


Square Guidelines: **SQs. 459-460**



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## REGULATORY ELEMENTS FOR APPROVAL OF DEVELOPMENT PROJECTS

In order to ensure that developments within the jurisdiction of the Pennsylvania Avenue Development Corporation (the Corporation) are implemented in accordance with The Pennsylvania Avenue Plan - 1974, the Corporation promulgated design and development guidelines which set forth the Corporation's general as well as specific intent with regard to the design and planning of a development project. These guidelines are outlined below along with the list of other plans, programs, regulations, guidelines, etc. which will control development under the Corporation's jurisdiction.

1. General Guidelines and Uniform Standards for Urban Planning and Design of Development Within the Pennsylvania Avenue Development Area (36 CFR 910) (simply referred to as the "General Guidelines"):

General Guidelines are applicable to all squares and indicate the Corporation's overall intent with regard to development and design objectives. The General Guidelines include a restatement and refinement of the Plan's goals and objectives, an outline of design and development criteria uniformly applicable to all squares, and a glossary of terms used in these Guidelines as well as in the Square Guidelines.

### AND

2. Square Guidelines:

These guidelines are applicable to each individual square, portion of a square, or groups of squares -- known as a coordinated planning area, and indicate the Corporation's specific intent with regard to design and development objectives relative to a particular coordinated planning area. The Square Guidelines include specific guidelines for and controls of building massing, program of uses, historic preservation, servicing and parking, pedestrian features, etc.

3. Miscellaneous Plans, Policies, Programs, Regulations, Guidelines, etc.:

- (a) Historic Preservation Plan
- (b) Energy Guidelines
- (c) Side Street Improvement Program - Specifications
- (d) Pennsylvania Avenue Lighting Plan
- (e) Criteria and Guidelines for Lighting of Private Development
- (f) Public Improvements Program
- (g) Policy on Environmental Quality and Control (36 CFR 907)
- (h) Affirmative Action Policy and Procedures (36 CFR 906)
- (i) Policy and Procedures to Facilitate Successful Relocation of Businesses and Residents Within the Pennsylvania Avenue Development Area (36 CFR 904)
- (j) All other programs, policies, and regulations that may be approved and adopted by the Board of Directors from time to time.

## GENERAL CRITERIA

Squares 459 and 460 will be the site of an important component of PADC's housing program. The squares will provide an estimated 200 of the 1200 new housing units which are the Corporation's goal for a new residential community in the eastern half of the development area. As its highest priority, new development on Squares 459 and 460 must be designed to provide these residential units in a project which incorporates the best of contemporary architectural and planning concepts.

Squares 459 and 460 also lie at the center of the Historic Preservation Zone, which was created to reinforce what remains of the 19th century scale and character of the eastern half of the development area. The Corporation's preservation programs in the Historic Zone are outlined in the Historic Preservation Plan, and involve restoration of important historic buildings in place, building facade relocation, and salvage and reuse of architectural elements.

These historic preservation programs will be an integral part of all new development activity on Squares 459 and 460. Several buildings of historic or architectural merit still exist on the squares and will be preserved in place, but these remaining structures amount to a mere vestige of the historic downtown which once centered along 7th Street. Building facade relocation and reuse of architectural elements will lessen the gaps in the historic fabric, and provide a more cohesive historic setting for the residential community. The majority of new development, however, will be new construction of sympathetic contemporary design. New construction should establish an environment which is compatible with the scale of the older buildings, appropriate for residents and pedestrians, but not a reproduction of a 19th century period piece.

Both the residential community and historic preservation program will focus on Indiana Plaza, a pedestrian-oriented open space which the Corporation will create by narrowing Indiana Avenue roadway and closing C Street to vehicular traffic. Portions of these street rights-of-way will also be devoted to new development. Indiana Plaza will be constructed by the Corporation as part of its public improvements program, and will be designed to encourage pedestrian-oriented uses such as outdoor markets operating from kiosks and vendor stands, programmed festivals, and other seasonal uses. New development on Squares 459 and 460 must be closely coordinated with the design of this space, and should reinforce the use of the plaza as a center of activity for residents, tourists, and office workers alike.

## SPECIFIC CRITERIA

### 1. Coordinated Planning Area

Squares 459 and 460, a portion of the C Street right-of-way between 6th and 7th Streets, and a portion of Indiana Avenue between 6th and 7th Streets, as shown in Diagram #1, shall be developed as a single integrated development, made up of the development parcels described below.

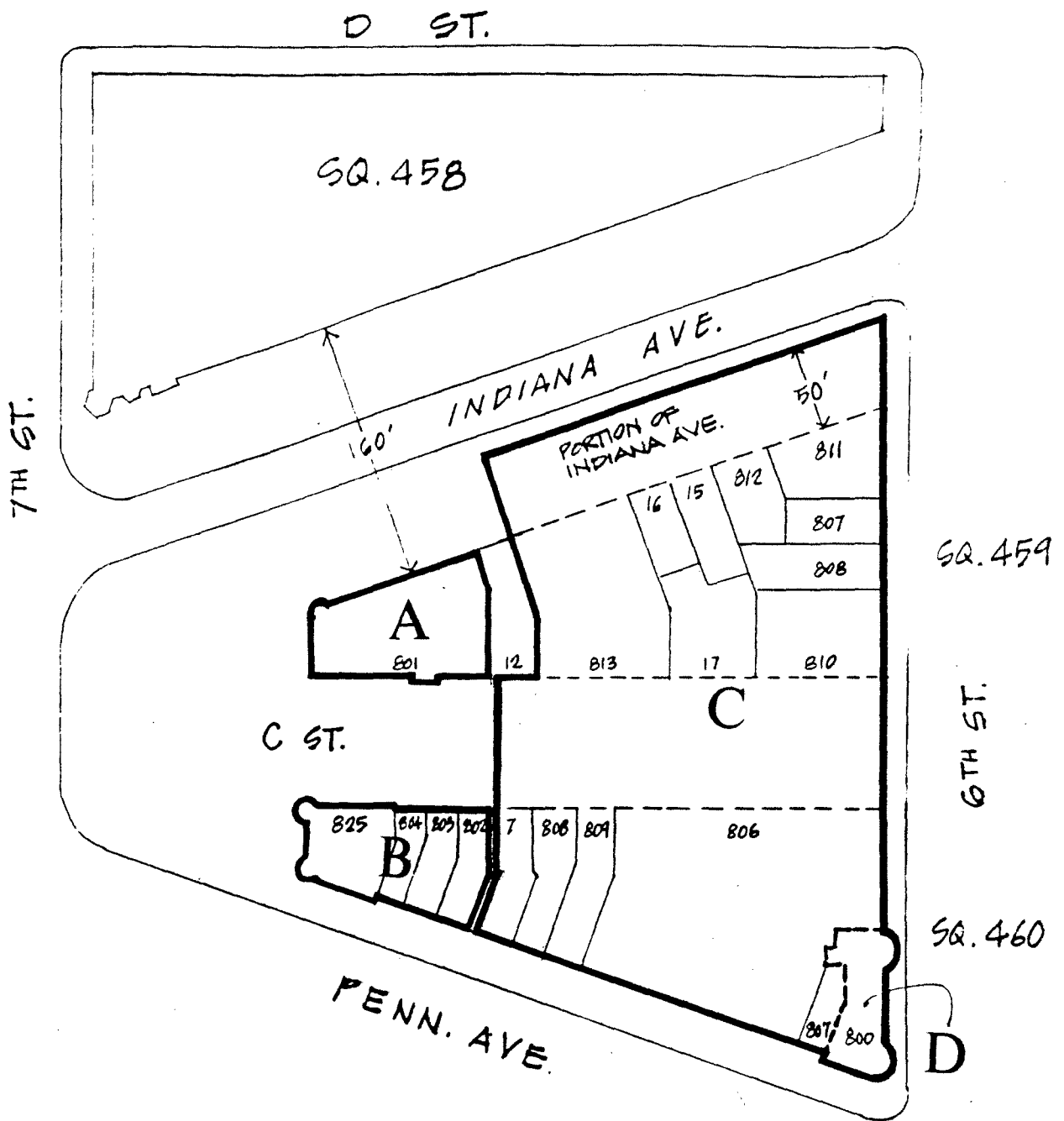
### 2. Development Parcels

The entire coordinated planning area shall be developed in no more than four development parcels:

- a. Parcel "A" consists of Lot 809 within Square 459 (National Bank of Washington).
- b. Parcel "B" includes Lots 802, 803, 804, and 805 within Square 460 (Central National Bank and Matthew Brady Studio).
- c. Parcel "C" includes Lots 12, 15, 16, 17, 807, 808, 810, 811, 812, and 813 on Square 459 and Lots 7, 800, 806, 807, 808, and 809 on Square 460. In addition, it shall include the portions of C Street and Indiana Avenue as shown in Diagram #1.
- d. Parcel "D" consists of Lot 800 on Square 460 (Atlantic Coastline Building) located within Parcel "C." Parcel "D" may be created as a separate development parcel provided that:
  - (1) the development process occurs prior to development of the remainder of Parcel "C;" or,
  - (2) the development process is undertaken by a separate developer contemporaneous with development on the remainder of Parcel "C."

In each case, the Atlantic Coastline building shall be rehabilitated and integrated to the maximum extent feasible with development on the remainder of Parcel C.

The Corporation recommends development of Squares 459 and 460 as three development parcels, with the Atlantic Coastline Building included in Parcel C.



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

3. Comprehensive Planning and Design

Because of the special character of these two squares in terms of historically or architecturally significant buildings, L'Enfant's street layout, the Indiana Avenue vista, the closing and narrowing of streets, creation of pedestrian spaces, etc., the Corporation will require that all developments be fully integrated in terms of exterior design, pedestrian features, off-street loading, and parking. Furthermore, the arrangement of retail uses on the ground floor shall be focused on the surrounding public spaces, which will be designed to encourage outdoor market activity operating from kiosks and vendor stands, programmed festivals, and other seasonal use.

4. Building Restriction Line

A building restriction line is established as shown in Diagram #2.

Architectural articulations, minor architectural embellishments, and canopies at the ground level may project beyond the building restriction line.

An exception to the building restriction line may be permitted to allow new development on Parcel C to extend to the east wall of The National Bank of Washington (see Diagram #2).

5. Height of Development

- a. The maximum height of development on Square 459 shall be the maximum permitted under D.C. Zoning Regulations, but not greater than 130', measured from Indiana Avenue.
- b. The maximum height of development on Square 460 shall be the maximum permitted under D.C. Zoning Regulations, but not greater than 110 feet, measured from the Pennsylvania Avenue curb, except that along Pennsylvania Avenue, the height of development between the Apex Building and the Atlantic Coastline Building is restricted to their approximate heights for a sufficient distance back from the existing Avenue building line in order to allow appropriate transition to the maximum height.

6. Build-to Line

A build-to line is established along Pennsylvania Avenue, except that where a pedestrian passageway is introduced, the build-to line provision shall not apply. Also, along the entire length of 6th Street, a build-to line is established, except that for the width of the C Street right-of-way along 6th Street, the build-to line provision shall not apply.

Establishment of a build-to line does not imply a corresponding required height of development, except where a build-to height is specified. Variations in the street facade above the ground level to articulate the scale of development, to establish a rhythm along the facade, or to allow for rooftop amenities, are encouraged as long as the sense of a continuous spatial enclosure is maintained.

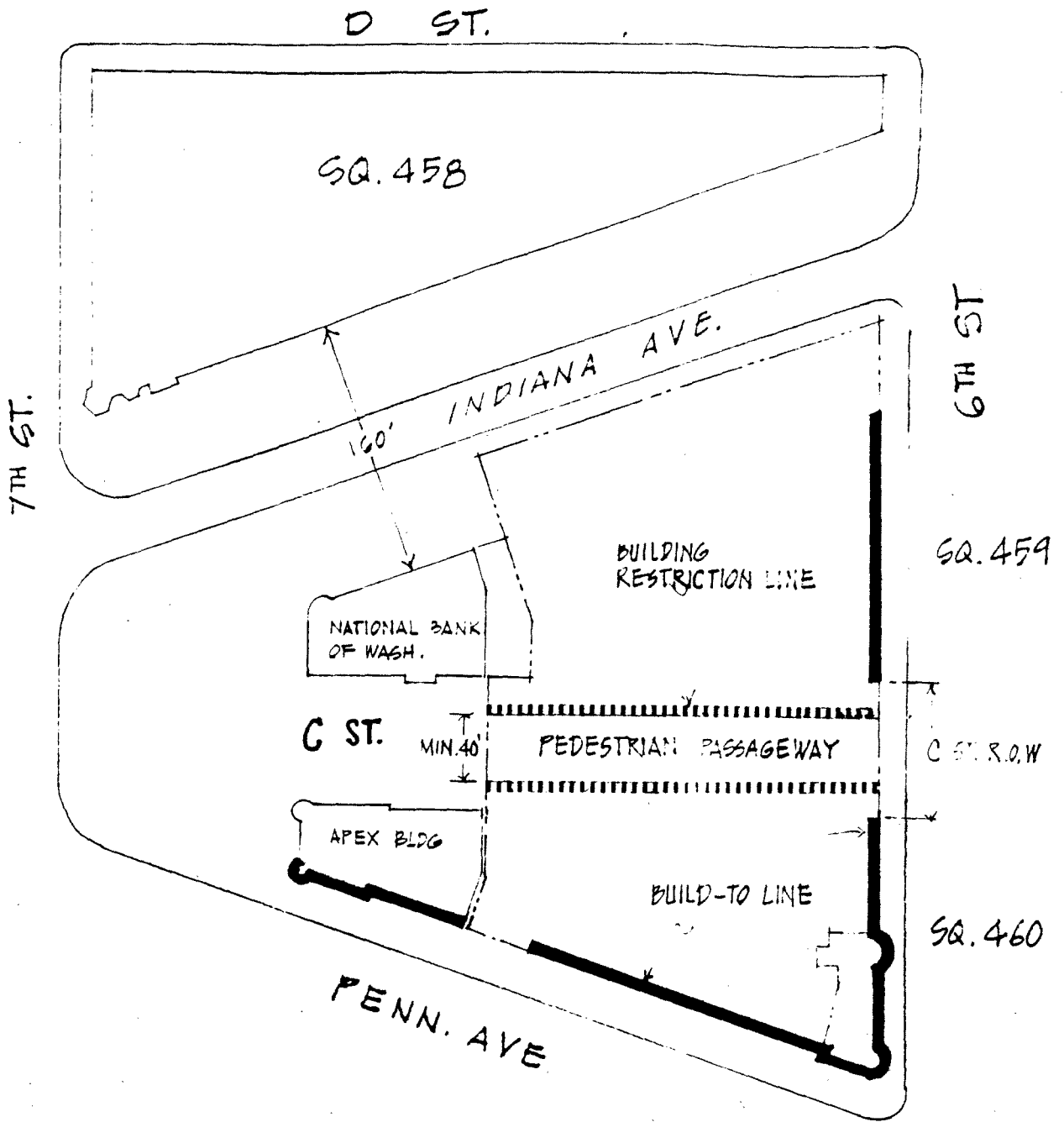


DIAGRAM # 2: BUILD-TO LINE & BUILDING RESTRICTION LINE

7. Build-to Height

At the corner of Indiana Avenue and 6th Street, new development shall be built to the maximum height of development.

8. Roof Structures

Roof structures should be located wherever possible so that they are not visible from the street. All roof structures should be attractively designed as integral parts of the overall building composition. The designer should treat roof structures as positive elements in terms of the building massing and architectural expression, rather than attempting to meet only the minimum requirements specified in D.C. Zoning Regulations. Roof structures should maintain the same quality of materials, design interest, and architectural detail as other parts of the building facade.

Along Pennsylvania and Indiana Avenues, all permanent roof structures shall be set back twice their respective heights from those edges of the roof upon which they are located.

9. Subsurface Restrictions

Vaults are permitted beyond lot lines, provided that:

- a. they are consistent with Corporation's public improvements programs and side streets improvement program;
- b. along Pennsylvania Avenue, they shall not extend within 20 feet of the curb; and,
- c. along all other lot lines, they may extend up to 12 feet, but not within 10 feet of the curbs (existing vaults may extend more than 12 feet, if approved by the Corporation).

The location and layout of electrical transformers in public space shall be subject to a special review by the Corporation.

transformer vaults servicing Parcel C are permitted only along 6th Street. Where possible, all connections to water, gas, telephone, and sewer lines shall also be from 6th Street.

10. Special Design Requirements

Development shall provide a well-designed and planned residential environment in conjunction with public spaces to be designed by the Corporation and historic preservation efforts of private developers.

The architect of any development team is expected to work closely with the staff of the Corporation in treating the following critical design elements:

- the footprint and massing of development;
- the facade along Pennsylvania Avenue;
- the facades along the western edge of Parcel C and along Indiana Avenue, particularly those portions which rise behind the National Bank of Washington;



- the facade along 6th Street, particularly that portion which will serve as an end wall of C Street;
- the transition in height between the lower height along Pennsylvania Avenue between the Matthew Brady Building and the Atlantic Coastline Building and the maximum height of development allowed on the rest of Square 460;
- the pedestrian environment created at the ground level by means of the arrangement of uses and the physical setting along Pennsylvania Avenue, Indiana Avenue, and the western edge of Parcel C;
- the design of storefronts and building entrances;
- the integration of development with the Corporation's public improvements;
- the retail plan;
- awnings, canopies, and other means of weather protection;
- an interior court or atrium, if provided;
- structures and planting incidental to rooftop use;
- mechanical penthouse and cooling tower location and design;
- access for off-street loading and parking; and,
- restoration of National Bank of Washington, Central National Bank, Matthew Brady Studio, and Atlantic Coastline Building.

#### 11. Uses

Residential, office, hotel, and retail uses are permitted.

There shall be minimum 200 dwelling units; it is recommended that, if possible, up to 350 dwelling units be provided within the coordinated planning area.

The ground floor shall be primarily devoted to retail, entertainment, restaurant, and institutional uses that will generate lively activities at the street level. The ground floor should include uses that provide services related to residential use, such as nursery, grocery store, drug store, dry cleaner, etc. A variety of small shops and restaurants are recommended at the street level, and uses which generate a low level of activity or engage in business for a limited period of time during the day are discouraged along Pennsylvania and Indiana Avenues.

Cafes in the public spaces along Indiana Avenue and Pennsylvania Avenue are encouraged. Rooftop uses such as cafes, restaurants, gardens, and recreational uses are permitted and encouraged.

Retail spaces on the ground level fronting on streets, public spaces, or pedestrian-related passages shall in general be directly accessible from those areas.

12. Historic Preservation

The buildings listed below shall be preserved in accordance with the Secretary of Interior's "Standards for Rehabilitation and guidelines for Rehabilitating Historic Buildings," issued by the Technical Preservation Services Division, Heritage Conservation and Recreation Service, U.S Department of the Interior:

National Bank of Washington  
Central National Bank ("Apex" Building)  
625 Pennsylvania Avenue, N.W. (Matthew Brady Studio Buildings)  
627 Pennsylvania Avenue, N.W.

The facade of the Atlantic Coastline Building at the corner of Pennsylvania Avenue and 6th Street shall be incorporated into the new development of Square 460 at its present location.

13. Curb Cuts

Curb cuts shall be permitted only on 6th Street. There shall be no more than two curb cuts for the entire coordinated planning area.

14. Off-Street Loading

A consolidated off-street loading facility shall be located in the Parcel "C", servicing Parcels A, B, C, and D. The Corporation may consider alternative off-street loading arrangement if such alternative accomplishes the same objective set forth herein.