



Congressionally Requested Height Master Plan

May 13th Public Meeting





Phase 1

Overview, discussion of study principles and issues shaping federal and local interests, case studies.

Public meetings in May-June 2013.

Phase 2

Planning & modeling analysis results and identification of opportunity areas for strategic changes to the Height Act.

Public meetings in July-August 2013.

Phase 3

Draft recommendations.

Public hearings in Fall 2013.

NCPC & the District transmit recommendations to Congress in Fall 2013.



Next Steps

- Economic Feasibility Study (June 2013)
- Draft Phase I Report (June 2013)
- Height Modeling Study (July 2013)
- Draft Phase II Report (August 2013)
- Draft Height Master Plan and Recommendations prepared (August 2013)
- Draft Height Master Plan and Recommendations released (September 2013)
- Public Meetings and Hearing (September - October 2013)
- NCPC Commission Action on the Height Master Plan (Fall 2013)
- Final recommendations transmitted to Congress (Fall 2013)



Studies for the Height Master Plan

1. Economic Feasibility Analysis

- Impact on construction costs of height-level alternatives.
- Economic projection of the consequential effects of changes in building height.

2. Modeling Analysis

- Design studies of varying building heights to understand the impacts they could have to the city's character.

3. Case Studies

- Experiences of other cities with managing height



Height Modeling Study

- **Panoramic views:** the larger context
- **Skyline studies:** impacts on Washington DC's skyline character
 - L'Enfant City
 - Topographic Bowl: *beyond Florida Avenue & along the edges of the escarpment which reflect steep grade change outside of L'Enfant City*
 - Illustrative sites across the District
- **Street-level corridor studies:** impacts on pedestrian experience & quality of public spaces



Site Criteria for Modeling Study

- **Panoramic views**
 - Iconic vantage points with open public access
 - Gateways & corridors with views into the L'Enfant City
- **Skyline Studies**
 - Iconic vantage points with open public access
 - Illustrative sites: e.g., designated as high density; transit-adjacent
- **Street-level corridor studies**
 - Selection of major streets/avenues in the L'Enfant City



The Height of Buildings Act of 1910

- Federal law that applies city wide
- Relates the height of buildings to the width of the adjacent street:
 - Width of the street + 20 feet (Commercial Areas)
 - Width of the street (Residential Areas)
- Establishes maximum heights:
 - 130 feet on commercial streets
 - 90 feet on residential streets
 - 160 feet on north side of Pennsylvania Avenue between the US Capitol and the White House



Core principles of the study:

- Ensure the prominence of federal landmarks and monuments by preserving their views and setting
- Maintain the horizontality of the monumental city skyline
- Minimize negative impacts to nationally significant historic resources, including the L'Enfant Plan

Also consider impacts to:

- Capital city image
- Federal properties and operations
- Issues important to the future growth of the national capital and local city

1. Ensure the prominence of federal landmarks and monuments by preserving views to them and their settings



- What landmarks and monuments should be prominent?
- What views are important to you?
- Is it important for civic structures to define Washington's future skyline or private structures?

2. Maintain the horizontality of the existing monumental city skyline



- Can new taller buildings coexist with our skyline? Why or why not?
- What does a horizontal skyline mean to you?



3. Minimize the impacts to nationally significant historic resources, including the L'Enfant Plan



How should building heights relate to:

- Major Parks and Natural Features?
- Historic Buildings and Neighborhoods?
- L'Enfant Streets and Public Spaces?



Height Master Plan

For Washington, DC

www.ncpc.gov/heightstudy

National
Capital
Planning
Commission



Paris, France



Vancouver, Canada

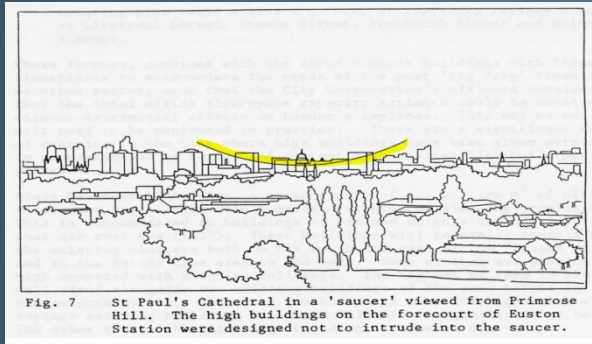


Barcelona, Spain



London, United Kingdom

The London Example:





We Want to Hear From You!

Program:

- Brief Q&A for clarification (10 minutes)
- Visit stations and explore issues
- Submit comment, ideas and thoughts in workbooks
- Submit comments online:

<http://www.ncpc.gov/heightstudy>

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Twitter #HeightDC

