


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

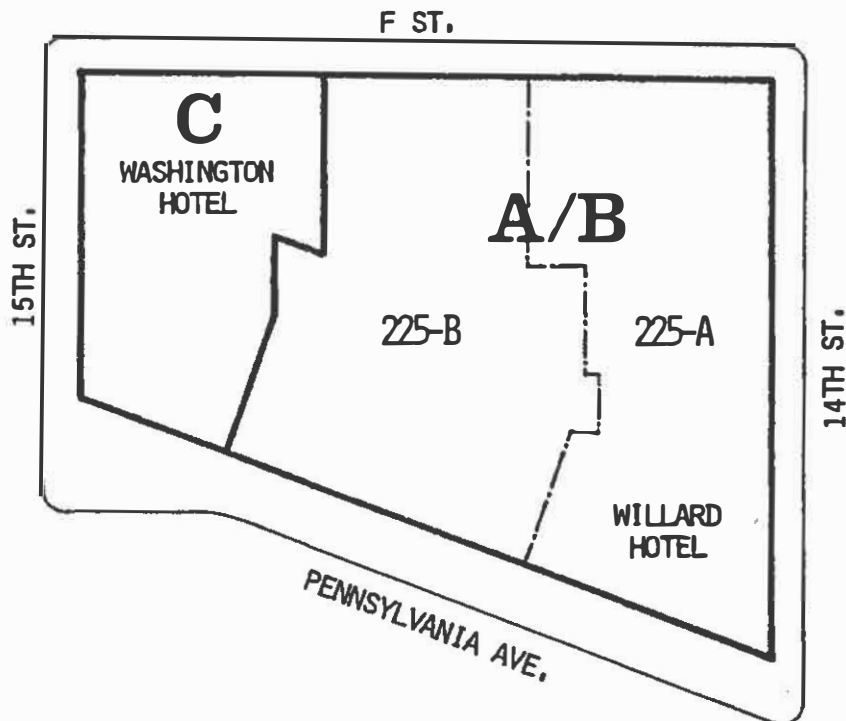
1. Development Parcels

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.

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 and Washington Hotels. Western Plaza is otherwise to be defined as a planned square.

Secretary of the Interior recommends construction of a building on Square 226 to define the rectangular space of Western Plaza (E Street, 13th Street, 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 original three (Eastern at 3rd Street, Central or Market Square at 8th Street, and Western at 13th Street) planned by L'Enfant and modified by Ellicott 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 with 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 building 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 designation as Pershing Square presents a unique opportunity to enhance the civic design of Washington. The construction of a building on Square 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.

Defining a land use plan for the Avenue is a difficult task, requiring careful attention to diverse objectives that must be met in this sensitive and unique location. The general 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 between the White House and the Capitol.
3. Bringing new economic life—jobs, shopping, and business opportunities — to the Avenue, while reinforcing existing economic activity along the Avenue and in the adjacent downtown core.
4. Enhancing the tax base of the city through more intensive use of land in this 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 the day.
6. Maintaining the historical continuity of the Avenue through preserving buildings representative of different eras and styles that give tangible evidence of how the 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.

Holland & Knight

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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



**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**

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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
Mercei 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 policies 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.

Page 2 – Ms. Wright

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,

A handwritten signature in black ink, appearing to read 'M. Acosta', written in a cursive style.

Marcel C. Acosta
Executive Director

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



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,

**Milna 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



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 corner 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.

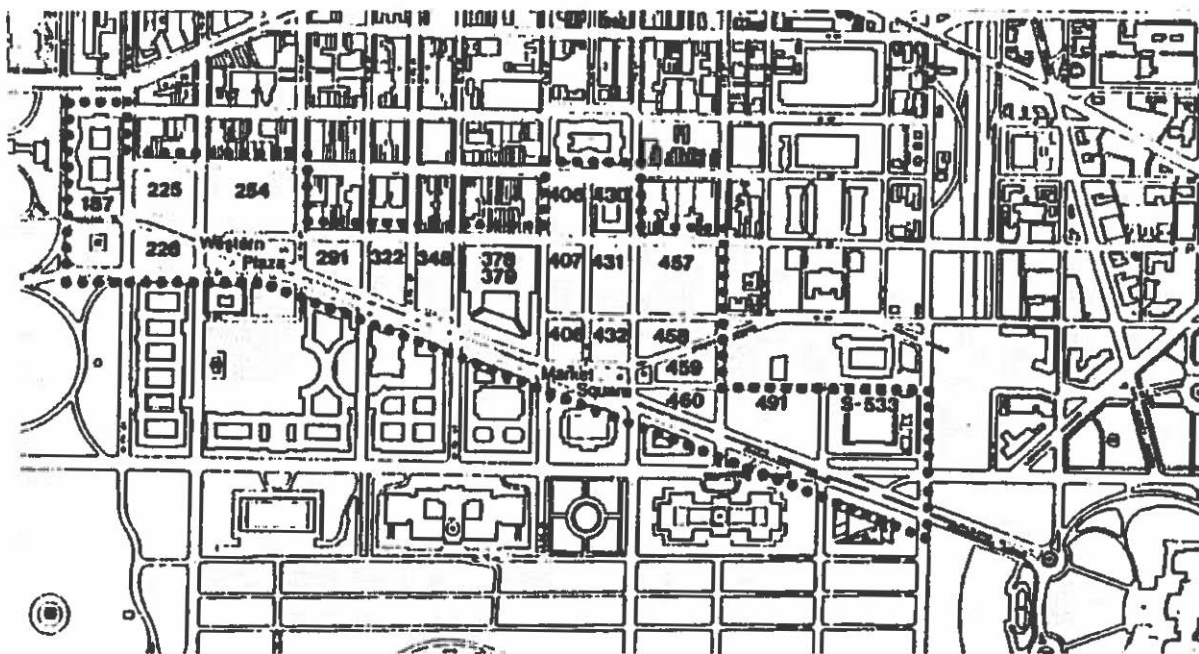
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PROJECT DESCRIPTION

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.

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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

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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.

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

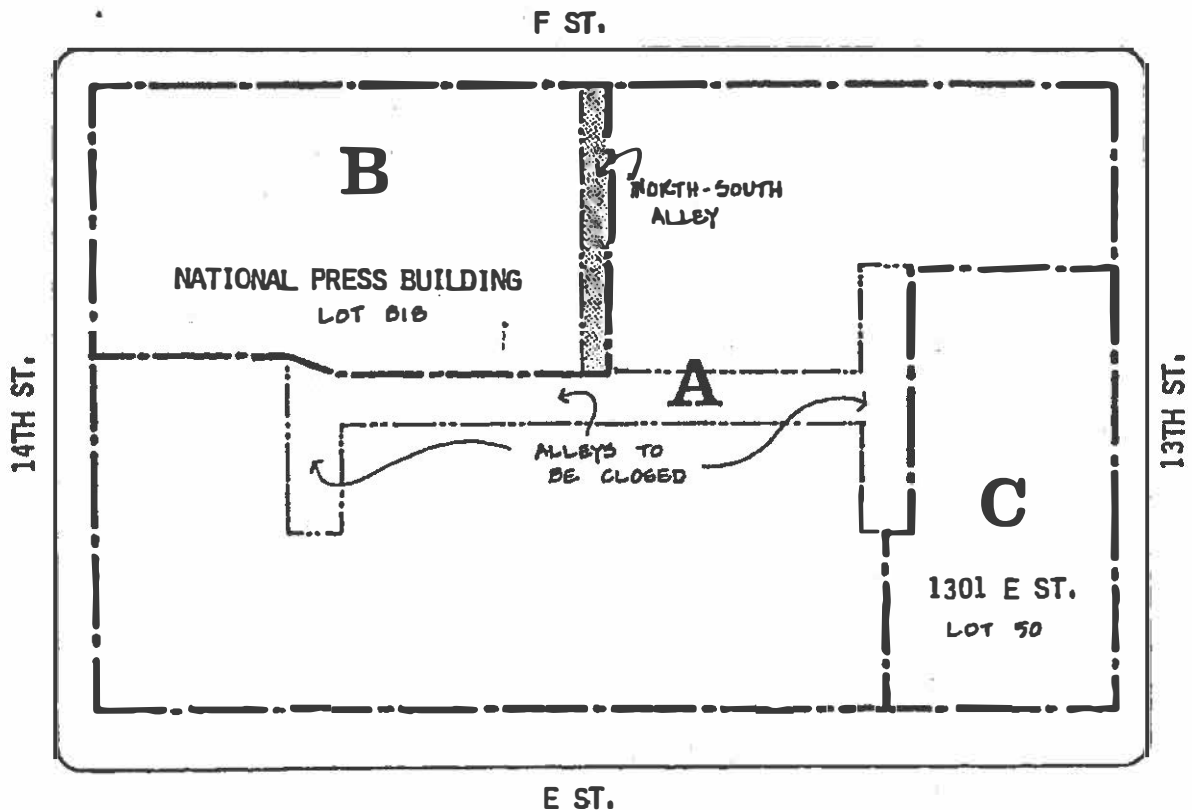
Square 254 shall be developed as no more than three development parcels. If the square is developed as three parcels, the parcels shall be as follows (See Diagram #1):

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.

Square Guidelines:
Square 291

PENNSYLVANIA AVENUE DEVELOPMENT CORPORATION

Square Guidelines:

Square 291

A handwritten signature in dark ink, appearing to read "H. A. Berliner", is written over a horizontal line.

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 development 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.

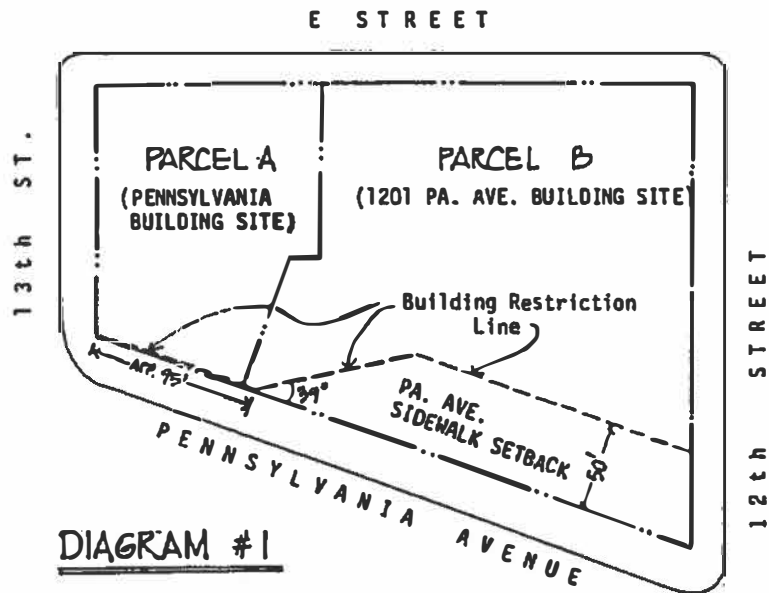


DIAGRAM #1

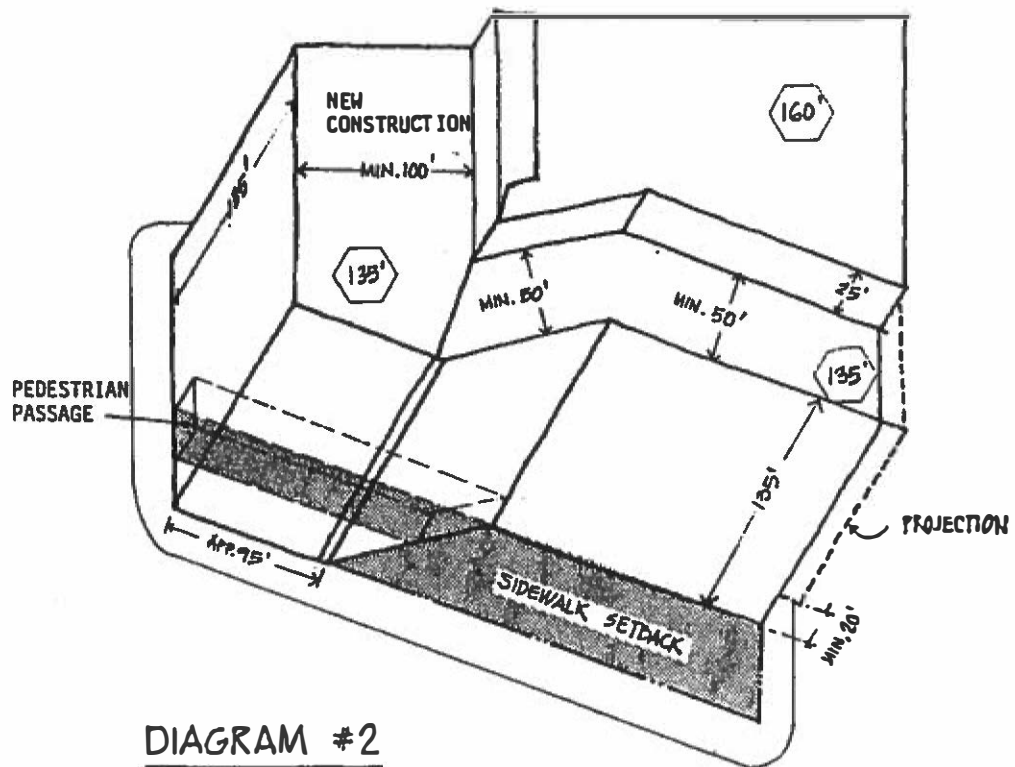


DIAGRAM #2

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.

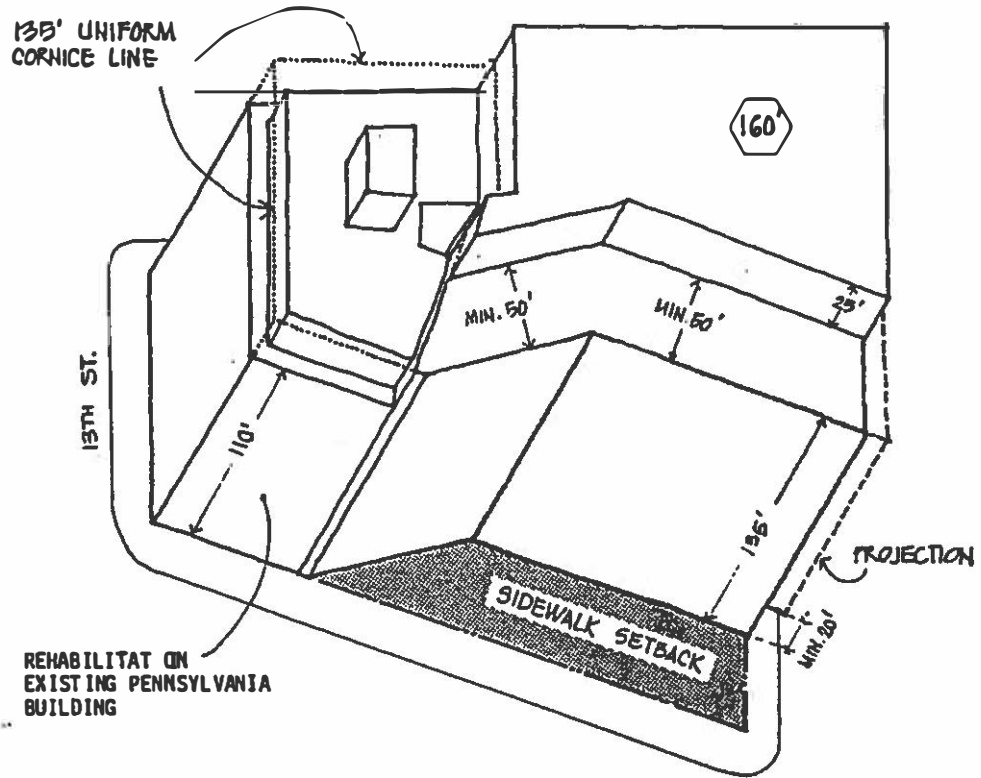


DIAGRAM #3

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 permitted 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.

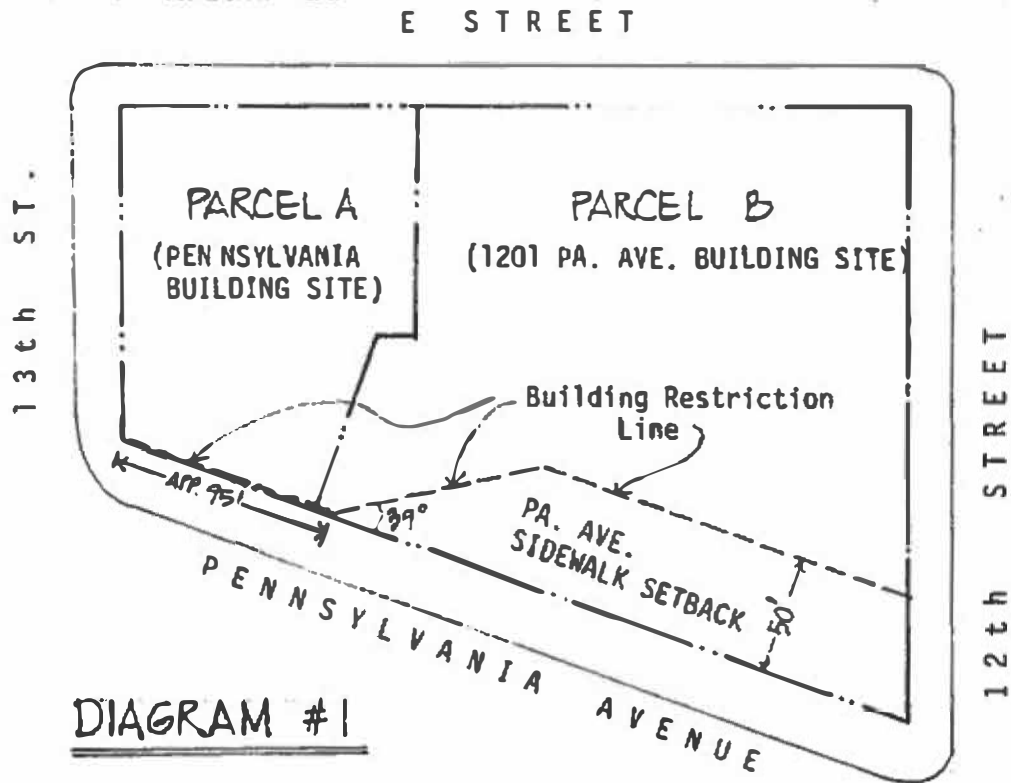


DIAGRAM #1

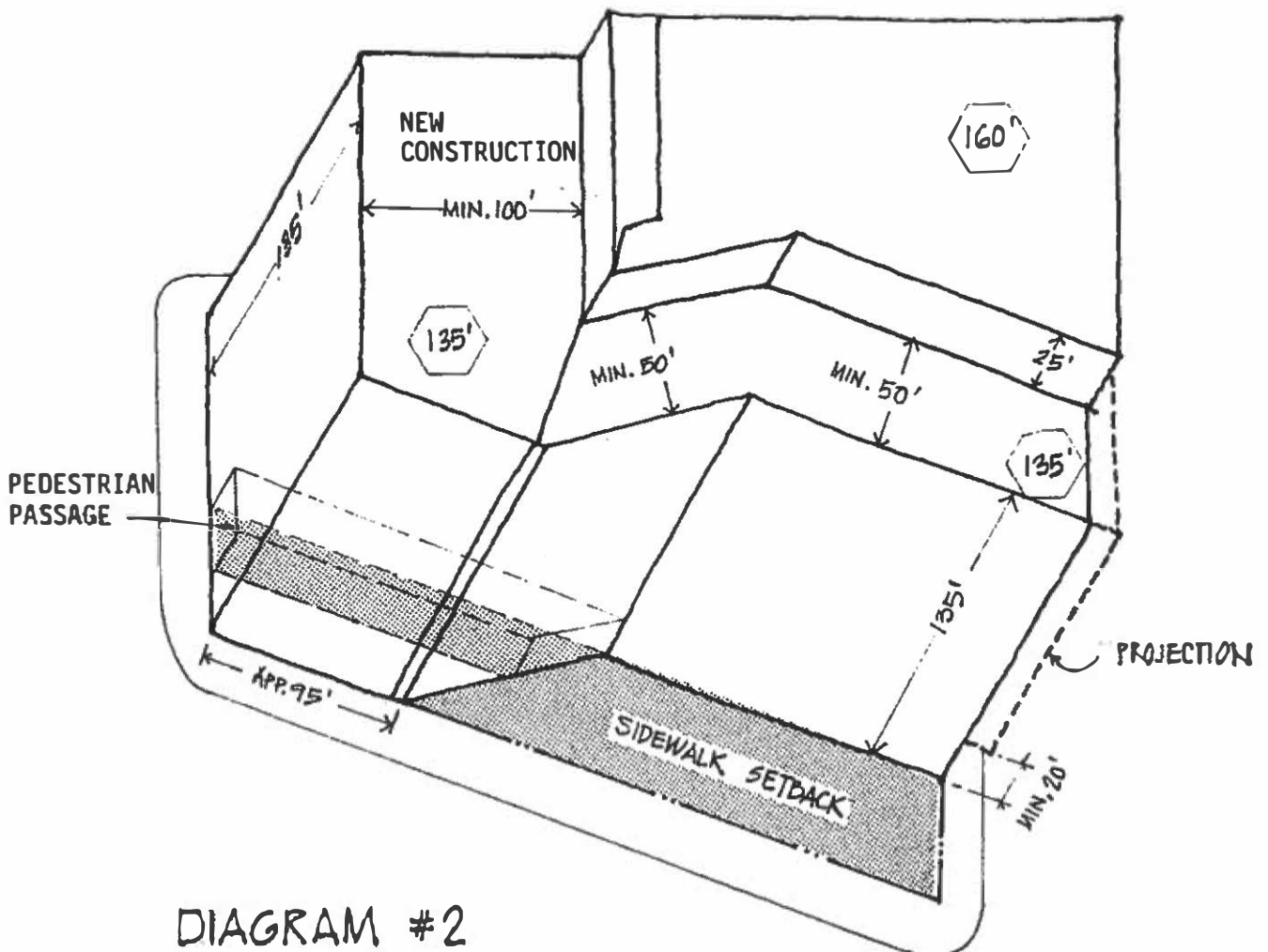


DIAGRAM #2

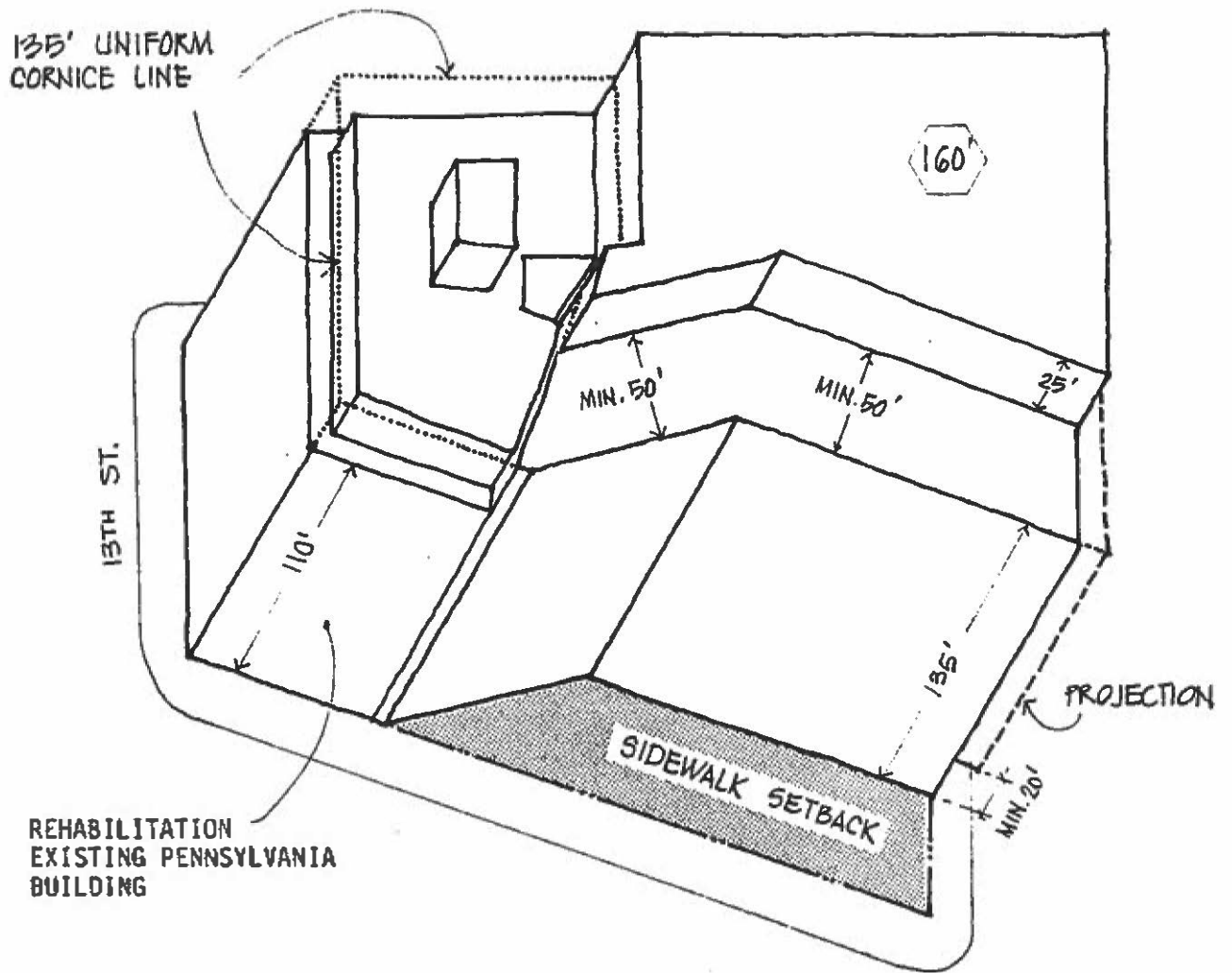


DIAGRAM #3

Square Guidelines:
Square 322

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 development 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 or 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.

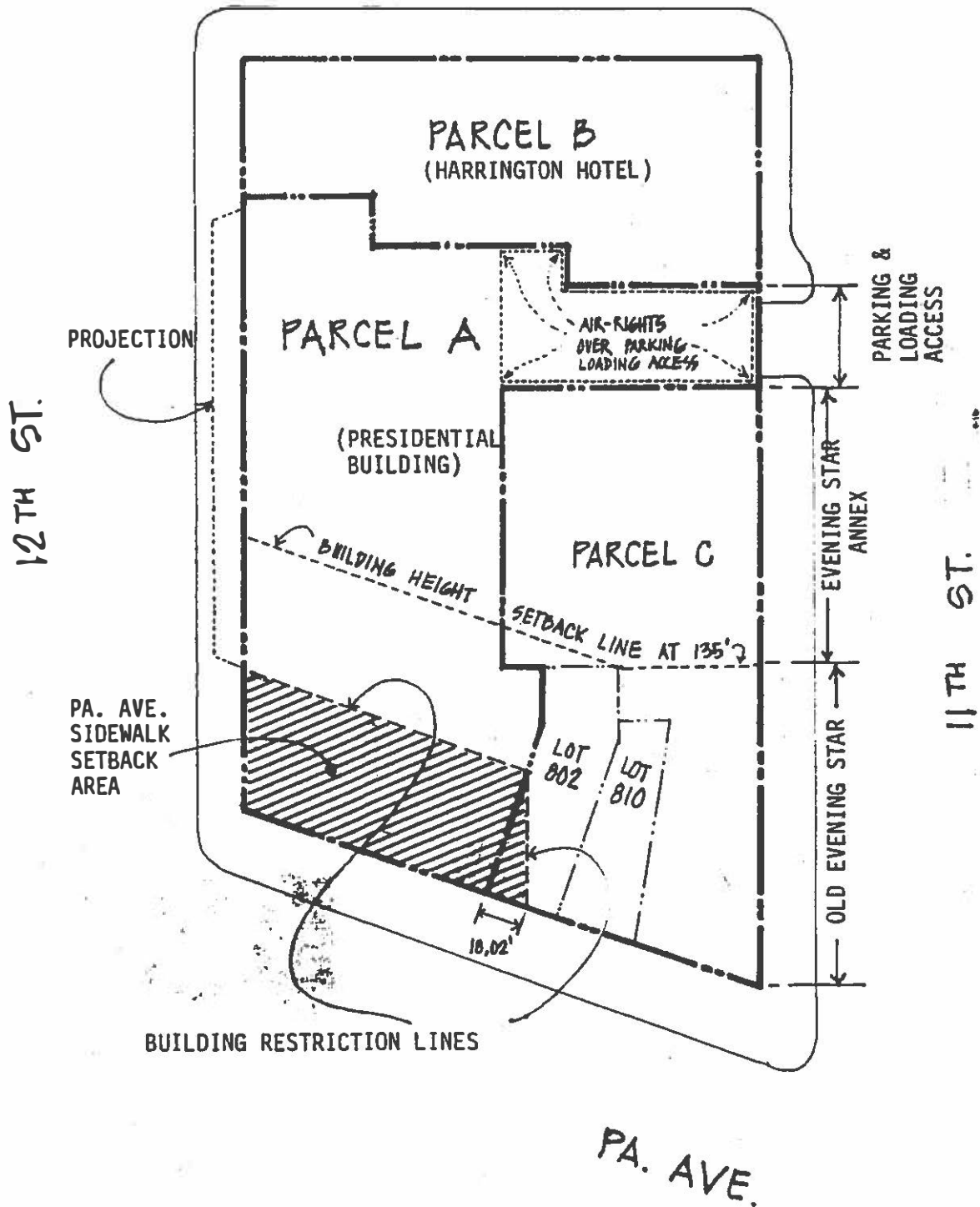
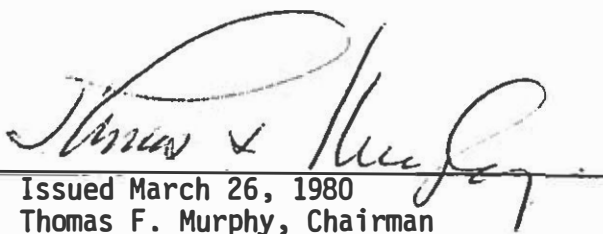


DIAGRAM #1

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

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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

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 permitted 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

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 mechanical 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

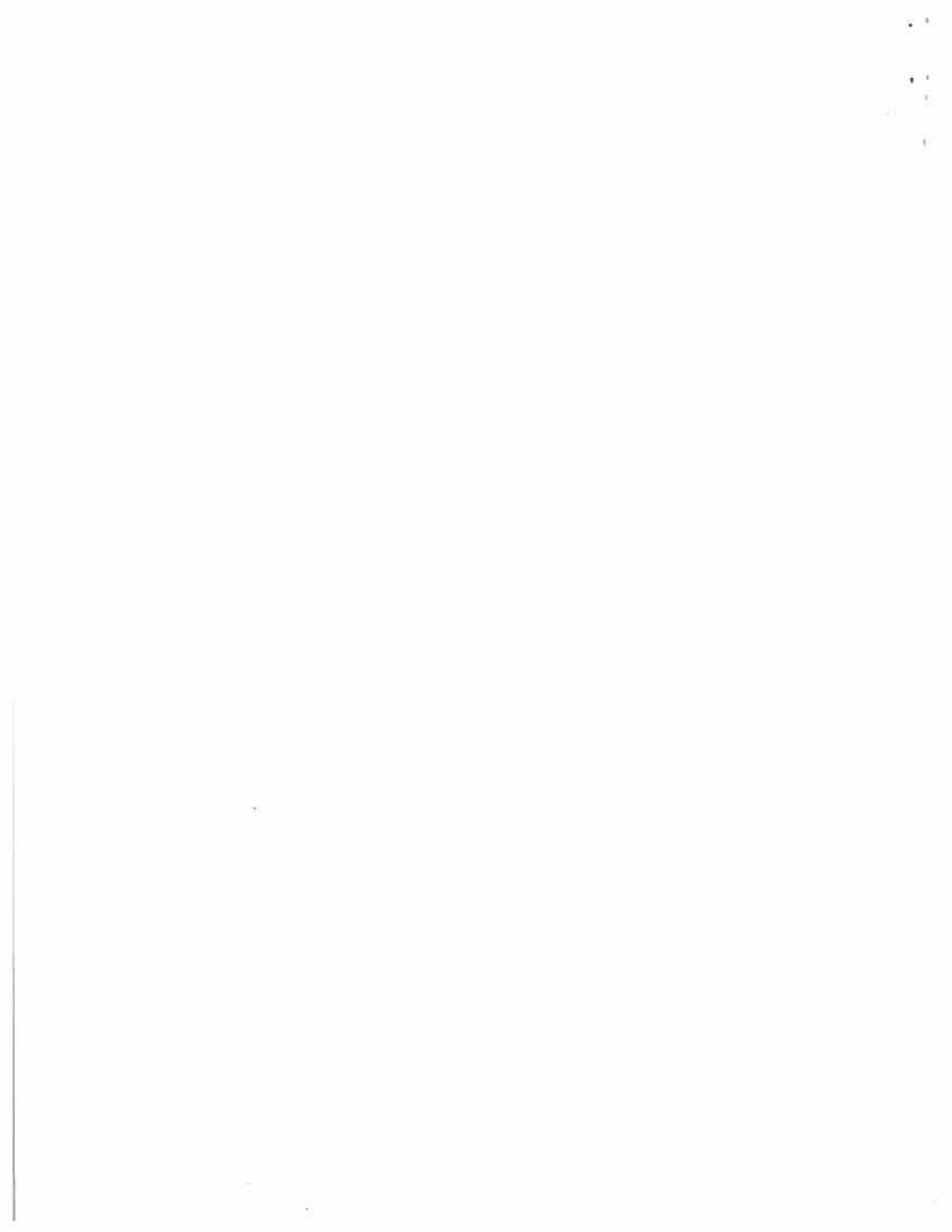
Curb cuts are permitted only on 10th and E Streets. A maximum of two curb cuts is permitted on the entire square.

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.



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.

Mr. Michael McGill
June 4, 2004
Page 2

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:

103
"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."

Mr. Michael McGill
June 4, 2004
Page 3

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)



September 2, 2004

Ms. Patti Gallagher
 Executive Director
 National Capital Planning Commission
 401 9th St. NW, Suite 500
 Washington, DC 20576

Dear Ms. Gallagher:

NCPC
 File No. 6513
 Primary Stat. _____
 Due Date _____

Copies:

CHAIRMAN _____	DEPUTY DIR. <input checked="" type="checkbox"/>
EXEC DIR. _____	COO _____
OPA _____	FRPD <input checked="" type="checkbox"/>
GEN COUNSEL _____	PPD _____
SECRETARIAT <input checked="" type="checkbox"/>	UDPR _____
ADMIN. _____	TDAD _____

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.

Ms. Patti Gallagher
September 2, 2004
Page Two

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,

A handwritten signature in black ink, appearing to read "Michael S. McGill", written in a cursive style.

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 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 PADG 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 PADG 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

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.

Lisa Burcham

Date 12/5/04

Ms. Lisa Burcham
Historic Preservation Officer for the District of Columbia



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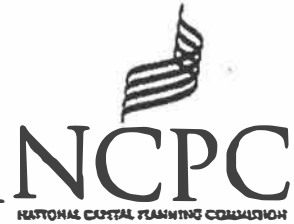
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COMMISSION ACTION

NCPC File No. P6513



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

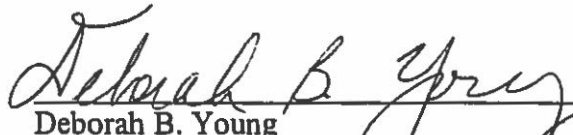
Commission Action Requested by Applicant

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

100



100

STAFF RECOMMENDATION



NCPC File No. P6513

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.

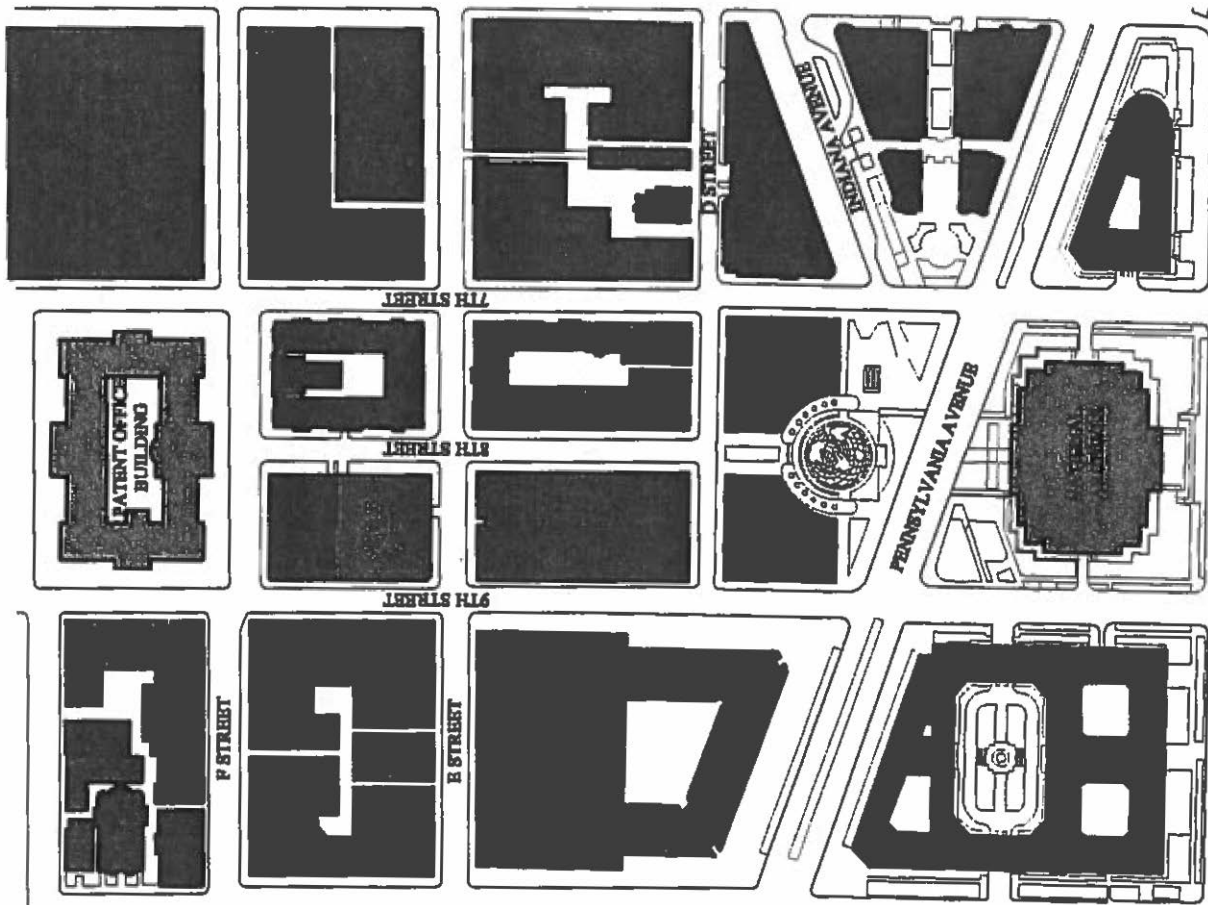
National Historic Preservation Act

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.

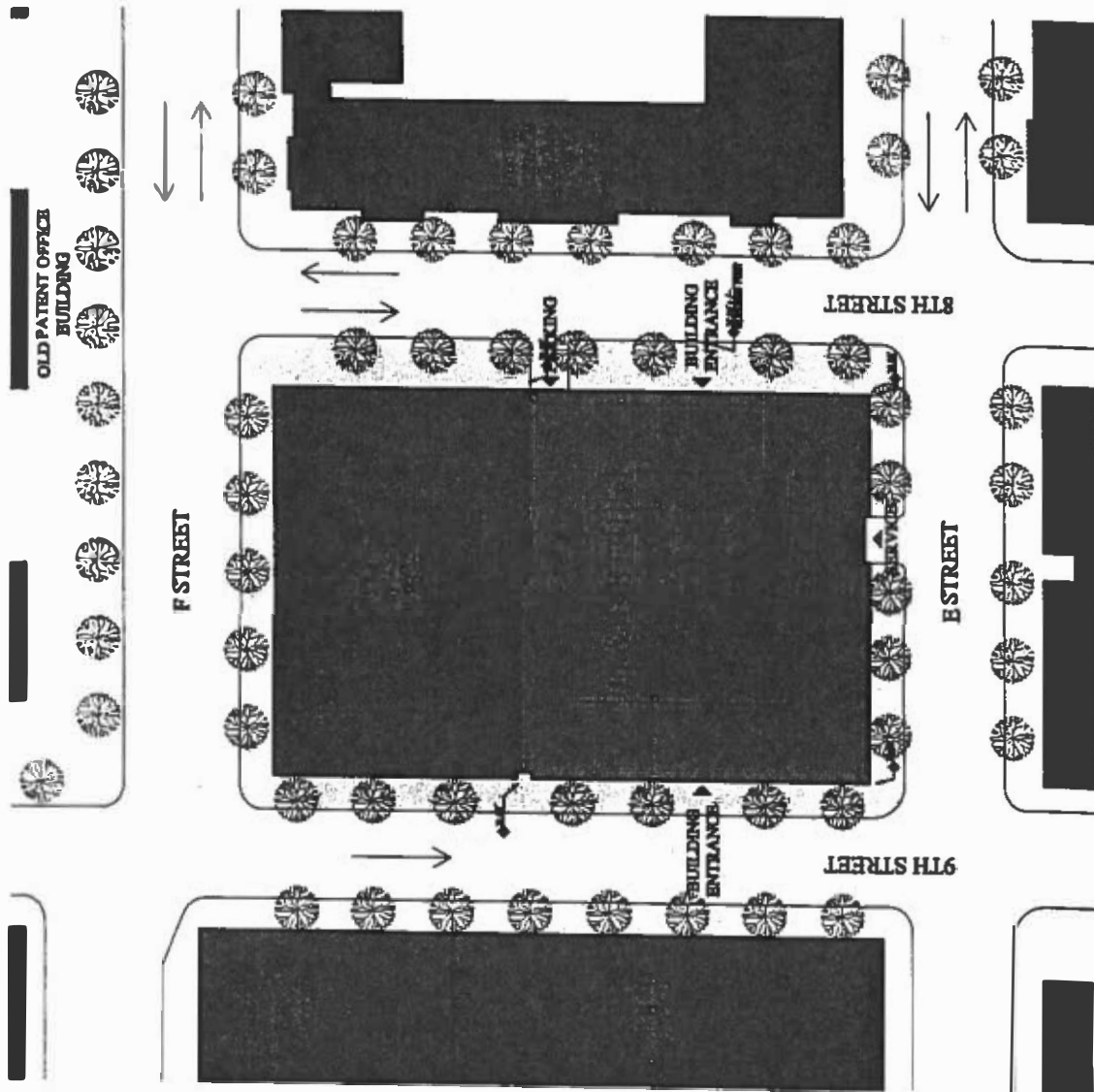
CONSULTATION

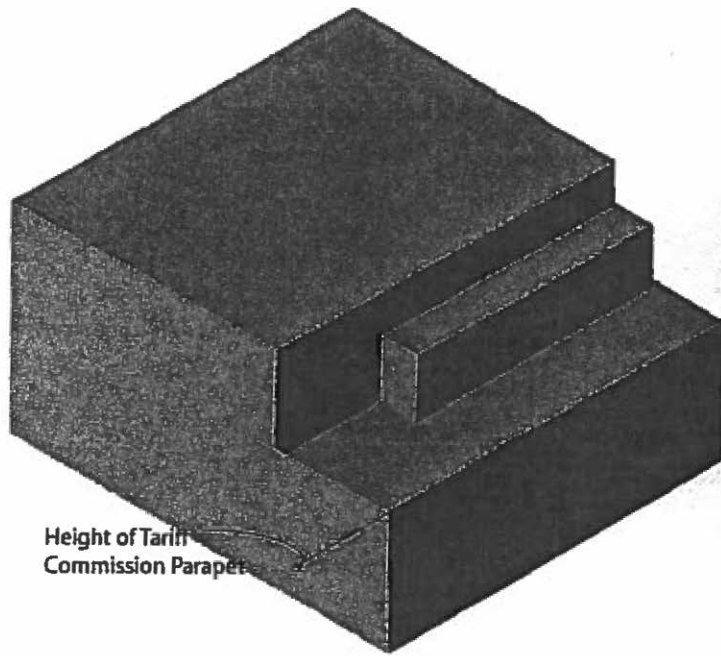
Coordinating Committee

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.

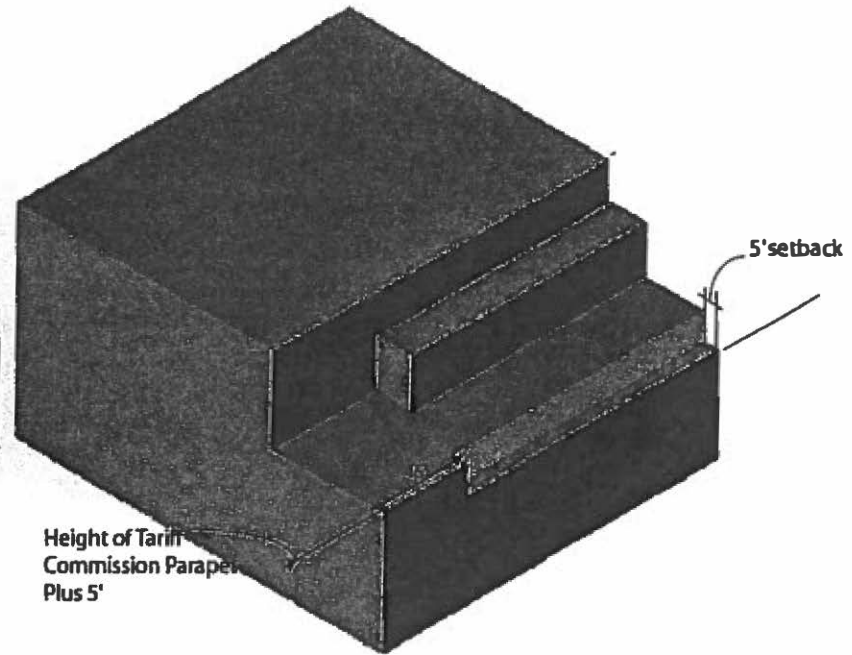


Site Orientation Map

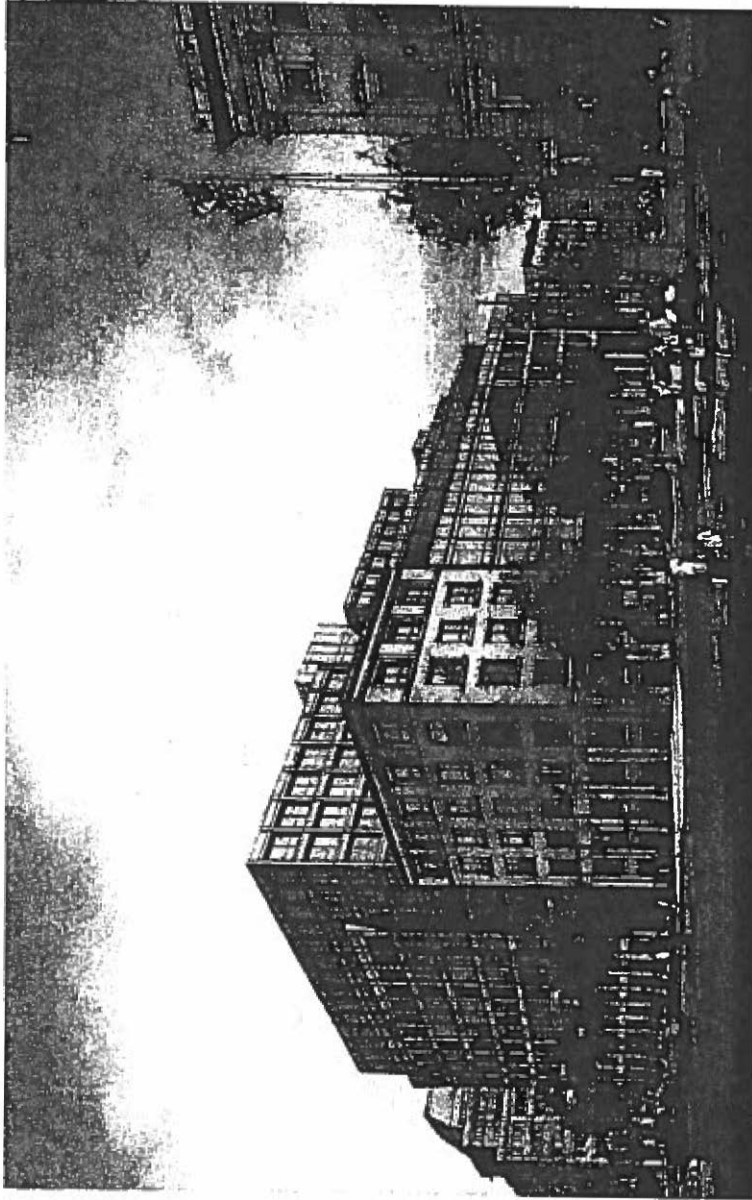




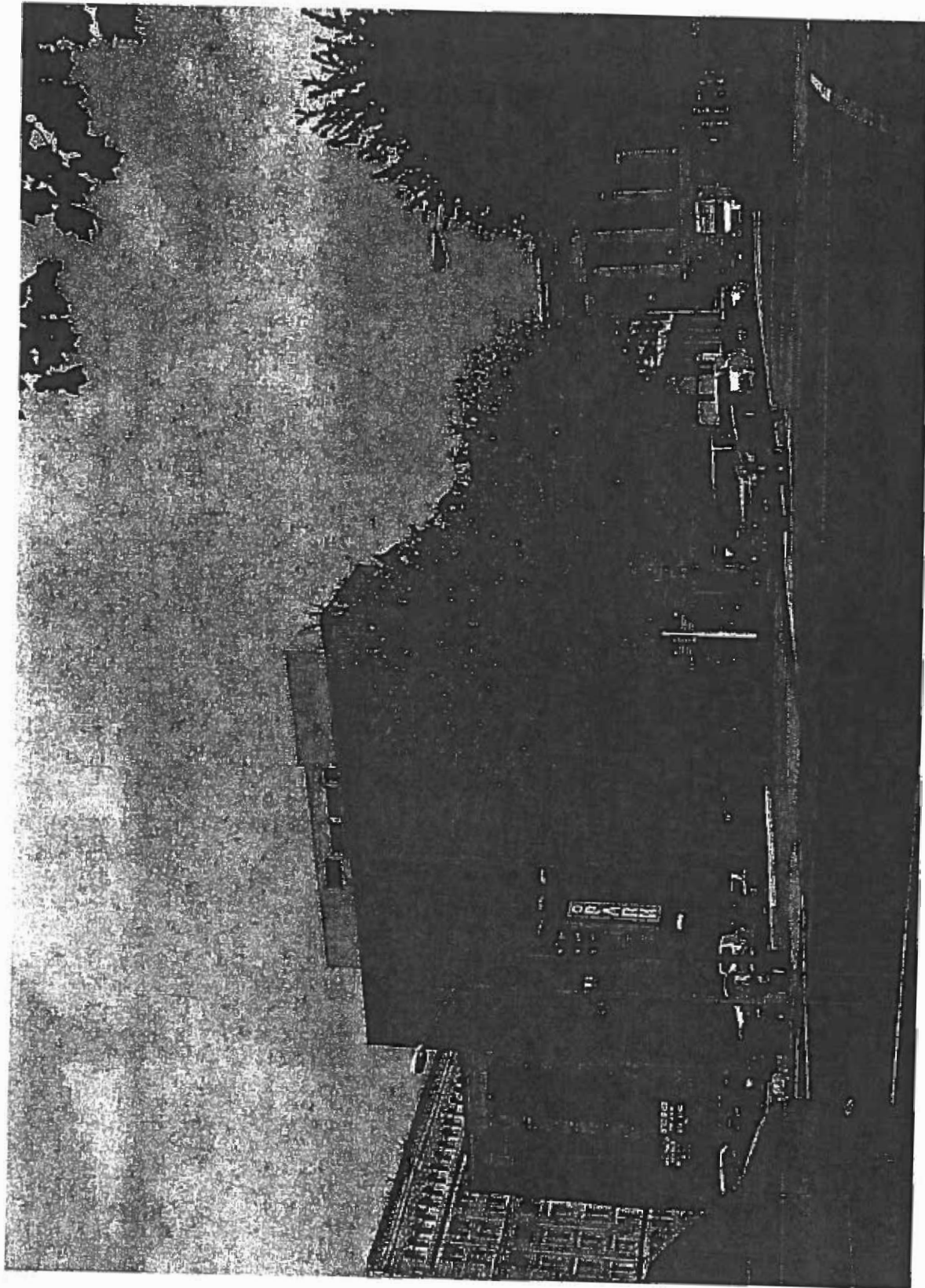
Current Square Guidelines



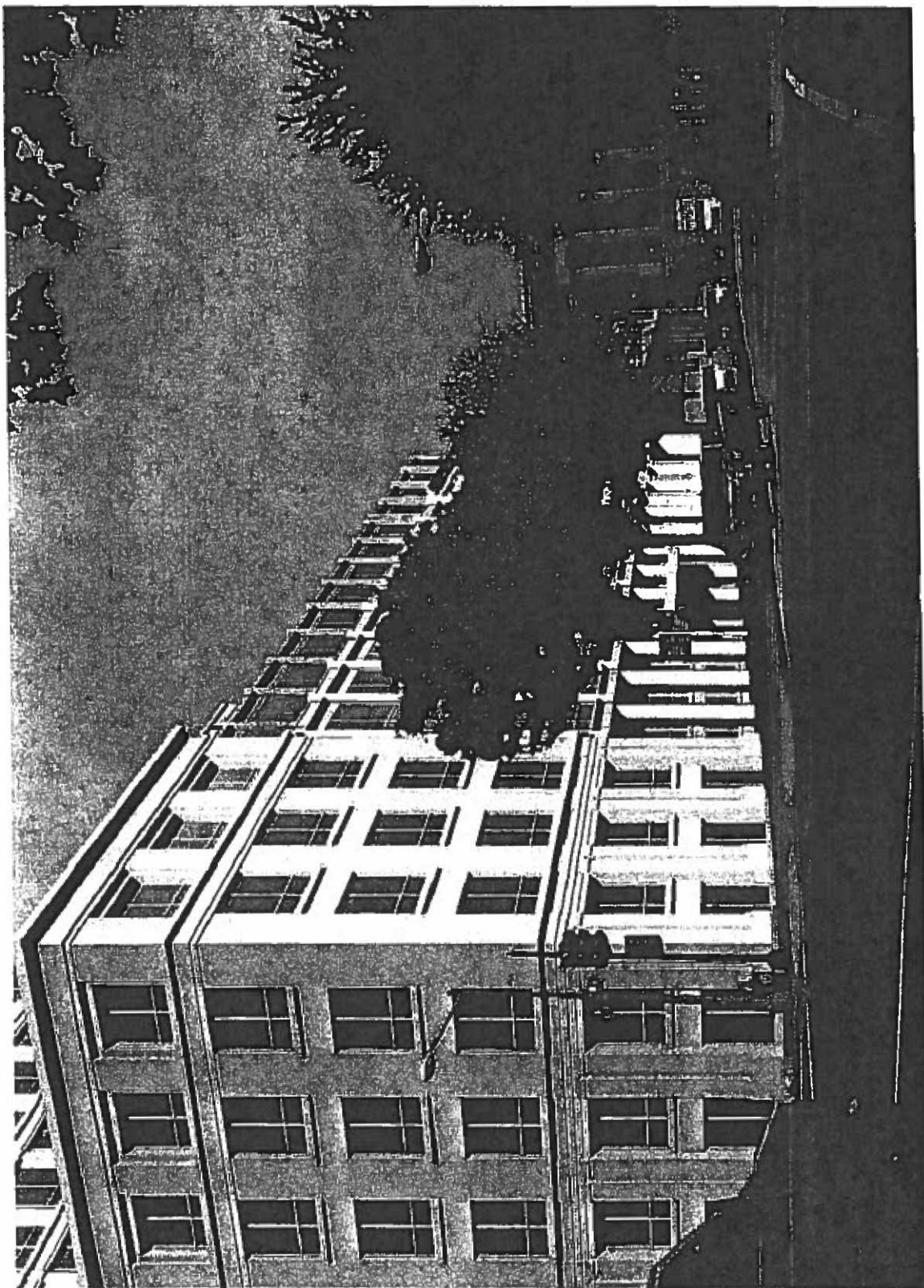
Proposed Square Guidelines



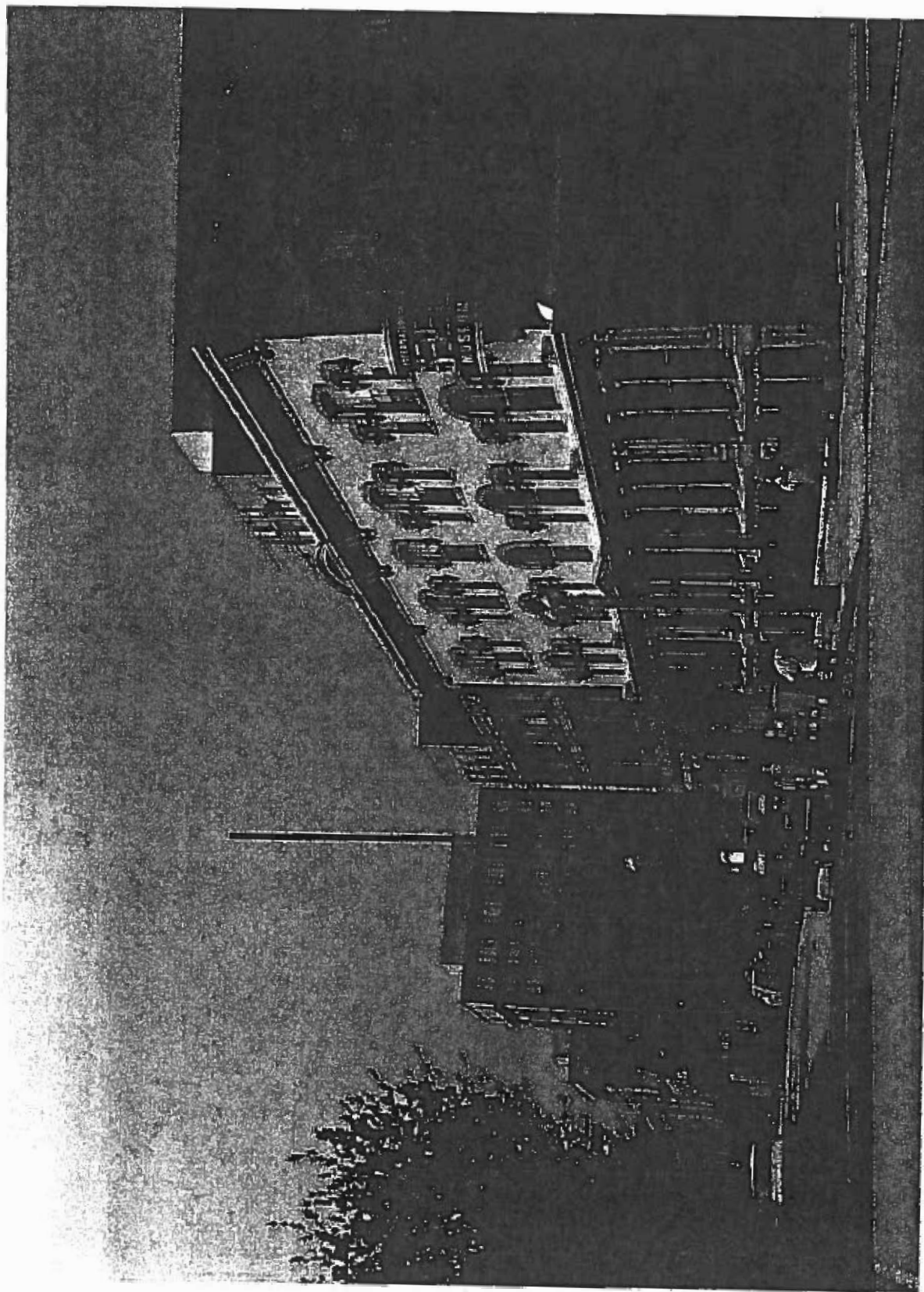
Design concept of proposed 505 9th Street, NW from 8th and E Streets, NW



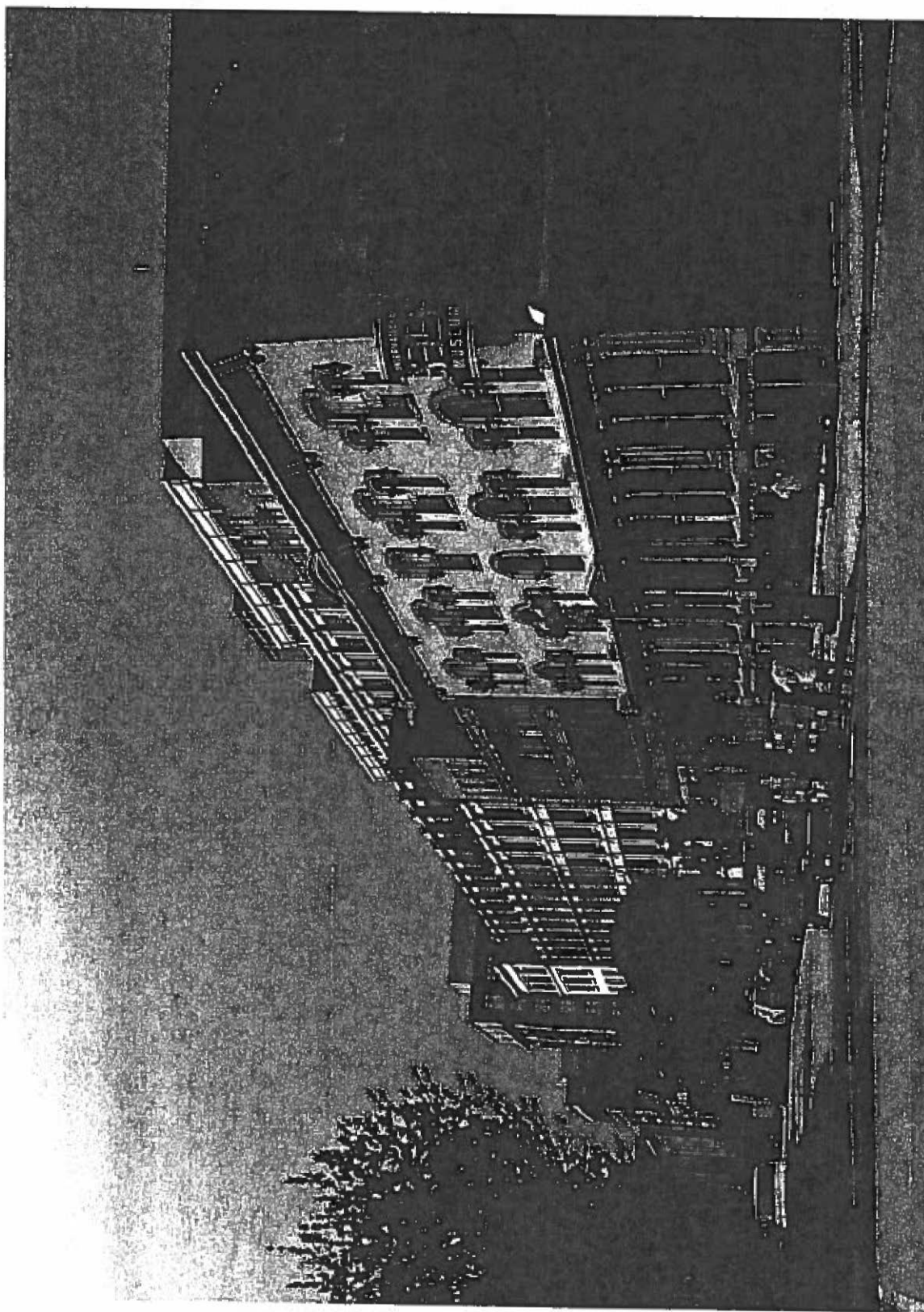
Current conditions, looking north from 8th and E Streets, NW



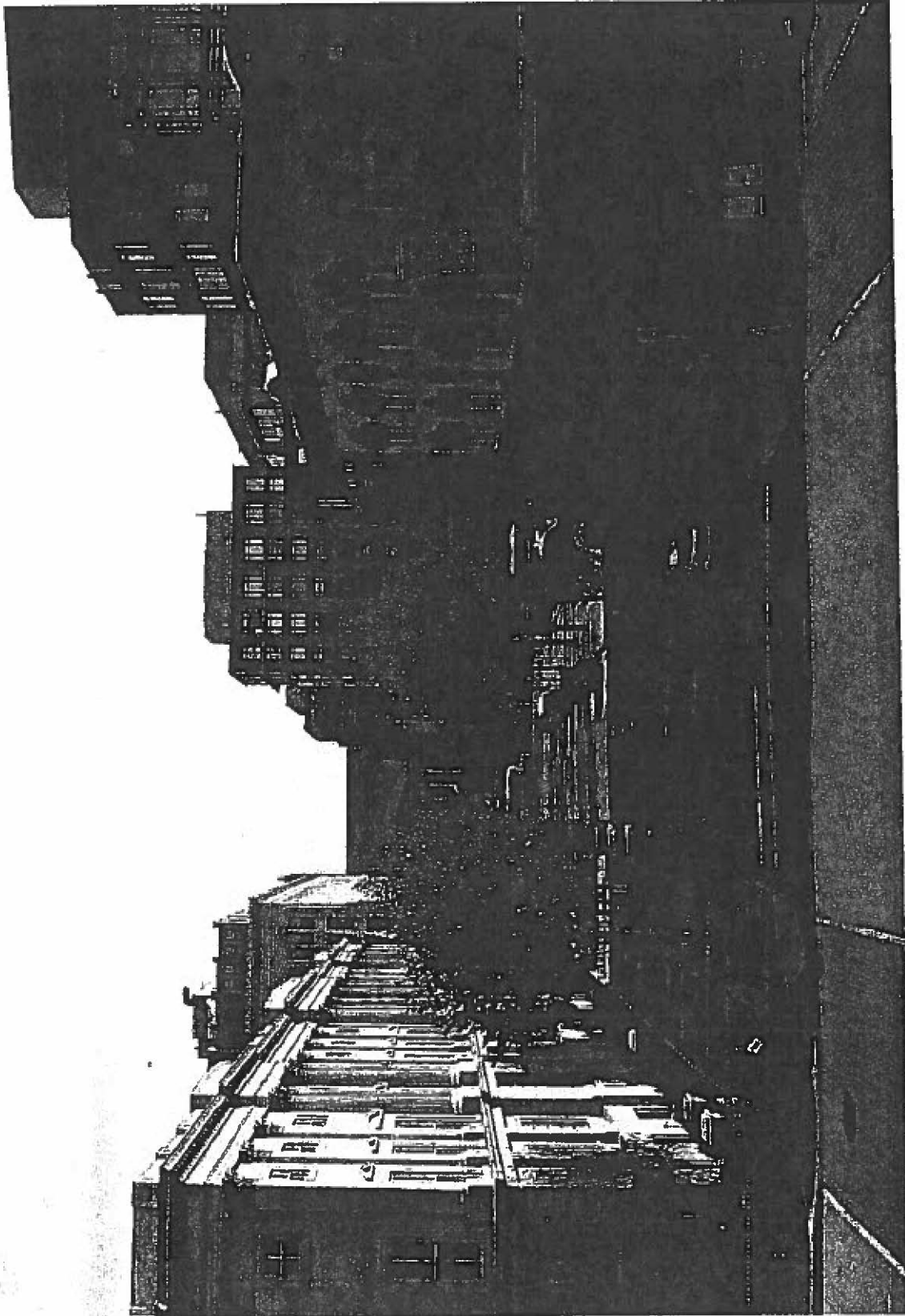
Proposed Building, looking north from 8th and E Streets, NW



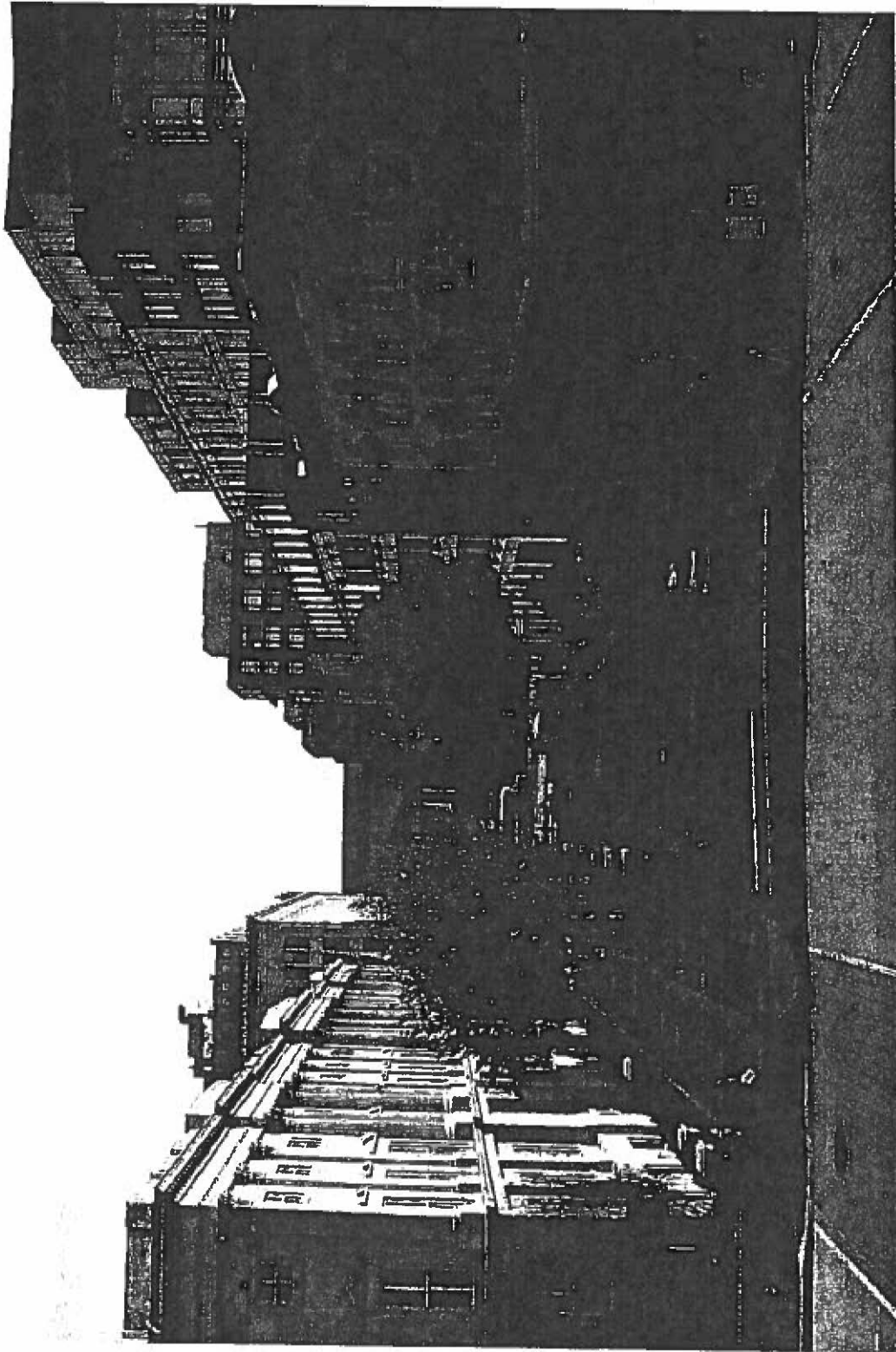
View toward site, looking south from 8th and F Streets, NW



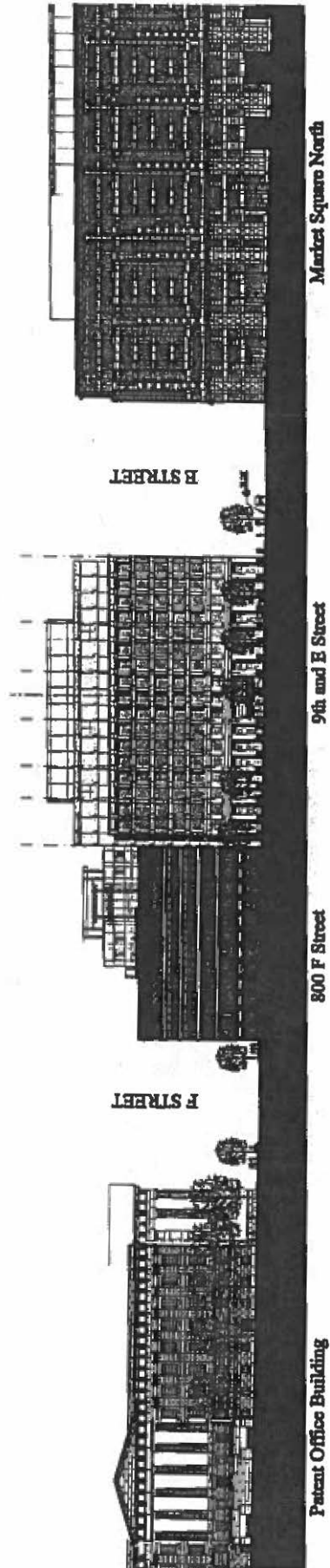
Proposed building, looking south from 8th and F Streets, NW



Current view looking south on 8th Street from Patent Office roof

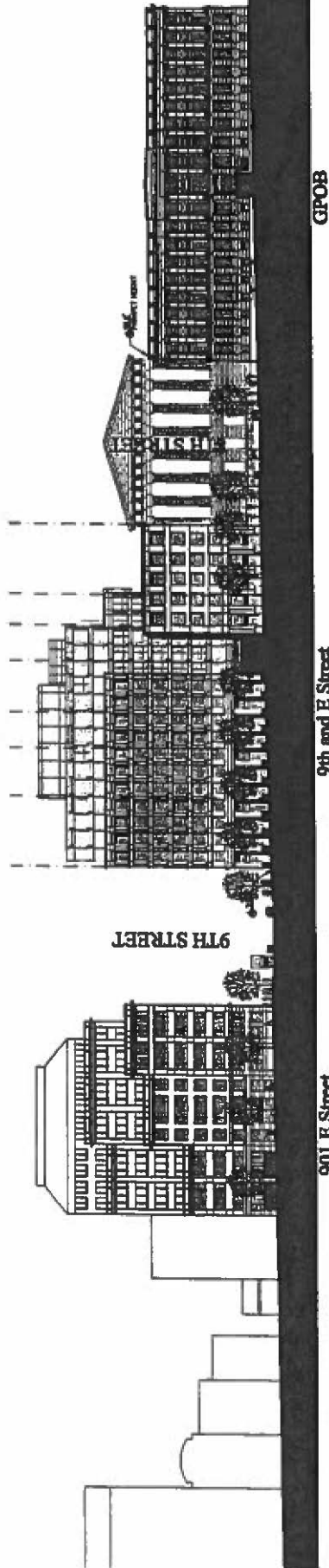


Proposed Building in view looking south on 8th Street from Patent Office roof



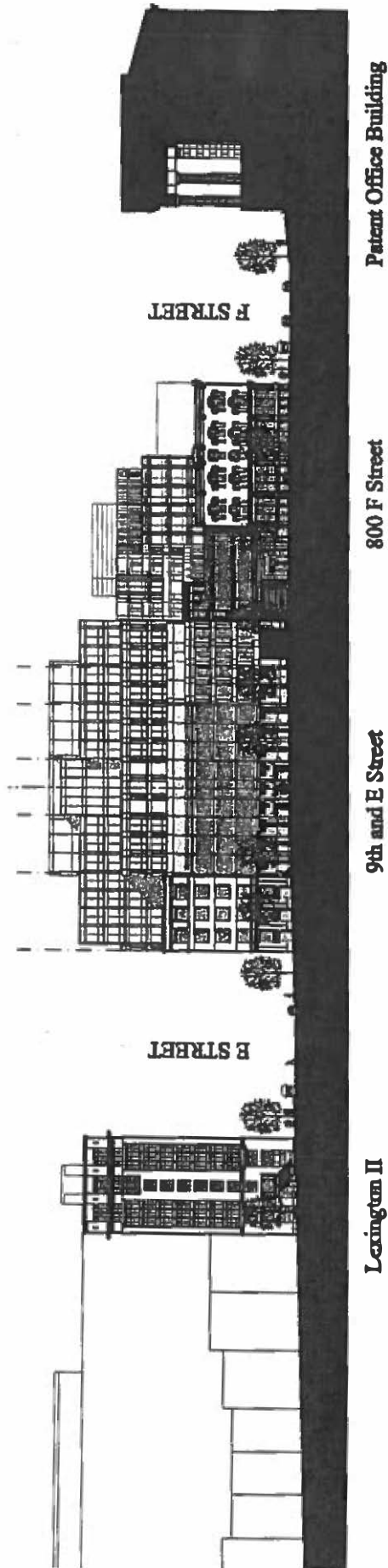
Proposed Building

9th Street, NW Elevation



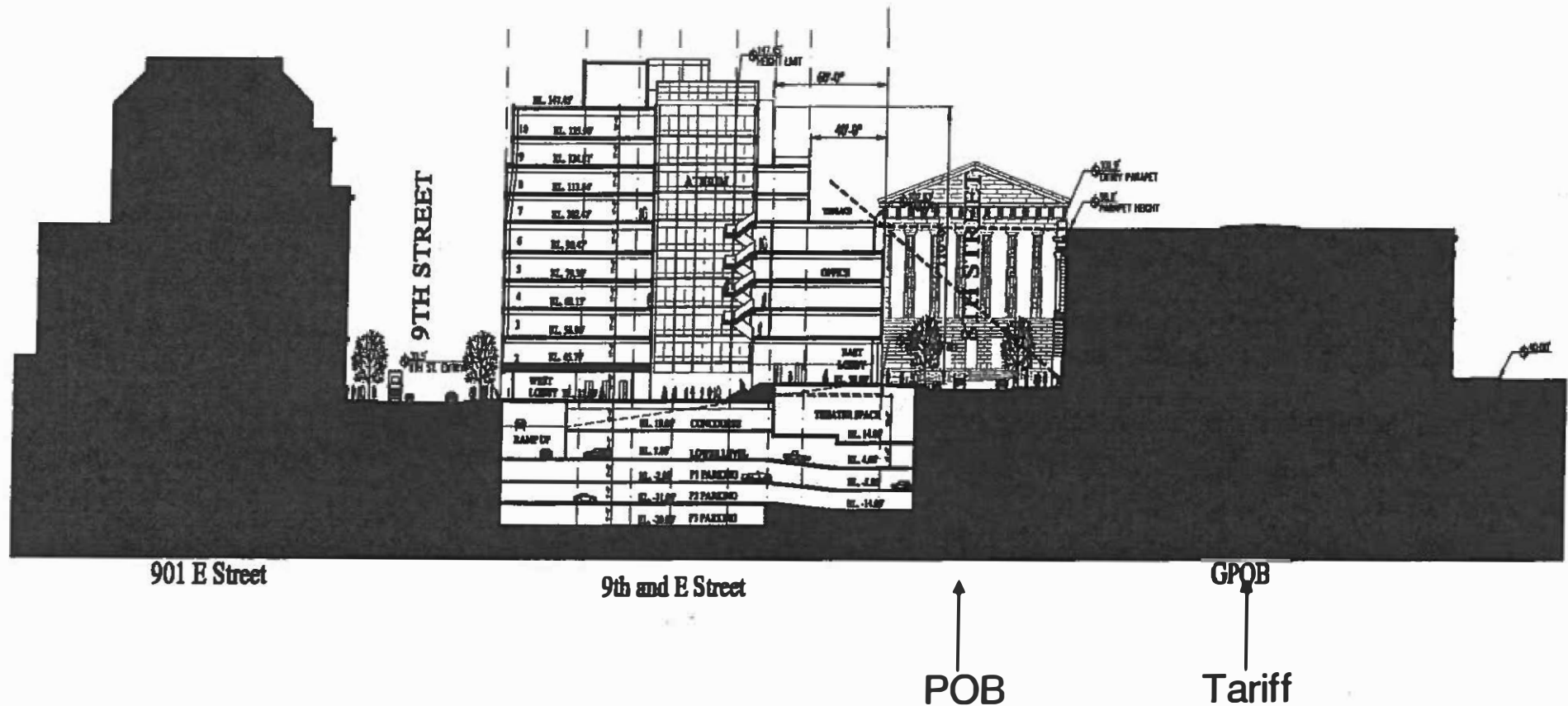
Proposed Building

E Street, NW Elevation

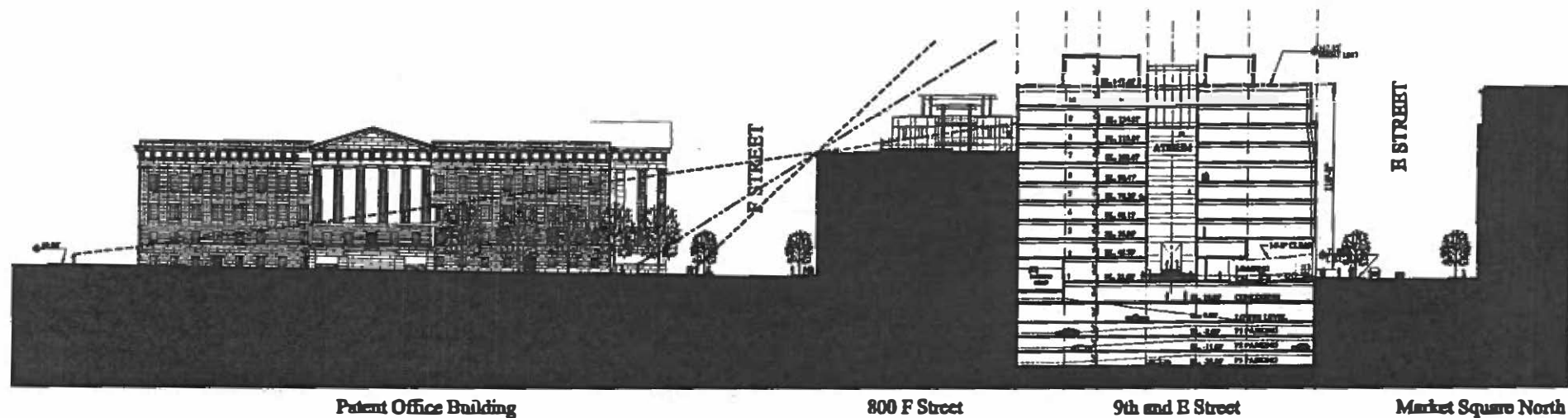


Proposed Building

8th Street, NW Elevation



West-East Section, showing relationship of proposed building to Patent Office (labeled POB) and to Tariff Commission Building/Hotel Monaco (labeled Tariff)

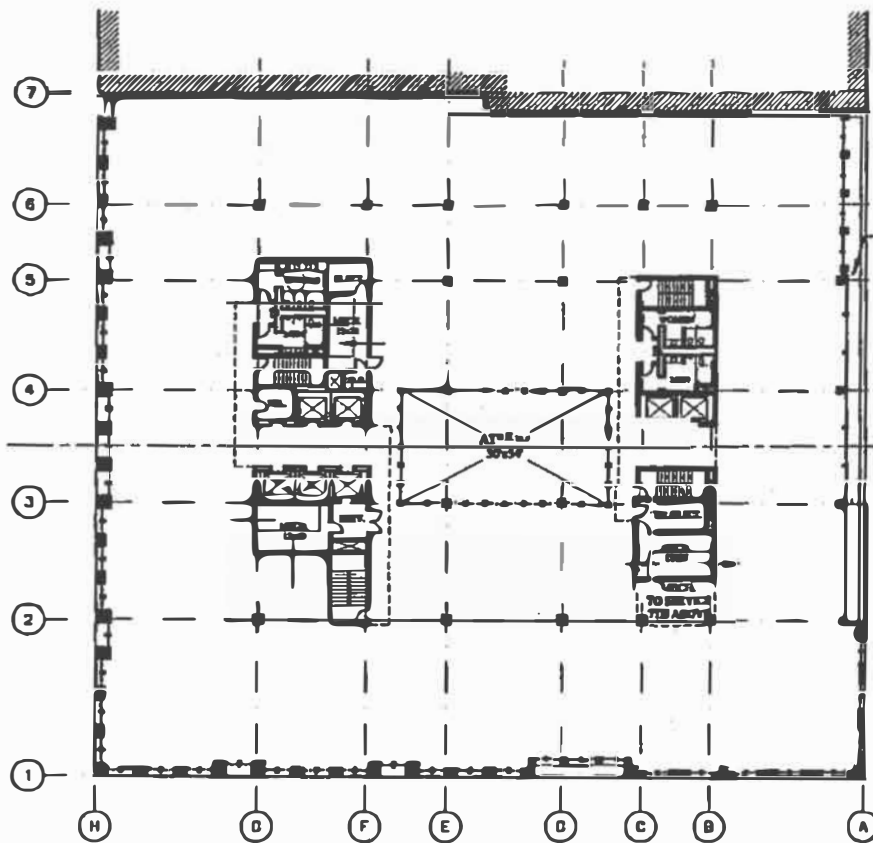


North-South Section showing sightlines from sidewalk to the proposed building, which is south of the Patent Office and the Spy Museum (and north of NCPC's offices)

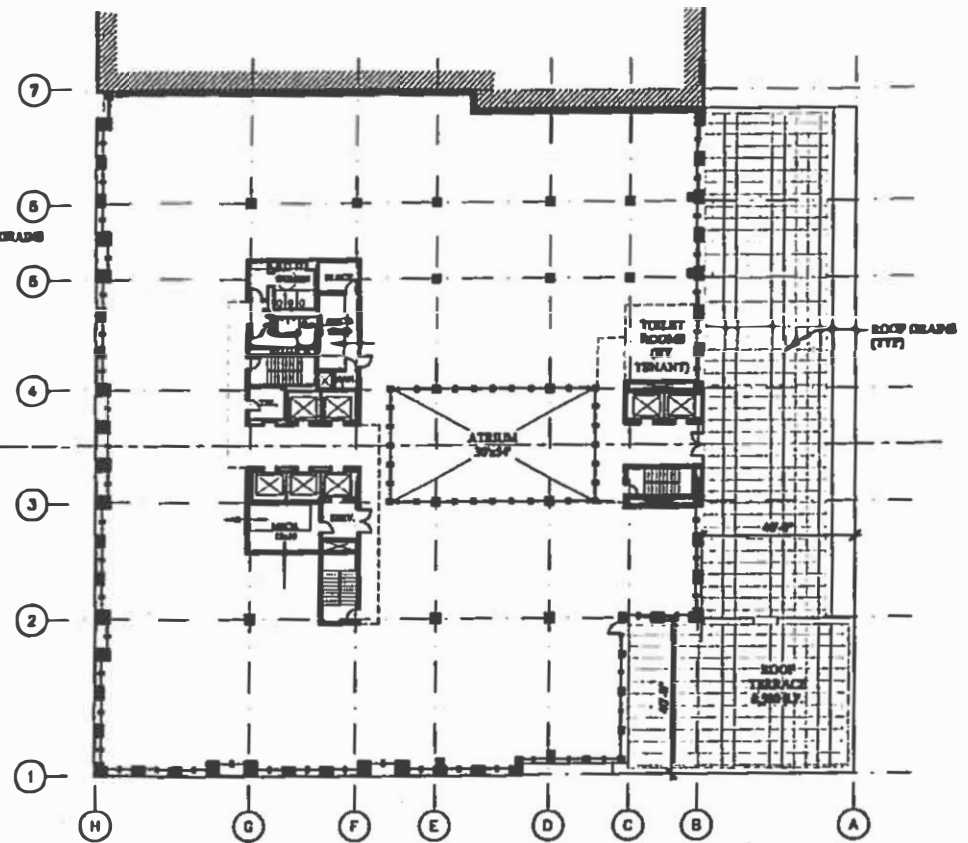


1st Floor Plan



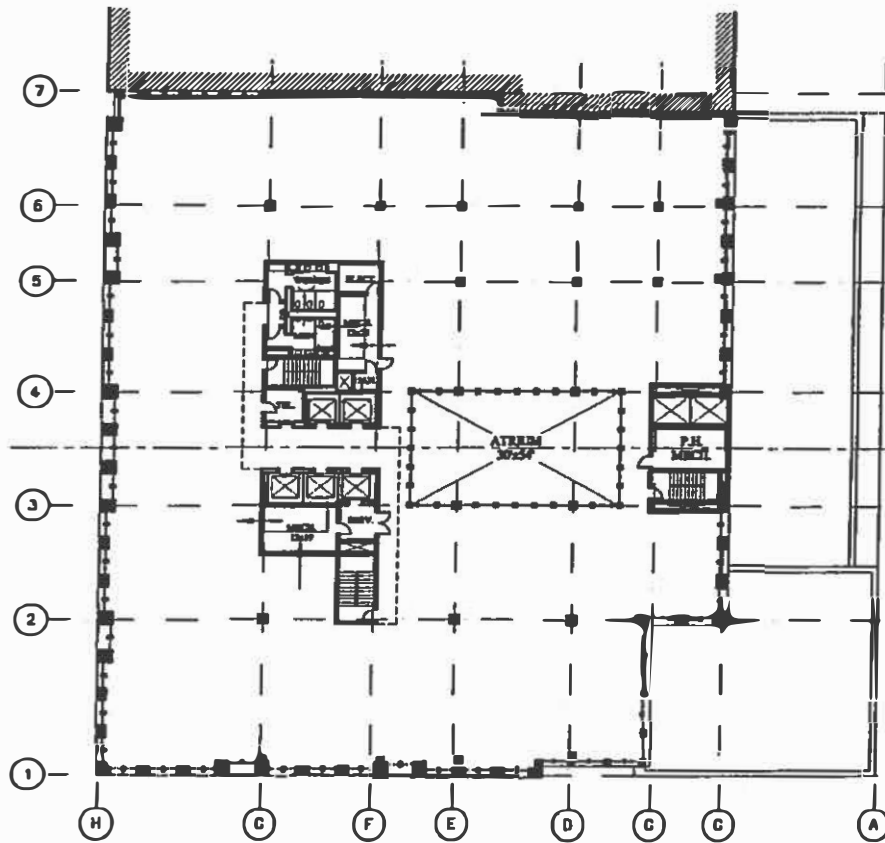


6th Floor Plan

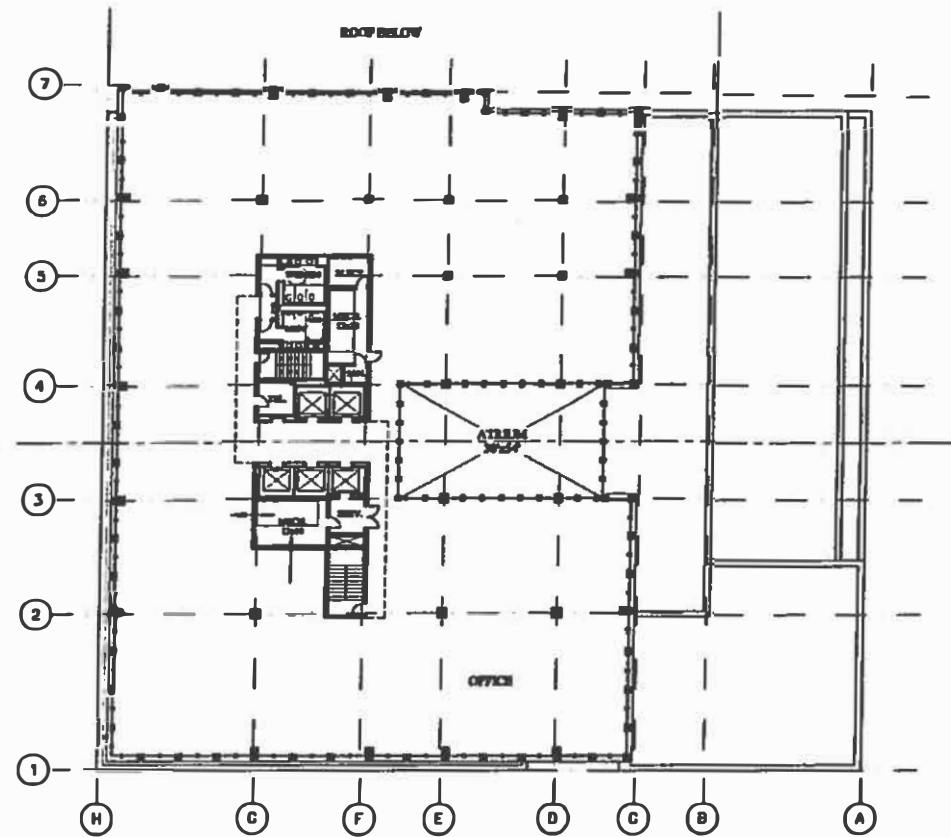


7th Floor Plan

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.

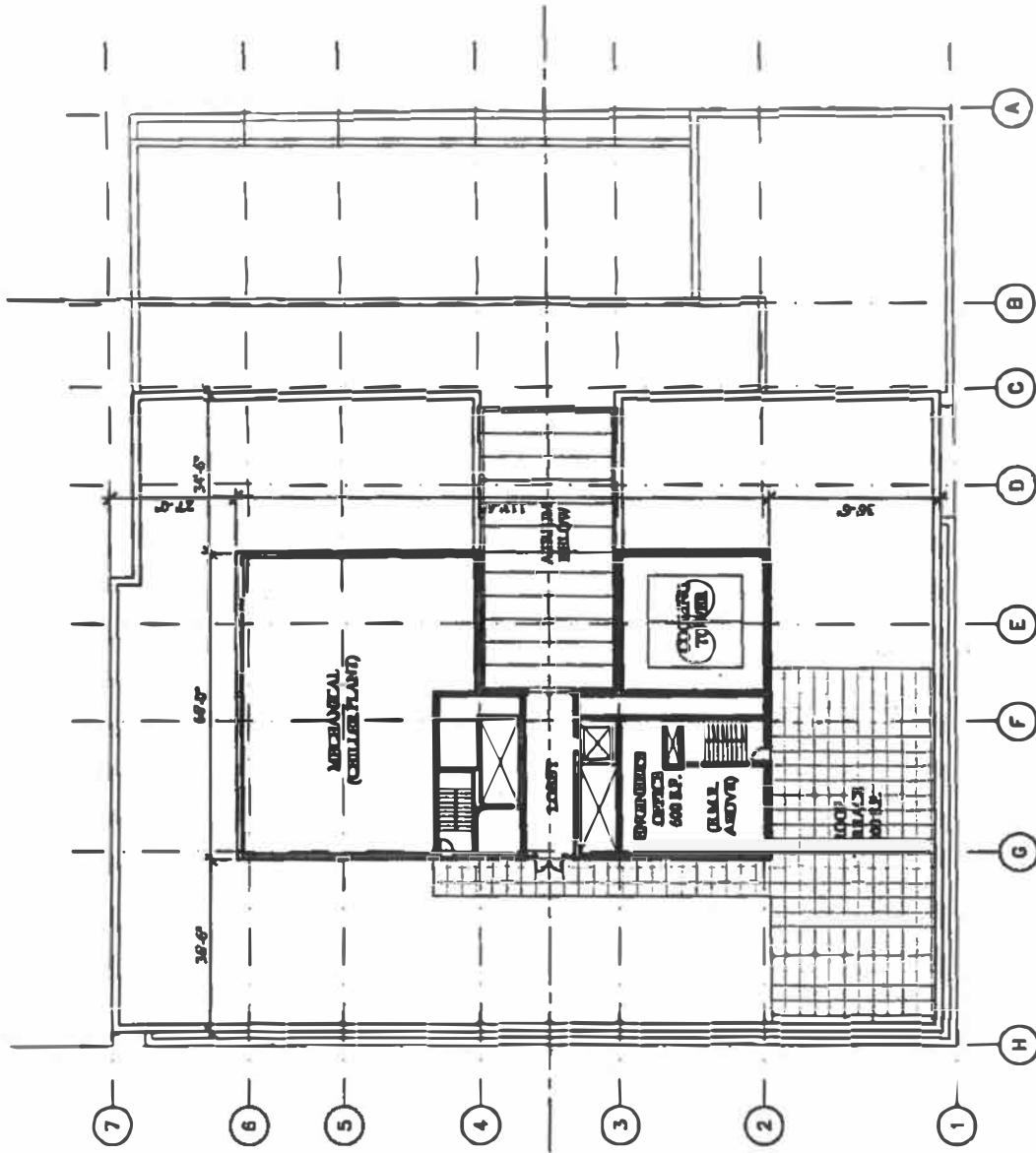


8th Floor Plan



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

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
General Services Administration
Honorable 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.

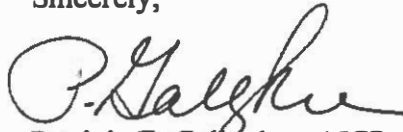
Further, the plans are consistent with the Square Guidelines for Square 406, with the exception of the skylight above the building's atrium. I believe the increase in the height of the skylight, combined with its position adjacent to the prescribed 8th Street building setbacks established to preserve 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.

Page Two
Mr. Trey Dempsey

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,

A handwritten signature in black ink, appearing to read "P. Gallagher", written in a cursive style.

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)

h
J

PRE-FILE NUMBERS		ZONING DISTRICT	FILE NUMBER	FACILITY 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:



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 _____

CRASING, CROSSING OUT, WRITING 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 505 9th Street, NW		Suite No.	2 Lot 26	3 Square 406	4 Application Date 4-7-05
5 Owner of Building or Property REG Associates I, LLC		6 Address (include Zip Code) 901 New York Ave. NW, WDC		7 Phone 202-585-0800	
8 Agent for Owner: (if applicable) John Giuseppe		9 Address (include Zip Code) 3300 JERMANTOWN ROAD, SUITE 300 FAIRFAX, VIRGINIA 22030 (703) 834-4606 FAX (703) 934-1660		10 Phone 703-934-4606	
11. Type of Proposed Work (check all applicable boxes)					
<input checked="" type="checkbox"/> New Building <input type="checkbox"/> Retaining Wall <input type="checkbox"/> Garage <input type="checkbox"/> Addition <input type="checkbox"/> Fence <input type="checkbox"/> Sign <input type="checkbox"/> Alteration and Repair <input type="checkbox"/> Shed <input checked="" type="checkbox"/> Projection <input type="checkbox"/> Raze Building <input type="checkbox"/> Awning <input type="checkbox"/> 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 parking lot		14 Ex. No of Stories of Bldg	15 Ex No of Dwelling Units	Official Use Only Miscellaneous FEE	
16 Proposed Use(s) of Building or Property office		17 Prop No of Stories of Bldg 10 + 3 bsm 't	18 Prop. No of Dwelling Units 0	By:	Date:
19 Starting Date 11-05	20 Completion Date of work 2-07	21 Method of Removing Construction Debris <input type="checkbox"/> Pick-up Truck <input checked="" type="checkbox"/> Dumpster <input type="checkbox"/> Other (specify) _____		22 Does the proposed work involve disturbing the earth or razing a building? <input checked="" type="checkbox"/> Yes, answer q. 23 <input type="checkbox"/> No, SKIP q. 23-27	
23. Is the area of disturbed earth more than 50 sq. ft? <input checked="" type="checkbox"/> Yes, answer q. 24-25 <input type="checkbox"/> No, SKIP q. 24-25	24. Soil Erosion Control Methods per approved plans	25. Area of Offsite Drainage sq. ft	26. No of Footings or Columns per plans	27 Size of Footings or Columns 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 U Y C U No
F					PLANS
S					U No U Sm U Lg

(D) APPROVALS (DO NOT WRITE ON THIS PAGE: OFFICIAL USE ONLY)

A. PERMIT CONTROL

- ☐ 1. Fine Arts by: _____ Date: _____
☒ 2. Historic by: DM Date: 11-28-05
☒ 3. Cap. Gateway by: _____ Date: _____
☒ 4. NCPC: OK Maglin 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: CA 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: _____
☒ 14. DDOT - Permit and Records Division/Deposit # 500457
 Sidewalk Deposit \$ _____ Driveway Deposit \$ 121,589.2
 by: CA Date: _____
☒ 5. Water/Sewer Design Branch
 Consumer Eng. by: Whitaker Bennett Date: 11/18/05
☒ 6. Environmental Regulation Administration
☐ Environmental Policy Review
 Control No. _____ Date: _____
☐ Erosion Control by: CA Date: 11/21/05
☐ Storm Water Mgmt. by: CA 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:
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

CONTENTS:

Introduction. 1

Planning and Urban Design Objectives. 1

Specific Urban Design and Planning Guidelines 2

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

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:

- o Reinforce the emerging arts district;
- o Include convenience retail to serve the needs of area residents;
- o Add to the amenities for a residential community; and
- o 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.



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
Revised: July 16, 1986
Revised: August 15, 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 Space

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).

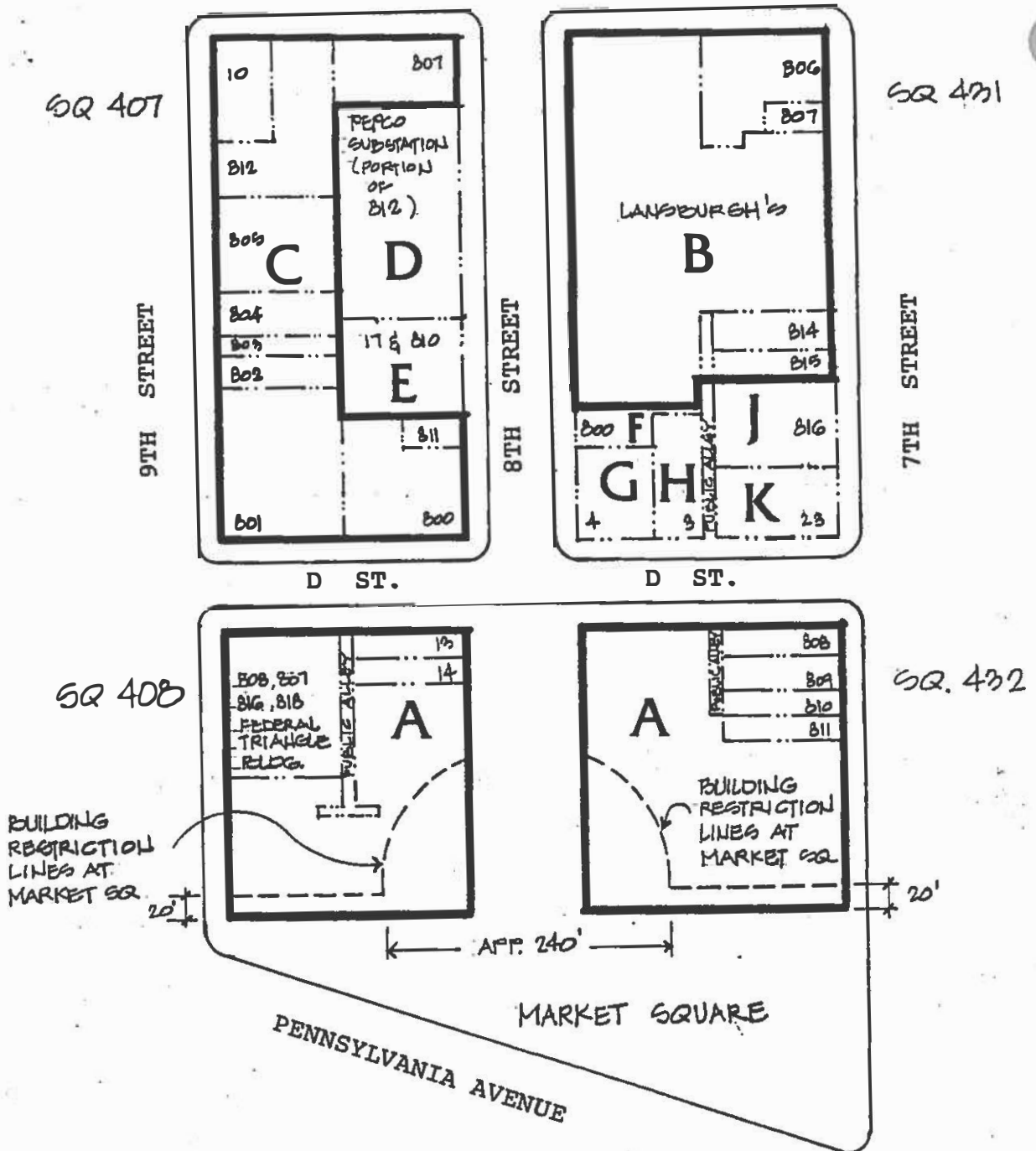


DIAGRAM #1: MIN. DEVELOPMENT PARCELS

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 achieves 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.

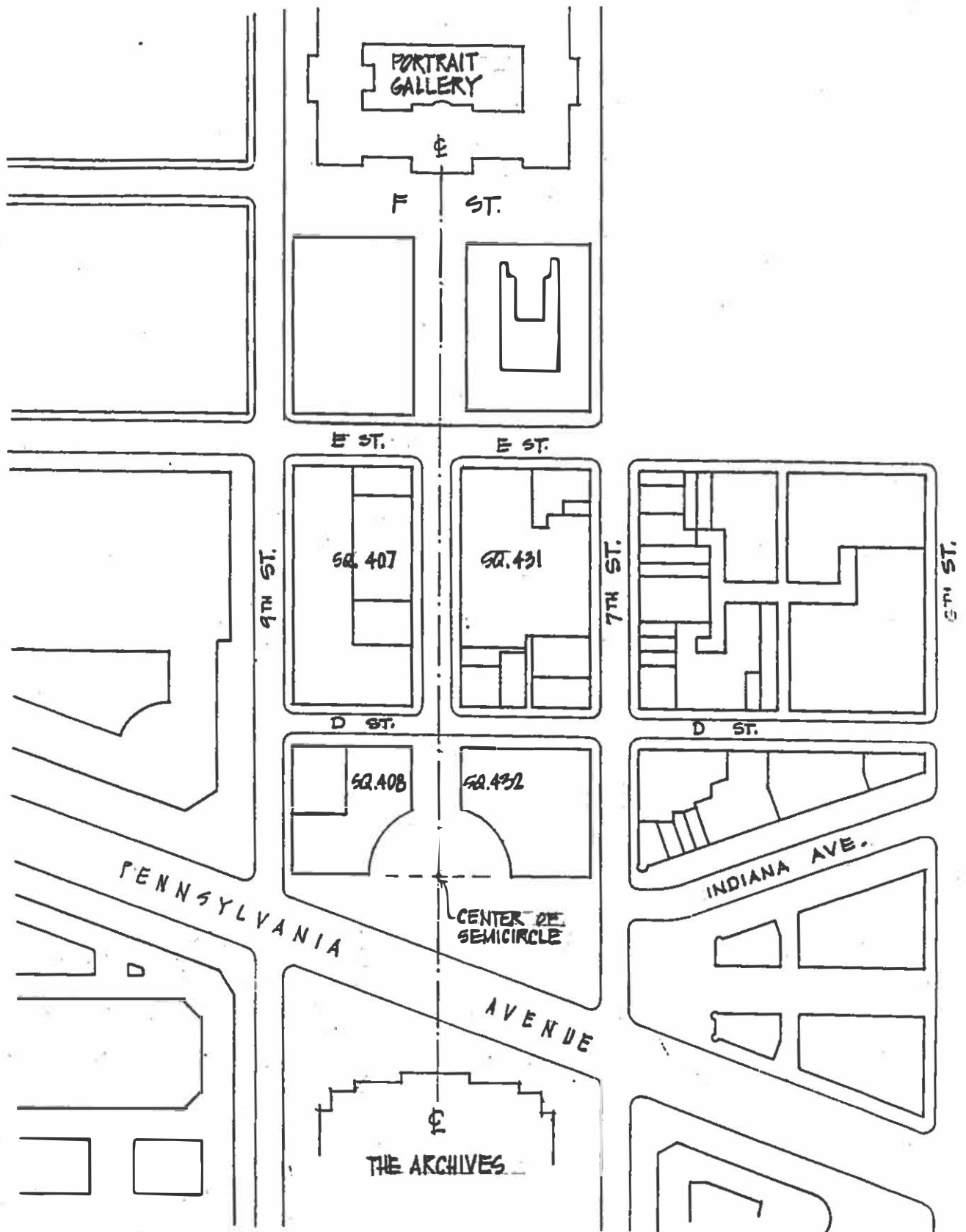


DIAGRAM #2: LOCATION OF THE SEMICIRCLE

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

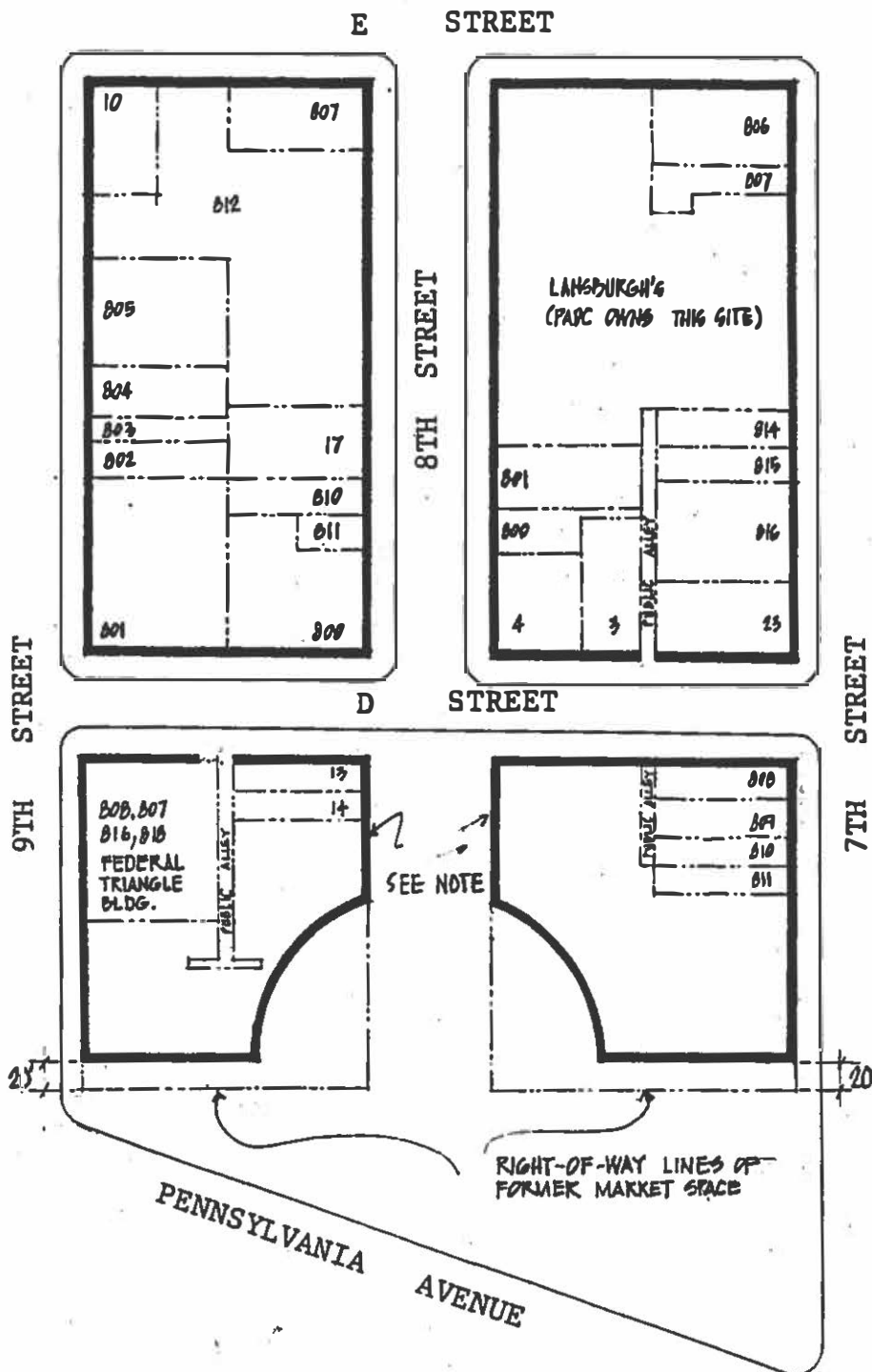
The maximum height of new development shall be restricted by D.C. Zoning, with the following exceptions:

- 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).

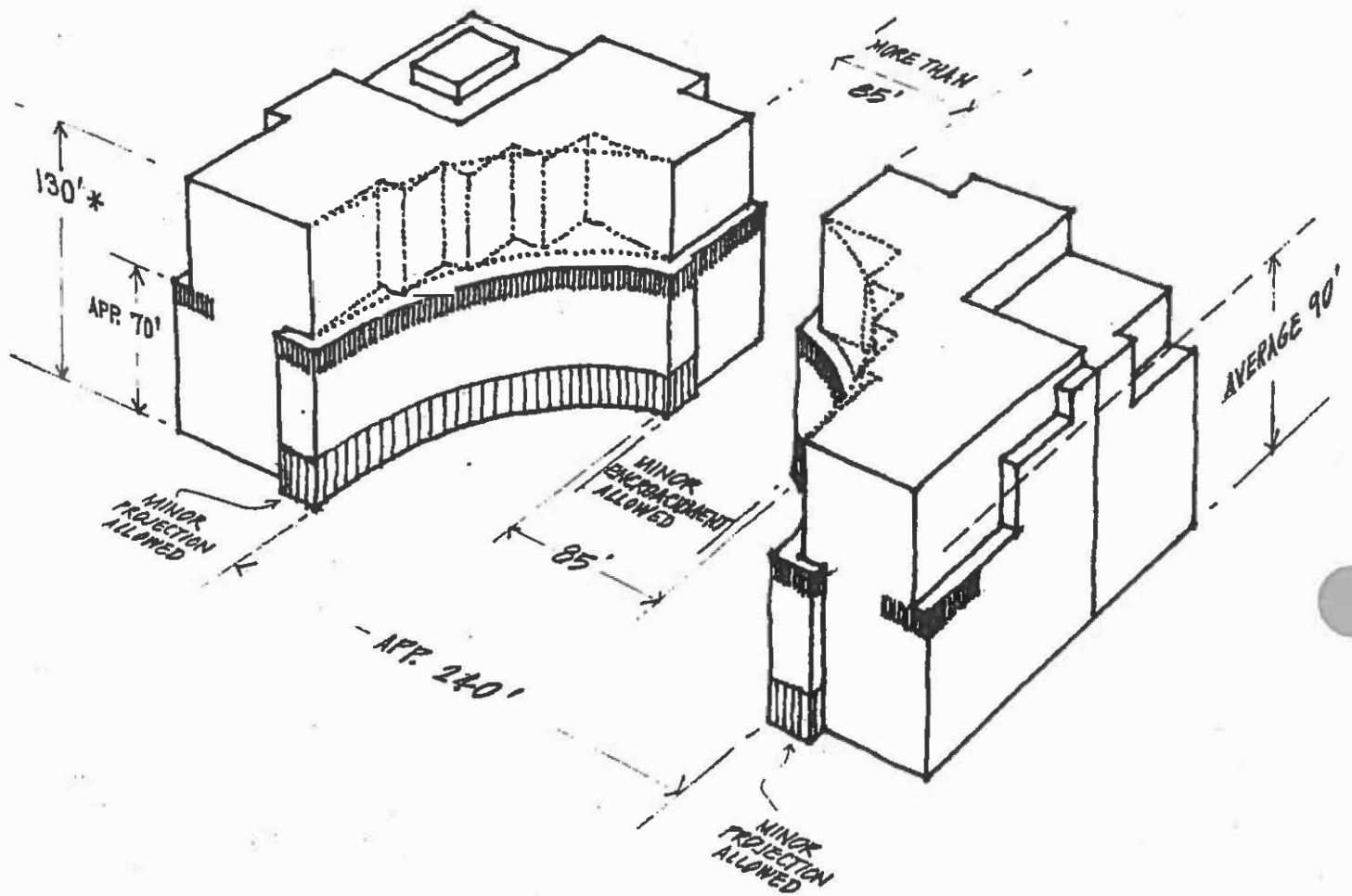
In reviewing development proposals, the Corporation will consider the degree to which a given design solution meets the following objectives:

- 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

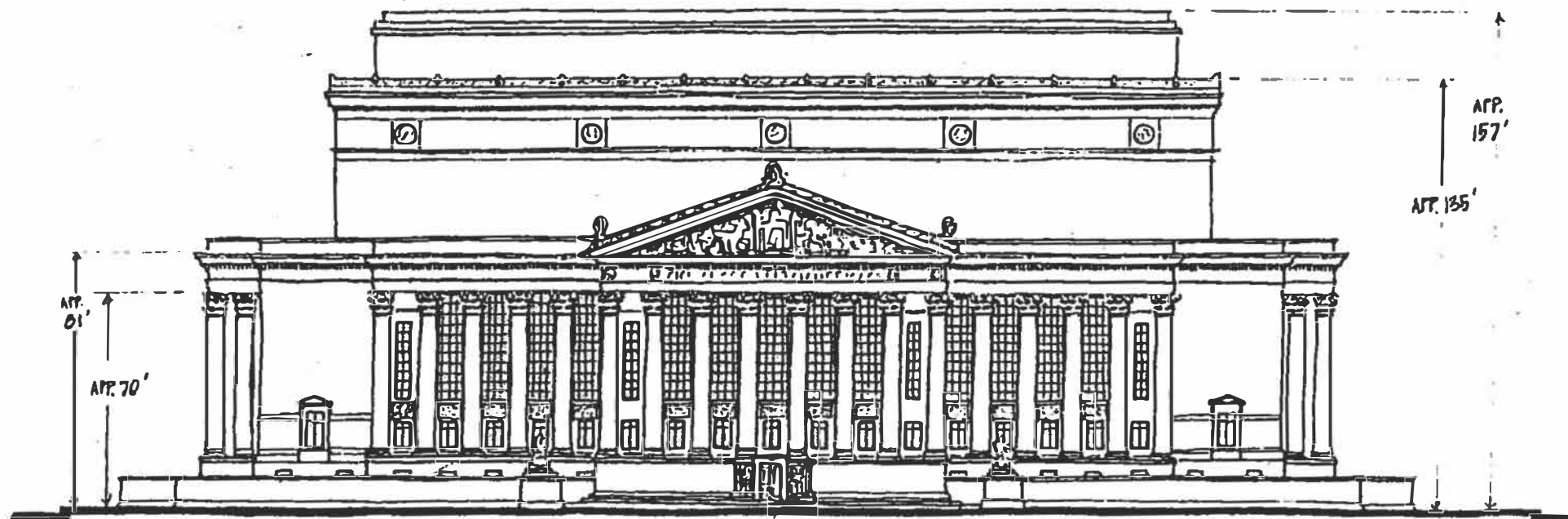


DIAGRAM #5: PA. AVE. ELEVATION OF THE NAT'L ARCHIVES

- 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 rooftop 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 landscaping, 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

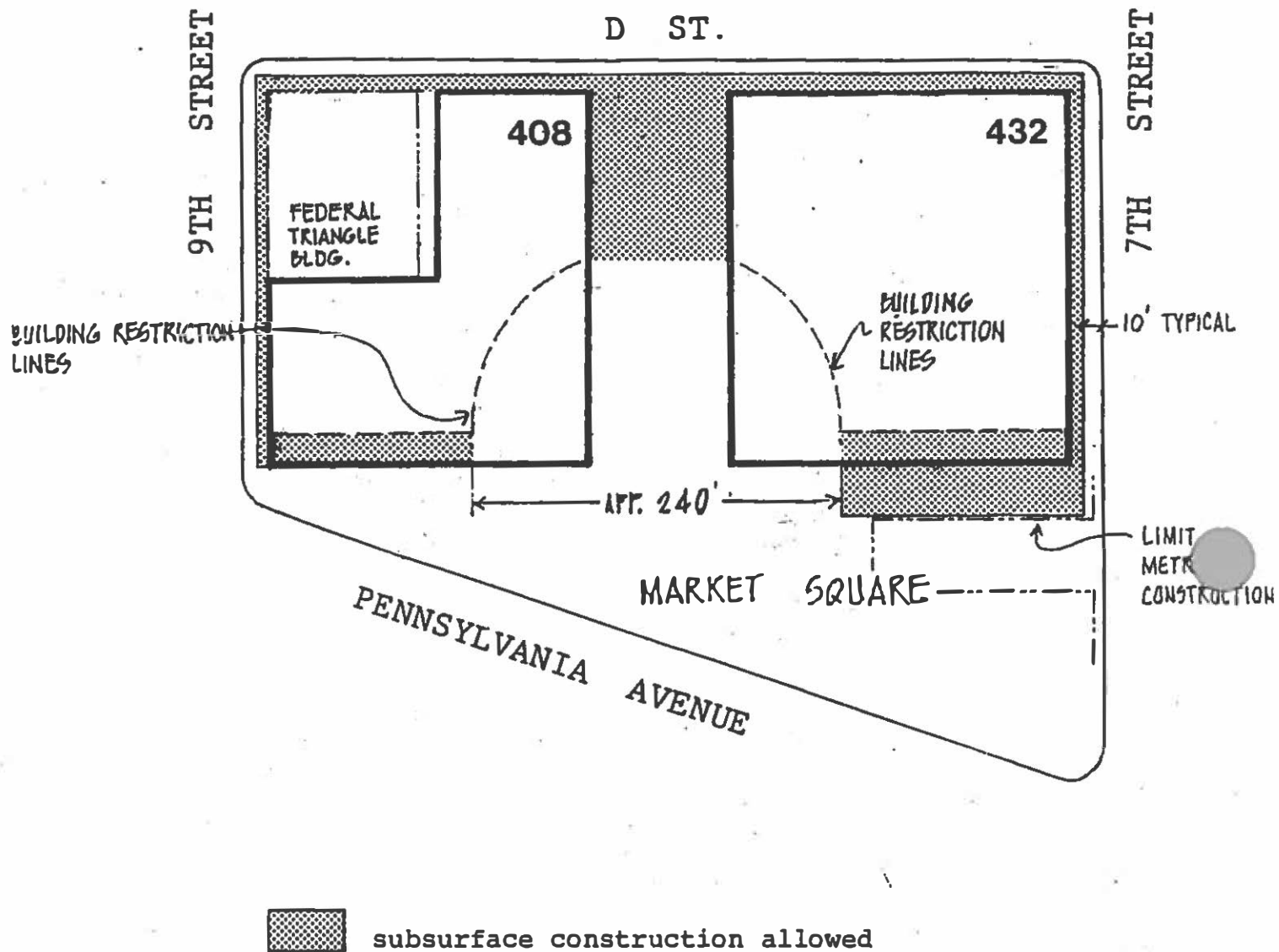


DIAGRAM #6: SUBSURFACE RESTRICTIONS (SQs. 408 & 432)

(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:

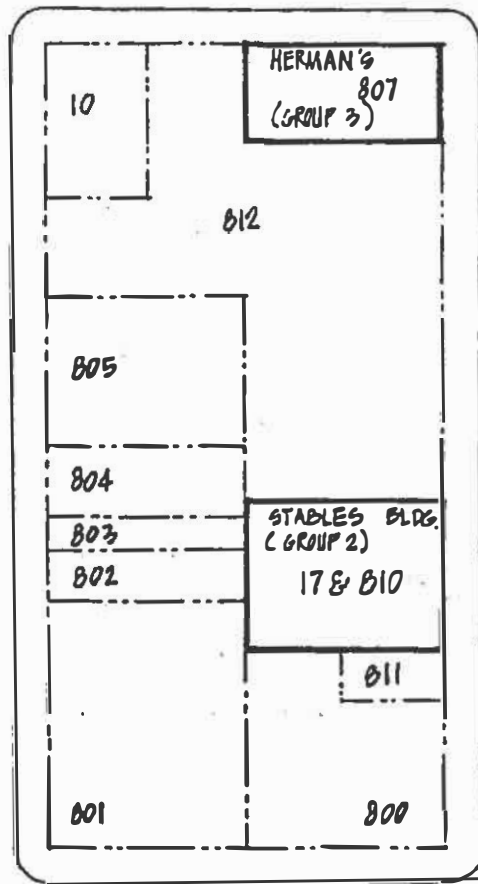
Group 1: Buildings to be retained and rehabilitated in place according to "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings." These standards permit minor changes to the existing structures. The majority of buildings in this group are large-scale 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.

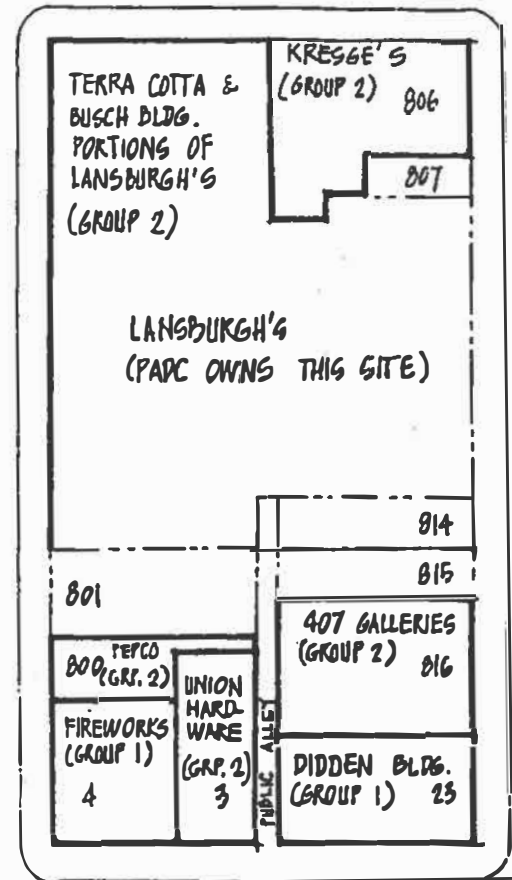
Group 4: Facades which shall be retained in place. Although these buildings cannot be retained for planning, economic, or structural reasons, retention of their facades will contribute significantly to the streetscape and minimize loss of urban fabric.

9TH STREET



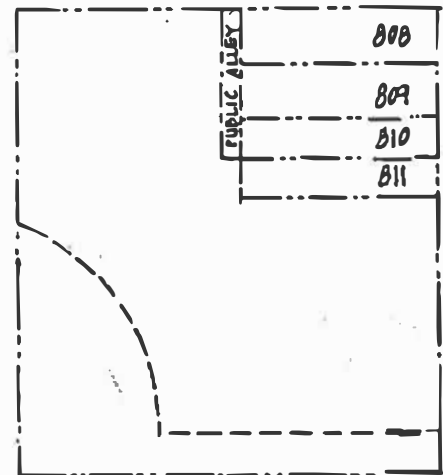
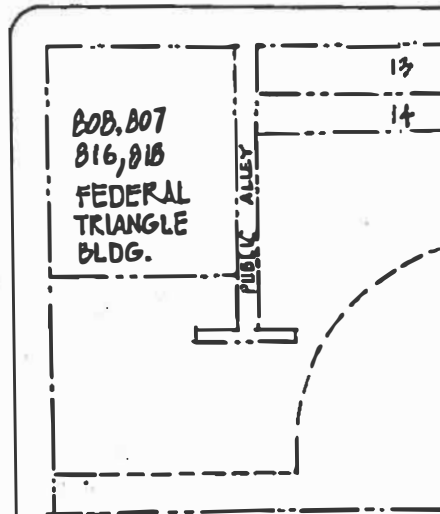
D ST.

8TH STREET



D ST.

7TH STREET



PENNSYLVANIA AVENUE

DIAGRAM #7 : HISTORIC PRESERVATION

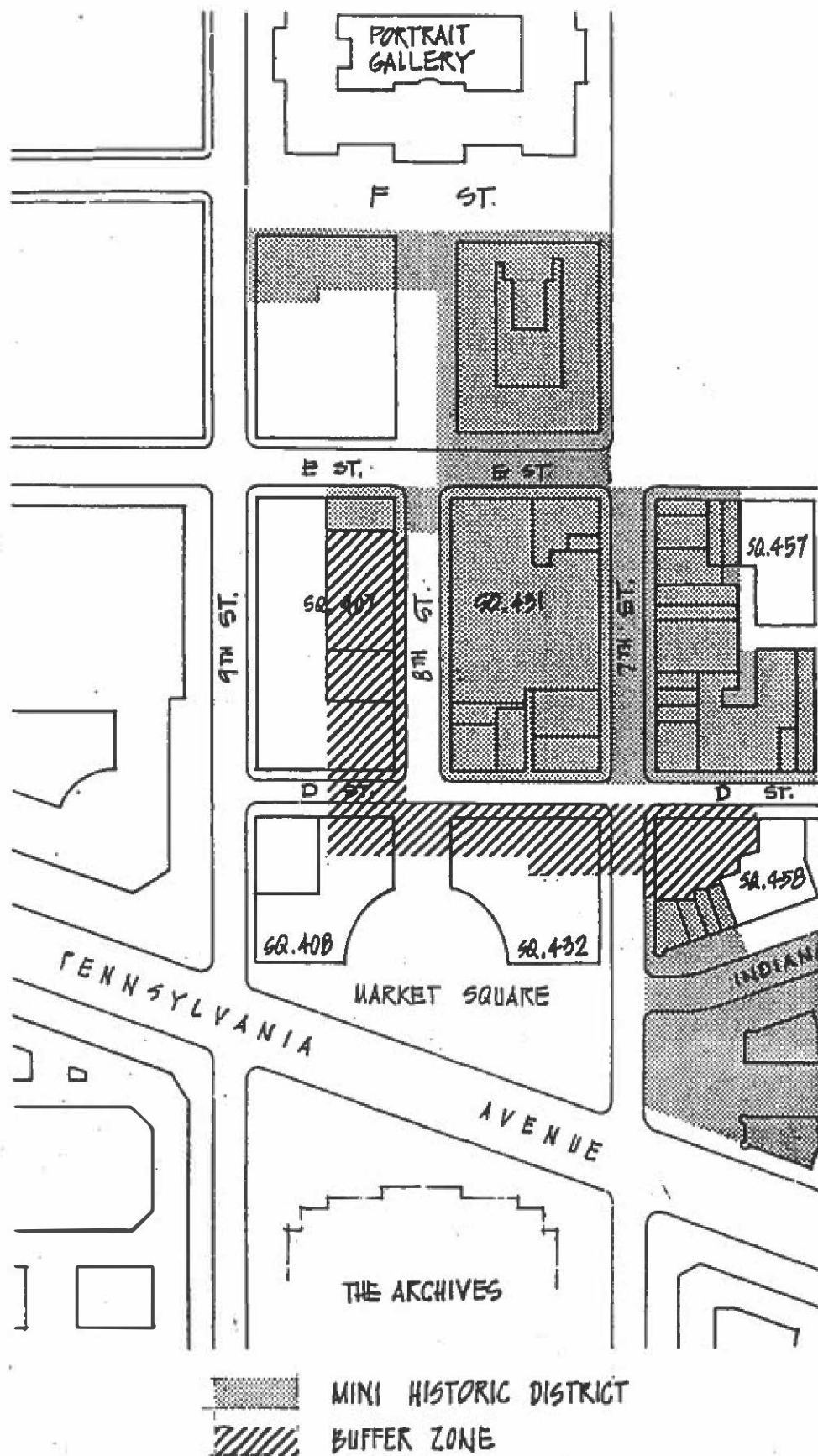


DIAGRAM #8: HISTORIC PRESERVATION DISTRICT/ZONE

The following buildings shall be treated in accordance with the Plan (see Diagram #7):

<u>Square 407</u>	--	Group 2:	410 8th Street (Stables Building)
		Group 3:	800 E Street (Herman's)
<u>Square 431</u>	--	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.

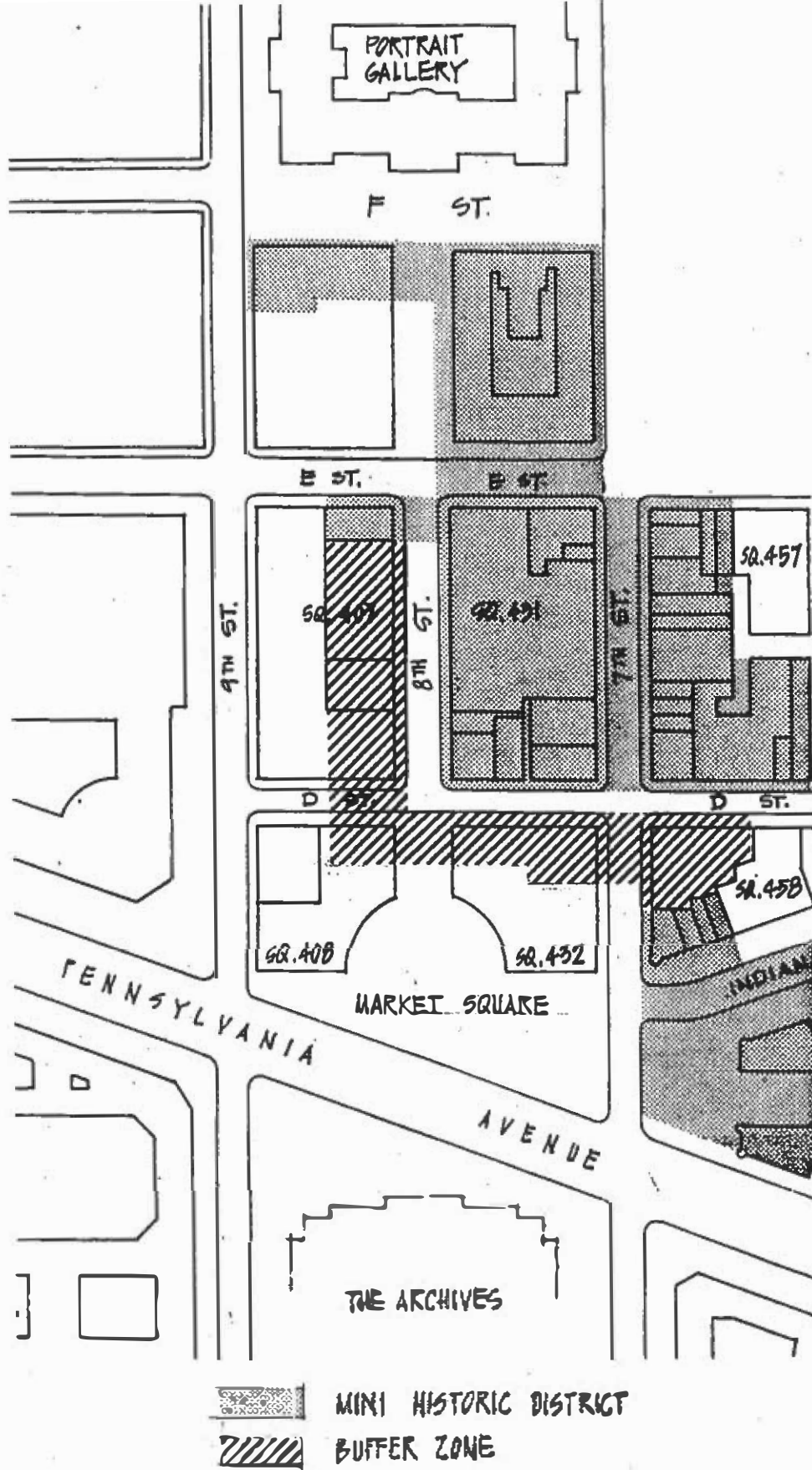


DIAGRAM #9: HISTORIC PRESERVATION DISTRICT/ZONE



PENNSYLVANIA AVENUE DEVELOPMENT CORPORATION

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Washington, D.C. 20004-1703
202/724-9091

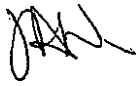
Richard A. Hauser
Chairman

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

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- 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. Build-to Line**
 - 6. Height of Development**
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 - 9. Mandatory Light and Air Courts**
 - 10. Pedestrian Features**
 - 11. Subsurface Restrictions**
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 - 13. Historic Preservation**
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 - 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.

2

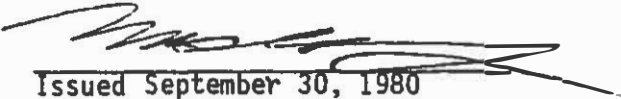
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Square Guidelines: SQ. 458 West

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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Specific Criteria.....3

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2. Development Parcels
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7. Sub surface Restrictions
8. Special Design Requirements
9. Uses
10. Pedestrian Features
11. Historic Preservation
12. Curb cuts

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 compatible 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 functionally 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)

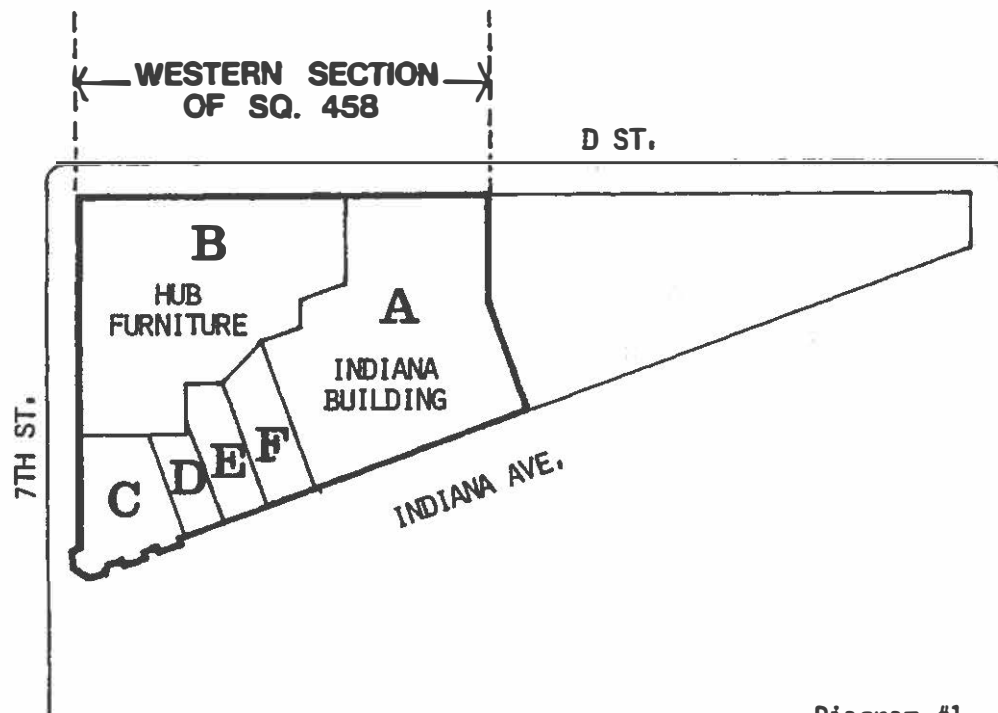


Diagram #1

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 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.

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.

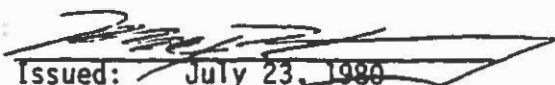
- 638 D Street, NW (Parcel B)
- HUB Furniture (Parcel B)
- Firemen's Insurance (Parcel C)
- National Union Insurance (Parcel C)
- 637-641 Indiana Avenue, NW (Parcels D, E, F)

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 remainder 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.

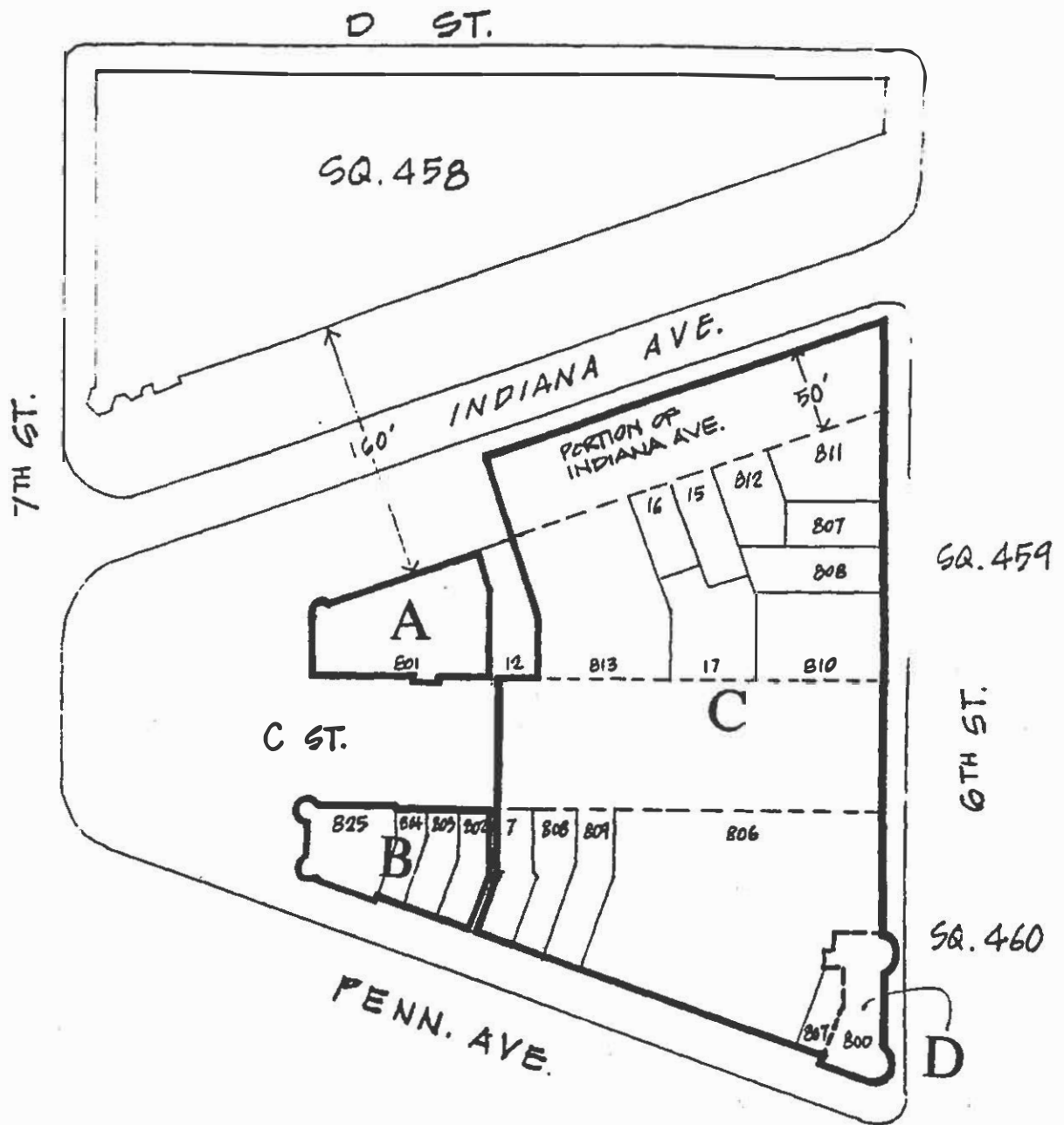


DIAGRAM #1: MINIMUM DEVELOPMENT PARCELS
 (ONE OR MORE OF THESE DEVELOPMENT PARCELS
 MAY BE COMBINED TO CREATE A LARGER DEVELOPMENT PARCEL)

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 line 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.

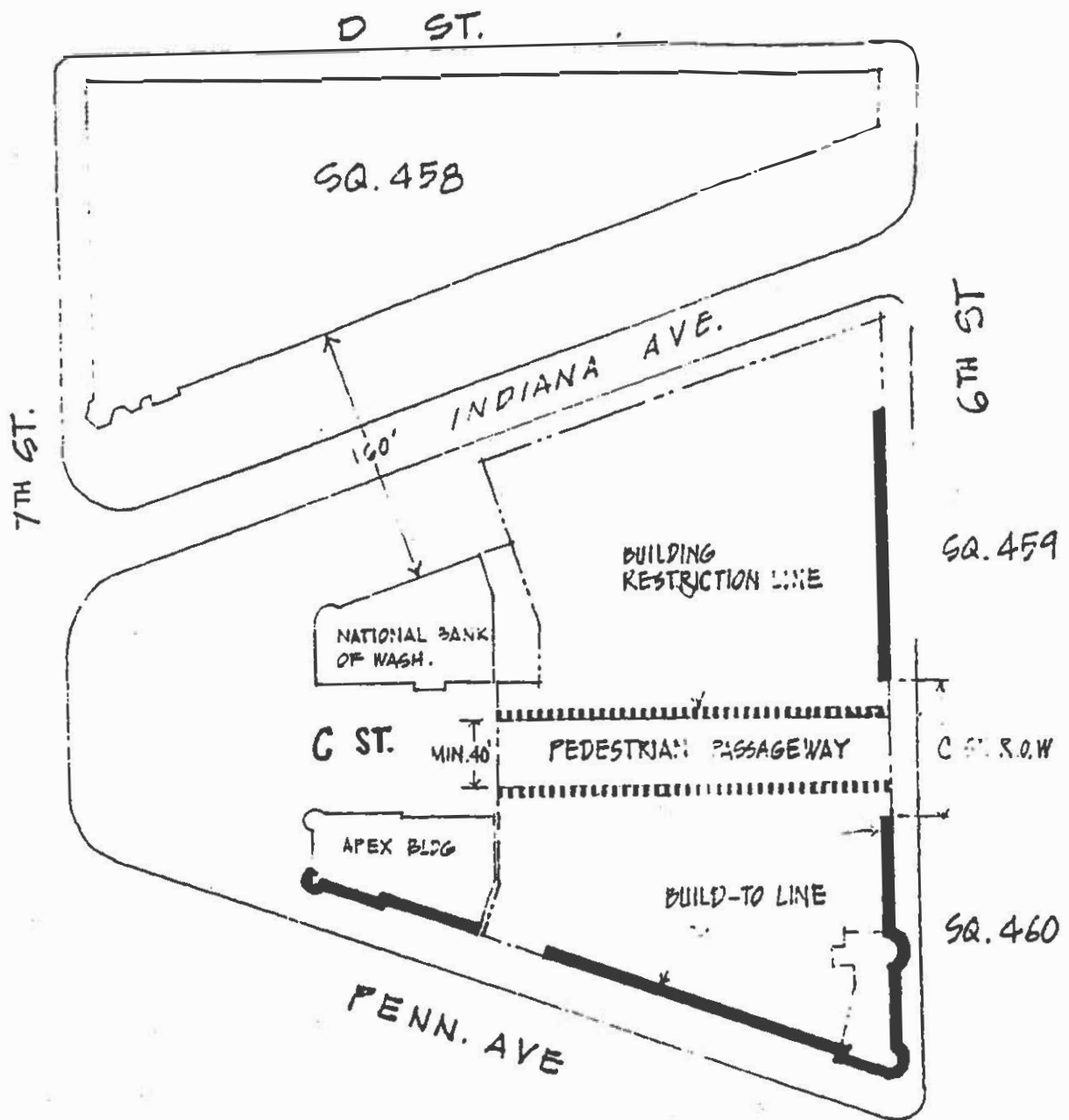


DIAGRAM #2: BUILD-TO LINE &
BUILDING RESTRICTION LINE

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 Buildings," 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. (Matthew Brady Studio Buildings)
627 Pennsylvania Avenue, N.W.

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.

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 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.

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 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, 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 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 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 than 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 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, 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 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 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.

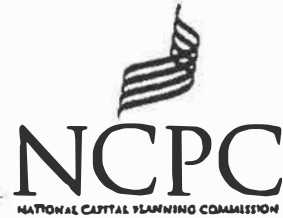
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NCPC File No. 6306



**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

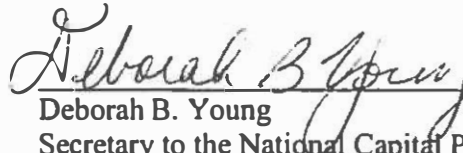
Approval of amendments to the Pennsylvania Avenue Plan of 1974 pursuant to 40 U.S.C. 6702(d) and the Memorandum of Agreement dated July 25, 1996, 61 fed. Reg. 41789.

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



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 about 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 be 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

I. 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

I. 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, 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 Newscum, 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 totalling approximately 678,500 95,000 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 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. 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 ~~55~~ 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 roofroofs that frontsfront 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 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.~~



PENNSYLVANIA AVENUE DEVELOPMENT CORPORATION

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

N.C.P.C.

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

'88 DEC 27 P1:56

MEMORANDUM

December 21, 1988

To: Members of the PADC Design Committee
From: Jay Brodie *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 STA. DIST. AFF.
DUE DATE: _____
COPIES:
CHAIRMAN ☒
EX. DIR. ☒
DIST. AF. _____
REG. AF. _____
SECRETARIAT _____
LEGAL _____
MGMT. SERVS. _____
REC. MGMT. _____
DIR. OPNS. _____
URB. OSN. _____
PUB. AF. _____
CARTO. _____
PLAN. / PROG. _____
REV. / IMP. _____
PLAN. / SERVS. _____
RESEARCH _____
HIST. PRES. _____
ZONING _____
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



NATIONAL CAPITAL PLANNING COMMISSION

COMMISSION
MEMBERS

IN REPLY REFER TO:
NCPC File No. 1198

OCT 09 1987

Appointed by the
President of the United States

Gen T. Uquhart
CHAIRMAN

William E. Baumgartner
W. Don MacGillivray

Appointed by the
Mayor of the District of Columbia
Robert J. Nash
Patricia Ewood

Secretary of Defense
Honorable Casper W. Weinberger

Secretary of the Interior
Honorable Donald Paul Model

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

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

WNA
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

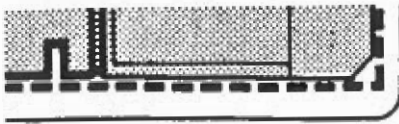
The proposal was reviewed by the Coordinating Committee on September 9, 1987. The Committee (representatives of NCPC, the District of Columbia Office of Planning, Department of Public Works and Fire Department, National Park Service, General Services Administration, and Washington Metropolitan Area Transit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

Evaluation

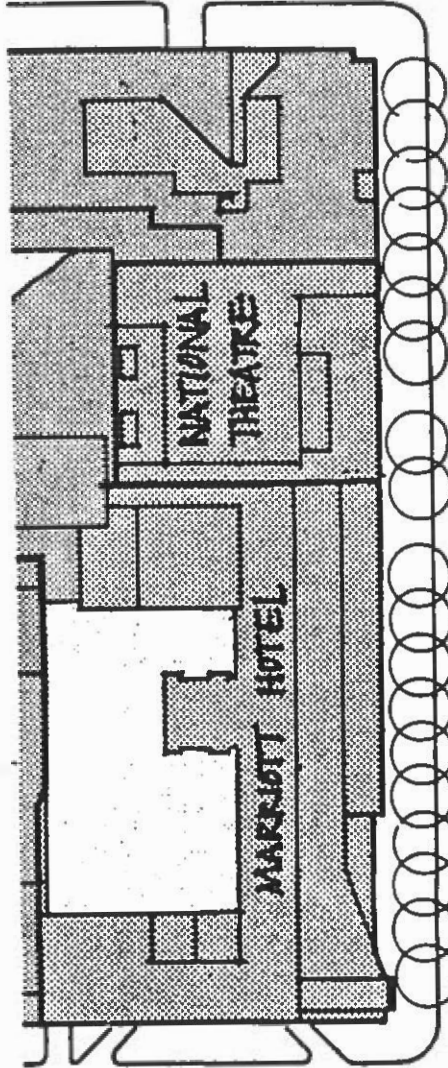
The proposal raised no planning issues. The placement of a "time capsule" and associated inscriptions in Western Plaza should complement and add interest to existing embellishments on the plaza. PADC advises that the time capsule and inscription have been centrally located within this activity area of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

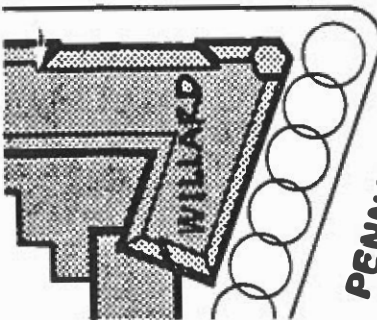




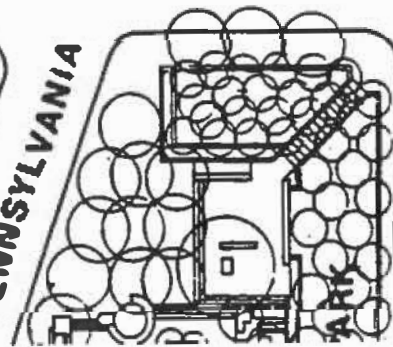
13th STREET



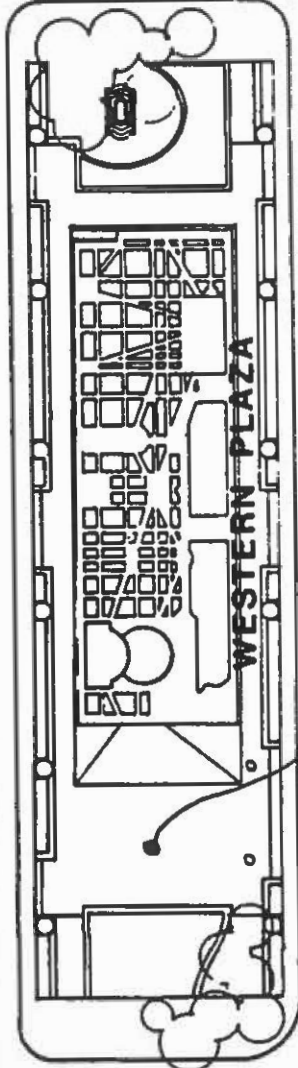
14th STREET



PENNSYLVANIA



PENNSYLVANIA

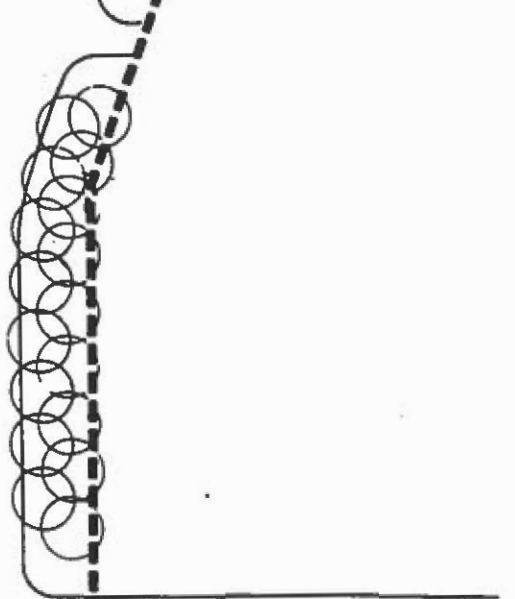
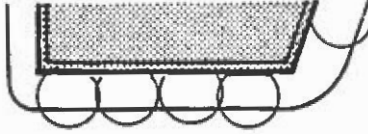


WESTERN PLAZA

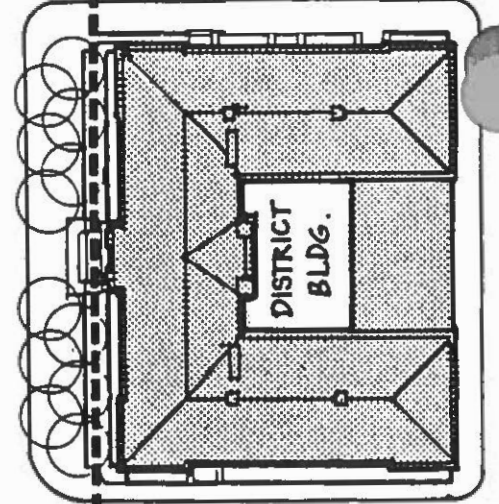
PROPOSED LOCATION OF THE MARTIN LUTHER KING, JR. TIME CAPSULE

AVENUE SOUTH

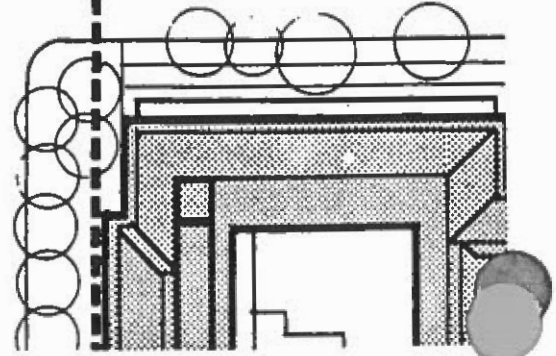
AVENUE NORTH



13 1/2 STREET



DISTRICT BLDG.



6/1/77

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 statue 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 nighttime 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.

NATIONAL CAPITAL PLANNING COMMISSION

COMMISSION
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District of Columbia,
House of Representatives
Honorable Ronald V. Dellums

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Honorable Marion S. Barry, Jr.

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

In Reply Refer To:
NCPC File No. 1198

AUG 01 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

EXECUTIVE DIRECTOR
Reginald W. Griffith

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 J Mancias
RNAllen REWilson
Central File - 1198 Reading File

LFeldman

CB Brockenberry:erj:8-01-90:FL-PADC/R&I-FLs ("WP")

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

cf
8/2/90 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. ~~22-18(38.00) 30396~~ ^{122(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.

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

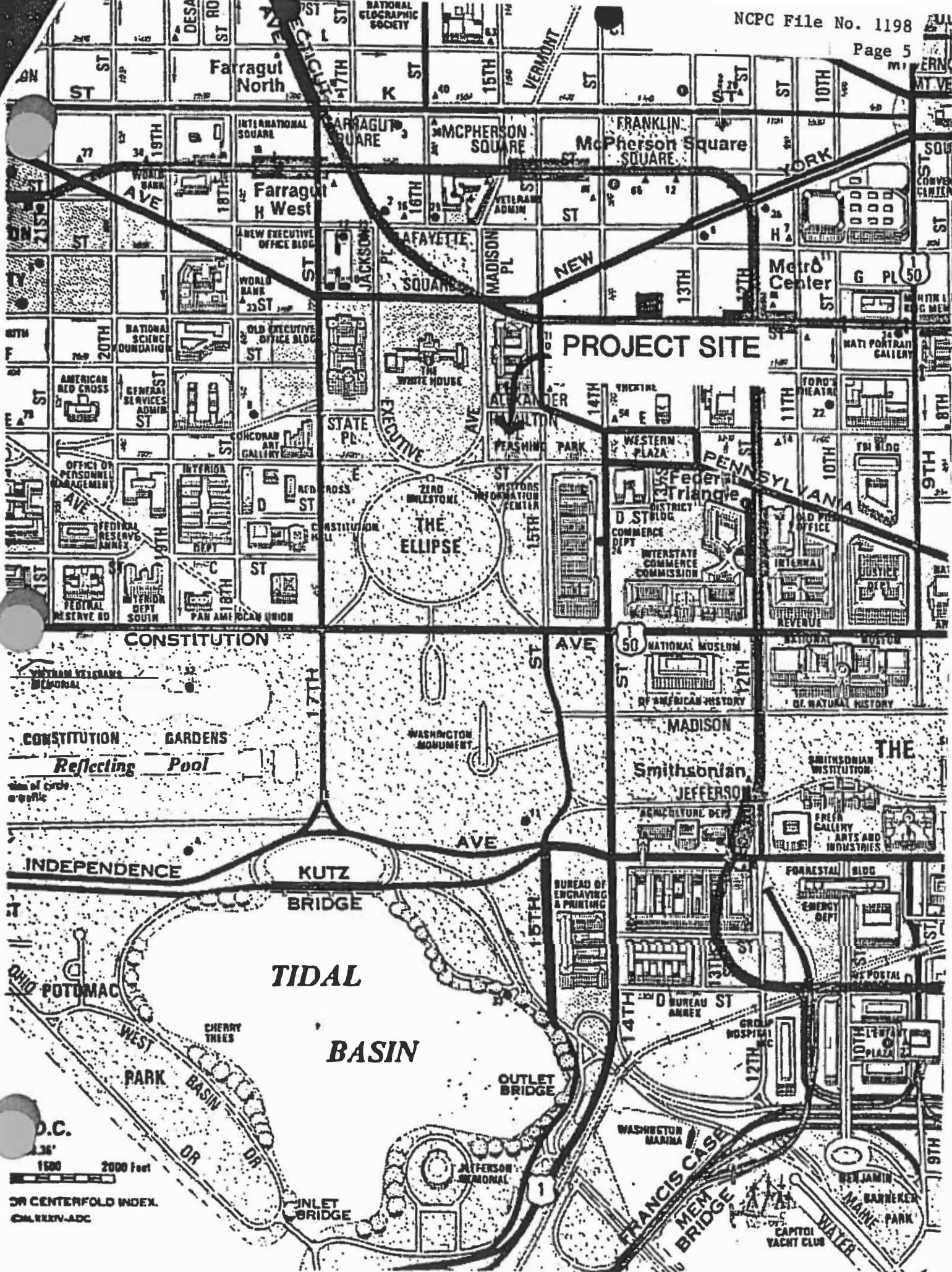
The proposal was reviewed by the Coordinating Committee on July 3, 1990. The Committee forwarded the proposal to the Commission with the statement that the project has been coordinated by all agencies except NCPC and the National Park Service, with the understanding that the proposed paving design and 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.

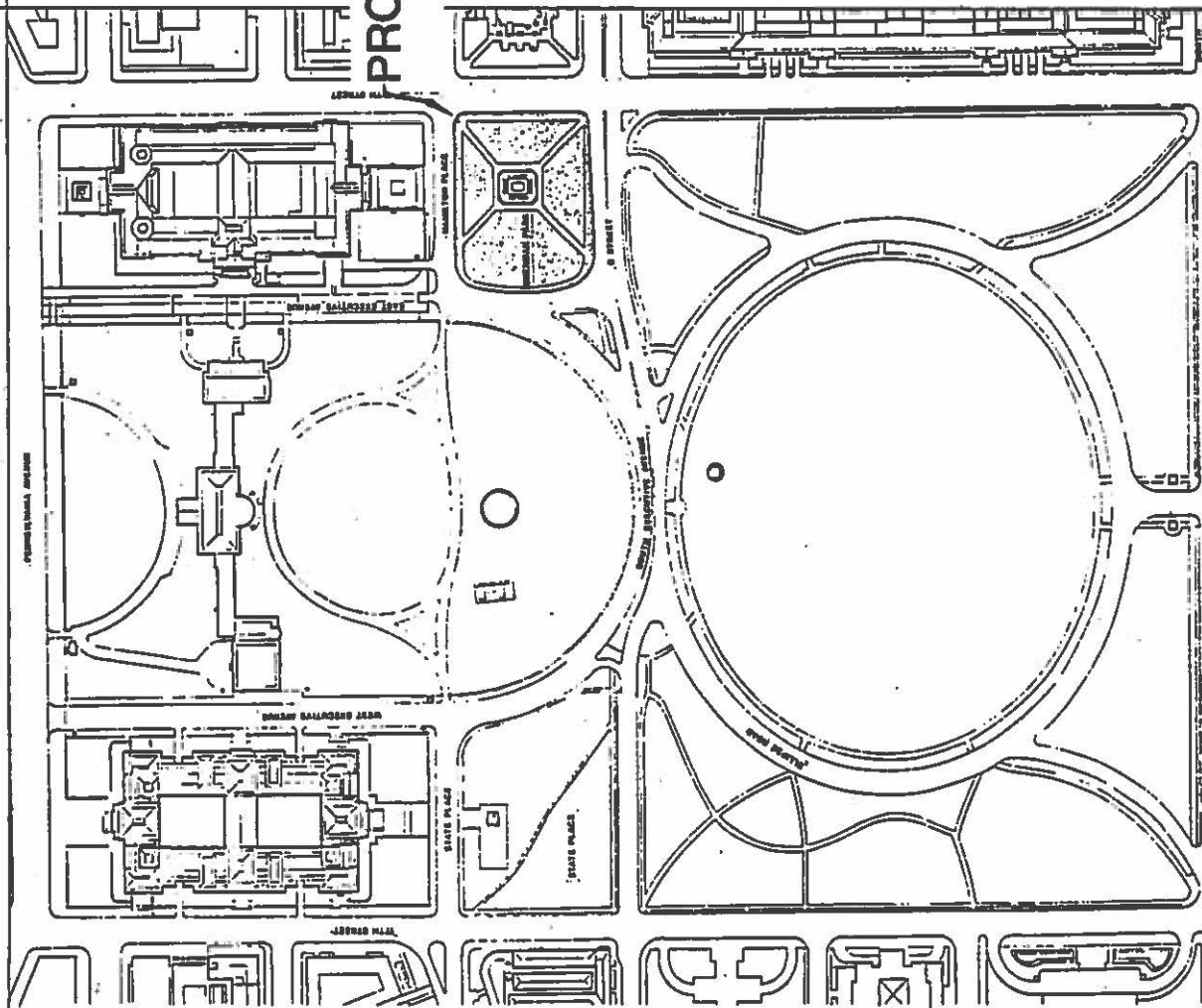
Staff believes the quality of the monumental plaza would be enhanced by the proposed landscape concept, which enriches the visual setting for the monument. The preservation of the existing trees on the site, in conjunction with additional seating areas in the park, should continue to make the site a 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.



D.C.
1500 2000 Feet
OR CENTERFOLD INDEX.
CHLXIV-ADC

PROJECT SITE LOCATION MAP



ABBREVIATIONS

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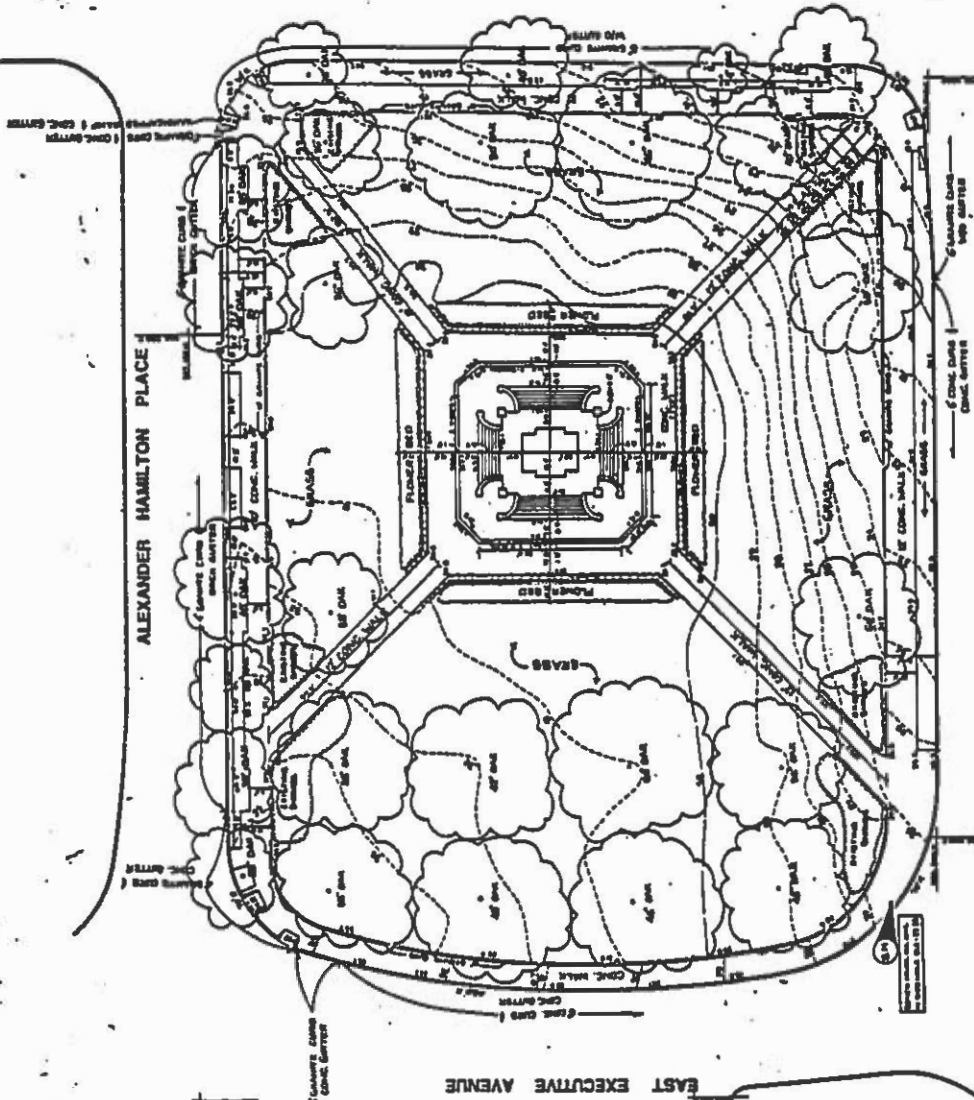
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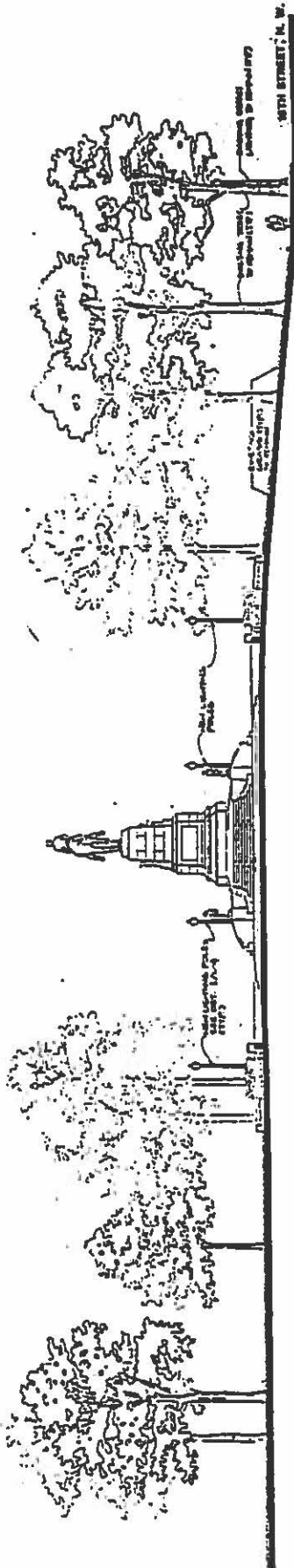
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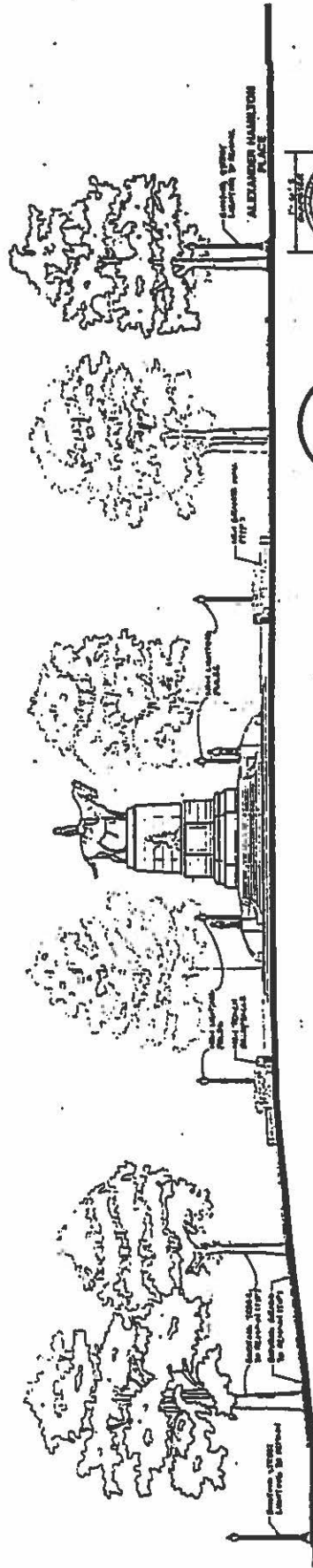
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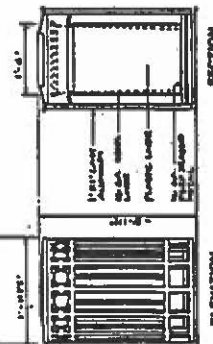
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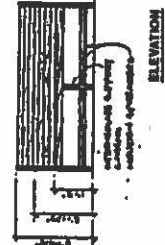
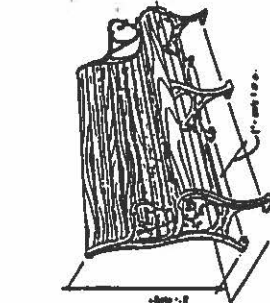
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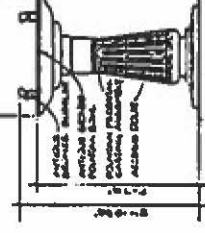
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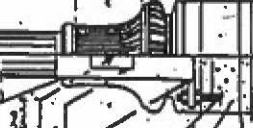
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3 PARK BENCH
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2 DRINKING FOUNTAIN
SCALE: 1" = 12' 0"



1 LIGHTING POLE
SCALE: 1" = 12' 0"



PENNSYLVANIA
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DEVELOPMENT
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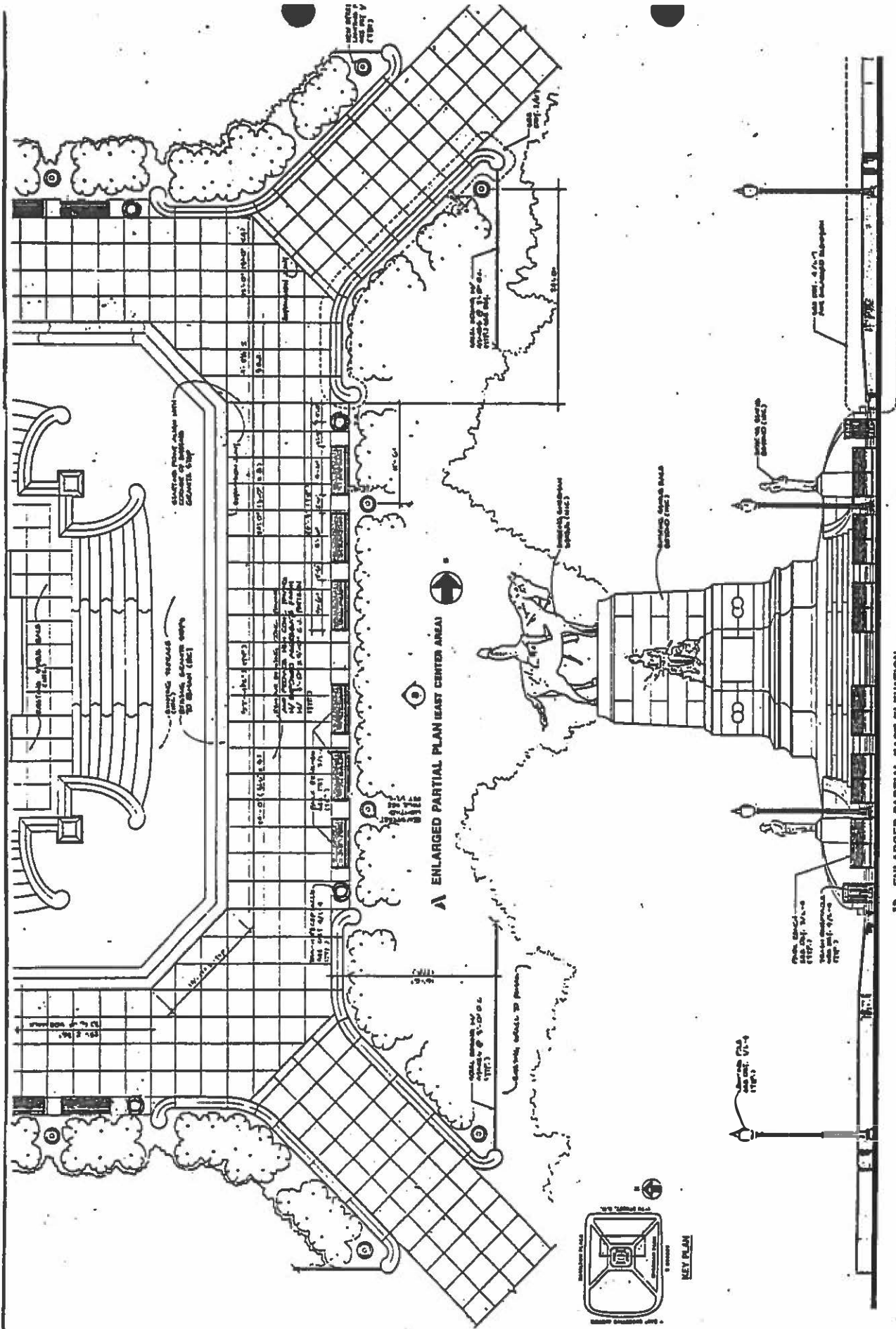
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<p>PENNSYLVANIA AVENUE DEVELOPMENT CORPORATION</p> <p>1500 MARKET STREET, SUITE 1000 PHILADELPHIA, PA 19102</p>	<p>PROJECT CONSULTANT</p> <p>DESIGNTECH-EAST, LLC ARCHITECTURAL/ENGINEERING 1500 MARKET STREET, SUITE 1000 PHILADELPHIA, PA 19102</p>	<p>PROJECT DESCRIPTION</p> <p>SHIRMAN PARK RESTORATION ENLARGED PARTIAL PLAN & ELEVATION OF CENTER AREA</p>	<p>DATE</p> <p>10/1/01</p> <p>SCALE</p> <p>1" = 10'-0"</p> <p>PROJECT NUMBER</p> <p>101-01-01</p> <p>PROJECT LOCATION</p> <p>SHIRMAN PARK RESTORATION ENLARGED PARTIAL PLAN & ELEVATION OF CENTER AREA</p>
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**PENNSYLVANIA
AVENUE
DEVELOPMENT
CORPORATION**

1134 Pennsylvania Ave., N.W.
Washington, D.C. 20004

GENERAL CONTRACTORS

Start complete work in 450 middle-class
rental housing
units in the Washington
area. The project is
located on the former
site of the old
Belmont Hotel, which
was destroyed by
fire in 1968.

PROJECT COMPLETION DATE

DESIGNED-EAST, LTD.

ARCHITECTS, LANDSCAPE
ARCHITECTS, INTERIOR
DESIGNERS, ENGINEERS

DESIGNED-EAST, LTD.

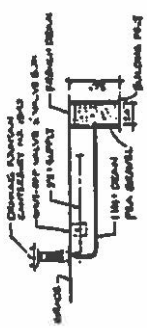
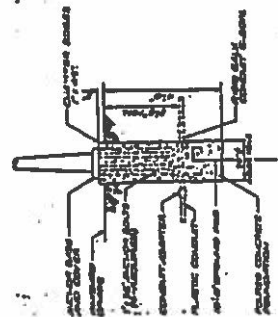
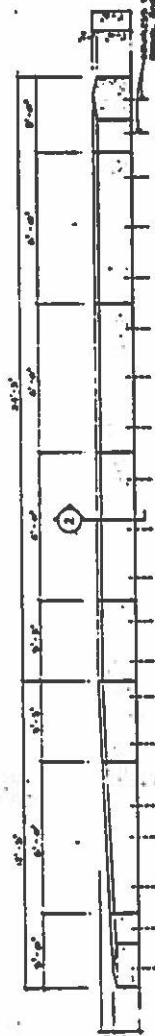
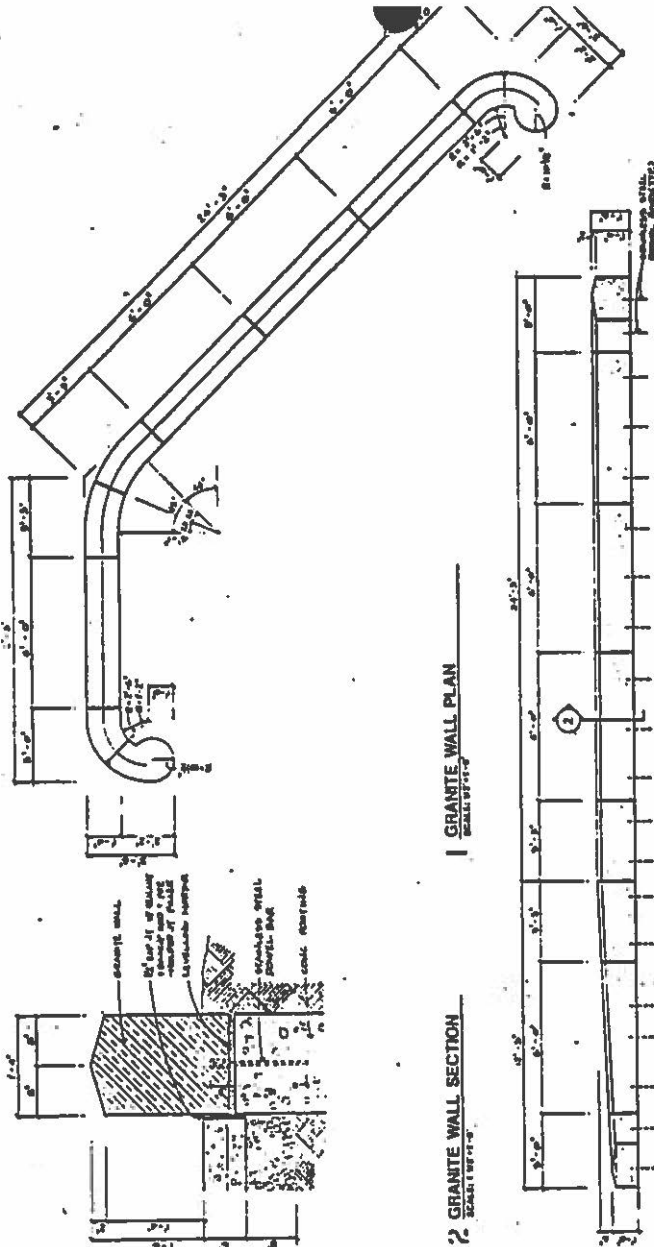
ARCHITECTS, LANDSCAPE
ARCHITECTS, INTERIOR
DESIGNERS, ENGINEERS

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DESIGNED-EAST, LTD.

ARCHITECTS, LANDSCAPE
ARCHITECTS, INTERIOR
DESIGNERS, ENGINEERS



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.

January 26, 1988

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To: ICTC/FOB Working Group
From: M.J. Brodie *MJ 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

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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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- B. Federal Office Building (FOB)
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- D. Support Facilities

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- B. Building Location and Height Restrictions
 - 1. Site Configuration
 - 2. Building Restriction Lines
 - 3. Building Height Restrictions
 - 4. Composite Building Envelope
- C. Site Design
 - 1. Public Space
 - 2. Vehicular Access
 - 3. Pedestrian Access
 - 4. Landscaping
 - 5. Lighting
 - 6. Security
- D. Architectural Design
 - 1. Building Organization
 - 2. Architectural Treatments
 - 3. Miscellaneous

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. 14th Street

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. Strauss Fountain

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. Pennsylvania Avenue/13th Street

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 include 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.

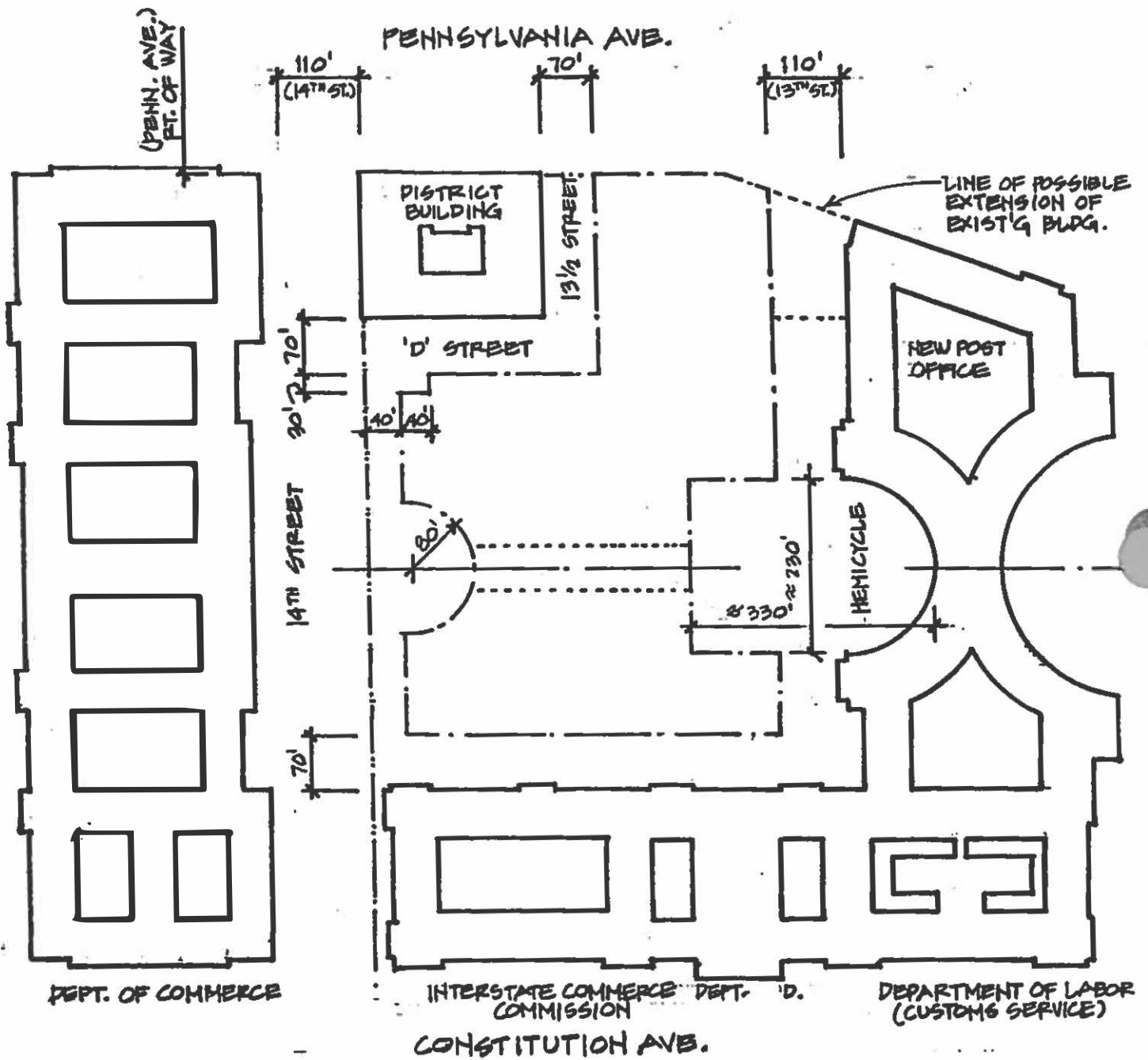
2. Architectural Treatments

- 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.

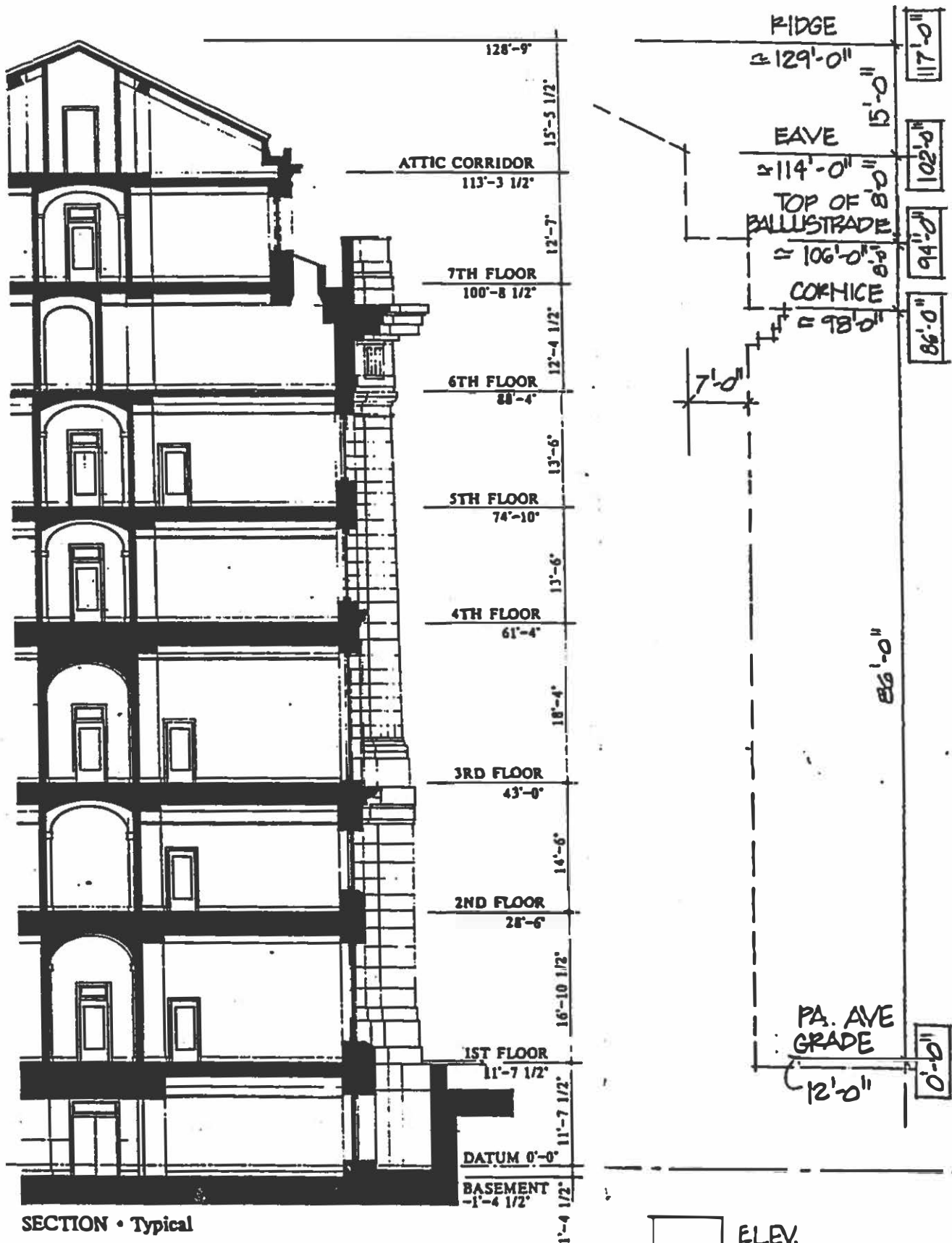
3. Miscellaneous

- 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."



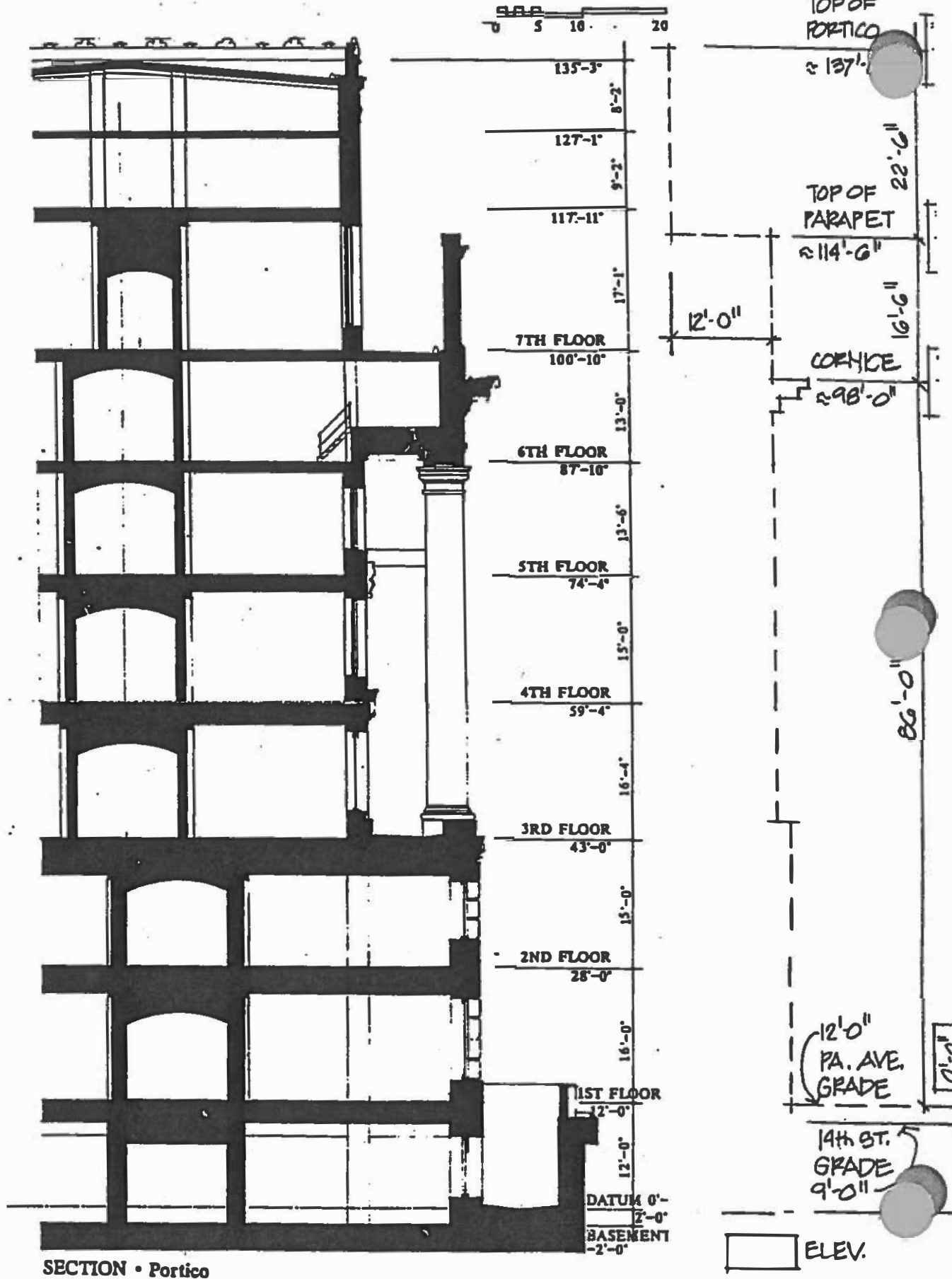
BUILDING RESTRICTION LINES

DEPARTMENT OF LABOR (CUSTOMS SERVICE)



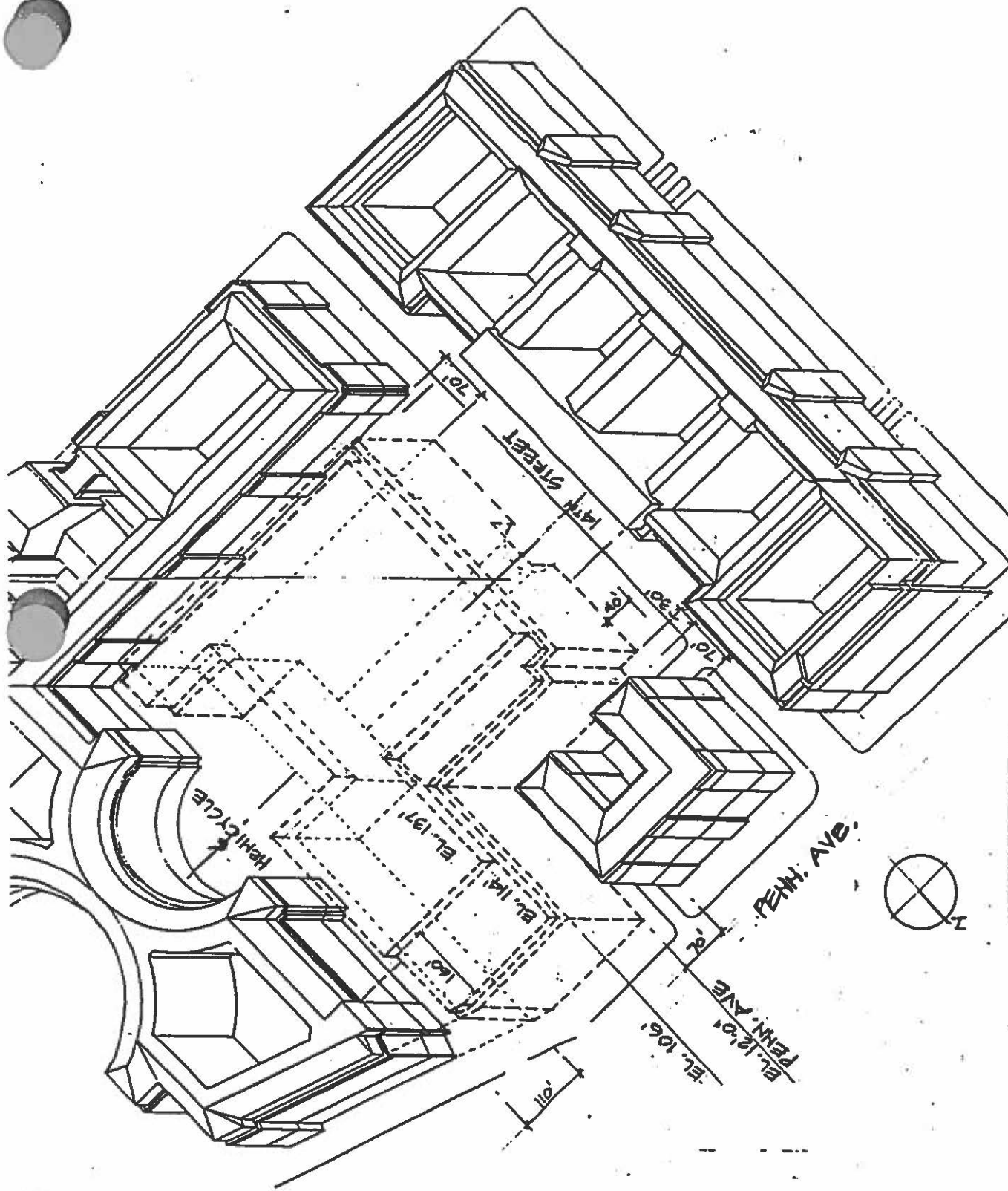
BUILDING HEIGHT RESTRICTIONS PA. AVE (TYPICAL)

DEPARTMENT OF COMMERCE



SECTION • Portico

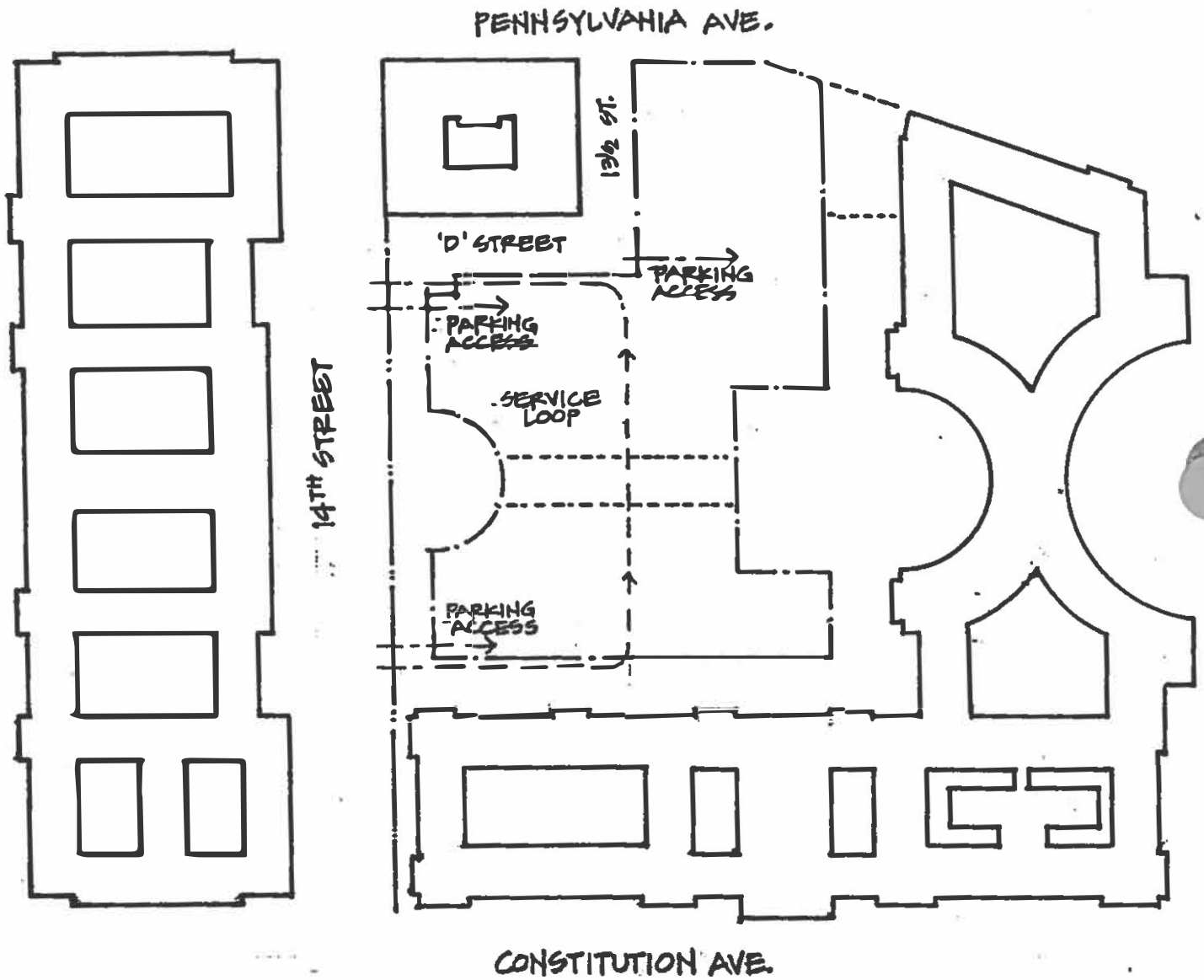
BUILDING HEIGHT RESTRICTIONS PA. AVE. (ATYPICAL)



BUILDING ENVELOPE AXONOMETRIC

PRELIMINARY DIAGRAM

DIAGRAM 3.



VEHICULAR ACCESS