



Executive Director's Recommendation

Commission Meeting: December 5, 2019

PROJECT Amendment to the Pennsylvania Avenue Plan, Square 491, Parcel B, at 555 Pennsylvania Avenue, NW 555 Pennsylvania Avenue, NW Washington, DC	NCPC FILE NUMBER P8072
SUBMITTED BY United States General Services Administration	NCPC MAP FILE NUMBER 1.21(00.00)45028
REVIEW AUTHORITY Amendments to the PADC Plan and Square Guidelines pursuant to 40 U.S.C. § 6702(d) and the Memorandum of Agreement dated July 25, 1996, 61 Fed. Reg. 41789	APPLICANT'S REQUEST Approve Plan amendment and concept site and building plans
	PROPOSED ACTION Approve Plan amendment and concept site and building plans
	ACTION ITEM TYPE Staff Presentation

PROJECT SUMMARY

The General Services Administration (GSA), on behalf of Johns Hopkins University (JHU), has submitted proposed amendments to the Pennsylvania Avenue Plan and related concept site development plans for 555 Pennsylvania Avenue, NW. The site is bounded by 6th Street on the west, C Street on the north, Pennsylvania Avenue on the south, and the Consulate for the Canadian Government on the east. It is currently home to the Newseum; after 11 years, the museum will be moving from its current location after it closes on December 31, 2019.

JHU is in the process of purchasing 555 Pennsylvania Avenue, NW, and proposes a major renovation of the building resulting in an additional 55,000 gross square feet of interior space. This additional space will be captured as part of an interior atrium and floor slab reconfiguration, resulting in a redesign of the exterior façade. As the result of a proposed conversion from the existing museum use to an innovative, state-of-the-art educational facility and additional gross square footage, an amendment is required to ensure the project conforms with the Pennsylvania Avenue Plan.

The site also has an apartment building and restaurant which will remain unaltered as part of this real estate transaction and renovation.

In addition to the new educational use, JHU's program will include a new ground food service or retail/service uses to activate Pennsylvania Avenue, as well as a possible gallery, bookstore, or student space at the ground floor.

KEY INFORMATION

- 555 Pennsylvania Avenue is located within the 1974 Pennsylvania Avenue Development Corporation (PADC) Plan area. The Plan language for Square 491 (amended in 2003) currently calls for the Newseum and Freedom Forum to be located at the site and must be amended to allow for educational uses and increased gross square footage.
- When the Pennsylvania Avenue Development Corporation (PADC) was sunset in 1996 (*Public Law 104-134, revised in 2002 as P.L. 107-217*), some of the Corporation's responsibilities were delegated to the National Capital Planning Commission (NCPC), National Park Service (NPS), and the General Services Administration (GSA). The District Department of Transportation (DDOT) retains jurisdiction over the cartway.
- Pursuant to a 1996 MOA outlining post-PADC agency responsibilities, NCPC and NPS should concur with the Plan amendment language proposed by GSA before it can be transmitted to Congress. NPS reviewed the project and documented concurrence with GSA's recommended language in a November 26, 2019 letter (*see attached*).
- Major building and site changes include a new cantilevered stone and glass façade, new entry feature towards the eastern end of the building, a retail storefront along Pennsylvania Avenue anticipated for a food service use, and a raised curb and new ground floor storefront to meet 100-year floodplain requirements.
- GSA issued a Categorical Exclusion for the National Environmental Protection Act (NEPA) requirements and a finding of no adverse effect for Section 106 of the National Historic Preservation Act (NHPA). The District of Columbia State Historic Preservation Office (DC SHPO) concurred on the Section 106 finding.
- The Commission of Fine Arts (CFA) reviewed the proposed renovations in July and September 2019, and most recently approved the revised concept design at its November 2019 meeting.
- The project site is within the study area of the Pennsylvania Avenue Initiative, a collaborative federal and local agency effort to strengthen the Avenue's vision and role in the capital city.

RECOMMENDATION

The Commission:

Approves the Pennsylvania Avenue Plan amendment outlining appropriate changes in land use and building square footage on the site, both of which are in alignment with the overarching goals of the Plan.

Approves the conceptual site design and finds:

- The redesigned façade is a novel approach to increasing square footage while enhancing visual connectivity between Pennsylvania Avenue's east end buildings.
- The new entrance and plinth create a hospitable transition between indoor uses and outside activity.
- The design's enhancement of daily activity supports Pennsylvania Avenue Initiative goals.

Commends Johns Hopkins University for the innovative approach to thoughtful adaptation of 555 Pennsylvania Avenue.

Commends Johns Hopkins University for pursuing LEED Silver (for Building Design and Construction) certification to serve as an innovative leader for Pennsylvania Avenue development projects.

Requests information on the potential security elements and levels of building access under consideration for the building and public space.

Requests future renderings include the existing PADC streetscape palette and street trees, and that Johns Hopkins stockpiles all PADC streetscape materials to be reinstalled at the end of construction.

Encourages the applicant to:

- Provide further details on how Johns Hopkins anticipates inviting (or deterring) the public to use the ground floor space through programming and access.
- Strengthen the ground floor design to engage passersby with a visually engaging indoor program.
- Coordinate with the Military District of Washington and National Park Service to minimize January 2021 Inaugural Parade impacts due to construction.
- Coordinate with the National Park Service to wrap the steam pipe below the sidewalk and replant the willow oak trees to prevent future tree mortality and enhance Pennsylvania Avenue's contiguous streetscape design.
- Consider innovative ways to wrap the building during construction to contribute to the arts and culture of Pennsylvania Avenue.

PROJECT REVIEW TIMELINE

Previous actions	January 2003 – Approved Amendments to the Pennsylvania Avenue Plan of 1974 and the Square Guidelines for Square 491 (<i>NCPC File No. 6306</i>) April 2005 – Approved Temporary Perimeter Security Enhancements (<i>NCPC File No. 6583</i>)
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	October 2019 – Information Presentation from Johns Hopkins University (<i>NCPC File No. P8072</i>)
Remaining actions (anticipated)	- Square 491 Guidelines Amendment Approval (<i>Spring 2020</i>) - Preliminary / Final Site Development Plan Review (<i>Spring 2020</i>)

PROJECT ANALYSIS

Executive Summary

As part of the Pennsylvania Avenue Development Corporation (PADC) responsibilities delegated from its 1996 dissolution, the Commission is responsible for reviewing development projects within the PADC boundary for conformance with the Pennsylvania Avenue Plan and Square Guidelines. This responsibility is shared with the General Services Administration (also responsible for coordinating with the private developers to draft Plan and Square Guideline amendments) and the National Park Service.

Johns Hopkins University (JHU) is in the process of purchasing 555 Pennsylvania Avenue, NW, a site within the PADC boundary and currently home to the Newseum. While JHU's proposed building alterations enhance the building's form, function and relationship to adjacent buildings, they are not in conformance with the Plan and Square 491 Guidelines. This review includes the concept-level proposed alterations as well as the proposed Plan amendments; if approved by the Commission, GSA must transmit the amendments to Congress for a 60-day review. A future review (*anticipated in Spring 2020*) will include further building and site design refinements and a review of the proposed Square 491 Guidelines amendments.

Overall, staff finds the innovative educational use and building modifications appropriate for this prestigious location and recommends the **Commission approve the concept development plans and Plan amendment language, and commend Johns Hopkins University for the innovative approach to thoughtful adaptation of 555 Pennsylvania Avenue.**

Background

The Freedom Forum's Newseum opened on Pennsylvania Avenue in April 2008 in a building custom-designed by Ennead Architects for museum use. As one of the few museums in Washington charging a fee for entry, the Newseum was unable to achieve financial success and is seeking another location in the national capital region. JHU is in the process of purchasing the building and seeks to consolidate their presence in Washington, DC in this sought-after location. Reuse of the site provides the opportunity for JHU to raise its visibility and make a significant contribution to the vitality and experience of Pennsylvania Avenue. Primary goals of the project include:

- Establishing a greater identity for Johns Hopkins University in the District of Columbia;
- Providing a portal for JHU Baltimore programs in Washington, D.C., and vice versa;
- Offering convening space for topic experts, policymakers, academic and policy leaders;
- Creating a collaborative learning and working environment;
- Providing a platform to introduce innovative pedagogy;
- Providing long-term flexibility to support expanded JHU programs;
- Integrating best practices for sustainability and resilience;
- Leveraging transparency to reinforce and create new community;
- Increasing access to natural daylight throughout the entire building;
- Organizing and simplifying circulation patterns that are ideal for higher education use;
- Promoting health and wellness throughout the building and learning environment; and
- Further enlivening Pennsylvania Avenue and the surrounding neighborhood.

Most of the building envelope will remain intact, but the proposed changes in land use and expanded interior gross square footage require amendments to the Pennsylvania Avenue Plan.

Analysis

There are several changes to the façade design, rooftop, entrance, ground floor, and public space that will alter the building's character and relationship to Pennsylvania Avenue and adjacent buildings. Overall, the changes reflected in the concept design and related Plan amendments enhance the building's role along the Avenue and strengthen visual relationships to adjacent buildings, including the National Gallery of Art and the Canadian Embassy. As such, staff recommends the **Commission find the concept design and Plan Amendments in alignment with the goals of the Pennsylvania Avenue Plan and encourages JHU to continue evolving building and public space enhancements as the design progresses.**

Building Façade

The existing building form is made up of three rectangular "bars" that are aligned with the Pennsylvania Avenue street wall, which vary in length, height, and in their amount of transparency and relationship to the exterior. Each bar is separated by 12-foot wide circulation zones tied together by a series of interconnected bridges and open stairs that currently move visitors between museum exhibits and floor levels. This basic arrangement of "bars" will remain in the proposed renovation. Interior spaces within all the bars will be completely reconfigured to accommodate JHU's academic space and circulation needs. The First Amendment plaque on the building's west end will be removed and stored by the Freedom Forum until the Newseum finds a new location.

Most of the proposed exterior changes are focused on the bar closest to Pennsylvania Avenue (Bar 1). The mass of this bar will be modified from its current configuration, with the current recessed window filled in to add program area and bring building activity out to the street. The recessed window will be filled in with a warmer material palette of glass with copper mesh infill and dark metal mullions. In addition, the east and west ends of this bar will be opened to reinforce the axial relationship with the U.S. Capitol and increase natural light.

The existing south-facing glass “frame” will have the opaque glass removed and re-clad in a narrower stone band to reflect the institutional and monumental nature of the building. Within the stone band, the remainder of the façade will use glass and copper. The existing terrace at the second level will remain but be reconfigured, and a new fourth floor terrace will be added above a newly articulated glass “box” suspended within the glass-and-copper facade. This “box” will be shaded by horizontal glass and copper fins. These fins relate to the existing glass shading components that cover the second bar (Bar 2) which will be replaced with the same copper mesh-filled glass fins as Bar 1 in order to extend the warmer material palette deeper into the building.

Overall, staff is supportive of the conceptual building façade redesign and appreciates the applicant’s approach to retain the existing building volumes established by the current Square 491 Guidelines. The concept shows an evolving architectural scale balancing the significance of the building and its neighbors with a greater level of approachability for pedestrians and building visitors.

Breaking up the ‘box-within-a-box’ glass volumes with the mix of stone and metal detailing will help the long façade look clean yet provide textural variety complementary to the existing materials palette on Pennsylvania Avenue. Staff notes the use of Tennessee Pink marble has been challenging in other recent projects and recommends evaluating alternative stone with similar visual characteristics should issues with quantity and quality arise later in the process.

Rooftop

There are no new habitable spaces proposed for the rooftop. As the entire interior space is being reconfigured with new floors and internal circulation, new elevator banks are being installed. This requires the addition of an elevator overrun on the roof to be located in an expanded penthouse space.

The current penthouse is set back at a 1:1 ratio from the edge of the third bar and will increase from 1,210 GSF to 4,125 GSF. The penthouse height will remain the same at 6’-10”, with the overall building elevation remaining the same at 140 feet. Staff finds this change does not create any visual impacts along Pennsylvania Avenue, 4th or 6th Streets.

Building Entrance

To clarify circulation within the renovated building and improve visibility of the entrance, the design will modify the façade at the street level by shifting the main entrance eastward from its current location, adding a low plinth flanked by raised bench planters, and providing outdoor seating adjacent to a food service/retail use proposed on the ground floor.

The relocation of the entrance will place it closer to the open area at the southeast corner of the site, near a nook on the eastern end of the building slated for a food service/retail use accessible directly from the street. New bench planters tucked under the second-floor overhang will offer more than 50 linear feet of public seating facing Pennsylvania Avenue.

Between the bench planters is a new plinth at the main entrance which will resolve an existing difference in grade and offer a more easily recognizable entry point with a greater civic presence. The plinth will be defined and protected by the bench planter seating and flanked by sloped surfaces that make the main entrance wheelchair accessible from both directions. The location, width, and design of the plinth and bench planters were informed by the 14'-8" sidewalk clearance currently found in front of the Canadian Embassy and the narrower pedestrian condition that exists on the block to the west.

Ground Floor Uses

The eastern end of the building provides opportunities to enliven an otherwise quiet stretch of the Avenue. The proposed food service space, directly accessible from Pennsylvania Avenue, is a natural fit for this area and will attract students and others to sit and enjoy the experience. Improving café access is supported by the 1974 Pennsylvania Avenue Plan objectives that emphasize active daily use of the sidewalks "for visitors and residents alike," and this location is certain to attract both if the café is easily accessible.

The relationship of the building base to the rest of the building mass, sidewalks, and overall pedestrian experience continues to evolve and is of significant interest to staff. Moving the building entrance east provides an opportunity at the western corner (the current entrance location) to engage passersby with an inviting space showcasing the work of Johns Hopkins. As with the Newseum's popular newspaper exhibit that engaged Avenue visitors, staff **encourages strengthening the ground floor design to engage passersby with a visually engaging indoor program.**

Building and Perimeter Security

The current plans do not include details on public access, visitor screening or perimeter security elements that may be used to protect those in and around the facility. Unfortunately, threat assessments for many educational and institutional facilities identify the need for security elements. There is currently a row of large planters in front of the Newseum's 6th Street and Pennsylvania Avenue sidewalks installed as part of a temporary perimeter security project by the National Park Service on behalf of the Newseum in 2005 (*NCPC File No. 6583*). While the intent was to leave the planters for up to 24 months while an Avenue-wide comprehensive security design was developed, the design was never funded and the planters remain. Therefore, staff **requests information on the potential security elements and levels of building access under consideration for the building and public space.**

Environmental Building Systems

When the Newseum was built in 2007 – 08, LEED certification was just beginning to gain traction in the development community. The complete overhaul of the building provides the opportunity to install significantly more efficient energy, water (including potable and non-potable) and waste systems to reduce the building's environmental impacts and create a healthier space for students, staff and visitors. Staff **commends Johns Hopkins for pursuing LEED Silver (for Building**

Design and Construction) certification to serve as an innovative leader for Pennsylvania Avenue development projects.

Avenue Streetscape, Pedestrian Experience, and Capitol Vista

Through implementation of their 1974 Pennsylvania Avenue Plan, the PADC established a cohesive streetscape design for Pennsylvania Avenue between 3rd and 15th Streets, NW. While a discussion is currently underway to determine if a new design may enhance the iconic experience, functionality, and aesthetics of the street, the current materials palette and structure must remain intact. **Staff requests future renderings include the existing PADC streetscape palette and street trees, and that PADC streetscape materials are stockpiled and reinstalled at the end of construction.** If excess materials are available after construction, JHU should coordinate with the National Park Service to retain them for ongoing streetscape maintenance projects.

Many of the street trees in front of the building have failed in part due to an underground steam pipe located underneath the sidewalk. The pipe runs to several federal buildings nearby and is owned by the General Services Administration. Staff researched best practices to mitigate tree plantings near extreme heat sources and found insulation materials that can be wrapped around the pipe. This reduces the surrounding soil temperature, increases the ability for soil to retain water and oxygen, and allows the trees to grow a healthy root ball. **Staff recommends Johns Hopkins coordinate with the National Park Service to pursue this important subsurface work that ensures the future health of the street trees.** If healthy trees are not feasible in the existing tree pits, staff encourages consideration of alternative approaches to installing and maintaining them to ensure a contiguous street tree canopy.

The exceptional sidewalk views to the Capitol should also be highlighted as this is one of the few locations on the Avenue's north side with this feature. This important vista (along with the 4th Street vista) should be considered when continuing to revise the building's façade's side details.

Building Construction

Johns Hopkins anticipates construction commencing in mid-2020 and a completion date in late 2023. Over this 2-½ year period, staff **encourages developing innovative ways to wrap the building during construction that contribute to the arts and culture of Pennsylvania Avenue.** Potential ideas include coordinating with the National Park Service, National Gallery of Art and/or Smithsonian Institution to display rotating images depicting the history of Pennsylvania Avenue or of nationally-significant anniversaries, such as the ratification of the 19th Amendment in August 2020; evening light projections showcasing local and national artists; or installing a living wall of plants to add color and texture while screening construction work from the historically significant U.S. Capitol viewshed.

In addition, staff **requests Johns Hopkins coordinate closely with the National Park Service and Military District of Washington to minimize impacts during the January 2021 Inaugural Parade.**

CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

1974 Pennsylvania Avenue Plan

The proposed concept design is not in conformance with the Pennsylvania Avenue Plan or Square 491 Guidelines. As part of this review, a Plan amendment is proposed to bring the project into conformance (*see Plan Amendment Markup attachment*). Key changes include:

- Land use is adjusted from office and museum uses for the Freedom Forum and Newseum, respectively, to an institutional use (including education and office);
- Gross square footage (GSF) is adjusted from 410,000 GSF to 465,000 GSF; and
- Language is clarified to align level of detail with the rest of the 1974 Plan. Details removed from the Plan amendment are included in the Square 491 Guidelines.

A future review of the preliminary and possibly final plan will coincide with review of the Square 491 Guidelines amendment anticipated in Spring 2020.

Comprehensive Plan for the National Capital

The proposed design meets basic goals of the Comprehensive Plan. The policies particularly applicable to the building design include those related to the federal and local Urban Design Elements and Historic Preservation Elements. In addition, the design also meets the goals of the local Central Washington Area Element.

Key policies include:

UD.B.4.4: Use the principles and strategies of the Monumental Core Framework Plan to identify opportunities to strengthen linkages between nationally significant places, improve the public realm, and enhance the monumental core's character. Examples include, but are not limited to:

1. Promote and maintain Pennsylvania Avenue, NW between the U.S. Capitol and the White House as a distinguished, high quality, mixed-use, multi-modal boulevard for residents, workers, tourists, and other visitors. It should contain an actively programmed, pedestrian-oriented, and inviting public realm that enhances the avenue's symbolic character and function and connects downtown Washington and the National Mall. Enhance the avenue's iconic reciprocal views to the U.S. Capitol and White House grounds through a cohesive streetscape design.

UD.B.5.9: Ensure that any new uses or improvements on Pennsylvania Avenue between 3rd and 15th Streets, NW are cohesively planned, improved, and maintained in a manner befitting the avenue's national and local role in a 21st century capital city, reflecting the ceremonial heart of the nation and the daily vibrancy of the city.

1. The Pennsylvania Avenue Development Corporation Plan's (1974), General Guidelines, and Square Guidelines, as amended, ensure that the siting and massing of any structure or

landscape elements strengthen the sweeping open frame around the U.S. Capitol and are compatible with building massing and the public realm within its surroundings.

National Historic Preservation Act

While the building at 555 Pennsylvania Avenue is not historically significant, it is located within the Pennsylvania Avenue National Historic Site and sits directly on one of the most prominent streets in the L'Enfant Plan. GSA is responsible for leading PADC project compliance for Section 106 of the National Historic Preservation Act. NCPC served as a cooperating agency. GSA initiated consultation with the District of Columbia Historic Preservation Office (DC SHPO) in September 2019 and held an initial scoping meeting on September 24, 2019. Consulting parties were generally supportive of the building design and recommended greater attention to activating the ground level and public space. On November 7, 2019, the DC SHPO issued a letter concurring with GSA's determination of no adverse effect for this project (*see attached*).

The Committee of 100 submitted a September 9, 2019 letter inquiring about the student population and if there will be weekend and evening classes; encouraging a transparent ground floor and more public space activity for Pennsylvania Avenue; and asking for more information on public access to the building (*see attached*).

National Environmental Policy Act

As with the NHPA, GSA is responsible for leading PADC project compliance for the National Environmental Policy Act (NEPA). According to their November 1, 2019 submission letter:

“GSA has evaluated this proposal as an Automatic Categorical Exclusion (CATEX) Category P) preparation of implementation guidance and Category J) Repair and alteration projects involving, but not adversely affecting, properties listed on or eligible for the National Register of Historic Places[.]”

According to the CATEX form, the shift from museum visitors and staff to a student/staff population will have a positive impact on local transportation systems. While a slight increase in daily users is anticipated (between 2,800 and 3,200 people, up from the Newseum's 2,800 people), the mode split will increase non-auto use and remove tour bus use entirely. In addition, 120 – 140 bicycle spaces will be installed in up to 14 of the garage parking spaces.

U.S. Commission of Fine Arts

Johns Hopkins provided an information presentation at the Commission of Fine Arts (CFA) in July 2019 and returned for concept design approval at the September 19, 2019 meeting. Approval was granted, and the Commission encouraged a “more restrained treatment of the stone façade in general.” A second concept submission was approved at the November 21, 2019 meeting with the updated façade treatment and other improvements also included in this Executive Director's Report. July, September and November 2019 letters are attached to the EDR.

CONSULTATION

Pennsylvania Avenue Development Corporation

As outlined in a July 25, 1996 Memorandum of Agreement (*61 Fed. Reg. 41789*) following the sunset of the Pennsylvania Avenue Development Corporation (PADC), three federal agencies (NCPC, GSA and NPS) are responsible for the ongoing review of site development and public space projects within the PADC boundary. For private development requiring Pennsylvania Avenue Plan and/or Square Guideline amendments, GSA is responsible for leading these efforts and coordinating with NCPC and NPS. GSA staff has performed exceptionally on the project, ensuring NCPC and NPS staff have been engaged directly with Johns Hopkins on a regular basis. GSA's proposed Plan amendments were circulated among the agencies and have received staff-level concurrence. NPS has reviewed the Plan amendment and supports the proposed changes as documented in a November 26, 2019 letter to GSA (*see attachment*).

Coordinating Committee

The Coordinating Committee reviewed the proposed plans at their November 13, 2019 meeting. Without objection, the Committee forwarded the proposed comments on concept plans to the Commission with the statement that the proposal has been coordinated with all participating agencies. The District Department of the Environment (DOEE) noted that the applicant may need to meet stormwater standards for major rehabilitations. Other participating agencies included the General Services Administration (GSA); the National Park Service (NPS); District Department of Transportation (DDOT); the District Office of Planning (DCOP); the Washington Metropolitan Area Transit Authority (WMATA); and the District of Columbia State Historic Preservation Office (DC SHPO).

Pennsylvania Avenue Initiative

As part of the Pennsylvania Avenue Initiative's work, the Executive Committee is very interested in improving the special events experience and bringing activities inside buildings out to the public realm. Information regarding public programming of the theatre, use of the façade for projections, and/or other ways JHU intends to add a dynamic character to the building and engage the public through daytime, evening and weekend events will help NCPC analyze how the building will transition from the Newseum to an educational institution. Staff is excited to see this new use on the Avenue and looks forward to JHU invigorating the east end with thought-provoking public programming.

ONLINE REFERENCE

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

- Submission Package
- Plan Amendment Markup
- CATEX
- DC SHPO Section 106 Letter

Prepared by Sarah Ridgely
11/26/19

ATTACHMENTS

- Power Point Presentation
- Plan Amendment Markup
- CATEX
- DC SHPO Section 106 Letter
- Committee of 100 Letter
- Commission of Fine Arts Letters
- National Park Service Letter

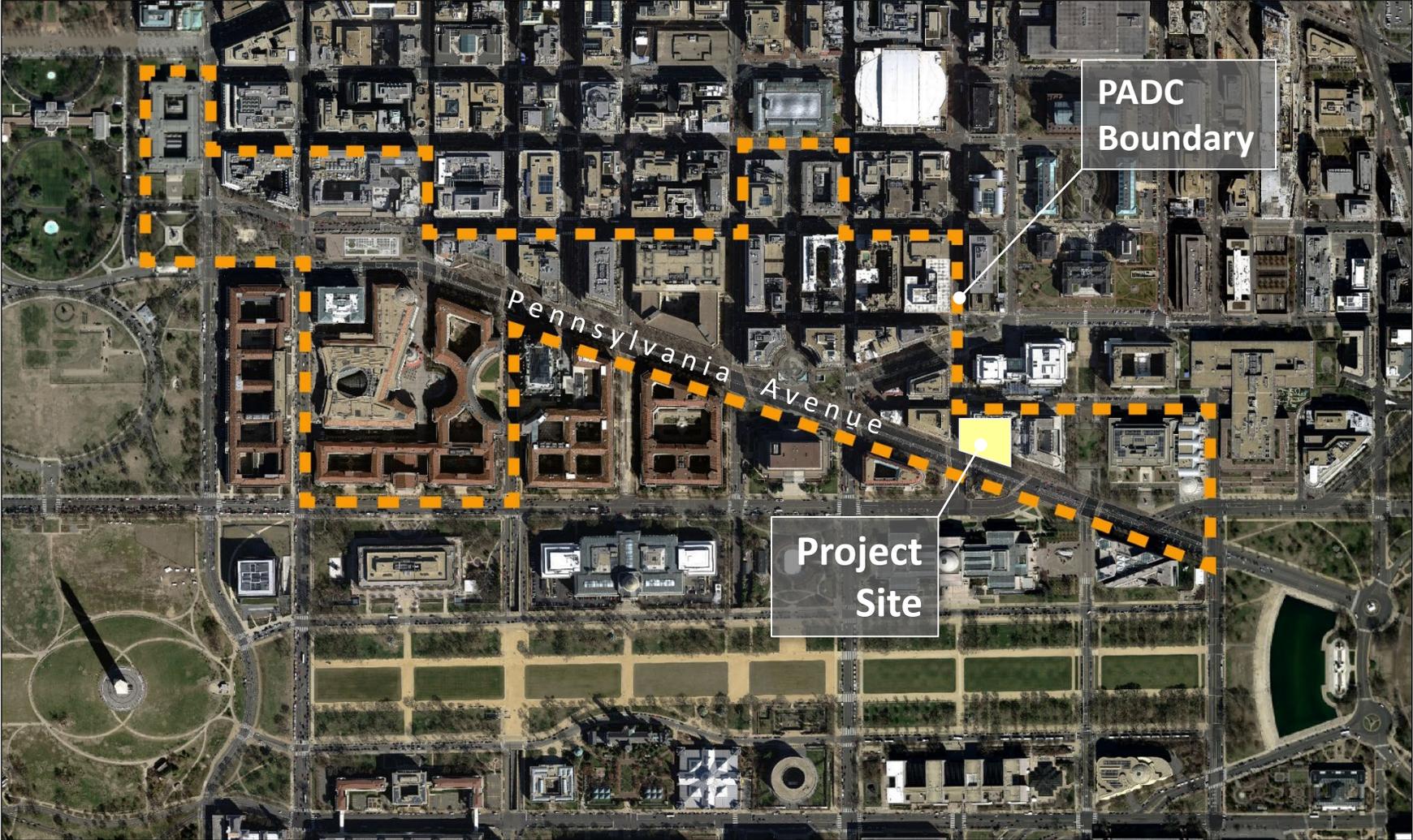
Amendments to the 1974 Pennsylvania Avenue Plan for Square 491

555 Pennsylvania Avenue, NW, Washington DC

Approval of Concept Site Development Plans and PADC Plan Amendments

General Services Administration (on behalf of Johns Hopkins University)

Site Location



Location Map

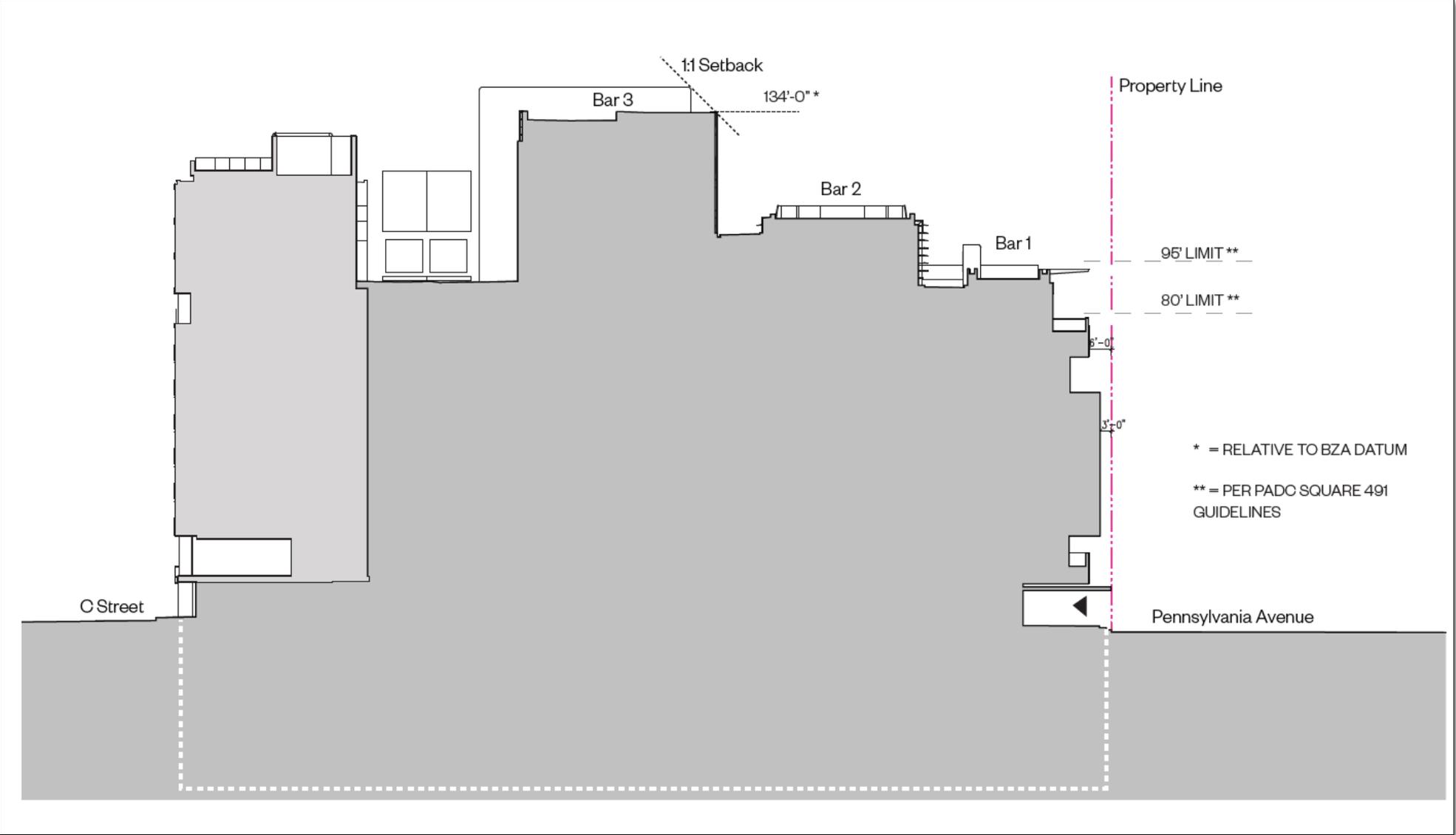
Existing Conditions



Existing Conditions



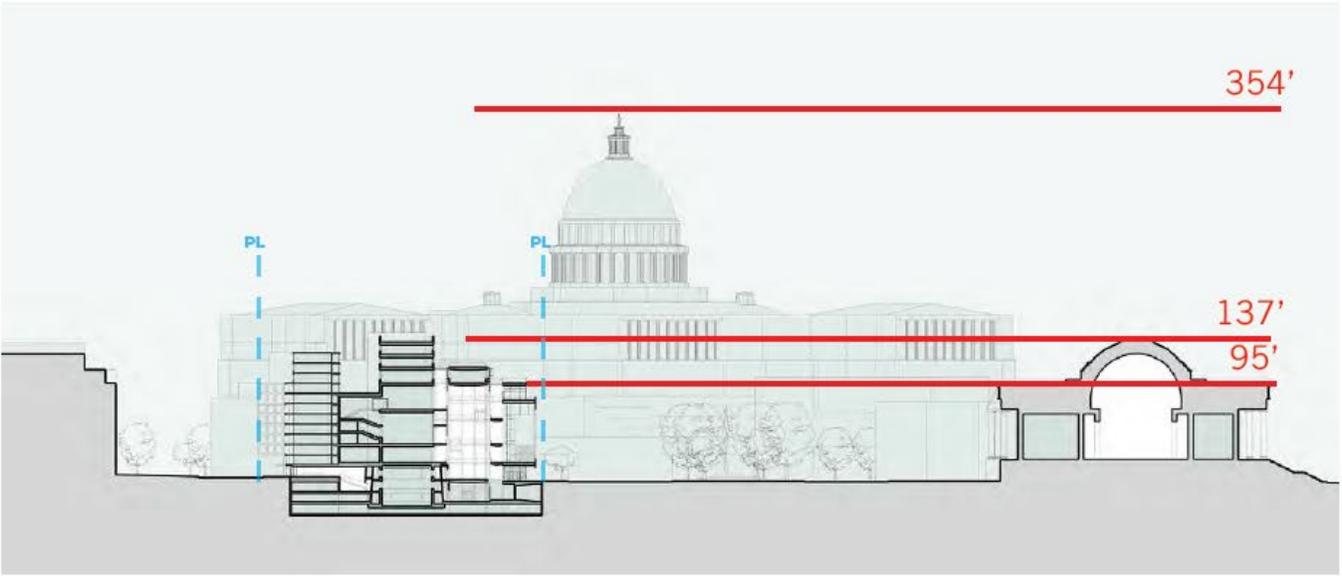
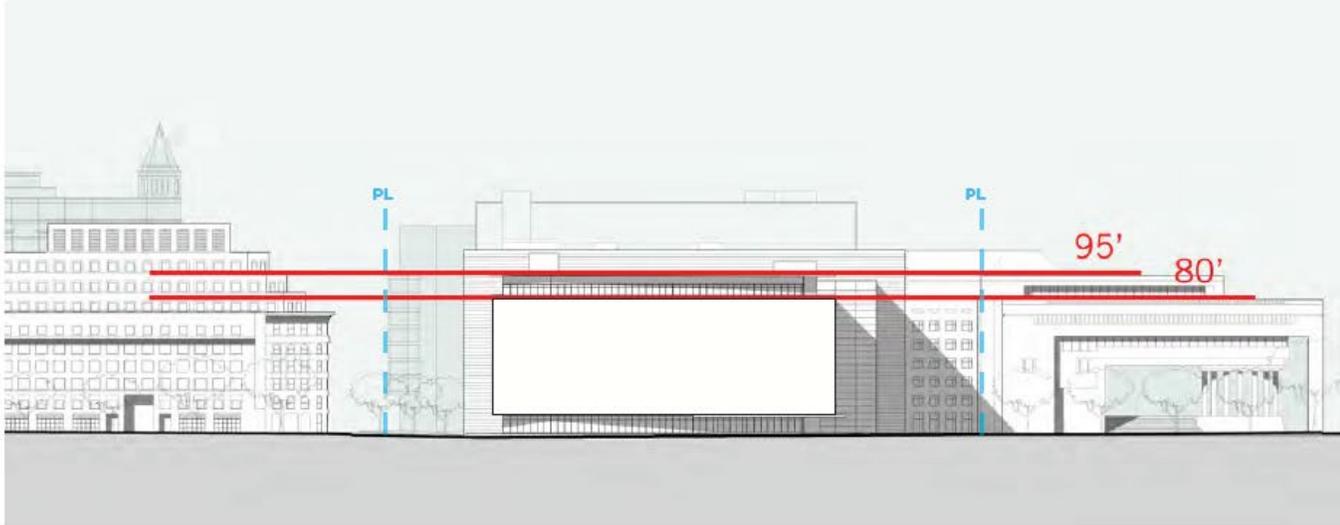
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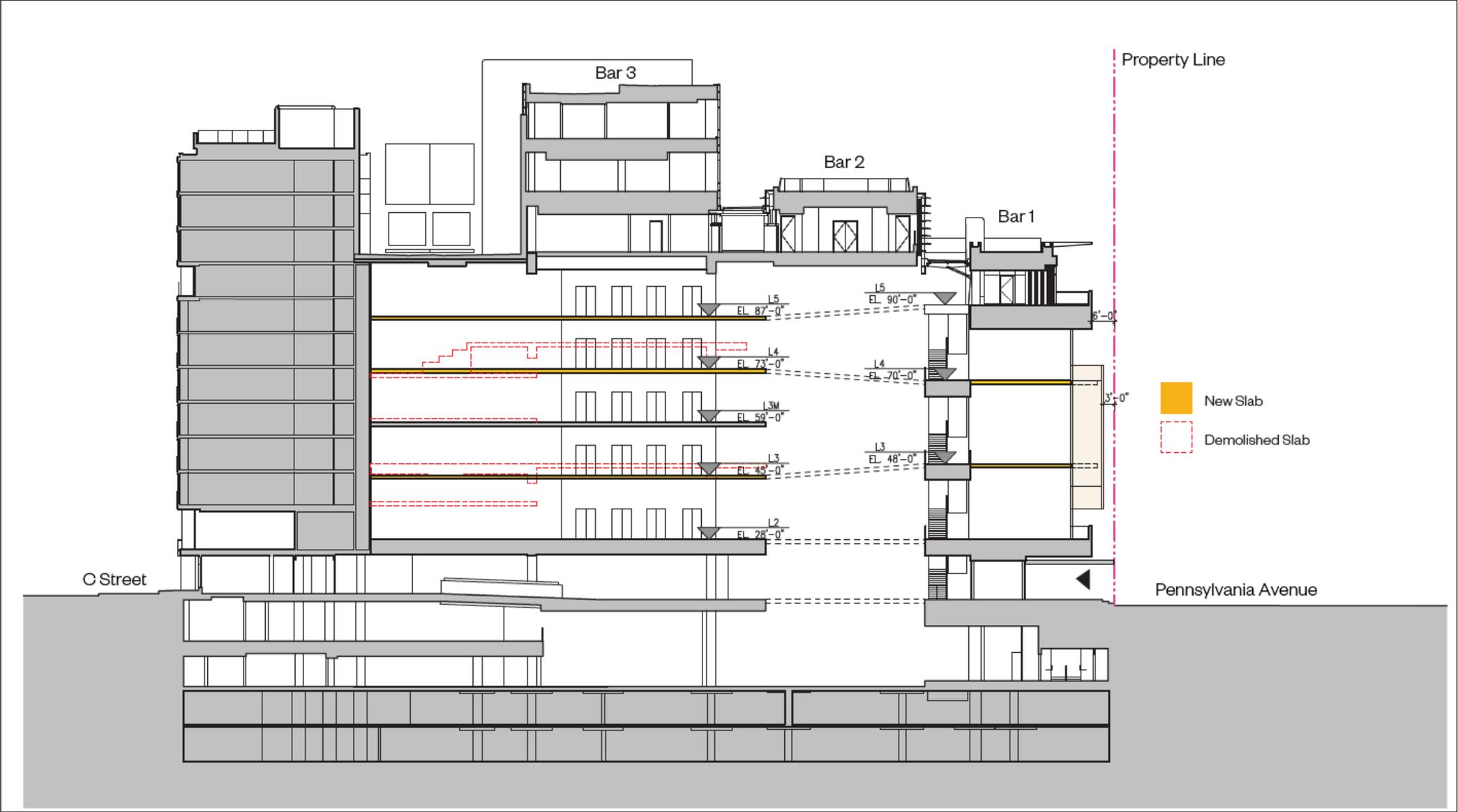
Building / Streetscape Relationship



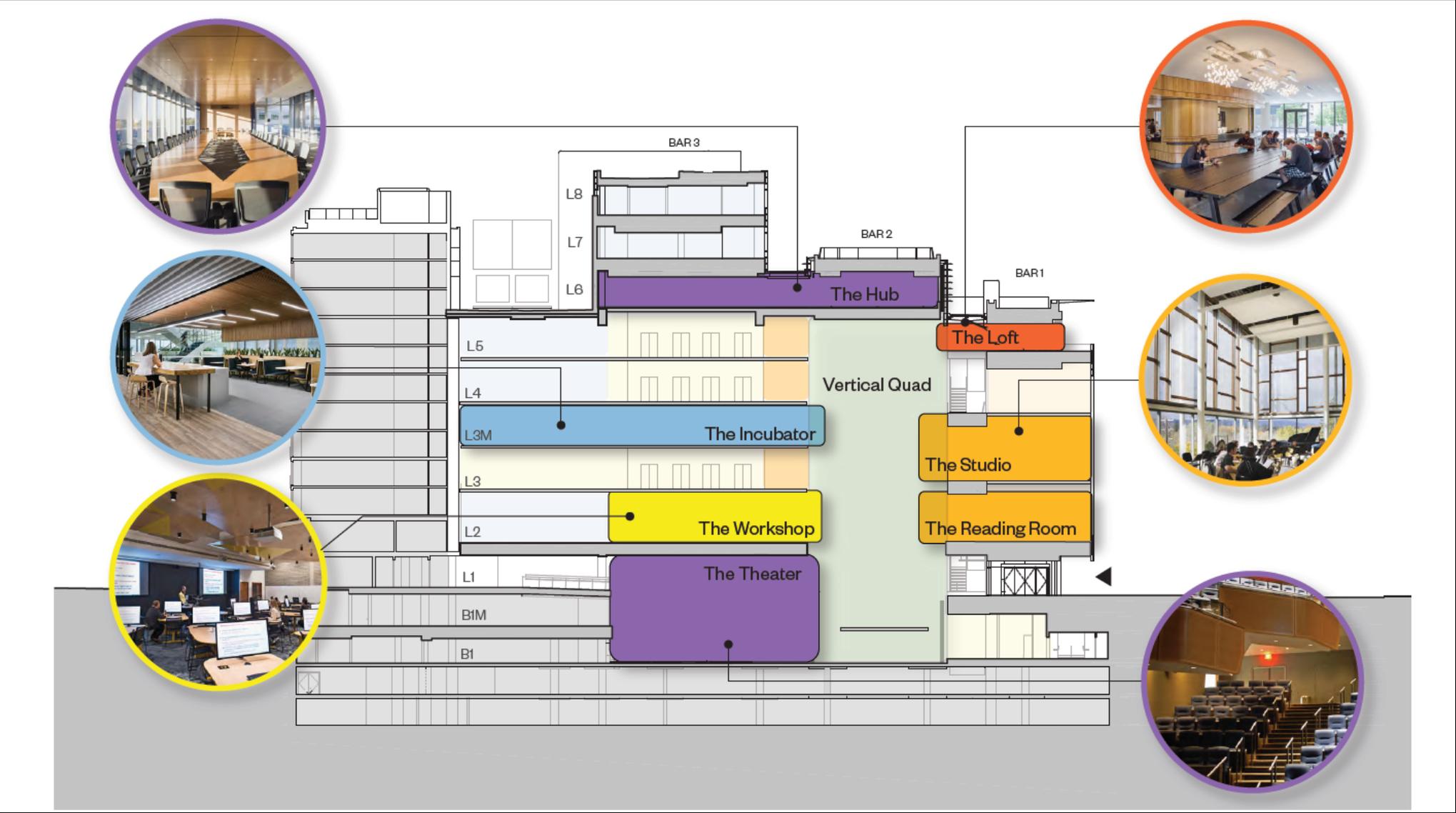
Building / Building Relationship



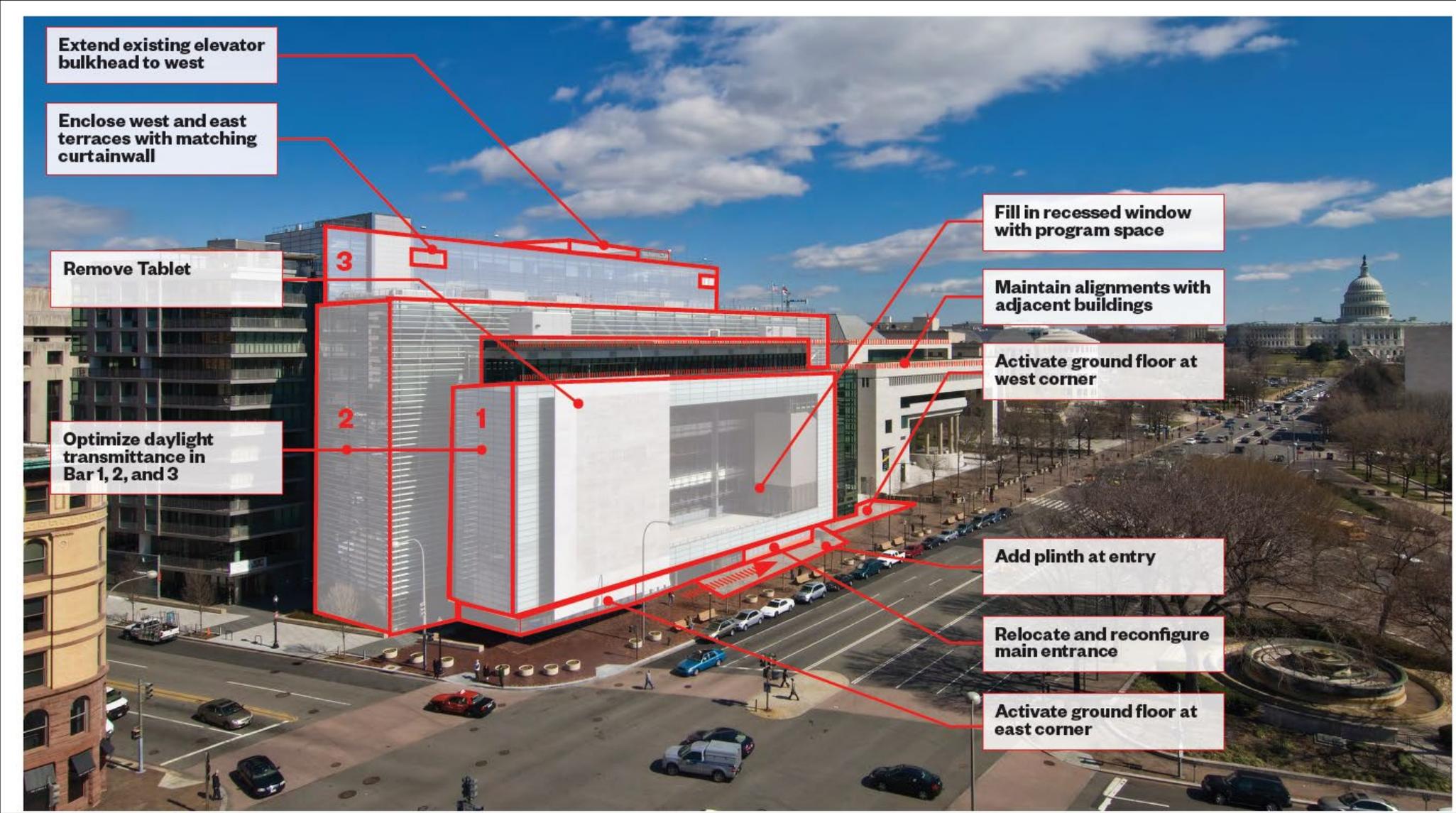
Interior Expansion



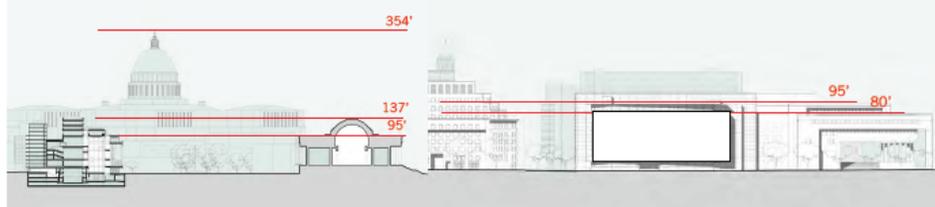
Interior Expansion



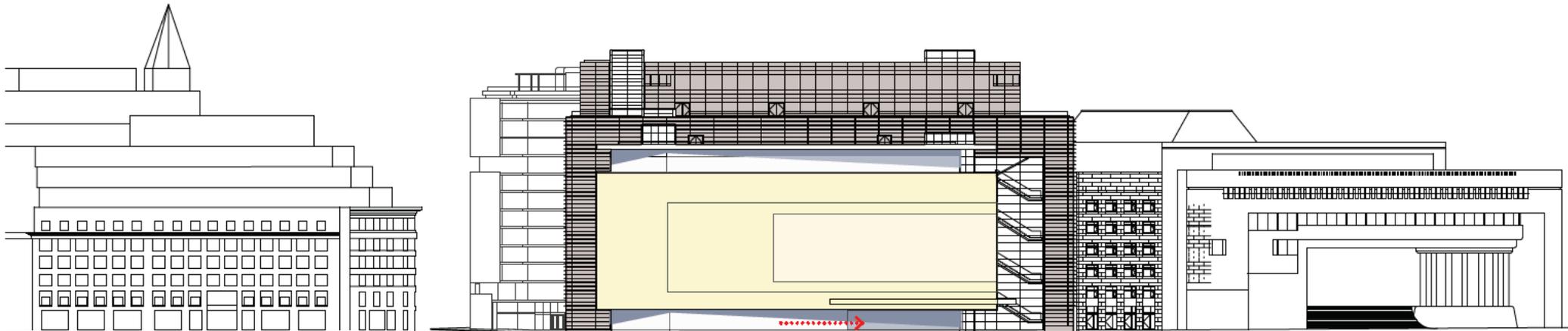
Building Facade



Building Façade – Design Principles



- Include compositional component(s) to express monumentality, provide compositional balance and modulate scale along Pennsylvania Avenue.
- Relocate entry eastward to enhance existing mid-block plaza.
- Establish JHU identity through materiality, scale and entry portal.
- Provide approximately 50% more stone surface without penalty to daylight access & views.
- Optimize daylight, shading and views for interior spaces.
- Maintain facade alignments with Canadian Embassy and National Gallery with optimized views towards U. S. Capitol.



Building Façade



Building Façade Relationships



Building Façade – from the National Gallery of Art



Building Façade – from 4th Street / National Mall



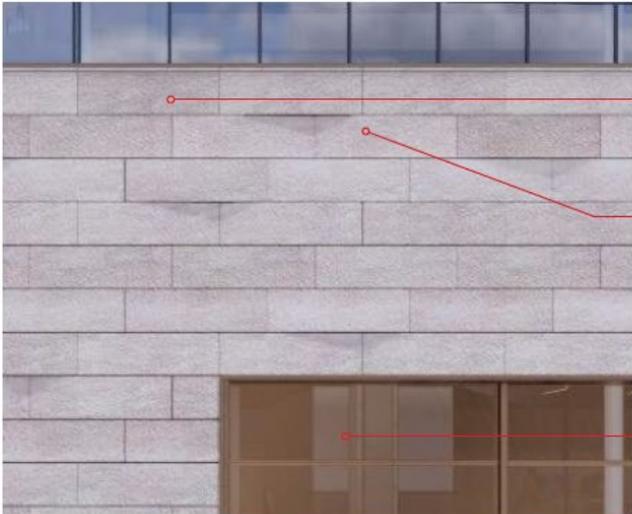
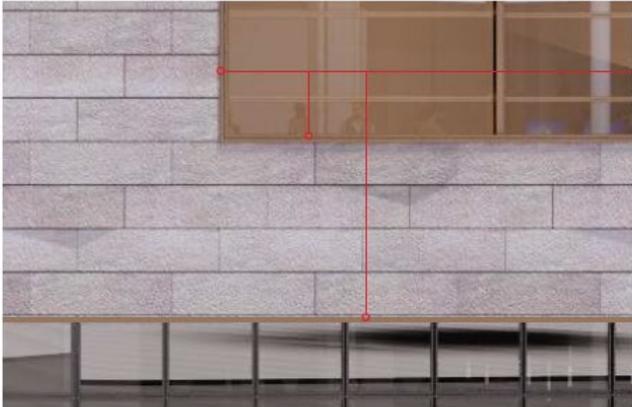
Building Façade – from 4th Street and Pennsylvania Avenue



Building Façade – Materials Palette



Building Façade – Stone Details

Stone Corner Condition	Stone Field Condition	
		<p>Textured Stone Wall</p> <ul style="list-style-type: none">• Typical stone size 1'-10"x6'-0" with max. 3/8" joint• Stone staggers 1/3• Randomized "Chevron" Panels with 2" tapered profile• Stone panel finish: lightly honed
		<p>Wall System 1 (WS-1) Refer to Glass Box slide for description</p> <p>Dimensional Bronze colored painted aluminum metal element</p> <ul style="list-style-type: none">• Nominal 1" thick at coping, vertical stone interface and soffits typical

Stone Facade Random Horizontal Chevron Indent

Building Façade – Wall Systems



Wall System 1 (WS-1)

- Panelized curtainwall units made up of low iron insulated glass units with outer laminated lite with integral copper mesh fabric. Glass is conventionally glazed to custom profile aluminum mullions with extended extruded vertical fin and structurally glazed at horizontals. Face of glass is offset in plan. Panels are dead-loaded to Level 2 and laterally tied back at new and existing floor slabs.

Wall System 2 (WS-2) (aka "Glass Box")

- Panelized curtain wall unit made up of low iron insulated glass units with high transparency low E coating, 4 sided structurally glazed to curtain profile aluminum framing.

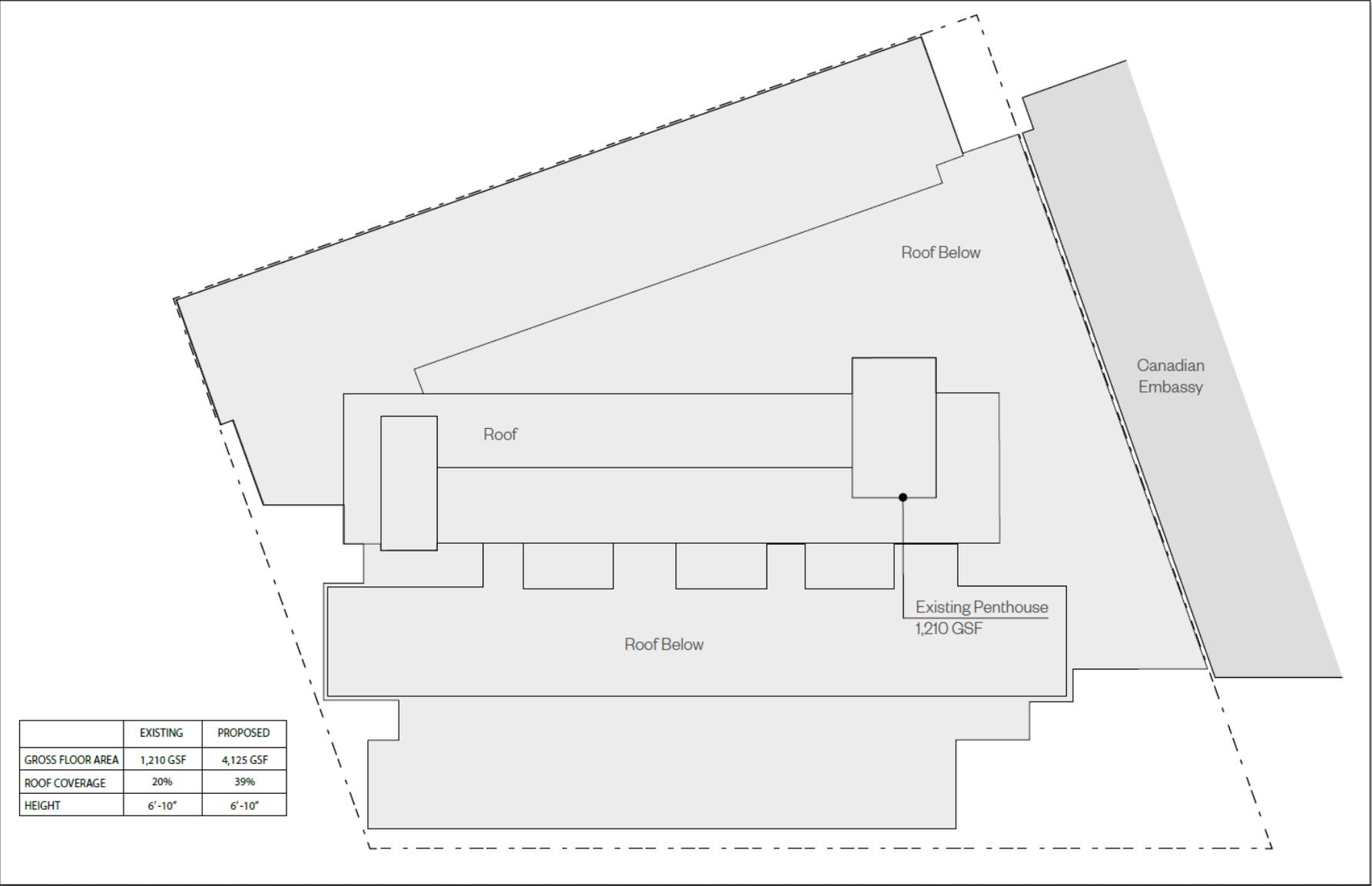


Wall System 2A (WS-2A)

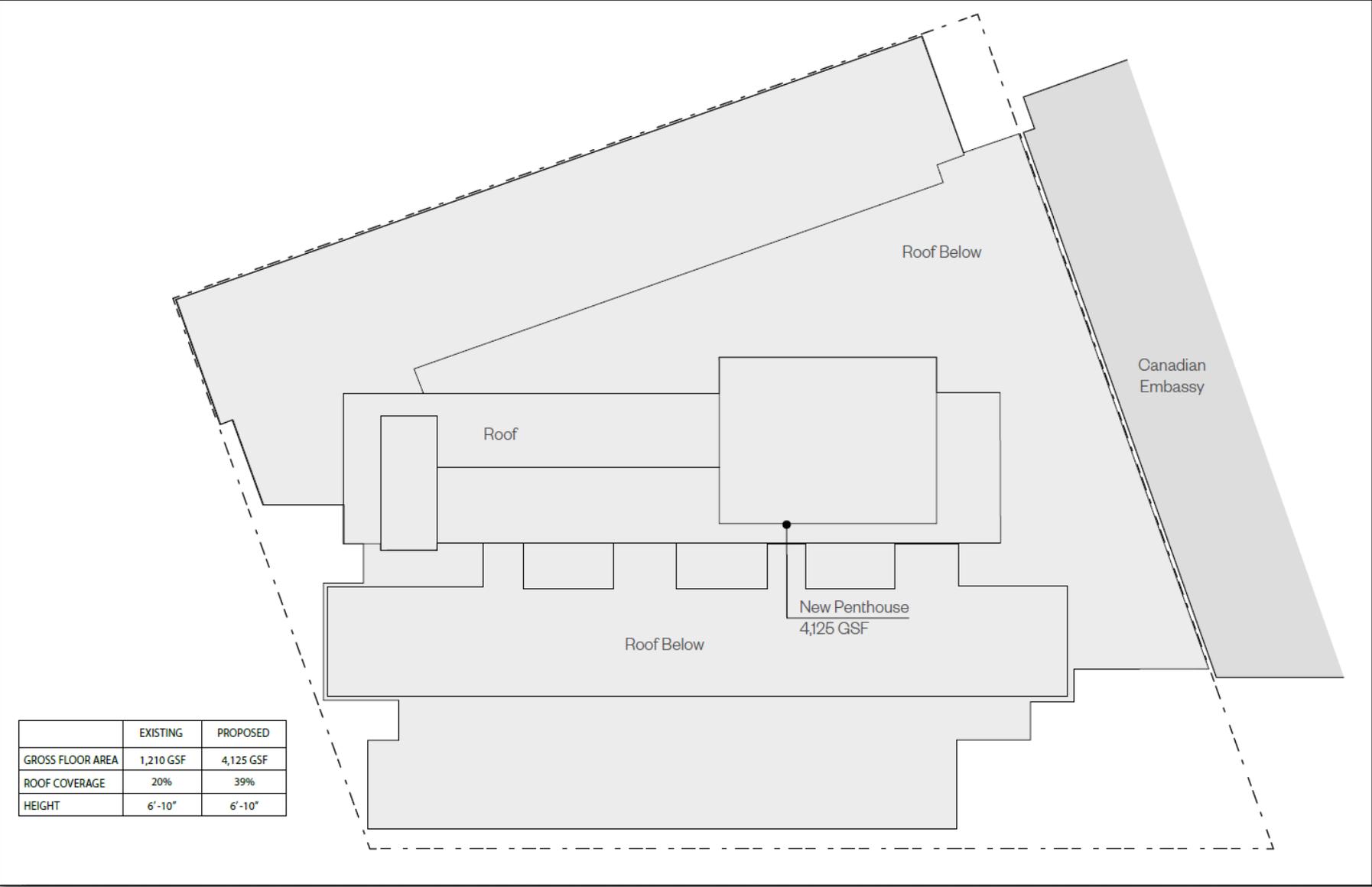
- Laminated glass solar shades/louvers structurally glazed to custom aluminum brackets attached to custom profile aluminum framing and supported back to WS-2. Solar shades/louvers to be approximately 1/2" laminated glass units with copper mesh interlayer

Metal Coping

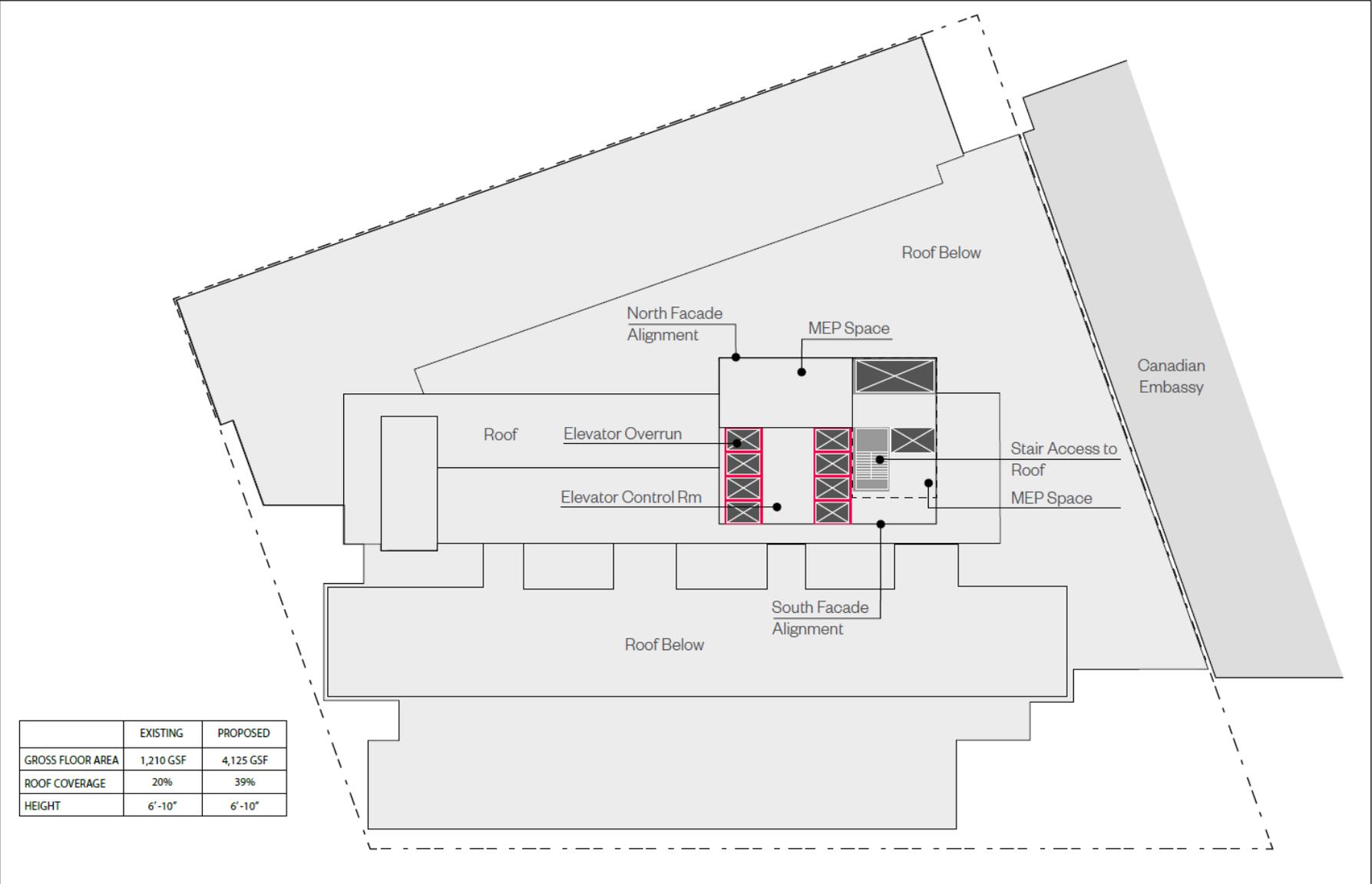
Roof Structure - Existing



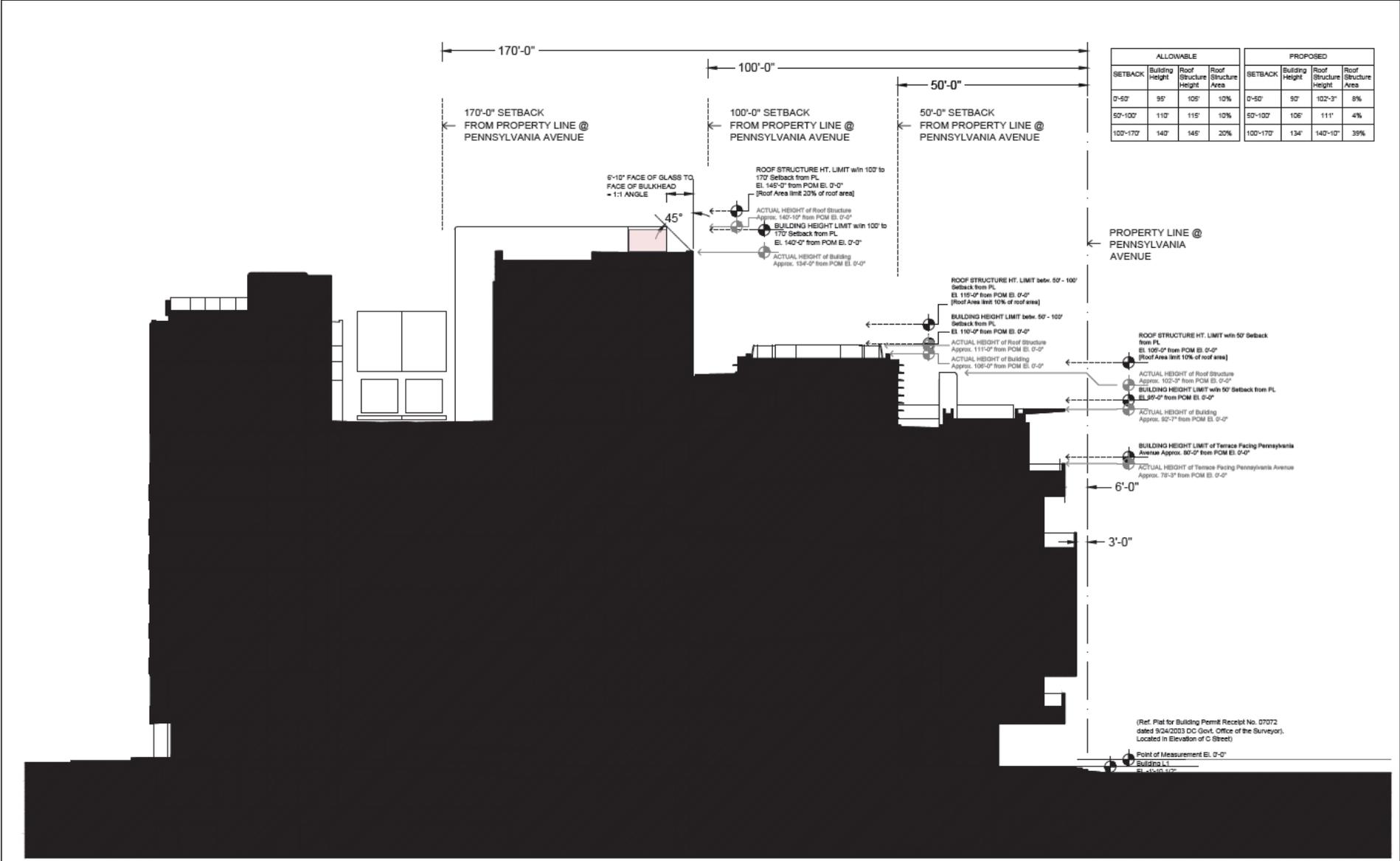
Roof Structure - Proposed



Roof Structure - Proposed



Roof Structure - Proposed



Ground Floor Program

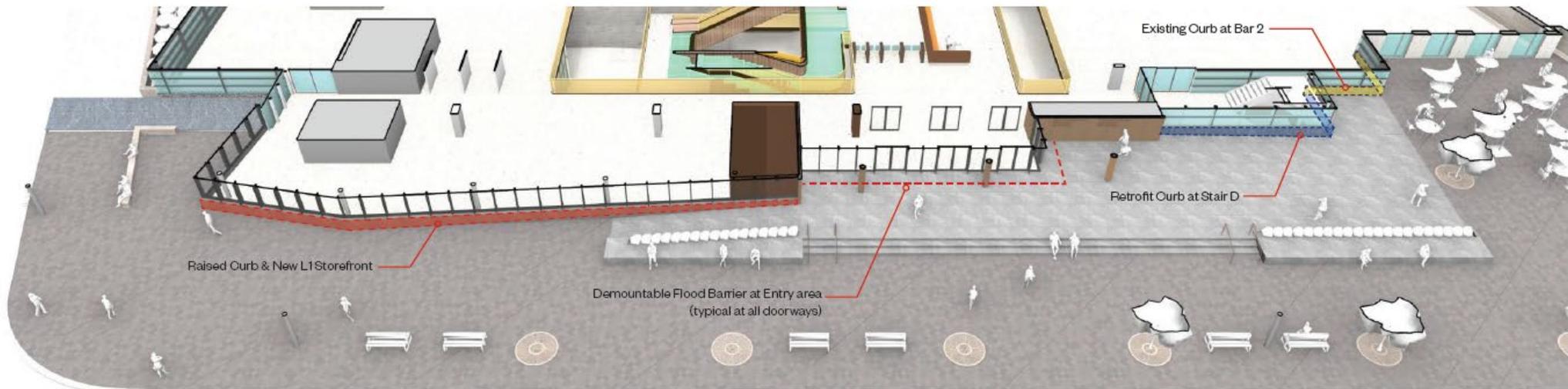


Level 1 Plan Diagram

Ground Floor / Streetscape Site Plan



Ground Floor / Streetscape Site Plan



Building Entrance – Precedent Work



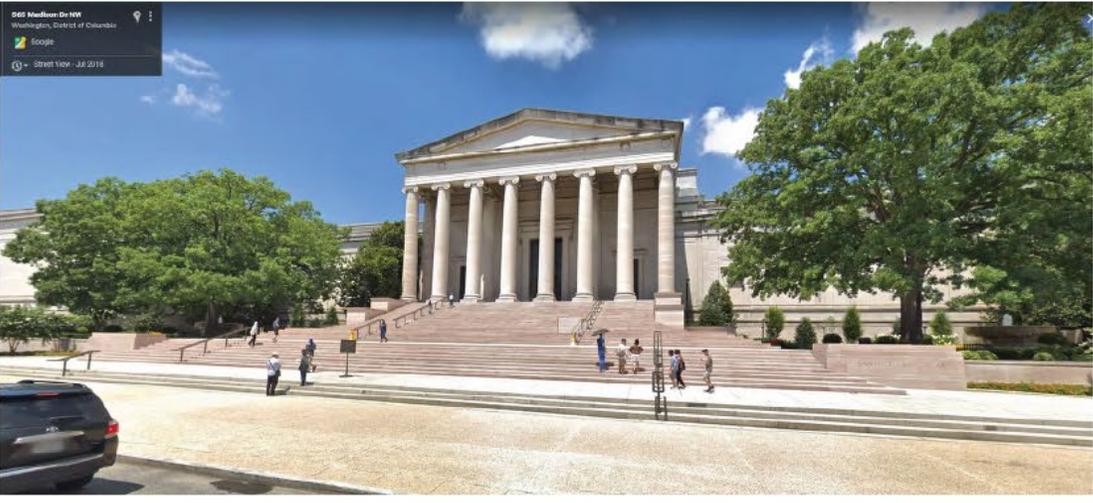
Smithsonian National Museum of Natural Wonders



National Gallery of Art, East Building



Andrew Mellon Auditorium



National Gallery of Art

Entry Vestibule and Streetscape



- Portion of Demountable Flood Barrier at Vestibule. Designed to meet el. 13'-0" min.
- Curb to be added to base of Curtainwall at 'Stair D' to meet height to el. 13'-0" min. (100 Yr. Flood)

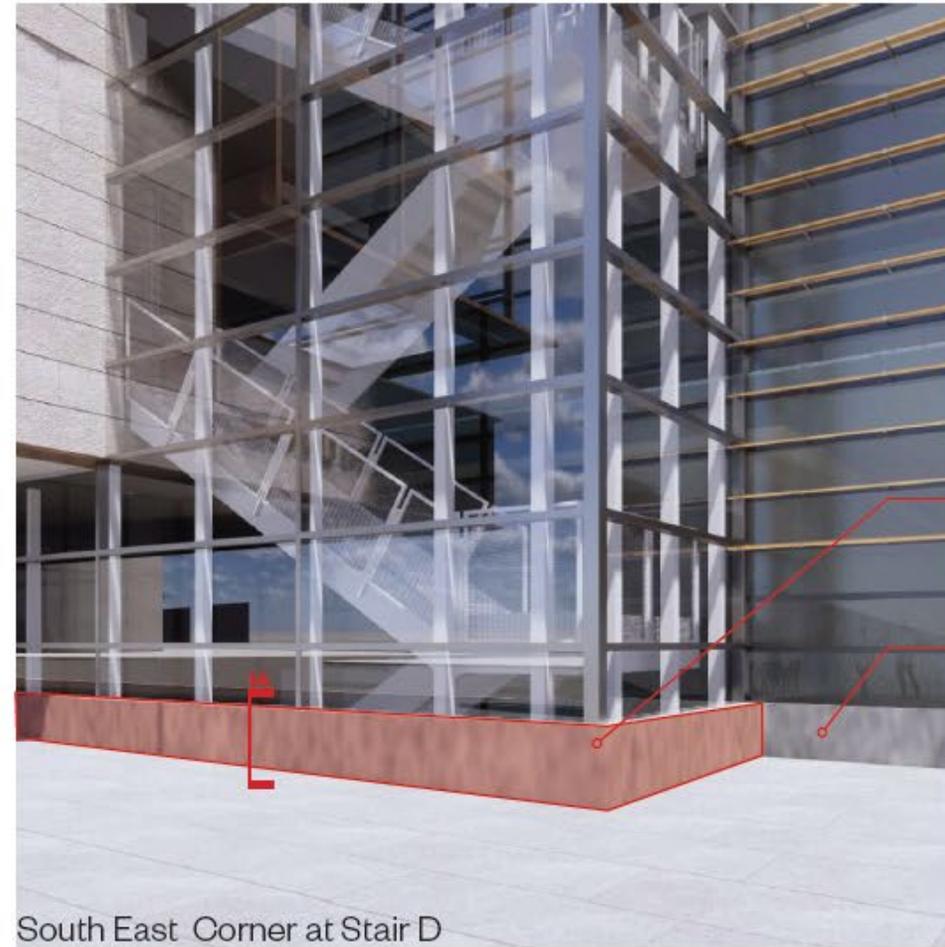
Ground Floor Perspective - Entry Vestibule



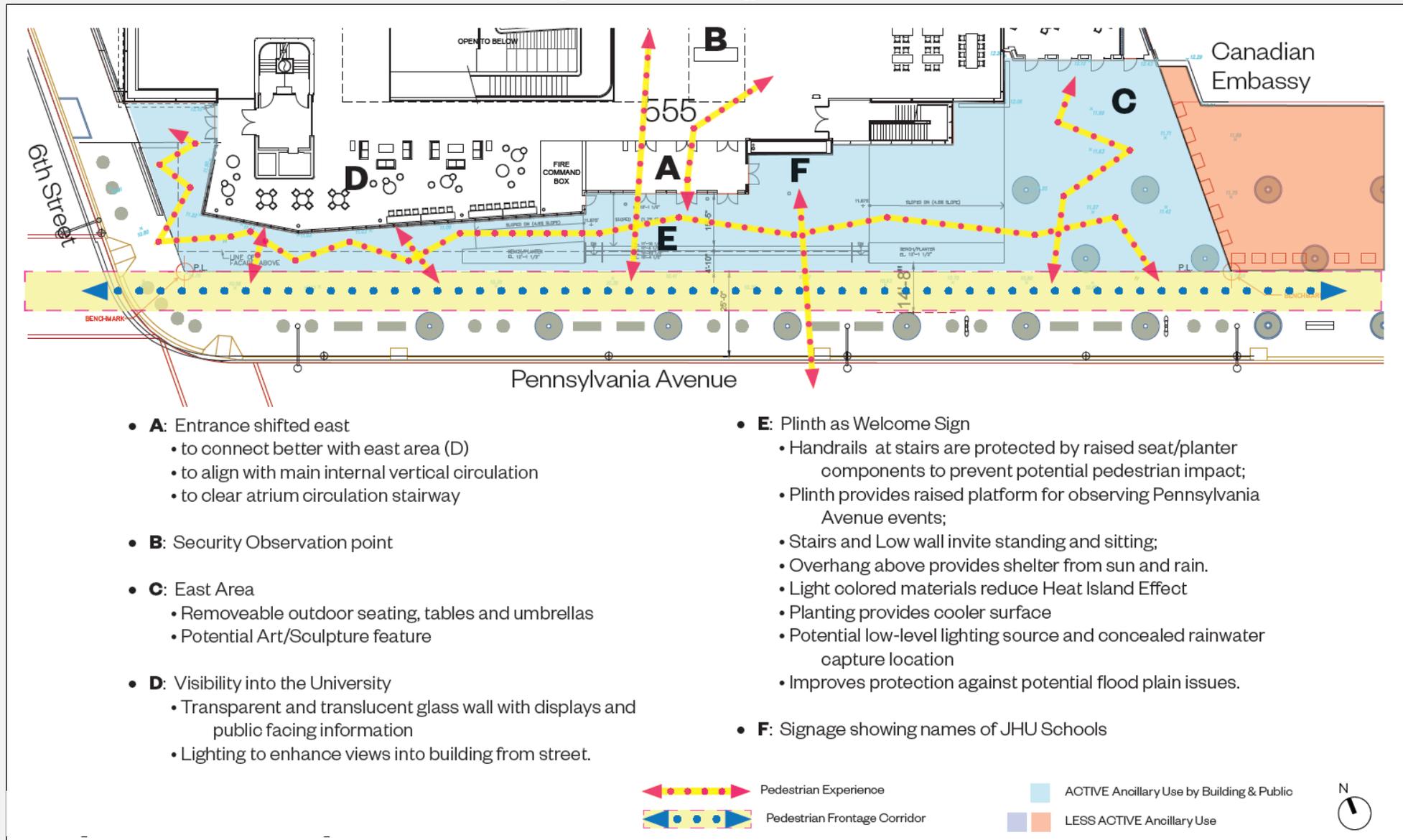
- New Ground Floor Storefront
- Line of Increased Curb Height to el. 13'-0" min. (100 Yr. Flood)
- Line of Existing Curb

Ground Floor Perspective - West

Ground Level Storefront and Floodplain Mitigation



Ground Floor / Streetscape Program



- **A:** Entrance shifted east
 - to connect better with east area (D)
 - to align with main internal vertical circulation
 - to clear atrium circulation stairway
- **B:** Security Observation point
- **C:** East Area
 - Removeable outdoor seating, tables and umbrellas
 - Potential Art/Sculpture feature
- **D:** Visibility into the University
 - Transparent and translucent glass wall with displays and public facing information
 - Lighting to enhance views into building from street.

- **E:** Plinth as Welcome Sign
 - Handrails at stairs are protected by raised seat/planter components to prevent potential pedestrian impact;
 - Plinth provides raised platform for observing Pennsylvania Avenue events;
 - Stairs and Low wall invite standing and sitting;
 - Overhang above provides shelter from sun and rain.
 - Light colored materials reduce Heat Island Effect
 - Planting provides cooler surface
 - Potential low-level lighting source and concealed rainwater capture location
 - Improves protection against potential flood plain issues.
- **F:** Signage showing names of JHU Schools

Avenue Streetscape and Pedestrian Experience (looking west)



Avenue Streetscape and Pedestrian Experience (looking northwest)



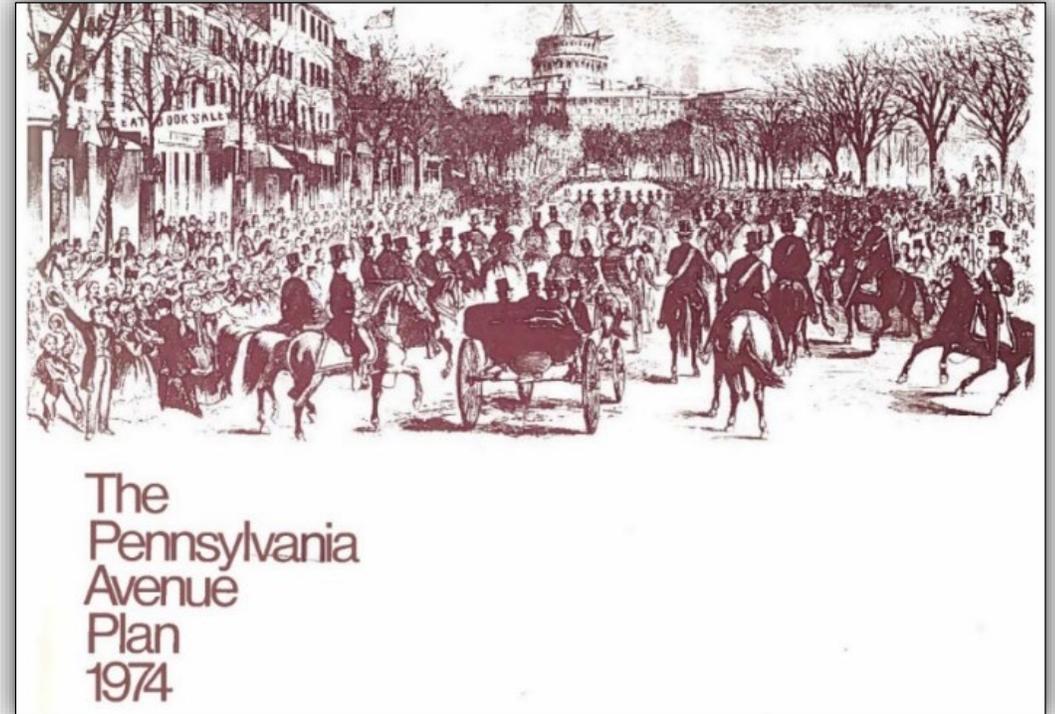
Avenue Streetscape and Pedestrian Experience (looking east)



PADC Plan Amendments

Key Changes:

- Shift land use from museum to educational / institutional
- Increase interior space from 410,000 gsf to 465,000 gsf
- Language simplification to align with other Plan sections
- Markup attached



Pennsylvania Avenue Plan
Section III - Block by Block Description of the Development Plan
Square 491

The text below reflects the ~~current~~ proposed amendments to the language of the current Pennsylvania Avenue Plan for Square 491, ~~as approved by the National Capital Planning Commission (“NCPC”) on January 2, 2003, pursuant to NCPC File No. 6306.491.~~

SQUARE 491

~~Existing~~ Initial Conditions (1974 Pennsylvania Avenue Plan, eighth printing): 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~~ Current Conditions (As of September #, 2019): ~~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, The eastern side of this block contains the Canadian Embassy, which was constructed in 1989. The western side of the block is improved with a mixed-use development that contains museum, residential, and retail uses. The mixed-use development was constructed in 2006 as part of a purpose-built project for the Newseum, a museum dedicated to the promotion of free expression and the First Amendment to the United States Constitution. The Newseum, along with its associated retail space, offices for the Freedom Forum and a residential apartment offices, makes up the majority of the mixed-use development and is located along Pennsylvania Avenue. The residential component on of the mixed-use development is located along the C Street side of the block.~~

Proposed Development (Amended September #, 2019): Under the plan, uses on the block would include office space for the Canadian Embassy; institutional, including educational and associated office, exhibit, function, and amenity/service space; residential; and retail.

~~Special attention will be directed to relating to the design of the new building to the adjacent Canadian Embassy. Development of~~ Development on the new building block 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 building~~ façade on the western portion of the ~~new~~

~~building block~~ may extend into the setback area established by the Canadian Embassy to the property line ~~at the street. The new building along Pennsylvania Avenue and C Street,~~ but must provide an appropriate transition from the wider setback ~~of the Canadian Embassy~~ 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. The height of development on the western portion of the block shall also transition in response to the building lines of the Canadian Embassy, and in response to Pennsylvania Avenue and C Street.~~ 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 a total of approximately ###,### square feet of development, with approximately ###,### square feet devoted to the Canadian Embassy, approximately 305,000 square feet of institutional, approximately 147,500 square feet of residential space totaling, and approximately 595,000 12,500 square feet above grade of retail space.

Document comparison by Workshare 9.5 on Thursday, October 03, 2019 7:06:18 PM

Input:	
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Description	#70289250v1<Active> - Sq_491_PADC_Plan_January_2003
Document 2 ID	interwovenSite://HKDMS/Active/70289266/3
Description	#70289266v3<Active> - Sq_491_PADC_Plan_Amendments_Proposed_Sept_2019
Rendering set	standard

Legend:	
Insertion	
Deletion	
Moved from	
Moved to	
Style change	
Format change	
Moved deletion	
Inserted cell	
Deleted cell	
Moved cell	
Split/Merged cell	
Padding cell	

Statistics:	
	Count
Insertions	28
Deletions	24
Moved from	1
Moved to	1
Style change	0
Format changed	0
Total changes	54

Section I – Project Information

From Mitch Bonanno	Lease No. N/A
Title Chief Real Estate Officer	Project No. N/A
Date 10/28/2019	Agency Johns Hopkins University and Medicine

Section II – Site Information

Building Name Newseum	Size (SF) <i>indicate GSF or RSF</i> 410,000 GSF	Floodplain 500-Year
Building # N/A	Built Date 2008	Critical Action Letter * N/A
Street Address 555 Pennsylvania Ave NW	# Personnel ~530-650 proposed	Critical Action * No
City Washington	# Parking Spaces 169 existing	Floodplain Justification Yes
State DC	Zip Code 20001	Type of Space (office, lab, etc.) Institutional/educational
		RHPO Notification Yes

* Critical Action Letter required within the 500-yr floodplain. "Critical Action" is any activity for which even a slight chance of flooding would be too great a risk.

Section III – Action Description

(e.g., new lease for 5 years with an option for a 5-year succeeding lease, and relate to the category selected below)

Proposed amendments to the Pennsylvania Ave. Plan for Square 491. The proposed amendments to the Plan primarily address adding institutional (educational) use to the allowed uses in Square 491 and increasing the prescribed development potential for alterations to the current building from 410,000 gross square feet to 465,000 gross square feet.

GSA has determined that the proposed amendments to the Plan--as they reflect and would permit the proposed architectural alteration of the current building for university use--do not adversely affect the character or significance of the Pennsylvania Avenue National Historic Site, nor of any individual historic buildings and their settings within or near the National Historic Site. Further, GSA has determined that the proposed amendments do not adversely affect Pennsylvania Avenue or any other element of the historic Plan of the City of Washington.

The approximate number of students assigned to the site will range from 2,600 to 3,000. The approximate number of teachers and staff will range from 530 to 650. Between 2,800 and 3,200 people will travel to the site on an average day. Approximately 2,800 people currently travel to the Newseum on an average day. Projected travel mode splits are 86% non-auto, 10% driving, and 4% ride-hailing/taxi. Current mode splits for the Newseum are 76% non-auto, 14% tour bus, 6% driving, and 4% ride-hailing/taxi.

Approximately 120 to 140 bicycle parking spaces will be provided. Up to 14 vehicular parking spaces will be removed and re-purposed as space for bicycle parking. No motor-coach activity is anticipated as part of regular daily operations.

<input checked="" type="checkbox"/> Supplemental Documentation Attached? <i>(e.g., site map, floodplain map, additional project details)</i>	Description: Floodplain Map
-------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------

Section IV – Types of Action

Based on the definitions provided in Section VI, this action qualifies for an automatic categorical exclusion (CATEX) as selected below. As such, it is excluded from the requirements to prepare an EA or an EIS, pursuant to paragraph 5.3 of the PBS NEPA Desk Guide (October 1999).

Please select the categories that best apply to the action described in Section III.

<input type="checkbox"/> a	<input type="checkbox"/> e	<input type="checkbox"/> i	<input type="checkbox"/> m	<input type="checkbox"/> q	<input type="checkbox"/> u
<input type="checkbox"/> b	<input type="checkbox"/> f	<input checked="" type="checkbox"/> j	<input type="checkbox"/> n	<input type="checkbox"/> r	<input type="checkbox"/> v
<input type="checkbox"/> c	<input type="checkbox"/> g	<input type="checkbox"/> k	<input type="checkbox"/> o	<input type="checkbox"/> s	
<input type="checkbox"/> d	<input type="checkbox"/> h	<input type="checkbox"/> l	<input checked="" type="checkbox"/> p	<input type="checkbox"/> t	

Section V – Approval

Project Representative (<i>Print Name</i>) Mitch Bonanno		Environmental Protection (<i>Print Name</i>) Marc Poling	
Signature Mitch Bonanno	Date 11/1/2019	Signature MARC POLING	Date
Digitally signed by Mitch Bonanno Date: 2019.11.01 15:09:29 -04'00'		Digitally signed by MARC POLING Date: 2019.11.01 17:00:22 -04'00'	

Section VI – Category Descriptions

Pursuant to paragraph 5.3 of the PBS NEPA Desk Guide (October 1999) the following are automatic CATEXs and require no checklist:

- (a) Outleases, licenses, and other arrangements for non-federal use of space in existing Federal office buildings, where such use is consistent with local planning and zoning, where Section 106 of the NHPA is complied with where applicable; and there is no evidence of community controversy or unresolved environmental issues.
- (b) Acquisition of space within an existing structure, either by purchase or lease, where no change in the general type of use and only minimal change from previous occupancy level is proposed (previous occupant need not have been a Federal tenant).
- (c) Relocation of employees into existing Federally controlled space that does not involve a substantial change in the number of employees or motor vehicles.
- (d) Reductions in force or other personnel, administrative, or ministerial actions, including bargaining with employee unions and managing routine activities normally conducted to protect or maintain GSA-controlled properties (e.g., security and custodial services).
- (e) Lease extensions, renewals, or succeeding leases.
- (f) Outlease or license of government-controlled space, or sublease of government-leased space to a non-Federal tenant when the use will remain substantially the same.
- (g) Acquisition of land or easements that result in no immediate change in use and where subsequent compliance with NEPA and other applicable laws and regulations will take place as needed.
- (h) Site characterization studies and environmental monitoring, including siting, construction, operation, and dismantling or closing of characterization and monitoring devices. Such activities include, but are not limited to the following:
 - Site characterization and environmental monitoring activities under the Resource Conservation and Recovery Act (RCRA) and the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)
 - Geological, geophysical, geochemical, and engineering surveys and mapping, including the establishment of survey marks
 - Installation and operation of field instruments, such as stream-gauging stations or flow-measuring devices, telemetry systems, geochemical monitoring tools, and geophysical exploration tools
 - Drilling of wells for sampling or monitoring of groundwater, well logging, and installation of water-level recording devices in wells
 - Aquifer response testing
 - Installation and operation of ambient air monitoring equipment
 - Sampling and characterization of water, soil rock, or contaminants
 - Sampling and characterization of water effluents, air emissions, or solid waste streams;
 - Sampling of flora or fauna
 - Historic property identification and evaluation studies in compliance with the National Historic Preservation Act (NHPA)
- (i) Administrative actions such as procurement of consultant services for appraisal or environmental analysis.
- (j) Repair and alteration projects involving, but not adversely affecting, properties listed on or eligible for the National Register of Historic Places, when there is no evidence of community controversy or other environmental issues. The process required by Section 106 of the NHPA must be followed; see ADM 1020.2.
- (k) Other repair and alteration projects where:
 - No toxic or hazardous substances are involved with the project or exist in or on the property where the project takes place;
 - No properties listed on or eligible for the National Register of Historic Places are involved;
 - The building footprint or envelope will not be increased;
 - There is no evidence of community controversy; and
 - There is no evidence of other unresolved environmental issues.
- (l) Repairs and alterations or modernization conducted in accordance with applicable plans, such as Facility Master Plans, where such plans have been reviewed under NEPA and there is no evidence of community controversy or unresolved environmental issues. The process required by Section 106 of the NHPA must be followed; see ADM 1020.2.
- (m) Repair to or replacement in kind of equipment or components in GSA-controlled facilities without change in location, e.g. HVAC, electrical distribution systems, windows, doors or roof where there is no evidence of unresolved environmental issues.
- (n) Facility maintenance, custodial, and groundskeeping activities not involving environmentally sensitive areas (such as eroded areas, wetlands, cultural sites, etc.), including window washing, lawn mowing, trash collecting, and snow removal.
- (o) Procurement contracts for professional services and supplies not addressed elsewhere here.
- (p) Preparation of implementation guidance.
- (q) Studies that involve no commitment of resources other than manpower and funding.
- (r) Assisting Federal agencies in public utilities management (excluding communications), negotiating for public utility services on behalf of Federal agencies, and providing expert testimony before public utility regulatory bodies.
- (s) Federal real property utilization surveys in accordance with Executive Order 12348.
- (t) Real property inspections for compliance with deed restrictions.
- (u) Administrative action by GSA to remove clouds on titles.
- (v) Disposal of real property required by public law wherein Congress has specifically exempted the action from the requirements of NEPA.

National Flood Hazard Layer FIRMette



38°53'49.27"N



USGS The National Map: Orthoimagery. Data refreshed April, 2019. 0 250 500 1,000 1,500 2,000 Feet 1:6,000 38°53'21.27"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| | | Area of Undetermined Flood Hazard Zone D |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | 17.5 |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |
| | | The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location. |



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/28/2019 at 5:57:16 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

77°0'50.95"W

GOVERNMENT OF THE DISTRICT OF COLUMBIA
STATE HISTORIC PRESERVATION OFFICER



November 7, 2019

Ms. Nancy Witherell
Regional Historic Preservation Officer
U.S. General Services Administration
301 7th Street, NW, Room 4004
Washington, DC 20407

RE: Section 106 Review: Johns Hopkins Rehabilitation of Former Newseum Building at 555 Pennsylvania Avenue, NW and Associated PADC Square Guideline Amendments (Parcel B; Square 491)

Dear Ms. Witherell:

Thank you for consulting with the District of Columbia State Historic Preservation Officer (SHPO) regarding the above-referenced undertaking. We have reviewed the submitted materials and are writing to provide comments regarding effects on historic properties in accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800.

We understand that the U.S. General Services Administration (GSA) proposes amendments to Pennsylvania Avenue Development Corporation (PADC) Square Guidelines in order to allow Johns Hopkins University to rehabilitate the former Newseum Building at 555 Pennsylvania Avenue, NW.

As indicated in the project submission, the building itself is not historically significant but it is located within the Pennsylvania Avenue National Historic Site and along one of the most prominent view corridors identified in the Plan of the City of Washington (aka L'Enfant Plan) – namely Pennsylvania Avenue, NW.

With these facts in mind, we have considered the alterations that Johns Hopkins proposes, and which the amendments will allow, and we concur with GSA's determination that these actions will have "no adverse effect" on historic properties because the height of the existing building will not change; the proposed increase in square footage will result from infill of the existing atrium rather than any outward expansion; architectural refinements will be relatively limited and involve compatible materials; and because the obvious change from museum to educational use is unlikely to result in any direct or indirect effects that might diminish the integrity of the surrounding historic district.

If you should have any questions or comments regarding this matter, please contact me at andrew.lewis@dc.gov or 202-442-8841. Otherwise, thank you for providing this opportunity to review and comment.

Sincerely,

C. Andrew Lewis
Senior Historic Preservation Officer
DC State Historic Preservation Office

20-0057

The Committee of 100

on the Federal City



Founded 1923

September 9, 2019

Chair

Stephen A. Hansen

Ms. Nancy Witherell

Regional Historic Preservation Officer

Office of Planning and Design Quality (WPDC)

Vice-Chair

Kirby Vining

U.S. General Services Administration

301 7th Street, Room 4004

Secretary

Erik Hein

Washington, D.C. 20407

nancy.witherell@gsa.gov

Treasurer

Carol F. Aten

Dear Ms. Witherell:

Trustees

Charlie Bien

Judy Chesser

George R. Clark

Monte Edwards

Alma Gates

Larry Hargrove

Kathy Henderson

Naima Jefferson

Nancy MacWood

Meg Maguire

Elizabeth Purcell

Marilyn Simon

Jim Smailes

de Teel Patterson Tiller

Evelyn Wrin

Thank you for notifying the Committee of 100 on the Federal City of the upcoming September 24, Section 106 Consultation meeting on the Johns Hopkins University Building (currently The Newseum) at 555 Pennsylvania Avenue, NW. We will be represented by Mr. John Fondersmith.

As you doubtless know, the Committee of 100 has a long-standing interest in Pennsylvania Avenue between the Capitol and the Treasury Building - arguably predating the Pennsylvania Avenue Redevelopment Corporation of the 1970's - back to the Committee's founding in the 1920's. The site occupies an important place on the Avenue and issues of design, planning, and public access/ activity are of paramount interest.

Mr. Fondersmith attended the July 18 Commission of Fine Arts presentation on this project and reported the design approach impressive. Based on that, we highlight below several issues below we hope will be discussed/ elaborated in greater detail on September 24th.

Students: For what daily number of students/ faculty/ support staff is Johns Hopkins planning? Will there be evening and weekend classes/ activities?

Design: What changes (if any) are planned for the elevation facing Pennsylvania Avenue? The Committee believes it critical to maintain the current "transparency" of the ground floor – understanding the cautionary tale of the FBI building and the dead zone created by the solid masonry facing the

945 G Street, N.W.

Washington, D.C. 20001

202.681.0225

www.committeeof100.net

info@committeeof100.net

Ms. Nancy Witherell
September 9, 2019
Page Two

Avenue. Similarly, what changes (if any) are planned for the plaza between the façade and the street in terms of plantings, street furniture, lighting, etc.? We encourage as much street activity both day and evening as possible in an area along Pennsylvania Avenue regrettably too quiet once museums close.

Public Access: Apropos above, what level of access will the non-academic public have on the ground floor – restaurants, bookstore, etc.? Will the public have easy access above the ground floor? Similarly, will non-students/ faculty be able to access the Top Floor Conference Room – during business hours or evenings?

We look forward to the continued discussions at the September 24th Consultation Meeting and hope these questions will help with focusing that discussion. Thank you for considering these.

Sincerely,



Stephen A. Hansen, Chair

cc: Marcel Acosta, Executive Director, National Capital Planning Commission
marcel.acosta@ncpc.gov
Thomas Luebke, Secretary, U.S. Commission of Fine Arts tluebke@cfa.gov
Andrew Trueblood, Director, D.C. Office of Planning andrew.trueblood@dc.gov
David Maloney, State Historic Preservation Officer for the District of Columbia
david.maloney@dc.gov
Marissa I. McKeever, Esq., Director of Government and Community Affairs, Johns Hopkins
Health System mmckeev2@jhmi.edu
Elizabeth Miller and Sarah Ridgely, NCPC elizabeth.miller@ncpc.gov
sarah.ridgely@ncpc.gov
Lisa Mendelson Ielmini, Regional Director, NCR, NPS lisa_mendelson-ielmini@nps.gov

U.S. COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS 17 MAY 1910

401 F STREET NW SUITE 312 WASHINGTON DC 20001-2728 202-504-2200 FAX 202-504-2195 WWW.CFA.GOV

27 September 2019

Dear Mr. Bonanno:

In its meeting of 19 September, the Commission of Fine Arts reviewed a concept design for the planned alterations and additions to the former Newseum building at 555 Pennsylvania Avenue, NW, for use by Johns Hopkins University (case number SL 19-240). The Commission approved the concept and provided the following recommendations for the development of the design.

The Commission members expressed support for the submitted design, particularly for the subdued stone frame surrounding highly articulated glazed openings on the Pennsylvania Avenue facade, which they characterized as handsome and compatible with the design of the adjacent Canadian Embassy. In their discussion of the facade development option presented in the meeting, they commented that this proposed treatment of the stone—a lively granite with a highly textured surface, strong horizontal reveals, varied coursing, and a random array of small window openings—presents a busy character that may detract from the clarity of the facade composition and compete with the multi-layered treatment of the glazed openings. Instead, they expressed a preference for the Tennessee Pink stone illustrated in the renderings, or for a similarly muted stone, and they recommended a more restrained treatment of the stone facade in general. They requested more information about the rationale for the proposed small windows as they relate to the building interior, as well as more accurate renderings of the proposed stone reveals. For the design of the site, they expressed support for the proposed treatment of the ground plane along Pennsylvania Avenue, with two generous ramps flanking the entrance.

The Commission looks forward to further review of the design for this important project on Pennsylvania Avenue. As always, the staff is available to assist you with the next submission.

Sincerely,



Thomas E. Luebke, FAIA
Secretary

Mitchell Bonanno, Chief Real Estate Officer
Johns Hopkins University
3910 Keswick Road, N3100
Baltimore, MD 21211

cc: Richard Olcott, Ennead Architects

U.S. COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS 17 MAY 1910

401 F STREET NW SUITE 312 WASHINGTON DC 20001-2728 202-504-2200 FAX 202-504-2195 WWW.CFA.GOV

27 November 2019

Dear Mr. Bonanno:

In its meeting of 21 November, the Commission of Fine Arts approved, based on its prior review of the submission materials, the revised concept design for the planned alterations and additions to the Newseum building, located at 555 Pennsylvania Avenue, NW, for use by Johns Hopkins University (case number SL 20-034). The Commission members expressed appreciation for the design team's responsiveness to their comments from the previous review.

The Commission looks forward to further review of this project. Please coordinate the next submission with the staff which, as always, is available to assist you.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Luebke', written in a cursive style.

Thomas E. Luebke, FAIA
Secretary

Mitchell Bonanno, Chief Real Estate Officer
Johns Hopkins University
3910 Keswick Road, N3100
Baltimore, MD 21211

cc: Richard Olcott, Ennead Architects



United States Department of the Interior

NATIONAL PARK SERVICE
Interior Region 1- National Capital Area
1100 Ohio Drive, S.W.
Washington, D.C. 20242

IN REPLY REFER TO:

1.A.1 (NCA-LP)

November 26, 2019

Mina Wright
Director, Office of Planning and Design Quality
General Services Administration
301 7th Street SW
Washington, DC 20407

Re: Amendment of the Pennsylvania Avenue Plan, Square 491, Parcel B, at 555 Pennsylvania Avenue, NW

Dear Ms. Wright:

Thank you for your November 1, 2019 letter regarding the amendment of the Pennsylvania Avenue Plan required for the John Hopkins University redevelopment of 555 Pennsylvania Ave, NW, currently the location of the Newseum.

The National Park Service (NPS) understands that the General Service Administration (GSA) proposes amendments to the Pennsylvania Avenue Plan (Plan) to address (1) adding institutional (educational) use to the allowed uses in Square 491, (2) increasing the prescribed development potential for the building from 410,000 gross square feet to 465,000 gross square feet, and (3) the current condition description for Square 491.

In evaluating these changes, the NPS concurs with the proposed Plan amendments and has determined that the proposed changes do not have the potential to affect adjacent NPS property. The NPS understands that changes to the square guideline are required and that GSA will be submitting them for review in the future. Proposed changes will include an increase in the percentage of penthouse coverage for new elevators on Bar 3, which is not expected to affect the building or penthouse height.

We look forward to continued cooperation and collaboration. Please feel free to contact Tammy Stidham, Deputy Associate Area Director, Lands and Planning at 202-619-7474 or via email at tammy_stidham@nps.gov if you have any questions.

Sincerely,

Peter May
Associate Area Director
Lands and Planning

INTERIOR REGION 1 • NORTH ATLANTIC-APPALACHIAN

CONNECTICUT, DELAWARE, DISTRICT OF COLUMBIA, KENTUCKY, MAINE, MARYLAND, MASSACHUSETTS,
NEW HAMPSHIRE, NEW JERSEY, NEW YORK, PENNSYLVANIA, RHODE ISLAND, VERMONT,
VIRGINIA, WEST VIRGINIA