



Commission Action

January 13, 2017

PROJECT Square Guidelines Squares 378 and 379 935 Pennsylvania Avenue, NW Washington, DC	NCPC FILE NUMBER P7713
	NCPC MAP FILE NUMBER 1.25(38.00)44456
SUBMITTED BY National Capital Planning Commission	APPLICANT'S REQUEST Approval of Final Square Guidelines for Transmittal to GSA
	ACTION TAKEN Approved Final Square Guidelines as requested for transmittal to GSA
	REVIEW AUTHORITY 40 U.S.C. § 6702 and Memorandum of Agreement, § V, 61 Fed. Reg. 41789, 41791 (August 12, 1996))

The Commission:

Approves the Square Guidelines for Squares 378 and 379 in accordance with 40 U.S.C. §6702 and the 1996 Memorandum of Agreement, § V, 61 FED. REG. 41789 (August 12, 1996), and transmits the final action to the GSA under Section V of the 1996 Memorandum of Agreement.

Notes that two substantive revisions were made to the Square Guidelines since the Commission's preliminary approval on October 6, 2016:

1. Section B (Regulatory System): *Development projects on Squares 378 and 379 shall be subject to review and approval by the District of Columbia Zoning Commission pursuant to Title 11 DCMR, Subtitle I, § 701.* This adds a provision requiring District of Columbia Zoning Commission design review of future site redevelopment proposals.
2. E.15.h. (Special Design Considerations): *The development team shall work closely with the regulatory agencies when addressing the following critical design elements: Stormwater management integrated into the building and landscape design.* This adds a provision that the developer should work closely with regulatory agencies regarding stormwater design and management.

Notes that minor revisions were also made to improve clarity, organization, and grammar; correct omissions and errors; address consistency issues; and reduce redundancy, if it was clear that the edit would not change the meaning of the Guideline. These minor revisions are called out because they read differently than the October 6 approved Guidelines. These revisions can be viewed in the Square Guidelines. See Attachment 1.A to view the tracked changes.

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1. Section A (*Introduction/ Background*)
 2. Section B (*Regulatory System*)
 3. E.3.c.1. (*Rooftop Uses*)
 4. E.9.a. (*Gross Floor Area of Development*)
 5. E.10.d - e. (*Build-to Lines and Restriction Lines/ Bay Window provision*)
 6. E.11.a - c. (*Height of Development on Sq. 379 and Sq. 378*)
 7. E.12.a - b. (*Roof Structures; Penthouses/Elevator Override; and setback from Pennsylvania Avenue*)
 8. E.13.a. - b. (*Subsurface Restrictions*)
 9. E.14.c - e. (*Signage*)
 10. E.15.f. - i. (*Special Design Considerations*)

//Original Signed//

01/13/2017

Julia A. Koster

Date

Secretary to the National Capital Planning Commission