
Square Guidelines:
Square 322

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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 of through-square connections which meet the criteria described in the Zoning Regulations.

5. Building Restriction Line

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

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

6. Height of Development

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

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

7. Build-to Line

Build-to lines are established along the following:

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

8. Build-to Height

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

9. Roof Structures

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

- a. existing roof structures;
- b. seasonal and temporary structures incidental to rooftop uses; and
- c. roof structures required by building code to be located in the setback area.

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

10. Pedestrian Features

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

Weather protection is recommended along 11th Street.

11. Building Projection

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

12. Subsurface Restrictions

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

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

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

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

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

13. Historic Preservation

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

14. Curb Cuts

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

15. Off-Street Parking

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

16. Off-Street Loading

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

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

17. Special Design Requirements

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

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

E ST.

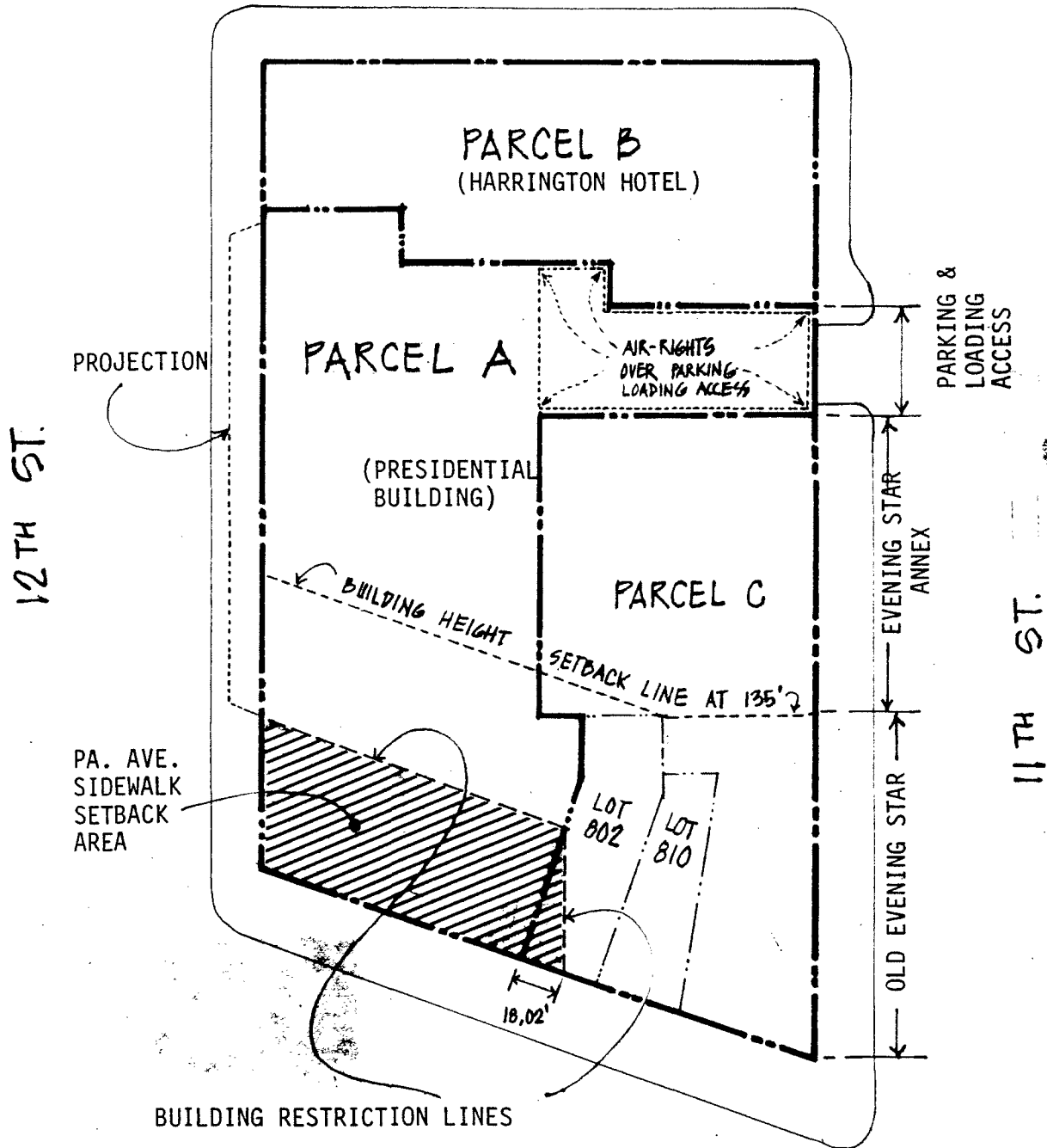


DIAGRAM #1