designated in the Plan as a location for commercial development. The establishment of a significant amount of new office and retail space on this square is intended to help promote the revitalization of Pennsylvania Avenue and the surrounding area.

Square 291 occupies the building frontage at the eastern end of Western Plaza, one of the five major parks included in the Corporation's Public Improvements Program. Because this location is so prominent in the Avenue vista, new development on the square will help to set the standard for development on Pennsylvania Avenue.

B. General Development Goals

Development on Square 291 is expected to address several major goals that support the achievement of the Corporation's development program, as described in the Plan. These goals are:

1) Development of the square for high-quality office development with associated retail.

2) Development of architecturally distinguished buildings that complete the enclosure of Western Plaza and Pennsylvania Avenue in a harmonious and unified manner.

3) Establishment of an attractive sidewalk environment, together with retail, restaurants, cafes, and other ground level uses that will promote activity in the public spaces along the Avenue.

C. Urban Design and Planning Objectives

The Corporation's urban design objectives for Square 291 are intended to provide for a distinguished urban design contribution to the Avenue at this critical location.

Development on the square should contribute to a stronger and architecturally compatible enclosure for Western Plaza. In keeping with this objective, the 50-foot sidewalk setback along Pennsylvania Avenue terminates east of 13th Street, so as to allow the longest possible building frontage facing the plaza. The facade of the building at this location, whether new construction or a rehabilitation of the existing structure, should be of the highest design quality, with a strong cornice and edges, and a composition that acknowledges the site's frontal relationship to the plaza as well as to Pennsylvania Avenue.

At the corner where this facade adjoins Pennsylvania Avenue, there should be strong expression of the transition between the open space of the plaza and the diagonal of the Avenue. Also, if there is new construction, there should be an open ground level pedestrian connection between the sidewalk opposite Western Plaza and the Pennsylvania Avenue sidewalk setback, in order to reinforce the sense of continuous promenade along the Avenue.

Along 12th Street, the guidelines provide for a building projection over the sidewalk, similar to the projection of the Presidential Building across the street. This feature provides weather protection for pedestrians on 12th Street and helps to maintain the continuity of the Pennsylvania Avenue street facade.

D. Specific Design and Planning Guidelines

1. Coordinated Planning Area

The coordinated planning area is comprised of Square 291 and the adjacent sidewalk areas.

2. Development Parcels

The coordinated planning area shall be developed according to the development parcels delineated in Diagram #1. These development parcels represent minimum areas that may be developed. Any combination or number of contiguous development parcels may be developed as a single project.

The minimum development parcels are defined as follows:

Parcel A: Lot 818 (Pennsylvania Building)

Parcel B: Lot 37 (1201 Pennsylvania Avenue)

3. Comprehensive Planning and Design

Development of Parcel A and Parcel B as a unified project is preferred. If Parcel A and Parcel B are developed separately, the following conditions shall apply:

a. Provisions shall be made in the design of development on Parcel B for future connection with any subsequent new construction on Parcel A.

b. If a new building is constructed on Parcel A, there shall be a direct pedestrian passage connecting the two developments, allowing continuation of pedestrian movement along the 50-foot Pennsylvania Avenue sidewalk setback.

c. If the Pennsylvania Building is rehabilitated, the two developments do not have to be directly connected, although such a connection is encouraged.

4. Uses

Square 291 shall be developed for office and retail uses.

Office space should be of the highest quality. If the Pennsylvania Building is retained, rehabilitation and upgrading of the office space in the building is encouraged.

Retail uses shall be provided as follows:

a. The ground level of development shall be primarily devoted to a mix of retail, entertainment, and restaurant uses that will encourage lively activities at the street level, especially throughout the evening and weekend.

b. Along the ground level frontages of Pennsylvania Avenue and 13th Street, uses which generate a low level of activities or engage in business for a limited period of time during the day such as banks, airline ticket offices, travel bureaus, and the like are discouraged.

c. Cafes in the sidewalk setback on Pennsylvania Avenue are encouraged.

d. Rooftop uses such as cafes, restaurants, and roof gardens are encouraged.

5. Gross Floor Area of Development

The gross floor area of development is limited to a maximum of 11 times the buildable area of the development parcel, as defined by the building restriction line described in Section 6. In making this computation, the following exclusions of floor area may be made:

a. Floor area not normally computed as part of gross floor area for purposes of the D.C. Zoning Regulations.

b. Floor area devoted to an off-street loading facility.

c. Floor area devoted to mechanical equipment rooms for HVAC and elevators, not to exceed a factor of 0.37 times the buildable area of the development parcel.

d. Floor area which extends beyond a right-of-way line or the building restriction line.

e. Floor area devoted to an open arcade or through-square connection which meets or exceeds the open arcade criteria established in the D.C. Zoning Regulations.

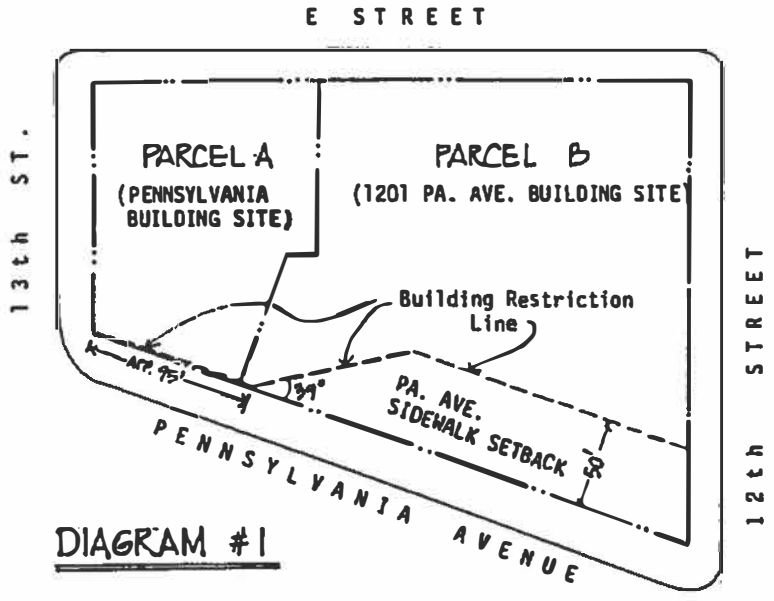


DIAGRAM #1

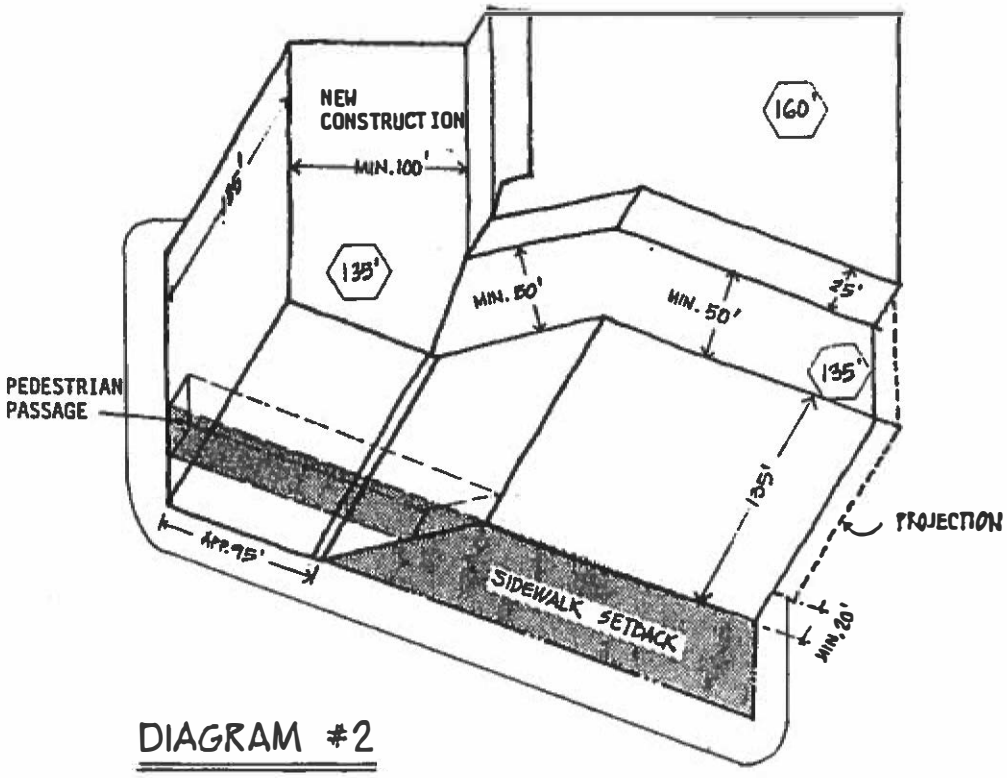


DIAGRAM #2

6. Pennsylvania Avenue Building Restriction Line and Sidewalk Setback

Any development fronting on Pennsylvania Avenue shall observe the Pennsylvania Avenue building restriction line (see Diagram #1).

The building restriction line begins at a point approximately 95 feet from the intersection of the 13th Street right-of-way line and the Pennsylvania Avenue right-of-way line, diverges from the Pennsylvania Avenue right-of-way line at an angle of 39 degrees, and runs parallel to the Avenue to create a 50-foot sidewalk setback on Parcel B.

Minor architectural articulations and embellishments of the facade may project into the airspace above the sidewalk setback. Canopies and other building elements incidental to pedestrian weather protection and retail uses are permitted and encouraged at ground level on the sidewalk setback. Subsurface projections are permitted consistent with Section 12.

7. Build-to Line

Build-to lines are established along the Pennsylvania Avenue building restriction line and all street right-of-way lines on Square 291 (see Diagram #1).

Architectural treatments such as covered pedestrian spaces, arcades, recesses, niches, entrances, or other articulations of the facade are permitted at the build-to line.

8. Height of Development (see Diagrams #2 and #3)

a. Above the 135-foot level, development fronting on Pennsylvania Avenue shall be set back not less than 50 feet from the Pennsylvania Avenue building restriction lines. No roof structures may occupy this setback area, except those structures incidental to rooftop uses.

b. Above the 135-foot level, development fronting on 13th Street shall be set back not less than 100 feet from the 13th Street right-of-way line. Only roof structures incidental to elevator penthouses and roof access stairs may occupy this setback area, provided that they are set back from those edges of the roof fronting on a street four feet for every foot of height above the roof. If the Pennsylvania Building is rehabilitated, the existing roof structures may remain within this setback area, but any modification or expansion of these structures shall include a unified, high-quality exterior design.

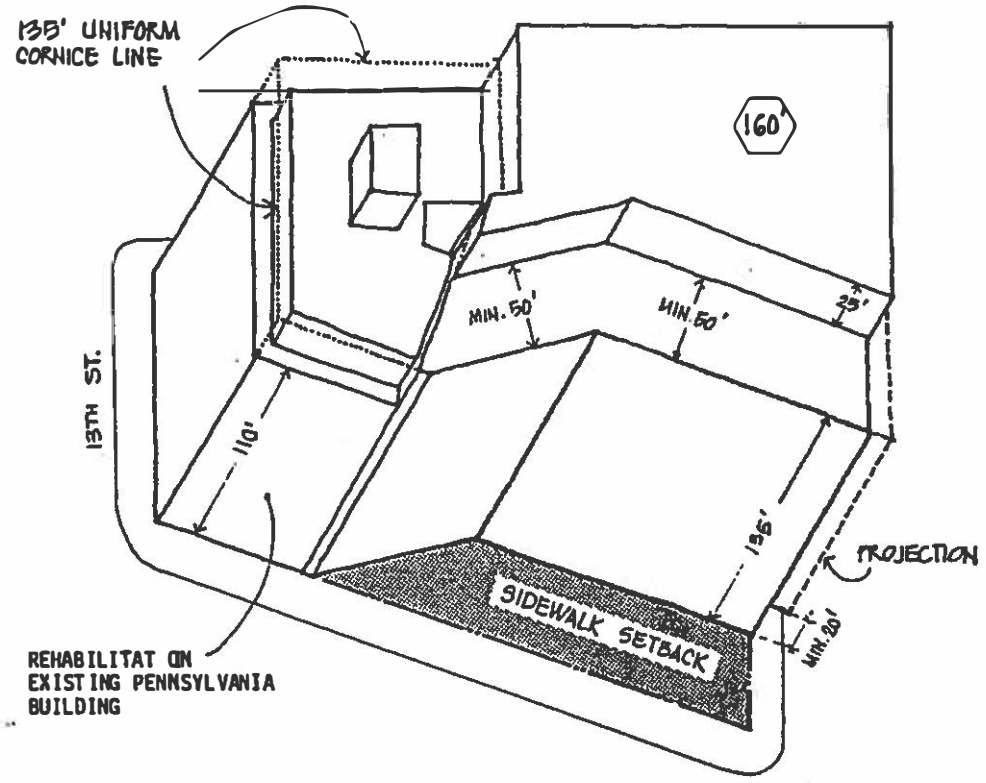

135' UNIFORM CORNICE LINE
160'
MIN. 50'
MIN. 50'
25'
13TH ST.
110'
136'
PROJECTION
SIDEWALK SETBACK
MIN. 20'
REHABILITAT ON EXISTING PENNSYLVANIA BUILDING

DIAGRAM #3

c. Along 12th and E Streets, any development above the 135 foot level shall be designed to minimize the visual impact of the additional height and mass above that level.

9. Build-to Height

New construction shall be built to a height of approximately 135 feet along the build-to lines.

If the Pennsylvania Building is rehabilitated, it is strongly recommended that the exterior walls be modified to rise to approximately 135 feet at the build-to line, eliminating the setback at 110 feet (see Diagram #3), so that the uniform cornice line is maintained at 135 feet.

10. Roof Structures

a. Penthouses

Mechanical and elevator penthouses are not permitted above the maximum height of development of 160 feet.

A stairway penthouse is permited above the maximum height of development, but this penthouse may not exceed 8 feet in height above the roof level on which the structure is located.

If the Pennsylvania Building is rehabilitated, mechanical and elevator penthouses are not required to meet the setback restrictions described above, but should be set back as far as possible from the edge of the roof and include a unified, high-quality exterior design.

b. Architectural Embellishments

Skylights, cornices, and other architectural embellishments may rise insignificantly above the maximum height of development, so long as these structures serve no functional use to the operation of the development.

c. Temporary Structures

Rooftop uses such as cafes, restaurants, gardens, and recreational uses are permitted and encouraged on roof setbacks.

Structures incidental to rooftop uses shall be seasonal and of temporary construction. Such structures in excess of four feet in height shall be set back from any edge of the roof fronting on a street a distance equal to their height.

11. Building Projection Over Public Space

On Parcel B, a building projection is permitted and recommended beyond the right-of-way line of 12th Street. Any

such projection is subject to approval by the Mayor pursuant to the D.C. Building Code.

Any such projection shall not extend more than 12 feet beyond the right-of-way line; it shall provide vertical clearance from the 12th Street sidewalk not less than 20 feet; and it shall not rise more than 135 feet in height.

12. Subsurface Restrictions

Vaults are permitted beyond building lines and the Pennsylvania Avenue building restriction line, provided that their location and configuration is consistent with the Side Street Improvements Program and Public Improvements Program.

Except where existing, vaults beyond the Pennsylvania Avenue building restriction line and the 13th Street right-of-way line are not permitted to extend within 20 feet of the curb, and their upper surface shall be at least 7 feet below the surface of the sidewalk.

Along E Street, vaults may extend a maximum of 12 feet beyond the building line, but not within 10 feet of the curb.

The location and layout of electrical transformers in public space will be subject to a special review by the Corporation. Electrical transformer vaults are prohibited in the Pennsylvania Avenue sidewalk area and in the 11th Street sidewalk.

Wherever possible, utility connections shall be made from 12th Street or E Street.

13. Pedestrian Features

a. Open arcades

New construction on Parcel A shall provide an open arcade along the entire 13th Street frontage. The open arcade shall comply with the criteria set forth in the D.C. Zoning Regulations, unless the Corporation determines that the goals of quality design, free-flowing pedestrian circulation, and adequate weather protection are satisfied by alternate proposals. The Corporation cannot waive or modify the applicable criteria for the purpose of obtaining an award under the bonus incentive program of the Zoning Regulations. If the Pennsylvania Building is rehabilitated, this arcade is not required.

An open arcade is highly recommended along the Pennsylvania Avenue building restriction line and is recommended along 12th Street if a building projection is not provided.

Ground level pedestrian passageways or spaces connecting the Pennsylvania Avenue sidewalk setback and 13th Street sidewalk shall be provided if there is a new construction in Parcel A. These spaces should be treated as follows:

1) They should be generous in size to ensure free-flowing pedestrian circulation and to provide a sense of continuous promenade along Pennsylvania Avenue.

2) They should be of a high-quality design complementary to the building and inviting to pedestrians.

3) They should be exterior spaces open to the public on a 24 hour basis, and illuminated at sufficient levels to be safe and aesthetically pleasing.

4) They should permit direct access to retail and similar uses which front on them.

14. Historic Preservation

The facades or architectural elements of the following three buildings located on Parcel B are to be relocated to other sites as part of the Corporation's historic preservation program:

1201 Pennsylvania Avenue (building facade)
1203 Pennsylvania Avenue (architectural elements)
1205 Pennsylvania Avenue (building facade)

The developer of Parcel B is expected to cooperate with the Corporation to facilitate this preservation activity.

15. Curb Cuts

Vehicular curb cuts are permitted only on E Street.

16. Off-Street Parking

If the square is developed as a single development parcel, there shall be a single access for parking facilities.

If Parcel A and Parcel B are developed separately, the parking entrances for both parcels shall be consolidated with the off-street loading entrances at one location on E Street.

17. Off-Street Loading

If the square is developed as a single development parcel, a single off-street loading facility is required with a single access.

If Parcel A and Parcel B are developed separately, the entrances to off-street loading facilities for both parcels shall be consolidated with the parking entrances at one location on E Street so as to minimize the size and number of curb cuts.

If the Pennsylvania Building is rehabilitated, at least one off-street loading berth shall be provided.

18. Special Design Considerations

The following elements are considered critical to the design of any development on the square in that they will have a major impact on the space and character of Pennsylvania Avenue and Western Plaza. The architect of any development on the square is expected to work closely with the staff of the Corporation in treating the following elements:

- the Pennsylvania Avenue facade
- the facade along 13th Street, particularly as an architectural backdrop for Western Plaza
- the architectural transition established at the pivotal corner of 13th Street and Pennsylvania Avenue
- the ground level pedestrian passageways connecting the Pennsylvania Avenue sidewalk setback with the 13th Street sidewalk if provided
- pedestrian amenities at the ground level
- the building projection over 12th Street, if provided
- the building mass above the 135-foot level
- the design and location of rooftop structures
- off-street parking and loading entrances.

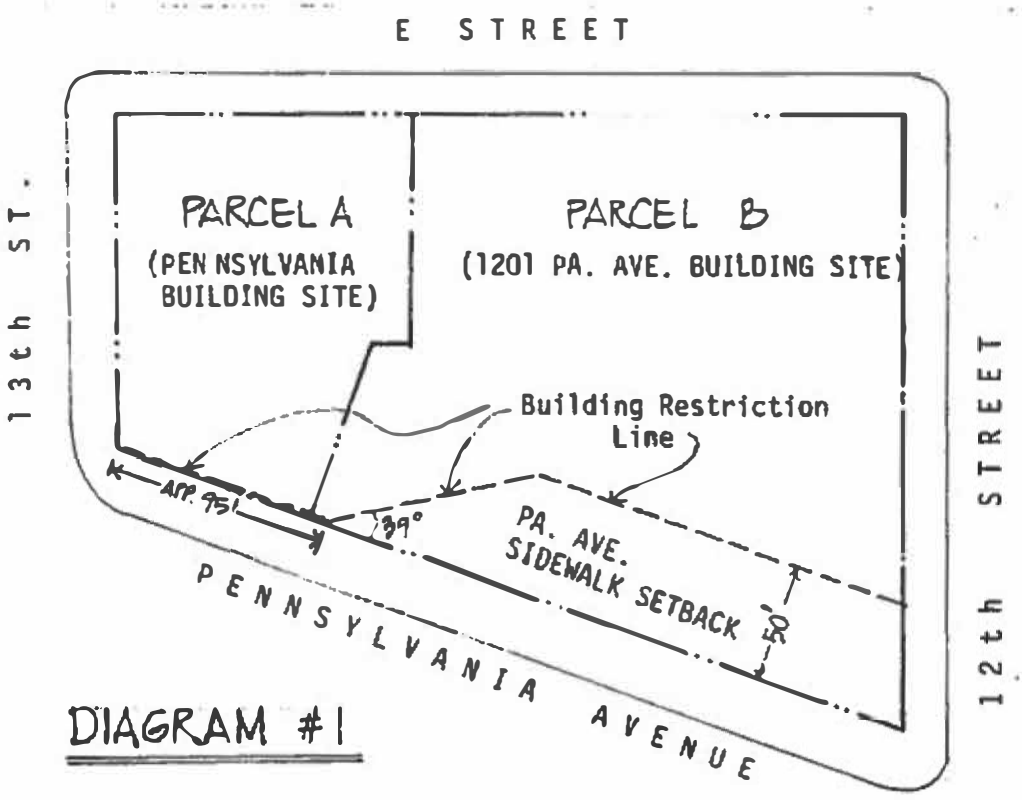


DIAGRAM #1

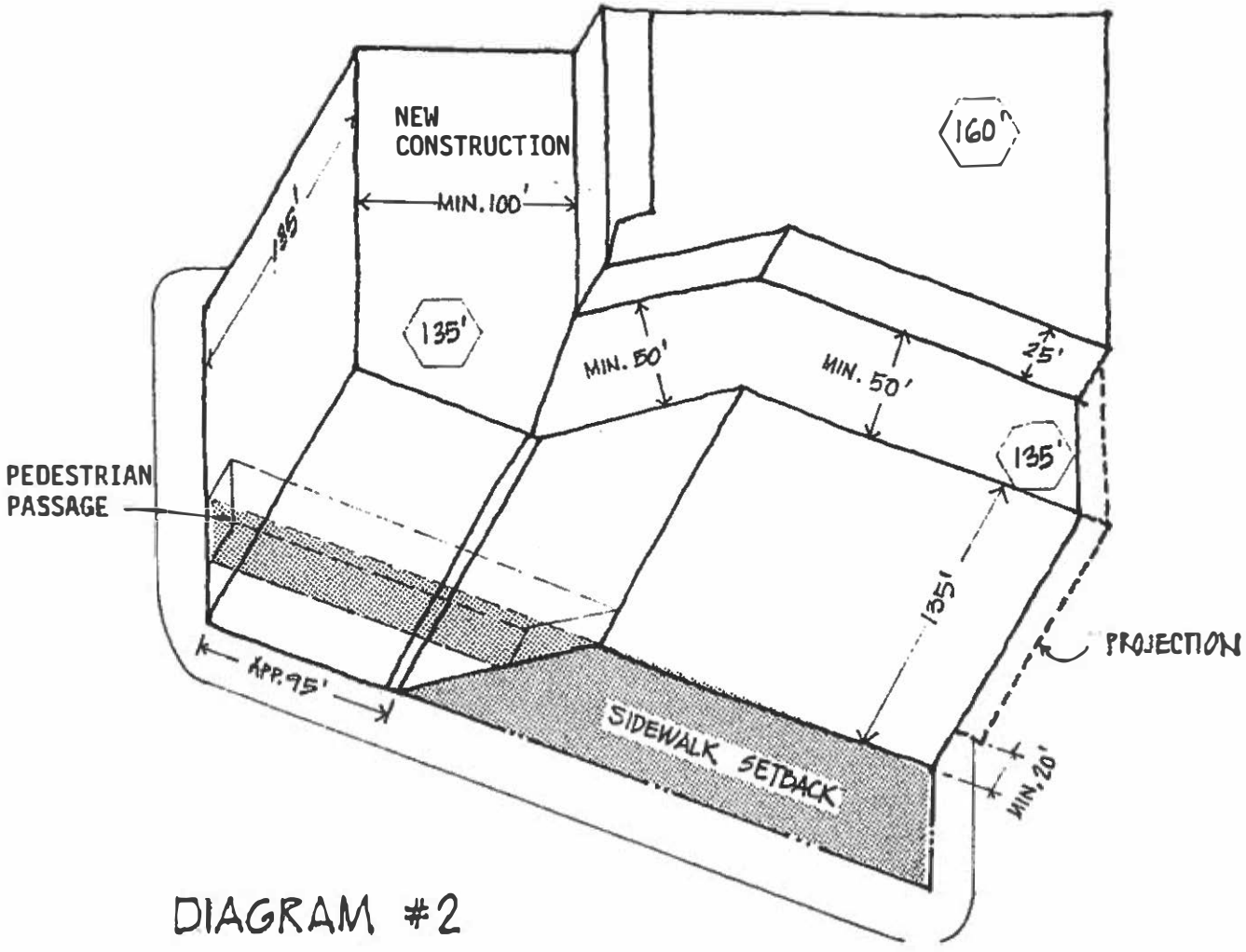


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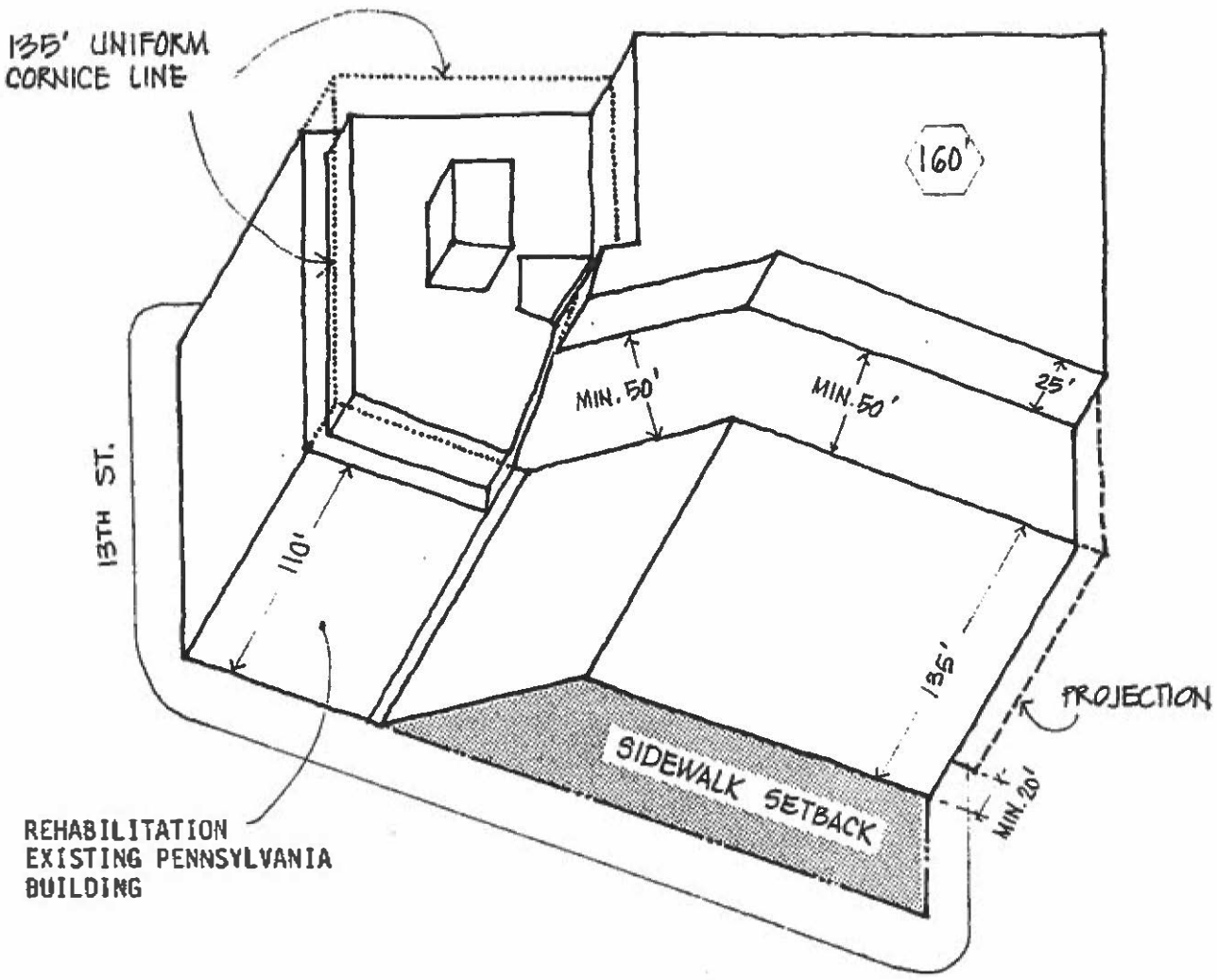

135' UNIFORM CORNICE LINE
160'
MIN. 50'
MIN. 50'
25'
13TH ST.
110'
135'
PROJECTION
SIDEWALK SETBACK
MIN. 20'
REHABILITATION EXISTING PENNSYLVANIA BUILDING

DIAGRAM #3

Square Guidelines:
Square 322

PENNSYLVANIA AVENUE DEVELOPMENT CORPORATION

PENNSYLVANIA AVENUE DEVELOPMENT CORPORATION

Square Guidelines:
Square 322

Henry A. Berliner, Jr., Chairman
Issued March 26, 1980
Revised

Pennsylvania Avenue
at Thirteenth Street, N.W.
Washington, D.C. 20004
202/566-1218

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GUIDELINES AND OTHER CONTROLS GOVERNING APPROVAL OF DEVELOPMENT PROJECTS

In order to ensure that development within the jurisdiction of the Pennsylvania Avenue Development Corporation is implemented in accordance with the Pennsylvania Avenue Plan ("the Plan"), the Corporation has promulgated development guidelines that set forth in more specific detail the Corporation's intent and restrictions with regard to the design and planning of development projects.

Together with the Plan, these guidelines form the basis on which the Board of Directors grants preliminary approval to devlopment proposals, and the Chairman grants final approval, as outlined in the Development Policies and Procedures.

In addition to the development guidelines, there are various other policies, programs, regulations, and guidelines which control development under the Corporation's jurisdiction. The resulting regulatory framework is briefly described below.

1. General Guidelines and Uniform Standards for Urban Planning and Design of Development Within the Pennsylvania Avenue Development Area (36 CFR 910) (the "General Guidelines"):

   The General Guidelines are applicable to all squares and indicate the Corporation's overall intent with regard to design and development. The General Guidelines include a summary of the Plan's goals and objectives, a description of design and development criteria uniformly applicable to all squares, and a glossary of terms used in the General and Square Guidelines.

2. Square Guidelines

   Square Guidelines are applicable to an individual square or group of squares, and indicate the Corporation's specific intent with regard to design and development. The Square Guidelines include specific guidelines and controls for such items as minimum development parcels, building massing, uses, historic preservation, servicing, and pedestrian features.

3. Miscellaneous Policies, Programs, Regulations, and Guidelines:

   a) Historic Preservation Plan

   b) Public Improvements Program

   c) Side Street Improvements Program

   d) Energy Guidelines

e) Pennsylvania Avenue Lighting Plan

f) Criteria and Guidelines for Lighting of Private Development

g) Policy on Environmental Quality and Control (36 CFR 907)

h) Affirmative Action Policy and Procedures (36 CFR 906)

i) Policy and Procedures to Facilitate the Retention of Displaced Businesses and Residents in the Pennsylvania Avenue Development Area (36 CFR 908)

j) Policy Statement for Permanent Art in Public Spaces

SQUARE GUIDELINES: SQUARE 322

A. Introduction

Square 322 is bounded by Pennsylvania Avenue, 11th, 12th, and E Streets, N.W. Under the Plan, no major redevelopment is expected to occur on this square. The Presidential Building, the Harrington Hotel, and the old Evening Star Building are expected to remain in place and also the retention of the Evening Star Annex on 11th Street is permitted. A new addition is expected adjacent to the Old Evening Star structure along Pennsylvania Avenue in order to fill out its western side, which is now an exposed party wall. Additionally, there could be new construction above the Presidential Building parking and loading access on 11th Street.

Square 322 is located directly across Pennsylvania Avenue from the Old Post Office, which has been renovated under the Cooperative Use Act for government offices, with a festival retail marketplace on the ground levels and a tourist observation platform in the tower. The office and retail uses on Square 322, together with the Old Post Office and other adjacent projects, will provide mutually supportive development at this focal point of activity on the Avenue.

Square 322 also includes a major frontage along 11th Street, which leads from the Old Post Office to the heart of the retail core. It is the Corporation's intent to help strengthen 11th Street as a pedestrian-oriented retail connection between Pennsylvania Avenue and the old downtown. Development on the square will play a critical role in achieving this objective.

B. General Development Goals

Development on Square 322 is expected to address some of the major goals that support the achievement of the Corporation's development and historic preservation programs, as described in the Plan. These goals are:

1) Restoration of the Old Evening Star Building and construction of an appropriate addition on Pennsylvania Avenue;

2) Integration of existing buildings in terms of off-street loading and parking to the maximum extent practicable; and

3) Establishment of an attractive sidewalk environment, together with retail, restaurants, cafes, and other ground level uses that will attract activity to the public spaces along the Avenue and 11th Street.

C. Urban Design and Planning Objectives

The Corporation's urban design objectives for Square 322 are intended to promote development that makes a distinguished urban design contribution to the Avenue at a prominent location.

The square is situated at an architectural gateway created by two landmarks, the Old Post Office and the Evening Star Building, which narrow the Avenue vista. The Corporation's guidelines will enhance the view of this gateway by achieving an appropriate architectural treatment in the addition to the Evening Star Building on the Avenue. The massing and facade design of the addition should compliment the Evening Star Building, reinforce the uniformity and monumental character of the Avenue, and serve as an architectural gateway in conjunction with the Old Post Office on Pennsylvania Avenue.

Ground floor uses fronting on the Pennsylvania Avenue sidewalk setback area must create a lively pedestrian environment to reinforce the sidewalk activities in front of the Old Post Office as well as in front of 1201 Pennsylvania Avenue.

D. Specific Design and Planning Guidelines

1. Development Parcels

Square 322 shall be developed as no more than three development parcels as follows:

Parcel A: the Presidential Building

Parcel B: the Harrington Hotel
(The Presidential Building and Harrington Hotel will remain on Square 322 for reasons other than historic preservation - see the Pennsylvania Avenue Plan-1974, as amended.)

Parcel C: the Evening Star Building and Annex, lot 810 (Medco), and lot 802 (Lunch Connection); also the air rights over the loading area and parking access of the Presidential Building can be a part of Parcel A, if the owner of the Presidential Building does not develop the air rights.

If two or more of these parcels are combined, the square may be developed as two development parcels, or as a single development parcel. In this case, a greater degree of integration will be required among the existing buildings.

2. Comprehensive Planning and Design

Whether developed as a single parcel or as separate parcels, new development on Square 322 should also be integrated with existing buildings to remain on the square, with regard to parking, loading, street level activities and pedestrian connections.

3. Uses

Development shall provide the program of uses described in the Plan.

The ground floor of development shall be primarily devoted to retail, entertainment, and restaurant uses that will encourage lively activities at the street level. A variety of small shops

and restaurants are recommended. Uses which generate a low level of activity or engage in business for a limited period of time during the day are discouraged along Pennsylvania Avenue and 11th Street.

Retail spaces on the ground level fronting on Pennsylvania Avenue and 11th Street or pedestrian related passages shall be directly accessible from those streets. The majority of retail spaces on the ground level fronting on 12th Street and E Street shall be directly accessible from those streets.

Cafes are encouraged in the sidewalk setback along Pennsylvania Avenue. Rooftop uses such as cafes, restaurants, gardens, and recreational uses are permitted and encouraged.

In order to integrate new and existing uses on Square 322 into a comprehensive development scheme, it is recommended that the Presidential Building and the Harrington Hotel redesign their current ground floor uses.

In the Presidential Building, the ground floor retail spaces fronting on Pennsylvania Avenue should be leased to smaller, activity-generating tenants to the maximum extent feasible. In the Harrington Hotel, the ground floor spaces should be redesigned to permit direct access to restaurants from the street, and to minimize the amount of street frontage occupied by hotel service functions.

4. Gross Floor Area of Development

For the purposes of the Corporation's review and approval, the maximum gross floor area of development is established at 11 times the buildable area of the development parcel (see section #5 below). The following gross floor area may be excluded from this calculation.

a) floor area normally excluded under D.C. Zoning Regulations;

b) floor area devoted to off-street loading and mechanical equipment rooms; and

c) floor area devoted to open arcades of through-square connections which meet the criteria described in the Zoning Regulations.

5. Building Restriction Line

On Parcel A (Presidential Building), a building restriction line is established at a distance 50 feet perpendicular and parallel to the Pennsylvania Avenue right-of-way line. On Parcel C (Evening Star Building), at the southwestern corner, a north-south building restriction line is established by connecting the following two points: a point established on the Pennsylvania Avenue property line 18.02 feet from the intersection of the western property line and the Pennsylvania Avenue property line of Parcel C; and a point established at the intersection of the western property line of Parcel C and the 50-foot Pennsylvania Avenue sidewalk setback line of Parcel A. (see Diagram #1)

Architectural articulations, minor architectural embellishments, and canopies at ground level may project into the airspace above the sidewalk setback.

6. Height of Development

The maximum height of development is 160 feet, measured from the Pennsylvania Avenue curb.

Above the 135-foot level, that portion of development fronting on Pennsylvania Avenue shall be set back at least 100 feet perpendicular and parallel to the Pennsylvania Avenue right-of-way line, except that development over 135 feet is not permitted above the old Evening Star Building.

7. Build-to Line

Build-to lines are established along the following:

- the 11th Street right-of-way line
- the E Street right-of-way line
- the 12th Street right-of-way line between E Street and the Pennsylvania Avenue building restriction line
- the Pennsylvania Avenue building restriction line on Parcel A
- the Pennsylvania Avenue right-of-way line for a distance sufficient to provide a building mass adjacent to the western edge of the Evening Star Building which is complementary to the existing structure.

8. Build-to Height

New development on Pennsylvania Avenue shall match the height of the Evening Star Building.

9. Roof Structures

No roof structures are permitted on the 100-foot roof setback from the Pennsylvania Avenue right-of-way line, except:

a. existing roof structures;

b. seasonal and temporary structures incidental to rooftop uses; and

c. roof structures required by building code to be located in the setback area.

Skylights and architectural embellishments may rise insignificantly above the maximum height of development.

10. Pedestrian Features

The ground floor of the Old Evening Star Building and the proposed addition is to be opened, if possible, to the Pennsylvania Avenue sidewalk as a pedestrian arcade linking the Pennsylvania Avenue sidewalk setback area to the 11th Street sidewalk.

Weather protection is recommended along 11th Street.

11. Building Projection

A 12-foot building projection beyond the right-of-way line of 12th Street is permitted on Parcel A (Presidential Building).

12. Subsurface Restrictions

Vaults are permitted beyond building lines and the Pennsylvania Avenue building restriction line, provided that their location and configuration is consistent with the Side Street Improvements Program and Public Improvements Program.

Along the Pennsylvania Avenue frontage, vaults may extend within 20 feet from the Pennsylvania Avenue curb, provided that the uppermost surfaces associated with the vaults are at least 7 feet below the surface of the sidewalk, unless specifically approved by the Corporation.

Along 11th, 12th, and E Streets, vaults may extend a maximum of 12 feet beyond the building line, but not within 10 feet of the curb.

The location and layout of electrical transformers in public space will be subject to a special review by the Corporation. No new electrical transformer vaults are allowed in the Pennsylvania Avenue sidewalk area and in the 11th Street sidewalk.

Where possible, all utility connections shall be made from 12th Street or E Street.

13. Historic Preservation

The Evening Star Building must be preserved and treated in accordance with the Secretary of the Interior's "Guidelines for Rehabilitation," which will be applied in consultation with the D.C. State Historic Preservation Officer.

14. Curb Cuts

If the square is developed as three development parcels, curb cuts are permitted only on 11th and E Streets. A single curb cut adjacent to Parcel C (Evening Star) is permitted as close as possible to the existing entrance to the Presidential Building loading area.

15. Off-Street Parking

A single access is permitted for all off-street parking.

16. Off-Street Loading

A single loading facility serving the entire square is recommended, with a single access on 11th Street or E Street.

In the event that each development provides a separate loading facility, all loading facilities shall be designed and located to minimize utilization of ground floor space and disruption of pedestrian movement on the sidewalk.

17. Special Design Requirements

Since development on Square 322 must be designed to accommodate several existing structures, the architect of any development team is expected to work closely with the Corporation to ensure that all new development complies with the requirements of the D.C. Zoning Regulations. The architect is also expected to work closely with the Corporation in treating the following critical design elements:

- the footprint of new development west of the Evening Star Building on Pennsylvania Avenue, which should be configured to provide a transition from the narrow sidewalk to the sidewalk setback
- the massing and facade design of new development on Pennsylvania Avenue, particularly with regard to harmonizing with the Evening Star Building in terms of scale, design, and materials
- preservation of the Evening Star Building, including design of an arcade at ground level, if provided
- the facade, street level frontage, and ground floor uses of the Evening Star Annex
- the facade, street level frontage, and ground floor uses of the Harrington Hotel
- that portion of development above 135 feet, particularly if the square is developed as three development parcels
- the design of the addition over the loading area of the Presidential Building
- the pedestrian environment created at the ground level along all streets, particularly Pennsylvania Avenue and 11th Street
- an interior court or atrium, if provided
- awnings, canopies, and other means of weather protection
- structures and planting incidental to rooftop use
- location and design of cooling towers and roof top mechanical equipment areas
- access for off-street parking and loading

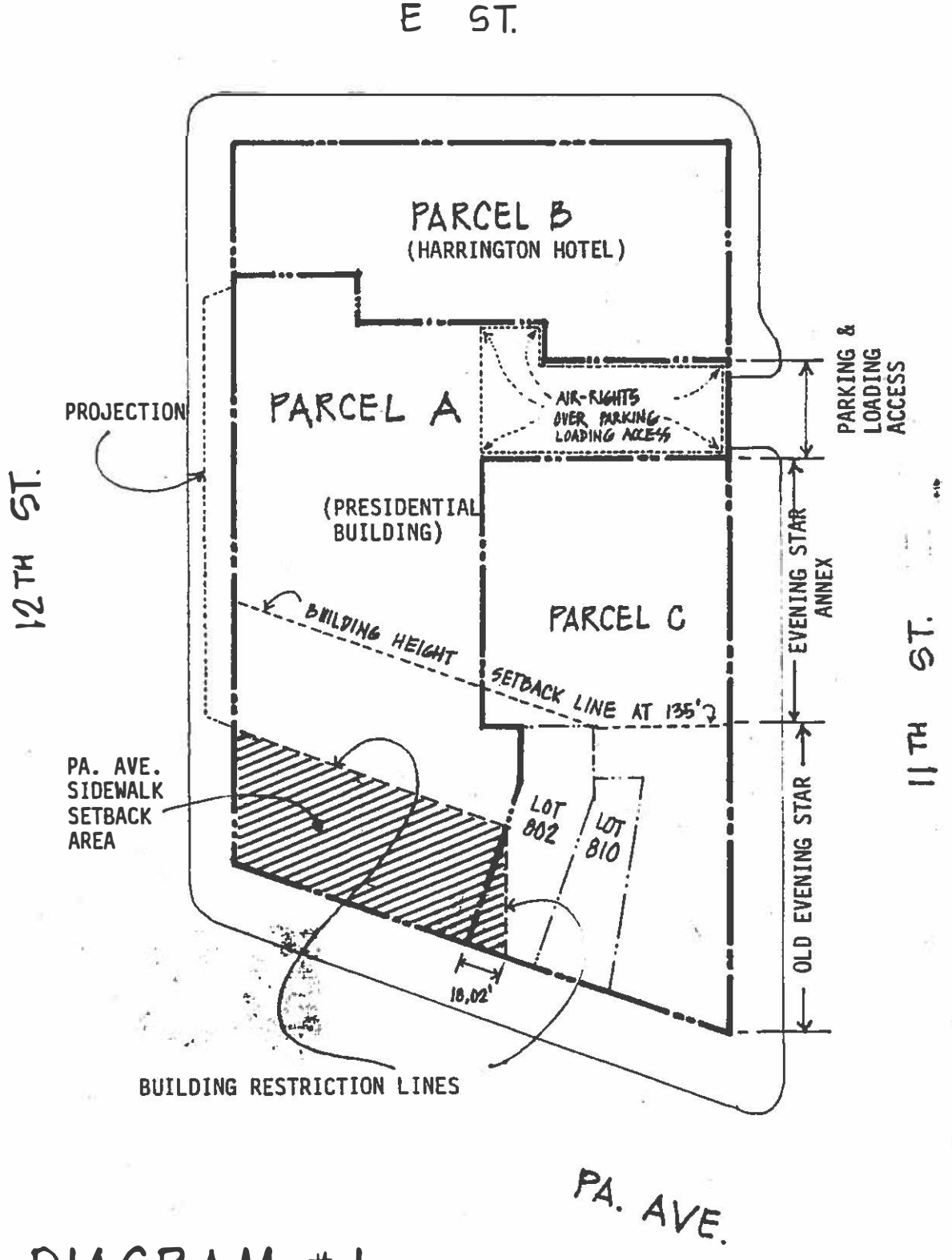

E ST.
PARCEL B
(HARRINGTON HOTEL)
PARCEL A
AIR-RIGHTS OVER PARKING LOADING ACCESS
PROJECTION
(PRESIDENTIAL BUILDING)
PARCEL C
BUILDING HEIGHT SETBACK LINE AT 135'?
PARKING & LOADING ACCESS
EVENING STAR ANNEX
OLD EVENING STAR
12TH ST.
11TH ST.
PA. AVE. SIDEWALK SETBACK AREA
LOT 802
LOT 810
18.02'
BUILDING RESTRICTION LINES
PA. AVE.

DIAGRAM #1

Square 323
Portions of Squares 349 and 350
Old Post Office and Annex

MEMORANDUM

TO: D.C. Zoning Commission

FROM: Jennifer Steingasser, Deputy Director Development Review & Historical Preservation

DATE: November 26, 2012

SUBJECT: **Final Report** on Zoning Commission Case No. 12-07, a Proposed Zoning Map Amendment to Establish Initial Zoning on Square 0323 and a Related Text Amendment to the Zoning Regulations

I. SUMMARY RECOMMENDATION

The Office of Planning (OP) **recommends** that the Zoning Commission establish initial zoning of Downtown Development District overlay (DD)/ Central Business (C-4) District on Lot 800, Square 0323, and Parcels 1, 2 and 3 being part of Squares 349 and 350, federal property that is the site of the Old Post Office Building at 1100 Pennsylvania Avenue NW.

Approval of a related a text amendment is also recommended to add the above-referenced properties to the list of properties subject to §§1700 Downtown Development District provisions.

II. BACKGROUND

The General Services Administration (GSA) is currently in negotiations with a preferred developer on long-term lease of the building and site for major private business redevelopment. Because the property will no longer be used for a federal public building or use, and will shift to a private business, the property is subject to zoning. Until zoning has been designated for this site, no building permit or certificate of occupancy can be issued for this private redevelopment;

11 DCMR §3202.1 states:

Except as provided in §§ 3202.5, 3202.7, or 3202.8, a building permit shall not be issued for the proposed erection, construction, conversion, or alteration of any structure unless that structure complies with the provisions of this title.

11 DCMR §106.7 states:

No building permit or certificate of occupancy shall be issued nor proceeding instituted before the Board of Zoning Adjustment, nor shall any property in private ownership be used for any purpose until after the Zoning Commission has designated zoning for the property.

11 DCMR §106.4 states:

Properties owned by the Government of the United States and used for or intended to be used for a Federal public building or use and properties owned by the Government of the District of Columbia in the Central Area (as set forth in D.C. Official Code § 2-1004(c) (formerly codified at D.C. Code § 1-2004(c) (1999 Repl.)), are not included in any zone district.

The anticipated redevelopment would be for private business use including office, retail and hotel components.

Prior to the advertised public hearing on October 22, 2012, OP filed a supplemental report dated September 24, 2012, requesting the Commission: postpone of the hearing to the next available date;

ZONING COMMISSION
District of Columbia
CASE NO.12-07
EXHIBIT NO.14

and waive of the posting requirement of § 3015.5 along the Pennsylvania Avenue frontage of the site. A representative of the property requested the waiver due to federal regulations that restricted posting on federal property. The Commission granted the waiver and the public hearing was rescheduled to December 6, 2012.

III. ZONING

The Office of Planning recommends that the property be mapped in the DD/C-4 zone district.

The C-4 district is a high density commercial district that may be appropriate for property in the central business district of the city, designated for high density land use in the current Comprehensive Plan Future Land Use Map. The DD overlay is an overlay district applicable to specified properties in the downtown. Establishing zoning on the subject properties as proposed involves both a map and a text amendment:

- Amending the official Zoning Map to indicate DD/C-4 on the subject properties; and
- Amending the following provisions of § 1700.1 Downtown Development Overlay District (DD) to include the subject properties (addition in **BOLD** and underlined):

> "1700.1 The Downtown Development (DD) Overlay District is applied to the core of the Downtown area, including subareas identified in the Comprehensive Plan as the Downtown Shopping District (Retail Core), the Arts District, Gallery Place, Chinatown, Pennsylvania Quarter, Convention Center, and Mount Vernon Square, and areas designated for historic preservation and housing mixed use, which areas overlap geographically with the subareas. The boundaries of the DD Overlay District **as originally approved** are indicated in Map A, filed in Zoning Commission Case No. 89-25 which may be viewed at the D.C. Office of Zoning**. This map does not include Square 0323, lot 800 and Parcels 1, 2 and 3 on Squares 349 and 350, properties which previously were under Federal control.** All street locations in this overlay district are in Northwest Washington."

IV. ANALYSIS

This unzoned lot on Square 0323 is developed with a single building developed with 389,000 square feet of floor area, equal to a floor area ratio (FAR) of 6.3, to a height of 135 feet with a bell tower that reaches an approximate height of 315 feet.[1] The anticipated redevelopment of this site would include office, retail and office components. Similarly developed properties north of Pennsylvania Avenue are in DD/C-4 and DD/C-5 districts.

The Central Business (C-4) District is designed to contain residential and mixed uses developed to a high-density. Office, retail and hotel uses are allowed in this district as a matter of right to a maximum allowable FAR of 8.5 and height of 130 feet[2], and to a 10.5 FAR and 130 feet through an approved planned unit development (PUD).

The C-5 (PAD) District is located directly across Pennsylvania Avenue; however, C-5 is limited to the north side of avenue, consistent with the goals and mandates of the US Congress in the Pennsylvania Avenue Development Corporation Act of 1972.

The DD Overlay District is applicable to subareas identified in the DC Comprehensive Plan including the Downtown Shopping District (Retail Core), the Pennsylvania Quarter and historic preservation areas which may overlap. It is intended to help accomplish Comprehensive Plan land use and development policies related to the affected Downtown sectors. The most important include

[1] Heights taken from the 1972 National Register nomination form

[2] In accordance with § 770.7, the 130-foot height is allowed because the property the abutting Pennsylvania Avenue NW right-of-way is wider than 100 feet.

creation of a balanced mix of uses by means of incentives and requirements for critically important land uses identified in Plan including retail, *hotel*, residential, entertainment, arts, and cultural uses; guidance and regulation of *office* development which is traditionally favored by market forces over the other desired uses; the *protection of historic buildings* and places while permitting sensitive and compatible new development subject to the historic preservation review process of the Historic Landmark and Historic District Protection Act of 1978; and design guidance so new construction will generally be consistent with the urban design, street orientation and design, and historic preservation policies of the Downtown Plan Element.

The site is currently developed with a historic landmark, the Old Post Office and annex. The existing site development would conform to the allowable lot occupancy and FAR in the C-4 district, but would exceed the maximum height allowed as a matter of right by 5 feet.[3] Provisions of the DD overlay district would also provide guidance for additional office development, encourage the provision of the appropriate amount of cultural and arts uses.

Based on this analysis, the appropriate zone to accommodate the existing and desired mix of retail, cultural, service, and hotel development is a C-4 district with the DD overlay district.

V. COMPREHENSIVE PLAN

The Comprehensive Plan Future Land Use Map designates the subject properties south of Pennsylvania Avenue as "Federal", which includes land and facilities owned, occupied and used by the federal government (excluding parks and open space). The "Federal" category generally denotes ownership rather than use. Uses generally found under this designation include military bases, federal government buildings, the International Chancery Center and similar federal government activities (refer to Exhibit 2).

Squares immediately north of Pennsylvania Avenue are designated High Density Commercial which is used to define the Central Employment Area and other major office employment centers on the downtown perimeter. It is characterized by office and mixed office/retail buildings greater than eight stories in height, although many lower scale buildings (including historic buildings) are scattered about. The corresponding zone districts include C-4.

The Comprehensive Plan Policy Map shows the subject property and most of the downtown in the Central Employment Area which continues to be the business and retail heart of the District. It hosts the widest variety of commercial uses, including but not limited to major government and corporate offices; retail, cultural, and entertainment uses; and *hotels*, restaurants, and other hospitality uses (refer to Exhibit 3).

The fact that federally-owned lands are not identified as either in a Neighborhood Conservation Area, Neighborhood Enhancement Area, or Land Use Change Area on the Generalized Policy Map does not mean these lands are exempt from the policies of the Comprehensive Plan should they transfer to private use or that the Comprehensive Plan assumes that they will always remain static.

The Plan also provides the following additional guidance:

- ***Policy LU-J.J.3: Central Employment Area (CEA):*** The CEA shall include existing "core" federal facilities such as the US Capitol Building, the White House, and the Supreme Court, and most of the legislative, judicial, and executive administrative headquarters of the United States Government. Additionally, the CEA shall include the greatest concentration of the city's private office development, and *higher density mixed land uses, including commercial/ retail, hotel,* residential, and entertainment uses. Given federally-imposed height limits, the scarcity of vacant land in the core of the city, and the importance of protecting historic resources, the CEA may include additional land necessary to support economic growth and

[3] In accordance with § 2405.3, the Zoning Commission could allow a 5% increase in the allowable FAR or height for a PUD.

federal expansion. The CEA may be used to guide the District's economic development initiatives, and may be incorporated in its planning and building standards (for example, parking requirements) to reinforce urban character.... [304.8].

- ***Policy L U-1.1.4: Appropriate Uses in the CEA:*** Ensure that land within the Central Employment Area is used in a manner which reflects the area's national importance, its historic and cultural significance, and its role as the center of the metropolitan region. *Federal siting guidelines and District zoning regulations should promote the use of this area with high-value land uses that enhance its image as the seat of the national government and the center of the District of Columbia, and that make the most efficient possible use of its transportation facilities* [304.9].
- ***Policy LU-J.1.6: Central Employment Area Historic Resources:*** Preserve the scale and character of the Central Employment Area's historic resources, including the streets, vistas, and public spaces of the L'Enfant and McMillan Plans as well as individual historic structures and sites. Future development must be sensitive to the area's historic character and should enhance important reminders of the city's past [304.12].
- ***Policy LU-1.2.2:*** Mix of Uses on Large Sites Ensure that the mix of new uses on large redeveloped sites is compatible with adjacent uses and provides benefits to surrounding neighborhoods and to the city as a whole. The particular mix of uses on any given site should be generally indicated on the Comprehensive Plan Future Land Use Map and more fully described in the Comprehensive Plan Area Elements. *Zoning on such sites should be compatible with adjacent uses* [305.7].
- ***Policy L U-1.2. 7: Protecting Existing Assets on Large Sites****:* Identify and protect existing assets such as *historic buildings, historic site plan elements*, important vistas, and major landscape elements as large sites are redeveloped [305.12].
- ***Policy LU-1.2.3: Federal Sites:*** *Work closely with the federal government on re-use planning for those federal lands where a change of use may take place in the future.* Even where such properties will remain in federal use, the impacts of new activities on trips generated, and to reduce household expenses on transportation by providing options for "car-free" (or one car) living [306.3].
- ***Policy LU-3.5.3 Recognition of Local Planning and Zoning Regulations:*** Encourage the federal government to abide by local planning and zoning regulations to the maximum extent feasible [318.8].

Additional guidance is provided in the Central Washington Area Element:

- ***Action CW- l.l.D: Focused Planning for "Catalytic" Sites:*** Develop detailed plans for "catalytic" sites with the potential to significantly shape the future of Central Washington. These sites include but are not limited to ... the *old Post Office on Pennsylvania Avenue NW*, Old Naval Observatory Hill, and the area around the Kennedy Center [1608.26].
- ***Policy CW-1.2.2: Preservation of Central Washington's Historic Resources***: Protect and enhance Central Washington's historic resources by continuing the current practices of:
    a. Preserving the area's historic buildings and districts;
    b. Requiring that renovation and new construction is sensitive to the character of historic buildings and districts;
    c. Applying design incentives and requirements to encourage preservation, adaptive reuse, and appropriate relationships between historic development and new construction;

d. Encouraging the adaptive reuse of historic and architecturally significant buildings; and

e. Preserving the original L'Enfant Plan pattern of streets and alleys, especially alleys that provide for off-street loading, deliveries, and garage access.

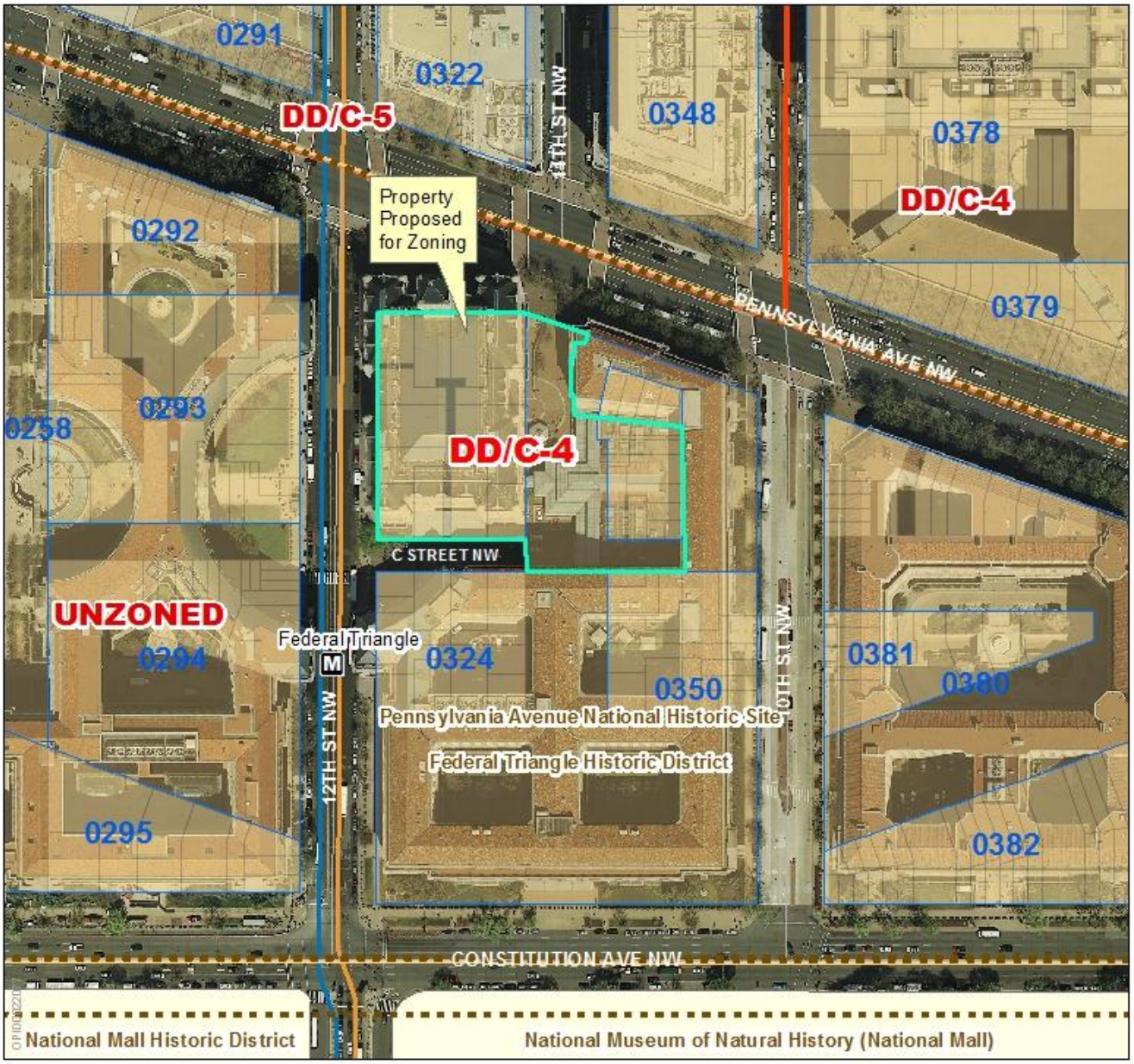
Historic resources should be recognized as essential to Downtown's economic vitality and competitive edge, particularly for retail, tourist, and entertainment activities [1609.2].

VI. RECOMMENDATION

Zoning the subject properties C-4 with the DD overlay would support the referenced land use designations, Comprehensive Plan guidance for future development of historic properties in the Downtown and would be consistent with the Comprehensive Plan objectives for the Central Employment Area and Gallery Place subarea.

Establishing the proposed zoning as prescribed for compatible mixed-use redevelopment of the subject properties would, therefore, not be inconsistent with the current Comprehensive Plan.

JS/afj
Arthur Jackson, Case Manager



Zoning Commission Application No. 12-07
1100 Pennsylvania Avenue NW

N

Government of the District of Columbia
Office of Planning ~ June 21, 2012

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

M Metro Stations
Metro Bus Routes
Blue Line
Orange Line
Property Squares
Street Centerlines
Water



Zoning Commission Application No. 12-07
Comprehensive Plan Future Land Use Designations

N

Feet

0 100 200 300

Government of the District of Columbia

Office of Planning ~ June 21, 2012

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

- Property Squares
- Commercial-High Density (CHD)
- Federal (FED)
- Parks, Recreation, and Open Space (PROS)
- Street Centerlines
- Water



Zoning Commission Application No. 12-07
1100 Pennsylvania Avenue NW

N

Government of the District of Columbia
Office of Planning ~ June 21, 2012

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

Legend

Property Squares

Selection from Compl Plan Policy polygons

Type

Central Employment Area
Federal Lands
Central Washington
Parks
Neighborhood Conservation Areas

GSA

GSA National Capital Region

January 3, 2013

Mr. Marcel Acosta
Executive Director
National Capital Planning Commission
401 9th Street, NW, Suite 500
Washington, DC 20576

Dear Mr. Acosta,

Thank you for notifying my office that ZC 12-07, a map amendment and related text amendment that would establish zoning for the Old Post Office and Pavilion Annex (the OPO), is on the National Capital Planning Commission's January 10, 2013 agenda. It is our understanding that the District of Columbia Office of Planning initiated the action to apply to the Zoning Commission of the District of Columbia in order to zone the site DD/C-4.

As you know, the title to the OPO is held by the United States Government under the jurisdiction of the U.S. General Services Administration (GSA). Pursuant to 40 U.S.C. § 8722, "the location, height, bulk, number of stories, and size of federal public buildings in the District of Columbia and the provision for open space in and around federal public buildings in the District of Columbia are subject to the approval of the [National Capital Planning Commission]."

In accordance with the Old Post Office Redevelopment Act of 2008 (Pub. L. 110-359) and Section 111 of the National Historic Preservation Act (40 U.S.C. § 470h-3), GSA is currently negotiating the terms and conditions of a ground lease to redevelop the OPO as a luxury hotel and conference facility. While the Trump Organization will operate the hotel and conference facility, the OPO will still fall within the definition of a federal public building. Thus, GSA believes that NCPC, by statute, serves as the sole approval authority with regards to the redevelopment of the OPO. Accordingly, GSA will not, and does not, recognize any proposed zoning action by the District of Columbia regarding the redevelopment of the OPO.

With the above in mind, GSA does not object to the proposed zoning overlay of the site with the understanding that Federal property is not subject to local zoning regulations and that the proposed map amendment would only apply to a subsequent private sector owner/developer if the United States Government decides to entirely divest its fee simple interest in the OPO through a sale.

U.S. General Services Administration
301 7th Street, SW
Washington, DC 20407-0001
www.gsa.gov

If you have any questions or need any additional information, please feel free to contact me at 202 -708-5891

Sincerely,

William G. Dowd
Acting Regional Commissioner
Public Building Service

National Capital Planning Commission

Commission Action

January 10, 2013

PROJECT
Map Amendment to Establish Zoning at Square 323, Lot 800, and Parcels 1, 2 and 3 of Squares 349 and 350
Old Post Office and Annex
1100 Pennsylvania Avenue, NW
Washington, DC

SUBMITTED BY
Zoning Commission of the District of Columbia

NCPC FILE NUMBER
ZC 12-07

NCPC MAP FILE NUMBER
1.26(06.00)43707

APPLICANT'S REQUEST
Approval of report to the Zoning Commission of the District of Columbia

ACTION TAKEN
Approve with conditions

REVIEW AUTHORITY
Advisory
per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

The Commission:

Advises the Zoning Commission of the District of Columbia that the proposed map amendment to establish zoning at Square 323 Lot 800, and Parcels 1, 2, and 3 of Square 349 and 350 will not adversely affect the federal interest.

Notes that while the United States General Services Administration intends to redevelop the Old Post Office and Pavilion Annex under the terms of a public-private partnership with the Trump Organization, the Old Post Office and Pavilion Annex, including the property upon which these structures reside, will remain federally owned and under federal jurisdiction and therefore remain subject to NCPC's in-lieu of zoning authority.

Notes that the United States General Services Administration will undertake all building permitting and inspections during construction of the Old Post Office redevelopment project and will carry out the project in a manner that is consistent with local land use policies and zoning and building codes to the maximum extent feasible in accordance with the provisions of 40 U.S.C. 3312 and the policies of the Comprehensive Plan for the National Capital: Federal Elements.

Deborah B. Young [Date]
Secretary to the National Capital Planning Commission

Executive Director's Recommendation

Commission Meeting: January 10, 2013

PROJECT
Map Amendment and Related Text Amendment to Establish Zoning at Square 323 Lot 800, and Parcels 1, 2, and 3 of Squares 349 and 350
Old Post Office and Annex
1100 Pennsylvania Avenue, NW
Washington, DC

REFERRED BY
Zoning Commission of the District of Columbia

REVIEW AUTHORITY
Advisory
per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

NCPC FILE NUMBER
ZC 12-07

NCPC MAP FILE NUMBER
1.23(06.00)43707

APPLICANT'S REQUEST
Approval of report to the Zoning Commission of the District of Columbia

PROPOSED ACTION
Approve with conditions

ACTION ITEM TYPE
Staff Presentation

PROJECT SUMMARY

The Zoning Commission of the District of Columbia has taken a proposed action on a map amendment, and related text amendment, to establish zoning on the site of the Old Post Office and its Pavilion Annex (Square 323 Lot 800, and Parcels 1, 2, and 3 of Squares 349 and 350). The Old Post Office and Pavilion Annex, located at 1100 Pennsylvania Avenue, NW, are owned by the United States Government with administrative jurisdiction held by the United States General Services Administration (GSA). At the direction of Congress, GSA is currently in negotiations with Trump Old Post Office LLC (the Trump Organization) on a long-term ground lease that will result in the redevelopment of the Old Post Office and Pavilion Annex into a luxury hotel and conference center containing ancillary retail and dining establishments and cultural attractions. The District of Columbia Office of Planning (DCOP) is the applicant for the proposed map and text amendment. The zoning designation proposed for the site is DD/C-4.

KEY INFORMATION

- Ownership of the Old Post Office and Pavilion Annex, including the property upon which these structures reside, are held by the United States Government under the jurisdiction of the United States General Services Administration.
- Following redevelopment, ownership and jurisdiction of the Old Post Office, Pavilion Annex, and site will remain with the United States Government with the Trump Organization operating a luxury hotel and conference center containing ancillary retail and dining establishments under the terms of a long-term public-private ground lease with the General Services Administration.
- The planned redevelopment of the Old Post Office and Pavilion Annex is not subject to local zoning regulations but rather is subject to NCPC's in-lieu of zoning authority pursuant

to the National Capital Planning Act (40 U.S.C. 8722(b)(1) and (d)) and Section 15 of the District of Columbia Zoning Act (D.C. Code 6-641.15).

- Federal law requires that agencies carry out construction and alteration projects, to the maximum extent feasible, in compliance with nationally recognized building codes and all local requirements, except procedural requirements, that would apply if the project were not carried out by a federal agency (40 U.S.C. 3312).

RECOMMENDATION

The Commission:

Advises the Zoning Commission of the District of Columbia that the proposed map amendment and related text amendment to establish zoning at Square 323 Lot 800, and Parcels 1, 2, and 3 of Squares 349 and 350 will not adversely affect the federal interest on the condition that the proposed text amendment be modified to eliminate the statement *"properties which previously were under federal control"* as these properties will remain under federal control even after completion of the Old Post Office and Pavilion Annex redevelopment project.

Notes that while the United States General Services Administration intends to redevelop the Old Post Office and Pavilion Annex under the terms of a public-private partnership with the Trump Organization, the Old Post Office and Pavilion Annex, including the property upon which these structures reside, will remain federally owned and under federal jurisdiction and therefore are not subject to the District of Columbia Zoning Regulations but rather are subject to NCPC's in-lieu of zoning authority pursuant to the National Capital Planning Act (40 U.S.C. 8722(b)(1) and (d)) and Section 15 of the District of Columbia Zoning Act (D.C. Code 6-641.15).

Notes that the United States General Services Administration will undertake all building permitting and inspections during construction of the Old Post Office redevelopment project and will carry out the project in a manner that is consistent with local land use policies and zoning and building codes to the maximum extent feasible in accordance with the provisions of 40 U.S.C. 3312 and the policies of the Comprehensive Plan for the National Capital: Federal Elements.

PROJECT REVIEW TIMELINE

Previous actions	None
Remaining actions (anticipated)	None

Prepared by Shane L. Dettman
January 4, 2013

I. PROJECT DESCRIPTION

Site

The proposed map and text amendment encompasses the site of the Old Post Office and Pavilion Annex (Square 323 Lot 800 and Parcels 1, 2, and 3 of Squares 349 and 350). The site is located within Washington's Federal Triangle and is bound by Pennsylvania Avenue, NW to the north, 12th Street on the west, and the Internal Revenue Service Headquarters on the east and south. The Old Post Office and Pavilion Annex, and the underlying property, is owned by the United States Government with administrative jurisdiction held by the United States General Services Administration (GSA).

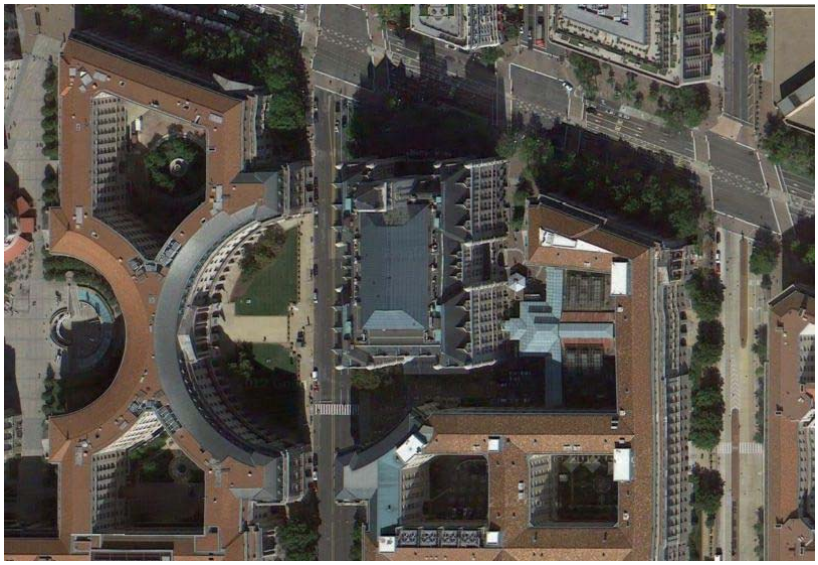


Figure 1: Aerial photo showing Old Post Office and Pavilion Annex

Background

Built from 1892 to 1899, the Old Post Office was built to house the U.S. Post Office Department Headquarters and the city's post office. However, the District of Columbia Mail Depot was moved to a larger building constructed next to Union Station in 1914, and although only 15 years old, the building at 12th Street and Pennsylvania Avenue was dubbed the "old" post office. In the 1920s, Treasury Secretary Andrew Mellon's building commission developed the surrounding Federal Triangle complex and actively sought the building's demolition. In 1943, the Postmaster General moved to a newly constructed office building directly across 12th Street, and the fate of the building appeared to be sealed. The only reason that the Old Post Office was not razed then was a lack of money due to the Great Depression. For the next 40 years the building served as overflow space for several government agencies. As no particular agency was made responsible for it, the building fell into decay.

In 1962, recognizing that the neighborhood around the Old Post Office was in need of improvement, President John F. Kennedy appointed a Pennsylvania Avenue Commission to study ways to improve the area. In 1964, the Commission proposed several recommendations, including demolition of the Old Post Office Building to allow completion of the Federal Triangle. In 1970 and 1971, demolition permits were issued and Congress appropriated the money for the building's removal. However, local citizens who had grown to admire the building's architecture banded together and formed a group called "Don't Tear It Down," now the DC Preservation League to save it. Nancy Hanks, the politically influential chairwoman of the National Endowment for the

Arts, joined the effort and prevailed in convincing Congress to reverse its decision. In 1973 the Old Post Office was added to the National Register of Historic Places.

Redevelopment plans for the Pennsylvania Avenue corridor included preservation of the Old Post Office Building, and renovation began in 1977. The renovation included a mix of retail spaces on the lower level, with Federal offices on the upper levels. The glass Pavilion Annex that is located to the east of the Old Post Office Building was constructed in the 1990s and contained a mix of retail and eating establishments, as well as a movie theater. Unfortunately, the Annex proved unsuccessful and was closed not long after it had opened. Currently, the Old Post Office contains the same mix of uses as was envisioned during the 1970s renovation. The lower levels contain a food court and a mix of small retailers. The upper floors are occupied by Federal agencies such as the Advisory Council on Historic Preservation and the National Endowment for the Arts. The Pavilion Annex remains vacant.

In 2008, Congress passed the Old Post Office Redevelopment Act which directed GSA to proceed with the redevelopment of the Old Post Office Building in accordance with existing authorities and consistent with a 2001 redevelopment plan that was approved by the Committee on Transportation and Infrastructure of the House and the Committees on Appropriations and Environment and Public Works of the Senate. In March 2011, GSA issued a Request for Proposals (RFP) for the redevelopment of the Old Post Office building, land, and Pavilion Annex (OPO). According to the RFP, the goals of the redevelopment are:

- To leverage the expertise of the real estate industry to reposition the Old Post Office as a viable asset;
- To preserve the historic integrity of this unique and important asset;
- To put the Old Post Office to its highest and best use;
- To provide a lucrative financial return to the Government;
- To provide for public access; and
- To contribute to the vitality of Pennsylvania Avenue and the Federal Triangle

In February 2012, GSA selected a private sector preferred developer, Trump Old Post Office LLC, and commenced with various planning and regulatory activities, including negotiating the terms of a long-term ground lease and complying with the requirements of National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (NHPA), which are currently ongoing. The intended redevelopment program includes a luxury hotel and conference center with accessory eating establishments, retail, and cultural uses that relate to the history of the building. The clock tower is not included in the redevelopment program and will continue to be operated by the National Park Service in accordance with an existing agreement with GSA. Similar to how GSA carried out the adaptive reuse of the Tariff Commission Building, now the Hotel Monaco, located at 700 F Street, NW, following the redevelopment of the Old Post Office Building and Pavilion Annex, the structures and site will remain in Federal ownership under the jurisdiction of GSA, with the Trump Organization operating the site under the terms of a long-term public-private ground lease with GSA.

Proposal

The Zoning Commission of the District of Columbia has taken a proposed action to approve a map amendment, and related text amendment, for the site of the Old Post Office and Pavilion Annex (Square 323 Lot 800, and Parcels 1, 2, and 3 of Squares 349 and 350). The proposal, which was applied for by the District of Columbia Office of Planning, would establish a zoning designation of "DD/C-4" on the site. The C-4 zone, or Central Business District, is a high-density commercial district that was developed for the downtown core and comprises retail and office centers. This district is intended to support a variety of commercial, retail, and business uses needed to serve the Washington, D.C. metropolitan area. In addition, the C-4 zone is intended to accommodate high-density residential and mixed-use developments, with hotels also allowed as a matter-of-right.

The "DD" overlay zone, or Downtown Development Overlay District, is applied to subareas identified in the Comprehensive Plan for the National Capital: District Elements as the Downtown Shopping District (Retail Core). The purpose of the DD Overlay is to help accomplish Comprehensive Plan land use and development policies related to the downtown. These policies seek to create a balance of uses by means of incentives and include requirements for critical land uses such as retail, hotel, residential, entertainment, arts, and cultural. The policies also focus on protection of historic places and buildings while permitting sensitive and compatible new development. The combined zoning designation of "DD/C-4" allows a maximum building height of 130 feet, maximum floor-to-area ratio (FAR) of 8.5, and maximum lot occupancy of 100

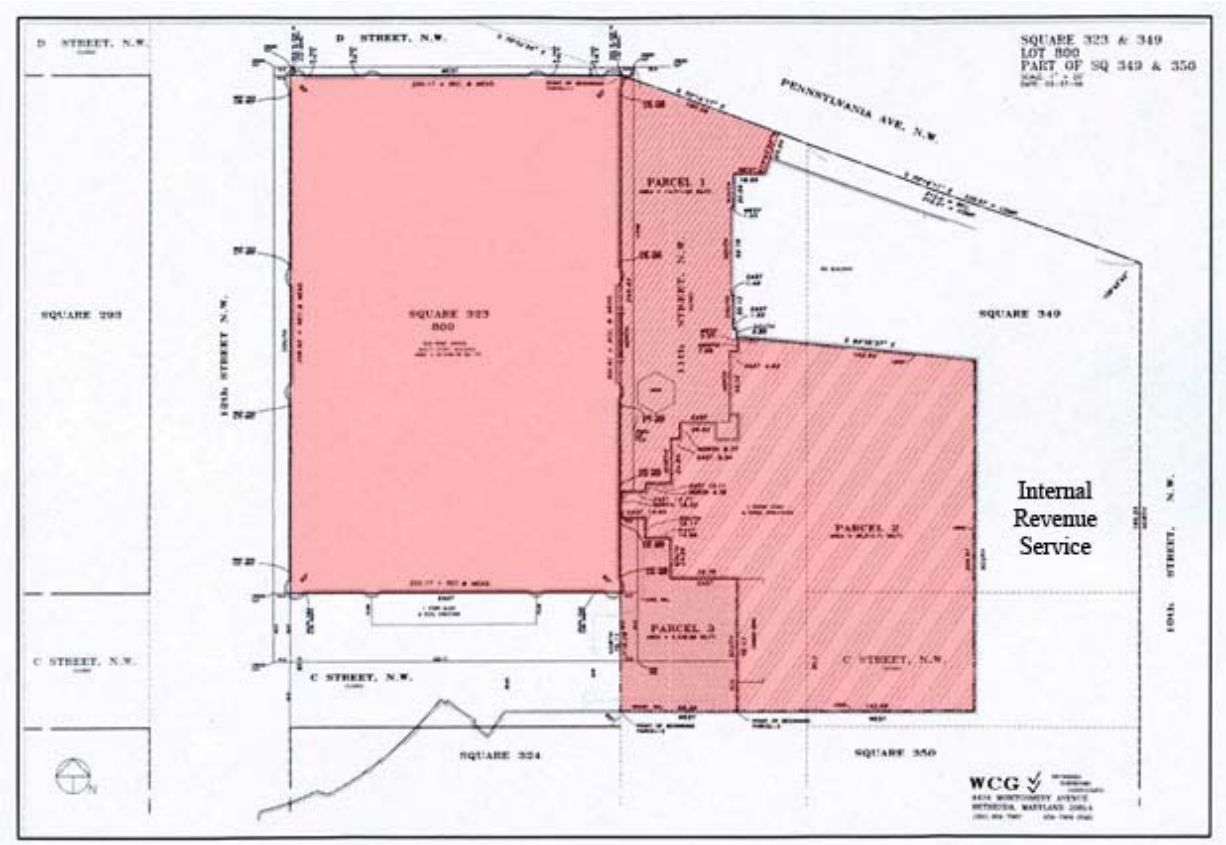


Figure 2: Plat showing properties proposed to be zoned (Square 323 Lot 800, and Parcels 1, 2, and 3 of Squares 349 and 350)

percent.

The proposed text amendment would modify the language of Section 1700.1 of the Downtown Development Overlay District (DD), which describes the boundary of the DD district, to include the site of the Old Post Office and Pavilion Annex. The following is the proposed text amendment (with changes in **BOLD** and underlined):

> "1700.1 The Downtown Development (DD) Overlay District is applied to the core of the Downtown area, including subareas identified in the Comprehensive Plan as the Downtown Shopping District (Retail Core), the Arts District, Gallery Place, Chinatown, Pennsylvania Quarter, Convention Center, and Mount Vernon Square, and areas designated for historic preservation and housing mixed use, which areas overlap geographically with the subareas. The boundaries of the DD Overlay District **as originally approved** are indicated in Map A, filed in Zoning Commission Case No. 89-25, which may be viewed at the D.C. Office of Zoning. **This map does not include Square 0323, lot 800 and Parcels 1, 2, and 3 on Square 349 and 350, properties which previously were under Federal control.** All street locations in this overlay district are in Northwest Washington."

II. PROJECT ANALYSIS/CONFORMANCE

Pursuant to the Old Post Office Redevelopment Act of 2008, the United States General Services Administration is currently in the process of redeveloping the Old Post Office and Annex through the use of a public-private partnership that will put this long-time underutilized, federally owned property located on Pennsylvania Avenue to its highest and best use. According to the Act, the GSA Administrator "is directed to proceed with redevelopment of the Old Post Office Building, in accordance with existing authorities." In early-2012, GSA selected the Trump Organization as its private partner for the redevelopment project, and is currently in negotiations to establish a long-term ground lease that will result in the OPO being redeveloped into a luxury hotel and conference center with publically accessible eating establishments, retail, and cultural uses. The existing legal authorities that GSA is relying upon to carry out the redevelopment project are listed below. GSA used these same authorities in the early-2000s for its successful redevelopment of the Tariff Commission Building, now the Hotel Monaco and Poste Restaurant, located at 700 F Street, NW.

- **The Old Post Office Redevelopment Act of 2008, Pub. L. 110-359:** Directs the Administrator of General Services to proceed with redevelopment of the Old Post Office Building, in accordance with existing authorities available to the Administrator and consistent with the redevelopment plan previously approved by the Committee on Transportation and Infrastructure of the House of Representatives and the Committees on Appropriations and Environment and Public Works of the Senate.

- **40 USC 581:** Authorizes the Administrator to lease a federal building under terms considered to be in the public interest, and specifically allows for the cooperative use of

public buildings through leaseholds to a person, firm, or organization engaged in commercial, cultural, educational, or recreational activity.

- **National Historic Preservation Act, Section 111 (40 U.S.C. §. 470h-3):** Permits any federal agency to establish and implement alternatives for historic properties that are not needed for agency purposes, and may lease an historic property to any person or organization, if the agency head determines that the lease or exchange will adequately insure the preservation of the historic property.

- **40 USC 3312:** Requires that buildings constructed or altered by the General Services Administration or any other federal agency be constructed or altered, to the maximum extent feasible, in compliance with nationally recognized building codes, and with consideration given to local zoning and land use requirements, except procedural requirements.

In its final report to the Zoning Commission of the District of Columbia dated November 26, 2012, the District of Columbia Office of Planning (DCOP) states, "because the property will no longer be used for a federal public building or use, and will shift to a private business, the property is subject to zoning. Until zoning has been designated for this site, no building permit or certificate of occupancy can be issued for this private redevelopment." The specific provisions of the District of Columbia Zoning Regulations cited in DCOP's report include:

- **11 DCMR 3202.1:** "…a building permit shall not be issued for the proposed erection, construction, conversion, or alteration of any structure unless that structure complies with the provisions of this title."

- **11 DCMR 106.7:** "No building permit or certificate of occupancy shall be issued…nor shall any property in private ownership be used for any purpose until after the Zoning Commission has designated zoning for the property."

- **11 DCMR 106.4:** "Properties owned by the Government of the United States and used for or intended to be used for a Federal public building or use and properties owned by the Government of the District of Columbia in the Central Area, are not included in any zone district."

The Old Post Office and Pavilion Annex, including the property upon which these structures reside, are owned by the United States Government and therefore are not subject to the District of Columbia Zoning Regulations, specifically as these regulations pertain to the process of acquiring construction related building permits and certificates of occupancy. Rather, pursuant to the National Capital Planning Act (40 U.S.C. 8722(b)(1) and (d)) and Section 16 of the District of Columbia Zoning Act of 1938 (D.C. Code 6-641.15), any erection, construction, conversion, or alteration of these structures and/or site are subject to NCPC's in-lieu of zoning approval process. As stated above, although the Trump Organization will operate and manage the OPO following the redevelopment project, ownership and jurisdiction of the OPO will remain a federal public building under federal control. Therefore, in the same fashion

that it did for the adaptive reuse of the Tariff Commission Building (NCPC File No. 5677[1]), GSA intends to submit the OPO redevelopment project to NCPC for review and approval (see attached letter from GSA to NCPC Executive Director, Marcel Acosta). **Therefore, NCPC staff recommends that the Commission advise the Zoning Commission of the District of Columbia that the proposed map amendment and related text amendment to establish zoning at Square 323 Lot 800, and Parcels 1, 2, and 3 of Squares 349 and 350 will not adversely affect the federal interest on the condition that the proposed text amendment be modified to eliminate the statement "properties which previously were under federal control" as these properties will remain under federal control even after completion of the Old Post Office and Pavilion Annex redevelopment project.**

Regarding DCOP's statement in its report to the Zoning Commission that "no building permit or certificate of occupancy can be issued for this private redevelopment," following a favorable by NCPC, the General Services Administration will conduct all construction permitting and inspections for the Old Post Office and Pavilion Annex redevelopment, just as it did for the adaptive reuse of the Tariff Commission Building. However, while GSA will be issuing the building permits, conducting building inspections, and issuing the final certificate of occupancy through its own internal process, it will carry out the project in a manner that is consistent with local land use policies and zoning and building codes to the maximum extent feasible in accordance with the provisions of 40 U.S.C. 3312 and the policies of the Federal Workplace Element of Comprehensive Plan for the National Capital.

Pursuant to 40 U.S.C. 3312, all federal agencies are required to carry out building construction and alteration projects, to the maximum extent feasible, in compliance with "one of the nationally recognized model building codes and with other applicable nationally recognized codes, including electrical codes, fire and life safety codes, and plumbing codes."[2] In addition, prior to undertaking any building project, agencies must first consider all State and local requirements, except procedural requirements, including zoning laws and other "laws relating to landscaping, open space, minimum distance of a building from the property line, maximum height of a building, historic preservation, aesthetic qualities of a building, and other similar laws" that would apply to the building if it were not a building constructed or altered by a federal agency.[3] Agencies are required to consult with appropriate State and local officials in which a project is located according to a clearly defined process that provides opportunities for officials, if desired, to request and review plans and provide recommendations concerning measures necessary to meet certain requirements or which should be taken in the construction or alteration of the building to take into account local conditions, which agencies must give due consideration.[4] GSA has been coordinating closely with several District of Columbia agencies, including the District of Columbia Department

[1] The staff report for NCPC File No. 5677, dated October 9, 1997, states the Commission reviewed the project pursuant to the National Capital Planning Act, 40 U.S.C. § 8722(d) (NCPC's in lieu of zoning authority) as codified in DC ST § 6-641.15.
[2] 40 U.S.C. § 3312(b).
[3] 40 U.S.C. § 3312(c).
[4] 40 U.S.C. § 3312(d).

of Consumer and Regulatory Affairs, and intends to continue its coordination and take into consideration any recommendations received from local agencies, as required by Federal law.[5]

[5] Pursuant to 40 U.S.C. §§ (f), (g), an action may not be brought against the federal government and a fine or penalty may not be imposed against the Government for failure to meet the requirements of 40 U.S.C. §§ 3312(b), (c), or (d) or for failure to carry out any recommendation provided by a State or local official. In addition, the Federal government and its contractors shall not be required to pay any amount for any action a State or local agency takes including reviewing plans, carrying out on-site inspections, issuing building permits, and making recommendations.

PENNSYLVANIA AVENUE DEVELOPMENT CORPORATION
425 THIRTEENTH STREET N.W. WASHINGTON D.C. 20004

Square Guidelines: SQ. 348

Together with the General Guidelines, these Square Guidelines will control development on Square 348, and form the basis on which the PADC Board may give preliminary program and concept approval to development proposals. The Controls and Standards for Square 348 will be developed from these Square Guidelines, and will form the basis for final approval of development projects.

Issued March 26, 1980
Thomas F. Murphy, Chairman

CONTENT:

Regulatory System for Approval of Development Projects 1

General Criteria 2

Specific Criteria 3

1. Development Parcels
2. Comprehensive Planning and Design
3. Building Restriction Line and Sidewalk Setback
4. Height of Development
5. Gross Floor Area of Development
6. Build-to Line
7. Build-to Height
8. Roof Structures
9. Subsurface Structures
10. Building Projection
11. Special Design Requirements
12. Uses
13. Pedestrian Features
14. Historic Preservation
15. Curb Cuts
16. Off-Street Parking
17. Off-Street Loading

Square 348 Guidelines
Issued March 26, 1980

REGULATORY SYSTEM FOR APPROVAL OF DEVELOPMENT PROJECTS

In addition to the Pennsylvania Avenue Plan - 1974 and other applicable policies governing development, the Pennsylvania Avenue Development Corporation will utilize design and development guidelines which reflect the Corporation's intent with regard to design and development on individual squares under its jurisdiction. Proposals for private development will be assessed and approved by the Corporation based upon compliance with the following:

1. General Guidelines which are applicable to all squares and indicate the Corporation's overall intent with regard to development and design objectives. The General Guidelines include a restatement and refinement of the Plan's goals and objectives, an outline of design and development criteria uniformly or generally applicable to all squares, and a glossary of terms used in the Square Guidelines and Controls and Standards.

AND

2. Square Guidelines which are applicable to each individual square, portion of a square, or group of squares, and indicate the Corporation's specific intent with regard to design and development objectives relative to that square. Each set of Square Guidelines is a preliminary document, and describes the substantive elements which will be treated in the Controls and Standards (as described below).

The Square Guidelines will enable private developers to begin the process of planning and design of private development prior to publication and formal adoption by the Corporation of the Controls and Standards. The PADC Board of Directors may give preliminary approval to development proposals based upon the General Guidelines and individual Square Guidelines, but final project approval shall be based on compliance with the Controls and Standards.

OR

3. Controls and Standards for each square which are developed from and supersede the Square Guidelines prepared for each square. The Controls and Standards constitute the Corporation's formal regulations with regard to design and development on each square. The Controls and Standards describe the elements of the Square Guidelines in precise terms, and may include an elaboration upon or modification of certain elements of the Square Guidelines.

The PADC Board of Directors shall give final project approval to development proposals based upon compliance with the General Guidelines and the Controls and Standards.

GENERAL CRITERIA

Because of its prominent central location, development on Square 348 has the potential to contribute a special civic amenity to Pennsylvania Avenue and the city. For this reason, the Corporation will require a single development parcel in order to provide the scale and comprehensiveness of development necessary to facilitate the creation of such a civic place. It is the Corporation's intent that new development on Square 348 will be designed to capitalize on this important opportunity.

The civic amenity provided on Square 348 may take the form of an interior court or atrium which functions not only to maximize light and air in the interior of development, but also as a shared public space; it may be a winter garden or monumental entrance court along Pennsylvania Avenue, which extends the landscaping and public activity of the sidewalk setback into and through the interior of the building; or it may be externalized revitalization of the existing street-fronts and sidewalks, which emphasizes public use of balconies, roof terraces, outdoor markets, and cafes.

As indicated in the Plan, development on Square 348 will be designed together with development on Square 322 under a coordinated overall plan. The Corporation has determined, however, that air rights construction over 11th Street, which is proposed in the Plan, is not feasible now or in the foreseeable future. These guidelines do not call for air rights construction over 11th Street.

Nevertheless, 11th Street will remain an important outdoor activity area relating to the adjacent ground floor uses on Squares 348 and 322. Development of these squares must be compatible with the Corporation's proposed special treatment of 11th Street, which may involve the closing or narrowing of the 11th Street roadway. Options for the use of 11th Street between Pennsylvania Avenue and E Street include construction of a galleria, development of an outdoor market operating from kiosks and vendor stands, and programming for festivals and other seasonal uses. Activity on 11th Street will be closely related to use of the Pennsylvania Avenue sidewalk setback, so that the transition between the sidewalk setback and the 11th Street sidewalk is particularly important.

SPECIFIC CRITERIA

1. Development Parcels

Square 348 must be developed as a single development parcel.

2. Comprehensive Planning and Design

Development on Square 348 shall provide, at a minimum, integrated parking, loading, and pedestrian circulation features. The design of development shall be coordinated with the Corporation's overall treatment of 11th Street, and shall also take into account existing and proposed development on the surrounding squares, particularly the preservation of the Evening Star Building, rehabilitation of the Old Post Office, and development of a master plan for the Federal Triangle.

3. Building Restriction Line and Sidewalk Setback

A building restriction line is located at a distance of 75 feet perpendicular and parallel to the Pennsylvania Avenue curb along the entire frontage of Square 348.

Architectural articulations, minor architectural embellishments, and canopies at ground level may project into the airspace above the Pennsylvania Avenue sidewalk setback.

4. Height of Development

The maximum height of development is 160 feet, measured from Pennsylvania Avenue.

Above the 135 foot level, development shall be set back at least 50 feet from the Pennsylvania Avenue building restriction line.

5. Gross Floor Area of Development

The maximum gross floor area of development is 11 times the buildable area of the development parcel.

In addition to floor area normally excluded under zoning, floor area devoted to off-street loading, mechanical equipment rooms, and open arcades or through-square connections which meet the criteria described in zoning may be excluded from the calculation of gross floor area.

6. Build-to Line

Build-to lines are established along the Pennsylvania Avenue building restriction line, the E Street right-of-way line, and the 10th and 11th Street right-of-way lines between the Pennsylvania Avenue building restriction line and the E Street right-of-way line.

7. Build-to Height

Development along the Pennsylvania Avenue build-to line is subject to a build-to height of 105 feet.

At the build-to line at the corner of 10th and E Streets, a build-to height is established at a height which relates the scale of the E Street facade to the 160 foot portion of the FBI Building, and which is sufficient to maintain the spatial enclosure of E Street looking from the west. The corner of development at 10th and E should also be designed to provide a transition in scale from the Dart Drug building to the U.S. Storage building, and to the 160 foot maximum height of development.

8. Roof Structures

Mechanical and elevator penthouses are not permited above 160 feet. Stairway penthouses, not to exceed 8 feet in height, are permitted above 160 feet.

No roof structures are permitted on the Pennsylvania Avenue roof setbacks except seasonal and temporary structures incidental to rooftop use.

Skylights and architectural embellishments may rise insignificantly above the roof setback and the maximum height of development.

9. Subsurface Restrictions

Vaults are permitted beyond lot lines and the Pennsylvania Avenue building restriction line. Vault locations and configuration shall be consistent with the Corporation's side streets program.

Vaults may extend up to 12 feet from the lot line, but not within 20 feet of the Pennsylvania Avenue curb or 10 feet of the other curbs. Vaults between the Pennsylvania Avenue building restriction line and the Pennsylvania Avenue curb must be at least 7 feet below the sidewalk.

Electrical transformer housing and grates are prohibited within the Pennsylvania Avenue sidewalk, sidewalk setback, and 11th Street sidewalk. Where possible, all connections to water, gas, electric, telephone, and sewer lines shall be from E Street or 10th Street.

10. Building Projection

Building projections 12 feet beyond the right-of-way line are permitted along that portion of 11th Street south of the Dart Drug building. Projections are discouraged where there are other structures or facades which can be preserved in place.

If provided, projections shall be at least 20 feet above the 11th Street sidewalk and shall not exceed a height of 135 feet. They shall be configured and designed so that they relate in scale and character to buildings and facades to be preserved. It is [illegible] projections be divided into separate

11. Special Design Requirements

Development shall provide a public pedestrian amenity which will contribute to and be shared by the Washington community. This civic place should include a major retail component, and should be designed to accommodate the programming of festive uses and public gatherings. It may be in the form of an internal court or atrium, winter garden, or active street front utilizing the Pennsylvania Avenue and 11th Street sidewalks. In the event that a court or atrium is not provided in the interior of the development, the exterior walls of development shall be set back to allow a reasonable amount of natural light into interior spaces.

The architect of any development team is expected to work closely with the staff of the Corporation in treating the following critical design elements:

- the facade along Pennsylvania Avenue, particularly with regard to cornices, edges, weather protection, entrances, and storefronts
- the transition from the Pennsylvania Avenue facade to the maximum 160 foot height
- the facades along 10th and 11th Streets
- building projections along 11th Street, if provided
- that portion of development above 105 feet
- the pedestrian environment created at the ground level along all streets, particularly Pennsylvania Avenue and 11th Street
- any special pedestrian-oriented design feature such as a winter garden, galleria, or sidewalk vendor's market on Pennsylvania Avenue or 11th Street
- an interior court or atrium, if provided
- awnings, canopies, and other means of weather protection
- structures and planting incidental to rooftop use
- location and design of cooling towers and rooftop mechical equipment areas
- access of off-street parking and loading
- preservation of the U.S. Storage Building and the Dart Drug building

12. Uses

The ground floor shall be primarily devoted to retail, entertainment, restaurant, and institution uses that will encourage lively activities at the street level. A variety of small shops and restaurants are recommended at the street level, and uses which generate a low level of activity or engage in business for a limited period of time during the day are discouraged along Pennsylvania Avenue, 10th, and 11th Streets.

Cafes in the sidewalk setback of Pennsylvania Avenue are encouraged.

Retail spaces on the ground level fronting on Pennsylvania Avenue and 11th Street shall be directly accessible from those streets. The majority of retail spaces on the ground level fronting on 10th Street and E Street shall be directly accessible from those streets.

Rooftop uses such as cafes, restaurants, gardens, and recreational uses are permitted and encouraged.

13. Pedestrian Features

Weather protection is required along Pennsylvania Avenue and 11th Street, and recommended along 10th Street.

A through-square connection is required. The through-square connection should provide additional shop frontage on the interior of development and should facilitate free-flowing pedestrian circulation between the adjacent streets.

14. Historic Preservation

The following buildings shall be treated in accordance with the Historic Preservation Plan, as amended:

Program III: Structures to be Preserved in Place
418 10th Street (United States Storage)
431-437 11th Street (Dart Drug)

Programs IIB and IIC: Facades to be Relocated and Salvage of Architectural Elements
405 11th Street
425 11th Street
415-417 11th Street
421 11th Street
1003 D Street
1015 D Street
416 10th Street

Rehabilitaiton of buildings scheduled to be preserved must be in accordance with the Secretary of the Interior's "Standards for Rehabilitation," which will be applied in consultation with the D.C. State Historic Preservation Officer.

Air rights construction is permitted above structures to be preserved in place, provided that it is set back to minimize the visual impact of new construction, and consistent with the Secretary of the Interior's "Standards."

15. Curb Cuts

Curb cuts are permitted only on 10th and E Streets. A maximum of two curb cuts is permitted on the entire square.

16. Off-Street Parking

A single access is permitted for off-street parking.

17. Off-Street Loading

A single off-street loading facility is required, with a single access on 10th Street or E Street.

Executive Director's Recommendation

Commission Meeting: January 9, 2020

PROJECT
Minor Modifications to Square 348
1001 Pennsylvania Avenue, NW
Washington, DC

SUBMITTED BY
United States General Services Administration

REVIEW AUTHORITY
PADC Review
per 40 U.S.C. § 6702(d)

NCPC FILE NUMBER
P8135

NCPC MAP FILE NUMBER
21.10(00.00)45046

APPLICANT'S REQUEST
Approval of preliminary and final building plans

PROPOSED ACTION
Approve preliminary and final building plans with comments

ACTION ITEM TYPE
Consent Calendar

PROJECT SUMMARY

The General Services Administration (GSA), on behalf of Hines, has submitted a proposal for four renovated building entrances at 1001 Pennsylvania Avenue, NW (Square 348). The building occupies an entire block bounded by Pennsylvania Avenue, 10th, E, and 11th Streets, NW and is located within the Pennsylvania Avenue Development Corporation (PADC) boundary.

NCPC has reviewed the information submitted by GSA and Hines, including the plans and renderings of the property owner's new entrances and main Pennsylvania Avenue lobby. Per the 1996 Memorandum of Agreement (MOA) for post-PADC responsibilities between NCPC, GSA and the National Park Service, NCPC must review the submission and proposed amendment from GSA and share its position within 45 calendar days.

Exterior changes will enclose all four recessed entries and add a new ADA-accessible entrance on Pennsylvania Avenue.

KEY INFORMATION

- The building, originally designed by Hartman Cox in 1987, is being renovated to remain competitive in the Class A office market.
- Exterior modifications are located at the building's four entrances (Pennsylvania Avenue, 10th, 11th, and E Streets, NW).
- The new design proposes filling in the recessed entrances, improving lighting and signage to more clearly mark the entrances, and updating finishes.

- The 10th Street entrance will retain the existing historic canopy.
- The Pennsylvania Avenue entrance includes two ADA accessible ramps and a set of stairs. The new entrance projects approximately 7 feet out from the building into the public space. The entrance width is approximately 73 feet.
- The National Park Service manages the public space and anticipates approval of an easement waiver and maintenance agreement with Hines for the Pennsylvania Avenue entrance.
- The building's Pennsylvania Avenue frontage has existing permits for two outdoor café spaces in the public space that will remain in place.

RECOMMENDATION

Finds the project conforms to the 1974 Pennsylvania Avenue Plan and Square 348 Guidelines.

Supports the project contingent upon final approval of the maintenance agreement and easement waiver by the National Park Service.

Notes the improvements provide much-needed ADA access into the building from Pennsylvania Avenue and overall enhance the entrances to provide more light and visually distinct entry points.

Recommends continued coordination with the U.S. Commission of Fine Arts, DC State Historic Preservation Office, National Park Service, and NCPC through the building permit process.

PROJECT REVIEW TIMELINE

Previous actions	**N/A**
Remaining actions (anticipated)	Building permit review and approval *(anticipated in early 2020)*

PROJECT ANALYSIS

Executive Summary

This property is within the Pennsylvania Avenue Development Corporation Boundary and subject to review by the General Services Administration, National Capital Planning Commission and the National Park Service. The proposal includes changes to four existing building entrances located on 10th, 11th, and E Streets, and Pennsylvania Avenue, NW.

Entrance arcades will be enclosed at the building façade, creating a flush entry feature and an expanded interior lobby space at each of the four entrances. Improved lighting and signage provide clearer entrance locations.

In addition to the enclosures, a new set of stairs and two ADA-compliant ramps will be constructed at the Pennsylvania Avenue entrance. Due to the building and underground garage's existing structural design, it is not feasible for the new entry feature to be constructed within the property line. Instead, it will extend approximately seven feet beyond the property line into the public space, running approximately 73 feet along the façade. The National Park Service (NPS) is responsible for the Pennsylvania Avenue sidewalks and is in the process of executing a maintenance agreement and easement waiver with the applicant for use of the sidewalk for the entry feature.

Analysis

10th, 11th, and E Street Entrances

The three secondary building entrances are all receiving similar treatments, including:

- Moving recessed entrances currently located in arcades out to the building façade
- Adding glass doors and glazing to the new entry bays
- Updating finishes
- Improving lighting and signage

In addition, the historic canopy at 10th Street will remain, as will the existing E Street canopy. The 11th Street canopy will be slightly modified to accommodate new lighting for a third restaurant tenant on the building's west side (in addition to Central and the soon-to-open Eddie V's restaurant, which anchor the southwest and southeast corners of the building, respectively).

Similar to other recent building improvements submitted under PADC review, arcades and recessed entries are no longer considered an urban design best practice and are being retrofitted with glass entrances. This brings the lobbies out to interface with the street, providing more visible access points and the opportunity for more active and transparent building frontage.

Pennsylvania Avenue Entrance
Like the other entrances analyzed above, the proposed Pennsylvania Avenue entrance will enclose three large bays fronting the street with glass, creating an expanded interior lobby space. The depth of the three existing canopies will be reduced slightly but will remain at the same height. Their finish will be brightened to bronze.

The DC Construction Code requires at least 60% of all building entrances to be ADA accessible. While 10th and 11th Street currently meet that requirement, and an interior ramp will be constructed for the E Street entrance, the applicant wants to ensure ADA access is available at all four entrances. As the Pennsylvania Avenue entrance is the most heavily used yet does not currently have an ADA-accessible entrance, the proposal will convert this into an ADA-accessible entrance. It includes two new ramps flanking a set of stairs aligned with the center bay. The ramps and stairs cover approximately 511 square feet (seven feet deep by 73 feet long) and provide an inviting entrance along the Avenue. Low walls in front of the two ramps provide short-term seating for those in need of a place to sit.

Site-specific alterations of the PADC setback are rare. At Square 291, the Pennsylvania Building, constructed in 1953 before the PADC was formed, was kept and new development was constructed on the eastern portion of the block (now 1201 Pennsylvania Avenue). This led to a unique condition where the development had to frame Western (now Freedom) Plaza to the west while transitioning from the historic 26' sidewalk to the wider 75' sidewalk established by the PADC. There was also a desire on the part of PADC to provide direct access between Freedom Plaza on 13th Street to the Avenue's new sidewalk area via the building, resulting in a small ramp and steps built within the sidewalk space.

In mid-2018, NCPC staff directed Hines to provide alternative plans showing an ADA-accessible entrance built entirely within the property line. Upon further investigation of the building's structural design and location of the underground garage, this option was deemed unfeasible and would have required significant alterations to the building. The National Park Service (NPS), owners of the Pennsylvania Avenue sidewalks, was open to negotiating an easement waiver allowing Hines to construct the two ramps and stairs in the public space. The waiver, along with a maintenance agreement outlining operational responsibilities between Hines and NPS, is being finalized and should be signed in January 2020.

Recommendation Summary

Based on the proposed entrance changes, the project conforms to the Pennsylvania Avenue Plan and Square 348 Guidelines. By providing a new ADA-compliant access point at Pennsylvania Avenue and enhancing all entrances with clearer entry points moved up to the facade, the building actively engages the public space and creates more aesthetically inviting and universally accessible entry points.

CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

Comprehensive Plan for the National Capital

This project meets basic goals of the Comprehensive Plan.

1974 Pennsylvania Avenue Plan and Square 348 Guidelines

As outlined in a July 25, 1996 Memorandum of Agreement *(61 Fed. Reg. 41789)* following the sunset of the Pennsylvania Avenue Development Corporation (PADC), three federal agencies (NCPC, GSA and NPS) are responsible for the ongoing review of site development and public space projects within the PADC boundary. As noted above, this project is in conformance with the 1974 Pennsylvania Avenue Plan and Square 348 Guidelines.

National Historic Preservation Act

As the project is in conformance with the Pennsylvania Avenue Plan and Square 348 Guidelines, no federal action is being taken. Therefore, it does not require a Section 106 review as part of the National Historic Preservation Act (NHPA).

National Environmental Policy Act

As the project is in conformance with the Pennsylvania Avenue Plan and Square 348 Guidelines, no federal action is being taken. Therefore, it does not require National Environmental Policy Act (NEPA) review.

CONSULTATION

In compliance with the Square 348 Guidelines requirement to work closely with staff on critical design elements, the Hines design development team has worked extensively with the U.S. Commission of Fine Arts, DC State Historic Preservation Office, National Park Service, General Services Administration, and the National Capital Planning Commission since February 2017 on the project.

Coordinating Committee

The Coordinating Committee reviewed the proposed plans at their December 18, 2019 meeting. Without objection, the Committee forwarded the proposed comments to the Commission with the

statement that the proposal has been coordinated with all the participating agencies. The National Park Service (NPS) confirmed the maintenance agreement and easement waiver were signed by the applicant and were being circulated for final signatures. Other participating agencies included the District Office of Planning (DCOP), the Washington Metropolitan Area Transit Authority (WMATA), and the District Department of Energy and the Environment (DOEE).

U.S. Commission of Fine Arts

The Commission (CFA) reviewed the project at their November 21, 2019 meeting and had no objections to the concept. CFA staff will review permit drawings once they are submitted to DCRA.

ONLINE REFERENCE

The following supporting documents for this project are available online at www.ncpc.gov:

- GSA Submission Letter
- Project Summary
- Square 348 Guidelines

Prepared by Sarah Ridgely 12/23/2019

POWERPOINT (ATTACHED)

National Capital Planning Commission

Minor Modifications to Square 348

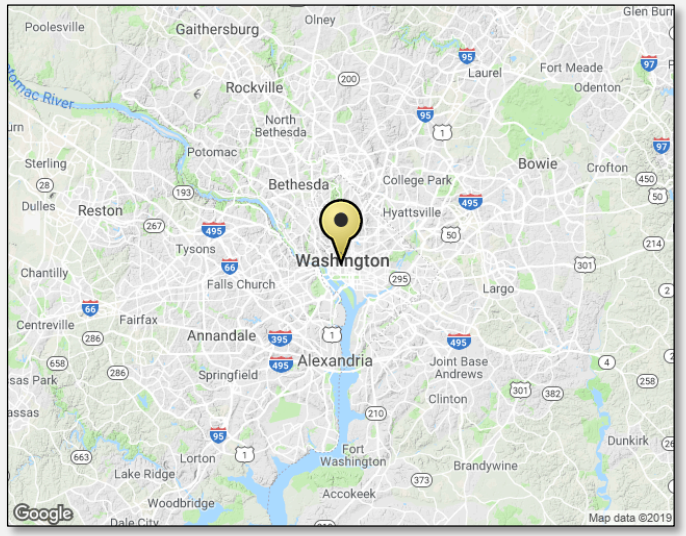
1001 Pennsylvania Avenue, NW, Washington, DC

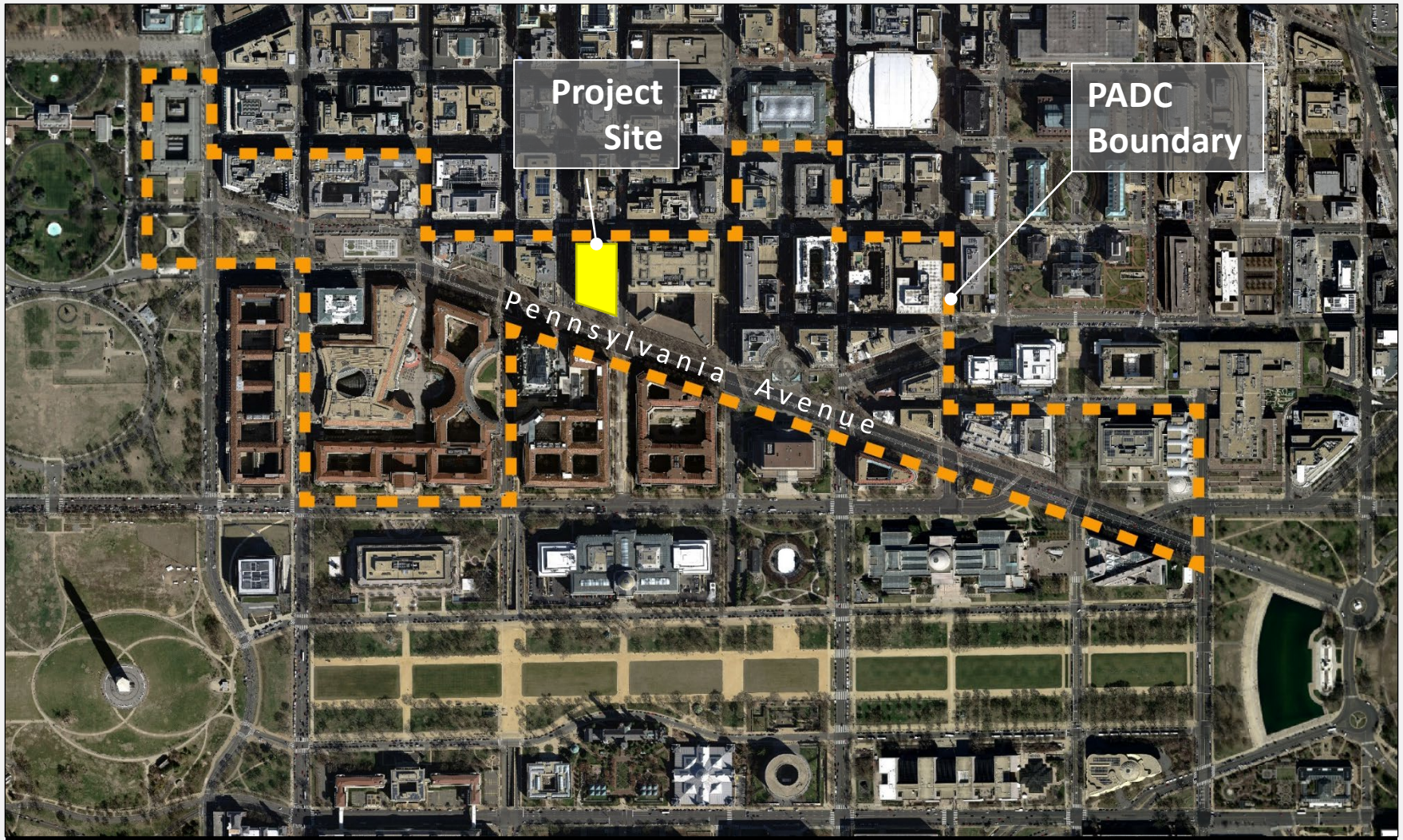
Approval of Preliminary and Final Building Plans

General Services Administration (on behalf of Hines)

January 9, 2020| File: P8135

Site Location





Location Map

Existing Conditions









Existing Conditions



10th Street Entrance - Existing



Exterior View

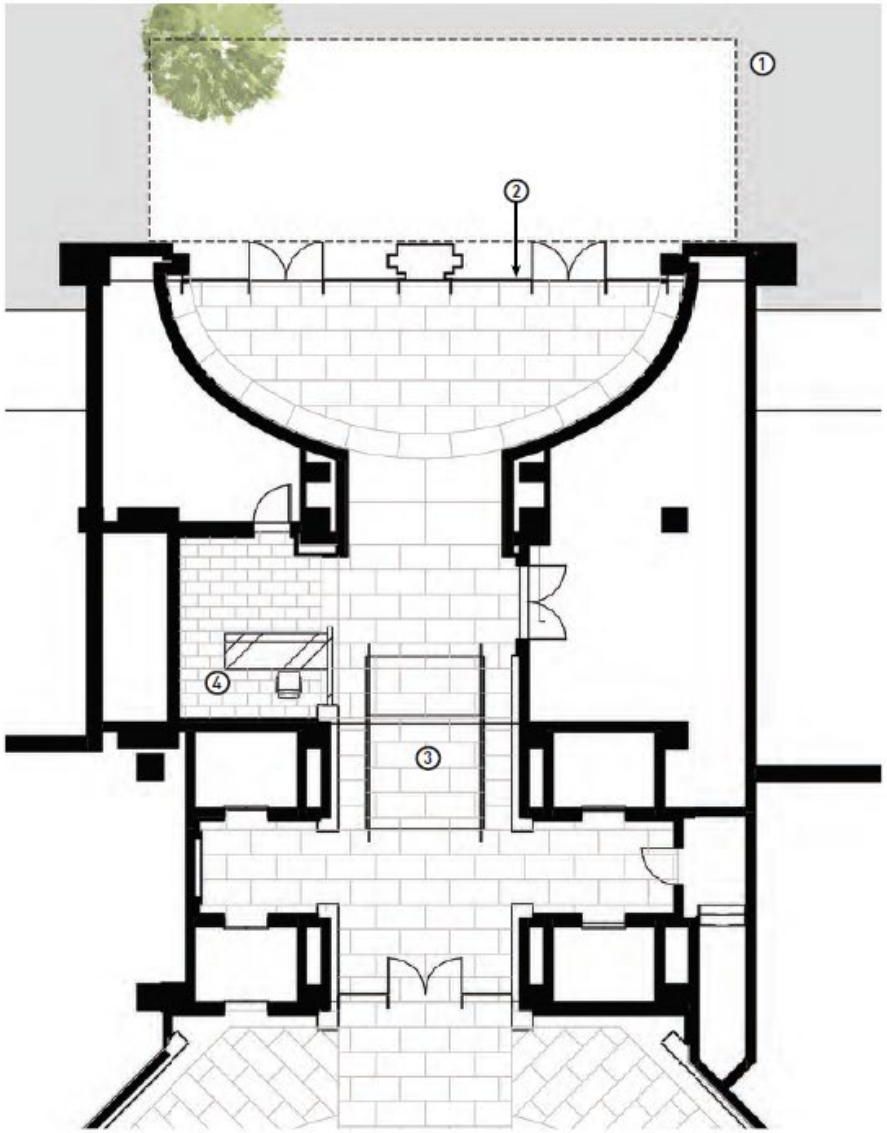


Setback Brass Entry



Curved Limestone Face

10th Street Entrance - Proposed





Key Plan



Location of Glass at Existing Limestone



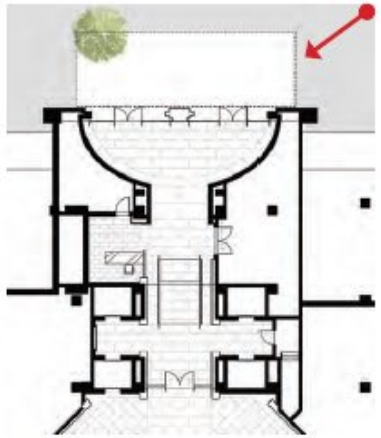
Ramp at 2001 L Street Lobby Precedent

Notes:

1. Historic Canopy
2. Low-Iron Glass Facade
3. ADA Accessible Ramp with Low Iron Glass Guardrails
4. Reception & Security Station

N

10th Street Entrance - Proposed



Key Plan



Existing Photo



Rendering

E Street Entrance - Existing

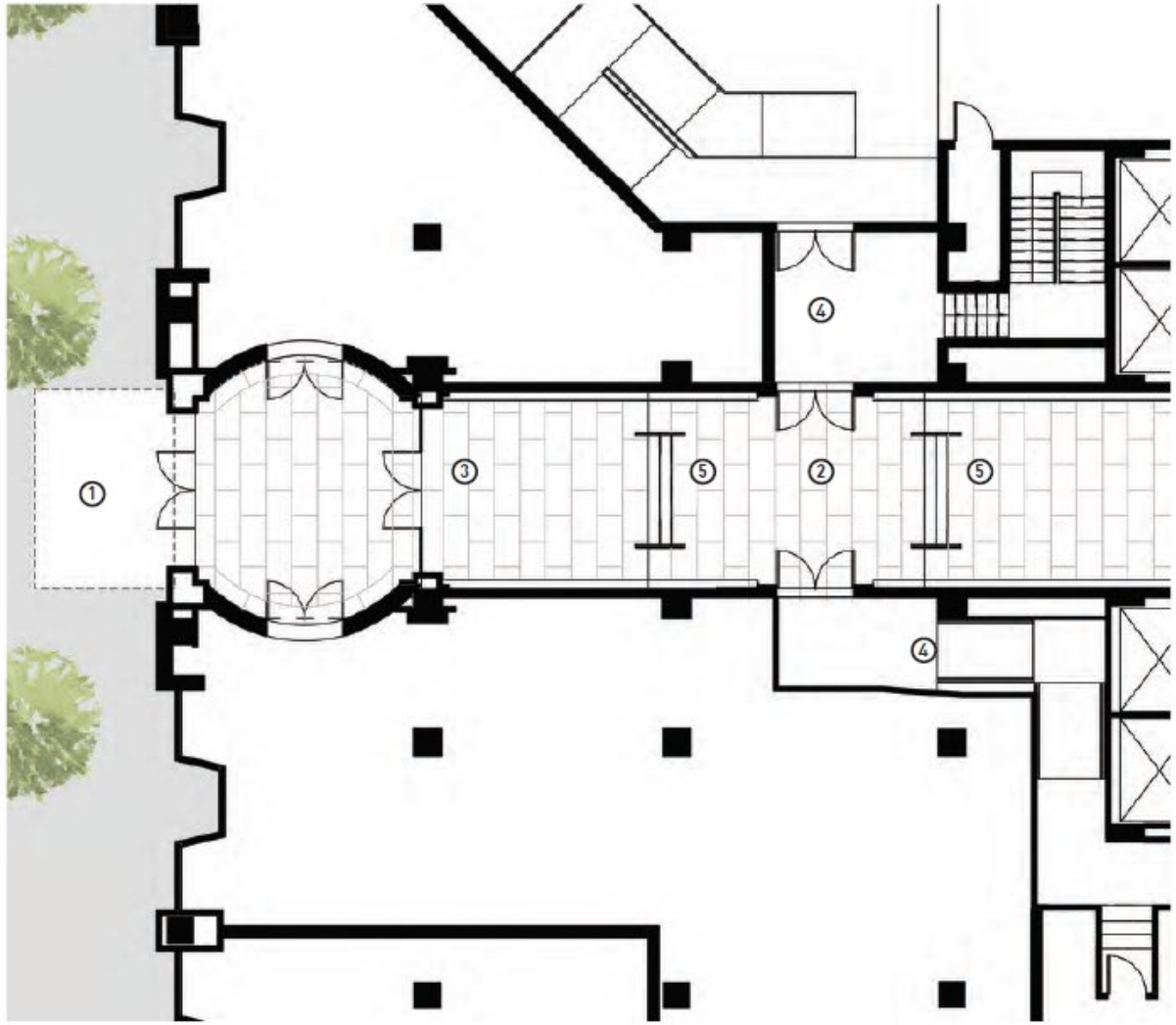


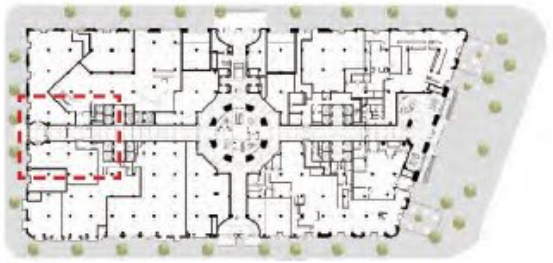
Curved Limestone Face, Brass Entrances



Exterior View

E Street Entrance - Proposed





Key Plan



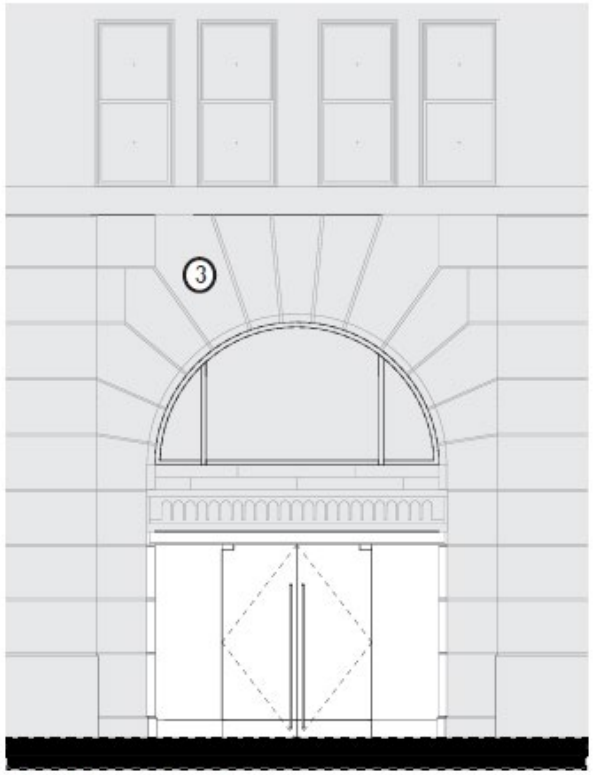


Notes:

1. Existing Canopy to Remain
2. Intermediate Level
3. New Interior All Glass Doors
4. New Service Steps
5. New Separate Step Group with Low-Iron Glass Guardrails.

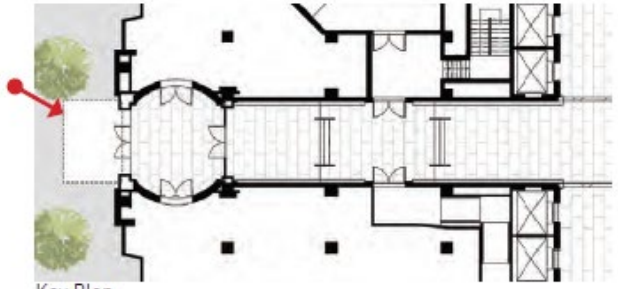
N

E Street Entrance - Proposed



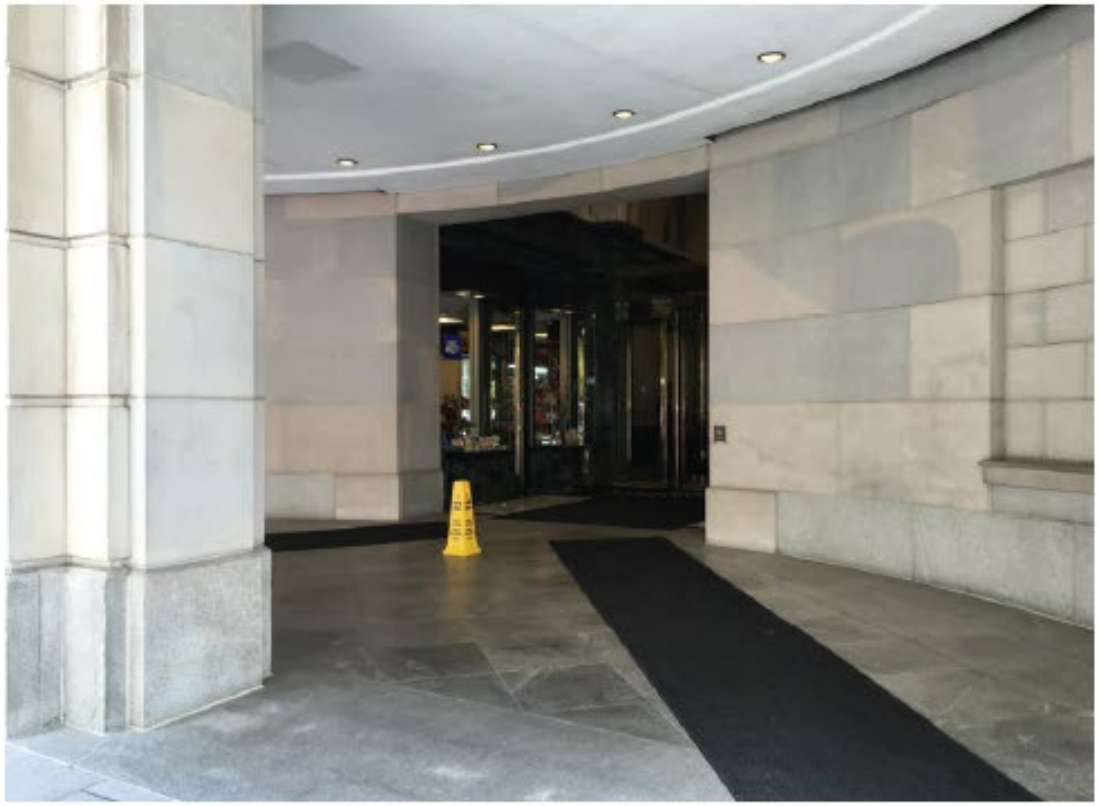
E Street Facade Section Diagram





Key Plan

11th Street Entrance - Existing

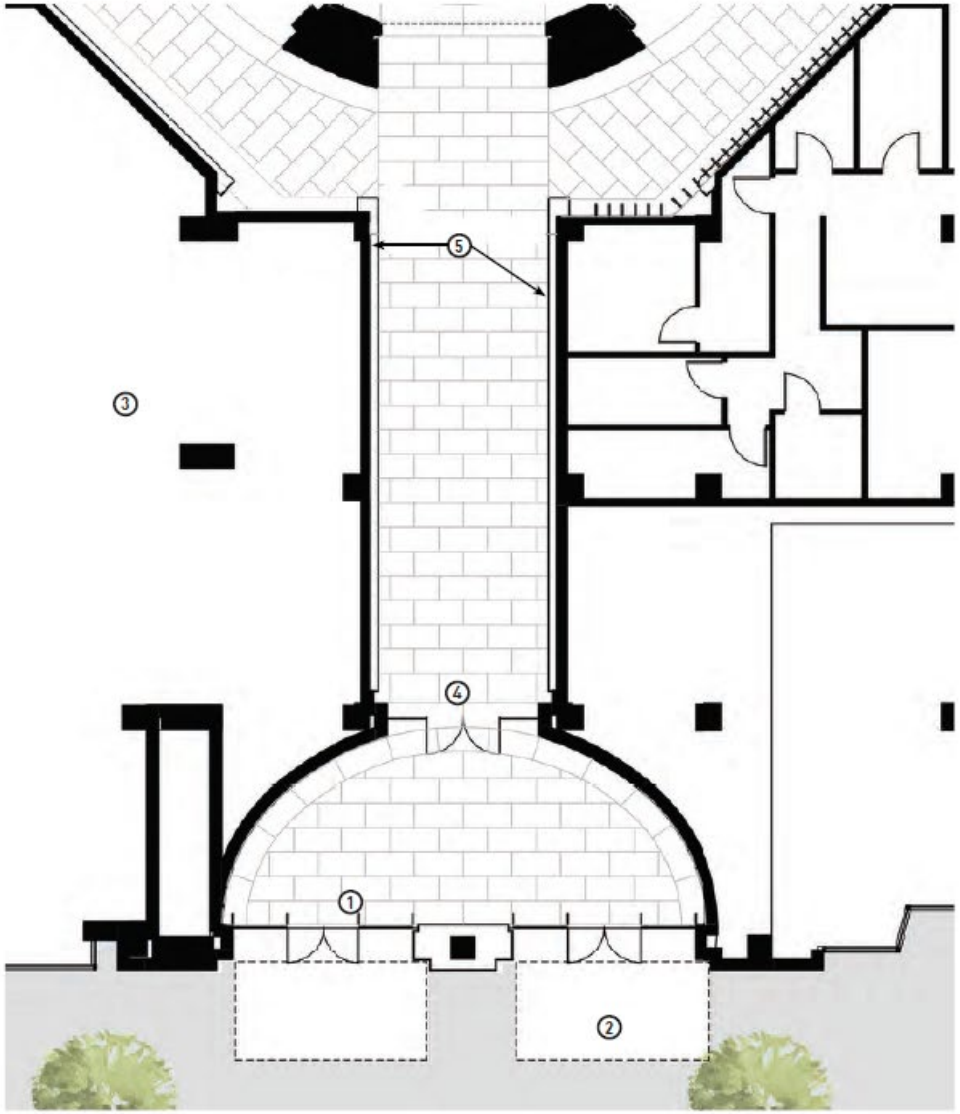


Curved Limestone Face, Brass Entrances



Exterior View

11th Street Entrance - Proposed





Key Plan

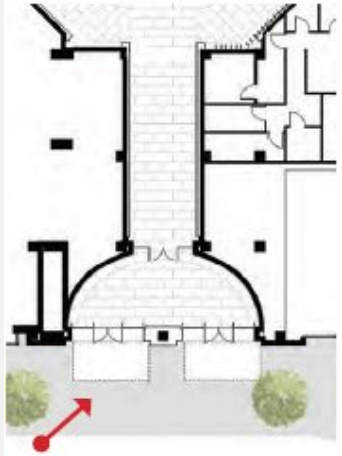


Open Area Restuarant Precedent

Notes:

1. Point Supported Low Iron Glass Entry
2. New Lighting at Canopy
3. Future Tenant
4. Low Iron Interior Door and Glass Sidelight
5. Warm Limestone Panels

11th Street Entrance - Proposed



Key Plan



Typical Cornice Profile



Existing Photo



Rendering

Pennsylvania Avenue Entrance - Existing



Arcade View



Lobby and Retail Entry Arcade

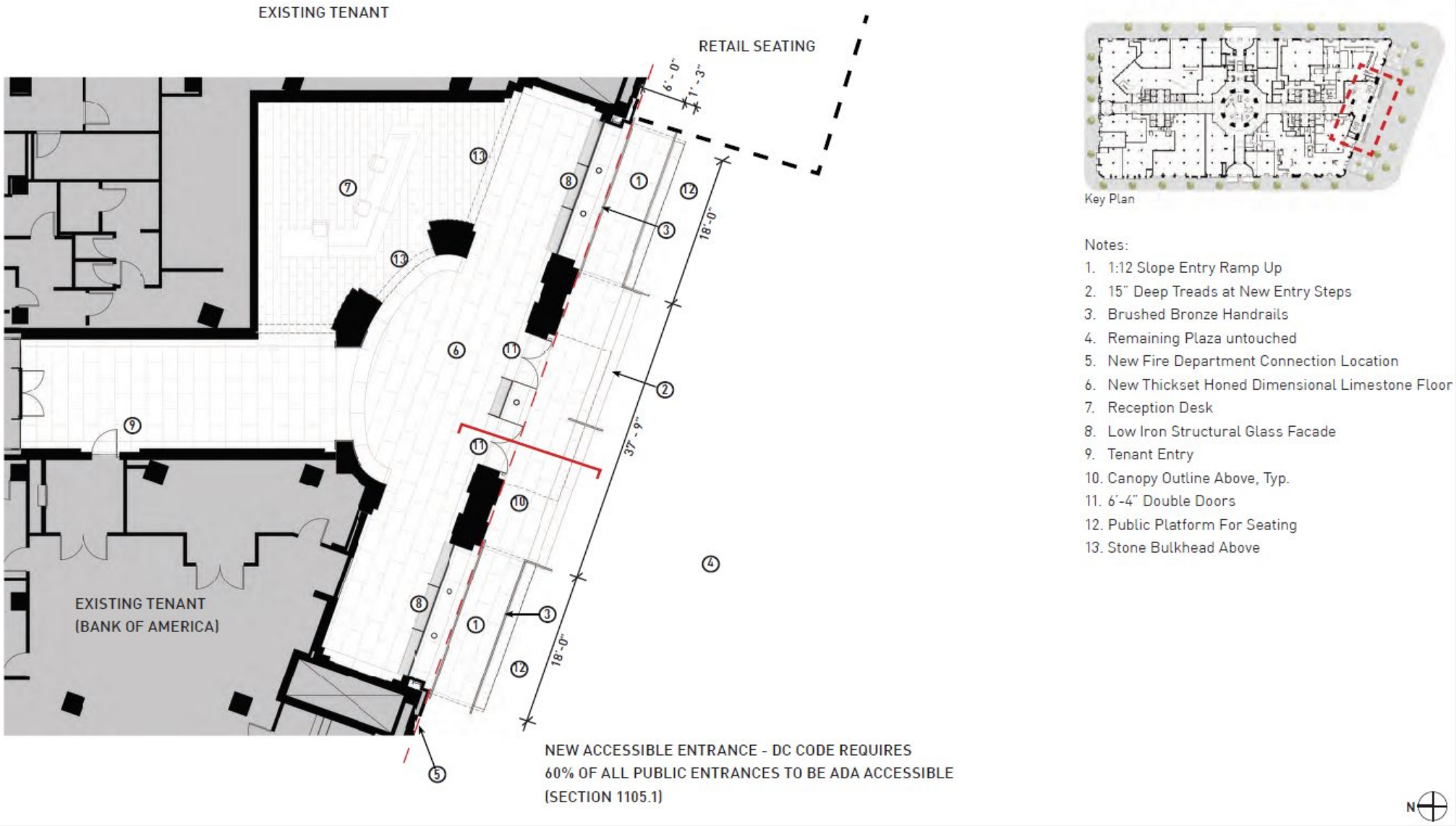


Arcade Retail



Pennsylvania Avenue Plaza View East

Pennsylvania Avenue Entrance - Proposed



Key Plan

Notes:

1. 1:12 Slope Entry Ramp Up
2. 15" Deep Treads at New Entry Steps
3. Brushed Bronze Handrails
4. Remaining Plaza untouched
5. New Fire Department Connection Location
6. New Thickset Honed Dimensional Limestone Floor
7. Reception Desk
8. Low Iron Structural Glass Facade
9. Tenant Entry
10. Canopy Outline Above, Typ.
11. 6'-4" Double Doors
12. Public Platform For Seating
13. Stone Bulkhead Above

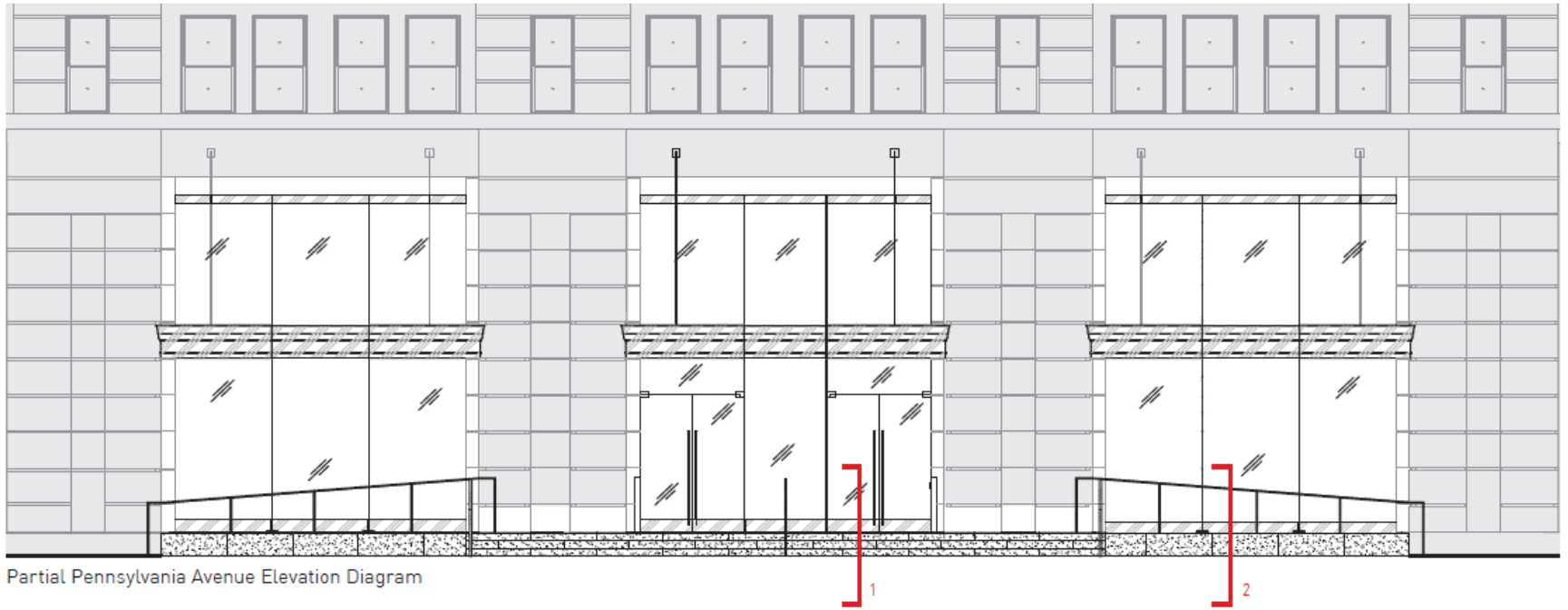
Pennsylvania Avenue Entrance - Proposed



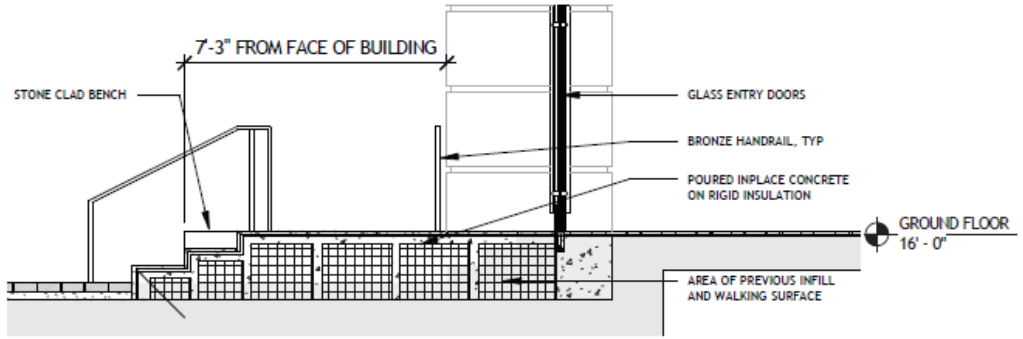
Pennsylvania Avenue Elevation



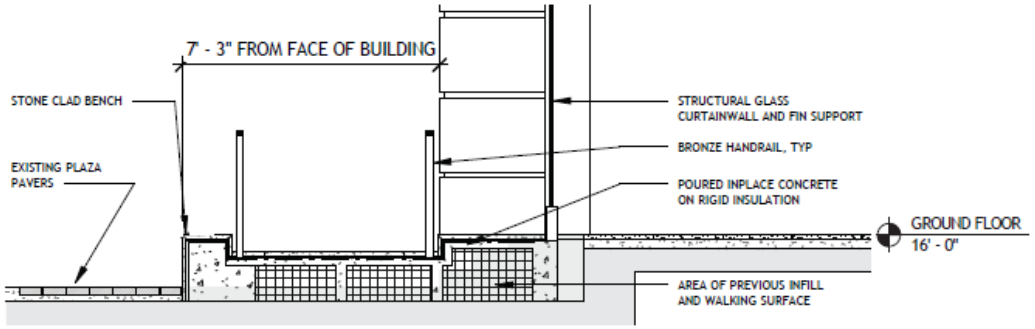
Existing



Partial Pennsylvania Avenue Elevation Diagram

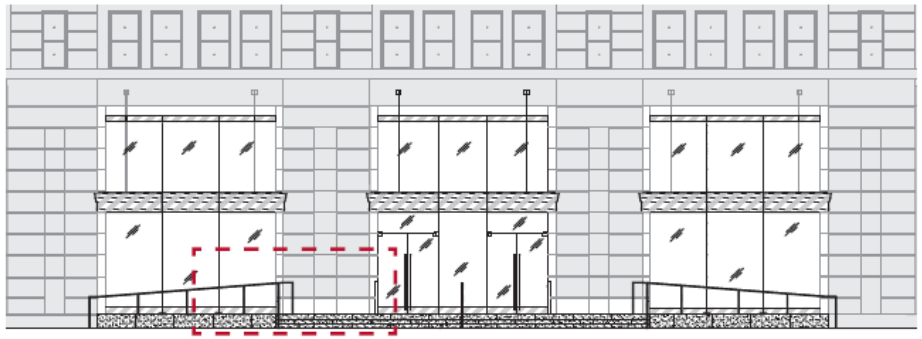


SECTION 1



SECTION 2

Pennsylvania Avenue Entrance - Proposed



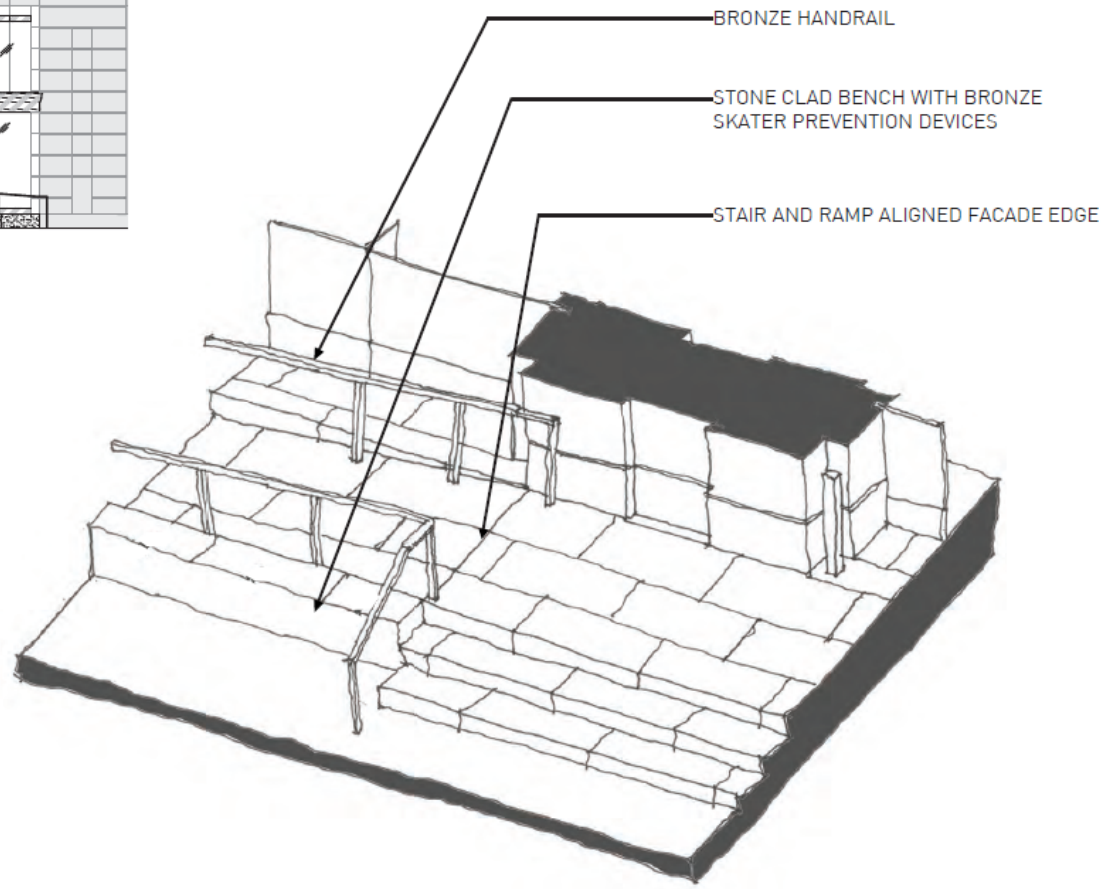
Partial Pennsylvania Avenue Elevation Diagram



Pennsylvania Avenue Elevation

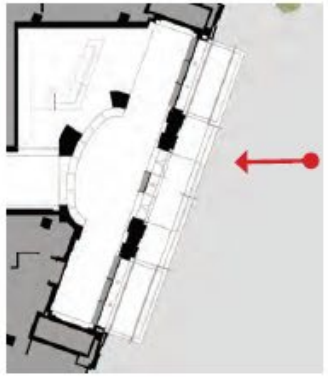


Existing



Partial Pennsylvania AvenuePlinth Stair and Ramp Alignment Sketch

Pennsylvania Avenue Entrance - Proposed



Key Plan



Existing Photo



Exterior Rendering

Materials Palette



Calacatta Vagli Grey Marble - Honed
Flooring



Ataija Limestone - Thermal
Wall Finish



Bronze Nuvola Finish
Wall Finish



Grey Granite
Existing Exterior Flooring

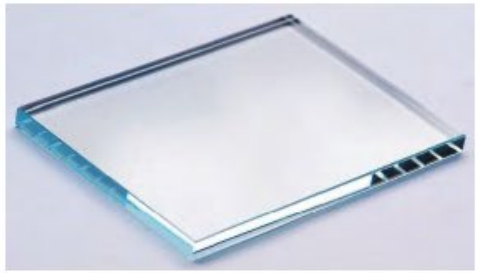


Bethel White Honed Granite
Existing Flooring

Bianco Dolomiti Marble - Honed
Reception Desk



Bronze Stainless Steel
Handrails



Low-Iron Glass
Structural Curtainwall

Final Square Guidelines for Squares 378 and 379
Approved January 5, 2017

The 1974 Pennsylvania Avenue Plan, as amended, the General Guidelines at 36 C.F.R. Part 910, and these Square Guidelines control development on Squares 378 and 379 in accordance with the congressionally recognized 1974 Plan for Pennsylvania Avenue. These documents form the basis and criteria by which approval of development proposals may be granted in accordance with 40.U.S.C. 6702 and the 1996 Memorandum of Agreement (1996 Agreement) between the U.S. General Services Administration (GSA), the National Park Service (NPS), and the National Capital Planning Commission (NCPC).

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A. Introduction

Background

Squares 378 and 379 (site) are bound by Pennsylvania Avenue, 9th, 10th, and E Streets, NW in Washington, DC and currently house the J. Edgar Hoover (JEH) building. The Squares are located on the western boundary of the Penn Quarter neighborhood, the northern boundary of the Federal Triangle, and the southeastern boundary of the Downtown Business Improvement District. When the Pennsylvania Avenue Development Corporation (PADC) was developing the *1974 Pennsylvania Avenue Plan*, the federal JEH building was under construction. Therefore, the PADC did not prepare Square Guidelines for these blocks.

Per Public Law 92-578, the Pennsylvania Avenue Development Corporation (PADC) developed the 1974 Pennsylvania Avenue Plan. Since 1974, the Pennsylvania Avenue Plan has been amended (1974 Plan) to update it and to revise the Square Guidelines contained therein. The 1974 Plan includes Square Guidelines that regulate site development of most of the parcels along this portion of the Avenue. When the PADC was dissolved in 1996, Congress transferred and distributed PADC's various stewardship roles and responsibilities via Public Law 104-134 among NCPC, GSA, and the National Park Service (NPS). A 1996 Memorandum of Agreement (1996 Agreement) addresses the process for amending the 1974 Plan and Square Guidelines.

In accordance with the 1996 Agreement, NCPC, anticipating the site's redevelopment for private use, transmitted a proposed amendment of the 1974 Plan to GSA in December 2015 to allow for private high-density, mixed-use development on the site. In accordance with 40 U.S.C. § 6701, GSA transmitted the amendment to four congressional committees for a 60-day review; without receiving any comments from these committees, GSA completed the amendment in March 2016. The plan amendment includes general principles for property redevelopment or reuse.

These Square Guidelines assume that the future owner will demolish the existing structure to allow for new construction. If the owner retains all or part of the existing building, some of these Square Guidelines will still apply. However, depending on the type, extent and location of the building's modification, these guidelines may need to be amended.

Pennsylvania Avenue Initiative

In late 2013, NCPC, GSA, and NPS, successors to the PADC, in partnership with the District of Columbia Government (District), began the Pennsylvania Avenue Initiative, an effort to address challenges shared among a number of federal and local agencies with jurisdictional responsibility over Pennsylvania Avenue (Avenue). Preliminary analysis indicates that with the closing of E Street, NW between 15th and 17th Streets, the Avenue likely has excess roadway capacity, and a transportation study is necessary to assess if reallocation of space within the Avenue's cartway[1] is possible, desirable, and/or financially feasible.

If future studies reveal that a cartway reduction and reallocation of space between buildings is feasible, it could affect the building lines, the width of sidewalks, the streetscape, the vistas, and potentially increase the development capacity of several parcels along the Avenue. These potential changes will require careful consideration and compliance with the National Environmental Policy Act and the National Historic Preservation Act. A reduction in the cartway will require design of a new comprehensive state-of-the-art sustainable streetscape plan and identification of and commitment to fund improvements for the entire Avenue.

[1] The cartway is the area between the curbs along Pennsylvania Avenue.

These significant changes will require an amendment to the 1974 Plan or development of a new plan, including potential modification of the Square Guidelines for properties along the Avenue. Examples of such modifications may include moving the build-to lines closer to or at the property line, or a change in the initial or maximum building height for new development. Determining if these potential changes are appropriate and feasible will take time; however, this could occur before a future developer submits a redevelopment plan for Square 379 in conjunction with the FBI Consolidation and Exchange Project.

B. Regulatory System for Approval of Development Projects

As embodied in Public Law 104-134 and in accordance with 40 U.S.C. §6702, the successors to the PADC — GSA, NPS, and NCPC— each have unique responsibilities for management of the real estate of the 1965 Pennsylvania Avenue National Historic Site, and implementation of the 1974 Plan as set forth in the statute and the 1996 Agreement.

The Development Plan must comply with federal laws and these Square Guidelines, and may be subject to other applicable law and regulations as defined in 40 U.S.C. §6712, such as the Shipstead-Luce Act, the Height of Buildings Act of 1910, the District of Columbia Municipal Regulations, and the District of Columbia Historic Landmark and Historic District Protection Act. If the 1974 Plan or Square Guidelines are silent or do not address a particular land development provision or criteria, the zoning regulations will control development.

Development projects on Squares 378 and 379 shall be subject to review and approval by the District of Columbia Zoning Commission pursuant to Title 11 DCMR, Subtitle I, §701.

C. Planning and Urban Design Context

Overview

Combined, Squares 378 and 379 comprise approximately 6.6 acres, roughly equal to three to four downtown city blocks. The 1974 Plan identifies the site as a transition area between taller high-density office and hotel uses to the west and lower residential and cultural buildings to the east. Currently, the site supports one large single-use office building, has large setbacks and perimeter security barriers, and significantly lower heights fronting Pennsylvania Avenue. Together, these characteristics provide a physical transition between the monumental core and downtown, as well as the use and densities east to west along the Avenue.

Together, the building size, single office use, and large setbacks devoid of ground floor uses creates an anomalous zone of inactivity along the Avenue. Combined with the distinct development patterns and the various scales between development north and south of the Avenue, the site currently contributes to the barrier between downtown and the monumental core. This discourages pedestrian movement and challenges optimizing urban development and vitality along adjoining streets.

Redevelopment of the site presents an opportunity to bring new life and energy to the Avenue, demonstrating the best of contemporary urbanism, while respecting the historically significant urban planning and design context. A quality, high-density development with a carefully planned mix of uses will enhance both Pennsylvania Avenue and downtown, allowing residents, workers, and visitors to enjoy the Avenue's unique legacy and engage the capital city in exciting new ways.

Application of Historic and Contemporary Plans

As in previous eras, current planning ideals and practices reflect contemporary environmental and societal issues, as well as unresolved urban problems from previous planning efforts. While each of Pennsylvania Avenue's planning legacies (1791 L'Enfant Plan, 1901-1902 McMillan Plan, and the 1974 Plan) remain important and relevant, they also present inherent shortcomings and conflicts. Considering each plan's contribution to the conditions of the built environment, it is not realistic to expect to restore all attributes of any one plan. See Appendix I (pages 16-24) for more information on the planning efforts.

As noted in the Introduction (Section A), the Pennsylvania Avenue Initiative is in the early stages of planning for the Avenue's future. One objective of this effort is to reconcile unresolved issues from previous eras and address contemporary urban challenges. Until a new plan is prepared or new regulatory framework instituted, it is important to consider the hierarchy among the federal and local laws, acts and regulations, and apply them in context to these legacy plans and contemporary urban planning and design practices. As parcels redevelop and the Avenue evolves, it is important to respect and protect the principles of each of the three guiding plans while applying contemporary practices to address current challenges.

D. Development Goals

A full understanding of Pennsylvania Avenue's historical development, including its diverse architectural traditions and the important planning legacies and challenges is important when preparing a Development Plan and the design character of buildings and public spaces. The Avenue's historical development is summarized in the Planning and Urban Design Context Section C and Appendix I, in the 2007 National Register nomination, and in the 2016 Cultural Landscape Inventory for Pennsylvania Avenue, NW: White House to the U.S. Capitol.

As part of a comprehensive Development Plan, Squares 378 and 379 share development goals that inform a number of common guidelines. However, because of Square 379's relationship to Pennsylvania Avenue and Square 378's relationship to downtown, each square should also have unique guidelines that respond to its own context and orientation within the city.

Using contemporary best practices in urban planning and design, development should:

1. Support the Avenue's role as a significant national and a local destination that reinforces to citizens and visitors that they are in the nation's capital.

2. Respect the historic significance of Pennsylvania Avenue, its various planning eras, its monuments, museums, and the Federal Triangle; together these represent the presence of the federal government in our nation's capital.

3. Develop an exceptional urban destination that increases the economic vitality beyond the workday and contributes to the city's vision for a lively and pedestrian friendly "Living Downtown" that includes residences and a range of other dynamic uses.

4. Respect the L'Enfant Plan Street and Open Space Framework that reinforces the rhythm and regularity of the city's development pattern and reinforces the importance and special quality of the major civic plaza at Market Square and the diagonal Pennsylvania Avenue, including the importance of its broad and open vista to the U.S. Capitol.

5. Respect the balance of urban expression along the Avenue that leaves the civic buildings dominant, reinforcing a cohesive and distinct street.

6. Extend and reclaim the street network to reduce the monumentality of these blocks and restore circulation, improve pedestrian connectivity, and increase street level activity.

7. Respect Pennsylvania Avenue's cohesive and distinct streetscape and landscape plantings, the defining characteristic that sets it apart from other streets in the city.

8. Ensure development is compatible with and contributes to enhancing the historic, symbolic, and ceremonial character of Pennsylvania Avenue, and to the commercial character and variety of the city's historic downtown.

9. Develop these blocks with distinct high quality urban design that incorporates the best practices in contemporary architecture, landscape architecture, and sustainable design.

E. Specific Urban Design and Planning Guidelines

1. Coordinated Planning Area
   a. A Development Plan shall be prepared for the coordinated planning area inclusive of Squares 378 and 379 and the adjacent sidewalk areas, recognizing that the design of each square should be distinct.

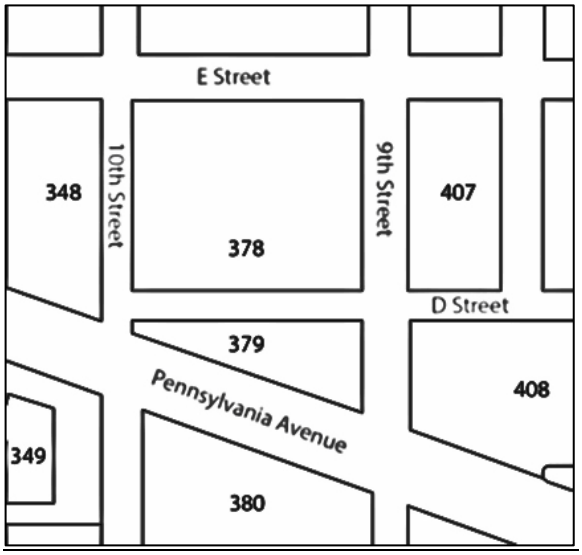


Figure I: Square Diagram

2. Development Parcels
   a. Maintaining or developing the coordinated planning area as one large block is not permitted.

   b. D Street shall be reintroduced through the site between 9th and 10th Streets to reestablish Squares 378 and 379, and provide for public access.

c. Square 379 shall be planned as a coordinated block and may contain more than one development parcel or building.

d. Square 378 shall be planned as a coordinated block and should contain smaller parcels and multiple buildings.

3. Uses
   a. General
      1. Increase the mix of uses along the Avenue, such as residences and commerce, as well as arts, cultural, and other destination uses in accordance with the District's Cultural Plan to attract locals and visitors, and increase economic vitality beyond the workday.

      2. On Square 379, a mix of uses from the following categories set forth in the Zoning Regulations is encouraged: cultural/civic, arts, hotel, entertainment, retail, residential, or office. Uses that increase opportunities for the public to access buildings and maximize day, evening, and weekend activity on Pennsylvania Avenue are highly encouraged. Examples include hotels and cultural, civic, and art uses, such as Art exhibition, Arts retail and education and multi-function uses; and Museums.

      3. On Square 378, a mix of uses from the following categories set forth in the Zoning Regulations is encouraged: hotel, residential, retail, office, entertainment, arts, and cultural uses. Art related uses are encouraged along E Street and a sizable residential component is highly encouraged within the block to add day, evening, and weekend activity, and to balance the mix of uses essential to a "Living Downtown," a place where people live, shop, recreate, visit, and work.

   b. Ground Floor Uses
      1. Ground floor uses along the perimeter of the buildings facing all streets shall be primarily devoted to retail, arts and culture, hospitality, eating and drinking establishments (restaurants), and institutional uses that generate pedestrian activity and provide amenities, retail services, and experiences for visitor, worker, and residential markets. These uses shall be directly accessible from the perimeter streets.

      2. A development program of all office with ground floor retail does not constitute a mix of uses. To maximize ground floor activity, office buildings are encouraged to locate primary lobby areas on the second floor. Building frontage devoted to office lobbies with more than one structural bay of frontage are encouraged to design and program lobbies to support multi-functional spaces, such as art displays, meeting spaces, or a reception area and lecture hall.

      3. Reserve building corner locations, where there is a concentration of foot traffic and more visibility, for retail, arts, and cultural uses. Retail service uses, such as Financial Service institutions, are not allowed at these corner locations because of their limited foot traffic and limited operating hours. On Pennsylvania Avenue, no more than thirty linear feet of building frontage shall be devoted to financial service uses.

      4. On Square 379, examples of ground floor use particularly suited for Pennsylvania Avenue may include a mix of civic, arts and cultural uses, retail, and restaurants. Cafes and public seating areas within sidewalk setback areas are encouraged. For example, Market Square and the 600 block of Indiana Avenue currently provide this type of use mix.

5. On Square 379, uses that limit visibility or accessibility into the ground floor of a building, require large blank walls, or are a type of retail or service operation that is not appropriate for Pennsylvania Avenue are not permitted. For example, Day Care Centers with large blank walls and Printing and Shipping Centers with operational areas visible to the street are not appropriate uses. These uses are encouraged to locate on side or interior streets where they do not interrupt the ability to maximize ground floor transparency and activity along Pennsylvania Avenue's street frontage.

6. On Square 378, examples of ground floor uses particularly suited for 9th, 10th, D, and E Streets may include a mix of retail and services, food stores, bakeries, restaurants, arts-related uses, theatres, libraries, newsstands, tourist retail, and fitness/yoga studios. For example, Seventh and F Streets, NW currently provide this type of mix.

c. Rooftop Uses
   1. Cafes, restaurants, gardens, and recreational uses are encouraged on rooftops below the maximum height of 160 feet. The location and design should avoid potential conflicts with surrounding residential uses.

4. <u>Streets</u>
   a. Establish the L'Enfant Plan 70-foot D Street right-of-way through the site as the primary street to reestablish the two original city squares; use the existing intersection at 9th and D Street to access and service the interior of these blocks; and create a physical and visual relationship between Pennsylvania Avenue and the Judiciary Square area.

   b. D Street, as either a public or a private street, should retain the function and character of a public District of Columbia street and comply with DC Downtown Streetscape Standards. Any below grade parking and service areas between Squares 378 and 379 shall be designed to allow D Street to retain its' street function and character.

   c. On Square 378, secondary circulation, particularly in the north-south direction, is highly encouraged for pedestrian access between D and E Streets and into downtown, as well as to provide access to the interior of the block and between adjacent side streets. These secondary circulation routes should use the District of Columbia's accepted practice of subdividing the largest squares of the L'Enfant Plan into smaller parcels with minor streets, alleys, and pedestrian pathways suitable for pedestrian-oriented development.

   d. Extend the street network into the site to limit and manage pedestrian-vehicular conflicts throughout the site, and promote pedestrian connectivity between Pennsylvania Avenue and the surrounding downtown.

   e. Secondary circulation internal to Square 378 should accommodate comfortable pedestrian, bicycle, and vehicular movement if appropriate to its function and compatible with designated uses.

   f. The design of the 1974 Pennsylvania Avenue Plan sidewalks shall be consistent with current Pennsylvania Avenue Streetscape standards, such as tree planting, street furniture, and lighting.

5. Curb Cuts
   a. No curb cuts are permitted on Pennsylvania Avenue. Any curb cut on 9th Street shall be located at the intersection at D and 9th Street, NW, unless approved by the District Department of Transportation.

   b. Minimize and consolidate curb cuts to on-site parking and service areas to minimize disruption to pedestrian movement along sidewalks.

6. Parking and Loading
   a. Site and building design should consolidate on-site parking and on-site loading service areas to the maximum extent feasible, preferably locating these areas below ground and concealing them within building envelopes.

   b. Minimize the number and size of access points for parking or loading along the squares' perimeter streets, or locate such access points in a service alley.

   c. Design loading and parking areas to provide forward pull-in and forward exit vehicular circulation; vehicle back-up maneuvers into public space are not permitted.

   d. Screen any exterior loading areas and trash collection areas in a manner complementary to the building's architecture.

   e. Incorporate any security features associated with building operations into the design of the building and site to minimize their appearance and intrusion into public space.

7. Site and Building Design
   a. General design considerations
      1. The architectural design of buildings on the site shall be commensurate with the high design quality that characterizes the city's historic downtown. Especially along Pennsylvania Avenue, distinguished contemporary architecture should contribute to, but not dominate the composition of the Avenue's building walls and vistas.

      2. The layout, configuration, and design of buildings shall respond to and be compatible with the hierarchy of avenues, streets, and open spaces established by the L'Enfant Plan.

      3. Building design should introduce an intermediate scale, variety, and interest to reduce the size of the blocks. For example: this can be achieved by constructing multiple buildings, storefronts and openings; by varying elevations, planes, and building materials; and articulating building bases, registration lines, and rooflines.

      4. Building mass and design should complement surrounding buildings in scale, proportion, setbacks, and materials; the alignment of horizontal and vertical elements should reinforce the street wall and define streets, open spaces, landmark elements, and view corridors.

   b. Building Design on Square 379
      1. The building(s) design should achieve a high level of design quality befitting Pennsylvania Avenue's unique character and importance.

2. Building design should contribute to and complement the vista of the U.S. Capitol and the composition of buildings and open spaces along the Avenue by considering the use, mass, proportion, materials, and development character. For example, this can be achieved by:
   (a) Scaling and designing the building's apex at 10th and Pennsylvania Avenue to complement the architectural expression along the Avenue and enhance its vista;
   (b) Incorporating materials into the building design that are compatible with its context;
   (c) Generally aligning architectural registration lines or patterns and entrance locations to coordinate among the blocks; and
   (d) Minimizing visual competition with the U.S. Capitol or other important historic buildings and landmarks.

3. On Pennsylvania Avenue and D Street, the site and building(s) design should perceptually reduce the length of the block and horizontality of the building, as well as establish a pedestrian scale. For example, this can be achieved by:
   (a) Creating more than one standalone building on the block with a pedestrian passage way; or
   (b) Modulating and articulating the building's façade design to improve the scale and create visual interest.

4. Development should respect the composition, rhythm, and patterns of the building wall along the Avenue, and the massing of adjacent development to frame views, anchor building corners, and contribute to the corridor's balanced composition.

c. Building Design on Square 378
   1. The design of these buildings should achieve an inspired level of design that contributes to the variety and character of downtown.

   2. Building design should consider the scale, form, and character of development on adjacent blocks through use of build-to-lines, sympathetic height relationships, registration lines, and building access points.

   3. Maximize ground floor accessibility, visibility, and activity by orienting ground floor uses, primary public activities, and social spaces along the perimeter sidewalks, and by orienting building access to adjacent open spaces and street intersections.

8. <u>Sidewalks and Open Spaces</u>
   a. Development should support and be compatible with the framework and hierarchy of streets and primary civic spaces along Pennsylvania Avenue and downtown, as well as provide a variety of appropriately scaled informal secondary open space(s) with pedestrian amenities.

   b. The focus of civic activity should remain on Pennsylvania Avenue. The configuration of secondary open space should not compete with, or detract from, dominant primary civic spaces along the Avenue and at Market Square, nor deter the ability to carry out the traditional civic activities that typically occur on the Avenue, such as the Inaugural Parade, public assembly, and special events. Any secondary ground level open spaces on Square 379, along Pennsylvania Avenue or its intersecting streets, shall be designed, maintained, and operated as public open space.

   c. The size, shape, and use of any secondary reservation or open space on Square 378 or 379 should be informed by its relationship to on-site and adjacent building uses, building-lines, and open spaces. Civic, cultural, or commercial uses should be located near the secondary public open

spaces to increase access to and activate these outdoor spaces. Secondary interior semi-private or private incidental open spaces or pathways may serve occupants and users of the individual buildings.

d. Create active spaces by focusing active ground floor uses, public activities and social spaces along the square's perimeter sidewalks on Pennsylvania Avenue, 9th, 10th, D, and E Streets.

e. Sidewalks and secondary open spaces should provide for pedestrian comfort and amenities, and include hardscape and landscape elements appropriate to the function of the space, such as lighting, street furnishings, and/or public art. These secondary open spaces shall be programed and designed to support the Avenue's role as a significant national and local destination.

f. Along Pennsylvania Avenue, the streetscape elements and design shall be compatible with the historic character of the Pennsylvania Avenue National Historic Site and consistent with the current Pennsylvania Avenue Streetscape. Streetscape design along 9, 10, E, or D Streets shall comply with the District's Streetscape regulations and standards.

g. Incorporate any security features into the site and building design to minimize their appearance and intrusion into public space.

9. Gross Floor Area of Development
   a. As a high-density mixed-use development, the overall maximum development density shall not exceed a 10 Floor Area Ratio (FAR) for commercial development; there is no FAR limitation for residential development when a building fronts on a street greater than 110 feet.

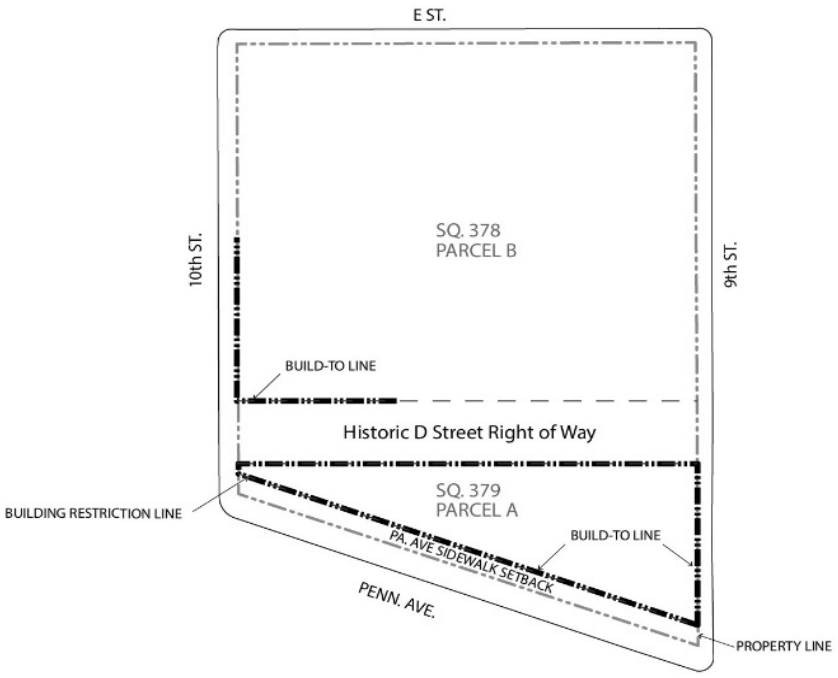


Figure 2: Illustration of Terms

10. Build-to Line and Building Restriction Line

a. The Pennsylvania Avenue build-to-line shall be a minimum distance of 30-feet north from the existing property line (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 flexible public spaces to accommodate a variety of civic uses.

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

- The above stated performance criteria are met;
- An amendment is completed to the 1974 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.

b. The build-to line shall be perpendicular and parallel to the Pennsylvania Avenue property line; this line is also 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 (recesses and projections) may be allowed as permitted by the General Guidelines[2], unless otherwise permitted herein or by the District codes and regulations.

c. Along the 9th, 10th, D, and E Street frontages, the build-to-line is located at the property line. Minor streets, alleys, pedestrian walkways, or open spaces may traverse or interrupt the build-to line.

d. Cantilevered balconies are not permitted on Pennsylvania Avenue or any street. No building projections within airspace, beyond the building-restriction-line, are permitted on Pennsylvania Avenue, except minor architectural articulations or embellishments, which may be permitted as defined by the General Guidelines and the District's Municipal Code.

e. Bay windows may be permitted on 9th, 10th, D, and E Streets to articulate the facade provided:

1. Bay window projections shall be a minimum of 20 feet above the sidewalk and a minimum of 20 feet below the top of the building façade on the property line.

2. Projections may extend up to a maximum of four feet from the property line.

3. Individual projections shall be no more than 15 feet in width, and no more than 50 percent of the building frontage may have projections.

[2] General Guidelines are found in Title 36 of the Code of Regulations, Section 910.

11. Height of Development

a. Within the coordinated planning area, the height of development is specified herein and shall be that allowed by the 1910 Height of Buildings Act, the 1974 Plan, and District Zoning Regulations. Use of a Meaningful Connection(s), as defined by the District may join buildings, except to join Squares 378 and 379 above reinstated D Street.

b. On Square 379, the height of development shall comply with the following:
   1. The building height measurement shall be from the level of the sidewalk at the curb located at the center point of the Square to the highest point of the roof, exclusive of any structure on the roof.

   2. The maximum building height shall not exceed 135 feet, inclusive of penthouses.

   3. The initial height of buildings fronting directly on Pennsylvania Avenue shall not exceed a 1:1 ratio to ensure that the vista of the U.S. Capital remains unobstructed. As illustrated in Figure 3, the 1:1 ratio is defined as the height of the initial vertical rise of the building wall shall not exceed the horizontal distance measured from the centerline of Pennsylvania Avenue, on center with the U.S. Capitol, to the build-to line along the Avenue.

   4. The initial height of buildings fronting 9, 10, and D Streets shall not exceed 120 feet.

   5. Any portion of a building above the initial building height shall have a 1:1 upper-story setback ratio up to the maximum building height. As illustrated in Figure 4, the upper-story setback shall not be less than the vertical rise of the portion of the building above the designated initial height.

c. On Square 378, height of development shall comply with the following:
   1. The maximum allowable height shall be consistent with the 1974 Plan and the 1910 Height of Buildings Act. A maximum height of 160 feet is achievable for Square 378 by establishing frontage on Pennsylvania Avenue in accordance with the Height Act. If a building is determined to have frontage on Pennsylvania Avenue, then the building height measurement is from the level of the sidewalk at the curb located at the at the center point of Square 379's property line fronting Pennsylvania Avenue to the highest point of the roof, exclusive of any structure on the roof.

   2. The maximum height of buildings may reach 160 feet, inclusive of Penthouses.

   3. The maximum initial height for buildings on Square 378 shall not exceed the height as established by measuring 110 feet from the level of the sidewalk at the highest curb elevation on E Street, NW, regardless of the street on which the building fronts.

   4. Any portion of the building above the maximum initial building height shall have a 1:1 upper-story setback ratio up to the maximum building height. As illustrated in Figure 4, the upper-story setback shall not be less than the vertical rise of the portion of the building above the designated initial height.

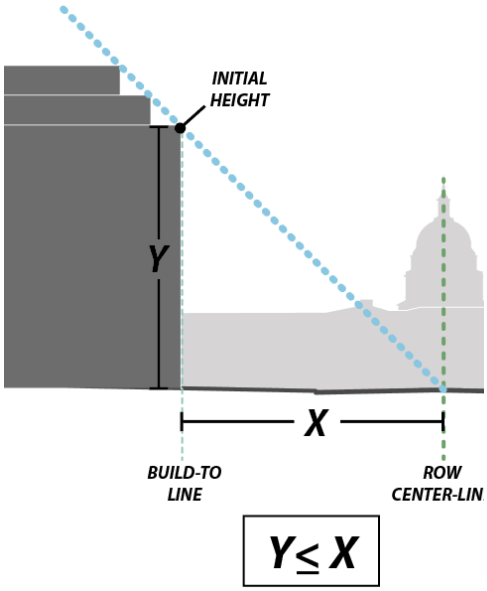


Figure 3: Illustration of the Pennsylvania Avenue 1:1 Initial Height Ratio

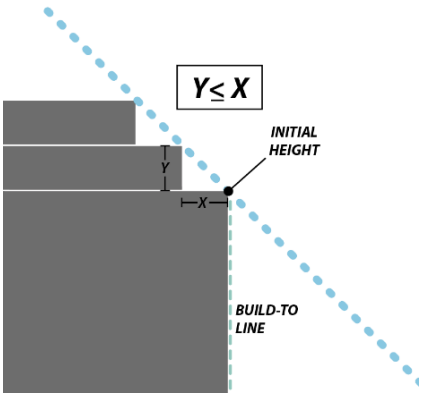


Figure 4: Illustration of the Upper-story Setback 1:1 Ratio

12. Roof Structures/Penthouses
    a. No Penthouses are permitted above the maximum allowable height described in E.11 herein for Squares 378 and 379. A maximum eight-foot stairway or elevator enclosure is permitted above the maximum height of development or above the roof level on which the structure is located.

    b. All roof structures, including permanent, temporary or seasonal awnings or enclosures, on buildings that front 9th, 10th, D, and E Streets shall be set back at a minimum 1:1 ratio[3] so it is not visible from the street. Roof structures on buildings directly fronting Pennsylvania Avenue shall be set back at a minimum distance of 2:1 ratio. Mechanical equipment shall not be visible from the street and shall be screened from adjacent uses.

    c. Building design should ensure that all roof structures, screens, and mechanical screens are integral parts of the overall building composition and treated as positive elements of the building mass and architectural expression. Roof screens and structures shall be of similar materials and quality as other parts of the building façade.

13. Subsurface Restrictions
    a. No new vaults or uses are permitted within the Pennsylvania Avenue sidewalk setback and no new connections to water, gas, electric, telephone, and sewer lines shall occur on Pennsylvania Avenue. Tree pits shall align with the Avenue's contiguous streetscape design.

    b. No use should be permitted nor object installed in vaults under public space along adjacent streets that requires the installation of open grille work hatch covers, gratings, ventilators or similar devices between the curb line and the new building line.

[3] The 1:1 and 2:1 Rooftop Structure Ratios are determined by the setback or horizontal distance measured from the edge of the roof to the structure. This distance cannot be less than the vertical height of the roof structure (1:1), or twice the vertical height of the roof structure (2:1), respectfully.

c. Any subsurface elements shall be constructed to allow the planting of trees that will thrive within sidewalks and open spaces.

14. Signage and Lighting

a. Signage and awnings shall be oriented to the pedestrian and designed at a scale and of materials that are compatible with the Avenue's architectural vocabulary.

b. Establish a clear and comprehensive signage and lighting plans for Squares 378 and 379. Coordinate these plans with the Pennsylvania Avenue lighting plan and existing systems in the downtown area.

c. Signage above the second floor of the building is not permitted on Square 379. All signage on Squares 378 and 379 shall be designed to respect the civic qualities of Pennsylvania Avenue and not encroach or dominate the viewsheds to, from, or along the Avenue, Federal Triangle, and the National Mall.

d. Special signs, digital signs, full-motion videos, billboards, off-premise signs, pole signs, or any signage that is internally illuminated or designed to change appearance with fluctuating, pulsating, flashing, or moving images or parts are not permitted.

e. Appropriately light building entrances, important architectural features, and open space elements. This shall be achieved in a manner that does not distract or compete with the U.S. Capitol or other important civic buildings or structures, such as the National Archives, the U.S. Navy Memorial, or Federal Triangle government buildings.

15. Special Design Considerations

The development team shall work closely with the regulatory agencies when addressing the following critical design elements:

a. Vehicular circulation on the site, including off-street parking and loading access.

b. The arrangement of uses, and their contribution to the physical setting along the streets, particularly Pennsylvania Avenue.

c. The façade along Pennsylvania Avenue and 9th, 10th, and E Streets, particularly its registration lines, building corners, edges, entrances, storefronts, and signage.

d. The transition of heights and upper-story setbacks.

e. Awnings, canopies and other means of weather protection.

f. The design and location of roof top structures and plantings, penthouses, cooling towers, and mechanical equipment.

g. The streetscape and its contribution to the physical setting, particularly Pennsylvania Avenue.

h. Stormwater management integrated into the building and landscape design.

i. Security features and their design and placement to minimize their appearance and intrusion into public space.

16. Historic Preservation

a. The DC State Historic Preservation Officer has concurred with GSA's determination that the FBI building is not eligible for listing in the National Register. There are no archaeological resources on the property, since the site was excavated well below grade to construct the underground parking.

b. The site layout and building design should respect the rhythm, patterns, and hierarchy of the underlying street grid and public spaces established by the L'Enfant Plan.

c. D Street should be restored to its full L'Enfant Plan right-of-way width of 70 feet.

d. On Pennsylvania Avenue and D Street, the site and building(s) design should promote compatibility with the scale of other buildings on the Avenue's north side by perceptually reducing the length of the block and horizontality of the building, and establishing a pedestrian scale. For example, this can be achieved by:
   (a) Creating more than one standalone building on the block with a pedestrian passage way; or
   (b) Articulating the building's façade design to improve the scale and create visual interest.

e. On Square 378, subdivision of the square into smaller parcels should be accomplished in a manner consistent with the District's accepted practices of subdividing the largest squares of the L'Enfant Plan with minor streets and alleys suitable for pedestrian-oriented development.

f. The design character of new buildings on the site shall be developed with an understanding of the diverse historic architectural traditions represented in the area.

g. New buildings shall respect and enhance the character of the historic setting.

h. The reintroduction of D Street will re-establish a prow-like corner at the west end of Square 379. A new building at this location will occupy a position of unusual prominence in the vista toward the U.S. Capitol and shall be treated with sensitivity to ensure it enhances and does not compete with the vista.

i. The streetscape and open spaces adjacent to Square 379 shall respect the coherent landscape design established by the 1974 Plan as documented in the NPS Cultural Landscape Inventory.

j. Masonry is the dominant façade material along Pennsylvania Avenue and on the grid streets surrounding the site. New buildings should respect the material palette of the surrounding historic properties, while still expressing vibrancy through material selections and treatments that reflect the best of contemporary design.

17. Phasing

a. A Development Plan shall be prepared for the coordinated planning area inclusive of Squares 378 and 379. Phased construction may be permitted subject to conformance with the approved Development Plan.

b. Individual buildings may proceed through the permitting processes provided they are in conformance with these Square Guidelines and the Development Plan reviewed by GSA and NCPC.

c. If development is constructed in phased, the sidewalks and public realm on Pennsylvania Avenue and 9th, 10th, and E Streets shall be maintained and open to public use at all times during construction. All interim areas, walls, fences, signage, and lighting related to construction shall be of high quality design and subject to review and approval by U.S. Commission of Fine Arts and the District of Columbia.

APPENDIX I: Planning Legacies and Historic Preservation

Planning Eras and Legacies

The site is within the Pennsylvania Avenue National Historic Site (National Register District), an area with a multi-layered planning and cultural history. Pennsylvania Avenue became Washington's first "Main Street" because of its unique position in L'Enfant's 1791 Plan for the capital city and its environs grew organically throughout the early 19th century. After the Civil War, during the Victorian era, the District's governing Commissioners adopted a system for landscaping the L'Enfant rights-of-way, creating park reservations along the avenues, and allowing controlled building projections into the public space. These civic design rules focused attention to a finer grain and intimate scale, and to public comfort that shaped the character of the landscape and street walls along the city's public thoroughfares.

With the capital's centennial at the turn of the early 20th century, the 1901 McMillan Plan was concerned with reinforcing the importance of the L'Enfant Plan and reclaiming Pennsylvania Avenue's stature within the nation's capital, thereby focusing on redeveloping the south side of the Avenue. In the mid-20th century, two Presidential Councils prepared plans for the Avenue, in 1964 and 1968. These plans focused on redeveloping the north side and unifying the north and south sides of the Avenue; this ultimately informed and influenced the 1974 Plan that guides development today.

The enduring significance of the L'Enfant Plan and the McMillan Plan are recognized by their historic designations as part of the *Plan of the City of Washington* (listed in the National Register), as well as numerous policies in the *Comprehensive Plan for the National Capital's* federal and local elements. More recently, the *1974 Pennsylvania Avenue Plan* and its landscape components are beginning to achieve similar recognition for their significance in the city's late-20th century planning history, including development of public-private partnerships and for the establishment of streetscape improvements to support economic revitalization.

Each of these eras or plans contributed to shaping the nationally recognized character of Pennsylvania Avenue. However, none of these plans were fully implemented, leaving an Avenue that reflects sometimes conflicting planning and design ideals. Many of the planning principles remain fundamental today as an inherent part of the city's unique legacy, but there are new issues confronting urbanism in our time, and new principles developed to help address them. Therefore, it is important to look at the conditions along Pennsylvania Avenue with a critical eye and the benefit of hindsight, and to begin making the contributions that 21st century urbanism can bring to the Avenue.

Historic Context

Architectural and urban character of the historic district includes major examples of the Federal, Victorian, City Beautiful, Modernist, and post-Modernist eras. The mixture of prominent and historically significant urban structures from each of these eras conveys a sense of historic evolution and diversity of cultural expression in a democracy. Building materials are a unifying characteristic of the historic district. Masonry is the dominant façade material of the historic buildings along Pennsylvania Avenue and on the grid streets surrounding the site. Limestone is the most common stone used by far, with occasional examples of granite, marble, and terra cotta. Brick is the typical material of the smaller commercial buildings in the historic district.

At the same time, the diversity can present a design challenge, especially for the Avenue frontage on Square 379. Pennsylvania Avenue has sometimes been criticized for its lack of coherence, and both the McMillan and Pennsylvania Avenue Plans sought to address this concern. The federal era landmarks that occupy the vantage and focal points of L'Enfant's vistas exemplify the balanced classical design ideals adopted during the early years of the republic. Victorian era landmarks like the Old Post Office just to the west, and the three bank and insurance buildings facing Market Square just to the east, are characterized by picturesque, largely vertical design expression and irregular skylines accentuated by towers and turrets. The bank buildings exemplify the Victorian celebration of the irregular corner lots that are typical in L'Enfant's city plan (including on Square 379), and the Old Post Office is among the most assertive of the city's architectural landmarks, with its tower featuring prominently on the skyline.

In contrast to the Victorian structures are the equally prominent landmarks, both commercial and governmental, of the City Beautiful era. The commercial buildings include the Evening Star Building and Willard Hotel, both prominent along the Avenue to the west of Square 379. While distinctly different from their predecessors in their Classical design inspiration, these two tall buildings are also strongly vertical in expression, in part due to their relatively narrow frontages on the Avenue.

The Federal Triangle is the largest example of a City Beautiful civic center complex in the nation, and one of the crowning achievements of the McMillan Plan. Occupying nearly the entire south side of the Avenue, the Federal Triangle buildings, along with the earlier District Building, represent the conscious rejection of Victorian architectural design ideals and the assertion of a new American order. Their strongly horizontal cornice lines and assertive Neo-Classical facades establish a controlled regularity that does not characterize either the earlier landmarks or the commercial context on the Avenue's north side.

In the same way that the McMillan Plan rejected the architectural and urban design ideals of the Victorian era, so too the Pennsylvania Avenue Plan (1974, evolved from earlier 1964 and 1968 plans) rejected both monumental classicism and Victorian eclecticism in favor of large architectural Modernism. The 1974 Plan was not implemented precisely how it was envisioned, as a line of uniform modern buildings opposite the Federal Triangle. Changes occurred to accommodate historic structures, ownership, and changing economic conditions. Of the two office structures built to that design (Modernism), one has been refaced, and the other, the FBI building, is expected to be replaced. Perhaps the most lasting design contribution of the 1974 Plan is the landscape program of parks and sidewalks lined with multiple rows of trees.

With the adoption of a Historic Preservation Plan in 1977, and the substantial amendments governing construction in the Eastern Sector of its development area in 1982, the PADC shifted its urban design guidance toward contextual post-Modernism, based on infill development and a more sympathetic approach to traditional urbanism. Two of the most prominent examples of this era flank the FBI redevelopment site. To the west, 1001 Pennsylvania Avenue (1986) is a pioneering example of preserving modest commercial facades in large-scale new construction. It incorporates five building facades and fragments into a larger new building, using an innovative approach to building massing to evoke an irregular traditional streetscape, while maintaining solidity and presence on Pennsylvania Avenue. To the east, Market Square (1990) responds strongly to the monumental classicism of the Federal Triangle with its massive colonnade, while also reflecting the transition to downtown with commercial-style office facades capped by terraced apartments. Though not part of the PADC redevelopment program, the Artisan Condominium (2006) on E Street to the north incorporates three historic commercial structures, reflecting a similar design approach.

The L'Enfant Plan

The L'Enfant Plan established the hierarchy of streets and avenues, blocks, building sites and public spaces that provide the framework for the layout and disposition of buildings throughout the city. L'Enfant placed the Congress House and the White House on a hill and ridge about two miles apart and connected them with a broad and diagonal avenue, now known as Pennsylvania Avenue. Supporting this central composition were two north-south cross-axes, one leading to Judiciary Square, intended for the Supreme Court, and the other at the 8th Street midpoint, leading to an intended national church on the site of the Patent Office. Diagonal avenues and streets radiating from Judiciary Square reinforced its importance, and the crossing of diagonal avenues at 8th Street created Market Square. Other crossings between Pennsylvania Avenue and the grid created a sequence of open spaces, including Freedom Plaza and a much smaller elongated open space between 10th and 12th Streets.

In a 1791 letter to President Washington, L'Enfant laid out his intent for the street plan, *"These avenues I made broad, so as to admit of their being planted with trees leaving 80 feet for a carriage way, 30 feet on each side for a walk under a double row of trees, and 10-feet between the trees and the buildings".* As the city grew, the width of the 160' right-of-way and its cartway and walking paths/sidewalks was modified over time. Development of the Federal Triangle further modified the proportions of the Avenue by setting the buildings back from the property line within their building yards. The Department of Justice sits back approximately 24-feet from the property line.

The 1974 Plan also modified the spatial organization of the Avenue. This was done by reallocating the space within the cartway, simplifying intersections, realigning the Avenue's western portion to create Freedom Plaza, strengthening the vista to the U.S. Capitol, increasing the setback from the property line, and establishing upper-story setbacks on new building parcels on the north side of the Avenue. This spatial reorganization moderated the increase in building heights and implemented a comprehensive streetscape plan. These urban design interventions introduced landscape plantings and street furniture to unify the visual and physical continuity along the Avenue and enhance the frame and vista toward the U.S. Capitol.

From today's perspective, L'Enfant's legacy lives, but some of his core planning ideas were adapted or modified as the plan was implemented or new plans prepared over time. Along Pennsylvania Avenue, for example, the weak western terminus at the Treasury Building pales in comparison to the magnificent view of the Capitol in the opposite direction. The Federal Triangle complex on the south side of the Avenue blocked some of L'Enfant's open views to the Mall, and the balance between civic buildings and the private city is also vastly different from what was conceivable more than 200 years ago.

The L'Enfant Plan's fundamental organizing principles most relevant to this planning area are:

1. Reciprocal vistas that provide orientation, establish commanding views to and from civic places, and symbolize the structure of civic and community life.
2. Avenues that connect major buildings, monuments, and public places.
3. A continuous street grid to maintain the scale of the city's development pattern, to encourage pedestrian circulation, support commerce, and preserve an open visual character.
4. A hierarchical system of avenues, streets, and open spaces that form blocks with strong building walls and circles, squares, or parks with important civic landmarks that reinforce the reciprocal vistas.

Victorian Era Planning

Though often overlooked, the system of urban design controls introduced by the District Commissioners to guide the city's development during the late-19th century was no less consequential for the development of Pennsylvania Avenue and the embellishment of Washington. "Boss" Alexander Robey Shepherd's brief explosion of public works inaugurated the post-war transformation of the capital in the 1870s, but led to fiscal ruin. In response, Congress imposed a Commissioner system of government, and after the Civil War, drew upon the engineering and managerial expertise of the Engineer Commissioner from the U.S. Army Corps of Engineers, giving him a powerful role in shaping the city.

The Commissioners immediately developed a system for guiding the capital's growth into a mature city. Introduced in the 1878 building code regulations, the system they created is still in effect today, and is responsible for much of the urban design character of central Washington. It includes a network of privately maintained green space, known as "parking," in the wide public rights-of-way of L'Enfant streets and avenues. Where these continuous front yards converge at the avenues, federal reservations create a series of small triangular parks that punctuate the avenues with places for relaxation and civic art. The rules also shaped private buildings by establishing closely regulated allowances for building projections into the public rights-of-way. These controls allowed better daylighting of building interiors; they also maintained the definition of continuous street walls, while supporting sculptural form, a variety of scales, and visual interest in architectural expression. Along Pennsylvania Avenue, tower and bay projections were allowed only at the intersections with other avenues and lettered streets. Commercial storefronts could also project into sidewalk space.

Both aspects of this Victorian urban design system can be seen along Pennsylvania Avenue today. The merger of two triangular reservations formed Freedom Plaza, and the triangular reservations between 10th and 12th Streets remain as widened sidewalk space. At Market Square, several reservations create Market Square and Indiana Plaza, and the sidewalk green space extends up Indiana Avenue. Five historic statues and monuments embellish these public spaces. The projecting towers and turrets of the Old Post Office and the cluster of buildings around Market Square accentuate the public spaces.

The primary principles of Victorian Era planning that are most relevant today are:

1. Introducing continuous green lawns and landscaping along the streets and avenues, in space not needed for public sidewalks.
2. Enhancing the major public parks with landscaping, statuary, and amenities for the public.
3. Developing the minor federal reservations along the avenues as a series of parklets with similar civic monuments and landscape amenities.
4. Enhancing building layout, commercial activity, and the character of street facades though a controlled system of projections into public space.
5. Emphasizing the unique character of the L'Enfant Plan by allowing sculptural building form to accentuate the angled building lots created by the diagonal avenues.
6. Providing opportunities for private commercial and residential structures to contribute to the city's image, through displays of civic and commercial pride that complement the major public buildings.

McMillan Plan

The McMillan 'Kite' Plan carved out a special monumental core around the National Mall. The Federal Triangle is a defining feature of the McMillan Plan and part of its civic legacy that contributes to the identity of the nation's capital. Despite its changes to L'Enfant's plan, the McMillan legacy provides an extraordinary architectural ensemble of neo-classical buildings along Pennsylvania Avenue's south side. It respects the L'Enfant Plan by using principles of proportion that

established a 1:1 ratio between setbacks and heights. This ratio is determined by measuring from the center line of the right-of-way to the build-to line that sets the maximum initial height of adjacent buildings, creating a 45-degree view cone that protects the vista of the U.S. Capitol. Largely in reaction to the perceived disorder of 19th century industrial cities, and in keeping with the City Beautiful Movement, key design principles include:

1. Comprehensive urban planning.
2. Designs that evoke civic pride and enhance the appearance of the city.
3. Grand uniform neoclassical buildings and majestic civic monuments often set in a park-like settings or within building yards.
4. A distinct separation of land uses and liming building heights.
5. Configuring structures to create order, balance, and harmonious compositions.
6. Use of a design principle of balanced proportions.

1974 Pennsylvania Avenue Plan

The 1974 Plan builds on President Johnson's and President Nixon's 1964 and 1968 plans for the Avenue; these successor plans aspired to reinforce key L'Enfant Plan principles while also responding to the development pattern and monumentality of the Federal Triangle. The motivations for the 1974 Plan were similar to those for the McMillan Plan: to replace a decaying section of downtown with a modern building precinct that would help revitalize the city. The 1974 Plan's central design ideas were to balance the Federal Triangle on the south with an equally grand series of contemporary buildings on the Avenue's north side, and to unify the composition with a magnificent landscaped boulevard reminiscent of European promenades.

Among its goals, the 1974 Plan sought to: (1) preserve and enhance the historical value associated with the Pennsylvania Avenue National Historic Site established in 1965 as a "fitting memorial to the great personages of this National who have lived and worked in the area; and to the monumental events of national importance which have occurred therein…"[4]; and (2) achieve an improved pedestrian environment along Pennsylvania Avenue while being realistic about the vehicular traffic volumes at that time. The Plan compared L'Enfant's original idea for the Avenue—an 80-foot roadway flanked by 40-foot sidewalks—to the 1974 condition of a 107.5-foot roadway with approximately 50 feet given to the sidewalk. The 1974 Plan trimmed 7.5 feet from the roadway's south side to allow a double row of trees there, but concluded that "[b]ecause of the heavy volumes of traffic that now use Pennsylvania Avenue, the roadway itself cannot be reduced significantly, at least for the foreseeable future. Thus, if substantial additional pedestrian areas are to be provided, it will be necessary to alter somewhat the original 160-foot width of the Avenue." The prospect of a permanent reduction in traffic volume suggests an intention to consider a reduction in the width of the cartway and a reallocation of space within the right-of-way.

Like L'Enfant's plan for the city, the 1974 Plan was modified as it was implemented. The full continuity of sidewalk setbacks was not achieved, and the vision of uniformly designed buildings on the north side was gradually abandoned in response to historic preservation, planning, and economic concerns. By 1977, the plan was amended by a historic preservation plan, and by 1982, it was amended to promote an infill approach to development that retained more of the existing city fabric and street plan. The result is a mixture of buildings along the Avenue that relies on the continuous canopy of trees to unify the streetscape and frame the vista along the Avenue.

[4] "The Pennsylvania Avenue National Historic Site Washington, DC" Order of Designation, 30, September 1965.

The 1974 Plan's cultural landscape was recently determined historically significant for the period 1791-1996 for its role in city planning, including the effect of the historic preservation movement on the 1974 Plan and its landscape. Additionally, the cultural landscape unifies the streetscape and modernistic principles of uniting social, economic, and political issues associated with the Avenue. This is achieved while retaining the essence of the Avenue's historic framework, its symbolism linking and separating the branches of government, and dignity as a ceremonial route.

The 1974 Plan's goal to add residences and new business was achieved, and resulted in the remarkable revitalization of downtown Washington that continues today. The parks and tree-lined sidewalks have also been transformative and contributing elements to the Avenue's twentieth-century identity and its desirability as a destination for national and local civic gatherings and events. Even as the parks and streetscape age and show the need for maintenance, these public landscapes are now achieving recognition for historic significance, and appear to meet the criteria for listing in the National Register as documented in the 2016 NPS Cultural Landscape Inventory for the Avenue between the White House and the U.S. Capitol. Many of the 1974 Plan's economic and planning goals were met, and while the plan's most lasting contribution may be the urban landscape program of parks and tree-lined sidewalks, the Avenue is no-longer sustaining everyday vitality along the street nor providing the desired continuity and connectivity between downtown and the Mall.

The primary principles of the 1974 Plan and its amendments that are most relevant today are:

1. Reinforce the symbolic link between White House and U. S. Capitol.
2. Bridge the monumental core and downtown.
3. Stimulate street life with commercial and cultural activities.
4. Diversify land uses, provide places to live, and accommodate needs and amenities for residents and visitors.
5. Preserve historic structures and the continuity of city fabric through infill development.
6. Foster economic life and maximize the tax base.

The Legacy Plan and Monumental Core Framework Plan

Since the development of the 1974 Plan, contemporary federal planning guidance continues to advocate for Pennsylvania Avenue to serve as one of the most prominent civic spaces in Washington. *Extending the Legacy: Planning America's Capital for the 21st Century* and the *Monumental Core Framework Plan* see the Avenue's role as a bridge between the downtown and monumental core. The Framework Plan also encourages establishing new destinations along the Avenue, including reuse of the FBI Headquarters site.

The Comprehensive Plan for the National Capital

The Planning Act authorizes preparation of the Comprehensive Plan. The *Comprehensive Plan for The National Capital* is a 21 century plan. It guides planning and development in Washington, DC and the surrounding region. The Comprehensive Plan is a unified plan comprised of two components–the Federal and District Elements. Federal Elements are prepared by NCPC, and provide a policy framework to guide decision making for federal lands and facilities, or projects that may affect federal land or facilities in the National Capital Region. The District Elements are developed by the District of Columbia and address traditional city planning issues such as land use, housing, urban design, parks and open space, and economic development. There are also specific Area Elements for every part of the District. The federal elements most relevant to Squares 378 and 379 are: *Urban Design*, *Historic Preservation*, and *Visitors and Commemoration*. District elements of particular relevance are *The Central Washington Area Element* and *The Urban Design Element*.

It will be important to review and apply the most recently adopted plans and comply with its policies. Some of the contemporary policies and practices that are relevant today include:

1. Respect for traditional urbanism in the form of mixed-use districts and walkability instead of single-use auto-oriented development.
2. Preservation of a sense of place, historic buildings, and the character of communities.
3. Sustainability, resiliency, green infrastructure, and incorporation of nature into the city.
4. Expression of contemporary architectural forms and materials.
5. Increase in work place mobility and decrease in office space usage.
6. Preference for diversity and social equity.
7. Security protections.
8. Use of zoning tools to achieve planning and development goals, such as the Arts sub-area in downtown Washington.
9. Awareness of the benefits of public space programming, public-private partnerships, and other ways of managing and sustaining vital civic activities.

Historic Preservation

The DC State Historic Preservation Officer concurred with GSA's determination that the FBI building is not eligible for listing in the National Register. There are no archaeological resources on the property, since the site was excavated well below grade for the construction of underground parking.

Squares 378 and 379 comprise the largest available development site within the Pennsylvania Avenue Historic District (the Pennsylvania Avenue National Historic Site, designated by the Secretary of the Interior in 1965). The historic district is listed in the DC Inventory of Historic Sites and the National Register of Historic Places. The symbolic and ceremonial character of Pennsylvania Avenue and the commercial character of the city's historic downtown are both qualities recognized as reasons for the district's national historic significance. Because of the site's size and central location within the historic district, new construction will have a major effect on the character of the district and the setting of nearby historic landmarks. The size and extent of the site provide an opportunity to construct buildings that relate to both traditions.

Historic Properties

The site is within the 1965 Pennsylvania Avenue National Historic Site (National Register District). While there are no historic resources on the site, its surroundings include many historic landmarks and structures contributing to the character of the historic district. Historic structures in the area may be pertinent to or affected by development on Squares 378 and 379 because they face the site, are visible from the site, or occupy focal points for L'Enfant plan vistas that bound or intersect the site. These structures are listed on page 24.

Construction on the site will affect the *Plan of the City of Washington*, which includes both the L'Enfant and McMillan Plans, and is a historic landmark listed in the DC Inventory and National Register. The plan is considered eligible for designation as a National Historic Landmark.
The L'Enfant Plan established the street patterns and the hierarchy of streets, avenues, blocks, and public spaces that provide the framework for the layout and disposition of buildings throughout the city. The buildings on the grid streets form part of the continuous urban fabric of the downtown area. This relatively even texture serves as the background for the major public spaces and civic buildings that dominate the city's urban design image. Pennsylvania Avenue establishes the diagonal leg of the triangular urban geometry that symbolically separates and unites the legislative and executive branches of the government. This unique position and prime vistas have made the Avenue

one of the most-photographed locations in the city, documented in countless views that help to create the evolving historical image of the nation's capital.

Within the immediate area, second only to the Pennsylvania Avenue vista in symbolic importance are those from Judiciary Square, L'Enfant's intended location for the Supreme Court. The Old City Hall (1820-83) was built on this vantage point, and from the front of that building, now occupied by the District of Columbia's highest court, there are commanding views of the city in several directions. Before construction of the FBI Building, one of these views, westward along D Street, led from Judiciary Square to Pennsylvania Avenue and the Federal Triangle.

Development of the Federal Triangle also modified L'Enfant's street layout, notably blocking the open Avenue between Judiciary Square and the Washington Monument, it also introduced a new set of secondary urban vistas. Most notable is the dramatic counterpoint between the National Archives and Patent Office along 8th Street, L'Enfant's north-south axis at the mid-point on Pennsylvania Avenue. In addition to the visual terminus for the D Street view at Pennsylvania Avenue, the corner pavilion on the Justice Department creates a similar visual terminus looking westward on C Street. Another addition from the same era is the vista down 10th Street to the domed National Museum of Natural History.

The sidewalk landscape and its features will be affected by development on Square 379 if the building line is moved closer to the property line. As noted in the NPS Cultural Landscape Inventory, the unifying continuity of the sidewalk landscape is important even as the sidewalk conditions adjust to the variety of building conditions along the Avenue. Significant landscape elements pertinent to the development include those constructed by the PADC in the 1980s, notably five parks and the continuous Avenue landscape of brick sidewalks, trees, lighting, and street furniture. The sidewalk landscapes, including that on the FBI site, contribute to the cultural landscape's character. While the landscape's individual elements are not itemized as contributing elements, they contribute overall to creating a coherent landscape design along the Avenue. The closest of the five parks to the FBI site are Market Square (1987) and Indiana Plaza (1988) to the east, and Freedom Plaza (1980-82) to the west. Also notable is the small plaza in front of the Old Post Office, with its pavement design by artist Aleksandra Kasuba (1981). These open pauses break the continuity of the linear sidewalks at strategic locations, creating a rhythm along the Avenue.

Historic Structures

a. Affected historic structures in the area may be pertinent to or affected by development on Squares 378 and 379 because they face the site, are visible from the site, or occupy focal points for L'Enfant plan vistas that bound or intersect the site. These structures include:
    1. The Federal Triangle (1927-38), a historic landmark listed in the DC Inventory and considered eligible for separate listing in the National Register of Historic Places. The National Archives (1931-37) within the Triangle is a historic landmark in the DC Inventory, and each of the other Federal Triangle buildings is considered eligible for separate recognition as a historic landmark. Closest to the FBI site are the Justice Department (1931-35), Internal Revenue Service (1930-35), and Post Office Department (1931-34).
    2. The Old Post Office (1891-99), a historic landmark listed in the DC Inventory and National Register.
    3. The District Building (John A. Wilson Building, 1904-08), a historic landmark listed in the DC Inventory and National Register.
    4. Old City Hall (now DC Superior Court, 1820-83), a historic landmark listed in the DC Inventory and National Register, and a National Historic Landmark.

5. The Old Patent Office (1836-67), a historic landmark listed in the DC Inventory and National Register, and a National Historic Landmark.
6. The General Post Office (1839-66), a historic landmark listed in the DC Inventory and National Register, and a National Historic Landmark.
7. The U.S. Capitol (1793-1962), a National Historic Landmark listed in the DC Inventory and the Architect of the Capitol's list of protected Heritage Assets, but statutorily exempt from National Register listing.
8. The Treasury Department (1836-1869), a historic landmark in the DC Inventory and National Register, and a National Historic Landmark.
9. The Evening Star Building (1898) at 1101 Pennsylvania Avenue, a DC Inventory historic landmark.
10. The Willard Hotel (1901), 1401 Pennsylvania Avenue, a DC Inventory historic landmark.
11. Ford's Theatre (1863) and the Petersen House (1849), where Abraham Lincoln died, historic landmarks listed in the DC Inventory and National Register, and a National Historic Site.
12. The former Potomac Electric Power Company headquarters (1930) at 999 E Street, a contributing building in the historic district, and eligible for historic landmark designation.
13. The U.S. Storage Company (1909) at 418 10th Street, a contributing structure in the historic district.
14. The row of commercial buildings in the 1000 block of E Street (1860-1907), contributing structures in the historic district.
15. The row of three commercial buildings at 905 to 919 E Street, contributing structures in the historic district: the Darby Printing Building (1910), 915 E Street (1924), the Washington Tobacco Company (1912), and Stockett-Friske Printing Company (1916).
16. The cluster of historic buildings at Market Square, including: Central National Bank (1887), Matthew Brady Studio (1850s), National Bank of Washington (1889), Firemen's Insurance Company (1882), and adjacent commercial buildings (about 1818-26).

Appendix II: Definitions

DCMR Subtitle I Building means a structure having a roof supported by columns or walls for the shelter, support, or enclosure of persons, animals, or chattel. When separated from the ground up or from the lowest floor up, each portion shall be deemed a separate building, except as provided elsewhere in this title. The existence of communication between separate portions of a structure below the main floor shall not be construed as making the structure one (1) building.

910.52 [5]Buildable Area means that portion of the established *development parcel* which can be devoted to buildings and structures. Generally, this area is bounded by any applicable building restriction lines, right-of-way lines and development parcel lines. It shall be the buildable area of a development parcel rather than "lot," as it is established in the D.C. Zoning Regulations, that will be utilized to establish the maximum gross floor area of a development within specified portions of the Development Area.

DCMR 2016 Building Area means the maximum horizontal projected area of a principal building and its accessory buildings. Except for outside balconies, this term shall not include any projections into open spaces authorized elsewhere in this title, nor shall it include portions of a building that do not extend above the level of the main floor of the main building, if placed so as not to obstruct light and ventilation of the main building or of buildings on adjoining property.

Building area shall not include: building components or appurtenances dedicated to the environmental sustainability of the building; cornices and eaves; sills, leaders, belt courses, and similar ornamental or structural features; awnings, serving a window, porch, deck or door; uncovered stairs, landings, and wheelchair ramps that serve the main floor; and chimneys, smokestacks, or flues.

DCMR 10-C 9901 Compatible means possessing characteristics that allow for a harmonious relationship. Compatibility does not require matching or copying of attributes, and may involve the relation of dissimilar things that are juxtaposed to produce an agreeable effect.

910.59 Development Parcel means an area of land established by the corporation to be a minimum site on which a development may occur under the Plan and any applicable Square Guidelines adopted by the Corporation. A development parcel does not need to be under the ownership of a single individual or entity. A proposal for a development parcel may be formulated by any number of individuals or entities, so long as it accommodates the needs and requirements of affirmative action, historic preservation and other policies of the Corporation, and at the same time responds to the goals of comprehensive planning and design for that particular coordinated planning area.

DCMR 2016 Lot means the land bounded by definite lines that, when occupied or to be occupied by a building or structure and accessory buildings, includes the open spaces required under this title. A lot may or may not be the land so recorded on the records of the Surveyor of the District of Columbia.

90.53 Building Restriction Line means a line beyond which an exterior wall of any building of a *development* may not be constructed or project, except that architectural articulation, minor architectural embellishments, and subsurface projections are permitted.

DCMR 2016 Building Line means a line beyond which property owners have no legal or vested right to extend a building or any part of the building without special permission and approval of the proper authorities; ordinarily a line of demarcation between public and private property, but also applied to building restriction lines, when recorded on the records of the Surveyor of the District of Columbia.

[5] Refers to Section 910 of Title 36 of the Code of Federal Regulations.

910.55 Build-to Line means a line with which the exterior wall of a building in a development is required to coincide. Minor deviations from the build-to line for such architectural features as weather protection, recesses, niches, ornamental projections entrance bays, or other articulations of the façade are permitted, unless otherwise prohibited by the applicable Square guidelines or the District of Columbia's codes and regulations.

Height Act, Section 5 – States that no building shall be erected, altered, or raised in the District of Columbia in any manner so as to exceed in height above the sidewalk the width of the street, avenue, or highway in its front, increased by twenty feet; but where a building or proposed buildings confronts a public reservation formed at the intersection of two or more streets, avenues, or highways, the course of which is not interrupted by said public reservation, the limit of height of the building shall be determined from the width of the widest street, avenue, or highway. Where a building is to be erected or removed from all points within the bounded lines of its own lots, as recorded, by a distance at least equal to its proposed height above grade the limits of height of fireproof or noncombustible buildings in residences sections shall control, the measurements to be taken from the natural grades at the buildings as determined by the commissioners. No building shall be erected, altered, raised on any manner as to exceed the height of one hundred and thirty feet on a business street or avenue as the same is now or hereafter may be lawfully designed, except on the north side of Pennsylvania Avenue between First and Fifteenth streets, NW where an extreme height of one hundred and sixty feet will be permitted.

The height of a building on a corner lot will be determined by the width of the wider street.

Spires, towers, domes, minarets, pinnacles, penthouses, ventilations, shafts, chimneys, smokestacks, and fore sprinkle tanks may be erected to a greater height than any limited prescribed i8n this Act withe nans the same may be approved by the Commissions of the District of Columbia: Provided that such structures when above such limit of height shall be fireproof, and except in the case of a penthouse which is erected to a height of one story of 20 feet or less above the level of the roof, no floor or compartment thereof shall be constructed or used for human occupancy above the top story of the building upon which such structures are placed. And provided that penthouses, ventilation shafts, and tanks shall be set back from the exterior walls distances equal to their respective heights above the adjacent roof.

Height Act Section 7 Measuring Height. That for the purposes of this Act, the height of buildings shall be measured from the level of the sidewalk opposite the middle of the front of the building to the highest point of the roof. If the building has more than one front, the height shall be measured from the elevation of the sidewalk opposite the middle of the front that will permit the greater height. No parapet walls shall extend above the limit of height.

910.54 Build-to Height means a specified minimum height of development to which the exterior wall of a building in a development must rise. Minor deviations from the build-to height for architectural embellishments and articulations of the cornice and roof level are permitted, unless otherwise prohibited by the applicable Square guidelines or the District of Columbia's codes and regulations.

910.61 Height of Development means the vertical distance measured from a specified point at the curb level to the highest point of the roof or parapet of the development, whichever is higher, exclusive of all roof structures except as otherwise specified.

DCMR Title 11 608.9 Height of Building Fronting Pennsylvania Avenue means the vertical distance measured from the Pennsylvania Avenue curb at the middle of the front of the building or other structure to the highest point of the roof exclusive of any structure on the roof.

DCMR 2016 Height of Building means the vertical distance measured from the level of the curb, opposite the middle of the front of the building to the highest point of the roof or parapet or a point designated by a specific zone district.

The term "curb" shall refer to a curb at grade. When the curb grade has been artificially changed by a bridge, viaduct, embankment, ramp, abutment, excavation, tunnel, or other type of artificial elevation or depression, the height of a building shall be measured using Rules of Measurement for Height (Subtitle B § 308).

Meaningful Connection means to be considered one "building" for zoning purposes, separate structures must be connected in the following way: 1) the connection is above ground, and 2) the connection is enclosed, and 3) the connection either: a) is common space shared by users of all portions of the structure (e.g. a lobby or recreation room), or b) allows open passage between separate portions of the structure (e.g. an unrestricted doorway or walkway).

910.66 Sidewalk Setback means that area between a building restriction line and the right-of-way of a street into which projections except architectural articulations, minor architectural embellishments, and subsurface structures are prohibited. The area is to be dedicated to open space activities related to the public improvements program of the Pennsylvania Avenue Development Corporation. Subsurface structures may intrude into the area if they are in compliance with the Square Guidelines.

DCMR 2016 Front Setback means the distance required between a building and a street lot line, and measured from the street lot line inward to the lot.

910.67 Square guidelines establish the Pennsylvania Avenue Development Corporation's specific intent with regard to design and development objectives relative to each individual coordinated planning area.

Square Guidelines:
Square 406

PENNSYLVANIA AVENUE DEVELOPMENT CORPORATION

PENNSYLVANIA AVENUE DEVELOPMENT CORPORATION

Suite 1220 North
1331 Pennsylvania Avenue, N.W.
Washington, D.C. 20004-1703
202/724-9091

Richard A. Hauser
Chairman

M. J. Brodie
Executive Director

SQUARE GUIDELINES: SQUARE 406

Along with The Pennsylvania Avenue Plan--1974 and its amendments, these square guidelines will control development on Square 406 and form the basis on which preliminary approval to development proposals may be granted by the PADC Board and final approval may be granted by the Chairman, as outlined in the Development Policies and Procedures.

Richard A. Hauser, Chairman
Issued March 20, 1991

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SQUARE GUIDELINES: SQUARE 406

A. INTRODUCTION

Square 406 is bounded by 8th, 9th, E, and F Streets. It is one of the squares in the Pennsylvania Quarter neighborhood, which is becoming a new residential community in the heart of Washington's downtown. The establishment of this residential community is one of the important objectives of the Plan.

Square 406 has along its northern border smaller scale, turn-of-the-century historic structures listed on the National Register of Historic Places. The remainder of the block consists of a surface parking lot.

E Street is envisioned as downtown's theater and nightclub spine, connecting the theaters at 13th Street with those along 7th Street. Eighth Street, one of L'Enfant's major vistas, provides an important visual and pedestrian connection between the National Portrait Gallery and National Museum of American Art at F Street and the National Archives at Pennsylvania Avenue.

B. PLANNING AND URBAN DESIGN OBJECTIVES

The urban design framework for new developments in the Pennsylvania Quarter neighborhood takes advantage of the different functions of the streets in the area. A variety of uses will be developed along each street, according to design objectives. These objectives are established by considering existing uses adjacent to Square 406, the level of traffic, buildings to remain, and the street's importance in the L'Enfant Plan.

New development in Square 406 will be required to achieve the following objectives:

- Reinforce the emerging arts district;
- Include convenience retail to serve the needs of area residents;
- Add to the amenities for a residential community; and
- Be compatible with the architectural rhythm of the streetscape created by existing historic structures.

C. SPECIFIC URBAN DESIGN AND PLANNING GUIDELINES

1. Coordinated Planning Area

The coordinated planning area is comprised of Square 406 and adjacent sidewalk areas.

2. Development Parcels

Square 406 shall be developed as a single development parcel.

3. Comprehensive Planning and Design

Square 406 includes the landmark structures along F Street. As these buildings are listed on the National Register of Historic Places, quality and sensitivity of their restoration is of special importance. The building massing and architectural design of new development shall be compatible with the existing historic structures with respect to scale and proportion; rhythm of solids and voids in fenestration; vertical and horizontal articulation of the facade composition; rhythm of entrances, projections, and show windows' materials and textures; color; and architectural detail.

Development along 8th Street should be carefully designed to reinforce L'Enfant's important vista between the National Portrait Gallery and the National Archives. The street facades along 8th Street should be compatible in design with the facade of the former International Trade Commission Building and should serve as an appropriate background for the 8th Street vista.

As part of the new Pennsylvania Quarter residential neighborhood, the design should be compatible with the area's scale and character.

Development shall be coordinated with the design and use of adjacent buildings and public spaces, and shall integrate the historic buildings with all new construction. Parking, loading, and pedestrian circulation features for the entire Square shall be integrated.

4. Uses

New development on Square 406 should include office space, retail, and arts uses or arts-related retail. Retail, restaurant, arts-uses, and arts-related retail are required at street level to reinforce the emerging arts community centered around the National Portrait Gallery and the National Museum of American Art, art galleries, and performing arts spaces along 7th and E Streets; these uses must be directly accessible from the street. Other complimentary uses that contribute to the strength of the arts district are encouraged below grade. To reinforce the Pennsylvania Quarter residential neighborhood, the Corporation encourages development of at least 50 residential units averaging 800 net square feet, with the principal residential entrance on 8th Street. Service and convenience shops, especially those that serve area residents, are encouraged at street level along 8th Street, and, with the exception of art galleries, uses that generate a low level of activity or engage in business for only a limited period of time during the day are discouraged along E, F, and 8th Streets.

Development on Square 406 should also support the lively use of adjacent public spaces. Retail, restaurants, and arts-uses or arts-related uses should create a sense of activity with awnings and canopies, open-air shops and cafes, seasonal festivals, and other attractive and vibrant uses of the street front.

Off-street, below grade parking, adequate to serve all uses is required to service the entire square. In determining the amount of parking provided, developers shall consider the following factors:

a. The Corporation's Environmental Impact Assessment recommends several mitigating measures to ensure an adequate parking supply. The Corporation will review each development project to determine the potential to provide additional levels of off-street parking. Developers are encouraged to institute measures to ensure maximum utilization of parking facilities, including joint use arrangements and special rates for carpools and vanpools.

b. The parking policy described in the Plan and the General Guidelines establishes the maximum amount of parking allowed in the area as a whole. The policy is designed to maintain acceptable air

quality, to encourage use of Metrorail, and to support the economic viability of development projects.

c. Limitations on on-street parking in the downtown area will make it more difficult than in established residential areas for residents to find on-street parking.

d. The area is well served by Metrorail, with stations located at Archives/Navy Memorial and Gallery Place/Chinatown.

Vehicular access is not permitted from F Street nor through historic structures.

5. Build-to-Line

Build-to lines are established along the right-of-way lines of 8th, 9th, E, and F Streets for their entire length on Square 406. Architectural articulations at the build-to line, including recesses, projections, porticos, and the like are permitted to articulate the scale of development, and to establish a rhythm along the facade as long as the sense of a continuous spatial enclosure is maintained. Establishment of a build-to line does not imply a corresponding required height of development, except where a build-to height is specified.

6. Height of Development

The maximum height of development shall be as follows:

a. Behind the buildings of 814, 816, and 818 F Street for a distance extending 65 feet south, the development shall not exceed the height of the existing historic facades. At 816 F Street, if the rear portion of the building is demolished, the new building constructed in its place may attain a maximum height of 40 feet for a depth of 25 feet. For those portions of 814, 816, and 818 F Street retained, the maximum height shall not exceed the height of the existing cornice except for minor projections.

b. Except for minor projections, there shall be no additions above the cornice of the Atlas Building at 527 9th Street. If the L-shaped extension at

the southeast corner of the building is demolished, the maximum height for new development shall not exceed 90 feet in this location.

c. Except for minor projections, there shall be no additions above the LeDroit Building's roof line. If the lavatory wing is demolished, the maximum height for new development shall not exceed 90 feet in this location.

d. Along 8th Street and for a distance of 60 feet west, the height of all new development shall be equal to the parapet of the former International Trade Commission Building.

e. Except as noted above, the height of new development should increase in increments up to no more than 90 feet for a distance of approximately 120 feet south of the F Street property line, then to a maximum of 110 feet.

7. Build-to Height

Along 8th Street and for a distance of 60 feet west, the height of all new development shall be equal to the height of the parapet of the former International Trade Commission Building in order to symmetrically frame the 8th Street vista.

8. Roof Structures

Wherever possible, roof structures should be located so that they are not visible from the street. All roof structures should be attractively designed as integral parts of the overall building composition. Roof structures should be treated as positive elements in terms of the building massing and architectural expression, rather than attempting to meet only the minimum requirements specified in the D.C. Zoning Regulations. Visible roof structures should maintain the same quality of materials, design interest, and architectural detail as other parts of the building facade.

Roof structures in excess of four feet in height shall be set back from any edge of the roof fronting on a setback area a distance equal to their respective heights above the roof.

Roof structures are not permitted in the setback areas as described in section 4a through 4c except for existing roof structures and roof structures that must be located in the setback area to meet building code requirements, provided that such requirements cannot be met in some other manner.

Roof structures are not permitted in the setback areas along 8th and E Streets (see section 4d) except seasonal and temporary structures incidental to rooftop use.

9. Pedestrian Features

Pedestrian features at the ground level of development, including sidewalk paving and landscaping, street furniture, signage, lighting, building entrances, lobbies and, if provided, weather protection, shall be attractively and appropriately designed and shall be consistent with the Corporation's urban design objectives.

Sidewalks on 9th and E Streets shall be developed in a manner consistent with the Corporation's Side Street Improvements Program.

Weather protection in the form of projecting awnings or canopies is recommended for all new construction and on all historic structures when consistent with historic preservation guidelines.

10. Subsurface Restrictions

Vaults are permitted beyond the lot lines only on 9th and E Streets. Vaults shall be consistent with the Corporation's Side Street Improvement Program.

Vaults may extend up to 12 feet from the lot line, but not within 11 feet of the curb. In accordance with the D. C. Department of Public Works' standards, vaults must have 12 inches of fill between the vault roof and the underside of the sidewalk paving.

Electrical transformer housing and grates are not permitted beyond the property lines. Unless not physically possible, connections to water, gas, electric, telephone, and sewer lines shall be from E Street or 9th Street.

11. Noise Abatement

The Corporation's Environmental Assessment for the Eastern Sector finds that the predicted traffic noise for the area is expected to have an average day/night sound level (Ldn) in the range of 68 to 75 decibels. This noise level falls in the normally unacceptable noise range (65-75 dB) for dwelling units under the Department of Housing and Urban Development's Environmental Criteria and Standards. In order to ensure acceptable noise levels in residential units, developers will be required to determine during the design phase of the project, in consultation with the Corporation, whether noise abatement measures should be incorporated in the project design. These measures may include but are not limited to the following:

a. In general, dwelling units on the perimeter frontage of buildings should be equipped with forced air ventilation systems that allow occupants the choice of keeping windows closed to achieve an acceptable interior noise level.

b. If an average noise level less than 65 dB is projected, no further noise abatement measures are required.

c. If an average noise level between 65 and 70 dB is projected (most likely in buildings along 8th and D Streets), a 5 dB sound attenuation is required. This level of attenuation can be achieved by providing forced air ventilation systems and limiting the percentage of window area to total wall area in dwelling units to a maximum of 35 percent.

d. If an average noise level between 70 and 75 dB is projected (most likely at locations along 7th, 9th and E Streets and Pennsylvania Avenue, a 10dB sound attenuation is required. This level of attenuation can be achieved by providing, in addition to the measures above, window assemblies having a minimum sound transmission class (STC) of 28. Such windows would be double glazed in either a fixed sash or operable frame. An operable window assembly would have a gasketed frame that would seal tightly when the window is in the closed position.

Dwelling units along these frontages should be located on upper levels of development, where exposure to lower noise levels can be expected.

12. Historic Preservation

The Plan identifies the buildings to be incorporated in the development program for the Pennsylvania Quarter neighborhood. These buildings are divided into four groups of preservation treatment. Group 1 buildings are those that shall be retained and renovated in place in accordance with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The 800 block of F Street, which is listed on the National Register for Historic Places, consists of the following five buildings, all designated for Group 1 historic preservation treatment.

800-812 F Street (LeDroit Building) - Retain entire building except for the lavatory wing, which may be demolished.

814 F Street - Retain building for a depth of 65 feet from the F Street facade.

816 F Street (Adams Building) - Retain building for a depth of 40 feet from the F Street facade.

818 F Street - Retain entire building.

527 9th Street (Atlas Building) - Retain entire building except for the L-shaped extension, which is at the southeast corner of the building and which may be demolished.

13. Curb Cuts

Curb cuts are not permitted on F Street.

14. Off-Street Loading

A consolidated off-street loading facility is required to serve the entire square. No loading berth shall directly abut any sidewalk.

15. Special Design Requirements

The architect and developer are expected to work closely with the staff of the Corporation during the design phase of the project. Although all elements of the design for the building exterior and the interior public spaces will be subject to the Corporation's review, the following elements are considered especially important;

- o The restoration of the buildings in the 800 block of F Street;
- o The massing and facade design of new development, including transition setbacks from the existing structures to the maximum allowable height of new structures;
- o The ground level pedestrian environment along all streets;
- o The layout of residential units;
- o The design and function of interior public spaces;
- o The design of storefronts and building entrances;
- o The design of awnings, canopies, and other means of weather protection;
- o The location and design of cooling towers and rooftop mechanical equipment areas; and
- o Access for off-street parking and loading.

ShawPittman LLP

A Limited Liability Partnership Including Professional Corporations

N.C.P.C. RECEIVED

2004 JUN -4 PM 2:56

PHIL FEOLA
202-663-8789
phil.feola@shawpittman.com

June 4, 2004

VIA HAND DELIVERY

Mr. Michael McGill
General Services Administration
Regional Office Building
301 7th Street, S.W.
Room 7080
Washington, D.C. 20407

Re: Proposed PADC Square 406 Guidelines Amendment

Dear Mr. McGill:

On behalf of the Property Owners of the southern two-thirds of Square 406, and its development partner Boston Properties, Inc., we respectfully request that the General Services Administration ("**GSA**") begin the process of amending the Square 406 Guidelines of the Pennsylvania Avenue Development Corporation ("**PADC**") Plan. The property, which is the subject of this request, is comprised of Lots 800, 803, 812, 815, and 816 in Square 406 ("**Subject Property**") and contains a land area of approximately 35,600 square feet. It is currently used as a surface parking lot.

We are seeking a plan change with regard to the 8th Street frontage of the Subject Property. The PADC Square Guidelines permit a building height of approximately 60 feet on 8th Street, in order to limit the height of any new building on the Subject Property to a height that matches the parapet height of the Tariff Commission Building (approximately 60 feet) immediately across 8th Street to the east. This building height must be maintained as a setback for 60 feet to the west of the 8th Street facade.

In accordance with the attached plans, we are proposing a project which will maintain the cornice height of 60 feet (except at the corner), but the height of the building would be permitted to reach a roof height of 65 feet after a five foot setback from the 8th Street facade. The Plans for the project, prepared by Hartman-Cox Architects, are attached as Exhibit 1.

The rationale for the proposed plan change is as follows:

(1) The extra 5 feet of height allows Boston Properties to accommodate the significant change in grade on the site, especially along the 8th Street side of the Subject Property and the extra height allows the Project to achieve a more interesting 8th Street facade in order to achieve a higher high quality building and better urban design which are goals articulated in the PADC Plan.

(2) The extra height (65 feet) would also allow Boston Properties to achieve an additional full floor on the 8th Street side of the Subject Property thus helping achieve the goal of maximizing the use of the site, which is also a PADC Plan goal.

The PADC Guidelines for Square 406, attached in its entirety for your convenience as Exhibit 2, reads as follows:

> "Along 8th Street and for a distance of 60 feet west, the height of construction would be limited to a horizontal plane established by the height of the parapet of the former Tariff Commission Building (60 feet)."

In order to accommodate the design proposed in Exhibit 1, we propose the following language for the revised Square 406 Guidelines:

> "Along 8th Street, the cornice of any building shall be limited to 60 feet in height, ~~but the building height may be increased to 65 feet after a four foot setback from the 8th Street facade for a distance of 60 feet west~~. The height of construction would be limited to a horizontal plane established by the height of the parapet of the former Tariff Commission Building, but not greater than 65 feet. Notwithstanding the foregoing, the facade of a building at the corner of 8th and E Streets, N.W., may achieve a height of 65 feet at the E Street facade for a distance not to exceed 45 feet to the north."

Attached as Exhibit 3 is a diagrammatic depiction of the proposed new Guidelines. Please begin the process necessary to effectuate the plan amendment. Please call if you have questions or comments.

Sincerely,

Phil Feola

Enclosures

cc: John Parsons, National Park Service
Nancy Witherell, National Capital Planning Commission
David Maloney, Historic Preservation Review Board
Peter Johnston
Graham Davidson (w/o enclosures)

GSA

GSA National Capital Region

September 2, 2004

NCPC
File No. 6513
Primary Stat.
Due Date

Copies:

CHAIRMAN
EXEC DIR
OPA
GEN COUNSEL
SECRETARIAT
ADMIN
DEPUTY DIR
COO
FRPD
PPID
UDPR
EDAD

Ms. Patti Gallagher
Executive Director
National Capital Planning Commission
401 9th St. NW, Suite 500
Washington, DC 20576

Dear Ms. Gallagher:

The U.S. General Services Administration (GSA) is submitting a proposal to the National Capital Planning Commission (NCPC) to amend the Pennsylvania Avenue Development Plan (Plan) and Square Guidelines for Square 406. These modifications are being proposed by the property owners to accommodate development of a new building on the southern two thirds of Square 406, bounded by 8th, 9th, and E Streets NW. The site is currently being used as a parking lot. We would like to have this issued addressed at the October 7, 2004, Commission meeting.

NCPC has already received from the developer of the project the proposed set of amendments and the rationale therefor, dated June 4, 2004, and an electronic transmission of photo simulations of how the project would look, dated August 24, 2004, from Hartman-Cox, the project architect. The developer also briefed GSA, NCPC, the National Park Service, and the DC State Historic Preservation Office at a meeting at NCPC earlier this summer.

Per the provisions contained in Section II of the Memorandum of Agreement of July 1996, 61 FR 41789, signed by GSA, NCPC, and the National Park Service, GSA has the responsibility to assume the lead in processing proposed modifications of the Plan and Square Guidelines. GSA is fulfilling this responsibility by submitting this letter to you, with a copy to the National Park Service.

GSA has no objection to the development proposed for Square 406. We agree with the developer's determination that modification of Plan and Square Guidelines is required for the development as designed to be built. GSA concludes that the modifications proposed by the developer are consistent with the intent of the Plan. We have already discussed this matter with the National Park Service, which has no objections to the proposal.

U.S. General Services Administration
301 7th Street, SW
Washington, DC 20407-0001
www.gsa.gov

Enclosed with this letter is documentation of compliance with the National Environmental Policy Act for the proposed amendments, in the form of an automatic categorical exclusion. I will transmit next week a copy of our letter to the District of Columbia State Historic Preservation Office documenting compliance with Section 106 of the National Historic Preservation Act.

Thank you for your assistance with this matter. Should you have any questions, please feel free to call me at (202) 205-1624.

Sincerely,

Michael S. McGill
Special Assistant for
Regional Coordination

cc: Mr. John G. Parsons
Associate Regional Director
Office of Lands, Resources and Planning
National Capital Region
National Park Service
(via facsimile: (202) 401-0017)

GSA

GSA National Capital Region

September 8, 2004

Ms. Lisa Burcham
State Historic Preservation Officer
District of Columbia
Department of Planning
801 North Capitol St., NE rm 3000
Washington, DC 20002

Re Square 406, Washington, DC

Dear Ms. Burcham:

The U.S. General Services Administration (GSA) would like to initiate Section 106 compliance for Square 406 in the District of Columbia. GSA has assumed the real estate responsibilities of the former Pennsylvania Avenue Development Corporation, (PADC) in accordance with a 1996 Memorandum of Agreement with the National Capital Planning Commission and the National Park Service to assure consideration of future development in the PADC's area of jurisdiction, defined by the PADC's 1974 Plan for Pennsylvania Avenue (the "Plan"). Square 406 is included in the PADC's Plan.

GSA is responsible for review and approval of proposed development in the PADC Plan area. This responsibility includes the development of Square 406 in accordance with the PADC Plan and the Square Guidelines. Square 406 is located between E Street, NW to the south, 9th Street, NW to the west, 8th Street, NW to the east, and F Street, NW to the north.

For Section 106 compliance, Square 406 is currently targeted for construction and the developer has requested a change to the PADC Guidelines for the Square to allow additional building height along 8th Street. The relevant Guideline for the Square reads as follows:

> "Along 8th Street and for a distance of 60 feet west, the height of construction would be limited to a horizontal plane established by the height of the parapet of the former Tariff Commission Building (60 feet)."

U.S. General Services Administration
301 7th Street, SW
Washington, DC 20407-0001
www.gsa.gov

The developer is proposing the following language for the PADC Guidelines for Square 406:

> "Along 8th Street, the cornice of any building shall be limited to 60 feet in height, but the building height may be increased to 65 feet after a four foot setback from the 8th Street façade for a distance of 60 feet west. The height of construction would be limited to a horizontal plane established by the height of the parapet of the former Tariff Commission Building, but not greater than 65 feet. Notwithstanding the foregoing, the façade of a building at the corner of 8th and E Streets, N.W., may achieve a height of 65 feet at the E Street façade for a distance not to exceed 45 feet to the north."

The 1990 amendments to the Guidelines for Square 406 restricted new building heights to assure compatibility with the adjacent landmark buildings. The effect of the proposed Amendment to the Square's Guidelines will be to allow new construction at the corner of 8th and E Streets to exceed the height of the Tariff building's cornice by five feet. While the height difference is relatively minor the intention of the Guidelines were to create a balanced relationship between the Tariff building and the adjacent new construction to frame the view of the Portrait Gallery looking north up 8th Street.

It is my understanding that your office recently recommended to the Historic Preservation Review Board that the proposed change to the Square 406 Guidelines be approved. It is the opinion of this office that the proposed amendment to the PADC Guidelines for Square 406 and the resulting increased building heights at 8th and E Street will have an adverse effect on the 8th Street view corridor and the adjacent properties listed on The National Register of Historic Places. While GSA will be approving the proposed Guideline changes in a letter to NCPC, we would like to do so under the condition that the DC SHPO maintains design review authority for the proposed new construction.

I am seeking review and concurrence in compliance with the Advisory Council Procedures for the Protection of Historic Properties, 36 CFR Part 800.

If you have any questions about this project, please call me on 202-205-7766.

Sincerely,

Gary L. Porter
Regional Historic Preservation Office

I hereby concur with the U.S. General Services Administration's finding that the proposed development of Square 406 will have an adverse effect on the 8th Street view corridor and the adjacent historic properties listed on the National Register of Historic Places and agree to exercise design review over the proposed new construction at 8th and E Street NW for compatibility with the PADC Guidelines for Square 406 and the Secretary of the Interior's Standards.
I have determined no adverse effect provided new construction is consistent with PADC Guidelines and the Secretary's Standards.

Date 12/3/04

Ms. Lisa Burcham
Historic Preservation Officer for the District of Columbia

STAFF RECOMMENDATION

NCPC File No. P6513

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

AMENDMENTS TO THE PENNSYLVANIA AVENUE PLAN OF 1974 AND SQUARE GUIDELINES FOR SQUARE 406

Square bounded by 8th and 9th, E and F Streets, NW
Washington, D.C.

Submitted by the General Services Administration

September 30, 2004

Abstract

The General Services Administration has submitted a proposal on behalf of private property owners to amend the Pennsylvania Avenue Development Plan (the Plan) and Square Guidelines for Square 406. The modifications are proposed by the property owners to accommodate development of a new building on the southern two-thirds of Square 406, which is bounded by 8th and 9th, E and F Streets, NW. The site is currently used as a parking lot. The proposed amendment offers an alternative to the allowed cornice height on the 8th Street façade, which is currently set at 60 feet to match the cornice height of the Tariff Commission Building (Hotel Monaco) across 8th Street. The General Services Administration is responsible for forwarding proposed amendments to the Plan to the Commission for approval and to the National Park Service for comment, which it does with no objection to the current proposed amendment. It is also responsible for submitting proposed amendments, at its discretion, to Congress, which has 60 days to object to the amendments before they take effect.

Commission Action Requested by Applicant

Approval of an amendment to the Pennsylvania Avenue Plan pursuant to 40 U.S.C. sec 6702(d) and the Memorandum of Agreement dated July 25, 1996, 61 Fed. Reg. 41789.

Executive Director's Recommendation

The Commission:

Approves the proposed amendment to the Pennsylvania Avenue Plan of 1974 and Square Guidelines for Square 406, as shown on NCPC Map File No. 21.10(05.18)-41445.

* * *

PROJECT SUMMARY

Site Description

Square 406 is bounded by 8th and 9th, and E and F Streets, NW. The northern third of the square is filled with buildings from the last quarter of the nineteenth century and a recent building by Shalom Baranas Architects that today comprise the Spy Museum and associated uses. The southern two-thirds of the square is used as a parking lot. The Hotel Monaco (formerly the Tariff Commission Building) is across 8th Street from the parking lot. The Patent Office Building is at the head of 8th Street to the north of the site.

Previous Commission Action

The Commission approved the current Square Guidelines for Square 406 when it amended the Guidelines for the Spy Museum development. The massing concept for the southern two-thirds of the square was developed only to a very general level, absent architectural plans for the site. The primary considerations for the massing scheme were the protection of the portico of the Patent Office Building and even wall heights in the 8th Street viewshed. Thus, the height of the new façade was established at the parapet height of the Tariff Commission Building—approximately 60 feet. Furthermore, a substantial setback was provided at that height so that a new building would not overwhelm the Tariff Commission Building's relatively low height.

Proposal

The proposed private development will be a ten-story mixed-use building with office, retail, and theater use. The building will also contain four levels of below-grade parking. The garage entrance will be on 8th Street, the service entrance from E Street, and the pedestrian entrances on both 8th and 9th Streets. The project complies with applicable zoning requirements and with the other requirements of the Square Guidelines.

Due to the floor heights of the building, the proposed height along 8th Street is about 65 feet rather than the approximately 60 feet allowed in the Square Guidelines. In order to preserve as much usable floor space on the 6th floor as possible, the developer asked that they be allowed to develop the façade to 65 feet, but (at the suggestion of the National Park Service, NPS) set back the cornice of that floor 5 feet along the length of the façade. Subsequently, while presenting elevations and photo simulations of the design concept, the developer asked that the height of the southeast corner of the building be allowed to attain a height of approximately 65 feet (the height of the Tariff Commission parapet plus 5 feet) without setback.

The current Square Guidelines for Square 406 state, in part:

> New building heights would be restricted to assure compatibility with the landmark buildings . . . . Along 8th Street and for a distance of 40 feet west, the height of new

construction would be equal to the horizontal plane established by the height of the parapet of the former Tariff Commission Building. Along E Street for a distance of 60 feet west of the 8th Street property line and 40 feet north of the E Street property line, the height of new construction would be equal to the horizontal plane established by the height of the parapet of the former Tariff Commission Building. Between 40 and 60 feet west of the 8th Street property line, the height of the new construction would be limited to 90 feet. At 60 feet west of the 8th Street property line and 120 feet south of the F Street property line, new construction may attain a maximum height of 110 feet.

The developer's proposed amendment, submitted without objection by the General Services Administration, is:

Along 8th Street, the cornice of any building shall be limited to 60 feet in height, but the building height may be increased to 65 feet after a five foot setback from the 8th Street façade for a distance of 60 feet west. The height of construction would be limited to a horizontal plane established by the height of the parapet of the former Tariff Commission Building, but not greater than 65 feet. Notwithstanding the foregoing, the façade of a building at the corner of 8th and E Streets, NW may achieve a height of 65 feet at the E Street facade for a distance not to exceed 45 feet to the north. Between 40 and 60 feet west of the 8th Street property line, the height of the new construction would be limited to 90 feet. At 60 feet west of the 8th Street property line and 120 feet south of the F Street property line, new construction may attain a maximum height of 110 feet.

Please refer to page 8 of this staff report for a comparison of the massing under the current guidelines and the massing under the proposed amendment to the guidelines.

Executive Summary

The staff recommends that the Commission *approve* the proposed amendment to the Plan and the Square Guidelines.

Analysis

The proposal is consistent with PADC's goals and objectives as expressed in the Plan itself. The housing use has been accommodated in another development on an adjacent block. The mixed-use development includes a new theater, which will be a welcome addition to the Penn Quarter neighborhood.

The Square Guidelines for Square 406 were last amended specifically for the Spy Museum and, more generally at that time, for the southern two-thirds of Square 406. The massing model of heights and setbacks continued the reference to the parapet of the Tariff Commission meeting and was adjusted in response to the new construction for the Spy Museum. At the time, the reviewing agencies (GSA, NPS, the Commission, and the D.C. State Historic Preservation Officer) contemplated the possibility of further amendment when an architectural design for the southern part of the square was eventually developed. These same agencies have been consulting

with the developer and architect on the current proposal for the past several months and have reviewed the architectural plans and photo simulations of the massing, and have made a site visit.

The Guidelines are proposed for amendment in one area only—the height of the new development along 8th Street NW. The heights of buildings along 8th Street between Pennsylvania Avenue and F Street (at the Patent Office) have some variation. The proposed extension of the southeast corner of the new building to 65 feet provides a stronger emphasis to the new architecture at the corner so that the building is not inappropriately weak on the E Street façade (a concern when the Square Guidelines were last amended.) Further, the 5 foot setback for the 5 foot height above 60 feet on the 8th Street façade appropriately reflects the protection of the Tariff Commission Building contained in the Square Guidelines. The new 8th Street façade will, in effect, split the difference between being taller than and being lower than the Tariff Commission Building's parapet; it will be both slightly above (5 feet higher) and slightly below (7'4" lower) parapet. The architect will raise the lower height through the design of a typical 3-foot parapet, thus strengthening the cornice appearance and levels on the 8th Street façade of the new building. Staff believes that these variations in height will not look perceptibly different than the height of the Tariff Commission Building parapet.

In addition, some variation in the massing of the new 8th Street façade is desirable. The design, materials, and the small variance in cornice heights of the new building help to articulate the façade and massing so that the building will appear to have a smaller scale that is compatible with the Spy Museum complex and appropriately deferential to the Patent Office Building and the Tariff Commission Building.

The Executive Director will eventually review a building permit application and approve it if the project conforms to the Plan and Guidelines, under the terms of the 1996 Memorandum of Agreement. In the meantime, the design of the building itself is the subject of continuing review by the D.C. Historic Preservation Review Board (HPRB), since the site is within the Downtown Historic District and the Pennsylvania Avenue National Historic Site. The design concept, including the massing reflected in the proposed amendment, was approved by the HPRB at its June 2004 meeting. Further design development will also be reviewed by the HPRB and staff. .

PROJECT CONFORMANCE

National Environmental Policy Act

Pursuant to the Memorandum of Agreement between GSA and NCPC, dated July 25, 1996, amendments to the PADC Plan proposed or submitted by GSA to NCPC are acted on in an advisory capacity. In revising NCPC Environmental Procedures, dated April 1, 2004, the Council on Environmental Quality specified to staff that such actions do not reach any Commission required level of NEPA evaluation.

GSA has reviewed its submission proposal in conformance with its responsibilities under the GSA NEPA Compliance Guide and determined that the proposal qualifies as a categorical exclusion.

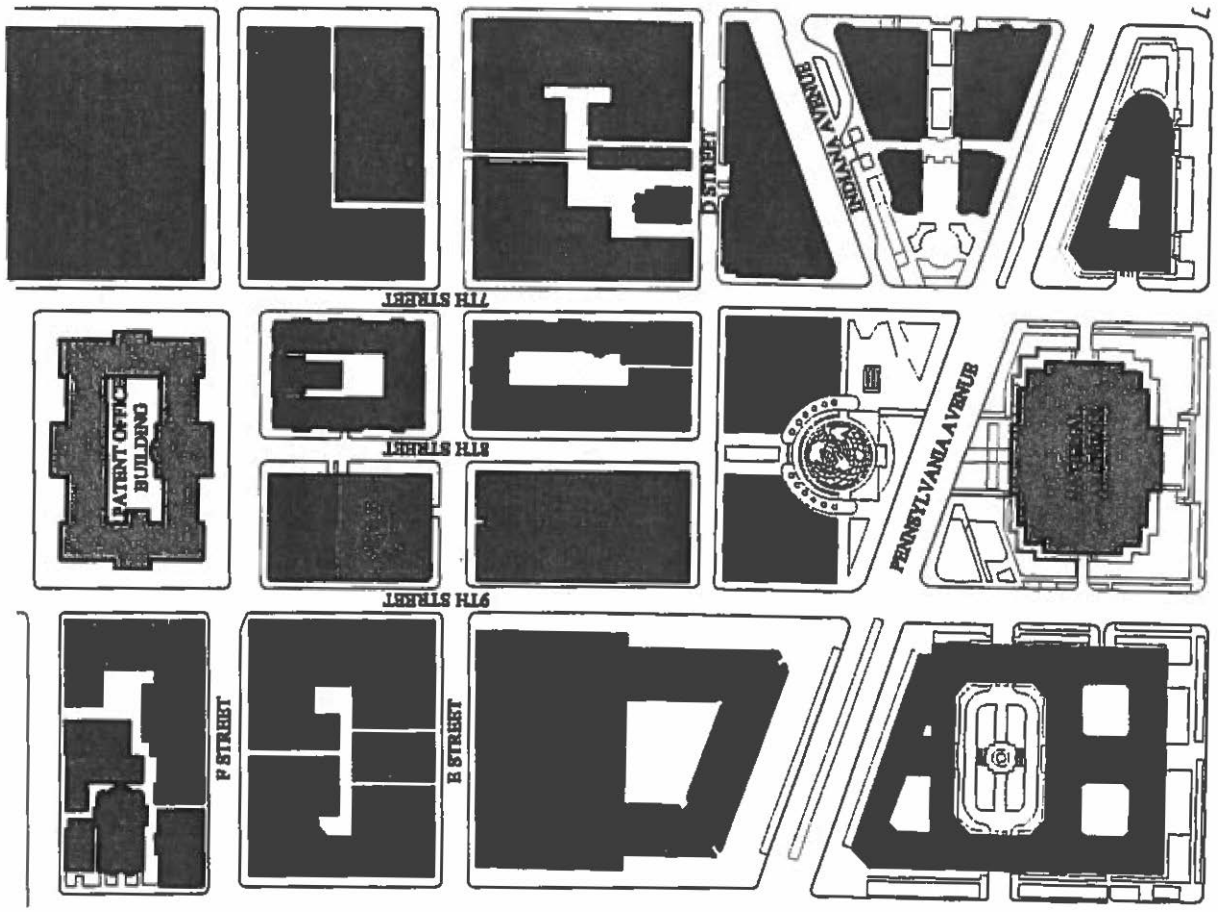
National Historic Preservation Act

GSA determined that the project would have an adverse effect on the 8th Street view corridor, but approved the proposed Guideline change with the condition that the DC State Historic Preservation Officer "maintain design review authority for the proposed new construction." The DC SHPO has stated that it does not concur with GSA's adverse effect determination. The DC Historic Preservation Review Board has approved the design concept for the new building (conforming to the proposed amendment). Further, the SHPO participated in the development of the proposed amendment. The SHPO will continue to review the project under its review of projects within the Downtown Historic District and the Pennsylvania Avenue National Historic Site.

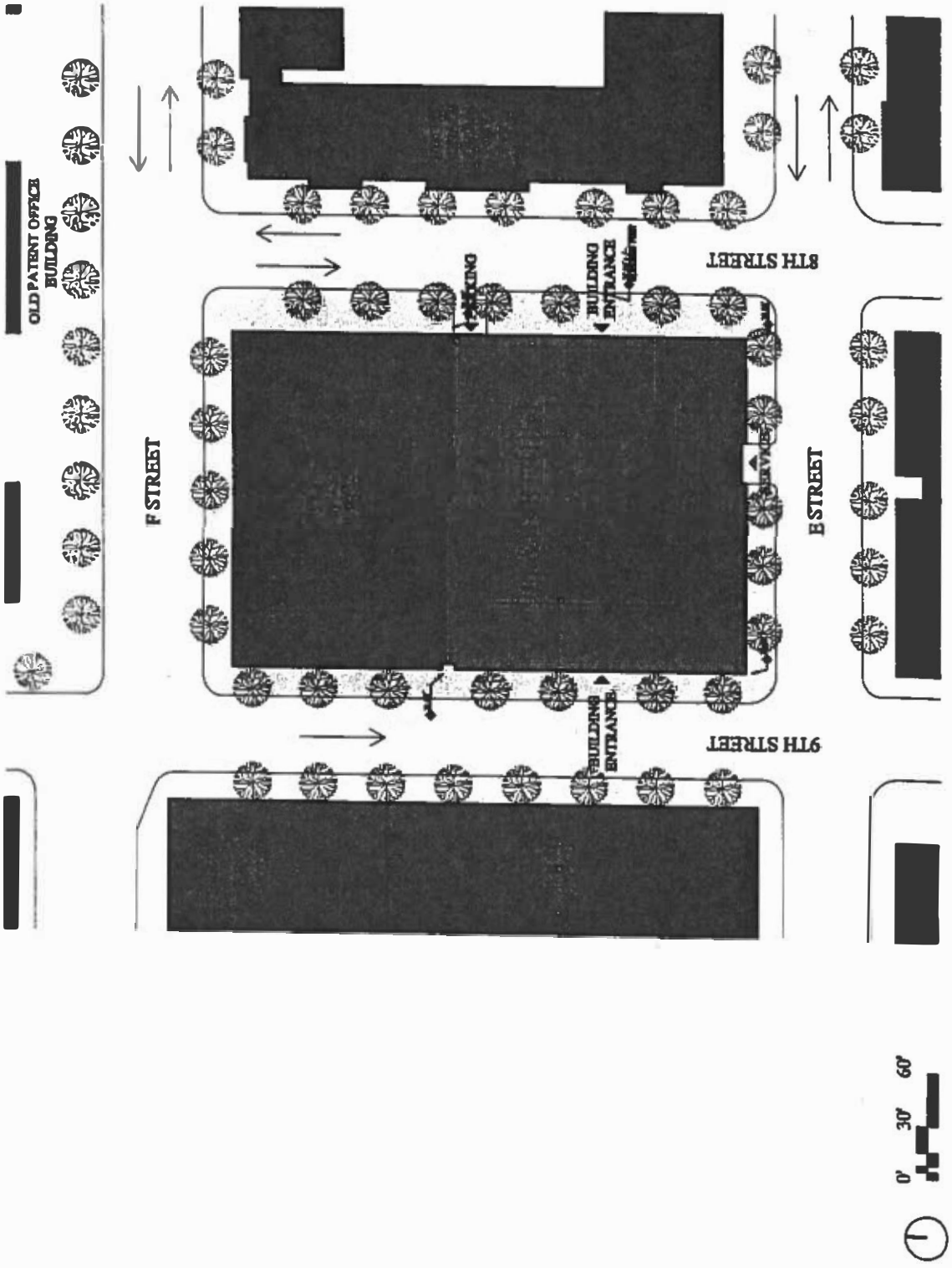
CONSULTATION

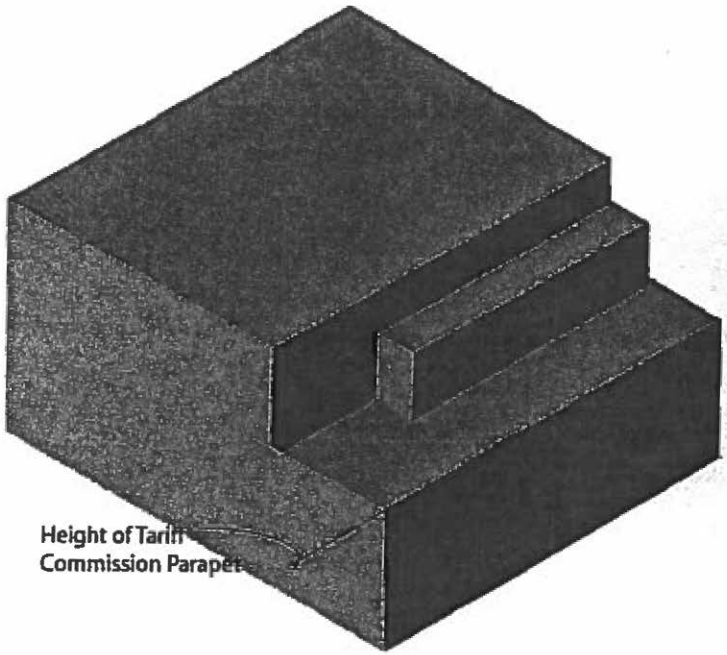
Coordinating Committee

The Coordinating Committee reviewed this project at its meeting on September 15, 2004, and forwarded the project to the Commission with the statement that the project had been coordinated with all agencies participating except for NPS, which withheld coordination but subsequently coordinated after it had reviewed the submission. The participating agencies were: NCPC, the District of Columbia Office of Planning; the District Department of Transportation; the Department of Housing and Community Development; the General Services Administration; the National Park Service; and the Washington Metropolitan Area Transit Authority.

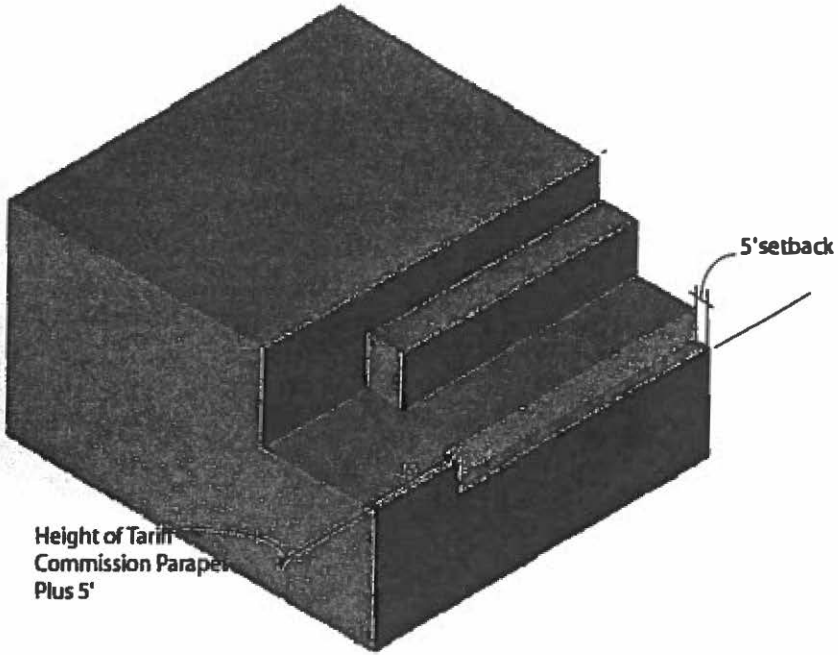


Site Orientation Map


OLD PATENT OFFICE BUILDING
F STREET
8TH STREET
9TH STREET
E STREET
PARKING
BUILDING ENTRANCE
BUILDING ENTRANCE
0'
30'
60'



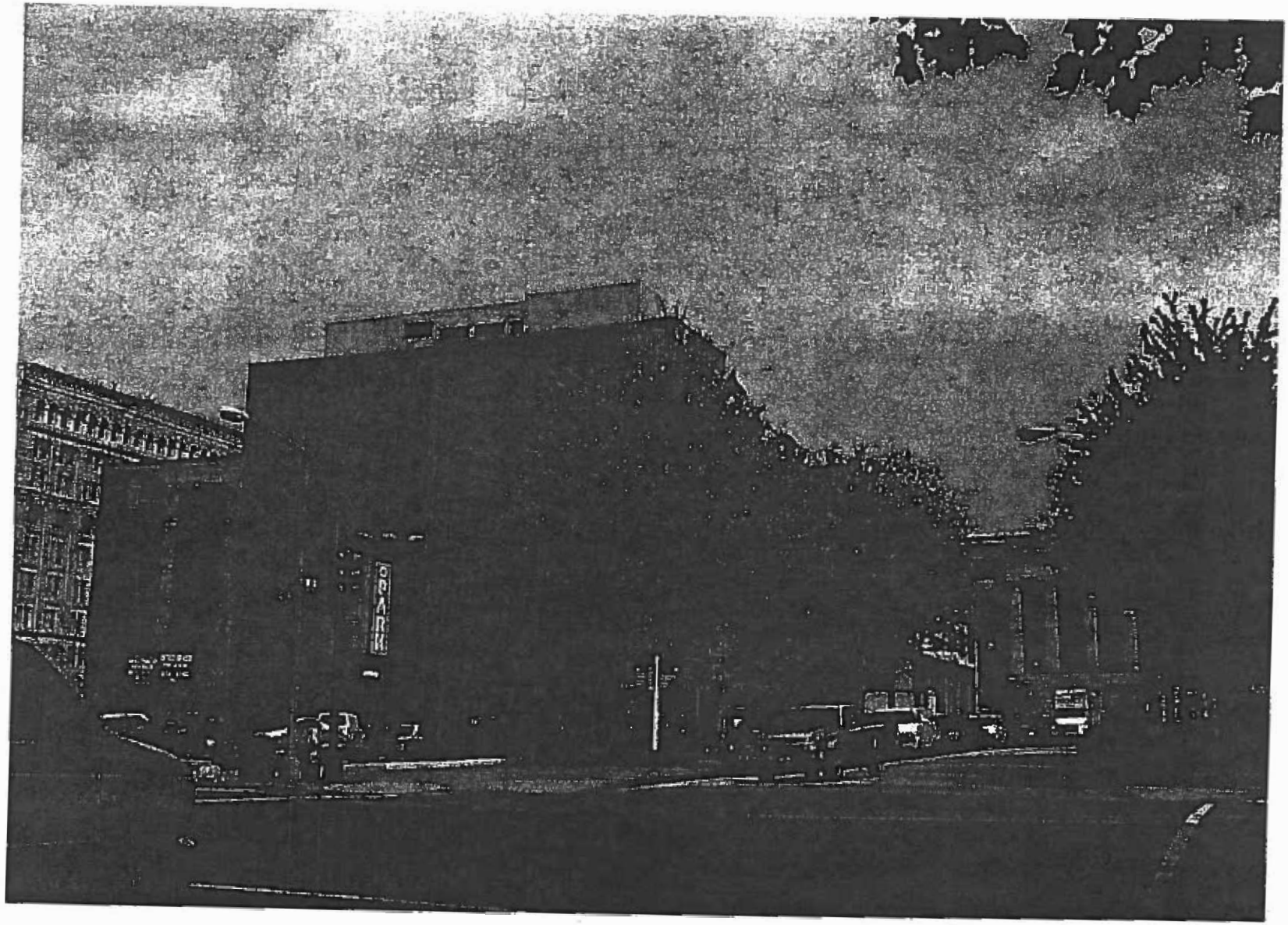
Current Square Guidelines



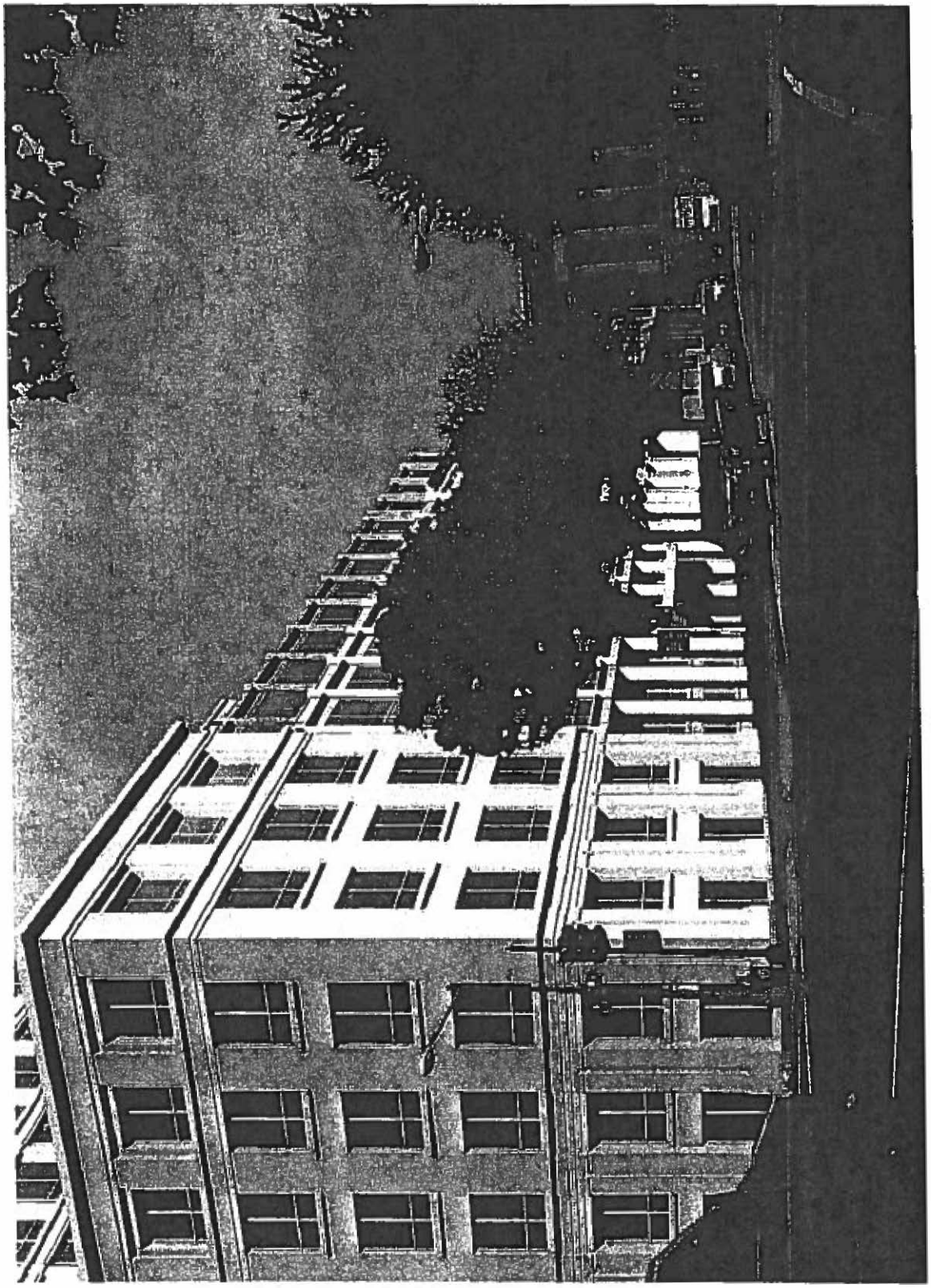
Proposed Square Guidelines



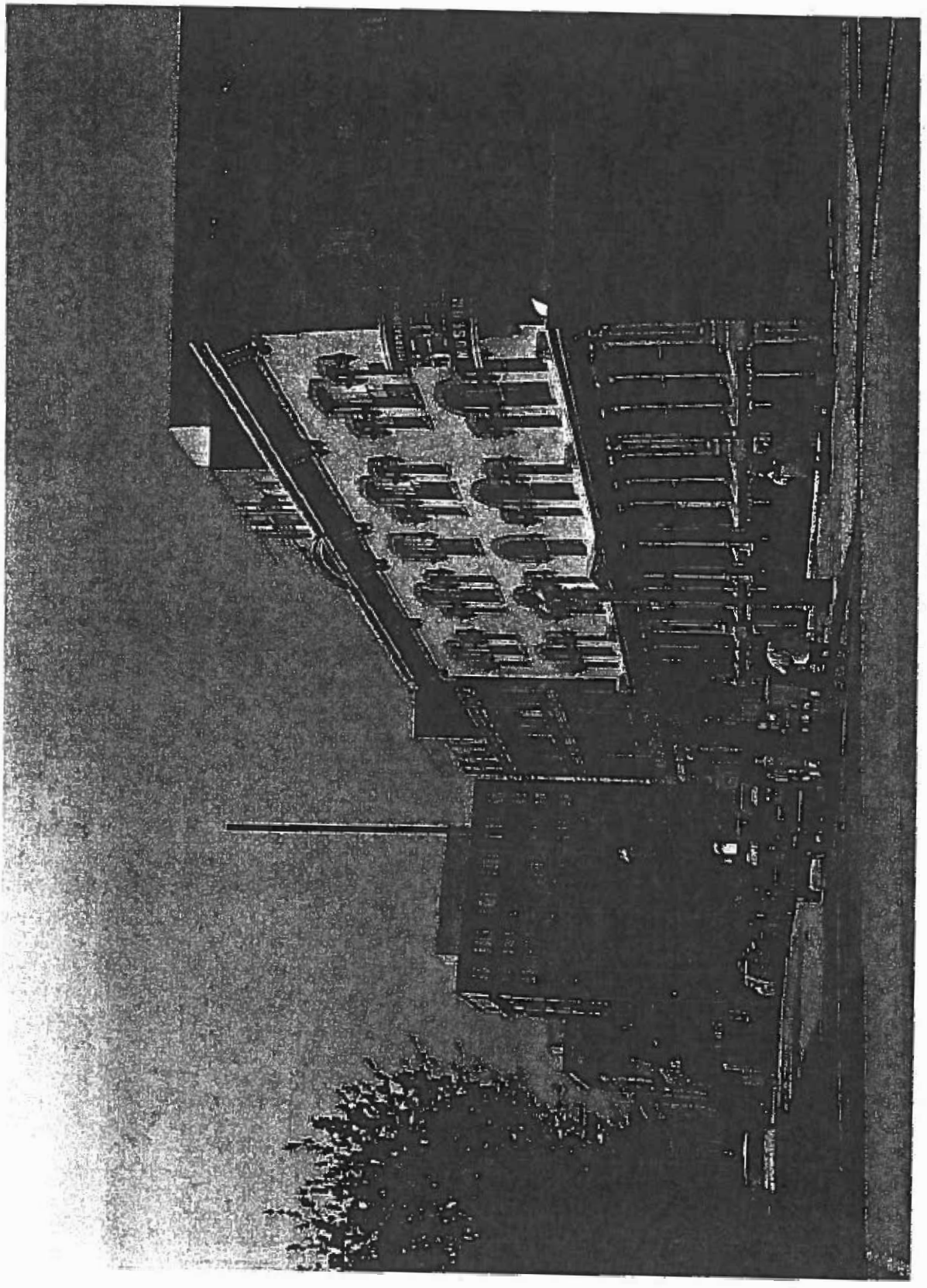
Design concept of proposed 505 9th Street, NW from 8th and E Streets, NW



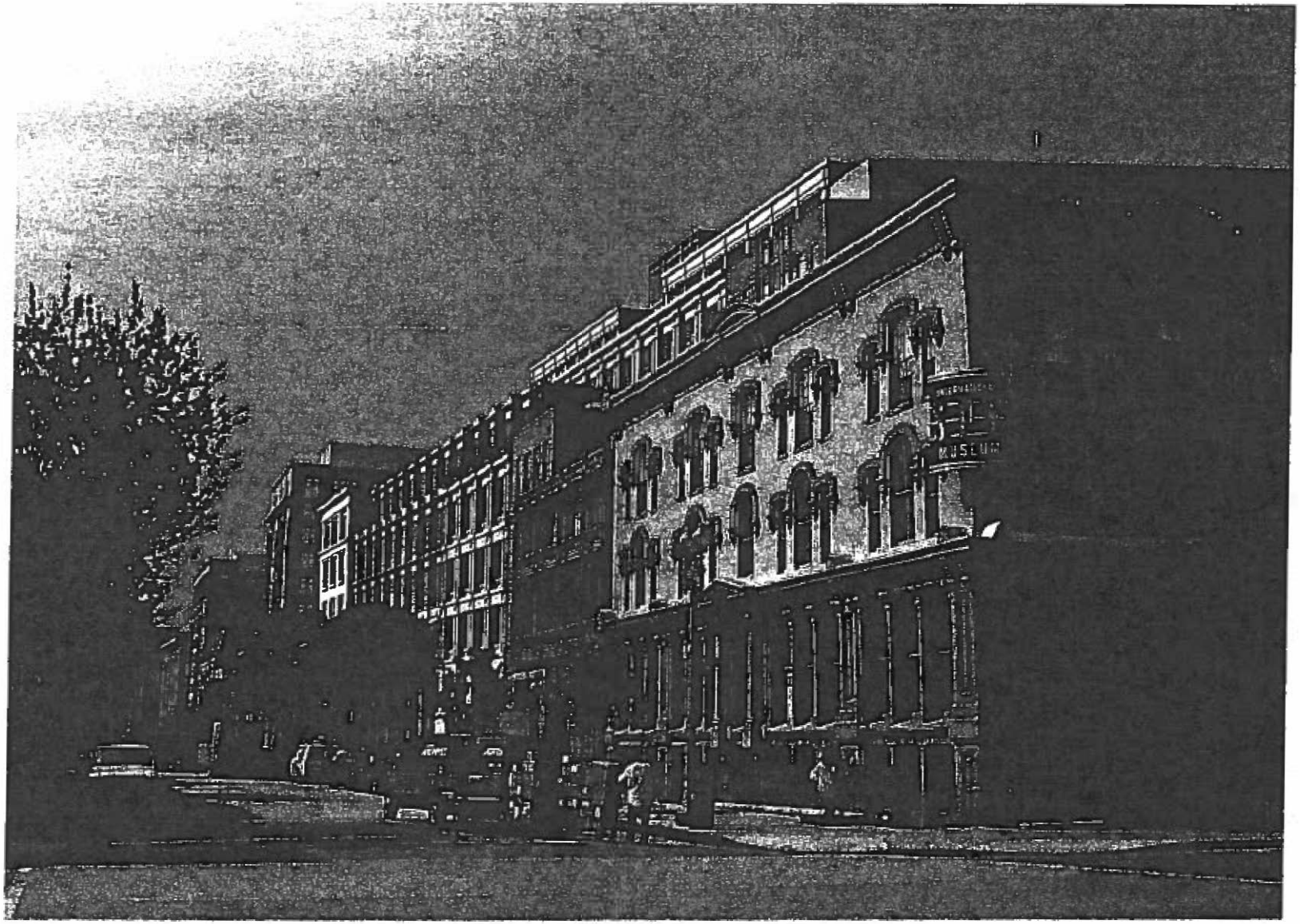
Current conditions, looking north from 8th and E Streets, NW



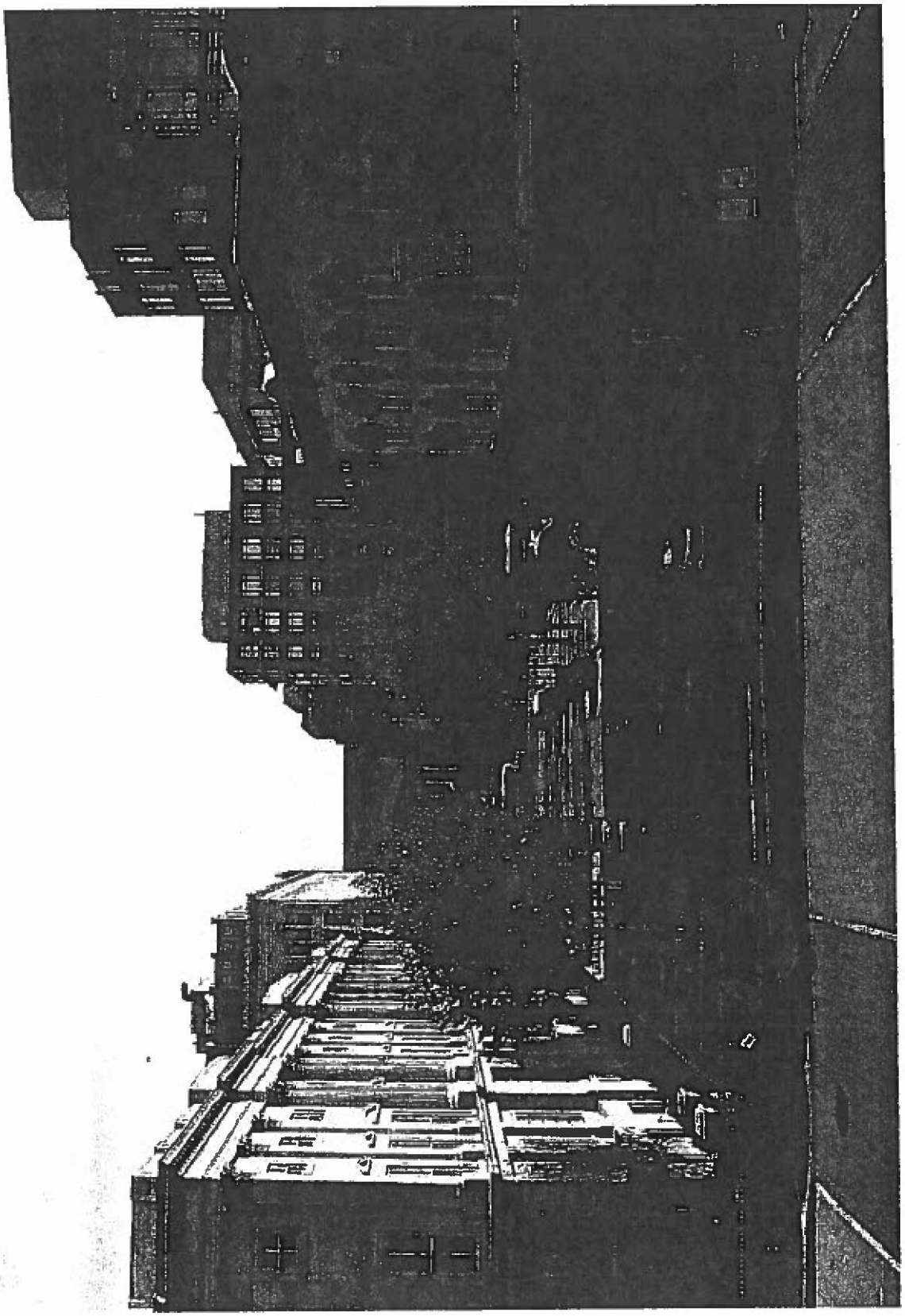
Proposed Building, looking north from 8th and E Streets, NW



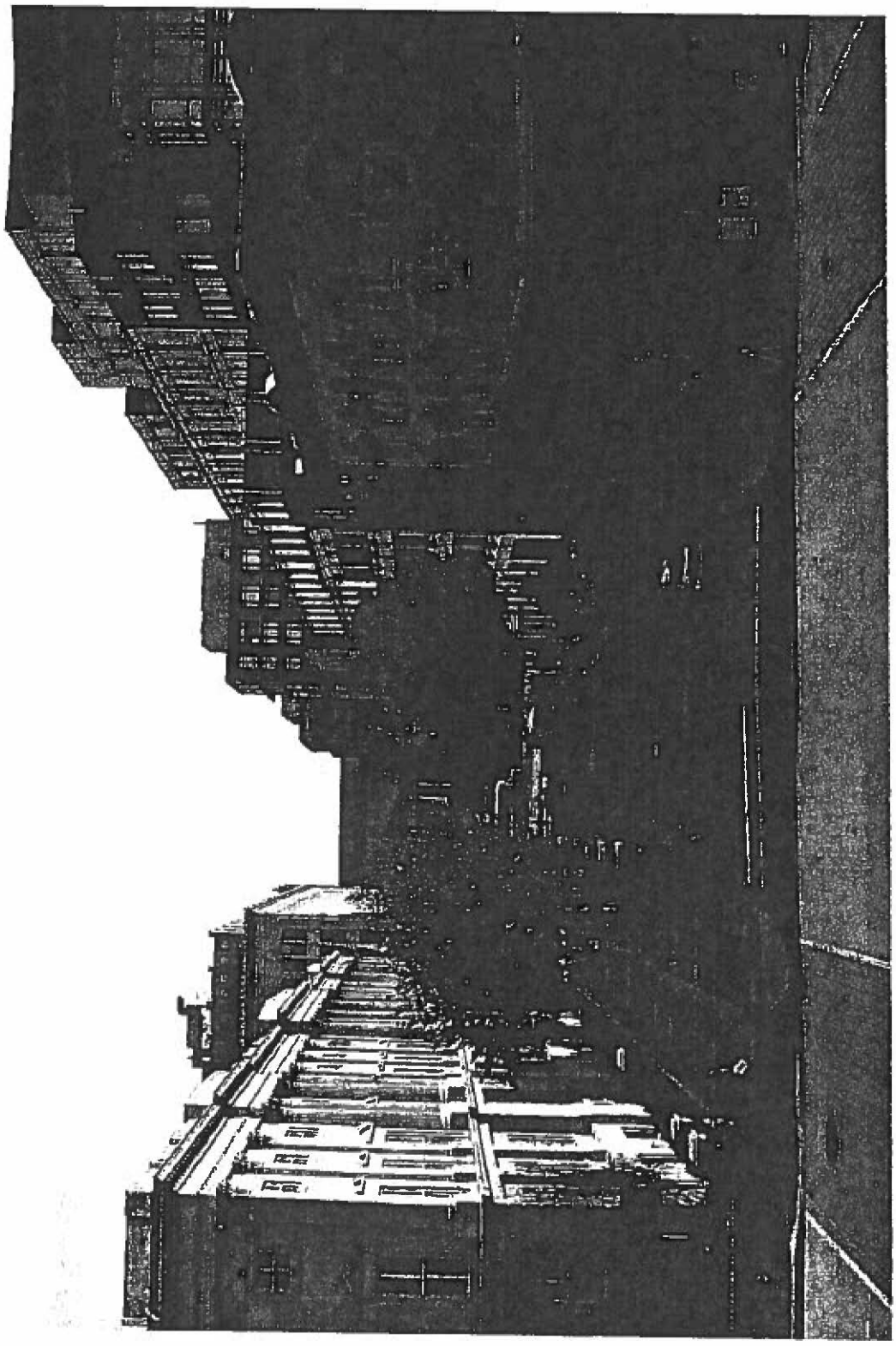
View toward site, looking south from 8th and F Streets, NW



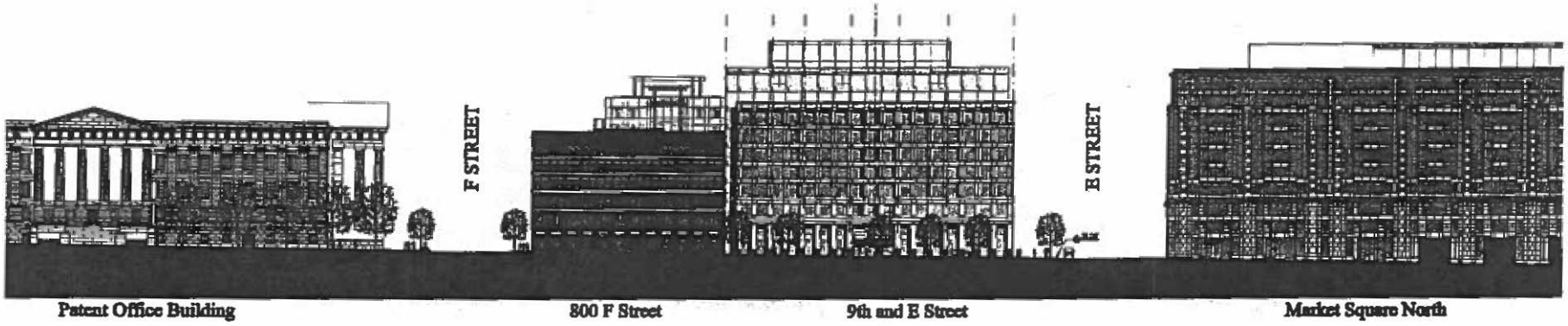
Proposed building, looking south from 8th and F Streets, NW



Current view looking south on 8th Street from Patent Office roof

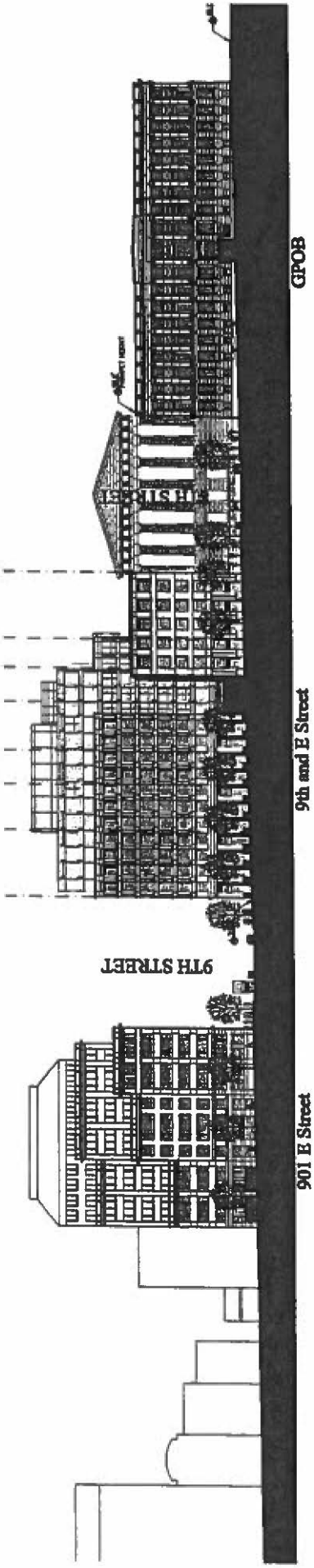


Proposed Building in view looking south on 8th Street from Patent Office roof

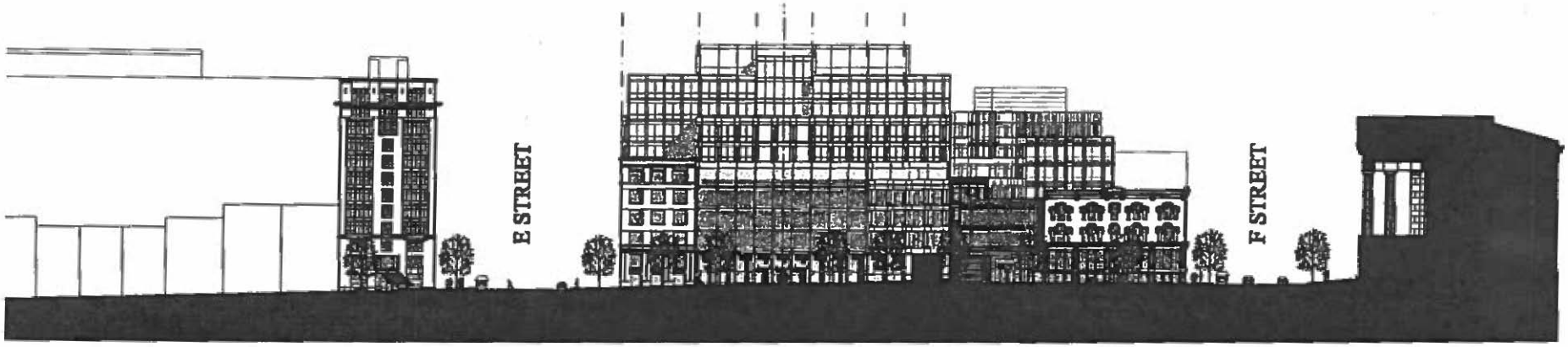


9th Street, NW Elevation

Proposed Building

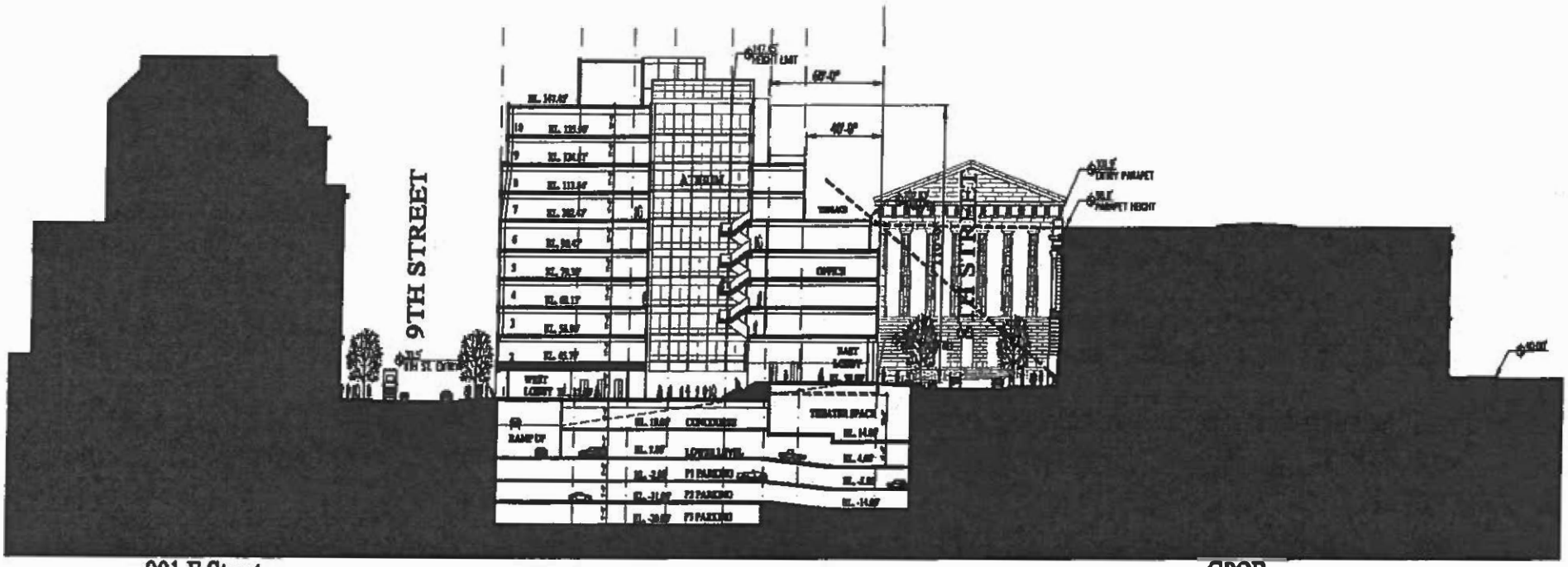


E Street, NW Elevation

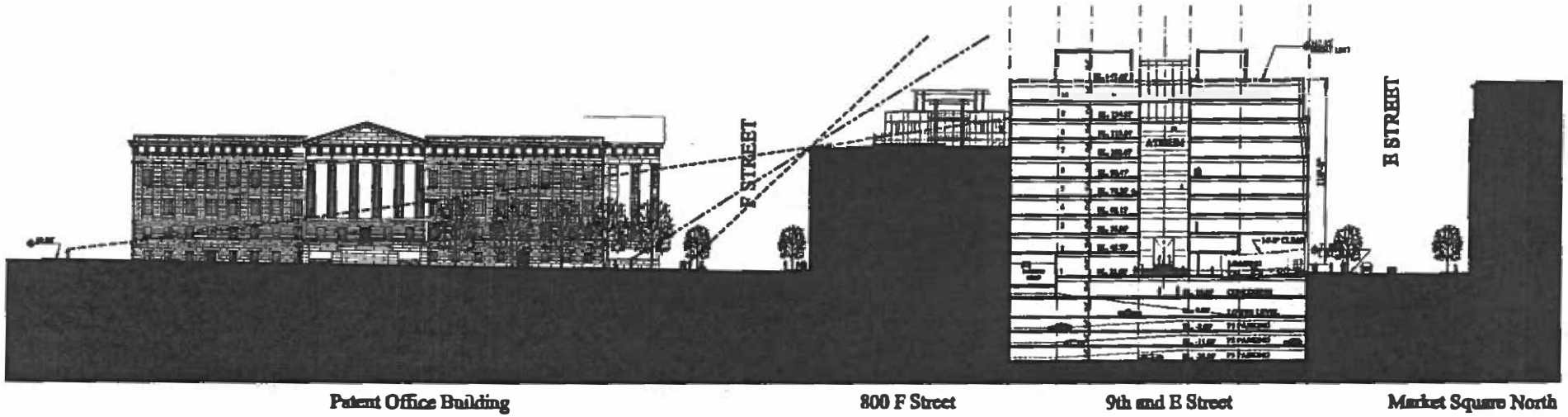


8th Street, NW Elevation

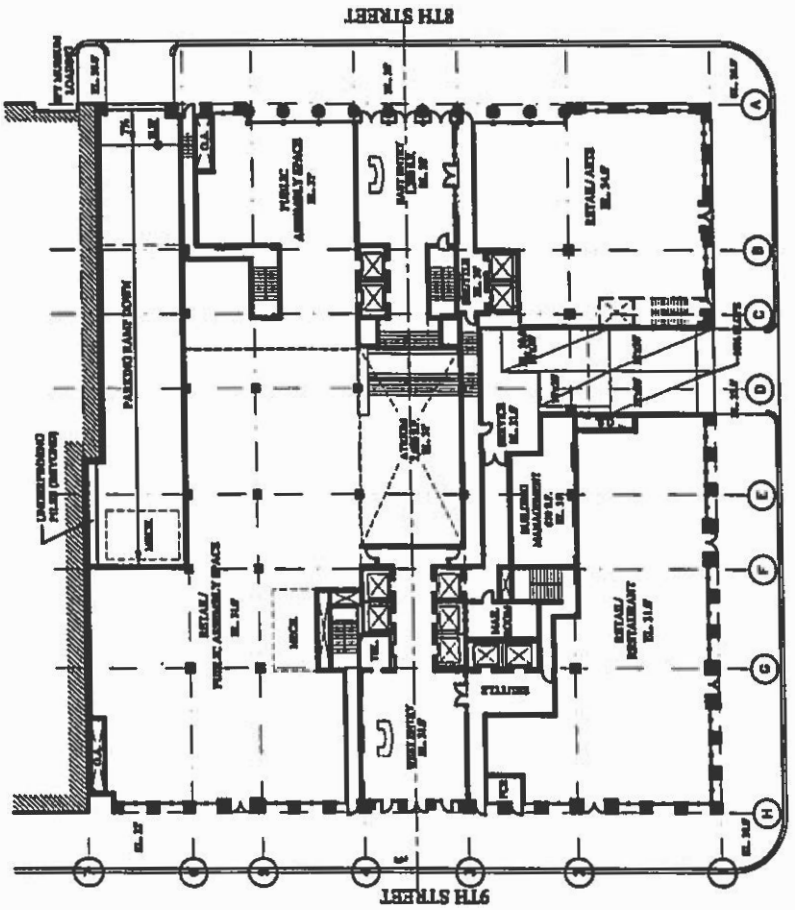
Proposed Building



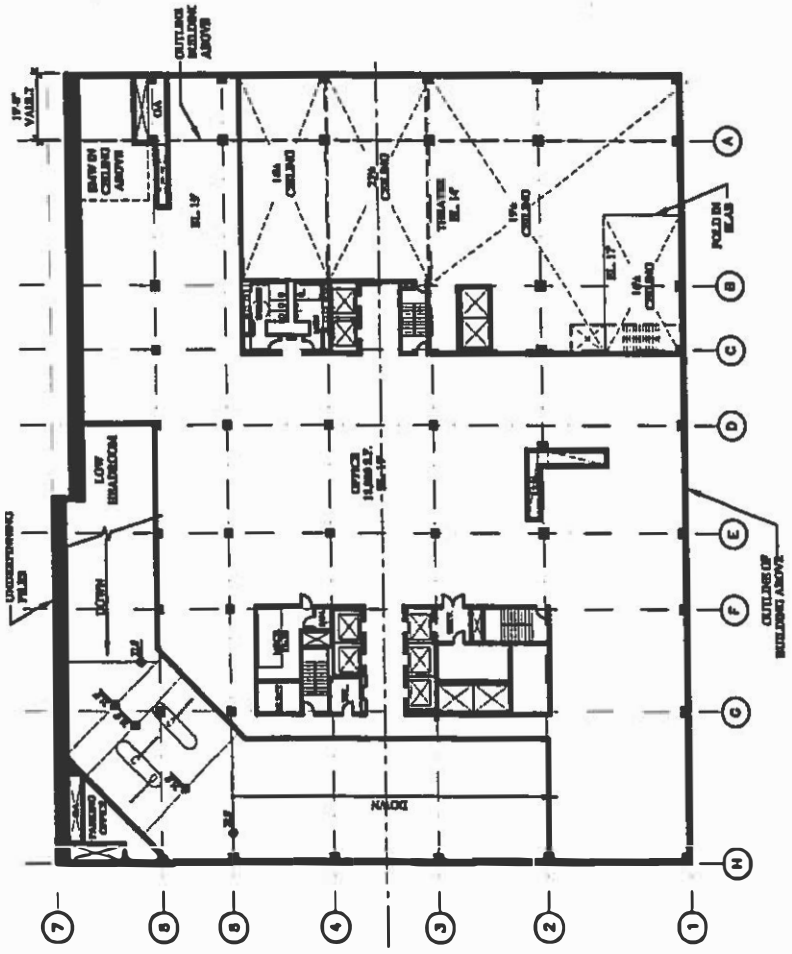
West-East Section, showing relationship of proposed building to Patent Office (labeled POB) and to Tariff Commission Building/Hotel Monaco (labeled Tariff)



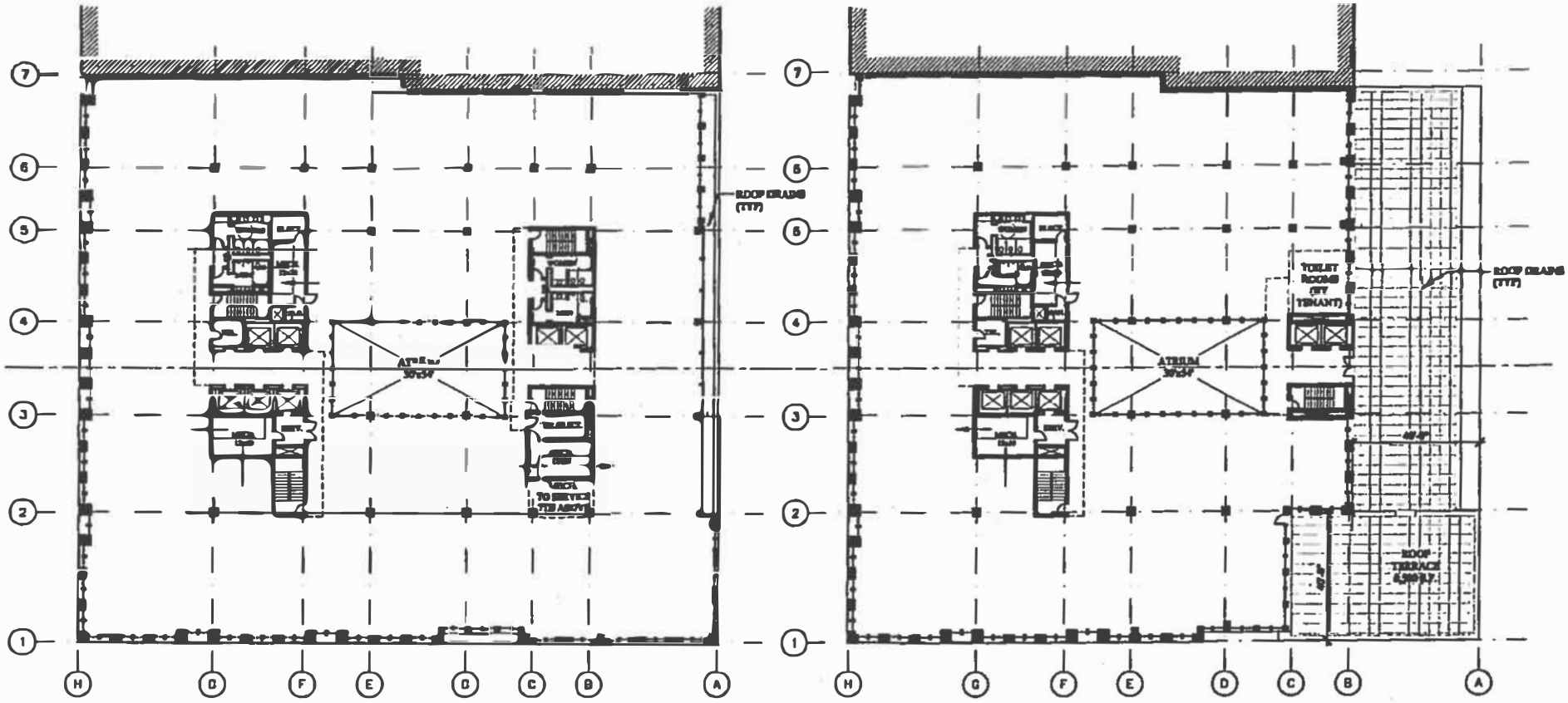
North-South Section showing sightlines from sidewalk to the proposed building, which is south of the Patent Office and the Spy Museum (and north of NCPC's offices)



1st Floor Plan



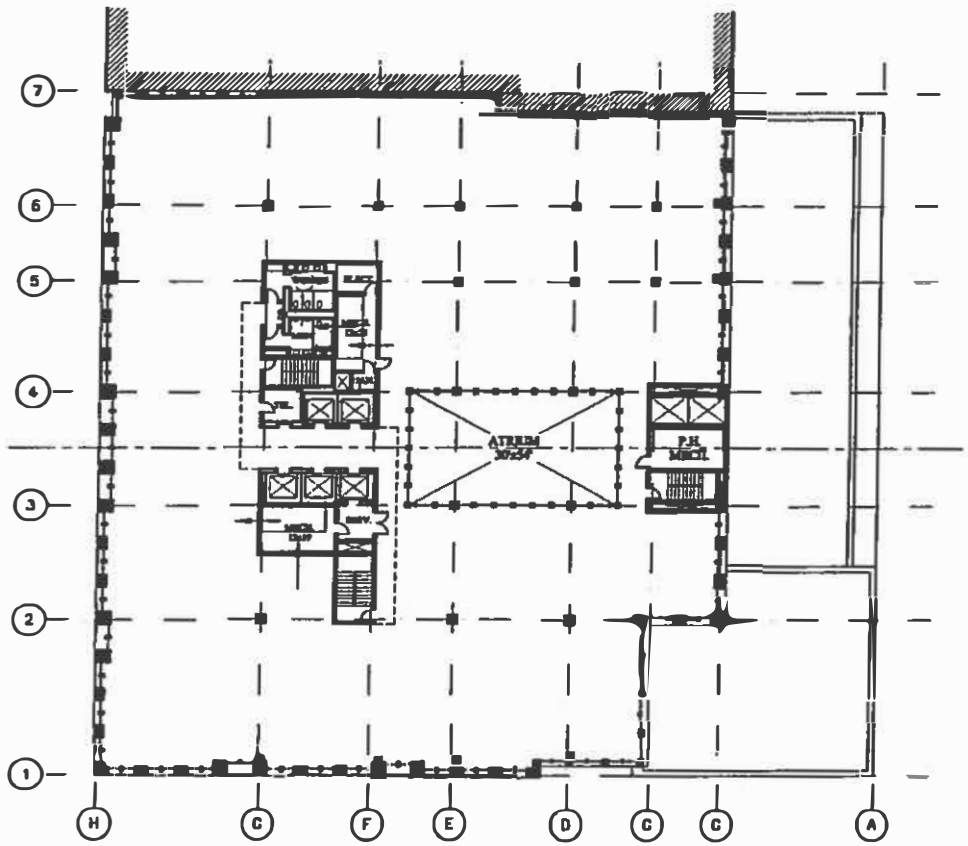
Concourse Plan



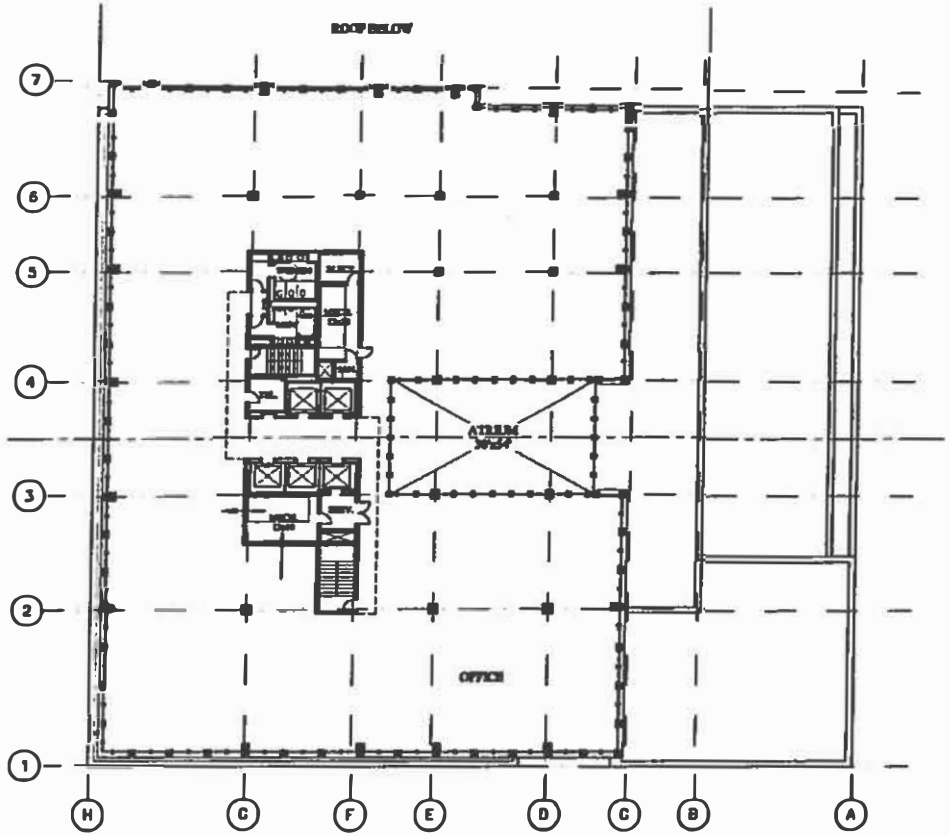
6th Floor Plan

7th Floor Plan

The 6th floor plan shows the proposed additional square footage on this floor, with the proposed 5' setback (starting 45' north of the southeast corner of the building) to respond to the parapet height of the Tariff Commission Building. The 7th floor plan shows both 40' setbacks (from 8th Street and from E Street) required in the current square guidelines and maintained in this proposal.

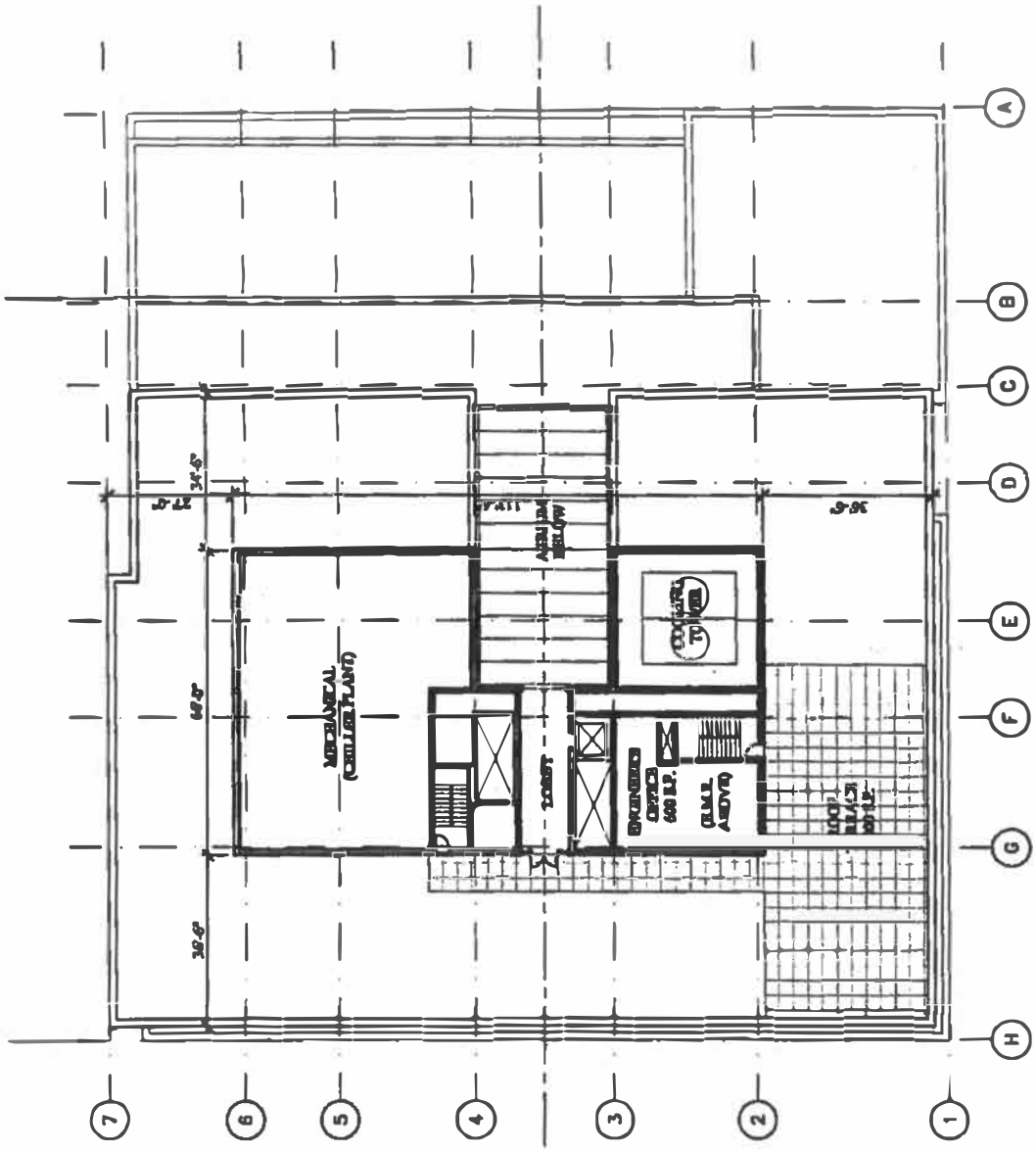


8th Floor Plan



9th and 10th Floor Plan

There are no changes to the square guidelines proposed above the 6th floor. The 8th floor plan maintains the guidelines' required 40' setbacks. The 9th and 10th floor plans show, in addition, the required 60' setback from 8th Street.



Penthouse Plan

COMMISSION ACTION

NCPC File No. P6513

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

AMENDMENTS TO THE PENNSYLVANIA AVENUE PLAN OF 1974 AND SQUARE GUIDELINES FOR SQUARE 406

Square bounded by 8th and 9th, E and F Streets, NW
Washington, D.C.

Submitted by the General Services Administration

October 7, 2004

Commission Action Requested by Applicant

Approval of an amendment to the Pennsylvania Avenue Plan pursuant to 40 U.S.C. sec 6702(d) and the Memorandum of Agreement dated July 25, 1996, 61 Fed. Reg. 41789.

Commission Action

The Commission:

Approves the proposed amendment to the Pennsylvania Avenue Plan of 1974 and Square Guidelines for Square 406, as shown on NCPC Map File No. 21.10(05.18)-41445.

Deborah B. Young
Secretary to the National Capital Planning Commission

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

401 9th Street, N W
North Lobby, Suite 500
Washington, DC 20004
Tel 202 482-7200
Fax 202 482-7272
www.ncpc.gov

Commission Members

Presidential Appointees

John V. Cogbill, III, Chairman
Herbert F. Ames
Jose L. Galvez, III

Mayoral Appointees

Arrington Dixon
Dr. Patricia Elwood

Ex Officio Members

Secretary of Defense
The Honorable Donald H. Rumsfeld

Secretary of the Interior
The Honorable Gale A. Norton

Administrator
[illegible] Services Administration
[illegible]orable Stephen A. Perry

Chairman
Committee on Governmental Affairs
United States Senate
The Honorable Susan M. Collins

Chairman
Committee on Government Reform
U.S. House of Representatives
The Honorable Tom Davis

Mayor
District of Columbia
The Honorable Anthony A. Williams

Chairman
Council of the District of Columbia
The Honorable Linda W. Cropp

Executive Director

Patricia E. Gallagher, AICP

IN REPLY REFER TO:
NCPC FILE No. P6513

DEC - 2 2005

Mr. Trey Dempsey
Boston Properties
901 New York Avenue, NW
Suite 400
Washington, DC 20001

Dear Mr. Dempsey:

I have reviewed the plans for the proposed building in Square 406 at 505 9th Street, NW, under our authority to review private projects in the Pennsylvania Avenue Development Plan area and the Memorandum of Agreement dated July 25, 1996, 61 Fed. Reg. 41789.

The Commission approved proposed amendments to the Pennsylvania Avenue Plan for Square 406 on October 7, 2004. The amendments concerned the height of the building cornice and related setbacks on the 8th Street frontage of the square, which were designed to ensure a uniform cornice height between the new building and the General Post Office, and the relationship of both to the Patent Office Building as the terminus of the 8th Street vista from the National Archives. I concur that the building plans conform to the Plan amendments, which were also endorsed without objection by the National Park Service and the General Services Administration.

Further, the plans are consistent with the Square Guidelines for Square 406, with the exception of the skylight above the building's atrium. I believe the increase in the height of the skylight, combined with its position adjacent to the prescribed 8th Street building setbacks established to preserve the views and prominence of the Old Patent Office, are not consistent with the Guidelines. In a meeting among your development team, Commission staff, and D.C. Historic Preservation Review Board staff on December 2, 2005, it was agreed that the skylight would be excepted from the construction permit approval at this time and that you would resubmit a skylight design to us for approval.

My signature on page 4 of the District of Columbia Application for Construction Permits on Private Property, and the exception of the skylight as a Restriction of the Permit, indicate my approval of the building plans, with the exception of the skylight.

Thank you for your submission of the building plans for my review. I wish you the best of luck with your project. I believe the building is well designed for its important historic and urban context and will be a welcome addition to our neighborhood.

Sincerely,

P. Gallagher

Patricia E. Gallagher, AICP
Executive Director

Enclsoure: District of Columbia Application for Construction Permits on Private Property

cc: MAcosta
LShiffer
CSaum
NWitherell
Central/ Reading File: NCPC P6513)

PRE-FILE NUMBERS		ZONING DISTRICT	FILE NUMBER	PERMIT NUMBER	
N.C.P.C. No:	O.G.No:	DD/C-4			By:
H.P.A.No:	S.L.No:	Ward No: 2	Receipt No:	Date:	Receipt No:

GOVERNMENT OF THE DISTRICT OF COLUMBIA

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION PERMIT SERVICE CENTER
Tel 202-442-4589 Fax 202-442-4862

BLRA-33 (Rev. 2/04)

APPLICATION FOR CONSTRUCTION PERMITS ON PRIVATE PROPERTY

(PRINT IN INK OR TYPE, DO NOT WRITE IN SHADED AREAS OR ON PAGE 4)

CLEARANCE TO FILE
By_____ Date_____

ERASING, CROSSING OUT, WHITING OUT, OR OTHERWISE ALTERING ANY ENTERED INFORMATION WILL VOID THIS APPLICATION

(A) ALL APPLICANTS MUST COMPLETE ITEMS 1 THRU 27

1 Address of Proposed Work:	Suite No.	2. Lot	3. Square	4. Application Date
505 9th Street, NW		26	406	4-7-05

5 Owner of Building or Property	6 Address (*include Zip Code*)	7 Phone
Dempsey REG Associates I, LLC	901 New York Ave. NW, WDC	202-585-0800

8 Agent for Owner: (*if applicable*)	9. Address (*include Zip Code*)	10. Phone
John Giuseppe	GRID OF D.C. INC. 3900 JERMANTOWN ROAD, SUITE 300 FAIRFAX, VIRGINIA 22030 (703) 934-4606 FAX (703) 934-1660	703-934-4606

11. Type of Proposed Work (check all applicable boxes)

- xxx☐ New Building
- ☐ Addition
- ☐ Alteration and Repair
- ☐ Raze Building
- ☐ Retaining Wall
- ☐ Fence
- ☐ Shed
- ☐ Awning
- ☐ Garage
- ☐ Sign
- xx☒ Projection
- ☐ Other (*Specify*) _____

12. Description of Proposed Work: Third Party Review

Construction of new 10 story office bldg. with 3 parking levels below ground as per attached third party reviewed and approved plans & plat.

13 Existing Use(s) of Building or Property	14 Ex. No of Stories of Bldg	15 Ex No of Dwelling Units	Official Use Only Miscellaneous FEE
parking lot			$

16 Proposed Use(s) of Building or Property	17 Prop No of Stories of Bldg	18 Prop. No of Dwelling Units	By:	Date:
office	10 + 3bsm't	0		

19 Starting Date	20 Completion Date of work	21 Method of Removing Construction Debris	22 Does the proposed work involve disturbing the earth or razing a building?
11-05	2-07	[ ] Pick-up Truck xx[x] Dumpster [ ] Other (*specify*)	xx[x] Yes, answerq. 23 [ ] No, SKIP q. 23-27

23. Is the area of disturbed earth more than 50 sq. ft?	24. Soil Erosion Control Methods	25. Area of Offsite Drainage	26. No of Footings or Columns	27 Size of Footings or Columns
☒ Yes, answer q. 24-25 ☐ No, SKIP q. 24-25	per approved plans	– sq. ft	per plans	per plans

ALWAYS SIGN THE APPLICATION ON PAGE 3 (SECTION I)

Complete Section B if the proposed work is new building, addition or alteration. (Page 2)
Complete Section C if the proposed work is razing a building. (Page 2)
Complete Section D if the proposed work is a retaining wall. (Page 2)
Complete Section E if the proposed work is a fence. (Page 3)
Complete Section F if the proposed work is a shed/garage. (Page 3)
Complete Section G if the proposed work is an awning. (Page 3)
Complete Section H if the proposed work is a sign. (Page 3)

OFFICIAL USE ONLY

	R	P	H	A	
M					
P					
E					W ☐ Yes ☐ No
F					PLANS
S					☐ No ☐ Sm ☐ Lg

(J) APPROVALS (DO NOT WRITE ON THIS PAGE. OFFICIAL USE ONLY)

A. PERMIT CONTROL

- ☐ 1. Fine Arts by: _____ Date: _____
- ☑ 2. Historic by: _____ Date: 11-28-05
- ☑ 3. Cap. Gateway by: _____ Date: _____
- ☑ 4. NCPC: _____ Date: _____
- ☐ 5. W.H./Obs. Precinct by: _____ Date: _____
- ☐ 6. Flood Control by: _____ Date: _____
- ☐ 7. WMATA by: _____ Date: _____
- ☐ 8. Condem. by: _____ Date: _____
- ☐ 9. Rental Accom. by: _____ Date: _____
- ☐ 10. Chinatown Distr. by: _____ Date: _____
- ☐ 11. Utility Clearance by: _____ Date: _____
- ☐ 12. General Liability Ins. Policy Clearance by: _____ Date: _____

B. CLEARANCE TO FILE PLANS

- ☐ 1. Zoning by: _____ Date: _____
- ☐ 2. DDOT – Permit and Records Division
  Access to Parking Street ☐ Street ☐ Alley
  Cleared by: _____ Date: _____
- ☐ 3. DDOT – Consumer Engineer
  Cleared by: _____ Date: _____
- ☐ 4. ERA – Erosion Control
  Cleared by: _____ Date: _____

Restrictions of the Permit:

The atrium skylight is excepted from approval and must be resubmitted to NCPC

TO REPORT WASTE, FRAUD, OR ABUSE BY ANY D.C. GOVERNMENT OFFICIAL, CALL THE D.C. INSPECTOR GENERAL AT 1-800-521-1639

C. PLANS AND APPLICATION APPROVAL

- ☑ 1. Information Counter by: _____ Date: 5/4/05
- ☐ 2. Information Center by: _____ Date: _____
- ☐ ☐ (a) ABRA by: _____ Date: _____
  - ☐ (b) Noise Control by: _____ Date: _____
  - ☐ (c) Industrial Safety by: _____ Date: _____
  - ☐ (d) Vector Control by: _____ Date: _____
  - ☐ (e) D.C. Animal by: _____ Date: _____
  - ☐ (f) Police Dept. by: _____ Date: _____
- ☑ 3. Zoning by: TP Date: 11/18/05
  Zoning Update by: _____ Date: _____
  Zoning Overlay approval by: _____ Date: _____
- ☑ 4. DDOT – Permit and Records Division/Deposit # 500457
  Sidewalk Deposit $ _____ Driveway Deposit $ 12,589.00
  by _____ Date _____
- ☑ 5. Water/Sewer Design Branch
  Consumer Eng. by: Walter R. Barnett Date 11/18/05
- ☑ 6. Environmental Regulation Administration
  - ☐ Environmental Policy Review
    Control No. _____
    by _____ Date _____
  - ☐ Erosion Control by: _____ Date 11/21/05
  - ☐ Storm Water Mgmt. by: _____ Date _____
    Plan No _____
  - ☐ Air Quality by: _____ Date _____
  - ☐ Underground Storage by: _____ Date _____
- ☑ 7. Mechanical Eng. Review by: TPR Date _____
- ☑ 8. Plumbing Eng. Review by TPR Date _____
- ☑ 9. Electrical Eng. Review by: TPR Date _____
- ☐ 10. Health Plan Review
  - ☐ (a) Food Plan Review by: _____ Date _____
  - ☐ (b) Medical X-Ray Plan Rev. by: _____ Date _____
- ☑ 11. Fire Protection Plan Review by: TPR Date _____
- ☐ 12. D.C. Fire Dept. (Fire Prevention Plan Review Section) by: _____ Date _____
- ☑ 13. Elevator Plan Rev. Sec. by: TPR Date _____
- ☐ 14. Plumbing Insp Rev. by: _____ Date _____
- ☐ 15. Construction Insp. Branch (Field Check) by: _____ Date _____
- ☐ 16. Historic Pres. Div. by: _____ Date _____
- ☐ 17. EISF: N/A Date 5/11/05
- ☑ 18. Structural Eng. by: TPR Date _____
- ☐ 19. Permit and Certificate Issuance Counter by: _____ Date _____
- ☐ 20. QC By: _____ Date _____

ZONING

C of O Number _____ Date _____

Existing Use(s) _____

Proposed Use 10 story office

- ☐ New Bldg
- ☐ P.O.D.
- ☐ File in room 2124

DDOT – PUBLIC SPACE

Street Name: _____

Street Width: _____

Road Width: _____

Sidewalk Width: _____

Parking: _____

Restrictions:

Job No. 2081-AA | BZA Case No | PUD Order No.

Square Guidelines: Market Square (Sqs. 407, 408, 431, & 432)

Along with The Pennsylvania Avenue Plan - 1974 and the General Guidelines, these Square Guidelines will control development on Squares 407, 408, 431, and 432, and form the basis on which preliminary approval to development proposals may be granted by the PADC Board and final approval may be granted by the Chairman, as outlined in the Development Policies and Procedures.

Henry A. Berliner, Chairman

Issued: June 15, 1983
Revised: April 16, 1986
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Revised: August 5, 1987

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GUIDELINES GOVERNING APPROVAL OF DEVELOPMENT PROJECTS

In order to ensure that development within the jurisdiction of the Pennsylvania Avenue Development Corporation ("the Corporation") is implemented in accordance with The Pennsylvania Avenue Plan - 1974, ("the Plan"), the Corporation has promulgated design and development guidelines which set forth the Corporation's intent with regard to the design and planning of development projects. In addition to these guidelines, there are other policies, plans, programs, regulations, and guidelines which will control development under the Corporation's jurisdiction. This regulatory structure is briefly described below.

1. General Guidelines and Uniform Standards for Urban Planning and Design of Development Within the Pennsylvania Avenue Development Area (36 CFR 910) (the "General Guidelines"):

General Guidelines are applicable to all squares and indicate the Corporation's overall intent with regard to design and development. The General Guidelines include a summary of the Plan's goals and objectives, a description of design and development criteria uniformly applicable to all squares, and a glossary of terms used in the General and Square Guidelines.

2. Square Guidelines:

Square Guidelines are applicable to an individual square, or group of squares, and indicate the Corporation's specific intent with regard to design and development. The Square Guidelines include specific guidelines and controls for such items as minimum development parcels, building massing, uses, historic preservation, servicing, and pedestrian features.

3. Miscellaneous Policies, Programs, Regulations, and Guidelines:

(a) Historic Preservation Plan

(b) Energy Guidelines

(c) Side Street Improvements Program

(d) Pennsylvania Avenue Lighting Plan

(e) Criteria and Guidelines for Lighting of Private Development

(f) Public Improvements Program

(g) Policy on Environmental Quality and Control (36 CFR 907)

(h) Affirmative Action Policy and Procedures (36 CFR 906)

(i) Policy and Procedures to Facilitate the Retention of Displaced Businesses and Residents in the Pennsylvania Avenue Development Area (36 CFR 908)

(j) Policy Statement for Permanent Art in Public Spaces

SQUARE GUIDELINES: MARKET SQUARE DEVELOPMENT
(Squares 407, 408, 431, and 432)

A. Background

One of the most important goals of the Pennsylvania Avenue Plan - 1974 (as amended--"the Plan") is to establish a new residential community as part of mixed-use development along Pennsylvania Avenue. This community will be located in the area east of the FBI building, between 6th and 9th Streets, Pennsylvania Avenue and E Street, NW (the "Eastern Sector"). Residential use will enhance the Avenue by promoting an active street life, adding variety to the downtown, and supporting the operation of local businesses and entertainment establishments.

The symbolic heart of this community will be on Pennsylvania Avenue at Market Square. Market Square is one of the most important plazas of L'Enfant's plan for Washington, lying at the midpoint between the Capitol and the White House, where the 8th Street cross-axis intersects the Avenue. It is also historically important because, for more than a century, the presence of the Central Market made it a focus of the city's commercial life.

B. Urban Design Objectives: Market Square

The Corporation intends to re-establish Market Square as one of the grand civic spaces along Pennsylvania Avenue. This will be accomplished through a cooperative effort combining public improvements with private development. On the public side, the Corporation will develop a major new park that will include a memorial to the U.S. Navy featuring a performance facility for the Navy Band and other groups. Private development will complete the architectural setting for this park and provide the cafes, restaurants, and shops that will help to enliven it.

The fundamental design and development challenge at Market Square is to balance the monumentality that is appropriate to the "Main Street of the Nation" with a vitality and humanity that is appropriate to a popular park at the center of a residential community. This will require the creation of both a distinguished architectural setting and a special atmosphere that makes the park become a natural civic gathering place.

The monumental architecture that now dominates Market Square can instill a sense of civic pride by enabling individuals to identify with the larger scale of city, society, and government. To be fully successful, however, Market Square also needs another, less formal character that attracts people to participate in organized or spontaneous public events, to watch and be watched, to stroll in a crowd, or simply to be in a public environment. To establish this more informal aspect, the Square will include the intimate as well as the monumental--small scaled and finely detailed elements, and opportunities for enjoyment and amusement.

The great civic spaces of Europe, as well as such notable American examples as Rockefeller Center or Jackson Square in New Orleans achieve this difficult combination of grandeur and intimacy, awe and fun. The unique character that results from this combination gives these spaces their treasured place in the public mind.

Working together with private developers, the Corporation intends to create this same combination of contrasting but equally essential elements at Market Square. The elements of the balance are, on the one hand, the monumental sweep of Pennsylvania Avenue, the dominating presence of the Archives building, and the tension of the 8th Street axis; and on the other hand, the richness of historic buildings, the human presence of a residential community, and the pleasure of fountains, cafes, and performances in the park.

The public improvements program for Market Square Park reflects this commitment. Market Square Park will include not only a memorial with commemorative sculpture in a dignified setting, but also generous amounts of greenery for casual enjoyment, and areas for an audience to gather for entertainment and festive occasions. It will be the responsibility of the private sector, working with the Corporation, to ensure that new development around the edge of Market Square completes the space, both architecturally and in terms of activity, in a manner that maintains and enhances this balance.

C. Urban Design Objectives: Streetscapes

Except for the establishment of Market Square Park, the present street pattern in this area will be largely retained, with both 8th and D Streets remaining open to vehicular traffic north of Market Square. Keeping these streets open will provide convenient access to the shops and galleries in the area and promote a more active and secure neighborhood for residents. Because these streets are not convenient for through traffic, however, much of the area will be suited to residential use and a quieter pedestrian-oriented atmosphere.

The urban design framework for new development takes advantage of the different functions of the streets in the area. A different mix of uses will be developed along each street, according to design objectives intended to enhance the street's individuality. These objectives were developed by considering each street's existing uses, the level of traffic, buildings to remain, the street's historic role, and its formal importance in the L'Enfant Plan.

Eighth Street is intended to be primarily residential in character, with as many residential entrances as possible located here. Other portions of the ground floor frontage should be occupied by retail, arts, or residential service establishments. Since 8th Street will serve as an important pedestrian connection between Market Square and the Portrait Gallery, all adjacent

development projects will be required to follow a uniform design for streetscape improvements, including sidewalk paving, street trees, and street furnishings. New buildings should be considered elements in a classical urban composition centered on the Archives and Portrait Gallery buildings as focal points. Special cornice height restrictions have been established to maintain the balance of this composition.

Along the 7th Street frontage, new development is intended to reinforce the street's commercial and historic character, as well as its status as a center for the city's arts community. Street level spaces should be devoted to shops, restaurants, and arts-related uses. New construction should maintain the visual rhythm of the streetscape, with highly detailed facades and variations in the building massing and cornice line. Preservation of many of the existing structures along 7th Street, as well as the reconstruction of dismantled facades relocated from other sites along Pennsylvania Avenue, is provided for in the Corporation's historic preservation program.

New development along 9th Street should be built to the maximum height to help balance the bulk of the FBI Building on the west side. The absence of retail uses on the FBI side of the street and the heavy vehicular traffic present particularly difficult planning and design problems. However, these guidelines provide for projections over the 9th Street sidewalk that are intended to improve the street in several ways--by providing weather protection, giving the street a special design character, and establishing a scale more appropriate to pedestrian use.

D Street is composed of short blocks that do not allow a continuous retail frontage. It also provides the most appropriate (and in some cases, the only) location for off-street loading facilities. For these reasons it will be primarily a service street, although some retail uses (such as dry cleaners or copy centers, for example) could be located there. D Street should be seen as an opportunity to concentrate the elements that are necessary to development but not desirable on the pedestrian-oriented streets.

E Street lacks a strong identity, but will change considerably when new development occurs on the north side of the street (Square 406). New construction on E Street should re-establish the street wall by providing strong corners and a continuous building frontage at the sidewalk.

D. New Private Development:
General Planning and Design Criteria

Development on these squares shall address several major objectives that support the achievement of the Corporation's overall goal for the Eastern Sector. These objectives are:

First, development on these squares shall provide almost two-thirds of the total number of units in the entire residential program for the Eastern Sector, including an appropriate mix of unit types and sizes.

Second, mixed-use development shall establish a new residential presence in an older commercial area.

Third, development shall provide two types of retail--convenience retail such as groceries, cleaners, and drug stores to serve the needs of area residents, and activity-generating retail such as cafes, restaurants, and shops to provide activity in Market Square Park.

Fourth, development shall complete in an appropriate and distinguished manner the physical setting at Market Square, one of the city's most prestigious and important sites.

On Squares 407, 408, and 432, where new construction will dominate, development should exhibit the best of contemporary architecture and planning, with special care taken to integrate this development with the adjacent historic areas.

On Square 431, where rehabilitation or infill construction will dominate, development should respect the historic streetscape and enhance it by adding a new vitality. Square 431 lies entirely within one of the mini historic districts delineated in the Plan, and most of the buildings on the Square are included in the Corporation's historic preservation program.

The objective of establishing a strong residential presence will be addressed by concentrating housing units along 8th Street and portions of Market Square Park, and concentrating most new commercial uses on 7th and 9th streets. Because new mixed-use development will also include a significant amount of office space, all development projects must be carefully planned and sensitively designed to ensure that the housing units will function as a residential community.

Most retail uses in the Eastern Sector will be located in concentrated areas, both to provide adequate market support for small businesses, and to ensure greater convenience for area residents. The major concentrations in this four-block area will be at Market Square and along 7th Street, where retail uses can help generate activity in Market Square Park and reinforce the resurgence of arts and retail businesses that has recently occurred along 7th Street.

E. New Private Development: Specific Planning and Design Criteria

1. Coordinated Planning Area

The coordinated planning area is the area bounded by Pennsylvania Avenue, E Street, 7th and 9th Streets, NW (Squares 407, 408, 431, 432, and the adjacent streets and open spaces).

2. Development Parcels

The coordinated planning area shall be developed according to the development parcels delineated in Diagram #1. These development parcels represent minimum areas that may be developed. Any combination or number of development parcels may be developed as a single project.

Phased construction on a development parcel may be permitted, subject to the Corporation's specific approval. Agreements regarding the program of uses developed in each phase, the timing of construction, and various performance guarantees will be required for such approval. The Corporation may also choose to hold a development competition for selected sites within this four-block area.

The minimum development parcels are defined as follows (see Diagram #1):

Parcel A: On Square 408, all lots ~~except 807, 808, 816, and 817 (the Federal Triangle Building)~~. All ~~or portions~~ of the existing alley will be closed and included in the development parcel.

On Square 432, all lots. The existing alley will be closed and included in the development parcel.

A 20-foot setback along the former Market Space right-of-way and a semicircular area of 240 feet in diameter at the intersection of 8th Street and Market Square will be developed by the Corporation as part of Market Square Park. This setback area is included in the private development parcel, but is subject to the development controls in these guidelines. For the purpose of calculating the size of the building footprint, the setback area measures approximately 10,375 sq.ft. within the present building lines on Square 408, and 10,675 sq.ft. on Square 432 (see Diagram #1).

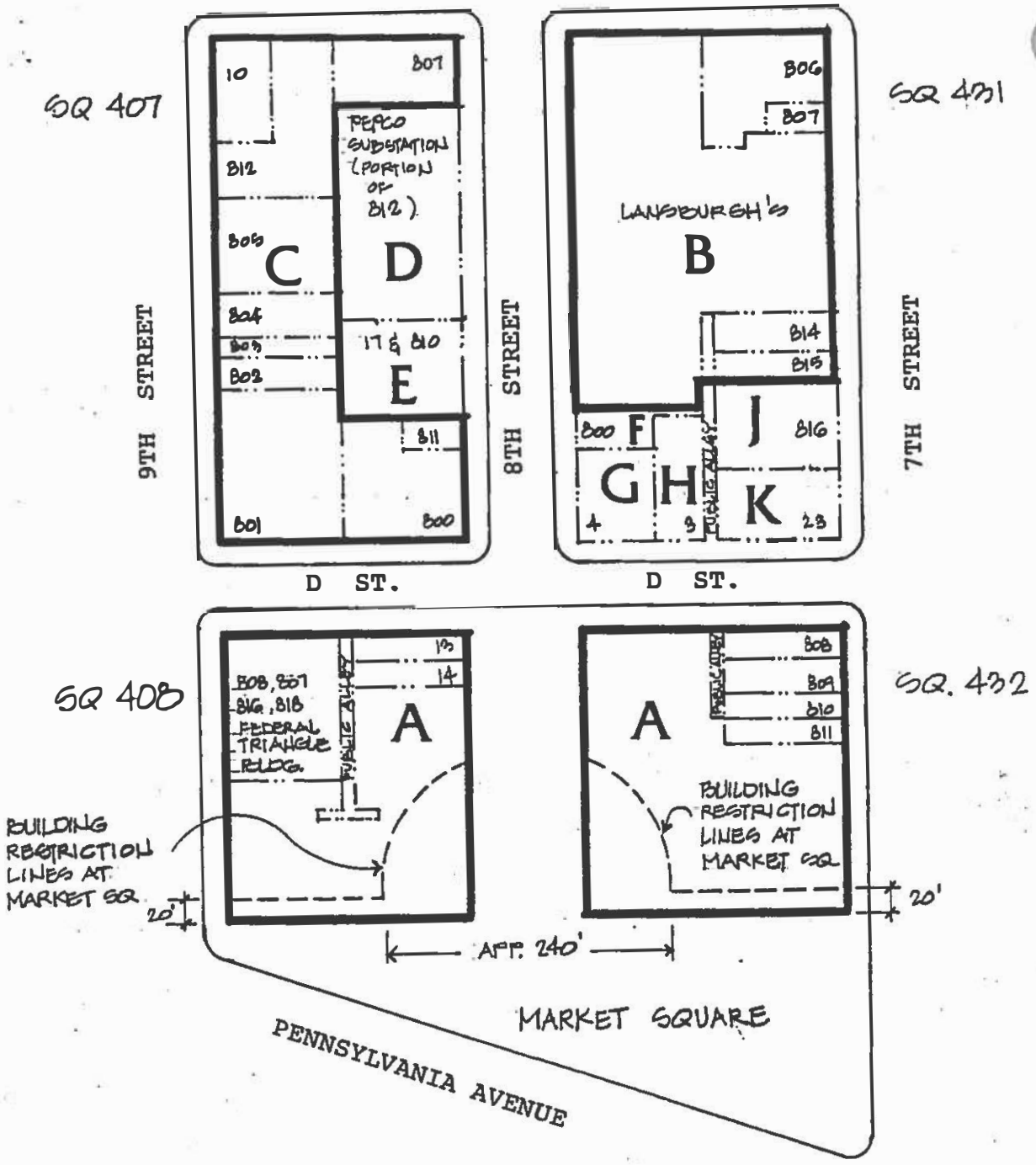


DIAGRAM #1: MIN. DEVELOPMENT PARCELS

Parcel B: On Square 431, lots 806, 807, 814, 815, and 822. Portions of the existing alley will be closed and included in this development parcel.

Parcel C: On Square 407, all lots except 17, ~~807~~ 810, and a portion of 812 where the PEPCO substation is located.

In addition to the above development parcels, each of the following buildings is designated as a separate development parcel that may be developed individually, as part of a group, or combined with any of the parcels described above:

~~Parcel D: Square 407, lot 807. (Herman's)~~

Parcel E: Square 407, lots 17 and 810. (Stables Building)

~~Parcel F: Square 408, lots 807, 808, 816, and 818. (Federal Triangle Bldg.)~~

Parcel G: Square 431, lot 816. (406 Galleries)

Parcel K: Square 431, lot 23. (Jenifer Building)

Parcel H: Square 431, lot 3. (Union Hardware)

Parcel G: Square 431, lot 4. (717 D Street)

Parcel F: Square 431, lot 800. (PEPCO Building)

~~Parcel M: Square 407, portion of lot 812 (PEPCO substation)~~

3. Comprehensive Planning and Design

The planning framework for the development program is established in the Plan. Specific attention is directed to the "Eastern Sector" amendments to the Plan, which were approved by the Corporation's Board of Directors in October, 1982.

In order to achieve the goals set forth in the Plan, new development shall be part of a comprehensive program. This requires coordination of the following critical items:

a. Uses shall be distributed as described in the Plan. In general, there shall be residential concentrations along 8th Street and portions of the Market Square frontage,

office concentrations along 9th Street and portions of the Market Square frontage, retail concentrations at Market Square and along 7th Street, and a mixture of uses including arts uses along 7th Street. This distribution of uses is intended to take maximum advantage of the area's amenities, to support the marketability of housing, to help establish a sense of community, and to support the operation of successful retail businesses.

b. Project design shall respect the overall urban design objectives for the Eastern Sector. These objectives are meaningful only when consistently applied to adjacent blocks or continuous street frontages, and consistently adhered to. Several types of restrictions in these guidelines, such as uniform cornice heights, build-to lines, and requirements for sympathetic height relationships with adjacent historic buildings, are designed to ensure a minimum degree of coordination among development projects. Where such criteria are applied, however, the design of the individual development is expected to support the integrity of the overall objective rather than merely to meet a minimum specification.

c. For sites adjacent to Market Square Park and 8th Street, developers will be required to follow special design and use controls. The design of buildings adjacent to Market Square Park shall be coordinated with the design for the park. The Corporation reserves the right to determine whether a proposed building design acheives an acceptable level of coordination with the park.

d. Development will be required to follow certain measures designed to reduce the possibility of significant adverse environmental impacts resulting from the total program for the Eastern Sector. These mitigating measures are recommended in the Corporation's Environmental Impact Assessment of the Eastern Sector development program. They are designed to ensure adequate parking in the area and to reduce the infiltration of street noise into residential units. These measures are more fully explained in Sections 4e and 15.

e. Due to special conditions on some sites, an unusually high degree of coordination between development projects will be required. Combined loading facilities or service access easements may be required to close existing alleys. Easements may also be desirable in various locations to ensure adequate light and air for residential units.

4. Uses

Uses shall be developed in accordance with the program described in the Plan and more fully described below. This program includes residential, retail, office, and arts uses.

a. Residential.

The residential program for these squares is as follows:

Square 407	:	275 units	(225,000 sq.ft. gross)
Square 408	:	100 units	(85,000 sq.ft. gross)
Square 431	:	225 units	(185,000 sq.ft. gross)
Square 432	:	125 units	(105,000 sq.ft. gross)

All residential units specified above shall be developed on Parcels A, B, and C. Additional residential units are encouraged on these parcels, if feasible. Residential use is also encouraged on other parcels.

With adequate guarantees, the residential allocations specified above may be transferred among the squares within a development parcel. The Corporation also reserves the authority at its discretion to transfer residential allocations from one parcel to another.

Residential uses shall be concentrated in the locations which afford maximum exposure to the area's existing and planned amenities (such as park frontages, views, isolation from street noise, light and air, preservation enclaves, and the like). These locations include 8th Street, portions of the frontages around Market Square Park, and the upper levels of development.

Residential units should include a mix of unit types in accordance with the projected housing program in the Plan. Residential development may include either rental or sale units, or a mixture of both.

b. Retail.

The majority of retail uses on these squares shall be concentrated at specific locations and shall include a carefully programmed mix of tenants. The Corporation's economic and marketing study of the Eastern Sector area indicates that there will not be sufficient market support for continuous retail along all ground level frontages, and recommends instead that retail be developed in concentrations. The major retail concentrations in this area shall be at Market Square and along 7th Street. Retail development at these locations is expected to serve the entire area rather than any single development project.

The retail mix shall be designed to attract and serve several different groups of potential uses, including residents, office workers, tourists, and evening or weekend visitors. There shall be adequate service retail to meet the needs of the residents within the Eastern Sector area. Development shall include sufficient provision for drug stores, newsstands, groceries, convenience stores, shoe repair and dry cleaners, hardware stores, bakeries, wine and cheese stores, delicatessens, and the like.

Market Square Park. The largest concentration of retail, totaling approximately 70,000 square feet, is to be developed around Market Square Park (including the portion of 8th Street that will be closed to vehicular traffic). Entrances to this retail area should be designed to enhance access from the Metro station on 7th Street.

Multiple levels of retail are encouraged around Market Square Park. Ground level retail spaces that front on the park shall have exterior access. Wherever possible, retail space on upper or lower levels shall have direct exterior access from grade, or shall be part of multi-level stores, with stairs provided within each tenant's space. Larger tenants, including large bars and restaurants (except where associated with outdoor cafes) should be located below grade or on the second floor. This arrangement is intended to take advantage of views overlooking the park, to provide the maximum number of stores at the ground level, and to permit the maximum amount of frontage at the ground level to be occupied by storefronts with merchandise. Building entrances and lobbies may occupy no more than 25 feet of the park frontage on each square.

7th Street. Along 7th Street, all ground floor frontages except for building entrances and lobbies shall be devoted exclusively to retail use. These retail spaces shall be directly accessible from the street.

Other Streets. Additional retail use is also encouraged along other streets, particularly on 8th Street, where uses that do not rely on a high volume of pedestrian traffic are appropriate.

Uses that remain open for a limited period of time or that generate a low volume of activity (such as banks, airline ticket offices, copy centers, etc.) are not permitted at grade around the frontages of Market Square or along 7th Street. These uses should be located on upper or basement levels, on 9th, D, or E Streets, or in an interior building lobby.

Cafes in the public spaces on 8th Street and Market Square are encouraged. Rooftop recreational uses and retail uses such as cafes and restaurants are permitted and encouraged.

c. Office.

Office uses are intended to support the economic feasibility of residential use in mixed-use development. Office uses should be of high quality and should be appropriately located so as not to intrude on the character of predominantly residential areas.

d. Arts.

Seventh Street has emerged as a major center for the city's arts community. This development is supported by the proximity to the National Gallery of Art, the National Portrait Gallery, and the National Museum of American Art. The Tariff Commission building at 7th and E Streets also has been proposed for rehabilitation for museum use.

The Plan provides for the establishment of a community arts facility on Square 407 and Square 431. Other arts uses including private art galleries, framing shops, craft shops, antique shops, jazz clubs, dinner theatres, and the like are encouraged in the area. Along the frontages where major retail concentrations are located (such as Market Square and 7th Street), most galleries and arts uses that do not draw a large number of users should be located on upper floors of development. Arts organizations as office tenants are also encouraged.

e. Parking.

Adequate off-street parking shall be provided to serve all uses. In determining the amount of parking provided, developers shall consider the following factors:

1) The Corporation's Environmental Impact Assessment recommends several mitigating measures to ensure an adequate parking supply in the Eastern Sector area. The Corporation will review each development project to determine the potential to provide additional levels of off-street parking. Developers are encouraged to institute measures to ensure maximum utilization of parking facilities, including joint use arrangements and special rates for carpools and

vanpools. On Square 432, enhanced access to the Metrorail system at Market Square is recommended as a means of encouraging transit usage.

2) The parking policy described in the Plan and the General Guidelines establishes the maximum amount of parking allowed in the area as a whole. The policy is designed to maintain acceptable air quality, to encourage use of Metrorail, and to support the economic viability of development projects.

3) Limitations on on-street parking in the downtown area may make it more difficult than in established residential areas for residents to find on-street parking.

4) The area is well served by Metrorail, with stations located at Market Square, at 7th and G, and at 9th and G Streets.

5. Building Restriction Lines

Building restriction lines are established on Squares 408 and 432 as shown on Diagrams #1 and #2. These building restriction lines are located as follows:

a. Twenty feet north of the former Market Space right-of-way line,

b. Delineating a semicircular area of 240 feet in diameter, and

c. At approximately the current 85-foot right-of-way of 8th Street. (Eighth Street will be closed to vehicular traffic between D Street and Market Space, but the building restriction lines are established to maintain the 8th Street vista.)

Since the axis of 8th Street is not aligned with the center of the Archives Building, the Corporation will consider proposals to realign this vista by unobtrusive means. Such proposals should locate the semicircle as shown in Diagram #2 and may include slightly splayed or narrowed right-of-way lines, or a modest building articulation, perhaps in the form of projections or pavilions, at the intersection of 8th Street with the semicircle.

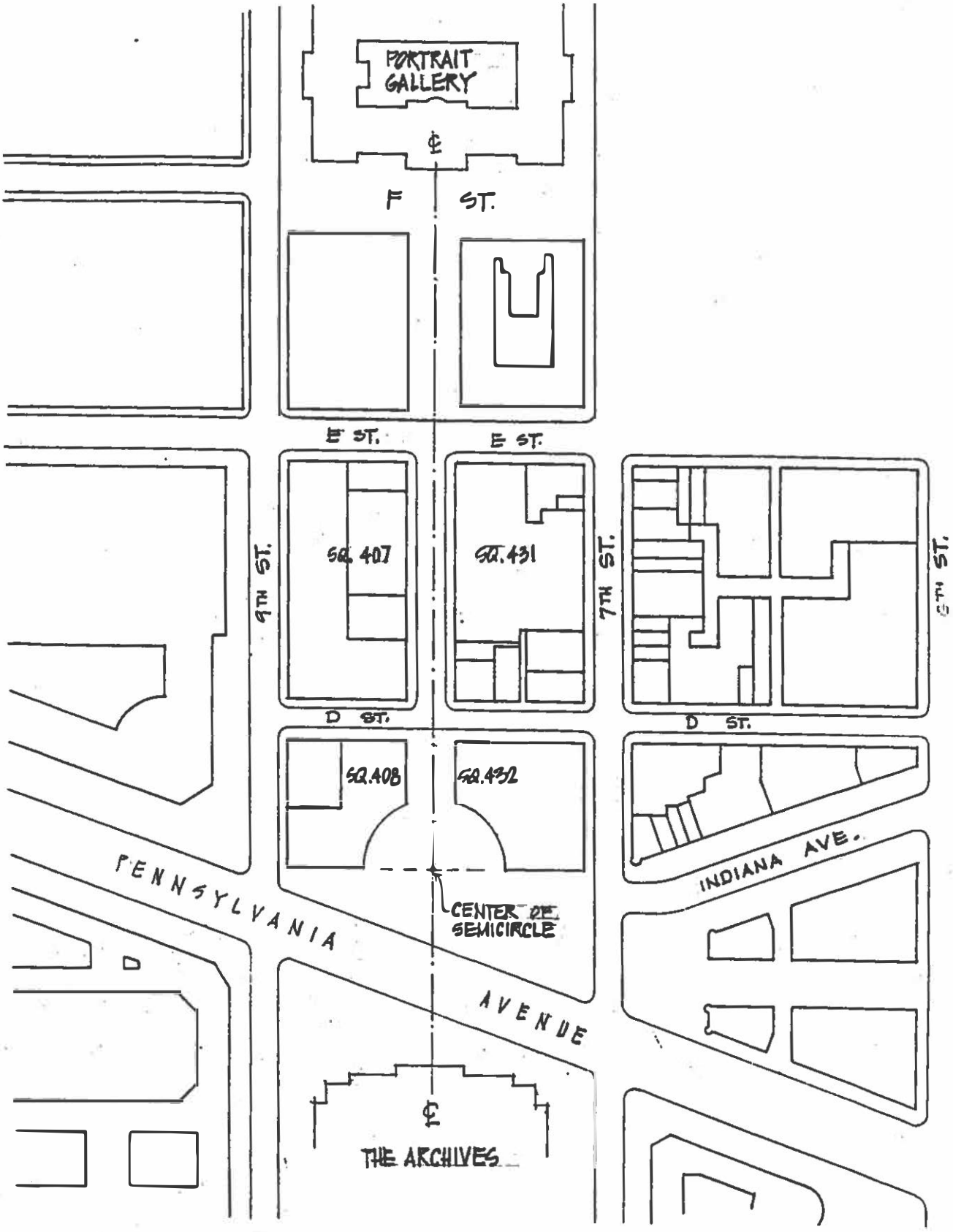


DIAGRAM #2: LOCATION OF THE SEMICIRCLE

THE CENTER OF THE SEMICIRCLE SHALL BE LOCATED AT THE INTERSECTION OF THE LINE ESTABLISHED BY CONNECTING THE CENTER POINT OF THE PORTICOS OF THE ARCHIVES BUILDING AND THE PORTRAIT GALLERY BUILDING AND THE LINE ESTABLISHED BY CONNECTING THE SOUTHERN BUILDING RESTRICTION LINES ON SQUARES 408 AND 432.

6. Build-to-Line

Development shall be built to the property line along all street frontages of all squares. Around the public space at Market Square, development shall be built to the building restriction lines as described in Section 5 (see Diagram #3).

Architectural articulations at the build-to line, including projections, porticos, and the like, are permitted (for example, see Sections 9 and 10). Establishment of a build-to line does not necessarily imply a corresponding required height of development, except where a build-to height is specified. Variations in the street facade above ground level to articulate the scale of development, to establish a rhythm along the facade, or to allow for rooftop amenities, are permitted as long as the sense of a continuous street wall is maintained.

7. Height of Development

The maximum height of new development shall be restricted by D.C. Zoning, with the following exceptions:

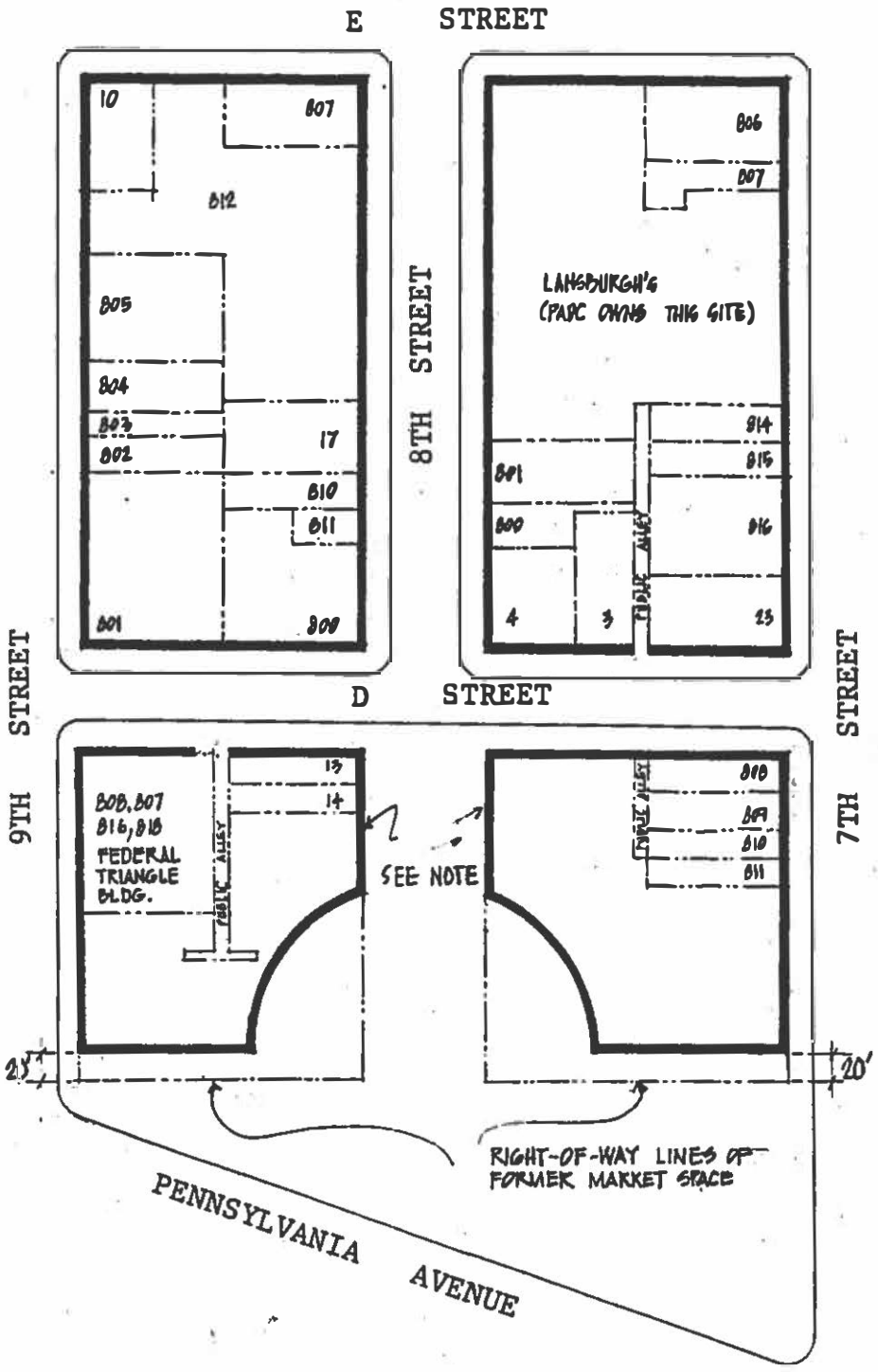
a. Market Square. Around the semicircle at Market Square, new development shall express a uniform cornice line at a height of approximately 70 feet. At the uniform cornice height, there shall be an appropriate setback before development rises to the maximum height allowed. The portion of the semicircular facade below this uniform cornice line is subject to the specific design controls discussed in Section 9 below.

At all building corners around Market Square (including at 7th and 9th Streets) the uniform cornice line shall be expressed at the corner for a sufficient distance to anchor the corner visually (see Diagram #4).

In reviewing development proposals, the Corporation will consider the degree to which a given design solution meets the following objectives:

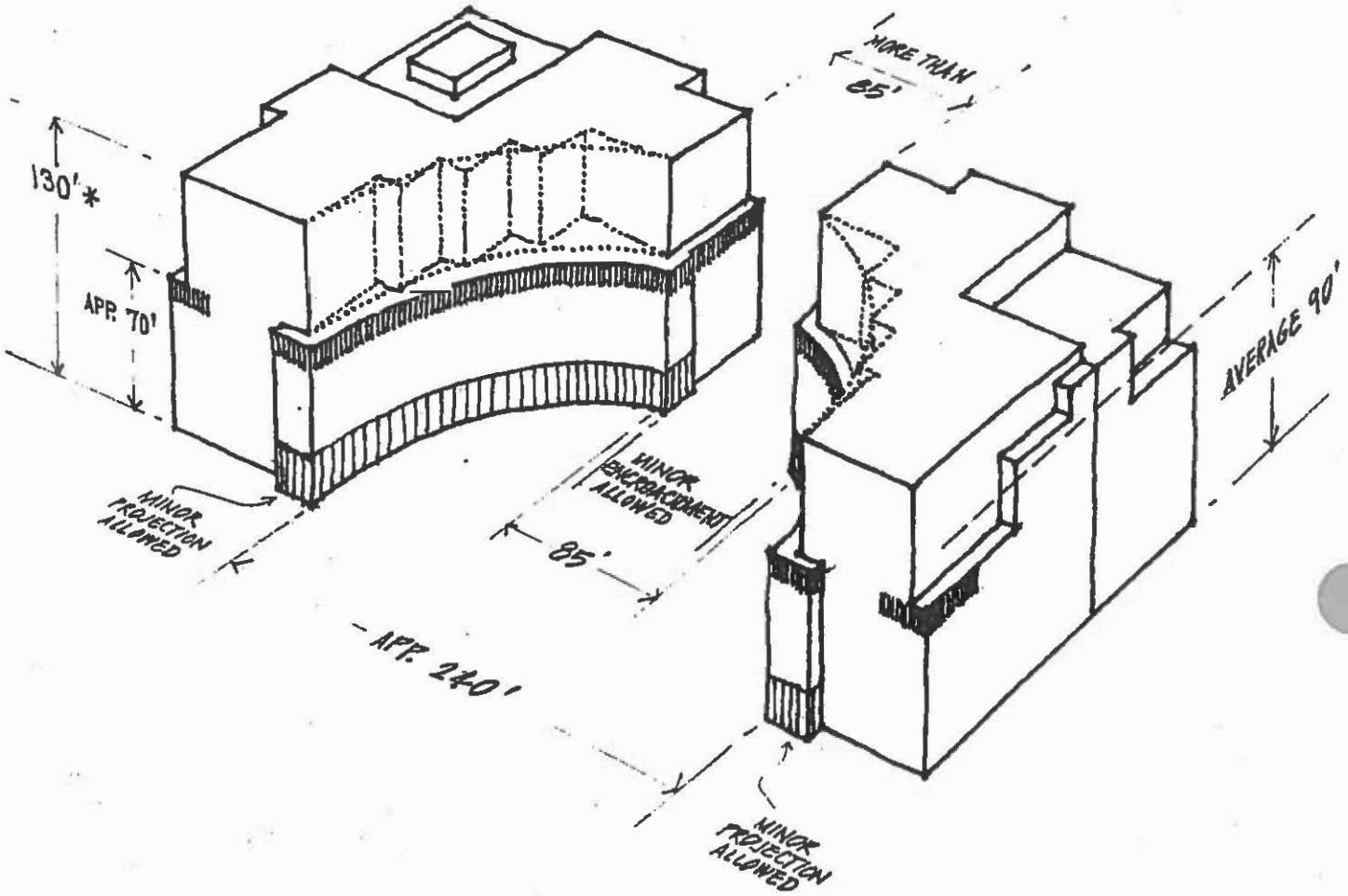
1) To respond to the stepped massing and proportional relationships of the Archives Building, which is designed with a strongly articulated monumental base 80 feet in height, and a simpler background above that rising to maximum height (see Diagram #5).

2) To establish an intermediate scale that relates to the smaller-scaled buildings included in the Corporation's preservation program--for example, the Fireman's Insurance (73' high), National Bank of Washington (40' to cornice/65' to roof), and Apex (67' to cornice) buildings.



NOTE: THESE TWO LINES CAN BE MOVED SLIGHTLY TOWARD THE CENTERLINE OF THE 8TH STREET RIGHT-OF-WAY IN ORDER TO REALIGN THE VISUAL AXIS BETWEEN THE ARCHIVES AND THE PORTRAIT GALLERY BUILDINGS.

DIAGRAM #3: BUILD-TO-LINE



* This height is for general reference only. The exact maximum height should be established in accordance with Section 5201 of the Zoning Regulations of the District of Columbia.

DIAGRAM #4: HEIGHT OF DEVELOPMENT

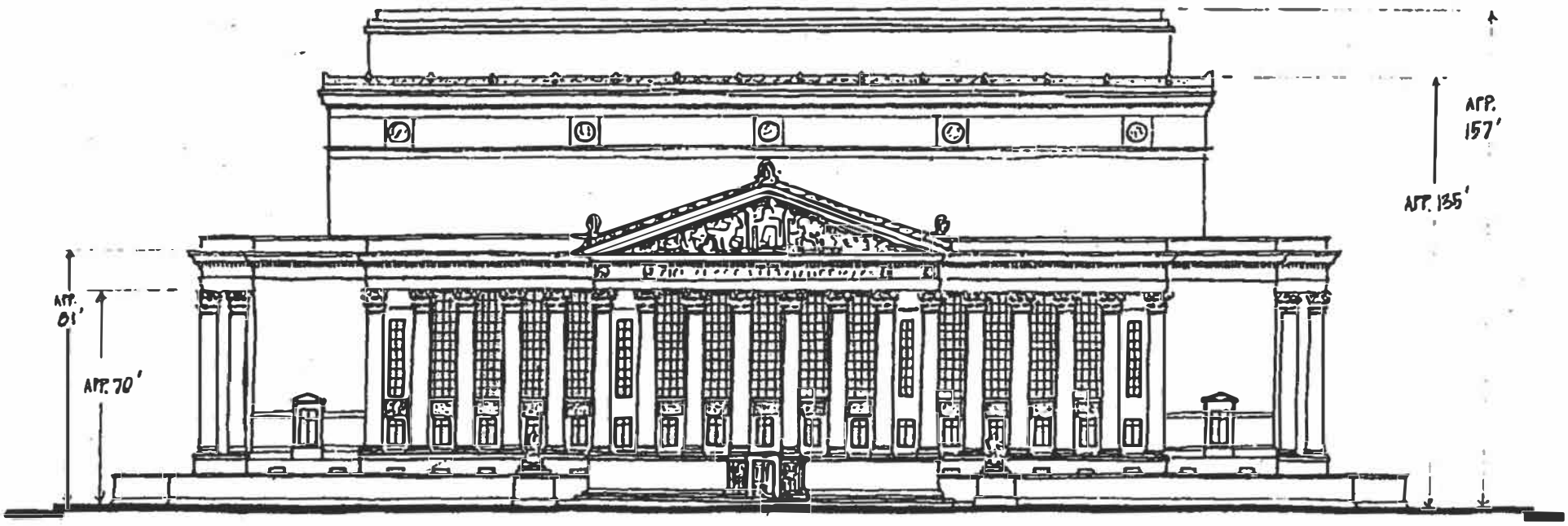


DIAGRAM #5: PA. AVE. ELEVATION OF THE NAT'L ARCHIVES

3) To establish a firm corner at 9th and Pennsylvania Avenue that encloses the space at Market Square Park, while also respecting the Pennsylvania Avenue vista. Since this corner is one of the highly visible locations along the Avenue where development is not set back by 50 feet, unusual sensitivity is required in the massing and design of this portion of development.

b. Eighth Street. Along 8th Street from the Market Square semicircle to E Street, new development shall appropriately express a uniform cornice line at a height of approximately 70 feet. This height shall be measured from adjacent grade level, so as to follow the rise in topography from the Archives to the Portrait Gallery. The uniform cornice restriction on 8th Street is not intended to impose a strictly horizontal line, but rather is intended to establish the impression that a series of individual buildings are built to roughly the same height. Examples of the desired end result can be seen along 16th Street north of the White House or Connecticut Avenue north of Dupont Circle.

There shall be an appropriate setback at the uniform cornice height before development rises to the maximum height allowed. At the intersections with D and E Streets, the uniform cornice line shall be expressed along these streets for a sufficient distance to anchor the corner visually.

Modulations in the building massing (such as mansard roofs or dormer windows) are permitted within the setback area provided that the intent of the uniform cornice height is respected.

In reviewing development proposals, the Corporation will consider the degree to which a given design solution meets the following objectives:

1) To maintain and strengthen the existing proportional relationship between the street wall of private development along 8th Street and the focal public buildings at the ends of the street (the porticos of the Archives and Portrait Gallery Buildings have cornice heights of 80' and 70', respectively).

2) To provide a suitably scaled context for the buildings along 8th Street that are included in the Corporation's preservation program--for example, the Fireworks (69' high), Stables (65' to cornice), Tariff Commission (63'), and LeDroit (50') buildings.

c. Seventh Street. Along the 7th Street frontage of both Squares 431 and 432, articulations and variations in building height are encouraged, so as to break up the apparent bulk of larger new buildings and to respond to the lower scale and variety of building heights along the street. Building heights may range up to the zoning maximum for limited portions of the frontage, provided that the overall expression and massing modulates between the varied heights of existing buildings. This restriction is intended to establish a compatible relationship with the mini-historic district along 7th Street, while at the same time allowing adequate building bulk.

d. Historic Buildings. Additional or modified height restrictions may apply to development in conjunction with buildings in the Corporation's preservation program. These are described more fully in Section 15. In some cases, deep setbacks may be required; in some cases, a sympathetic design may be obtained for particular buildings if new construction rises directly above the existing facade. The overriding consideration that the Corporation will consider is that the height and design of new development must respect the integrity of the individual building and its context.

8. Build-to-Height

New construction along 8th Street and the building restriction lines at Market Square shall be built at least to the uniform cornice height as established in Section 7a. In the event that the PEPCO substation remains, the existing facade shall be replaced with a new facade built to the height of the uniform cornice line. New construction along 7th Street shall be built to a minimum height of approximately 35 feet so as to maintain a continuous street wall.

9. Market Square Facade

On Squares 408 and 432, the section of the semicircular facade below the uniform cornice height shall be designed as a symmetrical backdrop to Market Square Park. This section of the facade is intended to serve as a balancing element to the Archives Building and as a gateway to the 8th Street axis to the Portrait Gallery. The remaining portions of the facade (including the portions above the uniform cornice height and the frontal sections parallel to the former Market Space right-of-way) should establish an appropriate

balanced context for this strongly controlled semicircle, but need not be perfectly symmetrical or uniform, and may be in a style, shape, or material that contrasts with the semicircular section (see Diagram #4).

The 70-foot section of the semicircle shall have a well-articulated base, middle section, and strongly defined capital. It shall be highly detailed and subdivided into elements of large, intermediate, and small scale. At each of the southern ends of the semicircle, a strong terminus shall be articulated. This articulation may be in the form of such devices as projections from the building line, monumental elements, or turrets, cupolas, or the like at the roofline. A similar treatment may be provided where the semicircle intersects with 8th Street, although the semicircle should read as a continuous element that crosses 8th Street.

The section of the semicircular facade below the uniform cornice height will be subject to an unusually detailed design review by the Corporation to ensure that the intended architectural expression for Market Square and 8th Street is fully achieved. In reviewing development proposals, the Corporation will consider the degree to which a given design solution meets the following objectives:

1) To complete the urban design of Market Square in a manner that reflects its importance within the context of the L'Enfant Plan;

2) To provide an appropriate and dignified setting for Market Square Park and the Navy Memorial;

3) To provide an appropriate architectural frame for the 8th Street vista;

4) To balance the Archives with a building of similar scale, but of subsidiary importance; and,

5) To provide visual interest and a finely detailed character at the scale of the pedestrian.

10. PEPCO Substation

The PEPCO substation on Square 407 is expected to remain for economic reasons. However, the Corporation encourages developers to explore a new configuration for the PEPCO substation in order to allow more efficient development of the square and to enhance opportunities for additional residential frontage along 8th Street. In the event that the substation remains in its current location, new development on Parcel C shall include a new facade treatment and provisions for show windows along the ground level to make the substation more compatible with a residential environment.

11. Roof Structures

All roof structures should be attractively designed as integral parts of the overall building composition. Roof structures should be treated as positive elements in terms of the building massing and architectural expression, rather than attempting to meet only the minimum requirements specified in the D.C. Zoning Regulations. Roof structures should maintain the same quality of materials, design interest, and architectural detail as other parts of the building facade.

Roof structures are not permitted in required setback areas. This restriction does not apply to existing roof structures or to seasonal and temporary structures, incidental to roof-top use. Rooftop terraces, trellises, canopies, and the like are permitted and encouraged.

12. Pedestrian Features

Pedestrian features at the ground level of development, including weather protection, sidewalk paving and land-scaping, street furniture, signage, lighting, building entrances, and lobbies, shall be attractively and appropriately designed, and shall be consistent with the Corporation's urban design objectives.

Sidewalks on all side streets shall be developed in a manner consistent with the Corporation's Side Street Improvements Program. Special care shall be given to landscaping and pedestrian features along 8th Street.

Because of the Corporation's design for Market Square Park, arcades are not permitted along the building restriction lines around the park. Other forms of weather protection are encouraged, but the design of any such features shall be coordinated with the design for the park.

Weather protection in the form of projecting awnings or canopies is encouraged along 7th Street and 8th Street, but arcades are not permitted on these streets.

13. Building Projections over Public Space

The D.C. Building Code permits the Mayor to authorize projections over public space if, on a street with an NCPC-approved plan for improvement (such as the Pennsylvania Avenue Plan), an owner permanently foregoes construction on or the use of a portion of his lot. This provision applies to Parcel A on Squares 408 and 432.

Projections over public space are allowed along the D Street, 7th Street, and 9th Street frontages of Parcel A. If Parcels A and C are combined, projections are permitted and encouraged along the 9th Street and D Street frontages of Square 407. If projections are provided along the 9th Street frontage of Square 407, they shall form a continuous weather protection at street level.

In reviewing development where projections over public space are proposed, the Corporation will consider the degree to which the projections provide the following intended benefits:

a. Articulated building massing and varied facade design, particularly along 9th Street, which is an unusually long building frontage of 400 feet;

b. Terraces and balconies as amenities in residential units; and,

c. A sense of special character along the 9th Street sidewalk.

14. Subsurface Restrictions

Subsurface construction is permitted beyond the building footprint as follows:

a. Vaults are permitted beyond lot lines along 7th, 8th, 9th, D, and E Streets, with the following provisions:

1) They shall be consistent with the Corporation's Public Improvements Program and Side Street Improvements Program; and,

2) They may extend up to 12 feet beyond the property line, but not within 10 feet of a curb.

b. Subsurface construction is permitted under portions of Market Square Park as follows (see Diagram #6):

1) On Square 408, it may extend south of the 20-foot setback line as far as the property line;

2) On Square 432, it may extend south of the 20-foot setback line as far as the limit of Metro construction, and may include connection to the Metro station;

3) It may occupy the area between the building frontages along the former 8th Street right-of-way;

4) It shall be at least 7 feet below grade to allow for the planting of trees;

5) It shall accommodate any structures, easements, or landscaping in connection with Market Square Park or the Metro station; and,

6) It shall accommodate the two existing 69-KV PEPCO lines and any other utilities that remain.

The location and layout of electrical transformers in public space will be subject to a special review by the Corporation. It is recommended that electrical transformers be located in the basement or on the roof of the building. Electrical transformer vaults are not permitted beyond the Market Square building footprint or on 8th Street.

Where possible, all connections to water, gas, telephone, and sewer lines shall be from 7th, 9th, D, or E Streets.

15. Noise Abatement

The Corporation's Environmental Assessment for the Eastern Sector has determined that the predicted traffic noise for the area is expected to have an average day/night sound level

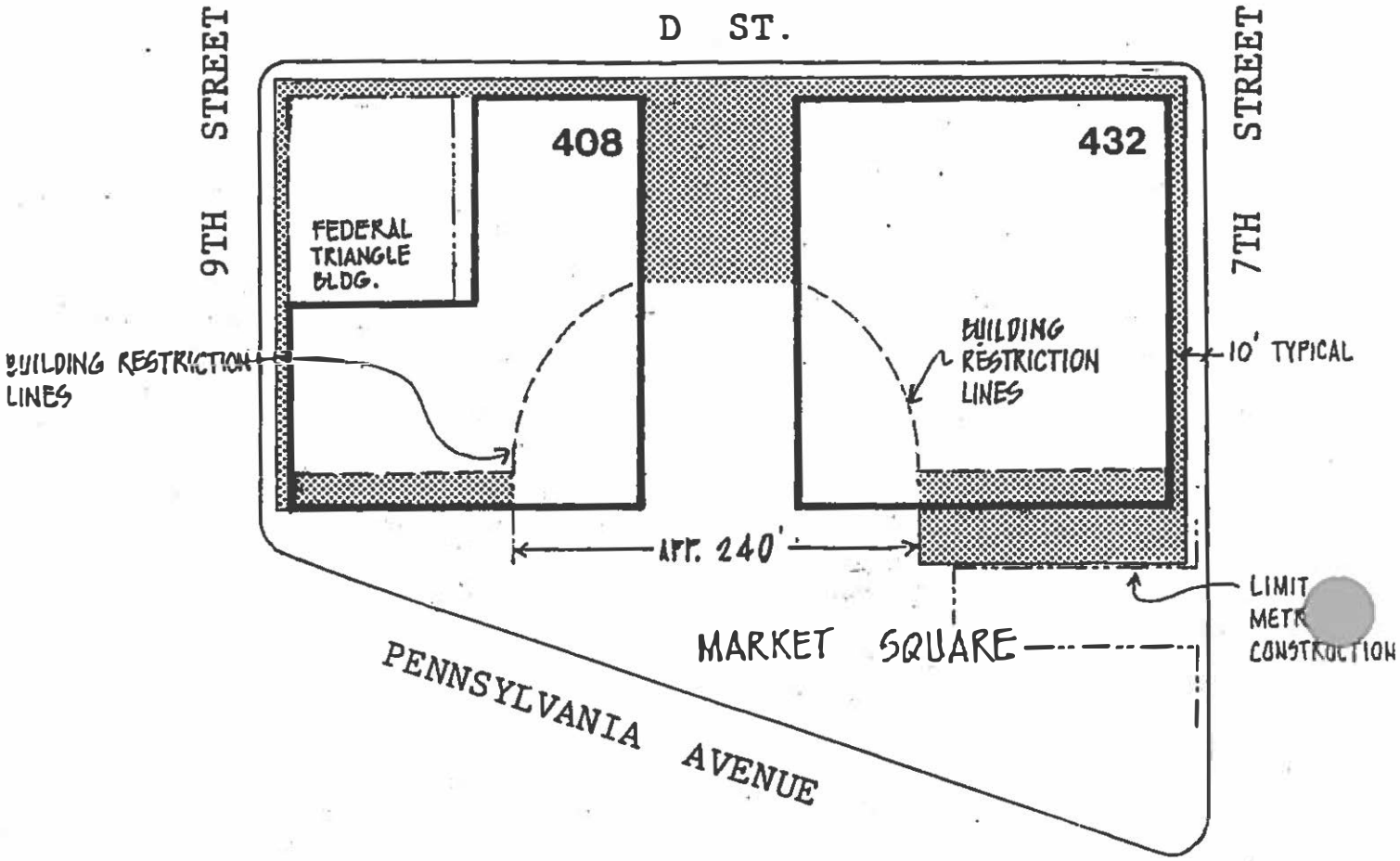


DIAGRAM #6: SUBSURFACE RESTRICTIONS (SQs. 408 & 432)

(Ldn) in the range of 68 to 75 decibels. This noise level falls in the normally unacceptable noise range (65-75 dB) for dwelling units under the Department of Housing and Urban Development's Environmental Criteria and Standards. In order to ensure acceptable noise levels in residential units, developers will be required to determine during the design phase of the project, in consultation with the Corporation, whether noise abatement measures should be incorporated in the project design. These measures are as follows:

a. In general, dwelling units on the perimeter frontage of buildings should be equipped with forced air ventilation systems that allow occupants the choice of keeping windows closed to achieve an acceptable interior noise level.

b. If an average noise level less than 65 dB is projected, no further noise abatement measures are required.

c. If an average noise level between 65 and 70 dB is projected (most likely in buildings along 8th and D Streets), a 5 dB sound attenuation is required. This level of attenuation can be achieved by providing forced air ventilation systems and limiting the percentage of window area to total wall area in dwelling units to a maximum of 35 percent.

d. If an average noise level between 70 and 75 dB is projected (most likely at locations along 7th, 9th, and E Streets, and Pennsylvania Avenue), a 10 dB sound attenuation is required. This level of attenuation can be achieved by providing, in addition to the measures above, window assemblies having a minimum sound transmission class (STC) of 28. Such windows would be double glazed in either a fixed sash or operable frame. An operable window assembly would have a gasketed frame that would seal tightly when the window is in the closed position.

   Dwelling units along these frontages should be located on upper levels of development, where exposure to lower noise levels can be expected.

16. Historic Preservation

The Plan identifies numerous buildings and two mini historic districts to be incorporated in the development program for the Eastern Sector. Several of these buildings and one of the two mini historic districts are located within the Market Square area (see Diagrams #7 and #8).

Within the boundaries of the mini-historic districts, there is a concentration of reusable buildings that maintain the scale, character, and flavor of the old downtown. Not all of the buildings within the mini-historic districts merit retention, but a sufficient number will be retained to maintain the context of the old downtown. New construction within the mini-historic districts and in a buffer zone adjacent to them shall be compatible with the character of the districts.

The buildings specifically identified in the Plan are divided into four groups of preservation treatment. These groups are as follows:

Group 1: Buildings to be retained and rehabilitated in place according to "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings." These standards permit minor changes to the existing structures. The majority of buildings in this group are large-scale commercial buildings.

Group 2: Buildings which shall be retained in place. Alterations and additions are permitted so long as the impact is compatible with the building's architectural value or contribution to the streetscape. An increase or decrease in the total bulk of the building shall be minimized through the use of setbacks and sensitive massing.

Group 3: Buildings which are recommended to be retained in place. Alterations and additions are permitted so long as the alterations or additions respect the building's architectural value or contribution to the streetscape. An increase in the total bulk of the building is permissible.

Group 4: Facades which shall be retained in place. Although these buildings cannot be retained for planning, economic, or structural reasons, retention of their facades will contribute significantly to the streetscape and minimize loss of urban fabric.

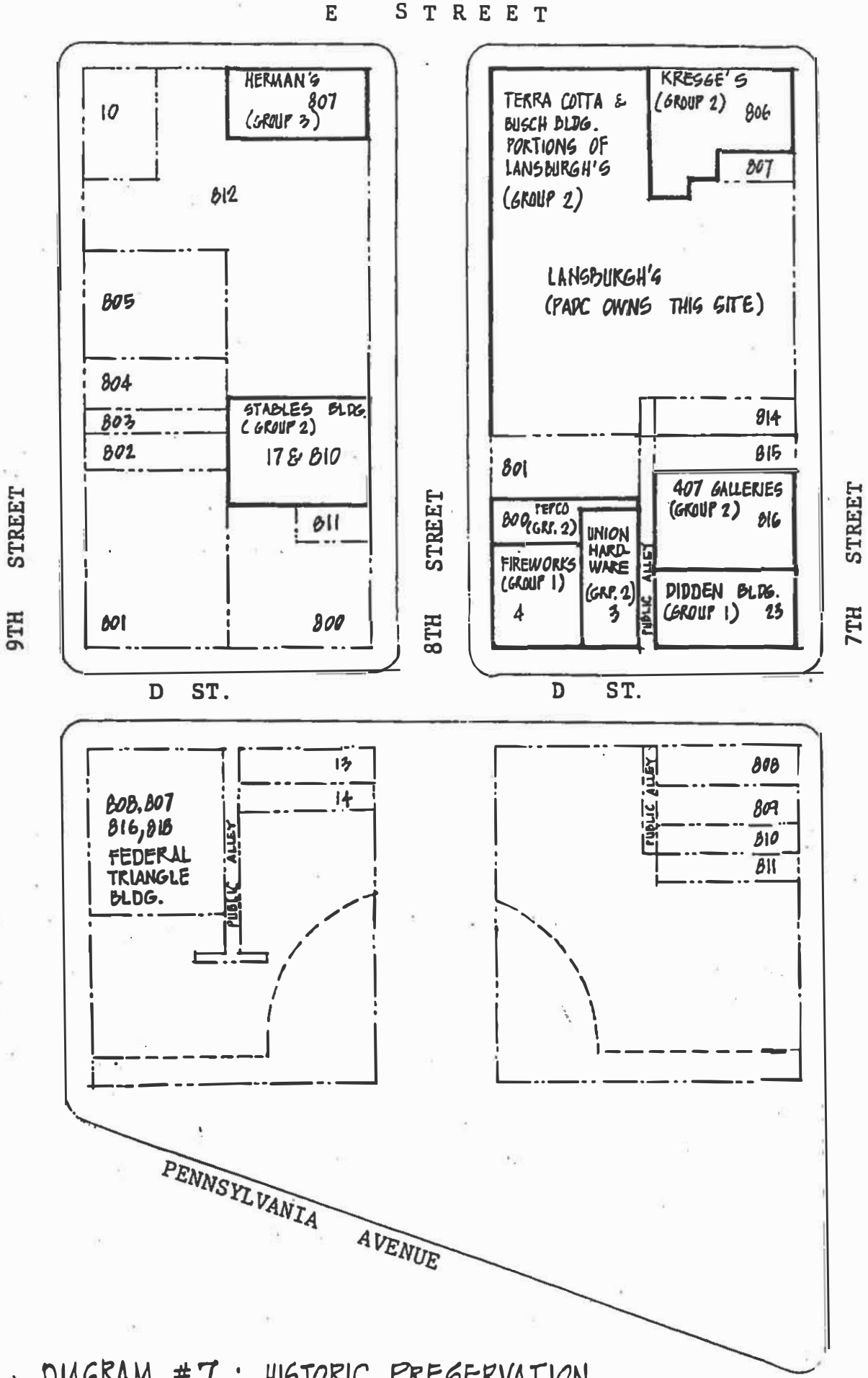


DIAGRAM #7 : HISTORIC PRESERVATION

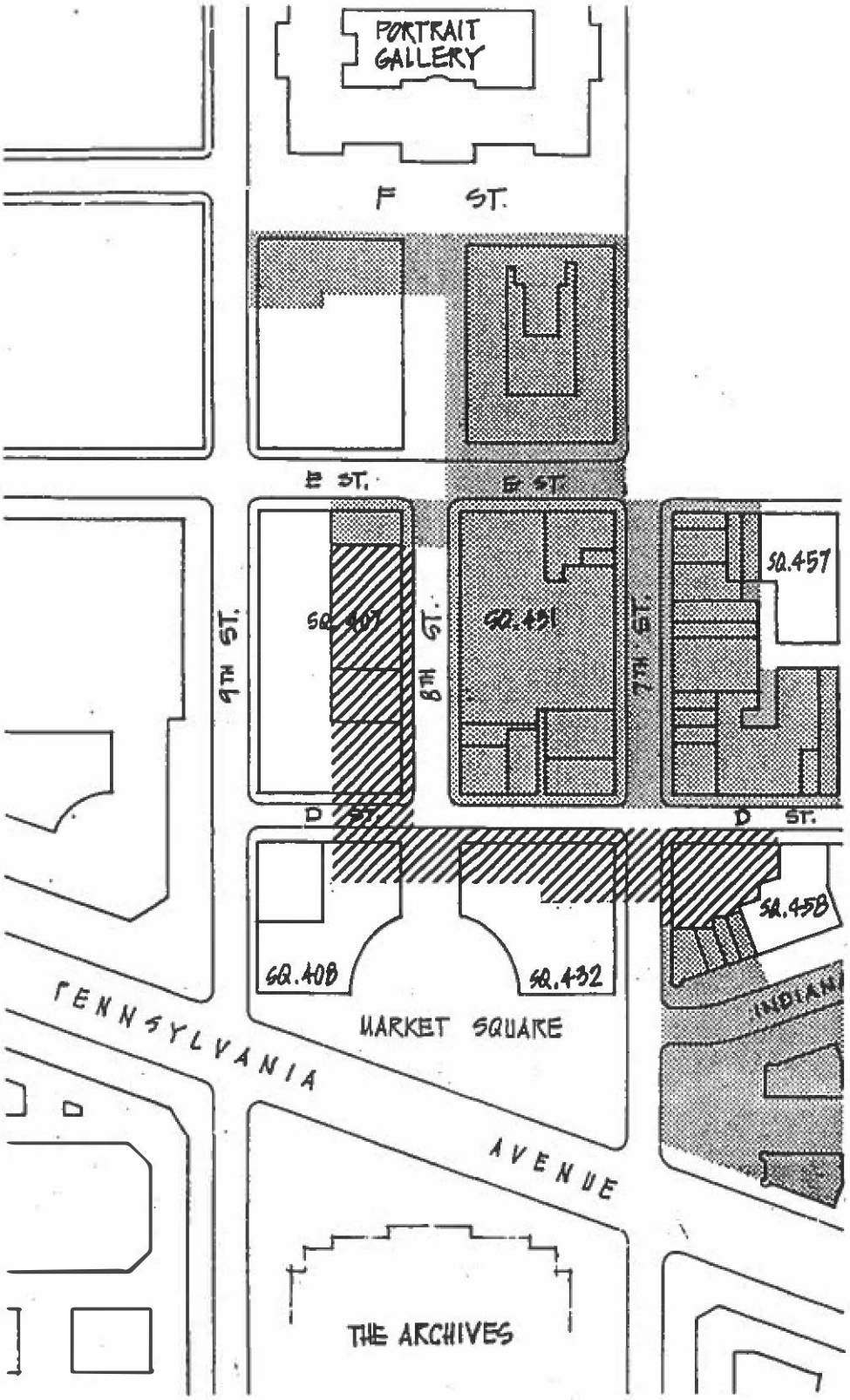


DIAGRAM #8: HISTORIC PRESERVATION DISTRICT/ZONE

The following buildings shall be treated in accordance with the Plan (see Diagram #7):

Square 407 --	Group 2:	410 8th Street (Stables Building)
	Group 3:	800 E Street (Herman's)
Square 431 --	Group 1:	400 7th Street (Jenifer Building)
		717 D Street
	Group 2:	707 D Street (Union Hardware-- old building only)
		406 7th Street (406 Galleries)
		405 8th Street (PEPCO Building)
		Lansburgh's (terra-cotta portion)
	Group 4:	634 7th Street (Kresge Building)
		710 E Street (Busch Building)

17. Curb Cuts

Curb cuts are restricted as follows:

a. On Square 407, only curb cuts required for the operation of the PEPCO substation are permitted on 8th Street. It is recommended that all other curb cuts on the square be located on D or E Streets.

b. On Squares 408 and 432, curb cuts are permitted only on D Street.

c. On Square 431, curb cuts are not permitted on 7th or E Streets. All curb cuts for Parcel B shall be consolidated at a single location.

18. Off-Street Loading

Access to all off-street loading facilities shall be prohibited from 7th and 8th Streets, except that on Square 431, a single access from 8th Street is permitted for off-street loading facilities on Parcel B.

It is recommended that a joint facility serve all buildings on Parcel A, Squares 408 and 432, by means of an underground connection. This connection must be designed so as not to require relocation of the 69-KV electrical lines along 8th Street.

It is strongly recommended that a unified underground facility, with access from D Street, be provided to serve all development on Parcel C, Square 407. This facility would be located in the center of the block, with a single entrance providing access from the street.

19. Special Design Requirements

The architect of any development team is expected to work closely with the staff of the Corporation during the design phase of the project. Although all elements of the design for the building exterior and interior public spaces will be subject to the Corporation's review, the following critical elements will be considered especially important:

- Design that helps establish an identity for an urban residential community;
- Coordination of design, planning, and programming with Market Square Park;
- The design of building facades around Market Square Park, especially below the uniform cornice line;
- The treatment of the 8th Street vista and the Pennsylvania Avenue vista (in particular, how it is affected by development at the corner of 9th Street and Pennsylvania Avenue);
- The ground level pedestrian environment, particularly around Market Square Park and along 7th and 8th Streets;
- The retail plan, in terms of the type and size of stores, the provision for residential services, and the relation of retail to exterior public spaces, especially 7th Street and Market Square;
- The treatment of buildings that remain for their historic or architectural significance;
- The treatment of the PEPCO substation on Square 407; and
- The location and design of off-street loading and parking entrances.

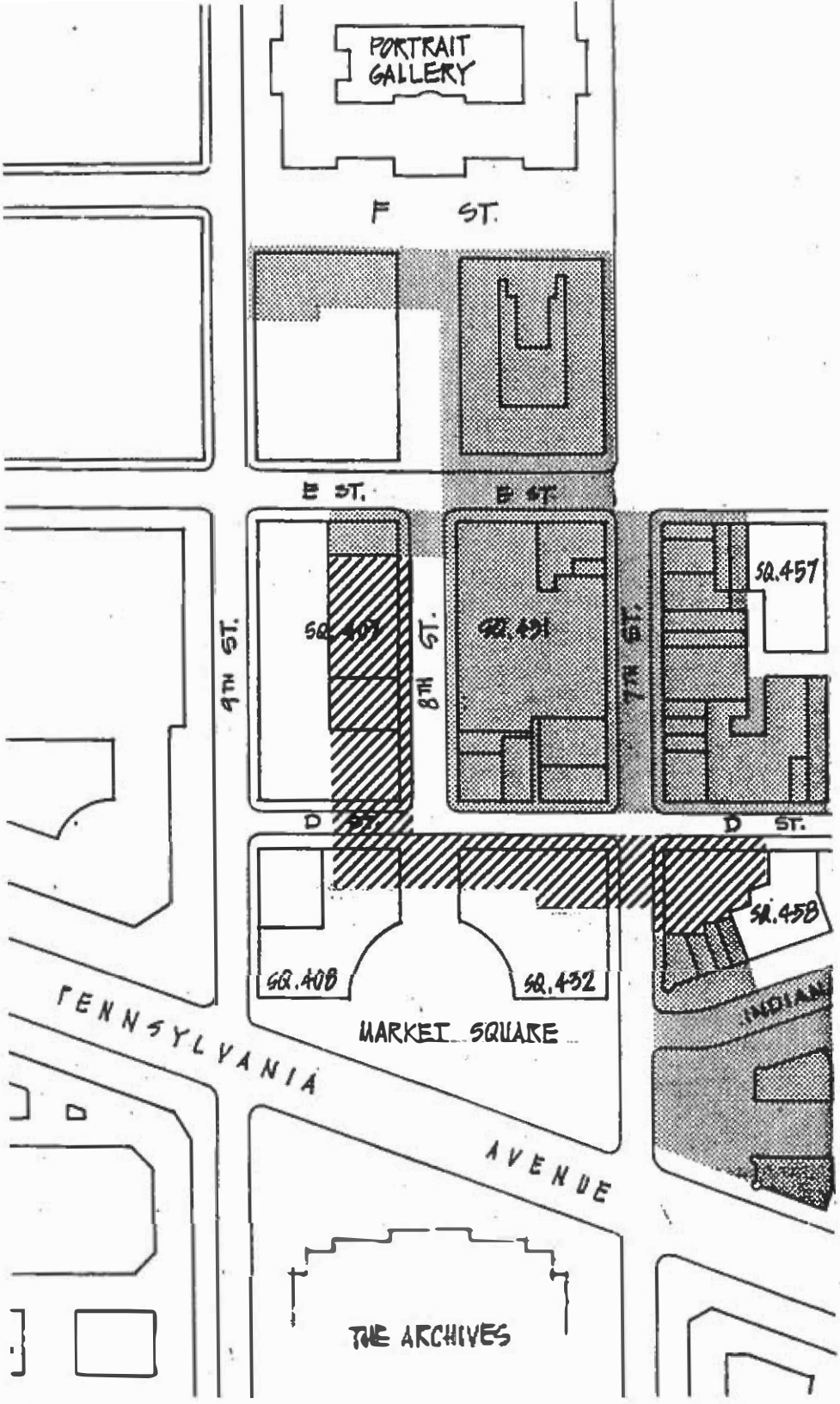


DIAGRAM #9: HISTORIC PRESERVATION DISTRICT/ZONE

PENNSYLVANIA AVENUE DEVELOPMENT CORPORATION

Suite 1220 North
1331 Pennsylvania Avenue, N.W.
Washington, D.C. 20004-1703
202/724-9091

Richard A. Hauser
Chairman

Lester M. Hunkele, III
Executive Director

December 8, 1993

M E M O R A N D U M

TO: Les, Bob, Madeline, Janet, Talbot, Jerry
Eliza, Jan, David, Jane, Al, Rick, Anne, Susan

FROM: Jo-Ann

SUBJECT: Square Guidelines for Square 457

Attached is a copy of the Square Guidelines for Square 457 that the Board approved today. Please let Grace know if you need additional copies.

Attachment

PENNSYLVANIA AVENUE DEVELOPMENT CORPORATION

SQUARE GUIDELINES

SQUARE 457

Along with The Pennsylvania Avenue Plan - 1974 and its amendments, these Square Guidelines will control development on Square 457 and form the basis on which the PADC Board may grant preliminary approval to development proposals and the Chairman may grant final approval, as outlined in the Development Policies and Procedures.

Richard A. Hauser, Chairman
Issued December 8, 1993

These Square Guidelines for Square 457 supercede the Square Guidelines for Square 457 West issued on September 4, 1979, and revised on September 26, 1990.

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12. Noise Abatement
13. Historic Preservation
14. Curb Cuts
15. Vehicular Access
16. Off-Street Loading
17. Special Design Requirements

A. INTRODUCTION

Square 457 is bounded by 6th, 7th, D, and E Streets. It is one of the blocks in the Pennsylvania Quarter neighborhood, which is designated in the Plan as a location for a residential community of at least 1200 housing units. The establishment of this residential community is one of the primary goals of the Plan.

Square 457 is physically divided into two sections by a north-south alley. The eastern half of the block was redeveloped in the 1970s with two large office buildings. The western half consists of mostly smaller scale structures from the late 19th and early 20th centuries. Other than the Gallery Row Project, developed in 1987 at the corner of 7th and D, there has been no redevelopment activity in this Square.

Seventh Street is envisioned to be an active commercial street with emphasis on arts-related uses at the ground level. This street will also provide a vital link between the museums on the Mall and the National Portrait Gallery/National Museum of American Art at 8th and F Streets. There are several 19th century commercial structures in Square 457, and, under the Plan, some of these structures and/or remaining architectural elements will be rehabilitated as part of the total development.

B. PLANNING AND URBAN DESIGN OBJECTIVES

The urban design framework for new developments in the Pennsylvania Quarter neighborhood takes advantage of the different functions of the streets in the area. A variety of uses will be developed along each street, according to design objectives. These objectives are established by considering each street's existing uses, the level of traffic, buildings to remain, the street's historic role, and its formal importance in the L'Enfant Plan.

New development in Square 457 will be required to achieve the following objectives:

- Reinforce the commercial character of 7th Street;
- Reinforce arts-related uses on 7th Street;
- Introduce convenience retail such as groceries, cleaners, and drug stores to serve the needs of area residents;
- Add to the amenities for a residential community; and
- Be compatible with the visual rhythm of the streetscape created by the existing historic structures.

C. SPECIFIC URBAN DESIGN AND PLANNING GUIDELINES

1. Coordinated Planning Area

The coordinated planning area is comprised of Square 457 and adjacent sidewalk areas.

2. Development Parcels

The coordinated planning area consists of development parcels as delineated in Diagram #1. These development parcels represent minimum areas that may be developed, and are defined as follows:

- Parcel A: Lot 41 - Gallery Row Project, completed in 1987
- Parcel B: Lot 36 - 419 7th Street (Mayer Building)
- Parcel C: Remaining portion of the western half of Square 457
- Parcel D: Lot 38 (The Patrick Henry Building)
- Parcel E: Lot 39 (The Bicentennial Building)

3. Comprehensive Planning and Design

In order to implement the development program for Square 457 in a comprehensive manner, each separate development is required to address the common objectives so that the entire square is functionally and architecturally integrated.

a. The building massing and architectural design of new development shall be compatible with the existing historic structures with respect to such aspects as scale and proportion; rhythm of solids and voids in fenestration; vertical and horizontal articulation of the facade composition; rhythm of entrances, projections, and show windows; materials and textures; color; and architectural detail.

b. The distribution of uses on the ground floor, location of service facilities, and design of pedestrian amenities shall reinforce the retail presence along the 7th Street frontage.

c. Development will be required to follow certain measures designed to provide

adequate parking in the area and to reduce infiltration of street noise into residential units. These measures are more fully explained in Sections 4(d) and 11.

d. Due to special conditions on some parcels, a high degree of coordination may be required among existing and new developments. For example, combined loading facilities may be required for some buildings in order to eliminate on-street loading from 7th Street. Also, easements may be necessary in various locations to ensure adequate natural light and air for adjacent uses. Existing development requirements are more fully explained in Section 9.

4. Uses

Uses shall be developed in accordance with the program outlined in the Plan and more fully described below. The program includes residential, office, and retail and arts uses.

a. Residential

Residential uses shall be developed on Square 457 as follows:

1. Not less than 230 residential units, totalling between 185,000 and 205,000 square feet shall be required in the development of Parcel C. At such time as the Corporation determines that demolition or significant renovation of Parcels D or E is warranted, it will modify *The Pennsylvania Avenue Plan* to include additional residential requirements, if necessary, and at that time address whether additional residential units would be required. Units shall be a mix of types and sizes, with an overall average of not less than 800 net square feet per unit.

2. Residential units shall be located so as to take advantage of the area's existing and planned amenities.

3. Residential development may include either rental or sales units or a mixture of both.

b. Office/Hotel

The Pennsylvania Avenue Plan assumes that the two existing large office buildings on the eastern portion of the square will remain for the duration of their economic life. At such time as demolition or significant renovation is warranted, the Corporation will revise *The Pennsylvania Avenue Plan,* if necessary, to ensure that the sites' uses support the residential, arts, and retail

uses in the Pennsylvania Quarter neighborhood. Additional new office and/or hotel space up to 350,000 square feet may be developed in the western half of Square 457.

c. Retail and Arts

The Plan envisions 7th Street as a retail and arts corridor extending from Pennsylvania Avenue north toward Gallery Place and Chinatown. Development on the western half of Square 457 shall contain approximately 40,000 square feet of new retail and arts space. Buildings on the eastern half of Square 457 should include as much convenience retail as possible. In planning for arts and retail uses on Square 457, developers shall take the following considerations into account:

1. The ground floor of development fronting on 7th Street, except for building entrances and lobbies, shall be exclusively devoted to retail uses, including arts, entertainment, and restaurant uses, that will generate pedestrian activity at the street level. The Corporation recommends having a variety of small shops and restaurants.

   While recognizing that neighborhood-oriented and service retail will need to be located along E Street, in order to enhance the E Street theatre spine conceptualized in the Downtown Element of the District of Columbia's Comprehensive Plan, the Corporation encourages arts and arts-related retail uses at the ground floor level, along with special design features that enhance the theater spine theme.

   All storefronts should be well designed and articulated.

2. Arts or arts-related retail uses in Parcel C shall be no less than 5,000 square feet, of which 3,500 square feet may be below (or above) grade. Uses may include art galleries, framing shops, art supply stores, craft shops, antiques stores, jazz clubs and the like. The Corporation encourages art galleries and arts-related retail uses, especially on the ground floor, in Parcel A (Gallery Row) and restaurants, art galleries, and arts-related retail uses in Parcel C.

3. The retail mix shall be designed to attract and serve several different groups of potential users, including residents, office workers, tourists, and evening or weekend visitors.

4. With the exception of art galleries, the Corporation discourages uses that generate a low level of activity or engage in business for only a limited period of time during the day along 7th Street.

5. Service retail to meet the needs of the residents, such as groceries, drug stores, newsstands, convenience stores, dry cleaners, bakeries, wine and cheese stores, and the like, shall be included, preferably along D, E, and 6th Streets.

d. Parking

There shall be adequate off-street parking to serve all uses. In determining the amount of parking provided, developers shall consider the following factors:

1. The Corporation's Environmental Impact Assessment recommends several mitigating measures to ensure an adequate parking supply. The Corporation will review each development project to determine the potential to provide additional levels of off-street parking. The Corporation encourages developers to institute measures to ensure maximum utilization of parking facilities, including joint use arrangements and special rates for carpools and vanpools.

2. The D. C. Zoning Regulations establish the minimum number of parking spaces. The parking policy described in *The Plan* and the General Guidelines establishes the maximum amount of parking allowed in the area as a whole. The policy is designed to maintain acceptable air quality, to encourage use of Metrorail, and to support the economic viability of development projects.

3. Limitations on on-street parking in the downtown area will make it more difficult than in established residential areas for residents to find on-street parking.

4. The area is well served by Metrorail, with stations located at Archives/Navy Memorial and Gallery Place/Chinatown.

e. Amenities

New development and significant renovations should consider uses that will enhance the residential and office space, such as day care facilities, roof-top terraces, swimming pools, and fitness centers.

5. Build-to-Line

Development shall be built to the property line along all street frontages, but shall allow for architectural articulations, including recesses, projections, porticos, and the like. Establishment of a build-to line does not imply a required height of

development; these Square Guidelines will specify locations of build-to heights.

6. Height of Development

The maximum height of new development shall be the height permitted by the D.C. Zoning Regulations. However, immediately adjacent to historic structures, there shall be appropriate setbacks at intermediate heights before new development rises to the maximum height allowed. The overall building massing of new development shall be modulated with architectural treatments such as setbacks to create an universally harmonious composition with the historic structures as described in Section 13.c.

7. Build-to-Height

New construction along all streets shall be built to a minimum height of three stories to maintain a continuous street wall.

8. Roof Structures

All roof structures shall be attractively designed as integral parts of the overall building composition. Roof structures should be treated as positive elements in terms of the building massing and architectural expression, rather than attempting to meet only the minimum requirements specified in the D.C. Zoning Regulations. Roof structures should maintain the same quality of materials, design interest, and architectural detail as other parts of the building facade.

Roof structures are not permitted in required setback areas. This restriction does not apply to existing roof structures on historic buildings or to seasonal and temporary structures, incidental to rooftop use. Rooftop terraces, trellises, canopies, and the like are permitted and encouraged.

9. Mandatory Light and Air Courts

A court is required adjacent to the rear of 401 7th Street (Gallery Row), beginning one level above grade. This court shall extend southward not less than 75 feet from the southern lot line of 419 7th Street (Mayer Building) and shall be at least 30 feet wide.

A court is required adjacent to the rear of 419 7th Street (Mayer Building), beginning one level above grade. This court shall extend the entire length of the

rear elevation of the building and be at least 30 feet wide.

10. Pedestrian Features

Pedestrian features at the ground level of development, including sidewalk paving and landscaping, street furniture, signage, lighting, building entrances, lobbies and, if provided, weather protection, shall be attractively and appropriately designed and shall be consistent with the Corporation's urban design objectives.

Sidewalks on all side streets shall be developed in a manner consistent with the Corporation's Side Street Improvements Program.

Weather protection in the form of projecting awnings or canopies is encouraged along 7th Street, but arcades are not permitted on this street.

11. Subsurface Restrictions

Subsurface construction, including electrical transformer vaults, is not permitted beyond the property lines.

12. Noise Abatement

The Corporation's Environmental Assessment for the Eastern Sector found that the predicted traffic noise for the area is expected to have an average day/night sound level (Ldn) in the range of 68 to 75 decibels. This noise level falls in the normally unacceptable noise range (65-75 dB) for dwelling units under the Department of Housing and Urban Development's Environmental Criteria and Standards. In order to ensure acceptable noise levels in residential units, developers will be required to determine during the design phase of the project, in consultation with the Corporation, whether noise abatement measures should be incorporated in the project design. These measures may include but are not limited to the following:

a. In general, dwelling units on the perimeter frontage of buildings should be equipped with forced air ventilation systems that allow occupants the choice of keeping windows closed to achieve an acceptable interior noise level.

b. If an average noise level less than 65 dB is projected, no further noise abatement measures are required.

c. If an average noise level between 65 and 70 dB is projected (most likely in buildings along 8th and D Streets), a 5 dB sound attenuation is required. This

level of attenuation can be achieved by providing forced air ventilation systems and limiting the percentage of window area to total wall area in dwelling units to a maximum of 35 percent.

d. If an average noise level between 70 and 75 dB is projected (most likely at locations along 7th, 9th and E Streets and Pennsylvania Avenue), a 10dB sound attenuation is required. This level of attenuation can be achieved by providing, in addition to the measures above, window assemblies having a minimum sound transmission class (STC) of 28. Such windows would be double glazed in either a fixed sash or operable frame. An operable window assembly would have a gasketed frame that would seal tightly when the window is in the closed position.

   Dwelling units along these frontages should be located on upper levels of development, where exposure to lower noise levels can be expected.

13. Historic Preservation

a. The Plan identifies the buildings to be incorporated in the development program for the Pennsylvania Quarter neighborhood. These buildings are divided into four groups for historic preservation treatment:

   Group 1: Buildings that shall be retained and rehabilitated in place according to *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. These standards permit minor changes to the existing structures. The majority of buildings in this group are large-scale commercial buildings.

   419 7th Street (Mayer Building)

   Group 2: Buildings that shall be retained in place. Alterations and additions are permitted so long as the impact is compatible with the building's architectural value or contribution to the streetscape. An increase or decrease in the total bulk of the building shall be minimized through the uses of setbacks and sensitive massing.

   401 7th Street (Gallery Row Project)

   443 7th Street (D.C. Space) - Retain and restore the building structure and exterior facades excluding the remodeled storefront. To the greatest extent feasible, restore the interior window trim and pressed metal ceiling on the entry grade level, the cast iron column in the basement, decorative wood columns

on the second and third floors, and the staircase and railing in its current location.

Group 3: Buildings that are recommended to be retained in place. Alterations and additions would be permitted so long as the alterations or additions respect the building's architectural value or contribution to the streetscape. An increase in the total bulk of the building would be permissible.

None in Square 457.

Group 4: Facades that shall be retained in place. Although these buildings cannot be retained for planning, economic, or structural reasons, retention of their facades and some interior elements, as described, contribute significantly to the streetscape and minimize loss of urban fabric.

624 E Street - Retain and restore the original exterior E Street brick facade. Original exterior ornamental detailing including window trim above the store storefront level shall be restored or reconstructed.

Wall molding and window trim on the interior side of the retained facade shall be restored or reconstructed.

626 E Street - Retain and restore the original exterior E Street brick facade. Original ornamental detailing, including window trim above the storefront level, shall be restored or reconstructed.

Wall molding and window trim on the interior side of the retained facade shall be restored or reconstructed.

Re-use of the balustraded staircase in the rear of the building and fireplace mantle on the third floor front room shall be required within the area of the original building outline.

425 7th Street - Retain and restore the original exterior 7th Street facade excluding the existing storefront.

629 D Street (Central Armature) - Retain and restore the original exterior D Street facade including the projecting storefront.

Retain and restore or reconstruct the interior tin ceiling and border trim within the area of the original building outline.

625-627 D Street (Central Armature) - Retain and restore the original exterior facades along D Street, including the storefront, and at least 50 percent of the facade along the north-south alley, beginning at the D Street corner.

In addition, the facade of 437-441 7th Street was renovated under the auspices of PADC and shall be retained in the new development. The existing retail signage and storefront may be replaced.

To maintain the rhythm of the existing building widths on all Group 4 historic facades and 437-441 7th Street, new construction should retain the existing party wall lines for a minimum depth from the street facade of approximately twenty feet; doors and other interior openings would be permitted.

For all buildings and facades designated for historic preservation treatment, where reconstruction of existing wood window trim is necessary, the Corporation encourages reconstructing such window trim in wood, maintaining the original trim profiles.

b. Facade Relocation:

The Plan also contains a program to relocate to new sites in the Pennsylvania Quarter neighborhood the facades of various buildings dismantled from other sites within the Corporation's development area. The Plan identifies Square 457 as a location for the reconstruction of some of these facades.

Parcel C shall include three historic facades together on the eastern side of 7th Street (except as otherwise noted below) to further enhance the character of the 7th Street mini-historic district. The three facades were formerly located at:

. 807 Market Space

. 811 Market Space

. 1205 Pennsylvania Avenue - Alternatively, this facade may be located along E Street, if it is not contextually appropriate on 7th Street with the proposed development.

Architectural elements from dismantled historic facades shall be incorporated

into the new development facade where possible. The facade elements were formerly in buildings located at:

- 1347 E Street - Re-use cornice, window hoods, and sills.
- 817 Market Space - Re-use metal columns and cornice.
- 819-821 Market Space - Existing brownstone may be re-milled for architectural detailing.

c. Setbacks:

Building heights on Parcel C will be restricted to assure compatibility of new construction with the historic structures to be retained and re-erected on the development site and with the surrounding historic district. In designing the setbacks at the corner of 7th and E Streets, special attention shall be given to the massing in order to maintain the prominence of 443 7th Street, the earliest built structure remaining on the square.

7th Street

Along 7th Street from E Street to the north wall of 417 7th Street (Mayer Building), the setbacks behind each facade to be retained in place or re-erected, and for a distance of at least fifteen feet east, new construction shall be limited to the height of the existing building facade. Except for minor projections, there will be no additions above the entire roof line of 443 7th Street (DC Space).

E Street

Behind 624 and 626 E Street and for a distance of thirty feet south, new construction shall be limited to the height of the existing building facades.

D Street

Behind 625-627 and 629 D Street and for a distance of thirty feet north, new construction shall be limited to the height of the existing building facades.

14. Curb-cuts

Curb cuts are not allowed on 7th Street, and curb cuts on 6th, D, and E Streets shall be minimal.

15. Vehicular Access

To the maximum extent feasible, the Corporation strongly recommends consolidated

ingress and egress for parking and consolidated ingress and egress for loading for the western half of the square. If Parcels D and E are demolished or significantly renovated, the Corporation strongly recommends providing a consolidated loading area, with access from the north-south alley. Vehicular access is not permitted from 7th Street; along D and E Streets, access should be adjacent to or through the north-south alley.

16. Off-Street Loading

To the maximum extent feasible, unified off-street loading facilities shall be provided for the western portion of the square and for the eastern portion of the square. Loading facilities for Parcel A shall be provided on Parcel C. Access is recommended from D or E Streets adjacent to or through the north-south alley.

17. Special Design Requirements

The architect and developer are expected to work closely with the staff of the Corporation during the design phase of the project. Although the Corporation will review all design elements for the buildings' exterior and interior public spaces, the following elements are especially important:

a. the location and design of residential development;

b. the ground level pedestrian environment along all streets, particularly along 7th Street;

c. the treatment of buildings and facades to remain for their historic or architectural significance;

d. the massing of the new development in relation to historic structures and the scale of 7th Street; and

e. the retail layout, in terms of the type and size of stores, the provision for residential services, and the relation of retail to exterior public spaces, particularly 7th and E Streets.

PENNSYLVANIA AVENUE DEVELOPMENT CORPORATION
425 THIRTEENTH STREET N.W. WASHINGTON D.C. 20004

Square Guidelines: SQ. 458 West

Together with the General Guidelines, these Square Guidelines will control development on the western part of Square 458, and form the basis on which the PADC Board may give preliminary program and concept approval to development proposals. The Controls and Standards for Square 458 will be developed from these Square Guidelines, and will form the basis for final approval of development projects.

Issued September 30, 1980
Max N. Berry, Chairman

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11. Historic Preservation
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REGULATORY SYSTEM FOR APPROVAL OF DEVELOPMENT PROJECTS

In addition to the Pennsylvania Avenue Plan - 1974 and other applicable policies governing development, the Pennsylvania Avenue Development Corporation will utilize design and development guidelines which reflect the Corporation's intent with regard to design and development on individual squares under its jurisdiction. Proposals for private development will be assessed and approved by the Corporation based upon compliance with the following:

1. General Guidelines which are applicable to all squares and indicate the Corporation's overall intent with regard to development and design objectives. The General Guidelines include a restatement and refinement of the Plan's goals and objectives, an outline of design and development criteria uniformly or generally applicable to all squares, and a glossary of terms used in the Square Guidelines and Controls and Standards.

AND

2. Square Guidelines which are applicable to each individual square, portion of a square, or group of squares, and indicate the Corporation's specific intent with regard to design and development objectives relative to that square. Each set of Square Guidelines is a preliminary document, and describes the substantive elements which will be treated in the Controls and Standards (as described below).

The Square Guidelines will enable private developers to begin the process of planning and design of private development prior to publication and formal adoption by the Corporation of the Controls and Standards. The PADC Board of Directors may give preliminary approval to development proposals based upon the General Guidelines and individual Square Guidelines, but final project approval shall be based on compliance with the Controls and Standards.

OR

3. Controls and Standards for each square which are developed from and supersede the Square Guidelines prepared for each square. The Controls and Standards constitute the Corporation's formal regulations with regard to design and development on each square. The Controls and Standards describe the elements of the Square Guidelines in precise terms, and may include an elaboration upon or modification of certain elements of the Square Guidelines.

The PADC Board of Directors shall give final project approval to development proposals based upon compliance with the General Guidelines and the Controls and Standards.

GENERAL CRITERIA

The western part of Square 458 is located in the Corporation's Historic Preservation Zone, which was created to reinforce what remains of the 19th century scale and character of the eastern end of the development area. The Corporation's preservation programs in the Historic Zone are outlined in the Historic Preservation Plan, and involve restoration of important historic buildings in place, building facade relocation, and salvage and reuse of architectural elements. The overall intent is to establish an environment which is compatable with the scale of the older buildings, appropriate for residents and pedestrians, but not a reproduction of a 19th century period piece.

These historic preservation programs will be an integral part of all new development activity on the western part of Square 458. Existing buildings of historic or architectural merit including the 19th century structures on Indiana Avenue, will be preserved in place. Development along 7th and D Streets may include building facade relocation and reuse of architectural elements or new construction of sympathetic contemporary design. If redevelopment occurs on the western part of Square 458, it is expected that it will involve renovation of the Hub building for retail use, with housing on the upper floors, if possible. Although it is likely that the Indiana Building will remain for the foreseeable future for economic reasons, it may also be redeveloped, preferably for residential use.

The historic preservation program and new development will focus on Indiana Plaza, a major pedestrian-oriented open space which the Corporation will create by closing Indiana Avenue and C Street to normal vehicular traffic. Indiana Plaza will be constructed by the Corporation as part of its public improvements program, and will be designed to encourage outdoor markets operating from kiosks and vendor stands, programmed festivals, and other seasonal uses. New development on the western part of Square 458 must be closely coordinated with the design of this space, and should reinforce the use of the plaza as a center of activity for residents, tourists, and office workers alike.

Development on both eastern and western sections of Square 458 will be devoted to residential, retail, or office uses, with ground floors devoted to retail space. An estimated 80 new residential units will be provided on the entire square. Since the square is adjacent to proposed major residential developments on Squares 457, 459-460, and the four squares comprising the Market Square project, additional residential units are desirable and encouraged on Square 458. Retail uses should be planned to accommodate the needs of area residents, as well as to attract tourists and shoppers. When redevelopment is complete, Square 458 should be a funtionally integrated part of the new residential community, with lively commercial activity along Indiana Plaza and 7th Street.

SPECIFIC CRITERIA

1. Coordinated Planning Area

The coordinated planning area is the western section of Square 458, consisting of lots 1, 7, 8, 807, 808, 809, 810, 811, 812, 816, 181, 821, 822, 823, and 825.

2. Development Parcels

The entire coordinated planning area shall be developed in no more than six development parcels as delineated in Diagram #1.

Parcel A: Indiana Building (lot 825)

Parcel B: Hub Furniture (lots 7, 8, 807, 808, 809, 810, 811, 812, 820, 821, and 822)

Parcel C: Firemen's Insurance (lot 823)

Parcel D: Artifactory (lot 818)

Parcel E: Dutch Boy (lot 816)

Parcel F: Litwin's (lot 1)

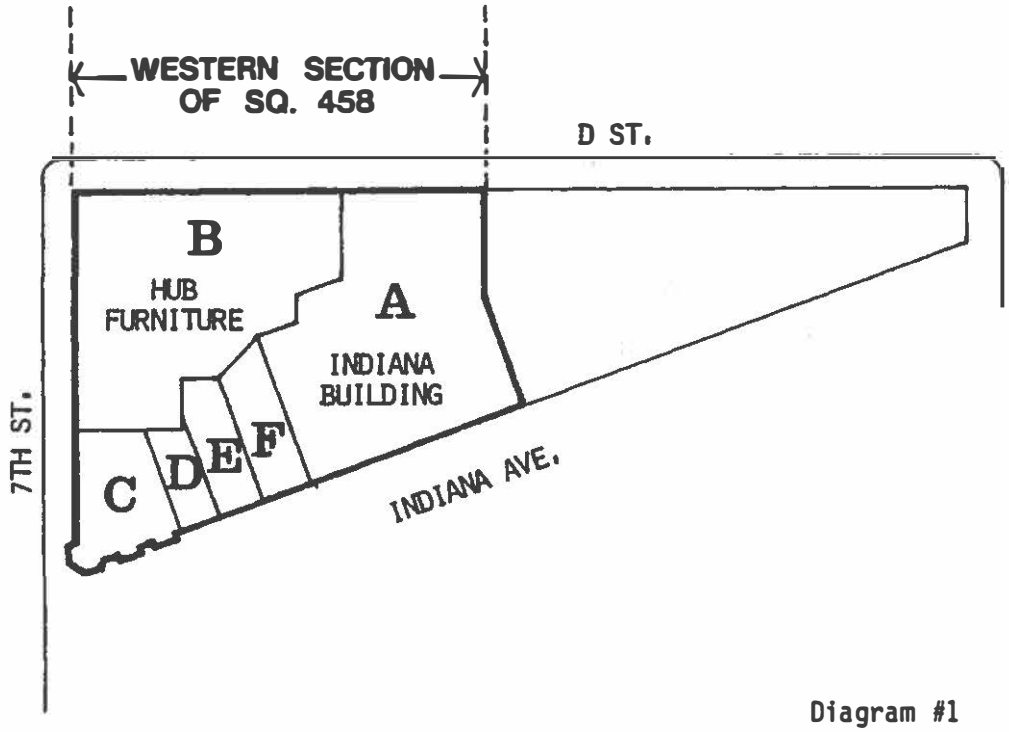


Diagram #1

3. Comprehensive Planning and Design

Development on the western section of Square 458 shall be coordinated with the Corporation's overall treatment of Indiana Plaza and adjacent side streets and shall take into account existing buildings as well as new development anticipated by the Plan in the immediate surrounding area.

4. Height of Development

Along Seventh Street and D Street, the height of development is limited to the height of the existing buildings or facades to be relocated. The two-story structure occupying the northern portion of Lot 823 (Firemen's Insurance) may be redeveloped to the approximate height of the Firemen's Insurance building. Replication of the original dome on the Firemen's Insurance building is encouraged.

The height of new development on Parcel A shall not exceed 110 feet measured from the D Street curb at the middle of the development's frontage.

5. Build-to Line

A build-to line is established along all street right-of-way lines on the western section of Square 458.

6. Roof Structures

Roof structures should be located wherever possible so that they are not visible from the street and do not detract from appearance of adjacent historic buildings. All roof structures should be attractively designed as integral parts of the overall building composition. The designer should treat roof structures as positive elements in terms of the building massing and architectural expression, rather than attempting to meet only the minimum requiements specified in D.C. Zoning Regulations. Roof structures should maintain the same quality of materials, design interest, and architectural detail as other parts of the building facade.

7. Sub Surface Restrictions

Vaults are permitted beyond lot lines, with the following provisions:

a. They shall be consistent with the Corporation's public improvements program and Side Street Improvements Program;

b. They may extend up to 12 feet from the lot line, but not within 10 feet of the adjacent curb.

The location and layout of electrical transformers in public space shall be subject to a special review by the Corporation. Electrical transformer vaults are not permitted along Indiana Avenue. Where possible, all connections to water, gas, telephone, and sewer lines shall also be from 7th or D Street.

8. Special Design Requirements

The architect of any development team is expected to work closely with the staff of the Corporation in treating the following critical design elements:

- rehabilitation and restoration of buildings to remain because of their architectural or historic merit;
- the functional and design relationship of new development to the Corporation's public improvements in Indiana Plaza;
- the facade treatment of the Hub building;
- the massing, facade design, and ground level treatment of new development on Parcels A and B, if applicable;
- the design of ground level storefronts and building entrances;
- the retail plan, in terms of the type and size of stores, and their relations to exterior public spaces, especially 7th Street and Indiana Plaza;
- the pedestrian environment created at the ground level by the various types of ground floor and sidewalk uses, the accessibility of interior spaces to pedestrians, and the physical design of the building face and sidewalk;
- awnings, canopies, or other means of weather protection;
- outdoor cafes and other sidewalk uses; and,
- the location and appearance of roof structures, especially mechanical penthouses and cooling towers.

9. Uses

Retail, office, and residential uses are permitted on the west section of Square 458. The ground floor of development shall be primarily devoted to retail, entertainment, restaurant, and institutional uses that will generate lively activities at the street level. A variety of small shops and restaurants are recommended at the street level, and uses that provide services related to residential use, such as nursery, grocery store, drug store, dry cleaner, etc. are also recommended. Uses which generate a low level of activity or engage in business for a limited period of time during the day are discouraged along Indiana Avenue and 7th Street.

Ground level retail spaces fronting on the street shall be directly accessible from the street.

10 Pedestrian Features

Weather protection shall be provided along the entire length of Indiana Avenue and 7th Street, if consistent with historic preservation aspects of development. Weather protection is also recommended along D Street. It is recommended that weather protection be in the form of awnings or canopies.

Sidewalks on 7th and D Streets shall be developed in a manner that is consistent with the Corporation's Side Street Improvement Program.

11. Historic Preservation

The following buildings shall be treated in accordance with the Plan and Program IIA (Preservation in Place in Historical Zone) of the Historic Preservation Plan, as amended. Program IIA requires the restoration in place and maintenance of certain structures that do not have landmark status but add significantly to the fabric and image of the Pennsylvania Avenue National Historic Site.

- 638 D Street, NW (Parcel B)
- HUB Furniture (Parcel B)
- Firemen's Insurance (Parcel C)
- National Union Insurance (Parcel C)
- 637-641 Indiana Avenue, NW (Parcels D, E, F)

12. Curb Cuts

One curb cut on D Street is permitted on Parcel A. No other curb cuts are permitted.

PENNSYLVANIA AVENUE DEVELOPMENT CORPORATION
425 THIRTEENTH STREET N.W. WASHINGTON D.C. 20004

Square Guidelines: SQs. 459-460

Issued: July 23, 1980
Revised: December 15, 1982
Max. N. Berry, Chairman

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REGULATORY ELEMENTS FOR APPROVAL OF DEVELOPMENT PROJECTS

In order to ensure that developments within the jurisdiction of the Pennsylvania Avenue Development Corporation (the Corporation) are implemented in accordance with The Pennsylvania Avenue Plan - 1974, the Corporation promulgated design and development guidelines which set forth the Corporation's general as well as specific intent with regard to the design and planning of a development project. These guidelines are outlined below along with the list of other plans, programs, regulations, guidelines, etc. which will control development under the Corporation's jurisdiction.

1. General Guidelines and Uniform Standards for Urban Planning and Design of Development Within the Pennsylvania Avenue Development Area (36 CFR 910) (simply referred to as the "General Guidelines"):

General Guidelines are applicable to all squares and indicate the Corporation's overall intent with regard to development and design objectives. The General Guidelines include a restatement and refinement of the Plan's goals and objectives, an outline of design and development criteria uniformly applicable to all squares, and a glossary of terms used in these Guidelines as well as in the Square Guidelines.

AND

2. Square Guidelines:

These guidelines are applicable to each individual square, portion of a square, or groups of squares -- known as a coordinated planning area, and indicate the Corporation's specific intent with regard to design and development objectives relative to a particular coordinated planning area. The Square Guidelines include specific guidelines for and controls of building massing, program of uses, historic preservation, servicing and parking, pedestrian features, etc.

3. Miscellaneous Plans, Policies, Programs, Regulations, Guidelines, etc.:

   (a) Historic Preservation Plan

   (b) Energy Guidelines

   (c) Side Street Improvement Program - Specifications

   (d) Pennsylvania Avenue Lighting Plan

   (e) Criteria and Guidelines for Lighting of Private Development

   (f) Public Improvements Program

   (g) Policy on Environmental Quality and Control (36 CFR 907)

   (h) Affirmative Action Policy and Procedures (36 CFR 906)

   (i) Policy and Procedures to Facilitate Successful Relocation of Businesses and Residents Within the Pennsylvania Avenue Development Area (36 CFR 904)

   (j) All other programs, policies, and regulations that may be approved and adopted by the Board of Directors from time to time.

GENERAL CRITERIA

Squares 459 and 460 will be the site of an important component of PADC's housing program. The squares will provide an estimated 200 of the 1200 new housing units which are the Corporation's goal for a new residential community in the eastern half of the development area. As its highest priority, new development on Squares 459 and 460 must be designed to provide these residential units in a project which incorporates the best of contemporary architectural and planning concepts.

Squares 459 and 460 also lie at the center of the Historic Preservation Zone, which was created to reinforce what remains of the 19th century scale and character of the eastern half of the development area. The Corporation's preservation programs in the Historic Zone are outlined in the Historic Preservation Plan, and involve restoration of important historic buildings in place, building facade relocation, and salvage and reuse of architectural elements.

These historic preservation programs will be an integral part of all new development activity on Squares 459 and 460. Several buildings of historic or architectural merit still exist on the squares and will be preserved in place, but these remaining structures amount to a mere vestige of the historic downtown which once centered along 7th Street. Building facade relocation and reuse of architectural elements will lessen the gaps in the historic fabric, and provide a more cohesive historic setting for the residential community. The majority of new development, however, will be new construction of sympathetic contemporary design. New construction should establish an environment which is compatible with the scale of the older buildings, appropriate for residents and pedestrians, but not a reproduction of a 19th century period piece.

Both the residential community and historic preservation program will focus on Indiana Plaza, a pedestrian-oriented open space which the Corporation will create by narrowing Indiana Avenue roadway and closing C Street to vehicular traffic. Portions of these street rights-of-way will also be devoted to new development. Indiana Plaza will be constructed by the Corporation as part of its public improvements program, and will be designed to encourage pedestrian-oriented uses such as outdoor markets operating from kiosks and vendor stands, programmed festivals, and other seasonal uses. New development on Squares 459 and 460 must be closely coordinated with the design of this space, and should reinforce the use of the plaza as a center of activity for residents, tourists, and office workers alike.

SPECIFIC CRITERIA

1. Coordinated Planning Area

Squares 459 and 460, a portion of the C Street right-of-way between 6th and 7th Streets, and a portion of Indiana Avenue between 6th and 7th Streets, as shown in Diagram #1, shall be developed as a single integrated development, made up of the development parcels described below.

2. Development Parcels

The entire coordinated planning area shall be developed in no more than four development parcels:

a. Parcel "A" consists of Lot 809 within Square 459 (National Bank of Washington).

b. Parcel "B" includes Lots 802, 803, 804, and 805 within Square 460 (Central National Bank and Matthew Brady Studio).

c. Parcel "C" includes Lots 12, 15, 16, 17, 807, 808, 810, 811, 812, and 813 on Square 459 and Lots 7, 800, 806, 807, 808, and 809 on Square 460. In addition, it shall include the portions of C Street and Indiana Avenue as shown in Diagram #1.

d. Parcel "D" consists of Lot 800 on Square 460 (Atlantic Coastline Building) located within Parcel "C." Parcel "D" may be created as a separate development parcel provided that:
   (1) the development process occurs prior to development of the remainder of Parcel "C;" or,
   (2) the development process is undertaken by a separate developer contemporaneous with development on the remainder of Parcel "C."

   In each case, the Atlantic Coastline building shall be rehabilitated and integrated to the maximum extent feasible with development on the reaminder of Parcel C.

The Corporation recommends development of Squares 459 and 460 as three development parcels, with the Atlantic Coastline Building included in Parcel C.

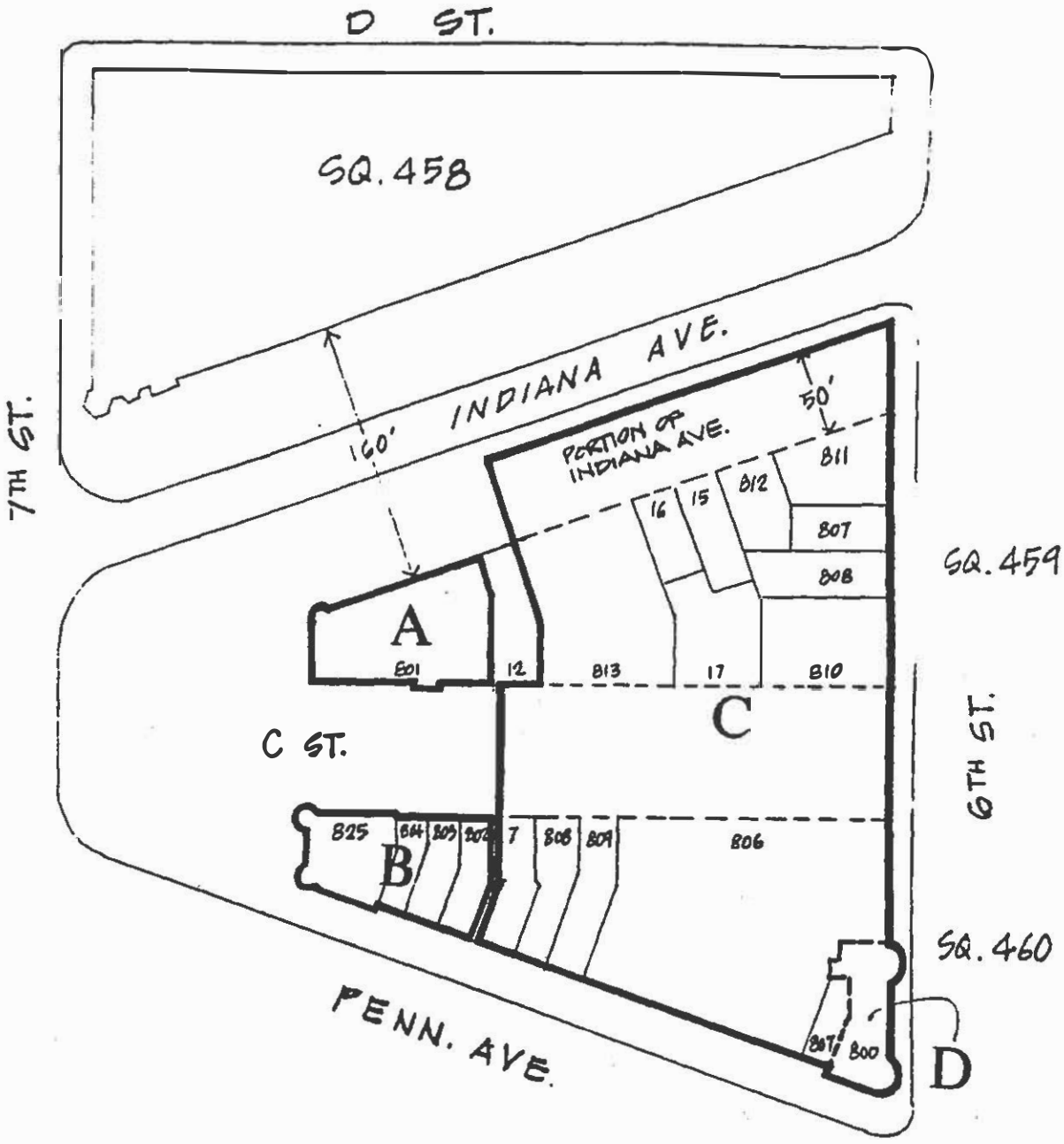


DIAGRAM #1: MINIMUM DEVELOPMENT PARCELS

(ONE OR MORE OF THESE DEVELOPMENT PARCELS MAY BE COMBINED TO CREATE A LARGER DEVELOPMENT PARCEL)

3. Comprehensive Planning and Design

Because of the special character of these two squares in terms of historically or architecturally significant buildings, L'Enfant's street layout, the Indiana Avenue vista, the closing and narrowing of streets, creation of pedestrian spaces, etc., the Corporation will require that all developments be fully integrated in terms of exterior design, pedestrian features, off-street loading, and parking. Furthermore, the arrangement of retail uses on the ground floor shall be focused on the surrounding public spaces, which will be designed to encourage outdoor market activity operating from kiosks and vendor stands, programmed festivals, and other seasonal use.

4. Building Restriction Line

A building restriction line is established as shown in Diagram #2.

Architectural articulations, minor architectural embellishments, and canopies at the ground level may project beyond the building restriction line.

An exception to the building restriction line may be permitted to allow new development on Parcel C to extend to the east wall of The National Bank of Washington (see Diagram #2).

5. Height of Development

a. The maximum height of development on Square 459 shall be the maximum permitted under D.C. Zoning Regulations, but not greater than 130', measured from Indiana Avenue.

b. The maximum height of development on Square 460 shall be the maximum permitted under D.C. Zoning Regulations, but not greater than 110 feet, measured from the Pennsylvania Avenue curb, except that along Pennsylvania Avenue, the height of development between the Apex Building and the Atlantic Coastline Building is restricted to their approximate heights for a sufficient distance back from the existing Avenue building line in order to allow appropriate transition to the maximum height.

6. Build-to Line

A build-to line is established along Pennsylvania Avenue, except that where a pedestrian passageway is introduced, the build-to line provision shall not apply. Also, along the entire length of 6th Street, a build-to line is established, except that for the width of the C Street right-of-way along 6th Street, the build-to lin e provision shall not apply.

Establishment of a build-to line does not imply a corresponding required height of development, except where a build-to height is specified. Variations in the street facade above the ground level to articulate the scale of development, to establish a rhythm along the facade, or to allow for rooftop amenities, are encouraged as long as the sense of a continuous spatial enclosure is maintained.

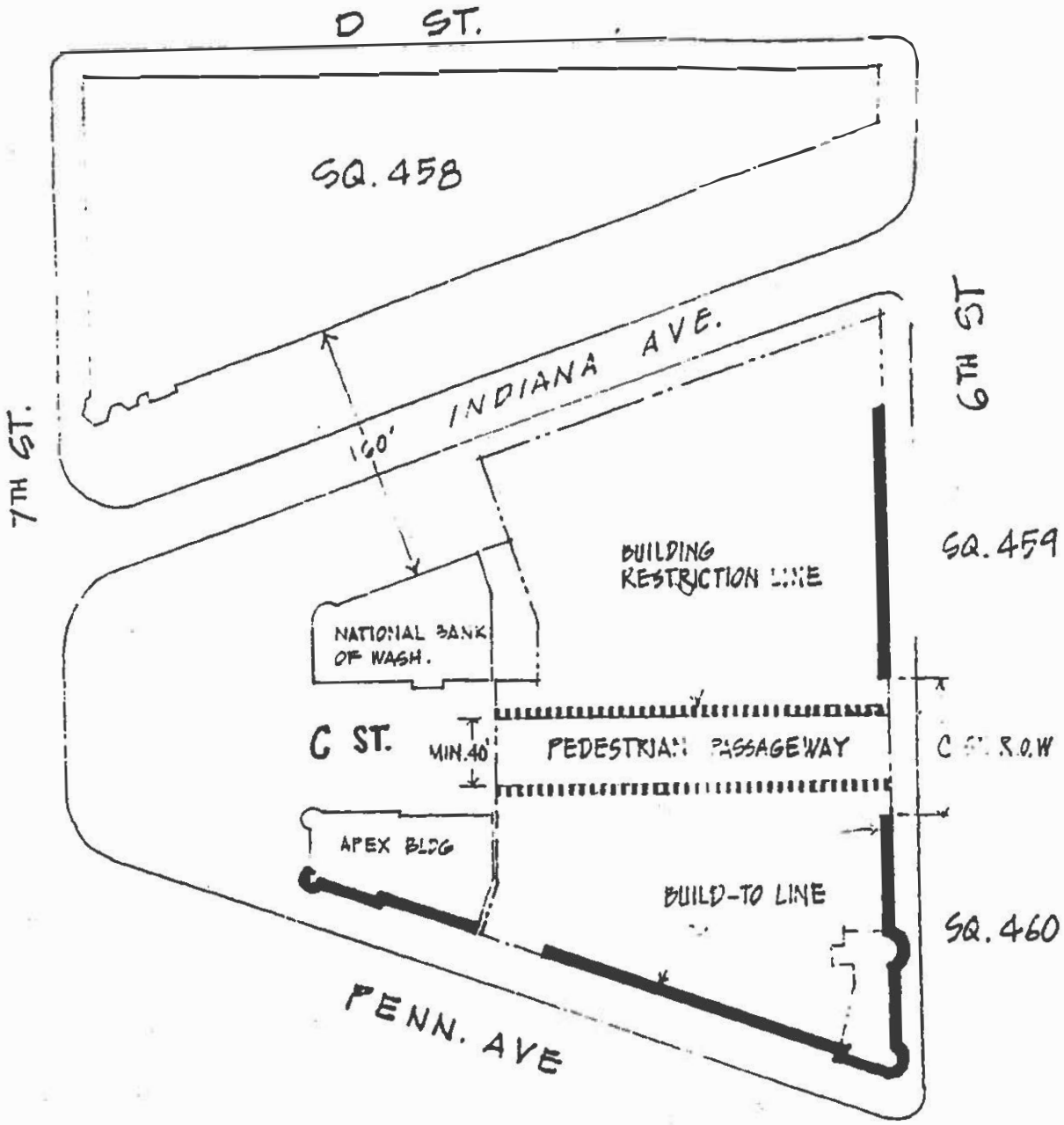


DIAGRAM #2: BUILD-TO LINE & BUILDING RESTRICTION LINE

7. Build-to Height

At the corner of Indiana Avenue and 6th Street, new development shall be built to the maximum height of development.

8. Roof Structures

Roof structures should be located wherever possible so that they are not visible from the street. All roof structures should be attractively designed as integral parts of the overall building composition. The designer should treat roof structures as positive elements in terms of the building massing and architectural expression, rather than attempting to meet only the minimum requirements specified in D.C. Zoning Regulations. Roof structures should maintain the same quality of materials, design interest, and architectural detail as other parts of the building facade.

Along Pennsylvania and Indiana Avenues, all permanent roof structures shall be set back twice their respective heights from those edges of the roof upon which they are located.

9. Subsurface Restrictions

Vaults are permitted beyond lot lines, provided that:

a. they are consistent with Corporation's public improvements programs and side streets improvement program;
b. along Pennsylvania Avenue, they shall not extend within 20 feet of the curb; and,
c. along all other lot lines, they may extend up to 12 feet, but not within 10 feet of the curbs (existing vaults may extend more than 12 feet, if approved by the Corporation).

The location and layout of electrical transformers in public space shall be subject to a special review by the Corporation. transformer vaults servicing Parcel C are permitted only along 6th Street. Where possible, all connections to water, gas, telephone, and sewer lines shall also be from 6th Street.

10. Special Design Requirements

Development shall provide a well-designed and planned residential environment in conjunction with public spaces to be designed by the Corporation and historic preservation efforts of private developers.

The architect of any development team is expected to work closely with the staff of the Corporation in treating the following critical design elements:

- the footprint and massing of development;
- the facade along Pennsylvania Avenue;
- the facades along the western edge of Parcel C and along Indiana Avenue, particularly those portions which rise behind the National Bank of Washington;

- the facade along 6th Street, particularly that portion which will serve as an end wall of C Street;
- the transition in height between the lower height along Pennsylvania Avenue between the Matthew Brady Building and the Atlantic Coastline Building and the maximum height of development allowed on the rest of Square 460;
- the pedestrian environment created at the ground level by means of the arrangement of uses and the physical setting along Pennsylvania Avenue, Indiana Avenue, and the western edge of Parcel C;
- the design of storefronts and building entrances;
- the integration of development with the Corporation's public improvements;
- the retail plan;
- awnings, canopies, and other means of weather protection;
- an interior court or atrium, if provided;
- structures and planting incidental to rooftop use;
- mechanical penthouse and cooling tower location and design;
- access for off-street loading and parking; and,
- restoration of National Bank of Washington, Central National Bank, Matthew Brady Studio, and Atlantic Coastline Building.

11. Uses

Residential, office, hotel, and retail uses are permitted.

There shall be minimum 200 dwelling units; it is recommended that, if possible, up to 350 dwelling units be provided within the coordinated planning area.

The ground floor shall be primarily devoted to retail, entertainment, restaurant, and institutional uses that will generate lively activities at the street level. The ground floor should include uses that provide services related to residential use, such as nursery, grocery store, drug store, dry cleaner, etc. A variety of small shops and restaurants are recommended at the street level, and uses which generate a low level of activity or engage in business for a limited period of time during the day are discouraged along Pennsylvania and Indiana Avenues.

Cafes in the public spaces along Indiana Avenue and Pennsylvania Avenue are encouraged. Rooftop uses such as cafes, restaurants, gardens, and recreational uses are permitted and encouraged.

Retail spaces on the ground level fronting on streets, public spaces, or pedestrian-related passages shall in general be directly accessible from those areas.

12. Historic Preservation

The buildings listed below shall be preserved in accordance with the Secretary of Interior's "Standards for Rehabilitation and guidelines for Rehabilitating Historic Buidlings," issued by the Technical Preservation Services Division, Heritage Conservation and Recreation Service, U.S Department of the Interior:

National Bank of Washington
Central National Bank ("Apex" Building)
625 Pennsylvania Avenue, N.W.
627 Pennsylvania Avenue, N.W. (Matthew Brady Studio Buildings)

The facade of the Atlantic Coastline Building at the corner of Pennsylvania Avenue and 6th Street shall be incorporated into the new development of Square 460 at its present location.

13. Curb Cuts

Curb cuts shall be permitted only on 6th Street. There shall be no more than two curb cuts for the entire coordinated planning area.

14. Off-Street Loading

A consolidated off-street loading facility shall be located in the Parcel "C", servicing Parcels A, B, C, and D. The Corporation may consider alternative off-street loading arrangement if such alternative accomplishes the same objective set forth herein.

PENNSYLVANIA AVENUE DEVELOPMENT CORPORATION

Square Guidelines

Square 491

Richard A. Hauser, Chairman
Revised September 22, 1993
(Originally issued July 23, 1980)

SQUARE GUIDELINES: SQUARE 491

Along with The Pennsylvania Avenue Plan--1974 and its amendments, the General Guidelines, and other adopted policies, programs, regulations, and guidelines, these Square Guidelines will control development on Square 491 and form the basis for the PADC Board of Directors to grant preliminary approval to development proposals and for the Chairman to grant final approval to development proposals, as outlined in the Development Policies and Procedures.

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4. Uses
5. Building Restriction Line and Sidewalk Setback
6. Build-to Line
7. Height of Development
8. Build-to-Height
9. Roof Structures
10. Pedestrian Features
11. Subsurface Restrictions
12. Curb Cuts
13. Off-Street Loading
14. Special Design Requirements

SQUARE GUIDELINES: SQUARE 491

A. INTRODUCTION

Square 491 is bounded by John Marshall Park, Pennsylvania Avenue, C Street, and 6th Street. It is one of the squares on the eastern boundary of the Pennsylvania Quarter neighborhood, which is becoming a new residential community in the heart of Washington's downtown. The establishment of this residential community is one of the important objectives of the Plan. Square 491 has two parcels, A and B. Parcel A, the eastern half of the square is occupied by the Canadian Embassy, built in accordance with the PADC Square Guidelines. Parcel B currently has a District of Columbia four-story office building slated for demolition.

B. PLANNING AND URBAN DESIGN OBJECTIVES

Square 491 occupies a critical location in the PADC area at the intersection of Pennsylvania Avenue and Constitution Avenue. It is also located adjacent to an important L'Enfant Plan vista along the axis of John Marshall Place, now known as John Marshall Park. New development on this square must be designed with great care and creativity to respect and enhance the qualities of the physical setting created by the confluence of these two streets and John Marshall Park.

Along the axis of Pennsylvania Avenue, Square 491 is the first block along the processional route from the Capitol to the White House to establish the diagonal building line on the north side of the Avenue. Therefore, new development on the square must maintain the continuity of the Avenue facade and be compatible in scale with the buildings on Pennsylvania Avenue.

Because of the large open area at the intersection of Pennsylvania and Constitution Avenues, development on Square 491 will also be highly visible from Constitution Avenue. The design of new development should recognize the importance of the vistas along both Constitution and Pennsylvania Avenues.

The new development on Square 491 must be designed so that it provides a gradual transition in scale and character from the monumental buildings and spaces of the Mall and the John Marshall Park axis to the smaller-scaled residential and commercial areas of the Historic Preservation Zone, beginning immediately to the west on Squares 459 and 460, in the Pennsylvania Quarter neighborhood. Development on Square 491 should include active uses that are adjacent to the sidewalk setback area in order to encourage pedestrian movement between the National Gallery and the retail and arts uses in the Pennsylvania Quarter neighborhood. Retail uses should provide

services to residents, tourists, and office workers alike, and should also be planned with consideration given to the proximity of Square 491 to the National Gallery and the emerging arts community along 7th Street.

The new building on Parcel B should respect and respond to the adjacent Canadian Embassy, especially to the plane of the Embassy's Pennsylvania Avenue facade and its horizontal building lines.

C. SPECIFIC URBAN DESIGN AND PLANNING GUIDELINES

1. Coordinated Planning Area

The coordinated planning area is comprised of Square 491 and adjacent sidewalk areas.

2. Development Parcels

Square 491 shall be developed as no more that two development parcels as follows:

- Parcel A - That portion of Square 491 east of a north-south line established 289 feet east of the 6th Street right-of-way line, but not including the Pennsylvania Avenue and John Marshall Park setbacks. (Land owned by the Canadian Government, as shown in Diagram 1.)

- Parcel B: The remainder of Square 491 west of Parcel A.

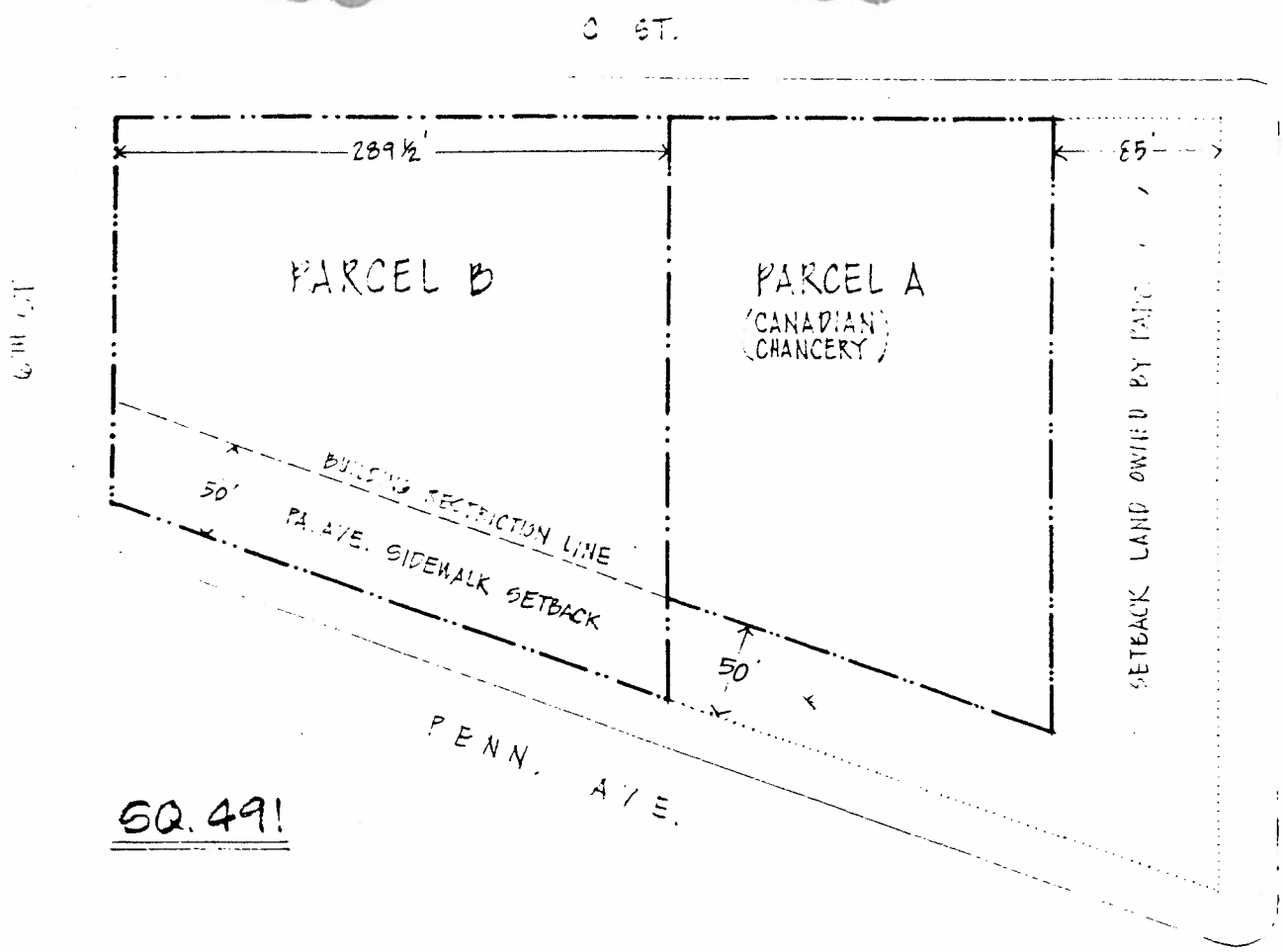
3. Comprehensive Planning and Design

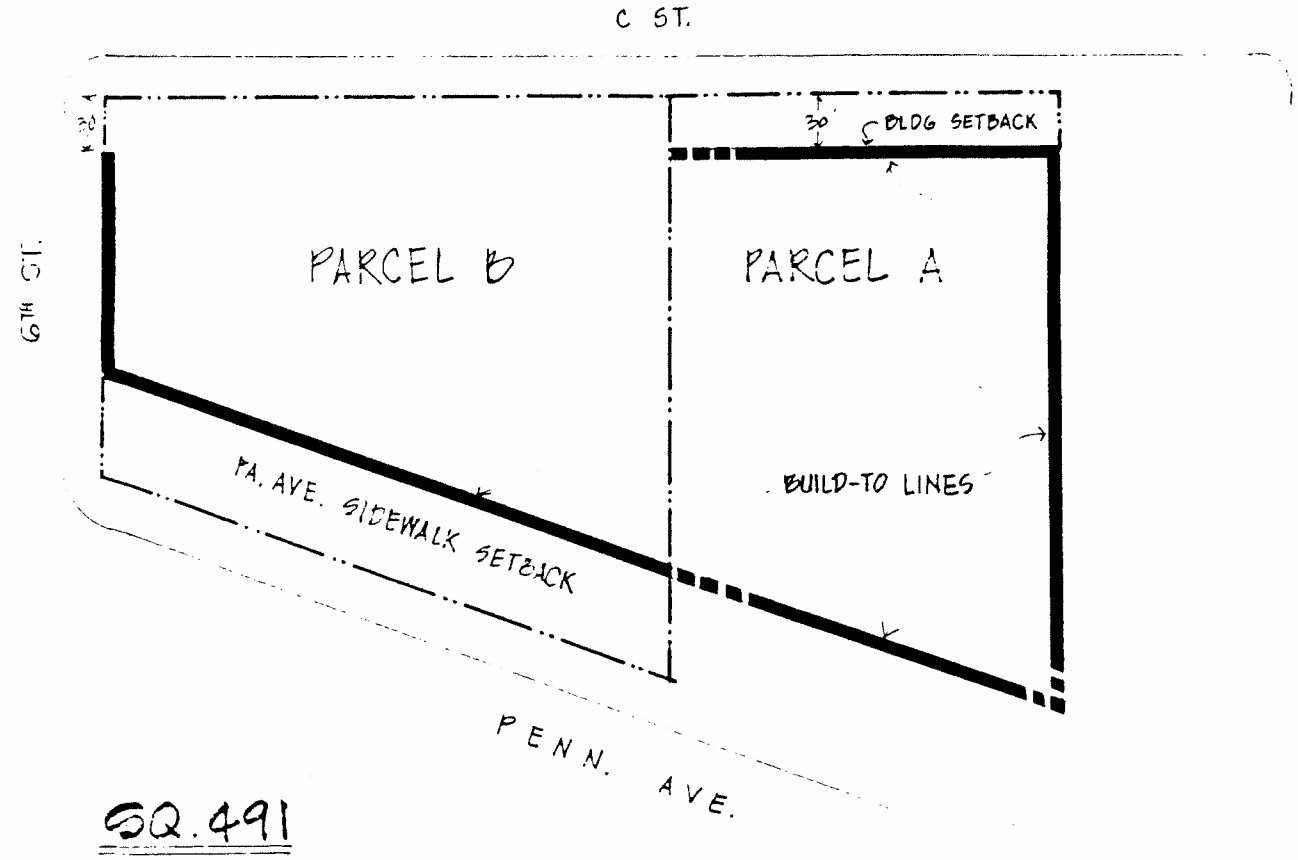
Development on Square 491 shall be coordinated with the Corporation's overall treatment of John Marshall Park and Pennsylvania Avenue, and shall take into account existing buildings as well as developments anticipated by The Plan on the surrounding squares.

4. Uses

Square 491 shall be primarily devoted to office use, including chanceries and international agencies, with ground floor retail; hotel and residential uses are also permitted.

Parcel B shall contain approximately 450,000-477,000 gross square feet above grade within the Allowable Building Zone and Pennsylvania Avenue setback areas as described in Sections 5 through 8. The ground floor shall be primarily


C ST.
289½'
65'
PARCEL B
PARCEL A
(CANADIAN CHANCERY)
BUILDING RESTRICTION LINE
50'
PA. AVE. SIDEWALK SETBACK
50'
SETBACK LAND OWNED BY PARK
PENN. AVE.
SQ. 491


C ST.
30'
BLDG SETBACK
PARCEL B
PARCEL A
PA. AVE. SIDEWALK SETBACK
BUILD-TO LINES
PENN. AVE.
SQ. 491

devoted to retail, entertainment, restaurant, and institutional uses that will encourage lively activities at the street level. Uses that generate a low level of activity or engage in business for a limited period of time during the day are discouraged along Pennsylvania Avenue. Retail spaces on the ground level fronting on Pennsylvania Avenue shall be directly accessible from the Avenue.

Off-street, below-grade parking, adequate to serve all uses is required to service the entire square. In determining the amount of parking provided, developers shall consider the following factors:

a. The Corporation's Environmental Impact Assessment recommends several mitigating measures to ensure an adequate parking supply. The Corporation will review each development project to determine the potential to provide additional levels of off-street parking. Developers are encouraged to institute measures to ensure maximum utilization of parking facilities, including joint use arrangements and special rates for car pools and van pools.

b. The parking policy described in the Plan and the General Guidelines establishes the maximum amount of parking allowed in the area as a whole. The policy is designed to maintain acceptable air quality, to encourage use of Metrorail, and to support the economic viability of development projects.

c. Limitations on on-street parking in the downtown area will make it more difficult than in established residential areas for residents to find on-street parking.

d. The area is well served by Metrorail, with the stations located at Archives/Navy Memorial and Gallery Place/Chinatown. Vehicular access is not permitted from 6th Street and Pennsylvania Avenue. A single access for off-street parking is permitted for each development.

5. Building Restriction Line and Sidewalk Setback

Building restriction lines are established as follows:

. Along the entire Pennsylvania Avenue frontage, a building restriction line is established 50 feet north of the Avenue right-of-way line, measured perpendicular to the right-of-way line. If the Board of Directors determines that there are sufficient design benefits, then a portion of the new building may extend into the area between the new building line and the Pennsylvania Avenue property

line, provided that an appropriate transition is made back to the plane of the facade of the Canadian Embassy.

. Along the C Street frontage of Parcel B, a building restriction line is established 30 feet south of the right-of-way line, except for the transition area where the building shall be designed to relate to the entrance to the District Court Building on the north side of C Street.

. Architectural articulations, minor architectural embellishments, and canopies at ground level may project into the air space beyond the building restriction lines.

6. Build-to Line

Build-to lines are established at the following locations:

. Along the entire length of the Pennsylvania Avenue.

. Along the entire length of the C Street building restriction line, except on Parcel B for the transition area defined by the entrance to the District Court Building on the north side of C Street.

. Along the 6th Street right-of-way line between the Pennsylvania Avenue building restriction line and a point 30 feet south of the C Street right-of-way line.

. Along the entire length of the east property line of Parcel B, next to the Canadian Embassy from the ground level to the 80-foot height level. Above 80 feet, new construction must be setback a minimum of 55 feet to articulate the strong horizontal line created by the Canadian Embassy at this height.

Establishment of a build-to line does not imply a corresponding required height of development, except where a build-to height is specified. Variations in the street facade above the ground level to articulate the scale of development, to establish a rhythm along the facade, or to allow for rooftop amenities, are encouraged as long as the sense of a continuous spatial enclosure is maintained.

7. Height of Development

For Parcel A, the maximum height of development shall be the upper cornice line of the U.S. District Courthouse, which is approximately 90 feet.

For Parcel B, the maximum height of development shall be the maximum permitted under D.C. Zoning Regulations, but no

greater than 110 feet measured from the Pennsylvania Avenue curb. However, new development exceeding the 80-foot height of the Canadian Embassy must be designed with great sensitivity.

Unoccupiable attic space created by mechanical rooms, sloped roofs, elevator penthouses, or fire stairs would be permitted to extend 18.5 feet above the maximum height of the building within the prescribed setback zone.

8. Build-to Height

For Parcel A, along the entire length of the Pennsylvania Avenue and John Marshall Park build-to lines, development is subject to a build-to height equal to the lower cornice line of the U.S. District Courthouse, which is approximately 65 feet.

For Parcel B, along the entire length of Pennsylvania Avenue and the build-to lines, development is subject to a build-to height that is the lower cornice line of the Canadian Embassy, which is approximately 80 feet high.

9. Roof Structures

Wherever possible, roof structures should be located so that they are not visible form the street. All roof structures should be attractively designed as integral parts of the overall building composition. The designer should treat roof structures as positive elements in terms of the building massing and architectural expression, rather than attempting to meet only the minimum requirements specified in the D.C. Zoning Regulations. Roof structures should maintain the same quality of materials, design interest, and architectural detail as other parts of the building facade.

All permanent roof structures shall be set back twice their respective heights from the edges of the roof that fronts on all streets.

Roof structures shall comply with the District of Columbia Zoning Regulations.

10. Pedestrian Features

Weather protection is to be considered along Pennsylvania Avenue and the side streets. If a proposal includes a major encroachment into the Pennsylvania Avenue setback, a pedestrian arcade may be considered at ground level.

Sidewalks on 6th and C Streets shall be consistent with the Corporation's Side Street Improvements Program.

11. Subsurface Restrictions

Vaults are permitted under public rights-of-way. Vault locations and configurations shall be consistent with the Corporation's Public Improvements Program, Side Street Program, and other applicable plans and programs.

Vaults may extend up to 12 feet from the lot line, but not within 20 feet of the Pennsylvania Avenue curb or 10 feet of the other curbs. Vaults between the Pennsylvania Avenue building restriction line and the Pennsylvania Avenue curb must be at least seven feet below the sidewalk.

Electrical transformer vaults are prohibited within the Pennsylvania Avenue sidewalk, sidewalk setback, and John Marshall Park setback areas. Where possible, all connections to water, gas, electric, telephone, and sewer lines shall be from C Street or 6th Street.

12. Curb Cuts

Curb cuts are permitted only on C Street. The number of curb cuts shall be limited to the minimum as prescribed in the District of Columbia Zoning Regulations.

13. Off-Street Loading

Each development is permitted a single access for off-street loading. No loading berth shall abut any sidewalk.

14. Special Design Requirements

As stated under the Planning and Urban Design Objectives above, the development on Parcel B will play a very important role in defining space at the confluence of Pennsylvania Avenue and Constitution Avenue.

The architect of any development team is expected to work closely with the staff of the Corporation during the design phase of the project. Although all elements of the design for the building exterior and the interior public spaces will be subject to the Corporation's review, the following elements are considered especially important:

. The building footprint and massing;

- The facades along Pennsylvania Avenue and John Marshall Park, particularly with regard to cornices, edges, entrances, and other features of the street level frontages;

- The building configuration at the corner of Pennsylvania Avenue and 6th Street, which will provide a visual anchor and architectural transition from the Canadian Embassy to the building at 601 Pennsylvania Avenue;

- The facades along 6th and C Streets;

- The treatment of any exposed walls along the lot line separating Parcels A and B;

- The transition from a lower height on Parcel A to any proposed higher heights on Parcel B;

- The portion of any proposed development above 80 feet;

- The pedestrian environment created at the ground level by the arrangement of uses and the physical setting along John Marshall Park and all streets, particularly Pennsylvania Avenue;

- The relationship to and coordination with public improvements along Pennsylvania Avenue and John Marshall Park;

- The retail plan;

- The coordination of office, retail, and service uses;

- Awnings, canopies, or other means of weather protection;

- Any interior court or atrium provided;

- Structures and planting incidental to rooftop use;

- Location of rooftop mechanical equipment areas; and

- Access to off-street parking and loading.

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

801 Pennsylvania Avenue, NW
Suite 301
Washington, DC 20576
tel 202 482-7200
fax 202 482-7272
www.ncpc.gov

Commission Members

Appointed by the
President of the United States
Harvey B. Gantt, Chairman
Robert A. Gaines
Margaret G. Vanderhye

Appointed by the Mayor of the
District of Columbia
Arrington Dixon
Dr. Patricia Elwood

Secretary of Defense
The Honorable William S. Cohen

Secretary of the Interior
The Honorable Bruce Babbitt

Administrator of General Services
The Honorable David J. Barram

Chairman, Committee on
Governmental Affairs
United States Senate
The Honorable Fred Thompson

Chairman, Committee on
Government Reform
U.S. House of Representatives
The Honorable Dan Burton

Mayor, District of Columbia
Honorable Anthony A. Williams

Chairman, Council of the
District of Columbia
The Honorable Linda W. Cropp

Executive Director
Reginald W. Griffith

IN REPLY REFER TO:
NCPC File No. 6072/1200

JUL 11 2000

Mr. Andrew Altman
Director, Office of Planning
Government of the District of Columbia
801 North Capitol Street, NE
Suite 500
Washington, D.C. 20002

Dear Mr. Altman:

In response to your request for clarification of *The Pennsylvania Avenue Plan* (The Plan) and the associated Square Guidelines for Square 491, with regard to the two areas that you have identified in your letter of June 9, we offer the following information.

NCPC staff confirms that The Plan's calculation for the maximum number of parking spaces is an area-wide and not a site-specific restriction. In accordance with Chapter 2 of the original 1974 Pennsylvania Avenue Plan (page 61), the maximum parking allocations are "for various uses within the development area" and are subject to revision upon completion of a comprehensive District of Columbia Parking Plan. We interpret this to mean that parking capacity at each individual site should be evaluated, and possibly modified, so that an appropriate amount of parking is provided for the development area.

While The Plan does not identify institutional use as a specifically approved use for Square 491, the Square Guidelines make an allowance on the ground floor for institutional uses "that will encourage lively activities at the street level." To allow all institutional uses would require an amendment to The Plan and staff feels that allowing all of the possible institutional uses, including schools, hospitals, and the like would be inappropriate in this location. However, as it is the intent of the guidelines to "encourage pedestrian movement between the National Gallery and the retail and arts uses in the Pennsylvania Quarter neighborhood," staff believes that appropriate institutional uses, such as a museum that would encourage street activity, would be acceptable beyond the first floor of future development on Square 491.

We are excited that the District is moving ahead with the preparation of the RFP for the redevelopment of the Department of Employment Services Building site and look forward to continuing to provide assistance in this effort. If you have any questions, please contact George Toop at (202) 482-7269.

Sincerely,

(SIGNED) WILLIAM R. LAWSON

William R. Lawson, FAIA
Acting Executive Director

cc: Art Rodgers

bcc: BDowd
GToop
JNeuhaus
Reading File
Central File – P4911

GToop:7/10/00:pab

NOV 26

GSA National Capital Region

November 25, 2002

Mr. Gregory McCarthy
State Historic Preservation Officer
District of Columbia
Department of Planning
801 North Capitol St., NE rm 3000
Washington, DC 20002

Re Square 491, Washington, DC

Dear Mr. McCarthy:

The U.S. General Services Administration (GSA) would like to initiate Section 106 compliance for Square 491 in the District of Columbia. GSA has assumed the real estate responsibilities of the former Pennsylvania Avenue Development Corporation (PADC), in accordance with a 1996 Memorandum of Agreement with the National Capital Planning Commission and the National Park Service, to assure that future development in the PADC's area of jurisdiction, defined by the PADC's 1974 Plan for Pennsylvania Avenue (the "Plan"), is consistent with the spirit and intent of the Plan. Square 491 is included in PADC's Plan.

GSA is responsible for review and approval of proposed development in the PADC Plan area. This responsibility includes the development of Square 491 in accordance with the PADC Plan and the Square Guidelines. Square 491 is located in the area between Pennsylvania Avenue, NW to the south, 6th Street, NW to the west, the Canadian Embassy to the east, and C Street, NW to the north.

For Section 106 compliance, the land presently available for development has been cleared of the 1960s Department of Employment Services Building (DOES) by the developer, CarrAmerica, since taking ownership from the DC Government in December 2000. The DOES was determined a non-historic property at the time of the writing of the 1974 Plan and the Square Guidelines, which called for its demolition

The properties adjacent to Square 491 have been studied and contribute to the new construction's proposed design. To the east, the Canadian Embassy establishes the southeastern most corner's setback. The Embassy is a new building that has not been determined to be of exceptional significance to merit listing in the National Register of Historic Places (National Register) before reaching 50 years of age. To the west, 601 Pennsylvania Avenue, an historic property listed in the National Register, has set the southwestern most corner's set back (a variation of 25 feet, moving from east to west). To the north, the D.C Moultrie Courthouse, constructed in the 1970s, has not been determined to be of exceptional significance to merit listing in the National Register before reaching 50 years of age.

U.S. General Services Administration
301 7th Street, SW
Washington, DC 20407-0001
www.gsa.gov

With regard to the National Environmental Policy Act, GSA concludes that the proposed development is within the range of impacts discussed in the 1974 EIS and the 1984 EA prepared by the Pennsylvania Avenue Development Corporation and will not have significant adverse impacts on the human environment. The development does not propose changes to the environment that were not anticipated by these documents. There are no significant new circumstances or information relevant to environmental concerns. Therefore, GSA does not need to prepare a separate environmental document, and, instead, relies upon the existing EIS and EA.

Thank you for your assistance with this matter. Should you have any questions, please feel free to call me at (202) 205-1624.

Sincerely,

Michael S. McGill
Special Assistant for
Regional Coordination

cc: Mr. John G. Parsons
Associate Regional Director
Office of Lands, Resources and Planning
National Capital Region
National Park Service
(via facsimile: (202) 401-0017)

United States Department of the Interior

NATIONAL PARK SERVICE
National Capital Region
1100 Ohio Drive, S.W.
Washington, D.C. 20242

IN REPLY REFER TO:

L30 (NCR-LRP)

NOV 27 2002

Ms. Patricia Gallagher
Executive Director
National Capital Planning Commission
401 9th Street, NW., Suite 500 North
Washington, D.C. 20576

Dear Ms. Gallagher:

The National Park Service has had the opportunity to review a proposed amendment to the Pennsylvania Avenue Plan-1974, as amended (The Plan) for Square 491. This amendment is being proposed by the General Services Administration in connection with the development of Square 491 as the site for the Newseum, a development proposal by the Freedom Forum, which has acquired Square 491 from the District of Columbia Government.

In accordance with Section IV of the July 25, 1996 Memorandum of Agreement (MOA) among the General Services Administration (GSA), Department of the Interior – National Park Service (NPS) and the National Capital Planning Commission (NCPC), GSA has transmitted a proposal to amend The Plan as it relates to Square 491. The GSA proposes to amend The Plan by modifying the use, height and setback requirements to reflect construction of the proposed Newseum. We support the proposed amendment to The Plan and look forward to consideration by NCPC of this amendment to The Plan at its meeting of January 9, 2003.

Should you require additional information, please contact Sally Blumenthal, Deputy Associate Regional Director for Lands, Resources and Planning at (202) 619-7025.

Sincerely,

Terry R. Carlstrom

Regional Director, National Capital Region

cc:
Michael S. McGill, General Services Administration
Whayne Quin, Holland & Knight

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE

★ ★ ★

November 27, 2002

Ms. Andrea Mones
Regional Historic Preservation Officer
GSA National Capital Region
Room 2021, WPC
301 7th Street, SW
Washington, D.C. 20407-0001

Dear Ms. Mones:

I am responding to your letter of November 25, 2002, initiating Section 106 consultation on the development of Square 491 in accordance with the Pennsylvania Avenue Plan. This review is conducted pursuant to the Procedures for the Protection of Historic and Cultural Properties (36 CFR Part 800), promulgated by the Advisory Council on Historic Preservation.

As background documentation to your letter, I have also received the proposed amendments to the Pennsylvania Avenue Plan, dated October 31, 2002, with supplemental changes dated November 27, 2002, and conceptual plans for the proposed Newseum project, dated October 30, 2002, with additional roofline studies dated November 13, 2002.

Although the plans for the proposed Newseum building are not sufficiently complete for final SHPO review of the project at this time, the proposed amendments to the Plan are sufficient for SHPO concurrence for Section 106 purposes. It is my understanding that these proposed amendments have also been reviewed and are concurred in by the National Park Service.

I hereby concur with the General Services Administration's finding that the proposed amendments to the Pennsylvania Avenue Plan and Square Guidelines for Square 491 (dated October 31, 2002, with supplemental changes dated November 27, 2002) will have no adverse effect on those qualities that qualify the Pennsylvania Avenue National Historic Site for inclusion in the National Register of Historic Places.

Sincerely,

Gregory McCarthy
State Historic Preservation Officer
for the District of Columbia

GSA

GSA National Capital Region

November 29, 2002

Ms. Patti Gallagher
Executive Director
National Capital Planning Commission
401 9th St. NW, Suite 500
Washington, DC 20576

Dear Ms. Gallagher:

The General Services Administration is submitting its recommendation to the National Capital Planning Commission (NCPC) regarding the modifications proposed by the Freedom Forum and CarrAmerica to the Pennsylvania Avenue Development Plan (Plan) and Square Guidelines for Square 491. These modifications are being proposed to accommodate development of the Newseum mixed-use project on the western portion of Square 491. We would like to have this issued addressed at the January 9, 2003, Commission meeting.

NCPC has already received from the developer of the project a proposed set of changes and the rationale therefor, dated October 31, 2002. The developer also briefed GSA, NCPC, the National Park Service, and the DC State Historic Preservation Office at a meeting at NCPC on November 7, 2002.

Per the provisions contained in Section II of the Memorandum of Agreement of July 1996, 61 FR 41789, signed by GSA, NCPC, and the National Park Service, GSA has the responsibility to assume the lead in processing proposed modifications of the Plan and Square Guidelines. GSA is fulfilling this responsibility by submitting this letter to you, with a copy to the Park Service.

GSA supports the development proposed for Square 491. We agree with the developer's determination that modification of Plan and Square Guidelines is required for the development as designed to be built. GSA supports the modifications proposed by the developer as being consistent with the intent of the Plan.

Attached with this letter is a copy of GSA's letter to the DC State Historic Preservation Office initiating Section 106 compliance under the National Historic Preservation Act.

U.S. General Services Administration
301 7th Street, SW
Washington, DC 20407-0001
www.gsa.gov

The 1989 amendments to the Plan required that any new building respect the Canadian Embassy's design, reinforcing its strong horizontal lines at 80' and 95'. The Newseum design does this. While it is proposed to be higher than the Canadian Embassy, the 140' high portion does not start until a point 100' back from the street, substantially set back from the Embassy façade's profile.

The 1974 PADC Plan, which had an MOA for historic preservation issues, said that existing buildings on Square 491 should be demolished—"they were ugly, not of historic merit, and detracted from the Avenue". The development of the Canadian Embassy removed several properties on the eastern portion of the Square. The Plan suggested that a new building on the western portion of the Square needed to enliven the street. The function of a museum will contribute to the Avenue's activity.

I am seeking review and concurrence in compliance with the Advisory Council Procedures for the Protection of Historic Properties, 36 CFR Part 800.

I believe that the potential for this project to have any adverse impact is mitigated by the design and construction limitations included in the Plan that form the basis for review by National Capital Planning Commission, and therefore would have no adverse impact upon those qualities which qualify adjacent property listed on National Register of Historic Places.

If you have any questions about this project, please call me on 202-302-5403.

Sincerely,

Mary L. Porter

FOR Andrea Mones
Regional Historic Preservation Officer

I hereby concur with the U.S. General Services Administration's finding that the proposed development of Square 491 will have no adverse impact upon those qualities which qualify the adjacent historic property' listed on the National Register of Historic Places.

_____ Date _____

Mr. Gregory McCarthy
Historic Preservation Officer for the District of Columbia

Canadian Embassy

Ambassade du Canada

December 16, 2002

UNCLASSIFIED

NCPC
File No. 6306 OMB
Primary Stat.
Due Date

Copies:
CHAIRMAN
EXEC. DIR.
PUB. AF.
GEN. COUNSEL
SECRETARIAT
ASST. EXEC. DIR. (PROGRMS)
ASST. EXEC. DIR. (MGMT)
LONG RANGE PLNG
PLANS REVIEW
TDA SUPV
ADMIN

Mr. John V.Coghill
National Capital Planning Commission
401 9th Street, NW
North Lobby, Suite 500
Washington, DC 20576
202-482-7239 (phone)
202-482-7272 (fax)

Dear Mr. Coghill,

Further to my conversation of this morning with Nancy Witherell of the NCPC, this letter is to inform your offices that the Canadian Embassy has been consulted by the Newseum and Freedom Forum regarding their planned building project on Pennsylvania Ave. In fact we have been consulted regularly by the Freedom Forum staff and the Newseum principles since the project was first announced back in December 2000. There have been two separate presentation on the design, scheduling and construction plans of the new Newseum building project with a third presentation scheduled for this January.

The Embassy has no objection to the proposed design and are looking forward to continuing to work closely with the Freedom Forum and Newseum officials on the imaginative project. Officials from both our organisations continue to consult on all aspects of the project that could affect or impact on the Embassy. We are grateful for the professional approach shown to date and the ease of access we have been granted by/to their officials.

Should you require any additional information please do not hesitate to contact me.

cc Nancy Witherell

Your sincerely,

Richard Oastler
First Secretary and Consul
Canadian Embassy
Washington, DC 20001
Tel : 202-682-7720
Fax: 202-682-7738

COMMISSION ACTION

NCPC File No. 6306

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

AMENDMENTS TO THE PENNSYLVANIA AVENUE PLAN OF 1974
AND THE SQUARE GUIDELINES FOR SQUARE 491
555 Pennsylvania Avenue, NW (Newseum)

Submission by the General Services Administration

January 9, 2003

Commission Action Requested by Applicant

Approval of amendments to the Pennsylvania Avenue Plan of 1974 pursuant to 40 U.S.C. 6702(d) and the Memorandum of Agreement dated July 25, 1996, 61 fed. Reg. 41789.

Commission Action

The Commission approves the proposed amendments to the Pennsylvania Avenue Plan of 1974 and the Square Guidelines for Square 491 as described in "Amendments to the Pennsylvania Avenue Plan for Square 491," attached as Appendix A, including the following amendments proposed by staff:

- "The treatment of the building and site at the ground level will firmly delineate the 6th Street building line through streetscape features along the building line and in the open courts created by the entrances. The treatment of the building line at grade and the architectural character of the entrances and open courts will be lively and encourage pedestrian activity, and be well integrated with the design of building."

- "The hours when the bay doors of the loading dock will be open will be limited. Trucks may not park on the sidewalk but must pull directly into the loading berths inside the bays."

Requests, in mitigation for the proposed amendments to eliminate the 30-foot setback on C Street and to eliminate the requirement to not have loading berths abut a sidewalk, that the applicant study ways to reduce the number of bay doors for the loading dock from 2 ½ bays to one bay door.

Deborah B. Young
Secretary to the National Capital Planning Commission

Attachment

STAFF RECOMMENDATION

NCPC File No. 6306

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

AMENDMENTS TO THE PENNSYLVANIA AVENUE PLAN OF 1974 AND THE SQUARE GUIDELINES FOR SQUARE 491

555 Pennsylvania Avenue, NW (Newseum)

Submission by the General Services Administration

January 2, 2003

Abstract

The General Services Administration (GSA) has submitted, with its endorsement, proposed amendments to the Pennsylvania Avenue Plan and the Square Guidelines for Square 491, the western portion of which has been purchased by the Freedom Forum as the new home for the Newseum. The Canadian Embassy occupies the eastern portion of the square. The amendments propose adding museum use to the allowed uses of the square, as well as alternative heights, setbacks, build-to lines, and building restriction lines, among other subjects, for the development of the western portion of the square as the Newseum. The proposed amendments prescribe the development potential for the Newseum, which is at the concept level of design development. The Executive Director will ultimately review the project for its conformance with the Pennsylvania Avenue Plan when it is submitted with a District of Columbia building permit.

Under the terms of the Memorandum of Agreement among GSA, the National Park Service (NPS), and the National Capital Planning Commission (NCPC), NCPC may comment to GSA on the Plan amendments. NPS also has a commenting role and, following its suggested additions to the proposed text, has submitted in writing its favorable review of the amendments. In staff's judgment, the amendments would increase the allowable construction envelope while respecting and responding to the adjacent Canadian Embassy building, which was the stated goal of PADC in its 1989 amendment to the development plan for this square. The proposed amendments also respond appropriately to the design and development context of Pennsylvania Avenue, 6th Street, and C Street, and to the adjacent squares. The amendments are attached to this report in both clean and red-line versions, as Appendix A.

Commission Action Requested by Applicant

Approval of amendments to the Pennsylvania Avenue Plan of 1974 pursuant to 40 U.S.C. 6702(d) and the Memorandum of Agreement dated July 25, 1996, 61 fed. Reg. 41789

Executive Director's Recommendation

The Commission approves the proposed amendments to the Pennsylvania Avenue Plan of 1974 and the Square Guidelines for Square 491 as described in "Amendments to the Pennsylvania Avenue Plan for Square 491", attached as Appendix A, including the following amendments proposed by staff:

- "The treatment of the building and site at the ground level will firmly delineate the 6th Street building line through streetscape features along the building line and in the open courts created by the entrances. The treatment of the building line at grade and the architectural character of the entrances and open courts will be lively and encourage pedestrian activity, and be well integrated with the design of building."

- "The hours when the bay doors of the loading dock will be open will be limited. Trucks may not park on the sidewalk but must pull directly into the loading berths inside the bays."

Requests, in mitigation for the proposed amendments to eliminate the 30-foot setback on C Street and to eliminate the requirement to not have loading berths abut a sidewalk, that the applicant study ways to reduce the number of bay doors for the loading dock from 2 ½ bays to one bay door.

* * *

BACKGROUND AND STAFF EVALUATION

DESCRIPTION OF PROPOSAL

The General Services Administration (GSA) has submitted, with its endorsement, proposed amendments to the Pennsylvania Avenue Plan and Square Guidelines for Square 491 on behalf of the Freedom Forum, which has purchased the western portion, Parcel B, of Square 491 for the construction of the Newseum. The Embassy of Canada is the other property on Square 491. The Square is bounded by Pennsylvania Avenue on the south, 6th Street on the west, C Street on the north, and Marshall Park on the east.

Background on Pennsylvania Avenue Plan and Square Guidelines

Within the Pennsylvania Avenue Development Corporation (PADC) area, the Pennsylvania Avenue Plan of 1974, as amended, controls development. The Pennsylvania Avenue Plan's General Guidelines envision lively streets, improved streetscapes, buildings of high architectural quality, mixed uses, historic preservation of certain structures and features, and complementary new buildings that create an ensemble through uniform or compatible heights, setbacks, and build-to lines. These latter urban design elements are described both in block-by-block Development Plans that prescribe certain requirements, and in Square Guidelines that provide further guidance.

Each square in the PADC area has a Development Plan. The Development Plan for Square 491 was amended in 1989 to take into account the presence of the Canadian Embassy. In addition, Square Guidelines were developed for each square. The Guidelines for Square 491 were revised in 1993, also in response to the embassy. The future building on the western portion of the square, Parcel B, was to "respect and respond" to the adjacent Canadian Embassy building. A maximum height was established, as well as setbacks matching those of the embassy, build-to

lines, building restriction lines, and other elements. The proposed or anticipated uses for the new building were office, residential, hotel, and ground floor retail.

The 1996 Memorandum of Agreement among the three federal signatories--NCPC, GSA, and NPS—established a procedure for the review of proposed Plan amendments by the three agencies. The Freedom Forum, as the initiator of the project, has drafted amendments to the Plan and Square Guidelines so that it can construct its desired program and design for the Newseum, now in the schematic stage of development. The Commission's action at the January 9, 2003 meeting is to comment on the proposed amendments to GSA, which will be responsible for sending the amendments to Congress for legislative action. The Commission's comments on the proposed Plan amendments follow the referral from GSA with that agency's endorsement in the attached letter dated November 29, 2002. NPS also commented favorably on the proposed amendments in the attached letter dated November 29, 2002.

The MOA provided for the review by the Executive Director of proposed projects governed by the Pennsylvania Avenue Plan and the Square Guidelines. In the case of the Newseum, the Freedom Forum will ultimately submit a D.C. building permit application to NCPC. The Executive Director will review it for conformance with the Plan and Square Guidelines. The Freedom Forum anticipates applying for the building permit in early 2004.

Brief Description of the Proposed Project and Program

The Freedom Forum purchased the site for $100 million from the District of Columbia government in December 2000 with the intention of moving their offices and the Newseum from Arlington to Pennsylvania Avenue. The building formerly on the site was demolished. The new building is being designed by Polshek Partnership Architects of New York.

The Newseum and Freedom Forum offices are oriented toward Pennsylvania Avenue; the residential component has a 6th Street entrance and is in the northern portion of the building that is oriented to C Street; retail use is located on the ground floor of all three facades. The display of daily newspapers from around the country would continue to be a feature of the site.

The desired total project area for the proposed building would be 531,000 square feet, approximately 410,000 of which would above grade. Below grade parking would be provided for residents and employees.

The former Newseum occupied 47,700 square feet, including a 270-seat theater. The proposed Newseum would occupy 260,000 square feet of visitor floor area and museum support, including a 500-seat Forum Theater and five orientation theaters with 370 seats combined. A 9,000 square foot conference center is envisioned.

The proposed Newseum would also contain 30,000 square feet of office use for the Freedom Forum, 30,000 square feet of retail, and 145,000 gross square feet of residential use (meeting the requirement for 2.0 Floor Area Ratio or FAR).

EVALUATION

The staff recommends approval of the proposed amendments to the Plan and Square Guidelines, with the proposed additional text. Staff believes the building has the potential to contribute a strong architectural statement in this important block of the Avenue, without adversely affecting the Canadian Embassy—which was the express purpose of the Plan and Square Guidelines, both of which were updated after the Embassy was built.

One of PADC's goals was to have the future use on this site draw visitors across the Avenue from the National Gallery of Art to the Penn Quarter. Staff believes that the proposed museum will achieve that goal. The Newseum has significant ground floor retail. As important, the building has the potential to draw pedestrians to the building to see the ground floor and interior activities, thereby creating a more lively mix of uses on the sidewalk itself.

The illumination of the building at night needs to be carefully studied as design development continues so that the Newseum's presence is appropriately balanced with the Canadian Embassy, the U.S. Capitol, and the National Gallery of Art. Staff believes that more building illumination at this intersection, aside from the evening activities planned for the building, will have a positive effect on this part of the Avenue.

The Canadian Embassy has been consulted throughout the design process to date and is pleased with the building and program, and with the compatibility of the new building with the Embassy. (Letter attached.)

Summary of Existing and Proposed Amendments to the Plan and Guidelines for Square 491 and Staff Recommendations

The applicant's proposed amendments fall into categories described in the Plan and Square Guidelines and are evaluated in that order below:

- *Use*
- *Height of Development*
- *Building Restriction Line and Sidewalk Setback*
- *Build-to Line*
- *Roof Structures*
- *Off-Street loading*

Use

The Plan anticipated office, hotel, and residential uses, in addition to institutional uses "that will encourage lively activities at the street level." Ground floor retail was also intended. The amendments would add "museum" specifically to the list of anticipated and recommended uses. NCPC is on record (in a letter of July 2000 to the D.C. Office of Planning, attached) in support

of appropriate institutional uses in Square 491, such as a museum, that would encourage street activity and the Plan's intended pedestrian movement between the National Gallery of Art and the Pennsylvania Quarter neighborhood.

- *Staff recommends that museum use be added to the appropriate uses for Square 491.*

Height of Development

The currently allowed heights are 80 feet, with a setback to a height of 95 feet, with a setback to the maximum height of 110 feet. The 80-foot and 95-foot heights respond to corresponding setback lines of the Canadian Embassy.

The amendments propose a maximum height of 140 feet (for that portion of the building between 100 and 170 feet behind the Pennsylvania Avenue building line). The massing of the building is expressed in three transparent "bars" representing the pages of a newspaper that step away from Pennsylvania Avenue. The first bar rises to a terrace at a height of 80 feet, with a sunscreen over the terrace at the 95-foot level.

The second bar rises to 110 feet. The 110-foot height is the maximum allowed in the Plan and Square Guidelines.

The third bar rises to a height of 137 feet. The applicants request an amendment allowing a maximum height of 140 feet. The third bar contains, at its highest levels, offices for the Freedom Forum.

Roof structures (allowed to a height of 18.5 feet in the Plan) would be suppressed to several feet on the highest bar and designed to match the building's structure.

The residential component of the project (meeting the District's requirement of 2 FAR with 145,000 gross square feet) would be oriented parallel to C Street, NW. It would rise to approximately 127 feet in height, which also requires an amendment since it is higher than 110 feet.

- *Staff recommends that the amendments pertaining to height be allowed, including the maximum height of 127 feet for the residential component on C Street and 140 feet for the Newseum and Freedom Forum.*

- *The Newseum's top bar is set back 100 feet from the building line of the Avenue. Although it will be visible from some vantage points (particularly to the east), its diagonal orientation, along with the overall horizontal massing and volume of the building, reinforce the Pennsylvania Avenue street wall and emphasize a strong visual element and alignment that are particularly welcome at the intersection of 6th Street, NW.*

- *Staff finds that the massing of the building at the higher levels is designed and oriented to be compatible with the Embassy, the goal of the PADC Plan and Square Guidelines.*

- *Staff finds that the building is appropriate to the varied scale and rhythm of the buildings in the adjacent squares on and near Pennsylvania Avenue. The height of the residential building in Square 459 (The Pennsylvania), exclusive of its tower, is similar in height (130 feet, plus a prominent 18.5-foot roof structure) to that proposed for the Newseum. The area is zoned C-4 in the DD (Downtown Development) Overlay District, which allows for buildings along Pennsylvania Avenue to have a maximum height of 160 feet. Proposed development heights are subject to additional controls in the PADC Plan.*

Building Restriction Line and Sidewalk Setback

On Pennsylvania Avenue, the building would take advantage of the Plan's optional use of the 50-foot setback area behind the building line. The Plan allows this optional use of the setback area if "there are sufficient design benefits." The 50-foot setback area can be seen in front of the Canadian Embassy, for comparison. The block to the west, 601 Pennsylvania Avenue, NW, is built to the building line, fifty feet forward of the Canadian Embassy. The Plan requires the new building to "transition" at an "appropriate distance" from the Embassy.

- *Staff recommends that the optional 50-foot setback area be used for the new building. An appropriately designed façade that steps forward in increments from the Canadian Embassy setback will strengthen the building line along Pennsylvania Avenue and more strongly define the street wall at this wide juncture of Pennsylvania and Constitution Avenues. This is a welcome contribution to the urban design character of the Avenue and the definition of the original 160-foot right-of-way.*

On C Street, the Plan and Guidelines require the new building to maintain a 30-foot setback to match that of the Canadian Embassy. The Embassy uses the setback area for its vehicular diplomatic entrance, loading dock, and parking garage. The Newseum proposes to build to the C Street building line, thus creating a street wall, public ground floor uses, and activity on the sidewalk. The loading berths and the entrance to the parking garage are located at the east side of the north elevation of the building. The residential units are located in the upper stories of this portion of the building. The residential entrance is on 6th Street, facing Pennsylvania Avenue.

Buses for the Newseum will drop off and load passengers at its C Street door. The design for the drop-off and entrance are not yet developed, but the Newseum is considering the rental of the parking lane on the south side of C Street for use as the bus zone, replacing six existing parking spaces. Staff has encouraged the Newseum to design this public space, comprising the parking lane and the sidewalk, to clearly mark the bus zone (as distinguished from the through lanes of C Street), to enhance the safety of pedestrians, and to enhance the design of the building entrance, including a possible canopy projection.

- *The staff recommends that the 30-foot setback from the C Street building line be amended to allow the building to be built to the building line, consistent with the guidance in the Federal and District of Columbia elements in the Comprehensive Plan for the National Capital for new construction along streets in the L'Enfant Plan.*

- *NCPC staff has reviewed with the applicants several on-site design options for bus loading within the existing C Street setback, and is satisfied that the best design alternative is the accommodation of the bus drop-off in the sidewalk area and parking lane in front of the Newseum group entrance. This will create optimal conditions for the enhancement of ground floor and pedestrian activity, and enable the design of the C Street façade to incorporate appropriate screening and varied entry points, and to articulate the elevation in a dynamic way.*

A 55-foot setback from the Canadian Embassy was established above the 80-foot level of the new building. The Newseum proposes amending this setback to 25 feet at the front and 15 feet at the rear.

- *Staff recommends approving this amendment, finding that the proposed concept design of the building at its upper levels adequately protects the Canadian Embassy from visual encroachment. The "bars" are transparent, and their diagonal orientation and separation by circulation zones break up the massing so that, for example, a uniform, high wall is avoided adjacent to the embassy's roof.*

Build-to Line

The Plan and Guidelines envision the building firmly holding to the 6th Street building line at the ground floor level. The applicant requests that the text be amended to eliminate this requirement. The building's massing, in concept, is conceived as bars, taken from the pages of a newspaper, that are oriented toward Pennsylvania Avenue to reinforce its strong diagonal line. This orientation, and the desire for distinct entrances along 6th Street, has led to the creation of open courts along the 6th Street façade. The ground floor contains a museum shop entrance, the conference center entrance, and the residential entrance, in addition to retail use.

- *After consultation with the applicants, staff recommends that the requirement to build to the building line on 6th Street be amended. The variety of entrances created by the open courts will encourage street activity along 6th Street and might allow each entrance to be differentiated by setting as well as by design. Strong landscape design--through softscape features, hardscape features such as sitting walls, perhaps a water feature, and through distinctive entrance features—can achieve a sufficiently delineated building line at the ground floor level, and will help define the view along 6th Street, particularly the view south toward the National Gallery of Art. The applicants will continue to consult with the staff in the subsequent design phases.*

- *Staff recommends that the amendment be approved with the addition of the following language in mitigation of the deletion of this Plan requirement: "The treatment of the building and site at the ground level will firmly delineate the 6th Street building line through streetscape features along the building line and in the open courts created by the entrances. The treatment of the building line at grade and the architectural character of*

the entrances and open courts will be lively and encourage pedestrian activity, and be well integrated with the design of building."

Roof structures

The applicants propose amending the requirement for roof structures to be set back twice the distance as their height from the edge of the roof. They request a 1:1 setback instead of a 2:1 setback.

- *Staff recommends approval of this proposed amendment, in consideration of the specific language that caps roof structures to a height of 15 feet above the lower roof levels, the negligible height of the roof structure on the highest roof level, and the intention of the design to follow the Guidelines: "All roof structures should be attractively designed as integral parts of the overall building composition." Further, text in the Guidelines that states, "Whenever possible, roof structures should be located so that they are not visible from the street," is retained.*

- *Staff recommends that the applicants plan the location of antennas as the design progresses so that they can be integrated with the design and placement of the roof structures and not be visible to the public. The applicants and the staff will continue to consult in subsequent design phases.*

Off-Street loading

The Guidelines state: "No loading berth shall abut any sidewalk." The applicants propose the following amendment: "Any loading berth that abuts any sidewalk shall be designed so as to minimize adverse visual impacts on the street." Five loading berths abutting the sidewalk are proposed for the project, next to the parking garage at the northeast corner of the building on C Street

The purpose of the existing language is to minimize the ill effects for pedestrians of a long row of garage doors along a sidewalk, or of a long row of open garage doors that expose the berths and loading dock, and of trucks that don't pull into the berth sufficiently and thereby block the sidewalk. This is a significant requirement of new buildings in the PADC area to improve the pedestrian experience along the service area of buildings.

The staff has asked the applicants to study this problem further. The applicants assert that they have a limited ability to reduce the program on the ground floor, and that they have created pedestrian-friendly ground floor areas on Pennsylvania Avenue, 6th Street, and the more significant half of C Street, and that they have limited the service area of the building to the northeast corner of the site, adjacent to the embassy's service area.

- *The staff recommends the proposed amendment with reservations, requesting the applicants to study ways to mitigate the effects of the abutting loading berths, through their placement or design, and to continue to consult with staff during subsequent design phases.*

- *Further, the staff requests that the applicants study ways to reduce the number of bay doors for the loading dock from 2 ½ bays to one bay door.*

- *The staff recommends that the following text be added to the proposed amendment in mitigation: "The hours when the bay doors of the loading dock will be open will be limited. Trucks may not park on the sidewalk but must pull directly into the loading berths inside the bays."*

CONSULTATION

The applicants have presented the project and the proposed amendments to the General Services Administration and the National Park Service. Letters of endorsement for the proposed Plan and Square Guideline amendments are attached. The Newseum has also briefed agencies of the District of Columbia government.

The Newseum has met with representatives of the courts to discuss and attempt to resolve the courts' concerns over the introduction of museum bus drop-off and loading on C Street, NW. Commissioners have received copies of correspondence on this matter. In an effort to facilitate a resolution to the safety concerns expressed by the courts, NCPC staff hosted several meetings to develop a workable solution for the District of Columbia Department of Transportation (DDOT), the courts, and the Newseum.

The proposed amendments to the Plan and Square Guidelines before the Commission for its review on January 9, 2003 address the physical limits of the proposed building, such as its height, bulk, and mass, and do not address bus circulation.

COMMISSION OF FINE ARTS

Under the Shipstead-Luce Act, the Commission of Fine Arts has reviewed the design of the Newseum twice without giving concept approval. At its December 19, 2002 meeting, the Commission remanded the design to the applicants to study two concerns of the Commission's: the height of the central massing (the "third bar") at 137 feet, especially with regard to the Canadian Embassy and as it comports with the volumes and heights of buildings to the west, and the visibility and intensity of the proposed nighttime illumination.

COORDINATION

Coordinating Committee

The Coordinating Committee reviewed this item at its meeting on December 11, 2002, and forwarded the proposal to the Commission with the statement that the project had been coordinated with all agencies participating. The participating agencies were NCPC; the Fire Department; the Department of Housing and Community Development; the District Department of Transportation; the General Services Administration; the National Park Service; and the Washington Metropolitan Area Transit Authority.

National Environmental Policy Act

The submitted action involves an area and square of the District of Columbia previously analyzed by the Pennsylvania Avenue Development Corporation (PADC) in its environmental impact statement (EIS) of 1974, and a further review analysis of the Square in an Environmental Assessment, dated December 1984, for the purposes of compliance with the National Environmental Policy Act.

GSA, as an agency given certain authorities by Congress that previously resided in the PADC, reviewed the EIS of 1974 and the EA of 1984 as they applied to Square 491. Per the provisions contained in the Memorandum of Agreement of July 1996, 61 FR41789, GSA has the responsibility to assume the lead in proposed modifications to the PADC Plan.

GSA determined upon its further review that the EIS and EA analyses apply to the current proposed action and that the submitted amendment is within the scope, context, and estimated environmental effects evaluated by those NEPA documents. Pursuant to the National Environmental Policy Act, GSA concluded that the proposed Plan amendment for Square 491 is covered within the existing scope of the previously prepared EA and EIS.

Staff notes, however, that both NEPA documents highlight the need for noise mitigation measures in any subsequent development that pertains to residential units in Square 491. Measures to be implemented from the EA, which evaluated noise effects further than the EIS, suggested that development guidelines include window and door assemblies that effectively reduce noise transmission to interior residential living areas.

Staff recommends that the applicant address this concern by ensuring that interior noise levels of the residential areas of the project, at a minimum, meet District of Columbia building code requirements.

Transportation Study

An April 26, 2002 report prepared by Gorove/Slade Associates for the District Division (now Department) of Transportation, outlined existing and planned conditions for traffic operations on C Street, NW between 3rd and 6th Streets. The report included the anticipated impacts to traffic

conditions in the study area following the opening of the Newseum, including impacts caused by tour buses loading and unloading near the Newseum.

Relative to existing conditions, Gorove/Slade found that all movements at all intersections in the study area were operating at level of service C or better with the exception of the intersection of 3rd and C Streets during the PM peak period, which operated at level of service D. Level of service C is considered to be adequate in urban conditions. Notable was the southbound approach at this intersection, which operated at level of service E during the PM peak. In general, the report found that there was very little traffic on the C Street corridor and very little congestion. An occasional backup on C Street at the intersection of 6th appeared to be caused by traffic delays on 6th street, not on C. Apparently, the intersections on 6th Street north of C were not adequately clearing traffic, and Gorove/Slade recommended improving signal coordination on 6th Street at these intersections to alleviate the problem. The main cause of current congestion in the study area was found to be double parking along C Street, and the report recommended increased enforcement of parking regulations to address this condition.

The proposed circulation plan improvements, consisting of two-way traffic on C Street west of the District of Columbia Courthouse and one-way traffic eastbound along the eastern portion of the street, would modify the existing parallel parking along the southern curb of C Street to angled parking in front of the U.S. Courthouse only. In this scenario, all movements at all intersections would operate at level of service C or better. Only one intersection approach would worsen under the planned conditions, southbound 6th Street to eastbound C Street, which would degrade from level of service A to level of service B during the PM peak. Level of service B is considered to be relatively good for urban conditions.

With the development of the Newseum, one additional traffic movement was expected to worsen from existing conditions, eastbound from C Street to 3rd Street, which would degrade from level of service B to level of service C. Level of service C is considered to be adequate in urban conditions. Tour bus parking for the Newseum was planned along the south curb of C Street and the east curb of 6th street, and was not expected to degrade traffic conditions in the study area.

In summary, Gorove/Slade did not anticipate that the peak traffic hour conditions in the study area intersections would be significantly impacted by the Newseum development. Newseum generated trips were not expected to create any congestion problems.

National Historic Preservation Act

GSA served as the lead federal agency for the purposes of Section 106 review. Square 491 is in the Pennsylvania Avenue National Historic Site. The former Memorandum of Agreement for the Pennsylvania Avenue Plan was determined to be obsolete some years ago and the few remaining developable parcels have been subject to individual Section 106 review. In its letter of November 27, 2002 to the District of Columbia State Historic Preservation Office (DC SHPO), GSA determined that the "potential for this project to have any adverse impact is mitigated by the design and construction limitations included in the Plan that form the basis for review by the

National Capital Planning Commission, and therefore would have no adverse impact upon National Register qualities of the adjacent area."

The DC SHPO responded, "Although the plans for the proposed Newseum building are not sufficiently complete for final SHPO review of the project at this time, the proposed amendments to the Plan are sufficient for SHPO concurrence for Section 106 purposes. It is my understanding that these proposed amendments have also been reviewed and are concurred in by the National Park Service."

Thus, Section 106 review of the amendments is completed, but further Section 106 consultation with the DC SHPO will be necessary as the design of the building progresses.

APPENDIX A:

Amendments to the Pennsylvania Avenue Plan
For Square 491

1. Amendments to Section III of the November, 1990, Plan, the Block by Block Description of Development Plan:

Existing Conditions: This block contains three sizable buildings occupied by governmental and institutional uses, a substantial amount of vacant land and two small 19th century row houses that have no particular architectural merit. The western end of the block is occupied by the six-story District of Columbia Employment Security Building (A), which was erected in the early 1960's. The eastern end is occupied by an older six-story building (B), which is occupied by government offices, the District motor pool, and the USO. In between these buildings is another six-story structure (C) that is also used for District Government offices. Most of the vacant land is used for official District government parking (D).

Changed Conditions: The Canadian Embassy has been constructed on the eastern end of the block. The District of Columbia Employment Security Building has been demolished and the western end of the block is unimproved and used as a parking lot on an interim basis.

Proposed Development: (Amended December 6, 1989.) Under the plan, a new building will be built on the now vacant western portion of the square. Uses on the block would be office space for the Canadian Embassy, the Newseum, with associated retail space, offices for the Freedom Forum and a residential apartment component on the C Street side of the block.

Special attention will be directed to relating to the design of the new building to the adjacent Canadian Embassy. Development of the new building shall respect and respond to the adjacent Canadian Embassy building, especially to the plane of the Embassy's Pennsylvania Avenue façade and its strong horizontal building lines at 80 and 95 feet. The Pennsylvania Avenue façade of the new building may extend into the setback area established by the Canadian Embassy to the property line at the street. The new building must provide an appropriate transition from the wider setback to the normal sidewalk width in public space. The building may include a terrace facing Pennsylvania Avenue at a height of approximately 80 feet. The building, including shade structures or trellises

with open sides above the terrace, shall not exceed 95 feet in height for a depth of 50 feet from the Pennsylvania Avenue property line, except for roof structures which shall not exceed 105 feet. The roof structures on this roof shall not occupy more than ten percent of the roof area. The building shall not exceed 110 feet in height for a depth of between 50 feet and 100 feet from the Pennsylvania Avenue property line, except for roof structures which shall not exceed 115 feet. The roof structures on this roof shall not occupy more than ten percent of the roof area. The building shall not exceed a height of 140 feet for a depth of between 100 feet and 170 feet, except for roof structures which shall be permitted to extend 5 feet above the maximum height of the building. The roof structures on the highest roof shall not occupy more than twenty percent of the roof area. The portion of the building that extends for a depth of more than 170 feet from the Pennsylvania Avenue property line shall not exceed 127 feet, except for roof structures which shall not exceed 137 feet. The new building may extend to the C Street property line provided that an appropriate transition is made back to the plan of the C Street façade of the Canadian Embassy. Once development is complete, above ground the block would contain approximately 215,000 square feet of office space and accessory uses, 235,000 square feet of museum use including 30,000 square feet of retail space and 145,000 square feet of residential space totaling approximately 595,000 square feet above grade.

2. Amendments to the Square Guidelines, revised September 23, 1993:

C. SPECIFIC URBAN DESIGN AND PLANNING GUIDELINES

4. Uses

Square 491 shall be devoted to office use, including chanceries and international agencies, with ground floor retail, museum and residential uses.

Parcel B shall contain approximately 410,000 gross square feet above grade. The ground floor shall be primarily devoted to museum and retail uses that will encourage lively activities at the street level. Uses that generate a low level of activity or engage in business for a limited period of time during the day are discouraged along Pennsylvania Avenue. The museum and retail spaces on the ground level fronting on Pennsylvania Avenue shall be directly accessible from the Avenue.

...

5. Building Restriction Line and Sidewalk Setback

Building restriction lines are established as follows:

- Along the Pennsylvania Avenue and C Street frontages, the building restriction line shall be the property line.

- In accordance with the Building Code, architectural articulations, minor architectural embellishments, and canopies at ground level may project into the air space beyond the building restriction lines.

6. Build-to Line

Build-to lines are established at the following locations:

- Along Pennsylvania Avenue, with the design of the street wall taking into account the need to transition from the setback along the Canadian Embassy to the street wall established by 601 Pennsylvania Avenue to the west.

- Along the entire length of C Street, provided that an arcade of approximately seven feet may be provided on the first floor.

- Along the entire length of the east property line of Parcel B, next to the Canadian Embassy from the ground level to the 80-foot height level. Above 80 feet, new construction must be setback a minimum of 25 feet to articulate the strong horizontal line created by the Canadian Embassy at this height. Above 80 feet, the C Street residential wing shall be set back a minimum of 15 feet next to the Canadian Embassy.

The treatment of the building and site at the ground level will firmly delineate the 6th Street building line through streetscape features along the building line and in the open courts created by the entrances. The treatment of the building line at grade and the architectural character of the entrances and open courts shall be lively and encourage pedestrian activity, and be well integrated with the design of the building.

Establishment of a build-to line does not imply a corresponding required height of development, except where a build-to height is specified. Variations in the street façade above the ground level to articulate the scale of development, to establish a rhythm along the façade, or to allow for rooftop amenities, are encouraged as long as the sense of a continuous spatial enclosure is maintained.

7. Height of Development

...

For Parcel B, the building may include a terrace facing Pennsylvania Avenue at a height of approximately 80 feet. The building, including shade structures or trellises with open sides above the terrace, shall not exceed 95 feet in height for a depth of 50 feet from the Pennsylvania Avenue property line, except for roof structures which shall not exceed

105 feet. The roof structures on this roof shall not occupy more than ten percent of the roof area. The building shall not exceed 110 feet in height for a depth of between 50 feet and 100 feet from the Pennsylvania Avenue property line, except for roof structures which shall not exceed 115 feet. The roof structures on this roof shall not occupy more than ten percent of the roof area. The building shall not exceed a height of 140 feet for a depth of between 100 feet and 170 feet, except for roof structures which shall be permitted to extend 5 feet above the maximum height of the building. The roof structures on the highest roof shall not occupy more than twenty percent of the roof area. The portion of the building that extends for a depth of more than 170 feet from the Pennsylvania Avenue property line shall not exceed 127 feet, except for roof structures which shall not exceed 137 feet. New development exceeding the 80-foot height of the Canadian Embassy must be designed with great sensitivity.

8. Build-to Height

...

Parcel B is subject to a build-to height along the Pennsylvania Avenue property line of approximately 80 feet that is consistent with the lower cornice line of the Canadian Embassy, which is approximately 80 feet high.

9. Roof Structures

...

All permanent roof structures shall be set back a distance equal to their respective heights from the edges of the roofs that front on all streets.

10. Pedestrian Features

Weather protection is to be considered along Pennsylvania Avenue and the side streets.

13. Off-street loading

Each development is permitted a single access for off-street loading. Any loading berth that abuts any sidewalk shall be designed so as to minimize adverse visual impacts on the street. The hours when the bay doors of the loading dock will be open shall be limited. Trucks may not park on the sidewalk but must pull directly into the loading berths inside the bays.

Amendments to the Pennsylvania Avenue Plan
For Square 491

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Changed Conditions: The Canadian Embassy has been constructed on the eastern end of the block. The District of Columbia Employment Security Building has been demolished and the western end of the block is unimproved and used as a parking lot on an interim basis.

Proposed Development: (Amended December 6, 1989.) Under the plan, ~~the District of Columbia Employment Security Building~~a new building will be built on the now vacant western portion of the square ~~would be replaced with a new building~~. ~~Potential uses~~Uses on the block would be ~~a new hotel,~~ office space~~, residential space~~ for the Canadian Embassy, the Newseum, ~~and ground floor~~with associated retail space, offices for the Freedom Forum and a residential apartment component on the C Street side of the block.

~~(Amended December 6, 1989).~~ Special attention will be directed to relating to the design of the new building to the adjacent Canadian Embassy. Development of the new building shall respect and respond to the adjacent Canadian Embassy building, especially to the plane of the Embassy's Pennsylvania Avenue façade and its strong horizontal building lines at 80 and 95 feet. The ~~maximum height of the building would be restricted to 110 feet; in addition, a mechanical penthouse would be permitted to extend 18.5 feet above the maximum height of the building. The~~ Pennsylvania Avenue façade ~~of the new building shall maintain the same plane as the Pennsylvania Avenue façade of the Canadian Embassy; however, when the proposed design is presented, if the Board of Directors determines that there are sufficient design benefits, then a portion of the~~ of the new building may extend into the setback area ~~between~~established by the ~~new building~~

~~line and the Pennsylvania Avenue~~ Canadian Embassy to the property line~~, provided such extension maintains~~ at the street. The new building must provide an appropriate ~~distance~~transition from the ~~Canadian Embassy~~wider setback to the normal sidewalk width in public space. The building may include a terrace facing Pennsylvania Avenue at a height of approximately 80 feet. The building, including shade structures or trellises with open sides above the terrace, shall not exceed 95 feet in height for a depth of 50 feet from the Pennsylvania Avenue property line, except for roof structures which shall not exceed 105 feet. The roof structures on this roof shall not occupy more than ten percent of the roof area. The building shall not exceed 110 feet in height for a depth of between 50 feet and 100 feet from the Pennsylvania Avenue property line, except for roof structures which shall not exceed 115 feet. The roof structures on this roof shall not occupy more than ten percent of the roof area. The building shall not exceed a height of 140 feet for a depth of between 100 feet and 170 feet, except for roof structures which shall be permitted to extend 5 feet above the maximum height of the building. The roof structures on the highest roof shall not occupy more than twenty percent of the roof area. The portion of the building that extends for a depth of more than 170 feet from the Pennsylvania Avenue property line shall not exceed 127 feet, except for roof structures which shall not exceed 137 feet. The new building may extend to the C Street property line provided that an appropriate transition is made back to the plan of the C Street façade of the Canadian Embassy. Once development is complete, above ground the block would contain ~~648,500~~approximately 215,000 square feet of office space and accessory uses, 235,000 square feet of museum use including 30,000 square feet of retail space ~~(with up to 400 hotel rooms and/or~~; 145,000 square feet of residential space ~~being permitted uses) totalling~~totaling approximately ~~678,500~~595,000 square feet above grade.

2. Amendments to the Square Guidelines, revised September 23, 1993:

C. SPECIFIC URBAN DESIGN AND PLANNING GUIDELINES

4. Uses

Square 491 shall be ~~primarily~~ devoted to office use, including chanceries and international agencies, with ground floor retail~~: hotel~~, museum and residential uses ~~are also permitted~~.

Parcel B shall contain approximately ~~450,000-477,000~~410,000 gross square feet above grade ~~within the Allowable Building Zone and Pennsylvania Avenue setback areas as described in Sections 5 through 8.~~ The ground floor shall be primarily devoted to museum and retail~~: entertainment, restaurant, and institutional~~ uses that will encourage lively activities at the street level. Uses that generate a low level of activity or engage in business for a limited period of time during the day are discouraged along Pennsylvania Avenue. ~~Retail~~ The museum and retail spaces on the ground level fronting on Pennsylvania Avenue shall be directly accessible from the Avenue.

...

5. Building Restriction Line and Sidewalk Setback

Building restriction lines are established as follows:

- ~~Along the entire Pennsylvania Avenue frontage, a building restriction line is established 50 feet north of the Avenue right of way line. If the Board of Directors determines that there are sufficient deign benefits, then a portion of the new building may extend into the area between the new building line and the Pennsylvania Avenue property line, provided that an appropriate transition is made back to the plane of the façade of the Canadian Embassy.~~

- ~~Along the C Street frontage of Parcel B, a building restriction line is established 30 feet south of the right of way line, except for the transition area where the building shall be designed to relate to the entrance to the District Court Building on the north side of C Street.~~ Along the Pennsylvania Avenue and C Street frontages, the building restriction line shall be the property line.

- In accordance with the Building Code, ~~Architectural~~ architectural articulations, minor architectural embellishments, and canopies at ground level may project into the air space beyond the building restriction lines.

6. Build-to line

Build-to lines are established at the following locations:

- Along ~~the entire length of the~~ Pennsylvania Avenue, with the design of the street wall taking into account the need to transition from the setback along the Canadian Embassy to the street wall established by 601 Pennsylvania Avenue to the west.

- Along the entire length of ~~the~~ C Street ~~building restriction line, except on Parcel B for the transition area defined by the entrance to the District Court Building on the north side of C Street~~, provided that an arcade of approximately seven feet may be provided on the first floor.

- ~~Along the 6th Street right of way line between the Pennsylvania Avenue building restriction line and a point 30 feet south of the C Street right of way line.~~

- Along the entire length of the east property line of Parcel B, next to the Canadian Embassy from the ground level to the 80-foot height level. Above 80 feet, new construction must be setback a minimum of ~~5~~25 feet to articulate the strong horizontal line created by the Canadian Embassy at this height. Above 80 feet, the C Street residential wing shall be set back a minimum of 15 feet next to the Canadian Embassy.

The treatment of the building and site at the ground level will firmly delineate the 6th Street building line through streetscape features along the building line and in the open courts created by the entrances. The treatment of the building line at grade and the architectural character of the entrances and open courts shall be lively and encourage pedestrian activity, and be well integrated with the design of the building.

Establishment of a build-to line does not imply a corresponding required height of development, except where a build-to height is specified. Variations in the street façade above the ground level to articulate the scale of development, to establish a rhythm along the façade, or to allow for rooftop amenities, are encouraged as long as the sense of a continuous spatial enclosure is maintained.

7. Height of Development

...

For Parcel B, the ~~maximum~~building may include a terrace facing Pennsylvania Avenue at a height of ~~development~~approximately 80 feet. The building, including shade structures or trellises with open sides above the terrace, shall ~~be~~ not exceed 95 feet in height for a depth of 50 feet from the ~~maximum permitted under the D.C~~Pennsylvania Avenue property line, except for roof structures which shall not exceed 105 feet. ~~Zoning Regulations, but no greater~~ The roof structures on this roof shall not occupy more than ten percent of the roof area. The building shall not exceed 110 feet ~~measured~~in height for a depth of between 50 feet and 100 feet from the Pennsylvania Avenue ~~curb.~~ property ~~However~~line, ~~new~~except for roof structures which shall not exceed 115 feet. The roof structures on this roof shall not occupy more than ten percent of the roof area. The building shall not exceed a height of 140 feet for a depth of between 100 feet and 170 feet, except for roof structures which shall be permitted to extend 5 feet above the maximum height of the building. The roof structures on the highest roof shall not occupy more than twenty percent of the roof area. The portion of the building that extends for a depth of more than 170 feet from the Pennsylvania Avenue property line shall not exceed 127 feet, except for roof structures which shall not exceed 137 feet. New development exceeding the 80-foot height of the Canadian Embassy must be designed with great sensitivity.

~~Unoccupiable attic space created by mechanical rooms, sloped roofs, elevator penthouses, or fire stairs would be permitted to extend 18.5 feet above the maximum height of the building within the prescribed setback zone.~~

8. Build-to Height

...

~~For~~ Parcel B~~, along the entire length of Pennsylvania Avenue and the build-to lines, development~~ is subject to a build-to height ~~that is~~along the Pennsylvania Avenue property line of approximately 80 feet that is consistent with the lower cornice line of the Canadian Embassy, which is approximately 80 feet high.

9. Roof Structures

...

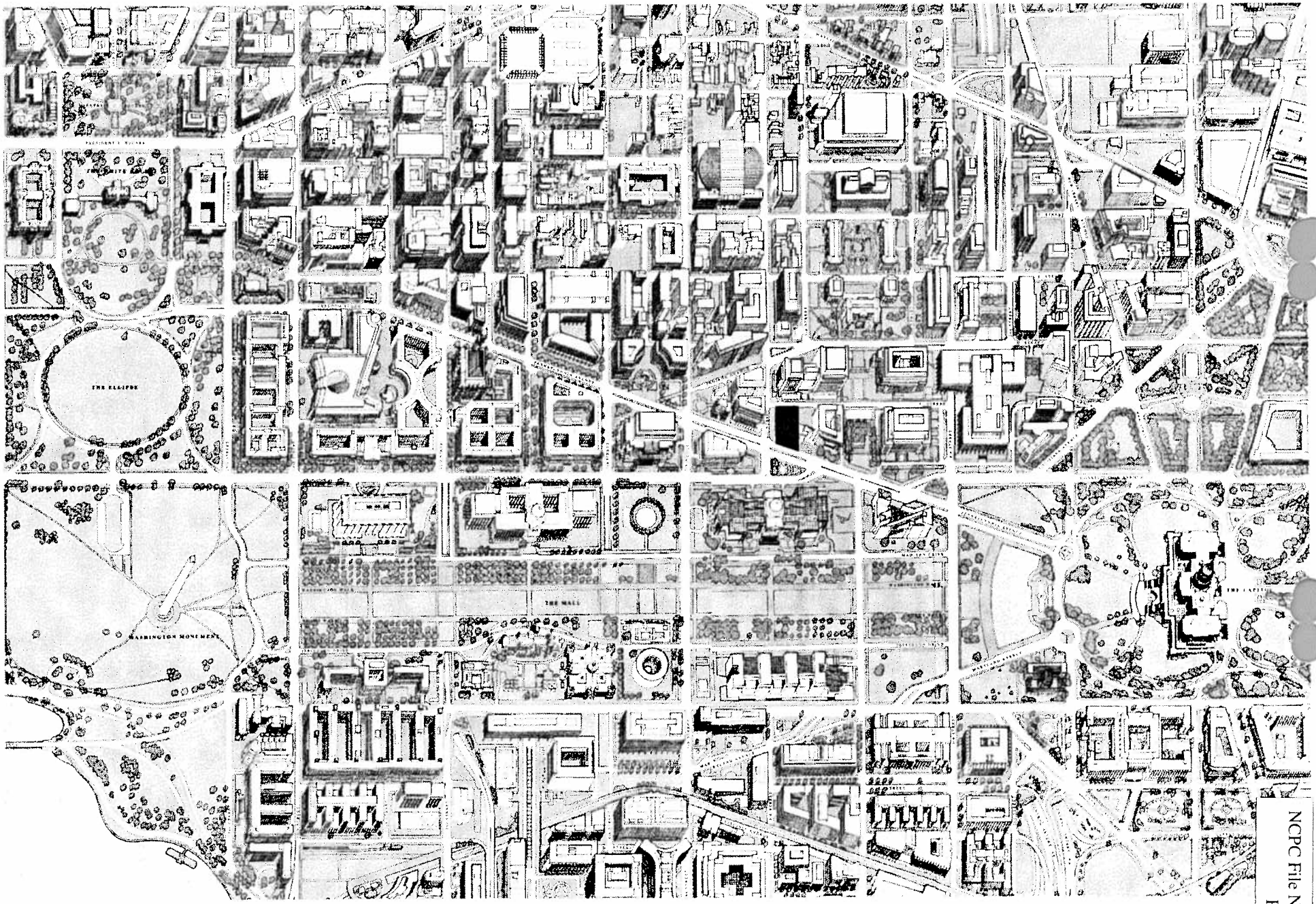
All permanent roof structures shall be set back ~~twice~~a distance equal to their respective heights from the edges of the ~~roof~~roof's that ~~fronts~~front on all streets.

10. Pedestrian Features

Weather protection is to be considered along Pennsylvania Avenue and the side streets. ~~If a proposal includes a major encroachment into the Pennsylvania Avenue setback, a pedestrian arcade may be considered at ground level.~~

13. Off-street loading

Each development is permitted a single access for off-street loading. ~~No~~Any loading berth ~~shall~~that ~~abut~~abuts any sidewalk shall be designed so as to minimize adverse visual impacts on the street. The hours when the bay doors of the loading dock will be open shall be limited. Trucks may not park on the sidewalk but must pull directly into the loading berths inside the bays.

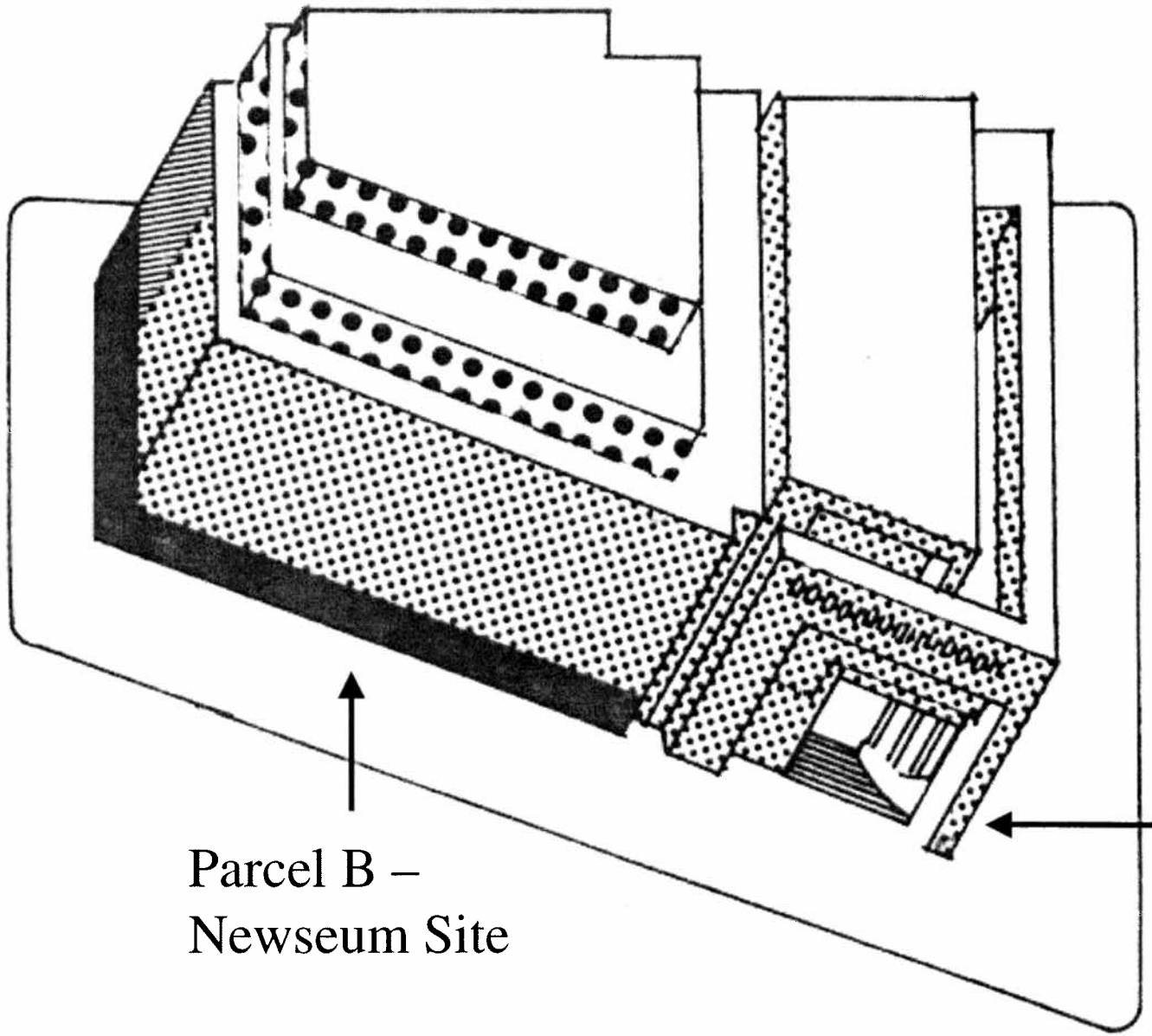


Newseum Location – 555 Pennsylvania Avenue, NW

Plan

Current Pennsylvania Avenue Plan (1990):

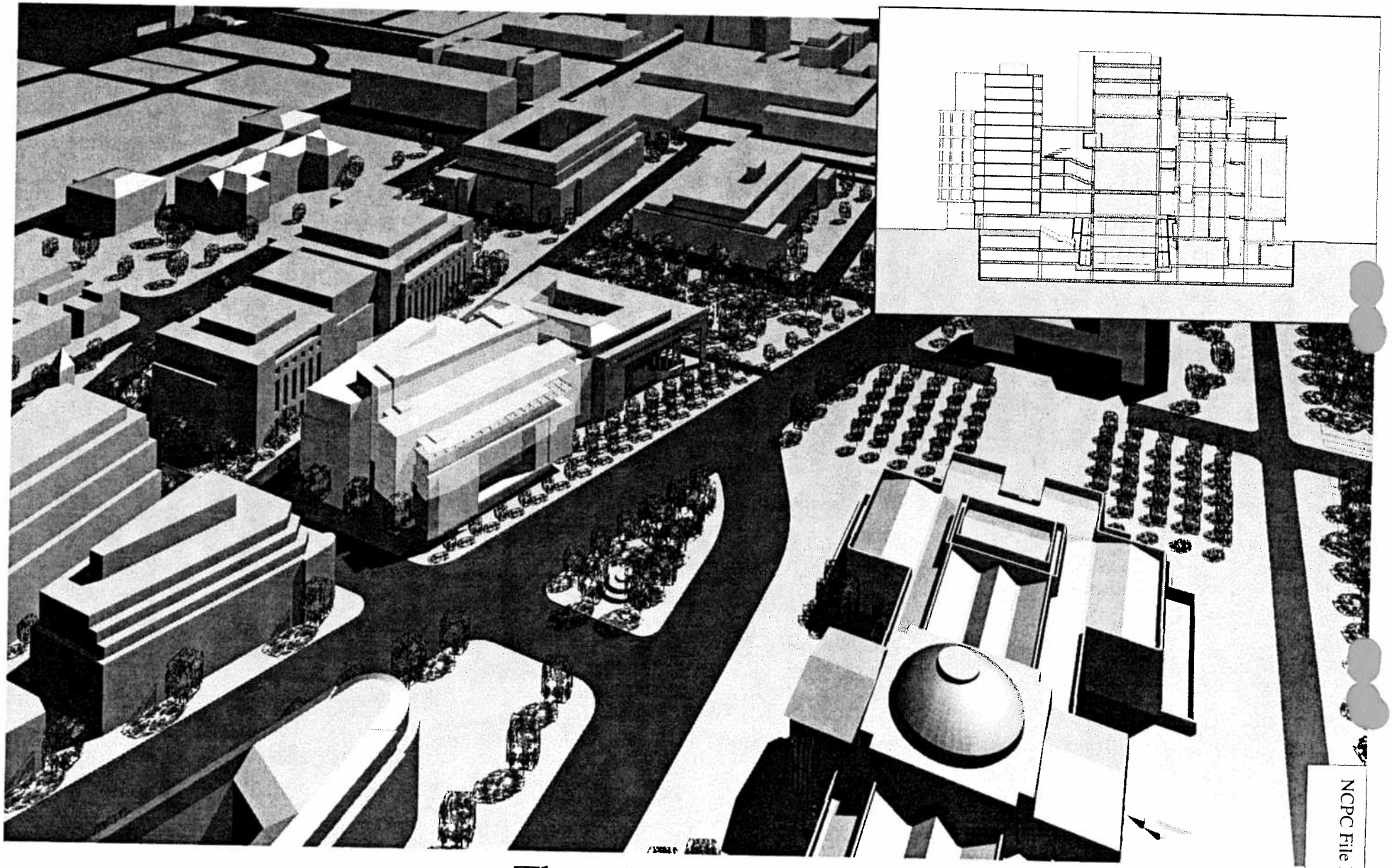
Development Plan for Square 491



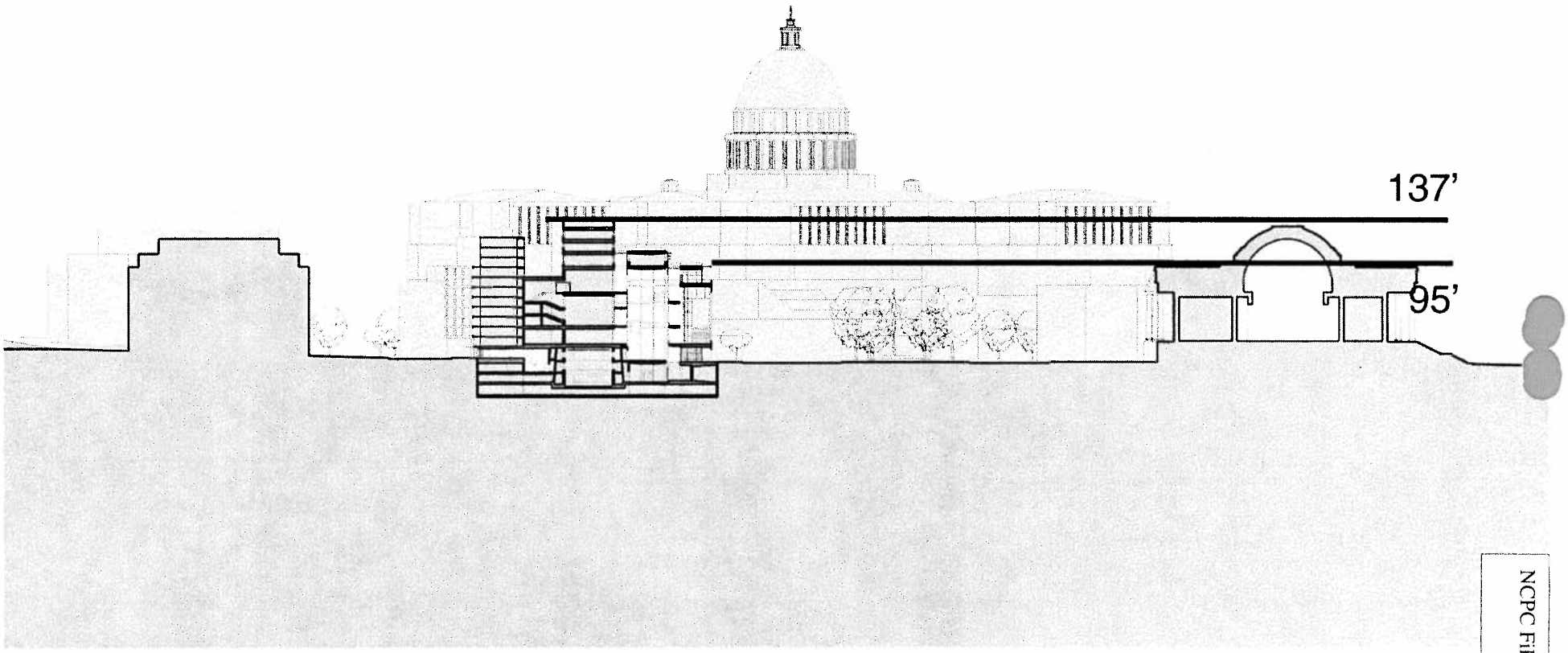
Parcel B – Newseum Site

Canadian Embassy

ILLUSTRATIVE DEVELOPMENT

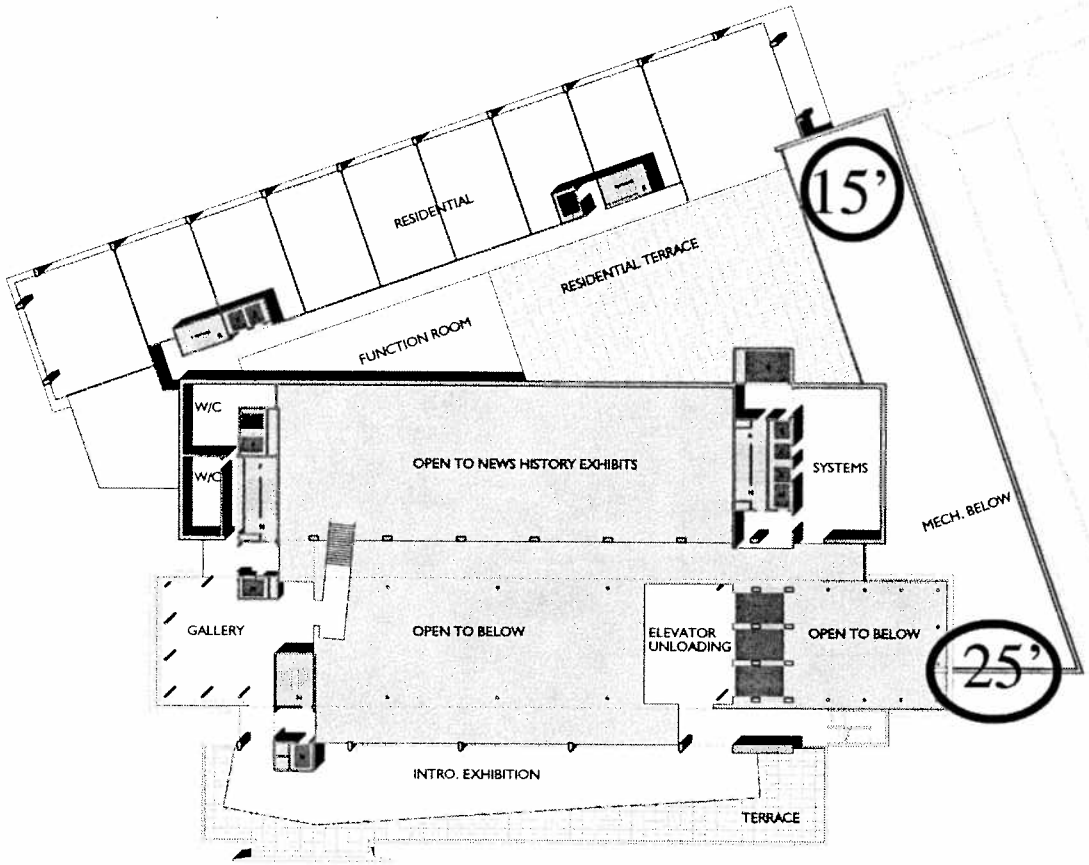


Three Bar Concept

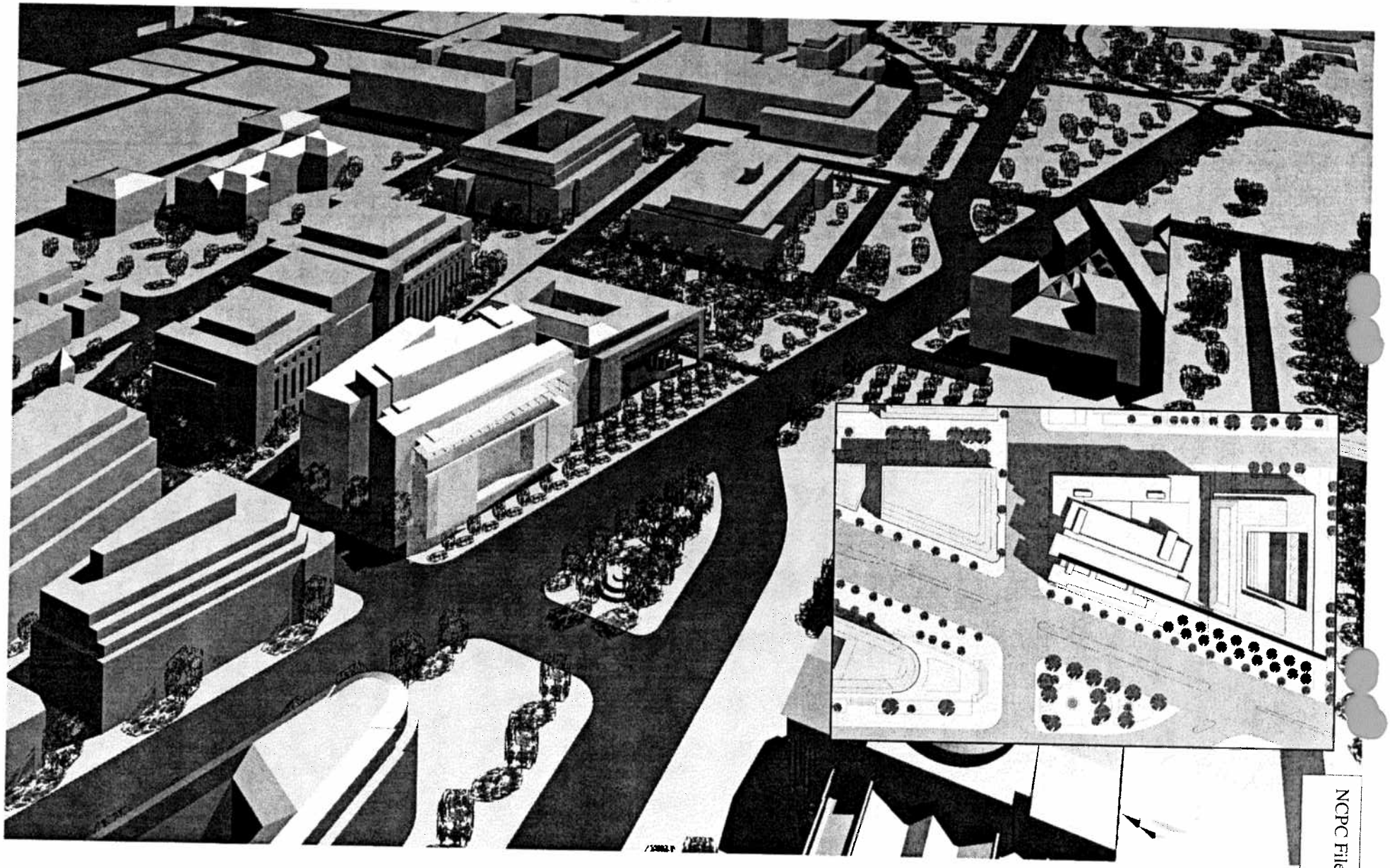


Heights

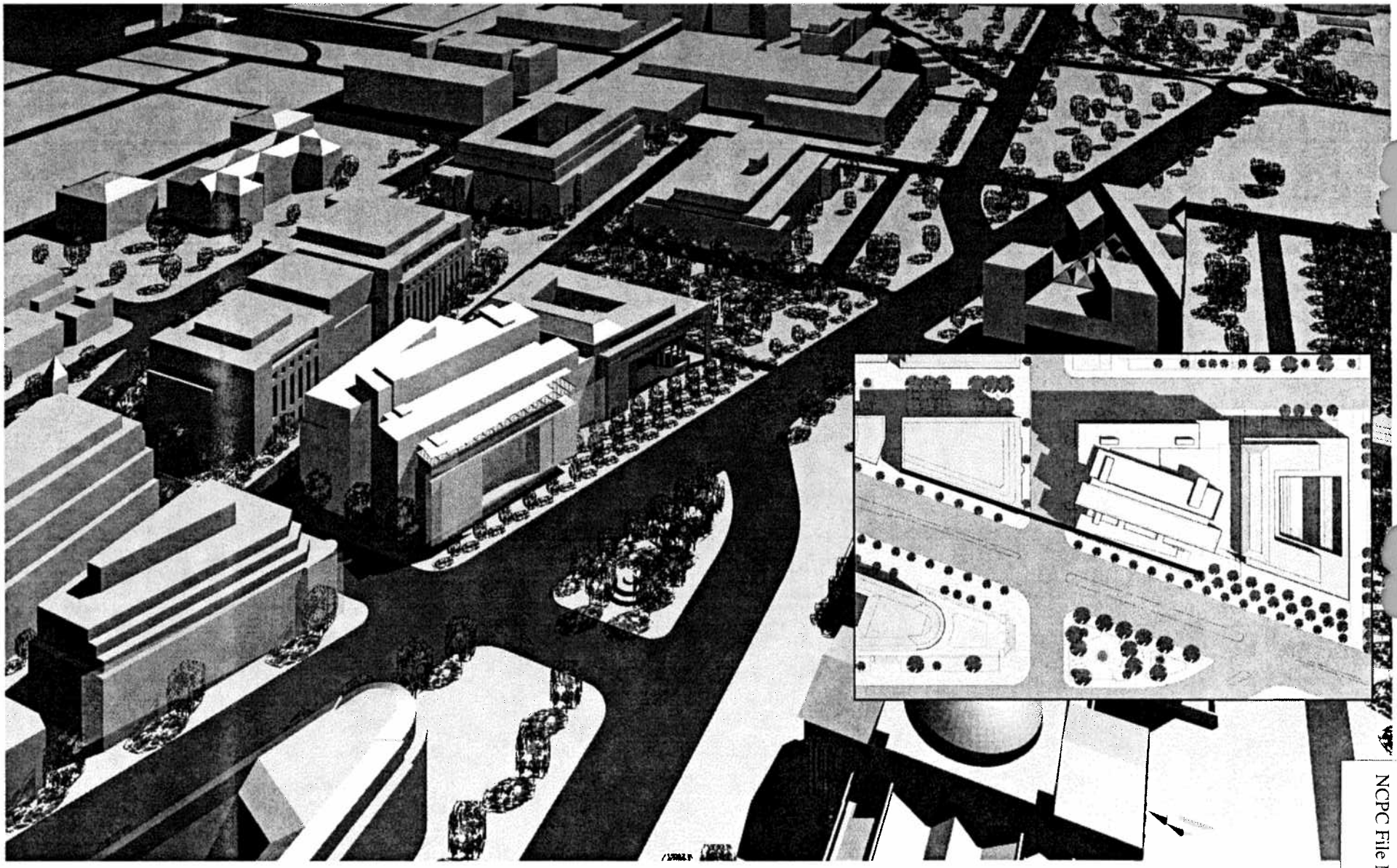
Heights



Proposed Setbacks Above 80 Feet

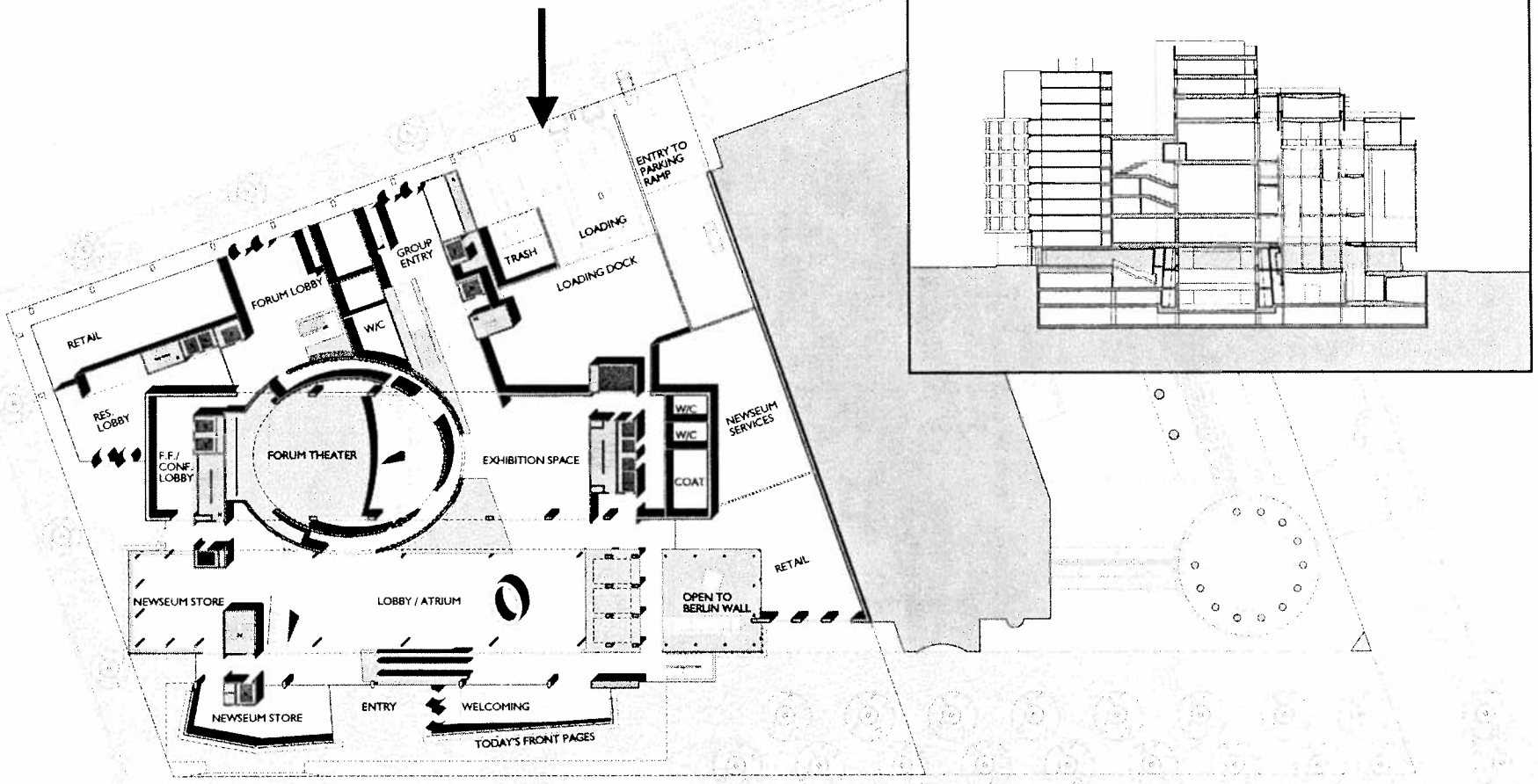


Pennsylvania Avenue Building Line Alignments



Pennsylvania Avenue Building Line Alignments

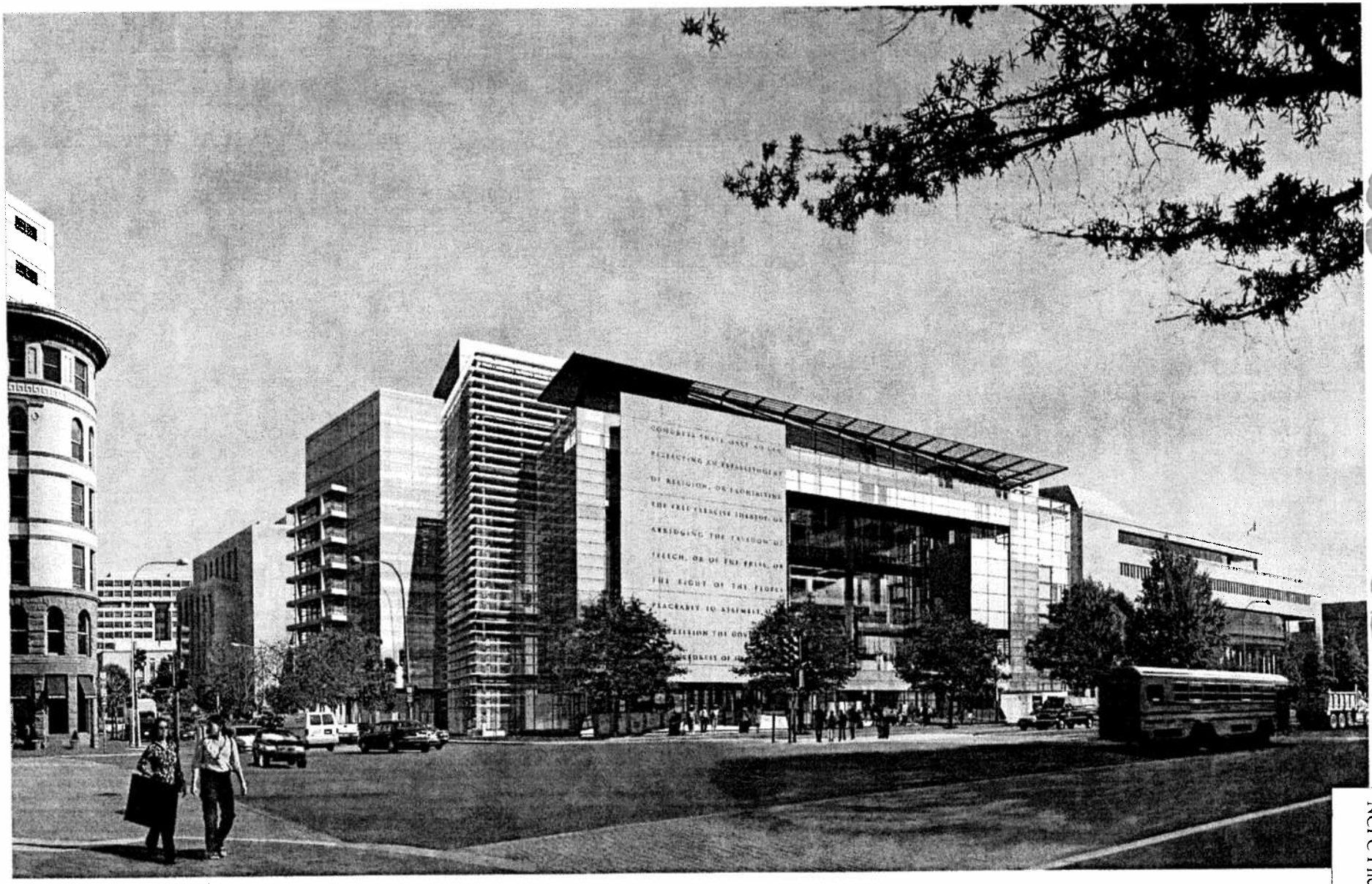
Roof Structures



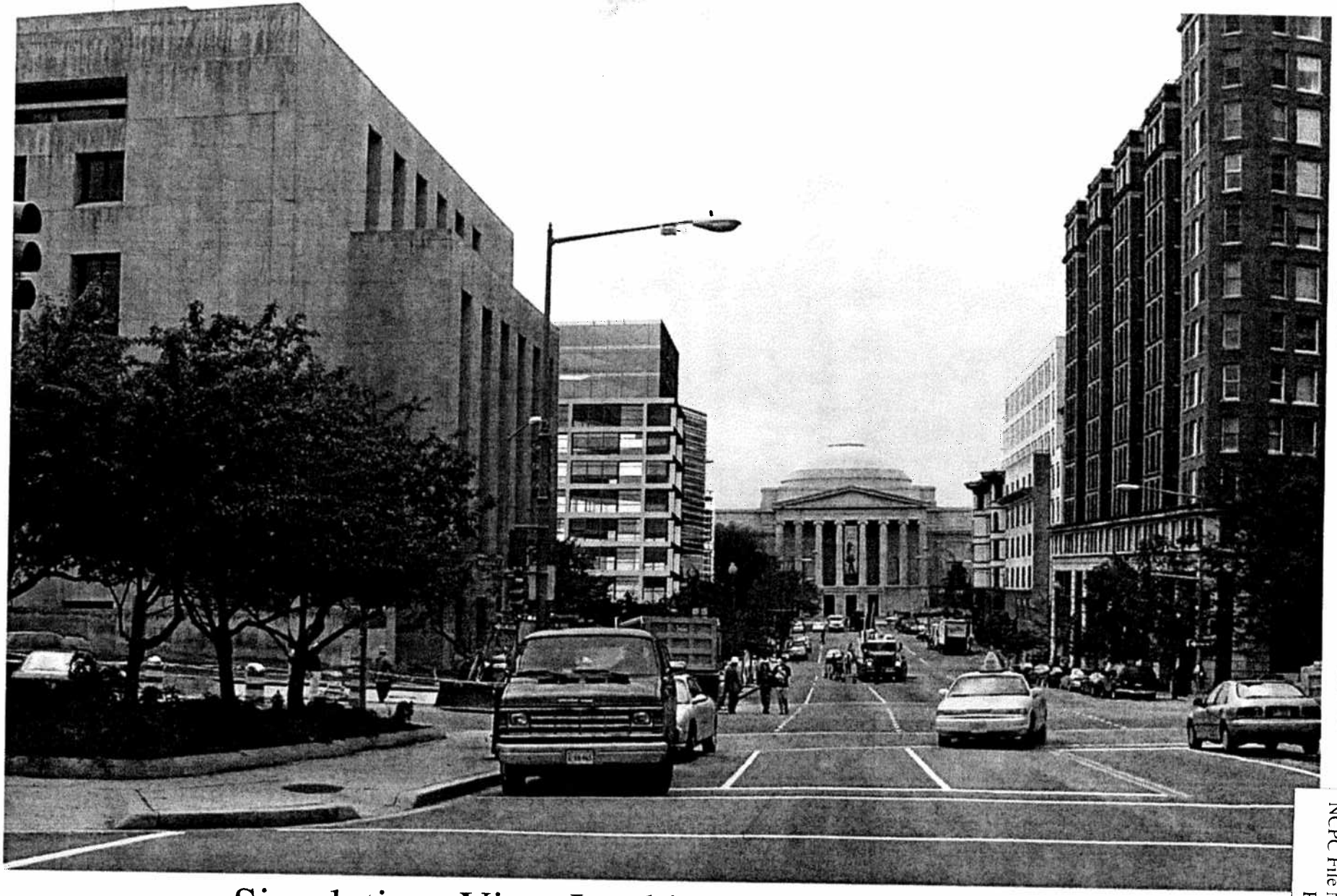
Loading Berths



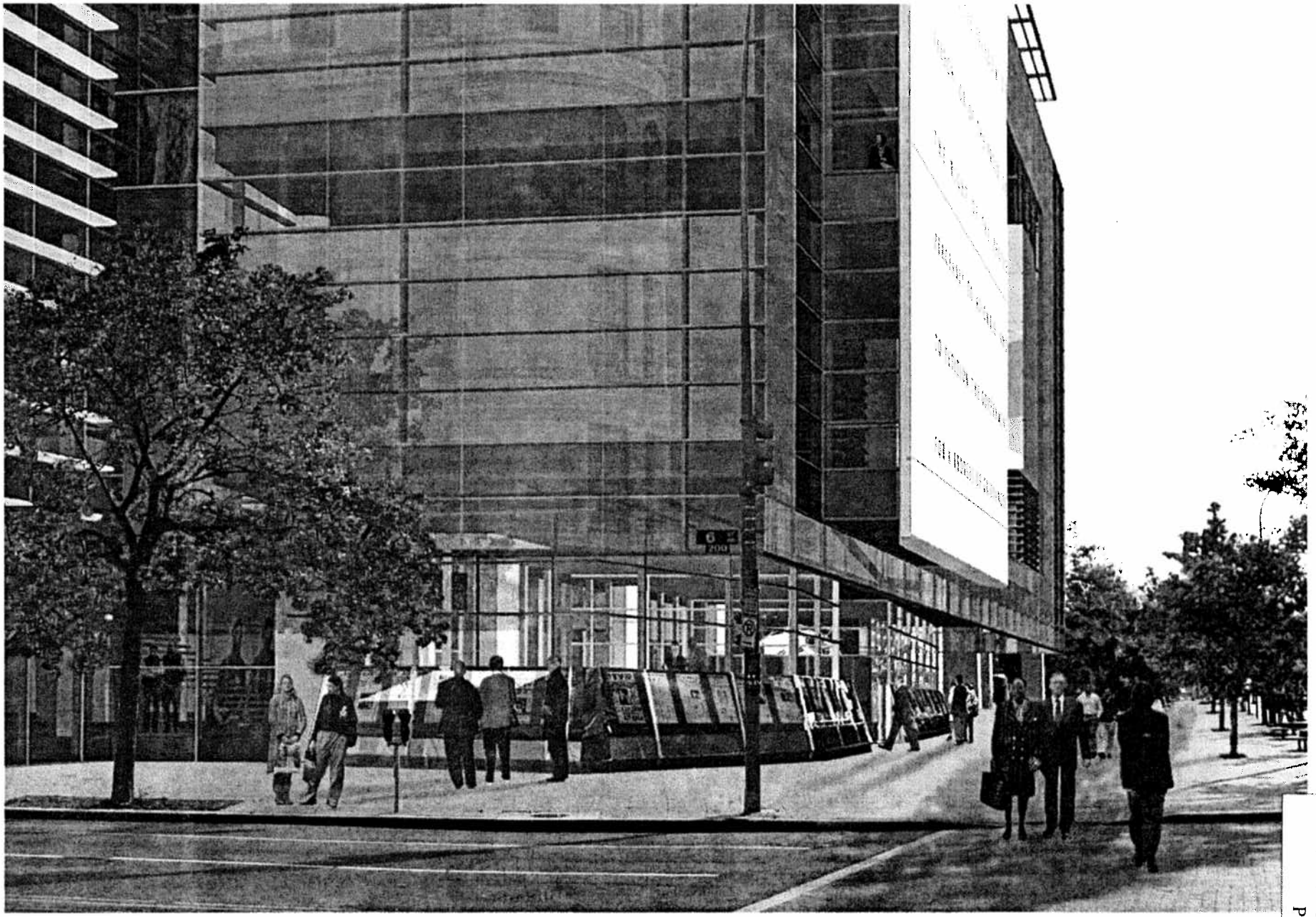
Simulation: Pennsylvania Avenue Looking Northwest



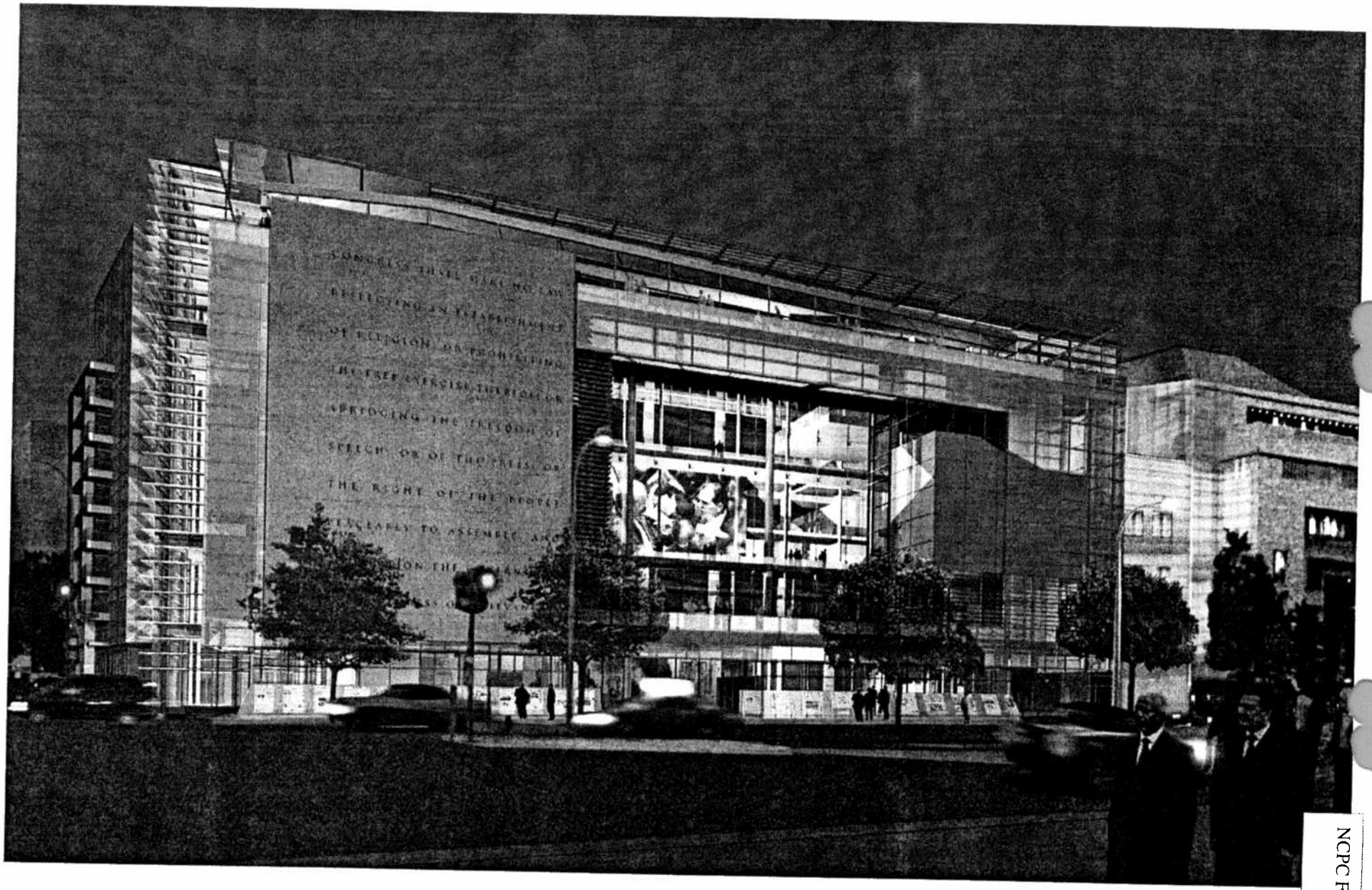
Simulation: Pennsylvania Avenue at 6th Street, NW



Simulation: View Looking South From 6th Street

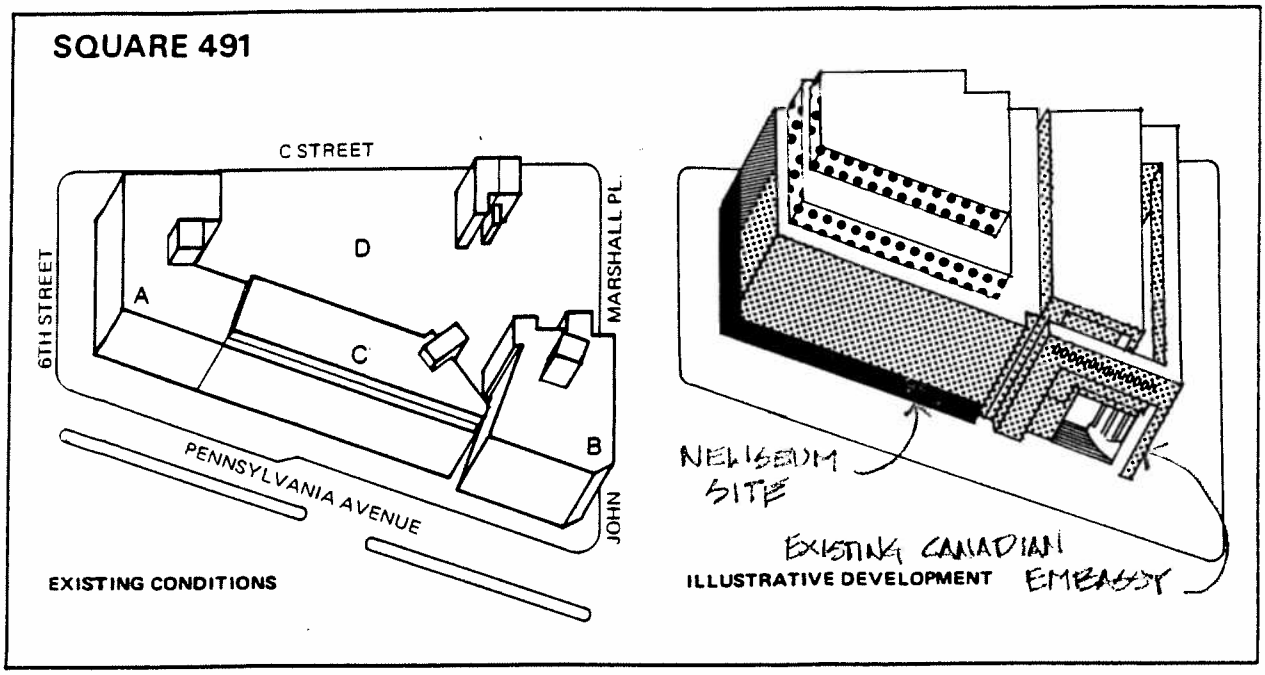


Simulation: Pennsylvania Avenue at 6th Street, Ground Floor



Simulation: Nighttime Illumination of Newseum

PENNSYLVANIA AVENUE PLAN
DEVELOPMENT PLAN FOR SQ. 491 (1989)



SQUARE 491

Existing Conditions: This block contains three sizable buildings occupied by governmental and institutional uses, a substantial amount of vacant land and two small 19th century row houses that have no particular architectural merit. The western end of the block is occupied by the six-story District of Columbia Employment Security Building (A), which was erected in the early 1960's. The eastern end is occupied by an older six-story building (B), which is occupied by government offices, the District motor pool, and the USO. In between these buildings is another six-story structure (C) that is also used for District Government offices. Most of the vacant land is used for official District government parking (D).

Proposed Development: (Amended December 6, 1989.) Under the plan, the District of Columbia Employment Security Building on the western portion of the square would be replaced with a new building. Potential uses on the block would be a new hotel, office space, residential space, and ground floor retail space.

(Amended December 6, 1989.) Special attention will be directed to relating the design of the new building to the adjacent Canadian Embassy. Development of the new building shall respect and respond to the adjacent Canadian Embassy building, especially to the plane of the Embassy's Pennsylvania Avenue facade and its strong horizontal building lines at 80 and 95 feet. The maximum height of the building would be restricted to 110 feet; in

addition, a mechanical penthouse would be permitted to extend 18.5 feet above the maximum height of the building. The Pennsylvania Avenue facade of the new building shall maintain the same plane as the Pennsylvania Avenue facade of the Canadian Embassy; however, when the proposed design is presented, if the Board of Directors determines that there are sufficient design benefits, then a portion of the new building may extend into the area between the new building line and the Pennsylvania Avenue property line, provided such extension maintains an appropriate distance from the Canadian Embassy. The new building may extend to the C Street property line provided that an appropriate transition is made back to the plane of the C Street facade of the Canadian Embassy. Once development is complete, the block would contain 648,500 square feet of office space and 30,000 square feet of retail space (with up to 400 hotel rooms and/or residential space being permitted uses) totalling approximately 678,500 square feet above grade.

Square Guidelines

Square 491

Revised January 2003
(Originally issued July 23, 1980)

Square Guidelines: Square 491

Along with The Pennsylvania Avenue Plan – 1974 and its amendments, the General Guidelines, and other adopted policies, programs, regulations, and guidelines, these Square Guidelines will control development on Square 491 and form the bias for the PADC Board of Directors to grant preliminary approval to development proposals and for the Chairman to grant final approval to development proposals, as outlined in the Development Polices and Procedures.

Contents:

A. Introduction

B. Planning and Urban Design Objectives

C. Specific Urban Design and Planning Guidelines

1. Coordinated Planning Area
2. Development Parcels
3. Comprehensive Planning and Design
4. Uses
5. Building Restriction Linea and Sidewalk Setback
6. Build-to Line
7. Height of Development
8. Build-to-Height
9. Roof Structures
10. Pedestrian Features
11. Subsurface Restrictions
12. Curb Cuts
13. Off-Street Loading
14. Special Design Requirements

Square Guidelines: Square 491

A. Introduction

Square 491 is bounded by John Marshall Park, Pennsylvania Avenue, C Street, and 6th Street. It is one of the squares on the eastern boundary of the Pennsylvania Quarter neighborhood, which is becoming a new residential community in the heart of Washington's downtown. The establishment of this residential community is one of the important objectives of the Plan. Square 491 has two parcels, A and B. Parcel A, the astern half of the square is occupied by the Canadian Embassy, build in accordance with the PADC Square Guidelines. Parcel B currently has a District of Columbia four-story office building slated for demolition.

B. Planning and Urban Design Objectives

Square 491 occupies a critical location in the PADC area at the intersection of Pennsylvania Avenue and Constitution Avenue. It is also located adjacent to an important L'Enfant Plan vista along the axis of John Marshall Place, now known as John Marshall Park.

Along the axis of Pennsylvania Avenue, Square 491 is the first block along the processional route from the Capitol to the White House to establish the diagonal building line on the north side of the Avenue. Therefore, new development on the square must maintain the continuity of the Avenue facade and be compatible in scale with the buildings on Pennsylvania Avenue.

Because of the large open area at the intersection of Pennsylvania and Constitution Avenues, development on Square 491 will also be highly visible from Construction Avenue. The design of new development should recognize the importance of the vistas along both Constitution and Pennsylvania Avenues.

The new development on Square 491 must be designed so that it provides a gradual transition in scale and character from monumental buildings and spaces of the Mall and the John Marshall Park axis to the smaller-scaled residential and commercial areas of the Historic Preservation Zone, beginning immediately to the west on Squares 459 and 460, in the Pennsylvania Quarter neighborhood. Development on Square 491 should include active uses that are adjacent to the sidewalk setback area in order to encourage pedestrian movement between the National Gallery and the retail and arts uses in Pennsylvania Quarter neighborhood. Retail uses should provide services to residents, tourists, and office workers alike, and should also be planned with consideration given to the proximity of Square 491 to the National Gallery and the emerging arts community along 7th Street.

The new building on Parcel B should respect and respond to the adjacent Canadian Embassy, especially to the plane of the Embassy's Pennsylvania Avenue facade and its horizontal building lines.

C. Specific Urban Design and Planning Guidelines

1. Coordinated Planning Area

   The coordinated planning area is comprised of Square 491 and adjacent sidewalk areas

2. Development Parcels

   Square 491 shall be developed as no more that two development parcels as follows:

   - Parcel A – That portion of the Square 491 east of a north-south line established 289 feet east of the 6th Street right-of-way line, but not including the Pennsylvania Avenue and John Marshall Park setbacks. (Land owned by the Canadian Government, as shown in Diagram 1.)

   - Parcel B – The remainder of Square 491 west of Parcel A.

3. Comprehensive Planning and Design

   Development on Square 491 shall be coordinated with the Corporation's overall treatment of John Marshall Park and Pennsylvania Avenue, and hall take into account existing buildings as well as developments anticipated by The Plan on the surrounding squares.

4. Uses

   Square 491 shall be primarily devoted to office use, including chanceries and international agencies, with ground floor retail, museum and residential uses.

   Parcel B shall contain approximately 410,000 gross square feet above grade. The ground floor shall be primarily devoted to museum and retail uses that will encourage lively activities at the street level. Uses that generate a low level of activity or engage in business for a limited period of time during the day are discouraged along Pennsylvania Avenue. The museum and retail space on the ground level fronting on Pennsylvania Avenue shall be directly accessible from the Avenue.

Off-street, below-grade parking, adequate to serve all uses is required to service the entire square. In determining the amount of parking provided, developers shall consider the following factors:

a. The Corporation's Environmental Impact Assessment recommends several mitigating measures to ensure an adequate parking supply. The Corporation will review each development project to determine the potential to provide additional levels of off-street parking. Developers are encouraged to institute measures to ensure maximum utilization of parking facilities, including joint use arrangements and special rates for car pools and van pools.

b. The parking policy described in the Plan and the General Guidelines establishes the maximum amount of parking allowed in the area as a whole. The policy is designed to maintain acceptable air quality, to encourage use of Metrorail, and to support he economic viability of development projects.

c. Limitations on on-street parking in the downtown area will make it more difficult than in established residential areas for residents to find on-street parking.

d. The area is well served by Metrorail, with the stations located at Archives/Navy memorial and Gallery Place/Chinatown. Vehicular access is not permitted from 6th Street and Pennsylvania Avenue. A single access for off-street parking is permitted for each development.

5. Building Restriction Line and Sidewalk Setback

Building restriction lines are established as follows:

- Along the Pennsylvania Avenue and C Street frontages, the building restriction line shall be the property line.

- In accordance with the Building Code, architectural articulations, minor architectural embellishments, and canopies at ground level may project into the air space beyond the building restriction lines.

6. Build-to Line

Build-to lines are established at the following locations:

- Along Pennsylvania Avenue, with the design of the street wall taking into account the need to transition from the setback along

the Canadian Embassy to the street wall establish by 601 Pennsylvania Avenue to the west.

- Along the entire length of C Street, provided that an arcade of approximately seven feet may be provided on the first floor

- Along the entire length of the east property line of Parcel B, next to the Canadian Embassy from the ground level to the 80-foot height level. Above 80 feet, new construction must be setback a minimum of 25 feet to articulate the strong horizontal line created by the Canadian Embassy at this height. Above 80 feet, the C Street residential wing shall be set back a minimum of 15 feet next to the Canadian Embassy.

7. Height of Development

For Parcel A, the maximum height of development shall be the upper cornice line of the U.S. District Courthouse, which is approximately 90 feet.

For Parcel B, the building may include a terrace facing Pennsylvania Avenue at a height of approximately 80 feet. The building, including shade structures or trellises with open sides above the terrace, shall not exceed 95 feet in height for a depth of 50 feet from the Pennsylvania Avenue property line, except for roof structures which shall not exceed 105 feet. The roof structures on this roof shall not occupy more than ten percent of the roof area. The building shall not exceed 110 feet in height for a depth of between 50 feet and 100 feet from the Pennsylvania Avenue property line, except for roof structures which shall not exceed 115 feet. The roof structures on this roof shall not occupy more than ten percent of the roof area. The building shall not exceed a height of 140 feet for a depth of between 100 feet and 170 feet, except for roof structures which shall be permitted to extend 5 feet above the maximum height of the building. The roof structures on the highest roof shall not occupy more than twenty percent of the roof area. The portion of the building that extends for a depth of more than 170 feet from the Pennsylvania Avenue property line shall not exceed 127 feet, except for roof structures which shall not exceed 137 feet. New development exceeding the 80-foot height of the Canadian Embassy must be designed with great sensitivity.

8. Build-to Height

For Parcel A, along the entire length of the Pennsylvania Avenue and John Marshall Park build-to lines, development is subject to a build-to height equal to the lower cornice line of the U. S. District Courthouse, which is approximately 65 feet.

Parcel B is subject to a build-to height along the Pennsylvania Avenue property line of approximately 80 feet that is consistent with the lower cornice line of the Canadian Embassy, which is approximately 80 feet high.

9. Roof Structures

Wherever possible, roof structures should be located so that they are not visible from the street. All roof structures should be attractively designed as integral parts of the overall building composition. The designer should treat roof structures as positive elements in terms of the building massing and architectural expression, rather than attempting to meet only the minimum requirements specified in the D.C. Zoning Regulations. Roof structures should maintain the same quality of materials, design interest, and architectural detail as other parts of the building facade.

All permanent roof structures shall be set back a distance equal to their respective heights from the edges of the roofs that front all streets.

Roof structures shall comply with the District of Columbia Zoning Regulations.

10. Pedestrian Features

Weather protection is to be considered along Pennsylvania Avenue and the side streets.

11. Subsurface Restrictions

Vaults are permitted under public rights-of-way. Vault locations and configurations shall be consistent with the Corporation's Public Improvements Program, Side Street Program, and other applicable plans and programs.

Vaults may extend up to 12 feet from the lot line, but not within 20 feet of the Pennsylvania Avenue curb or 10 feet of the other curbs. Vaults between the Pennsylvania Avenue building restriction line and the Pennsylvania Avenue curb must be at least seven feet below the sidewalk.

Electrical transformer vaults are prohibited within the Pennsylvania Avenue sidewalk, sidewalk setback, and John Marshall Park setback areas. Where possible, all connections to water, gas, electric, telephone, and sewer lines shall be from C Street or 6th Street.

12. Curb Cuts

Curb cuts are permitted only on C Street. The number of curb cuts shall be limited to the minimum as prescribed in the District of Columbia Zoning Regulations.

13. Off-Street Loading

Each development is permitted a single access for off-street loading. Any loading berth that abuts any sidewalk shall be designed so as to minimize adverse visual impacts on the street. The hours when the bay doors of the loading dock will be open shall be limited. Trucks may not park on the sidewalk but must pull directly into the loading berths inside the bays.

14. Special Design Requirements

As stated under the Planning and Urban Design Objectives above, the development on Parcel B will play a very important role in defining space at the confluence of Pennsylvania Avenue and Constitution Avenue.

The architect of any development team is expected to work closely with the staff of the Corporation during the design phase of the project. Although all elements of the design for the building exterior and the interior public spaces will be subject to the Corporation's review, the following elements are considered especially important:

- The building footprint and massing;
- The facades along Pennsylvania Avenue and John Marshall Park, particularly with regard to cornices, edges, entrances, and other features of the street level frontages;
- The building configuration at the corner of Pennsylvania Avenue and 6th Street, which will provide a visual anchor and architectural transition from the Canadian Embassy to the building at 601 Pennsylvania Avenue;
- The facades along 6th and C Streets;
- The treatment of any exposed walls along the lot line separating Parcel A and B;
- The transition from a lower height on Parcel A to any proposed higher heights on Parcel B;
- The portion of any proposed development above 80 feet;

- The pedestrian environment created at the ground level by the arrangement of uses and the physical setting along John Marshall Park and all streets, particularly Pennsylvania Avenue;

- The relationship to and coordination with public improvements along Pennsylvania Avenue and John Marshall Park;

- The retail plan;

- The coordination of office, retail, and service uses;

- Awnings, canopies, or other means of weather protection;

- Any interior court or atrium provided;

- Structures and planting incidental to rooftop use;

- Location of rooftop mechanical equipment areas; and

- Access to off-street parking and loading.

Information Presentation

Commission Meeting: October 3, 2019

PROJECT
Amendment to the 1974 Pennsylvania Avenue Plan and Guidelines for Square 491
Washington, DC

SUBMITTED BY
United States General Services Administration

PRESENTER
Johns Hopkins University

NCPC FILE NUMBER
P8072

NCPC MAP FILE NUMBER
1.21(00.00)44924

REVIEW AUTHORITY
Amendments to the PADC Plan and Square Guidelines pursuant to 40 U.S.C. § 6702(d) and the Memorandum of Agreement dated July 25, 1996, 61 Fed. Reg. 41789)

Johns Hopkins University (JHU) is in the process of purchasing 555 Pennsylvania Avenue, NW, currently home to the Newseum. JHU will provide an information presentation on the proposed design changes to the building, converting it from its current museum use to a state-of-the-art educational facility. With the Newseum closure planned for the end of 2019, JHU anticipates construction to begin in late 2020 and completion of renovations by mid-2023.

The university is consolidating their Washington programs from a number of locations in and around their 1717 Massachusetts Avenue facility into one location on Pennsylvania Avenue. The renovation requires both internal and external modifications, which will be reviewed by the Commission as part of a concept submission in December.

Key planning and design considerations include the views to the U.S. Capitol, façade design, building entrance, ground floor public access and programming, and opportunities to activate the Pennsylvania Avenue sidewalks. The design team includes many of the firms involved in development of the original building, including Ennead Architects (formerly Polshek Partnership), WSP (formerly Louis Berger), and the structural engineering firm LERA.

While this project is being undertaken on private property, it is within the Pennsylvania Avenue Development Corporation boundary and subject to the Congressionally-mandated Pennsylvania Avenue Plan and Square Guidelines. It is also within the Pennsylvania Avenue National Historic Site District; as part of the National Historic Preservation Act, a Section 106 process was initiated by the General Services Administration (GSA), the lead federal agency. A meeting was held with stakeholders on September 24, 2019 to discuss the proposed Plan and Square Guideline amendments and changes to the building. In addition to the JHU presentation, NCPC staff will provide a brief overview on the Pennsylvania Avenue Plan and the unique amendment process that will be undertaken for it and related Square Guidelines beginning in December.

PROJECT TIMELINE

Previous actions	**January 2, 2003** – Commission approved amendments to the Pennsylvania Avenue Plan and Guidelines for Square 491. *(P6306 - attached)*
Remaining actions (anticipated)	**December 2019** *(tentative)* – Review of concept design and Pennsylvania Avenue Plan amendments. **Spring 2020** *(tentative)* – Review of preliminary design and Square 491 Guidelines amendments.

National Capital Planning Commission

Commission Action

December 5, 2019

PROJECT
Amendment to the Pennsylvania Avenue Plan, Square 491, Parcel B, at 555 Pennsylvania Avenue, NW
555 Pennsylvania Avenue, NW
Washington, DC

SUBMITTED BY
United States General Services Administration

REVIEW AUTHORITY
Amendments to the PADC Plan and Square Guidelines pursuant to 40 U.S.C. § 6702(d) and the Memorandum of Agreement dated July 25, 1996, 61 Fed. Reg. 41789

NCPC FILE NUMBER
P8072

NCPC MAP FILE NUMBER
1.21(00.00)45028

APPLICANT'S REQUEST
Approve Plan Amendment and concept site and building plans

ACTION TAKEN
Approved Plan Amendment and concept site and building plans

The Commission:

Approves the Pennsylvania Avenue Plan amendment outlining appropriate changes in land use and building square footage on the site, both of which are in alignment with the overarching goals of the Plan.

Approves the conceptual site design and finds:

- The redesigned façade is a novel approach to increasing square footage while enhancing visual connectivity between Pennsylvania Avenue's east end buildings.
- The new entrance and plinth create a hospitable transition between indoor uses and outside activity.
- The design's enhancement of daily activity supports Pennsylvania Avenue Initiative goals.

Commends Johns Hopkins University for the innovative approach to thoughtful adaptation of 555 Pennsylvania Avenue.

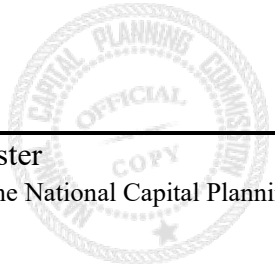
Commends Johns Hopkins University for pursuing LEED Silver (for Building Design and Construction) certification to serve as an innovative leader for Pennsylvania Avenue development projects.

Requests information on the potential security elements and levels of building access under consideration for the building and public space.

Requests future renderings include the existing PADC streetscape palette and street trees, and that Johns Hopkins stockpiles all PADC streetscape materials to be reinstalled at the end of construction.

Encourages the applicant to:

- Provide further details on how Johns Hopkins anticipates inviting (or deterring) the public to use the ground floor space through programming and access.
- Strengthen the ground floor design to engage passersby with a visually engaging indoor program.
- Coordinate with the Military District of Washington and National Park Service to minimize January 2021 Inaugural Parade impacts due to construction.
- Coordinate with the National Park Service to wrap the steam pipe below the sidewalk and replant the willow oak trees to prevent future tree mortality and enhance Pennsylvania Avenue's contiguous streetscape design.
- Consider innovative ways to wrap the building during construction to contribute to the arts and culture experience of Pennsylvania Avenue.



Julia A. Koster
Secretary to the National Capital Planning Commission

Executive Director's Recommendation

Commission Meeting: December 5, 2019

PROJECT
Amendment to the Pennsylvania Avenue Plan, Square 491, Parcel B, at 555 Pennsylvania Avenue, NW
555 Pennsylvania Avenue, NW
Washington, DC

SUBMITTED BY
United States General Services Administration

REVIEW AUTHORITY
Amendments to the PADC Plan and Square Guidelines pursuant to 40 U.S.C. § 6702(d) and the Memorandum of Agreement dated July 25, 1996, 61 Fed. Reg. 41789

NCPC FILE NUMBER
P8072

NCPC MAP FILE NUMBER
1.21(00.00)45028

APPLICANT'S REQUEST
Approve Plan amendment and concept site and building plans

PROPOSED ACTION
Approve Plan amendment and concept site and building plans

ACTION ITEM TYPE
Staff Presentation

PROJECT SUMMARY

The General Services Administration (GSA), on behalf of Johns Hopkins University (JHU), has submitted proposed amendments to the Pennsylvania Avenue Plan and related concept site development plans for 555 Pennsylvania Avenue, NW. The site is bounded by 6th Street on the west, C Street on the north, Pennsylvania Avenue on the south, and the Consulate for the Canadian Government on the east. It is currently home to the Newseum; after 11 years, the museum will be moving from its current location after it closes on December 31, 2019.

JHU is in the process of purchasing 555 Pennsylvania Avenue, NW, and proposes a major renovation of the building resulting in an additional 55,000 gross square feet of interior space. This additional space will be captured as part of an interior atrium and floor slab reconfiguration, resulting in a redesign of the exterior façade. As the result of a proposed conversion from the existing museum use to an innovative, state-of-the-art educational facility and additional gross square footage, an amendment is required to ensure the project conforms with the Pennsylvania Avenue Plan.

The site also has an apartment building and restaurant which will remain unaltered as part of this real estate transaction and renovation.

In addition to the new educational use, JHU's program will include a new ground food service or retail/service uses to activate Pennsylvania Avenue, as well as a possible gallery, bookstore, or student space at the ground floor.

KEY INFORMATION

- 555 Pennsylvania Avenue is located within the 1974 Pennsylvania Avenue Development Corporation (PADC) Plan area. The Plan language for Square 491 (amended in 2003) currently calls for the Newseum and Freedom Forum to be located at the site and must be amended to allow for educational uses and increased gross square footage.
- When the Pennsylvania Avenue Development Corporation (PADC) was sunset in 1996 *(Public Law 104-134, revised in 2002 as P.L. 107-217)*, some of the Corporation's responsibilities were delegated to the National Capital Planning Commission (NCPC), National Park Service (NPS), and the General Services Administration (GSA). The District Department of Transportation (DDOT) retains jurisdiction over the cartway.
- Pursuant to a 1996 MOA outlining post-PADC agency responsibilities, NCPC and NPS should concur with the Plan amendment language proposed by GSA before it can be transmitted to Congress. NPS reviewed the project and documented concurrence with GSA's recommended language in a November 26, 2019 letter *(see attached)*.
- Major building and site changes include a new cantilevered stone and glass façade, new entry feature towards the eastern end of the building, a retail storefront along Pennsylvania Avenue anticipated for a food service use, and a raised curb and new ground floor storefront to meet 100-year floodplain requirements.
- GSA issued a Categorical Exclusion for the National Environmental Protection Act (NEPA) requirements and a finding of no adverse effect for Section 106 of the National Historic Preservation Act (NHPA). The District of Columbia State Historic Preservation Office (DC SHPO) concurred on the Section 106 finding.
- The Commission of Fine Arts (CFA) reviewed the proposed renovations in July and September 2019, and most recently approved the revised concept design at its November 2019 meeting.
- The project site is within the study area of the Pennsylvania Avenue Initiative, a collaborative federal and local agency effort to strengthen the Avenue's vision and role in the capital city.

RECOMMENDATION

The Commission:

Approves the Pennsylvania Avenue Plan amendment outlining appropriate changes in land use and building square footage on the site, both of which are in alignment with the overarching goals of the Plan.

Approves the conceptual site design and finds:

- The redesigned façade is a novel approach to increasing square footage while enhancing visual connectivity between Pennsylvania Avenue's east end buildings.
- The new entrance and plinth create a hospitable transition between indoor uses and outside activity.
- The design's enhancement of daily activity supports Pennsylvania Avenue Initiative goals.

Commends Johns Hopkins University for the innovative approach to thoughtful adaptation of 555 Pennsylvania Avenue.

Commends Johns Hopkins University for pursuing LEED Silver (for Building Design and Construction) certification to serve as an innovative leader for Pennsylvania Avenue development projects.

Requests information on the potential security elements and levels of building access under consideration for the building and public space.

Requests future renderings include the existing PADC streetscape palette and street trees, and that Johns Hopkins stockpiles all PADC streetscape materials to be reinstalled at the end of construction.

Encourages the applicant to:

- Provide further details on how Johns Hopkins anticipates inviting (or deterring) the public to use the ground floor space through programming and access.
- Strengthen the ground floor design to engage passersby with a visually engaging indoor program.
- Coordinate with the Military District of Washington and National Park Service to minimize January 2021 Inaugural Parade impacts due to construction.
- Coordinate with the National Park Service to wrap the steam pipe below the sidewalk and replant the willow oak trees to prevent future tree mortality and enhance Pennsylvania Avenue's contiguous streetscape design.
- Consider innovative ways to wrap the building during construction to contribute to the arts and culture of Pennsylvania Avenue.

PROJECT REVIEW TIMELINE

Previous actions	**January 2003** – Approved Amendments to the Pennsylvania Avenue Plan of 1974 and the Square Guidelines for Square 491 *(NCPC File No. 6306)* **April 2005** – Approved Temporary Perimeter Security Enhancements *(NCPC File No. 6583)*

	October 2019 – Information Presentation from Johns Hopkins University *(NCPC File No. P8072)*
Remaining actions (anticipated)	- Square 491 Guidelines Amendment Approval *(Spring 2020)* - Preliminary / Final Site Development Plan Review *(Spring 2020)*

PROJECT ANALYSIS

Executive Summary

As part of the Pennsylvania Avenue Development Corporation (PADC) responsibilities delegated from its 1996 dissolution, the Commission is responsible for reviewing development projects within the PADC boundary for conformance with the Pennsylvania Avenue Plan and Square Guidelines. This responsibility is shared with the General Services Administration (also responsible for coordinating with the private developers to draft Plan and Square Guideline amendments) and the National Park Service.

Johns Hopkins University (JHU) is in the process of purchasing 555 Pennsylvania Avenue, NW, a site within the PADC boundary and currently home to the Newseum. While JHU's proposed building alterations enhance the building's form, function and relationship to adjacent buildings, they are not in conformance with the Plan and Square 491 Guidelines. This review includes the concept-level proposed alterations as well as the proposed Plan amendments; if approved by the Commission, GSA must transmit the amendments to Congress for a 60-day review. A future review *(anticipated in Spring 2020)* will include further building and site design refinements and a review of the proposed Square 491 Guidelines amendments.

Overall, staff finds the innovative educational use and building modifications appropriate for this prestigious location and recommends the **Commission approve the concept site development plans and Plan amendment language, and commend Johns Hopkins University for the innovative approach to thoughtful adaptation of 555 Pennsylvania Avenue.**

Background

The Freedom Forum's Newseum opened on Pennsylvania Avenue in April 2008 in a building custom-designed by Ennead Architects for museum use. As one of the few museums in Washington charging a fee for entry, the Newseum was unable to achieve financial success and is seeking another location in the national capital region. JHU is in the process of purchasing the building and seeks to consolidate their presence in Washington, DC in this sought-after location. Reuse of the site provides the opportunity for JHU to raise its visibility and make a significant contribution to the vitality and experience of Pennsylvania Avenue. Primary goals of the project include:

- Establishing a greater identity for Johns Hopkins University in the District of Columbia;
- Providing a portal for JHU Baltimore programs in Washington, D.C., and vice versa;
- Offering convening space for topic experts, policymakers, academic and policy leaders;
- Creating a collaborative learning and working environment;
- Providing a platform to introduce innovative pedagogy;
- Providing long-term flexibility to support expanded JHU programs;
- Integrating best practices for sustainability and resilience;
- Leveraging transparency to reinforce and create new community;
- Increasing access to natural daylight throughout the entire building;
- Organizing and simplifying circulation patterns that are ideal for higher education use;
- Promoting health and wellness throughout the building and learning environment; and
- Further enlivening Pennsylvania Avenue and the surrounding neighborhood.

Most of the building envelope will remain intact, but the proposed changes in land use and expanded interior gross square footage require amendments to the Pennsylvania Avenue Plan.

Analysis

There are several changes to the façade design, rooftop, entrance, ground floor, and public space that will alter the building's character and relationship to Pennsylvania Avenue and adjacent buildings. Overall, the changes reflected in the concept design and related Plan amendments enhance the building's role along the Avenue and strengthen visual relationships to adjacent buildings, including the National Gallery of Art and the Canadian Embassy. As such, staff recommends the **Commission find the concept design and Plan Amendments in alignment with the goals of the Pennsylvania Avenue Plan and encourages JHU to continue evolving building and public space enhancements as the design progresses.**

Building Façade

The existing building form is made up of three rectangular "bars" that are aligned with the Pennsylvania Avenue street wall, which vary in length, height, and in their amount of transparency and relationship to the exterior. Each bar is separated by 12-foot wide circulation zones tied together by a series of interconnected bridges and open stairs that currently move visitors between museum exhibits and floor levels. This basic arrangement of "bars" will remain in the proposed renovation. Interior spaces within all the bars will be completely reconfigured to accommodate JHU's academic space and circulation needs. The First Amendment plaque on the building's west end will be removed and stored by the Freedom Forum until the Newseum finds a new location.

Most of the proposed exterior changes are focused on the bar closest to Pennsylvania Avenue (Bar 1). The mass of this bar will be modified from its current configuration, with the current recessed window filled in to add program area and bring building activity out to the street. The recessed window will be filled in with a warmer material palette of glass with copper mesh infill and dark metal mullions. In addition, the east and west ends of this bar will be opened to reinforce the axial relationship with the U.S. Capitol and increase natural light.

The existing south-facing glass "frame" will have the opaque glass removed and re-clad in a narrower stone band to reflect the institutional and monumental nature of the building. Within the stone band, the remainder of the façade will use glass and copper. The existing terrace at the second level will remain but be reconfigured, and a new fourth floor terrace will be added above a newly articulated glass "box" suspended within the glass-and-copper facade. This "box" will be shaded by horizontal glass and copper fins. These fins relate to the existing glass shading components that cover the second bar (Bar 2) which will be replaced with the same copper mesh-filled glass fins as Bar 1 in order to extend the warmer material palette deeper into the building.

Overall, staff is supportive of the conceptual building façade redesign and appreciates the applicant's approach to retain the existing building volumes established by the current Square 491 Guidelines. The concept shows an evolving architectural scale balancing the significance of the building and its neighbors with a greater level of approachability for pedestrians and building visitors.

Breaking up the 'box-within-a-box' glass volumes with the mix of stone and metal detailing will help the long façade look clean yet provide textural variety complementary to the existing materials palette on Pennsylvania Avenue. Staff notes the use of Tennessee Pink marble has been challenging in other recent projects and recommends evaluating alternative stone with similar visual characteristics should issues with quantity and quality arise later in the process.

Rooftop

There are no new habitable spaces proposed for the rooftop. As the entire interior space is being reconfigured with new floors and internal circulation, new elevator banks are being installed. This requires the addition of an elevator overrun on the roof to be located in an expanded penthouse space.

The current penthouse is set back at a 1:1 ratio from the edge of the third bar and will increase from 1,210 GSF to 4,125 GSF. The penthouse height will remain the same at 6'-10", with the overall building elevation remaining the same at 140 feet. Staff finds this change does not create any visual impacts along Pennsylvania Avenue, 4th or 6th Streets.

Building Entrance

To clarify circulation within the renovated building and improve visibility of the entrance, the design will modify the façade at the street level by shifting the main entrance eastward from its current location, adding a low plinth flanked by raised bench planters, and providing outdoor seating adjacent to a food service/retail use proposed on the ground floor.

The relocation of the entrance will place it closer to the open area at the southeast corner of the site, near a nook on the eastern end of the building slated for a food service/retail use accessible directly from the street. New bench planters tucked under the second-floor overhang will offer more than 50 linear feet of public seating facing Pennsylvania Avenue.

Between the bench planters is a new plinth at the main entrance which will resolve an existing difference in grade and offer a more easily recognizable entry point with a greater civic presence. The plinth will be defined and protected by the bench planter seating and flanked by sloped surfaces that make the main entrance wheelchair accessible from both directions. The location, width, and design of the plinth and bench planters were informed by the 14'-8" sidewalk clearance currently found in front of the Canadian Embassy and the narrower pedestrian condition that exists on the block to the west.

Ground Floor Uses

The eastern end of the building provides opportunities to enliven an otherwise quiet stretch of the Avenue. The proposed food service space, directly accessible from Pennsylvania Avenue, is a natural fit for this area and will attract students and others to sit and enjoy the experience. Improving café access is supported by the 1974 Pennsylvania Avenue Plan objectives that emphasize active daily use of the sidewalks "for visitors and residents alike," and this location is certain to attract both if the café is easily accessible.

The relationship of the building base to the rest of the building mass, sidewalks, and overall pedestrian experience continues to evolve and is of significant interest to staff. Moving the building entrance east provides an opportunity at the western corner (the current entrance location) to engage passersby with an inviting space showcasing the work of Johns Hopkins. As with the Newseum's popular newspaper exhibit that engaged Avenue visitors, staff **encourages strengthening the ground floor design to engage passersby with a visually engaging indoor program.**

Building and Perimeter Security

The current plans do not include details on public access, visitor screening or perimeter security elements that may be used to protect those in and around the facility. Unfortunately, threat assessments for many educational and institutional facilities identify the need for security elements. There is currently a row of large planters in front of the Newseum's 6th Street and Pennsylvania Avenue sidewalks installed as part of a temporary perimeter security project by the National Park Service on behalf of the Newseum in 2005 *(NCPC File No. 6583)*. While the intent was to leave the planters for up to 24 months while an Avenue-wide comprehensive security design was developed, the design was never funded and the planters remain. Therefore, staff **requests information on the potential security elements and levels of building access under consideration for the building and public space.**

Environmental Building Systems

When the Newseum was built in 2007 – 08, LEED certification was just beginning to gain traction in the development community. The complete overhaul of the building provides the opportunity to install significantly more efficient energy, water (including potable and non-potable) and waste systems to reduce the building's environmental impacts and create a healthier space for students, staff and visitors. Staff **commends Johns Hopkins for pursuing LEED Silver (for Building**

Design and Construction) certification to serve as an innovative leader for Pennsylvania Avenue development projects.

Avenue Streetscape, Pedestrian Experience, and Capitol Vista

Through implementation of their 1974 Pennsylvania Avenue Plan, the PADC established a cohesive streetscape design for Pennsylvania Avenue between 3rd and 15th Streets, NW. While a discussion is currently underway to determine if a new design may enhance the iconic experience, functionality, and aesthetics of the street, the current materials palette and structure must remain intact. Staff **requests future renderings include the existing PADC streetscape palette and street trees, and that PADC streetscape materials are stockpiled and reinstalled at the end of construction.** If excess materials are available after construction, JHU should coordinate with the National Park Service to retain them for ongoing streetscape maintenance projects.

Many of the street trees in front of the building have failed in part due to an underground steam pipe located underneath the sidewalk. The pipe runs to several federal buildings nearby and is owned by the General Services Administration. Staff researched best practices to mitigate tree plantings near extreme heat sources and found insulation materials that can be wrapped around the pipe. This reduces the surrounding soil temperature, increases the ability for soil to retain water and oxygen, and allows the trees to grow a healthy root ball. Staff **recommends Johns Hopkins coordinate with the National Park Service to pursue this important subsurface work that ensures the future health of the street trees.** If healthy trees are not feasible in the existing tree pits, staff encourages consideration of alternative approaches to installing and maintaining them to ensure a contiguous street tree canopy.

The exceptional sidewalk views to the Capitol should also be highlighted as this is one of the few locations on the Avenue's north side with this feature. This important vista (along with the 4th Street vista) should be considered when continuing to revise the building's façade's side details.

Building Construction

Johns Hopkins anticipates construction commencing in mid-2020 and a completion date in late 2023. Over this 2-½ year period, staff **encourages developing innovative ways to wrap the building during construction that contribute to the arts and culture of Pennsylvania Avenue.** Potential ideas include coordinating with the National Park Service, National Gallery of Art and/or Smithsonian Institution to display rotating images depicting the history of Pennsylvania Avenue or of nationally-significant anniversaries, such as the ratification of the 19th Amendment in August 2020; evening light projections showcasing local and national artists; or installing a living wall of plants to add color and texture while screening construction work from the historically significant U.S. Capitol viewshed.

In addition, staff **requests Johns Hopkins coordinate closely with the National Park Service and Military District of Washington to minimize impacts during the January 2021 Inaugural Parade**.

CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

1974 Pennsylvania Avenue Plan

The proposed concept design is not in conformance with the Pennsylvania Avenue Plan or Square 491 Guidelines. As part of this review, a Plan amendment is proposed to bring the project into conformance (*see Plan Amendment Markup attachment*). Key changes include:

- Land use is adjusted from office and museum uses for the Freedom Forum and Newseum, respectively, to an institutional use (including education and office);
- Gross square footage (GSF) is adjusted from 410,000 GSF to 465,000 GSF; and
- Language is clarified to align level of detail with the rest of the 1974 Plan. Details removed from the Plan amendment are included in the Square 491 Guidelines.

A future review of the preliminary and possibly final plan will coincide with review of the Square 491 Guidelines amendment anticipated in Spring 2020.

Comprehensive Plan for the National Capital

The proposed design meets basic goals of the Comprehensive Plan. The policies particularly applicable to the building design include those related to the federal and local Urban Design Elements and Historic Preservation Elements. In addition, the design also meets the goals of the local Central Washington Area Element.

Key policies include:

UD.B.4.4: Use the principles and strategies of the Monumental Core Framework Plan to identify opportunities to strengthen linkages between nationally significant places, improve the public realm, and enhance the monumental core's character. Examples include, but are not limited to:

> *1. Promote and maintain Pennsylvania Avenue, NW between the U.S. Capitol and the White House as a distinguished, high quality, mixed-use, multi-modal boulevard for residents, workers, tourists, and other visitors. It should contain an actively programmed, pedestrian-oriented, and inviting public realm that enhances the avenue's symbolic character and function and connects downtown Washington and the National Mall. Enhance the avenue's iconic reciprocal views to the U.S. Capitol and White House grounds through a cohesive streetscape design.*

UD.B.5.9: Ensure that any new uses or improvements on Pennsylvania Avenue between 3rd and 15th Streets, NW are cohesively planned, improved, and maintained in a manner befitting the avenue's national and local role in a 21st century capital city, reflecting the ceremonial heart of the nation and the daily vibrancy of the city.

> *1. The Pennsylvania Avenue Development Corporation Plan's (1974), General Guidelines, and Square Guidelines, as amended, ensure that the siting and massing of any structure or*

landscape elements strengthen the sweeping open frame around the U.S. Capitol and are compatible with building massing and the public realm within its surroundings.

National Historic Preservation Act

While the building at 555 Pennsylvania Avenue is not historically significant, it is located within the Pennsylvania Avenue National Historic Site and sits directly on one of the most prominent streets in the L'Enfant Plan. GSA is responsible for leading PADC project compliance for Section 106 of the National Historic Preservation Act. NCPC served as a cooperating agency. GSA initiated consultation with the District of Columbia Historic Preservation Office (DC SHPO) in September 2019 and held an initial scoping meeting on September 24, 2019. Consulting parties were generally supportive of the building design and recommended greater attention to activating the ground level and public space. On November 7, 2019, the DC SHPO issued a letter concurring with GSA's determination of no adverse effect for this project *(see attached)*.

The Committee of 100 submitted a September 9, 2019 letter inquiring about the student population and if there will be weekend and evening classes; encouraging a transparent ground floor and more public space activity for Pennsylvania Avenue; and asking for more information on public access to the building *(see attached)*.

National Environmental Policy Act

As with the NHPA, GSA is responsible for leading PADC project compliance for the National Environmental Policy Act (NEPA). According to their November 1, 2019 submission letter:

> *"GSA has evaluated this proposal as an Automatic Categorical Exclusion (CATEX) Category P) preparation of implementation guidance and Category J) Repair and alteration projects involving, but not adversely affecting, properties listed on or eligible for the National Register of Historic Places[.]"*

According to the CATEX form, the shift from museum visitors and staff to a student/staff population will have a positive impact on local transportation systems. While a slight increase in daily users is anticipated (between 2,800 and 3,200 people, up from the Newseum's 2,800 people), the mode split will increase non-auto use and remove tour bus use entirely. In addition, 120 – 140 bicycle spaces will be installed in up to 14 of the garage parking spaces.

U.S. Commission of Fine Arts

Johns Hopkins provided an information presentation at the Commission of Fine Arts (CFA) in July 2019 and returned for concept design approval at the September 19, 2019 meeting. Approval was granted, and the Commission encouraged a "more restrained treatment of the stone façade in general." A second concept submission was approved at the November 21, 2019 meeting with the updated façade treatment and other improvements also included in this Executive Director's Report. July, September and November 2019 letters are attached to the EDR.

CONSULTATION

Pennsylvania Avenue Development Corporation
As outlined in a July 25, 1996 Memorandum of Agreement *(61 Fed. Reg. 41789)* following the sunset of the Pennsylvania Avenue Development Corporation (PADC), three federal agencies (NCPC, GSA and NPS) are responsible for the ongoing review of site development and public space projects within the PADC boundary. For private development requiring Pennsylvania Avenue Plan and/or Square Guideline amendments, GSA is responsible for leading these efforts and coordinating with NCPC and NPS. GSA staff has performed exceptionally on the project, ensuring NCPC and NPS staff have been engaged directly with Johns Hopkins on a regular basis. GSA's proposed Plan amendments were circulated among the agencies and have received staff-level concurrence. NPS has reviewed the Plan amendment and supports the proposed changes as documented in a November 26, 2019 letter to GSA *(see attachment)*.

Coordinating Committee
The Coordinating Committee reviewed the proposed plans at their November 13, 2019 meeting. Without objection, the Committee forwarded the proposed comments on concept plans to the Commission with the statement that the proposal has been coordinated with all participating agencies. The District Department of the Environment (DOEE) noted that the applicant may need to meet stormwater standards for major rehabilitations. Other participating agencies included the General Services Administration (GSA); the National Park Service (NPS); District Department of Transportation (DDOT); the District Office of Planning (DCOP); the Washington Metropolitan Area Transit Authority (WMATA); and the District of Columbia State Historic Preservation Office (DC SHPO).

Pennsylvania Avenue Initiative
As part of the Pennsylvania Avenue Initiative's work, the Executive Committee is very interested in improving the special events experience and bringing activities inside buildings out to the public realm. Information regarding public programming of the theatre, use of the façade for projections, and/or other ways JHU intends to add a dynamic character to the building and engage the public through daytime, evening and weekend events will help NCPC analyze how the building will transition from the Newseum to an educational institution. Staff is excited to see this new use on the Avenue and looks forward to JHU invigorating the east end with thought-provoking public programming.

ONLINE REFERENCE
The following supporting documents for this project are available online at www.ncpc.gov:

- Submission Package
- Plan Amendment Markup
- CATEX
- DC SHPO Section 106 Letter

CENTRAL FILE COPY

NATIONAL CAPITAL PLANNING COMMISSION

COMMISSION MEMBERS

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CHAIRMAN
William E. Baumgartner
W. Don MacGillivray

Appointed by the Mayor of the District of Columbia
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Administrator of General Services
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Chairman, Committee on Governmental Affairs, United States Senate
Honorable John Glenn

Chairman, Committee on the District of Columbia, House of Representatives
Honorable Ronald V. Dellums

Mayor, District of Columbia
Honorable Marion S. Barry, Jr.

Chairman, Council of the District of Columbia
Honorable David A. Clarke

EXECUTIVE DIRECTOR
Reginald W. Griffith

In Reply Refer To:
NCPC File No. 1198

AUG 0 1 1990

Mr. M. J. Brodie
Executive Director
Pennsylvania Avenue Development
Corporation
1331 Pennsylvania Avenue, NW.
Suite 1220 North
Washington, DC 20004-1703

Dear Mr. Brodie:

In response to your request, the National Capital Planning Commission, at its meeting on July 26, 1990, approved the enclosed report to the Pennsylvania Avenue Development Corporation and the National Park Service on the preliminary and final site development plans for site improvements to Sherman Park, White House Area, 15th and E Streets, NW.

Implementation of the project may require review by local agencies, including the issuance of permits, pursuant to regulations promulgated under the authority of Federal environmental statutes.

Sincerely,

/s/ Robert E. Gresham

Reginald W. Griffith
Executive Director

Enclosure

The original letter was also sent to Mr. Robert G. Stanton, Regional Director, NCR, NPS.

bc: Fred L. Greene, Director
D.C. Office of Planning

bcc: REGresham JMancias LFeldman
RNAllen REWilson
Central File - 1198 Reading File

CABrockenberry:erj:8-01-90:FL-PADC/R&I-FLs ("WP")

NATIONAL CAPITAL PLANNING COMMISSION
1325 G STREET N.W.
WASHINGTON, D.C. 20576

7-19-90

NCPC File No. 1198

PENNSYLVANIA AVENUE DEVELOPMENT AREA -
SHERMAN PARK, WHITE HOUSE AREA,
15TH AND E STREETS, NW.

Report to the Pennsylvania Avenue Development Corporation
and the National Park Service

July 26, 1990

The Commission approves the preliminary and final site development plans for site improvements to Sherman Park, White House Area, 15th and E Streets, NW., as shown on NCPC Map File No. ~~25.18(38.00) 30396,~~ 1.23(38.00)30394 except the special sidewalk treatment area along 15th Street, which the Pennsylvania Avenue Development Corporation will submit for Commission review following further coordination.

cb 8/20/90

Related Recommendation to the National Park Service

The Commission recommends that the National Park Service coordinate with the National Capital Planning Commission and the Commission of Fine Arts in the preparation of an overall plan for sidewalk treatment throughout the White House Precinct.

* * *

BACKGROUND AND STAFF EVALUATION

Description of Proposal

The Pennsylvania Avenue Development Corporation (PADC), pursuant to Section 5 of the National Capital Planning Act of 1952, as amended, has submitted on behalf of the National Park Service (NPS), preliminary and final development plans for site and landscape improvements to Sherman Park. Sherman Park is located in Square 187 on the western edge of the Pennsylvania Avenue Development Area. Square 187 is part of the White House Precinct, which includes Lafayette Park, the Old Executive Office Building, the Treasury Building, and the Ellipse. The park is bounded by 15th Street on the east, E Street on the south, East Executive Drive on the west, and Alexander Hamilton Place on the north.

The existing 2.5-acre park contains a monument to General William Tecumseh Sherman, a Union Civil War Officer, in the center. Surrounding the monument is a plaza. The grounds surrounding the plaza are landscaped with grass, large mature oak trees, flowering shrubs, and flower beds. Washington Globe-type light fixtures are located on the edge of the plaza. Four 12-foot wide concrete diagonal walkways run from the corner of the park to the center. The sidewalks bordering the park are concrete.

The purpose of the site and landscape improvements for Sherman Park is to enhance the appearance of the park without changing its character or disturbing the mature trees on site. The changes involve replacing the existing concrete walkways that border the park and the four 12-foot wide diagonal walkways, except for 15th Street, with concrete walkway with an exposed aggregate finish. Fifteenth Street between Alexander Hamilton Place and E Street would define the east edge of the White House Precinct, and would consist of 2-foot square concrete London Pavers in a running bond pattern with black granite edging. The London Paver brick pattern would continue across Alexander Hamilton Place and tie into the existing paving pattern in front of the Treasury Building. This would create a "framework" that would identify and define the perimeter of the White House Precinct. The Special Place character would be further emphasized by the use of street trees, benches, and trash receptacles. The existing curbs and gutters along 15th Street would be replaced with a 6" high by 18" deep granite curb and 1-foot brick gutter. The existing light fixtures on the plaza would be relocated and replaced, in kind, by decorative cast-iron Washington Globe-type fixtures. In addition six new 1890-style benches, two new Pennsylvania Avenue-type trash receptacles, and low (1'-6" high by 1'-4" wide) granite seat walls would be added on each edge of the plaza and along the entrance walkways. New trash receptacles and a drinking fountain are proposed.

Subsequent to the submission of the site development plan, PADC and NPS requested that the special sidewalk treatment area along 15th Street be deferred from consideration pending resolution of certain overall design issues raised by the Commission of Fine Arts.

Conformance with Comprehensive Plan

The proposal is consistent with the Comprehensive Plan for the National Capital. The Parks, Open Space and Natural Features element designates the area as a Monumental and Decorative Park. It is consistent with the following policy contained in the element:

> The decorative parks (squares, circles, and triangles) associated with the L'Enfant City should be protected and enhanced generally as green landscape areas, providing oases for pedestrians and settings for monuments, memorials and civic art.

Commission of Fine Arts

The Commission of Fine Arts (CFA) reviewed the preliminary and final site development plans for site and landscape improvements to Sherman Park on June 21, 1990. Action was postponed until the July 26, 1990 meeting. Staff

understands that the deferral was due to CFA's concerns regarding the sidewalk treatment on 15th Street. Staff, in discussion with the NPS, has been informed that the overall park proposal will be considered by CFA on July 26, 1990. Because of the anticipated absence of some CFA members, however, the special sidewalk paving along 15th Street will not be considered at this meeting. The special paving area will be considered subsequently (tentatively September 20, 1990).

Conformance with Federal Capital Improvements Program

The proposed project is included in the Federal Capital Improvements Program for Fiscal Years 1990-1994.

Environmental Impact

Pursuant to P.L. 91-190, the PADC has referred to "The Pennsylvania Avenue Plan - Final Environmental Impact Statement" (EIS), which addresses the overall environmental consequences of PADC's public space improvement program. Although the proposed improvements are not specifically addressed in the document, they are considered to be a further detailing of the overall proposal evaluated in the final EIS. The EIS calls for upgrading Sherman Park for use by visitors.

Historic Preservation

Sherman Park is located within the boundaries of the Pennsylvania Avenue National Historic District, a district listed in the National Register of Historic Places. Pursuant to Section 106 of the National Historic Preservation Act of 1966 (NHPA) and Executive Order 11593, a Memorandum of Agreement (MOA) was signed by PADC, the District of Columbia Historic Preservation Officer, and the Advisory Council on Historic Preservation and was fully executed on June 15, 1978. According to PADC, this document constitutes the comments of the council as required by Section 106 of the NHPA and completes the "Procedure for the Protection of Historic and Cultural Properties" (36 CFA Part 800). PADC advises that this submission is in compliance with the provisions of the MOA. No adverse effects are anticipated, with the development of this projects, to the historic qualities of Sherman Park or Pennsylvania Avenue.

Coordinating Committee

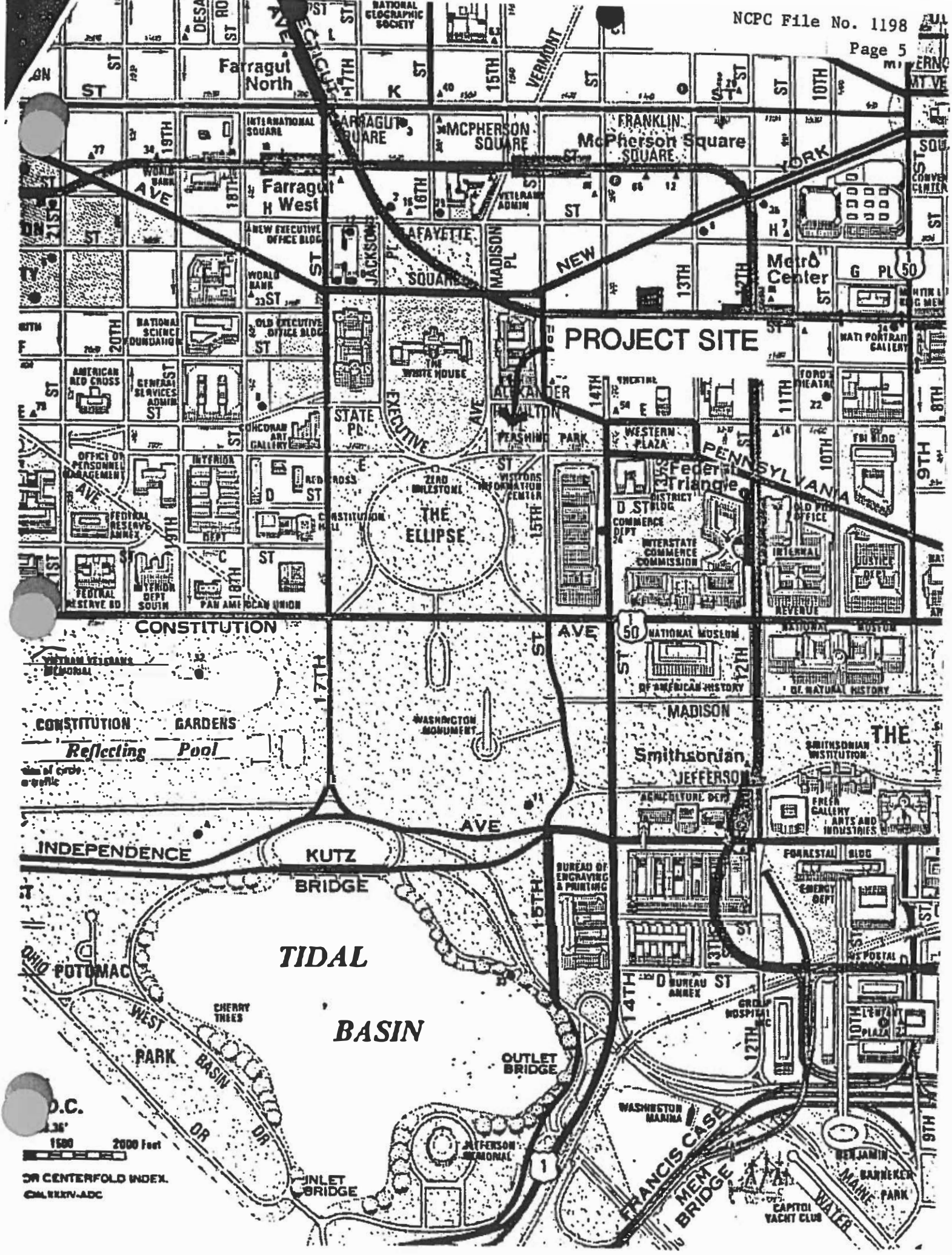
The proposal was reviewed by the Coordinating Committee on July 3, 1990. The Committee forwarded the proposal to the Commission with the statement that the project has been coordinated by all agencies except NCPC and the National Park Service, with the understanding that the proposed paving design and materials need to be coordinated with NCPC, the National Park Service, and the Commission of Fine Arts within the next week. Attending the meeting were representatives of NCPC, the District of Columbia Office of Planning and Department of Public Works, National Park Service, General Services Administration, and Washington Metropolitan Transit Authority.

Evaluation

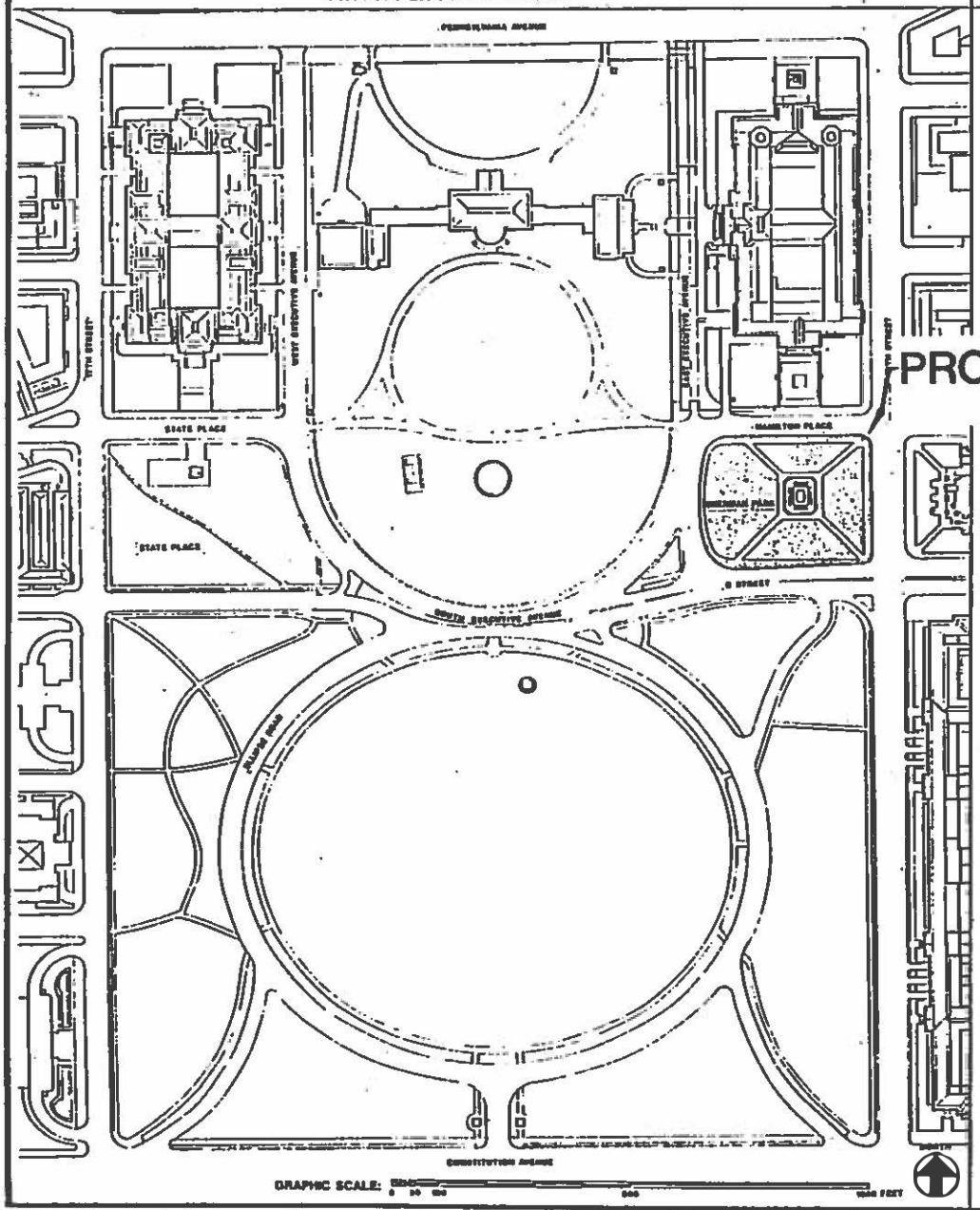
The staff recommends approval of the preliminary and final site development plans for Sherman Park, including the replacement of the sidewalk paving, retention of the existing trees, provision of new landscaping around the monument plaza, and installation of new benches, and a drinking fountain, except the special paving area along 15th Street. Since CFA will not be able to consider and resolve its concerns about the special paving prior to the Planning Commission's meeting, NPS and PADC have requested that the Commission limit its action at this time to all of the park improvements except the 15th Street sidewalk area. They will resubmit the plans for the area following the subsequent review by CFA. The proposed improvements are consistent with the 1974 Pennsylvania Avenue Plan.

Staff believes the quality of the monumental plaza would be enhanced by the proposed landscape concept, which enriches the visual setting for the monument. The preservation of the existing trees on the site, in conjunction with additional seating areas in the park, should continue to make the site a pleasant sanctuary for visitors and office workers.

In the course of the review, the staff in discussion with NPS, learned that the design concepts for the White House Precinct includes design details such as Willow Oak Street trees, special paving treatment, custom designed tree grates, 1890's-style backless benches and Pennsylvania Avenue-style black trash receptacles. Staff recommends that the National Park Service coordinate with this Commission and CFA on the design concept for the entire White House Precinct, including phasing and how the paving treatments and sidewalk improvements will relate to other portions of the precinct, such as the area to the west.


PROJECT SITE
THE ELLIPSE
CONSTITUTION GARDENS
Reflecting Pool
TIDAL BASIN
INDEPENDENCE AVE
CONSTITUTION AVE
KUTZ BRIDGE
OUTLET BRIDGE
INLET BRIDGE
POTOMAC PARK
WASHINGTON MONUMENT
THE WHITE HOUSE
LAFAYETTE SQUARE
McPherson Square
Farragut North
Farragut West
Federal Triangle
Smithsonian
JEFFERSON MEMORIAL
WASHINGTON MARINA
FRANCIS CASE MEM BRIDGE
1500 2000 Feet
OR CENTERFOLD INDEX.

PROJECT SITE LOCATION MAP



ABBREVIATIONS

ASPH	ASPHALT
AV	AIR VALVE
BC	BOTTOM OF CURB
BHD	BULKHEAD
BRC	BRICK & CONCRETE
BS	BLUESTONE
BW	BRICK
CB	CATCH BASIN
CIP	CAST IRON PIPE
℄	CENTER LINE
CO C/O	CLEAN OUT
COMB S	COMBINED SEWER
CONC	CONCRETE
COND	CONDUIT
CONN	CONNECTING PIPE (STORM)
CP	CONCRETE PIPE
CPM	CRITICAL PATH METHOD
CSE	COURSE
E	ELECTRICAL
EL	ELEVATION
ENC	ENCASED
EXIST	EXISTING
EXP JT	EXPANSION JOINT
FA	F
FH	FIRE HYDRANT
FIN	FINISHED
FR	FRAME
G	GAS
GRD	GRADED
INV	INVERT
JB	JUNCTION BOX
MH	MANHOLE
MIN	MINIMUM
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
PADC	PENNSYLVANIA AVENUE DEVELOPMENT CORPORATION
PB	PULL BOX
PC	POLICE COMMUNICATIONS
PED	PEDESTRIAN & BASEBALL
PNL	PANEL
PROP	PROPOSED
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
RED	REGULATORY SIGNAL
RMS, R	RADIUS
RCP	REINFORCED CONCRETE PIPE
SAN S	SANITARY SEWER
SCH	SCHEDULE
SP	STEEL PIPE
SHT	SHEET
SS	STORM SEWER
STD	STANDARD
SURF	SURFACE
TC	TOP OF CURB
TCB	TRAFFIC CONTROL BOX
TYP	TYPICAL
TEMP	TEMPORARY
UD	UNDERDRAIN
W	WATER
C & P	CHESAPEAKE & POTOMAC TELEPHONE COMPANY
C T CO	CAPITAL TRANSIT CO
PEPCO	POTOMAC ELECTRIC POWER COMPANY

GENERAL NOTES

1. THE LOCATION OF UTILITIES SHOWN ON THE PLANS ARE BASED ON FIELD SURVEY AND ARCHIVE RECORD DRAWINGS OF RELATED SERVICES. THE INFORMATION SHOWN IS NOT NECESSARILY COMPLETE AND THE LOCATION OF UTILITIES SHOWN IS APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES AS WELL IN ADVANCE OF CONDUCTING CONSTRUCTION OPERATIONS WHICH COULD INVOLVE THESE FACILITIES.
2. SINCE MOST OF THE EXISTING UTILITIES ARE QUITE OLD THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING IN THEIR VICINITY.
3. USE OF THE WORD "PROVIDE" OR "NEW" SHALL MEAN UNLESS OTHERWISE EXPLAINED THAT THE CONTRACTOR SHALL FURNISH AND INSTALL ALL EQUIPMENT, MATERIALS, LABOR AND INCIDENTALS AS REQUIRED TO COMPLETE THE WORK AND MEET THE FINAL APPROVAL OF THE CONTRACTING OFFICER.

THE CONTRACTOR'S RESPONSIBILITY SHALL NOT BE LIMITED TO THE USE OF THE TWO WORDS STATED ABOVE.

SYMBOLS

- STREET LIGHTING (EXISTING)
- NEW STREET LIGHTING
- TRAFFIC SIGNAL (EXISTING)
- COMBINATION SIGNAL AND SIGN (EXISTING)
- SEWER MANHOLE (EXISTING)
- ELECTRICAL MANHOLE (EXISTING)
- CATCH BASIN (NEW COVER)
- EXISTING CATCH BASIN
- TRAFFIC SIGNS (EXISTING)
- EXISTING TRASH RECEPTACLE
- NEW TRASH RECEPTACLE
- EXISTING TREE
- NEW TREE
- HANDICAPPED RAMP
- PARK BENCH
- DRINKING FOUNTAIN

PENNSYLVANIA AVENUE DEVELOPMENT CORPORATION

GENERAL CONSULTANTS

PROJECT CONSULTANT

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ARCHITECTS/PLANNERS
LANDSCAPE ARCHITECT
ROCKVILLE, MARYLAND

DRAWING INFORMATION

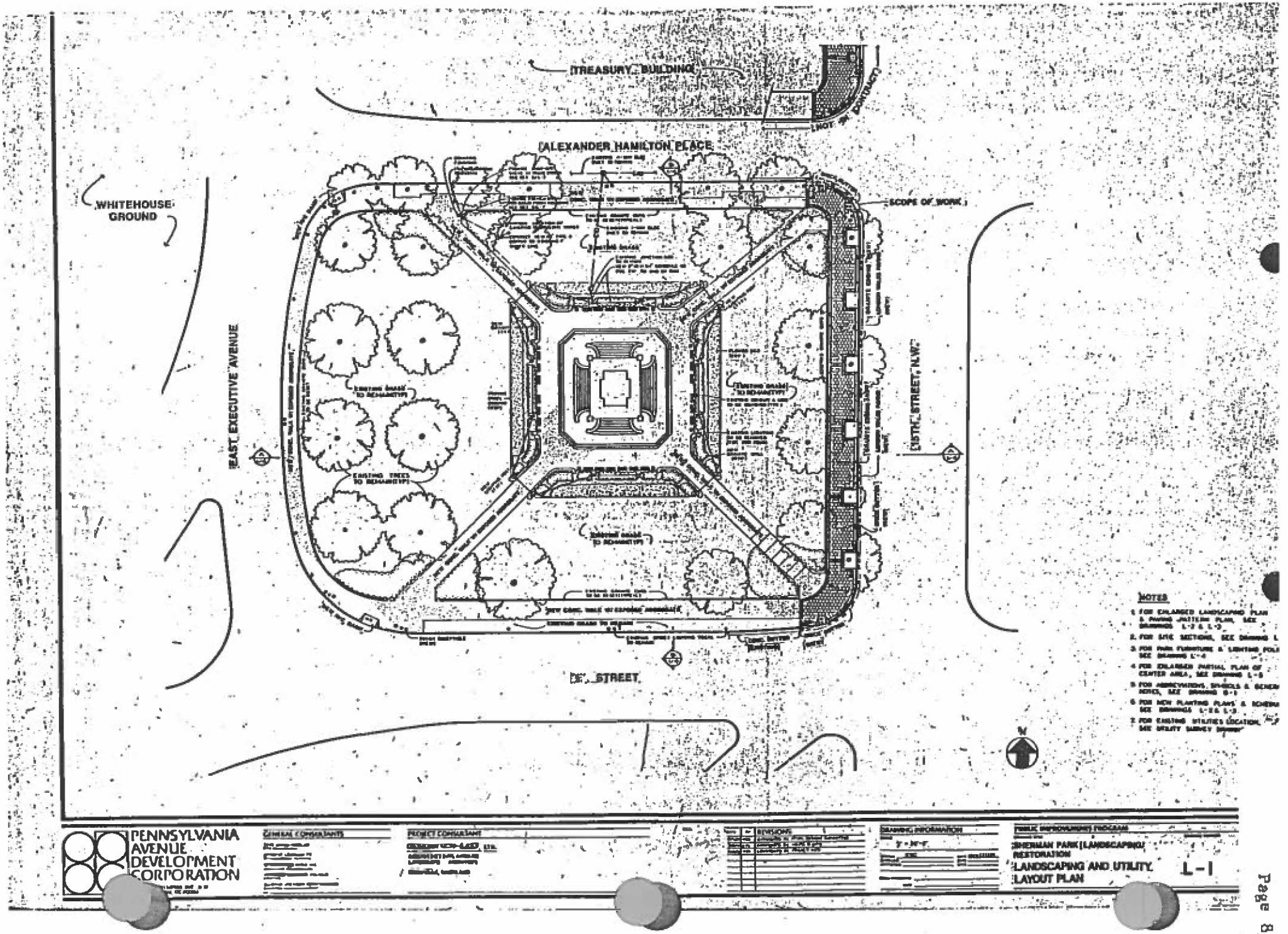
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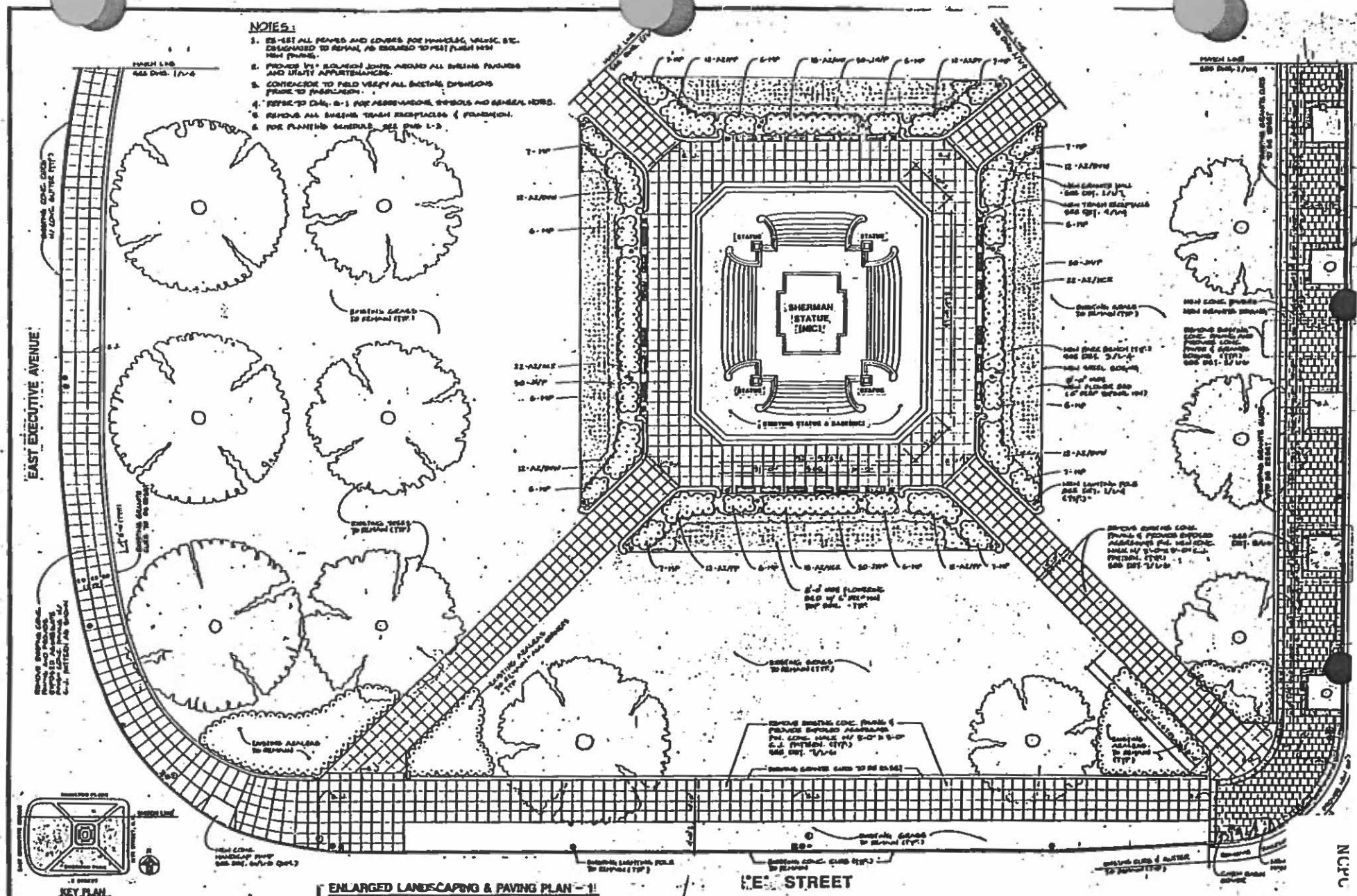
SHERMAN PARK
LANDSCAPING/RESTORATION

ABBREVIATIONS, SYMBOLS, GENERAL NOTES AND SITE LOCATION MAP

G-1

15th STREET, N. W.
ALEXANDER HAMILTON PLACE
'E' STREET
EAST EXECUTIVE AVENUE
PENNSYLVANIA AVENUE DEVELOPMENT CORPORATION
TOPOGRAPHIC SURVEY
EISENHOWER PARK
LANDSCAPE RESTORATION


TREASURY BUILDING
ALEXANDER HAMILTON PLACE
WHITEHOUSE GROUND
EAST EXECUTIVE AVENUE
SCOPE OF WORK
15TH STREET, N.W.
EXISTING TREES TO REMAIN (TYP.)
EXISTING GRASS TO REMAIN (TYP.)
NOTES
1. FOR ENLARGED LANDSCAPING PLAN & PAVING PATTERN PLAN, SEE DRAWINGS L-2 & L-3.
2. FOR SITE SECTIONS, SEE DRAWING L
3. FOR PARK FURNITURE & LIGHTING FIXT SEE DRAWING L-4
4. FOR ENLARGED PARTIAL PLAN OF CENTER AREA, SEE DRAWING L-5
5. FOR ABBREVIATIONS, SYMBOLS & GENER NOTES, SEE DRAWING G-1
6. FOR NEW PLANTING PLANS & SCHEDU SEE DRAWINGS L-2 & L-3.
7. FOR EXISTING UTILITIES LOCATION, SEE UTILITY SURVEY DRAWING
N
PENNSYLVANIA AVENUE DEVELOPMENT CORPORATION
GENERAL CONSULTANTS
PROJECT CONSULTANT
REVISIONS
DRAWING INFORMATION
PUBLIC IMPROVEMENTS PROGRAM
SHERMAN PARK (LANDSCAPING) RESTORATION
LANDSCAPING AND UTILITY LAYOUT PLAN
L-1

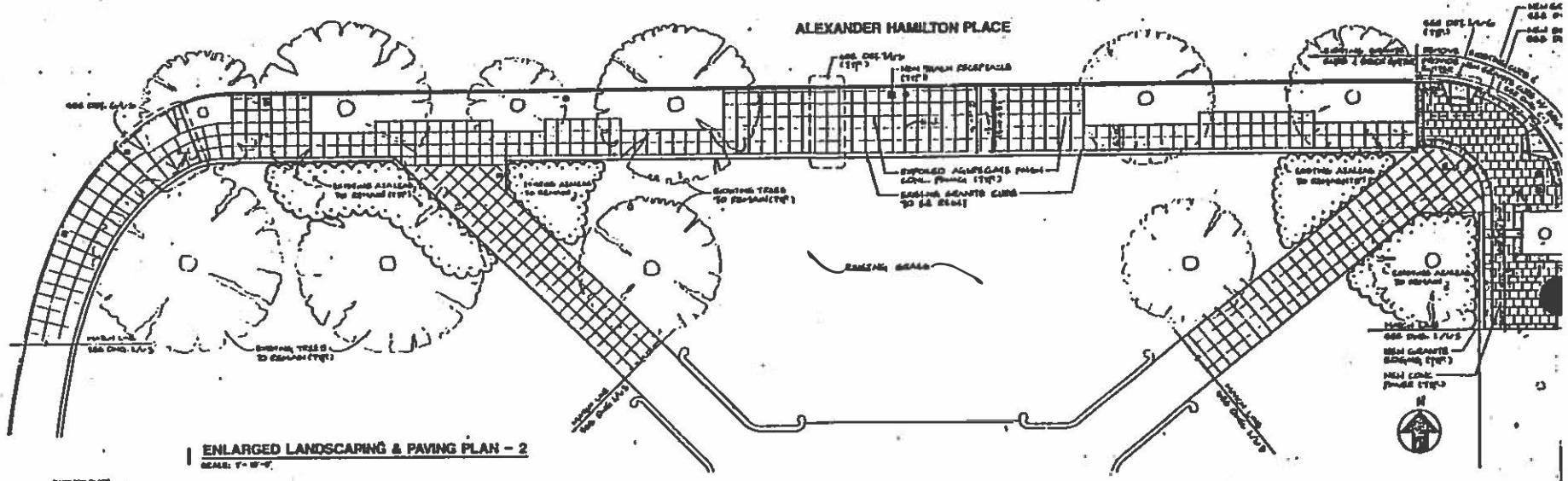


ENLARGED LANDSCAPING & PAVING PLAN - 1

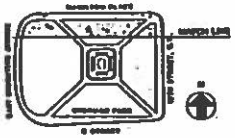
PENNSYLVANIA AVENUE DEVELOPMENT CORPORATION

SHERMAN PARK LANDSCAPING/RESTORATION

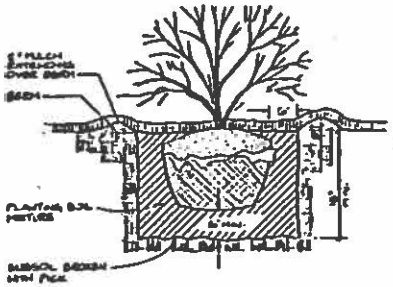
ENLARGED LANDSCAPING & PAVING PLAN - 1



1 ENLARGED LANDSCAPING & PAVING PLAN – 2



KEY PLAN



2 SHRUB PLANTING DETAIL

PLANT MATERIALS SCHEDULE

SYMBOL	QUANTITY	PLANT MATERIAL	DESC
AZ/HCE	80	AZALEA, HYBRID, HINO CRIMSON	24"
AZ/FP	48	AZALEA, HYBRID, PINK PEARL	24"
AZ/DVH	48	AZALEA, HYBRID, DELAWARE VALLEY WHITE	24"
HF	604	PINUS FUSCO, 'FUSCO PINE'	24"
JH/P	200	JUNIPERUS HORIZONTALIS, PLUMOSA, ANDORRA JUNIPER	18"

NOTE:

1. REMOVE ALL EXISTING SHRUBS FROM THE CENTER AREA AND PERIMETER SHRUBS AS PER DESIGN PLAN L-2 AND THE ABOVE SCHEDULE.
2. RE-SET ALL FRAMES AND COVERS FOR MANHOLES, VALVES, ETC. DISTURBED TO GRADE, AS REQUIRED TO MEET FLUSH WITH NEW PAVING.
3. PROVIDE 1/2" EXPANSION JOINTS AROUND ALL EXISTING PLANTERS AND UTILITY APPURTENANCES.
4. CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION.
5. REFER TO DWG. A-1 FOR ABBREVIATIONS, SYMBOLS AND GENERAL NOTES.
6. REMOVE ALL EXISTING TRASH RECEPTACLES & FOUNDATION.

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LANDSCAPE ARCHITECT
ROCKVILLE, MARYLAND

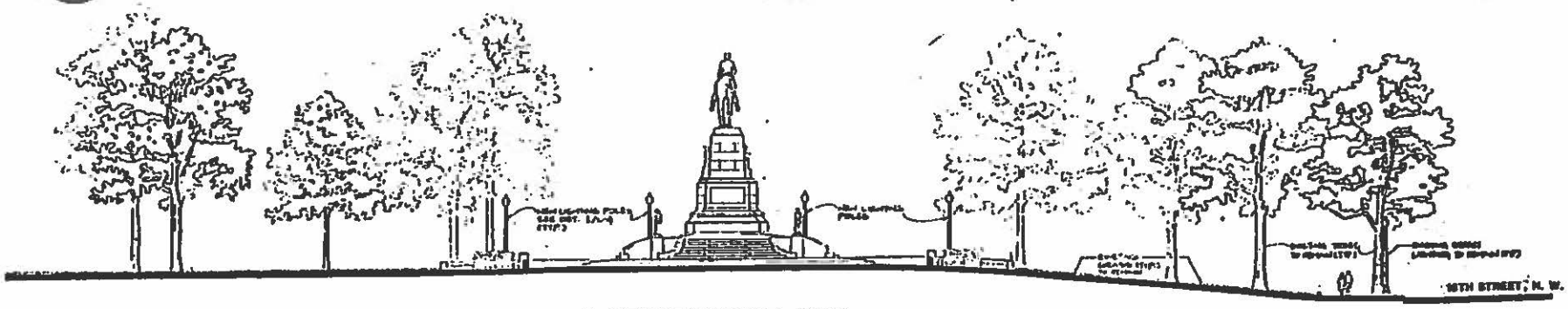
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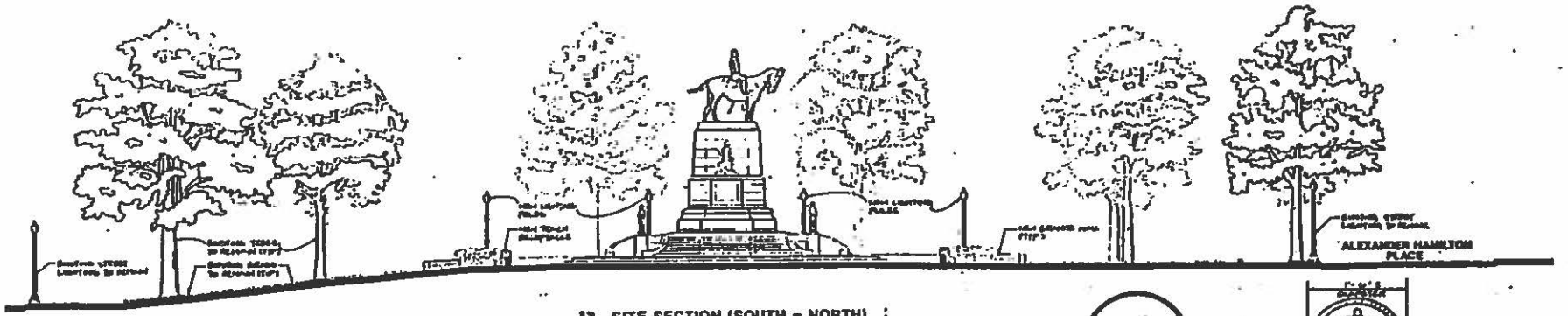
PUBLIC IMPROVEMENTS PROGRAM
SHERMAN PARK LANDSCAPING/RESTORATION

ENLARGED LANDSCAPING & PAVING PLAN – 2 AND PLANTING SCHEDULE / DETAILS

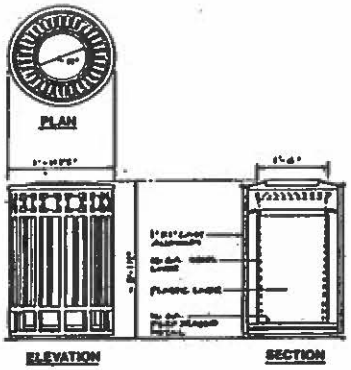
L-



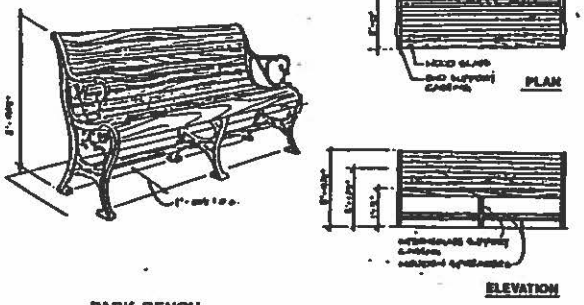
A SITE SECTION (WEST – EAST)



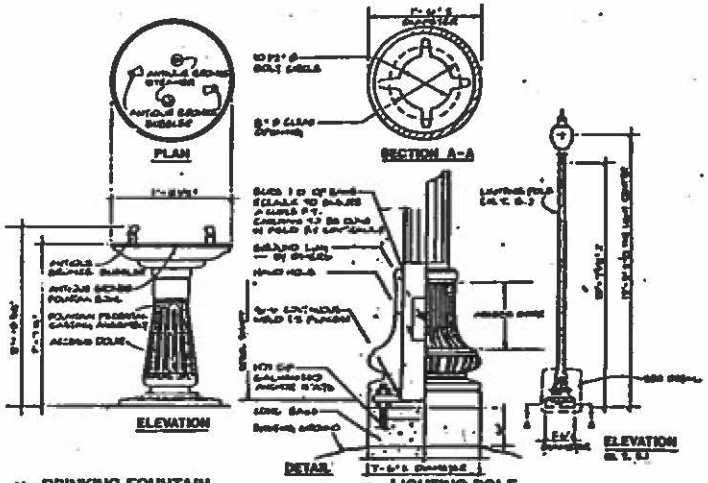
B SITE SECTION (SOUTH – NORTH)



4 TRASH RECEPTACLE



3 PARK BENCH



2 DRINKING FOUNTAIN

1 LIGHTING POLE

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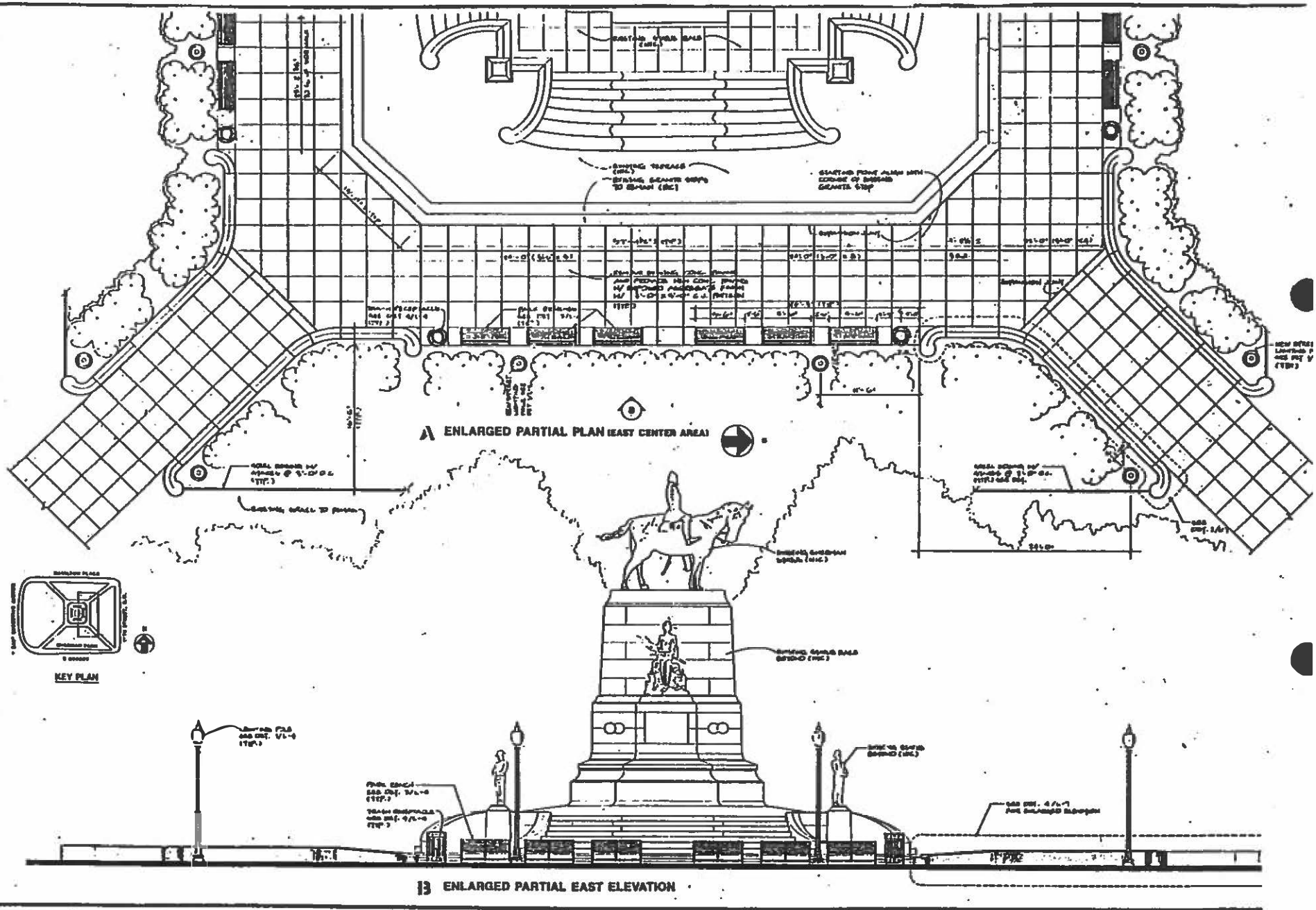
PROJECT CONSULTANT
DESIGNTECH-EAST, Ltd.
ARCHITECTS/PLANNERS
LANDSCAPE ARCHITECT

REVISIONS

DRAWING INFORMATION

PUBLIC IMPROVEMENTS PROGRAM
SHERMAN PARK LANDSCAPING/RESTORATION
SITE SECTIONS & SITE FURNISHING DETAILS

L-4



PENNSYLVANIA AVENUE DEVELOPMENT CORPORATION

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ARCHITECTS/PLANNERS/
LANDSCAPE ARCHITECT
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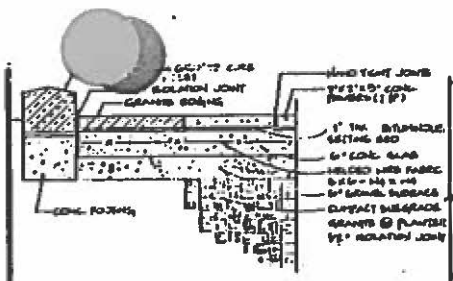
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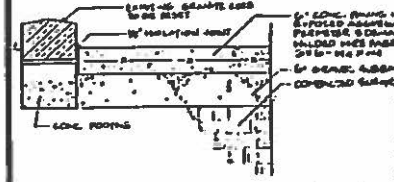
PUBLIC IMPROVEMENTS PROGRAM
SHERMAN PARK RESTORATION

ENLARGED PARTIAL PLAN & ELEVATION @ CENTER AREA

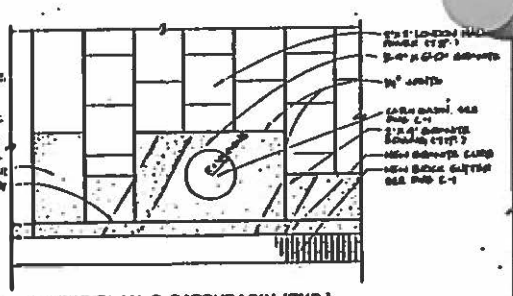
L-5



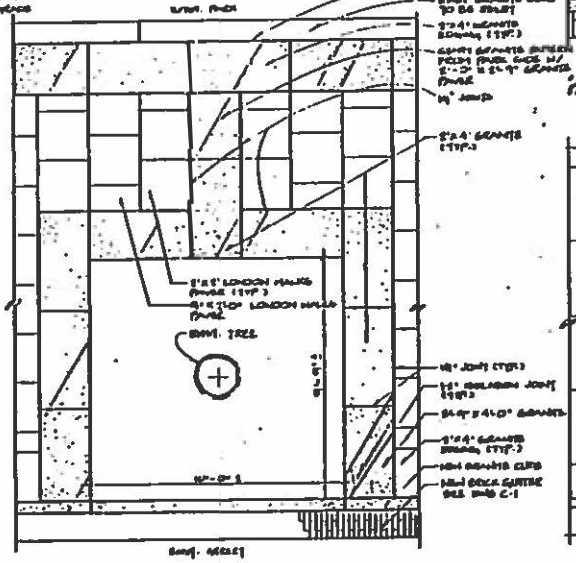
4 SECTION @ CONC. PAVERS W/ GRANITE EDGING (TYP.)



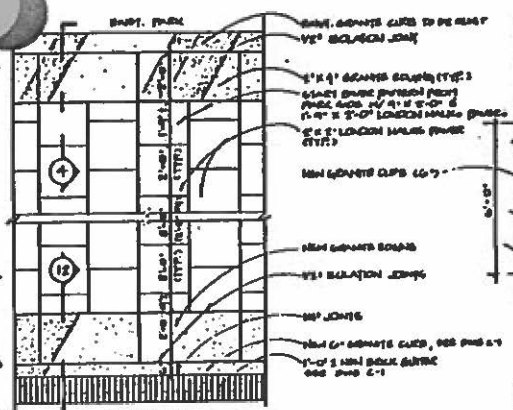
5 SECTION @ CONC. PAVING (TYP.)



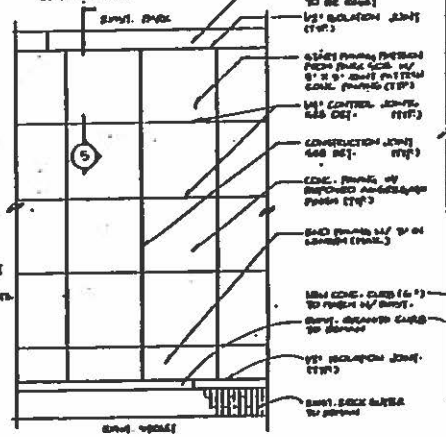
3 PAVING PLAN @ CATCHBASIN (TYP.)



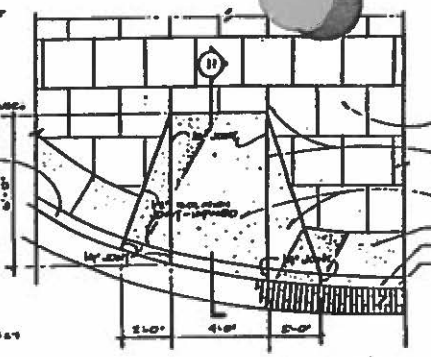
8 PAVING PLAN @ TREE (TYP.)



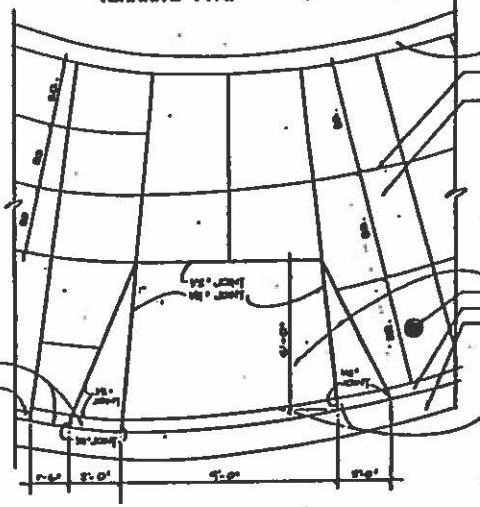
2 PAVING PLAN (CONC. PAVERS W/ GRANITE EDGING-TYP.)



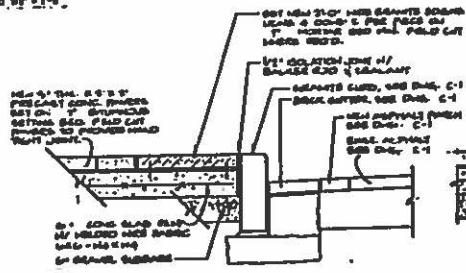
7 PAVING PLAN (CONC.-TYP.)



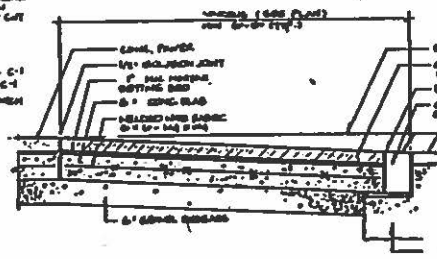
1 PAVING PLAN @ WHEELCHAIR RAMP (GRANITE-TYP.)



6 PAVING PLAN @ WHEELCHAIR RAMP (CONC.-TYP.)



12 SECTION @ GRANITE CURB & EDGING



11 SECTION @ GRANITE WHEELCHAIR RAMP

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PROJECT CONSULTANT

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ARCHITECTS/PLANNERS
LANDSCAPE ARCHITECT

ROCKVILLE, MARYLAND

REVISIONS

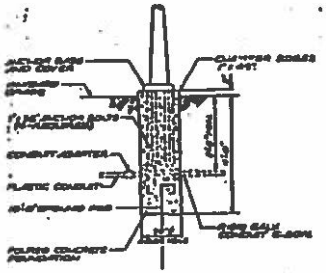
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PUBLIC IMPROVEMENTS PROGRAM

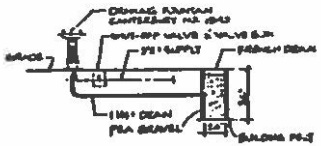
SHERMAN PARK LANDSCAPING/RESTORATION

PAVING DETAILS

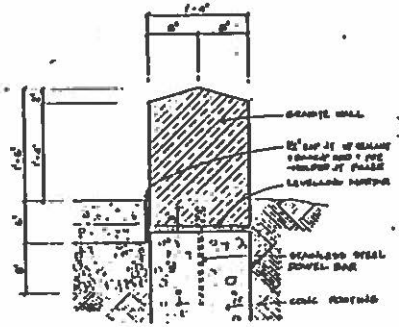
L-6



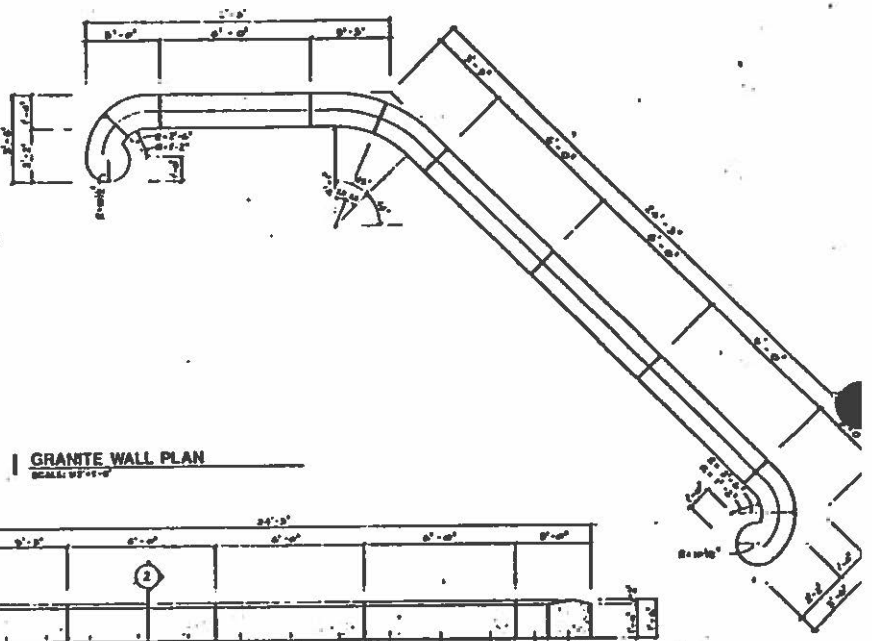
3 POLE BASE DETAIL



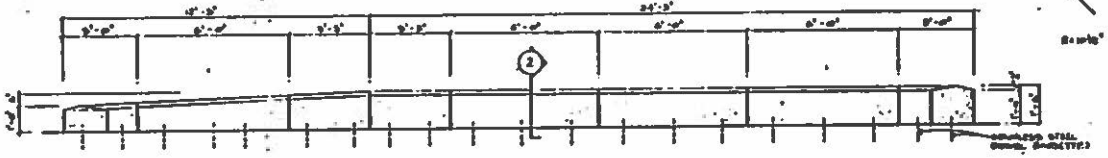
5 PLUMBING RISER DIAGRAM



2 GRANITE WALL SECTION



1 GRANITE WALL PLAN



4 GRANITE WALL DEVELOPED ELEVATION

PENNSYLVANIA AVENUE DEVELOPMENT CORPORATION

GENERAL CONSULTANTS

PROJECT CONSULTANT

DESIGNTECH-EAST, LTD.
ARCHITECTS/PLANNERS
LANDSCAPE ARCHITECT
ROCKVILLE, MARYLAND

REVISIONS

DRAWING INFORMATION

AS SHOWN

PUBLIC IMPROVEMENTS PROGRAM

SHERMAN PARK
LANDSCAPING/RESTORATION

SITE DETAILS

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