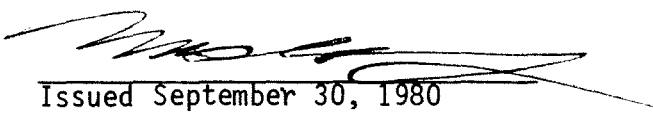


Square Guidelines : SQ. 458 West

Together with the General Guidelines, these Square Guidelines will control development on the western part of Square 458, and form the basis on which the PADC Board may give preliminary program and concept approval to development proposals. The Controls and Standards for Square 458 will be developed from these Square Guidelines, and will form the basis for final approval of development projects.



Issued September 30, 1980
Max N. Berry, Chairman

CONTENT:

Regulatory System for Approval of Development Projects.....	1
General Criteria.....	2
Specific Criteria.....	3
1. Coordinated Planning Area	
2. Development Parcels	
3. Comprehensive Planning and Design	
4. Height of Development	
5. Build-to Line	
6. Roof Structures	
7. Sub surface Restrictions	
8. Special Design Requirements	
9. Uses	
10. Pedestrian Features	
11. Historic Preservation	
12. Curb cuts	

REGULATORY SYSTEM FOR APPROVAL OF DEVELOPMENT PROJECTS

In addition to the Pennsylvania Avenue Plan - 1974 and other applicable policies governing development, the Pennsylvania Avenue Development Corporation will utilize design and development guidelines which reflect the Corporation's intent with regard to design and development on individual squares under its jurisdiction. Proposals for private development will be assessed and approved by the Corporation based upon compliance with the following:

1. General Guidelines which 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 or generally applicable to all squares, and a glossary of terms used in the Square Guidelines and Controls and Standards.

AND

2. Square Guidelines which are applicable to each individual square, portion of a square, or group of squares, and indicate the Corporation's specific intent with regard to design and development objectives relative to that square. Each set of Square Guidelines is a preliminary document, and describes the substantive elements which will be treated in the Controls and Standards (as described below).

The Square Guidelines will enable private developers to begin the process of planning and design of private development prior to publication and formal adoption by the Corporation of the Controls and Standards. The PADC Board of Directors may give preliminary approval to development proposals based upon the General Guidelines and individual Square Guidelines, but final project approval shall be based on compliance with the Controls and Standards.

OR

3. Controls and Standards for each square which are developed from and supersede the Square Guidelines prepared for each square. The Controls and Standards constitute the Corporation's formal regulations with regard to design and development on each square. The Controls and Standards describe the elements of the Square Guidelines in precise terms, and may include an elaboration upon or modification of certain elements of the Square Guidelines.

The PADC Board of Directors shall give final project approval to development proposals based upon compliance with the General Guidelines and the Controls and Standards.

GENERAL CRITERIA

The western part of Square 458 is located in the Corporation's Historic Preservation Zone, which was created to reinforce what remains of the 19th century scale and character of the eastern end 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. The overall intent is to 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.

These historic preservation programs will be an integral part of all new development activity on the western part of Square 458. Existing buildings of historic or architectural merit including the 19th century structures on Indiana Avenue, will be preserved in place. Development along 7th and D Streets may include building facade relocation and reuse of architectural elements or new construction of sympathetic contemporary design. If redevelopment occurs on the western part of Square 458, it is expected that it will involve renovation of the Hub building for retail use, with housing on the upper floors, if possible. Although it is likely that the Indiana Building will remain for the foreseeable future for economic reasons, it may also be redeveloped, preferably for residential use.

The historic preservation program and new development will focus on Indiana Plaza, a major pedestrian-oriented open space which the Corporation will create by closing Indiana Avenue and C Street to normal vehicular traffic. Indiana Plaza will be constructed by the Corporation as part of its public improvements program, and will be designed to encourage outdoor markets operating from kiosks and vendor stands, programmed festivals, and other seasonal uses. New development on the western part of Square 458 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.

Development on both eastern and western sections of Square 458 will be devoted to residential, retail, or office uses, with ground floors devoted to retail space. An estimated 80 new residential units will be provided on the entire square. Since the square is adjacent to proposed major residential developments on Squares 457, 459-460, and the four squares comprising the Market Square project, additional residential units are desirable and encouraged on Square 458. Retail uses should be planned to accommodate the needs of area residents, as well as to attract tourists and shoppers. When redevelopment is complete, Square 458 should be a functionally integrated part of the new residential community, with lively commercial activity along Indiana Plaza and 7th Street.

SPECIFIC CRITERIA

1. Coordinated Planning Area

The coordinated planning area is the western section of Square 458, consisting of lots 1, 7, 8, 807, 808, 809, 810, 811, 812, 816, 181, 821, 822, 823, and 825.

2. Development Parcels

The entire coordinated planning area shall be developed in no more than six development parcels as delineated in Diagram #1.

Parcel A: Indiana Building (lot 825)

Parcel B: Hub Furniture (lots 7, 8, 807, 808, 809, 810, 811, 812, 820, 821, and 822)

Parcel C: Firemen's Insurance (lot 823)

Parcel D: Artifactory (lot 818)

Parcel E: Dutch Boy (lot 816)

Parcel F: Litwin's (lot 1)

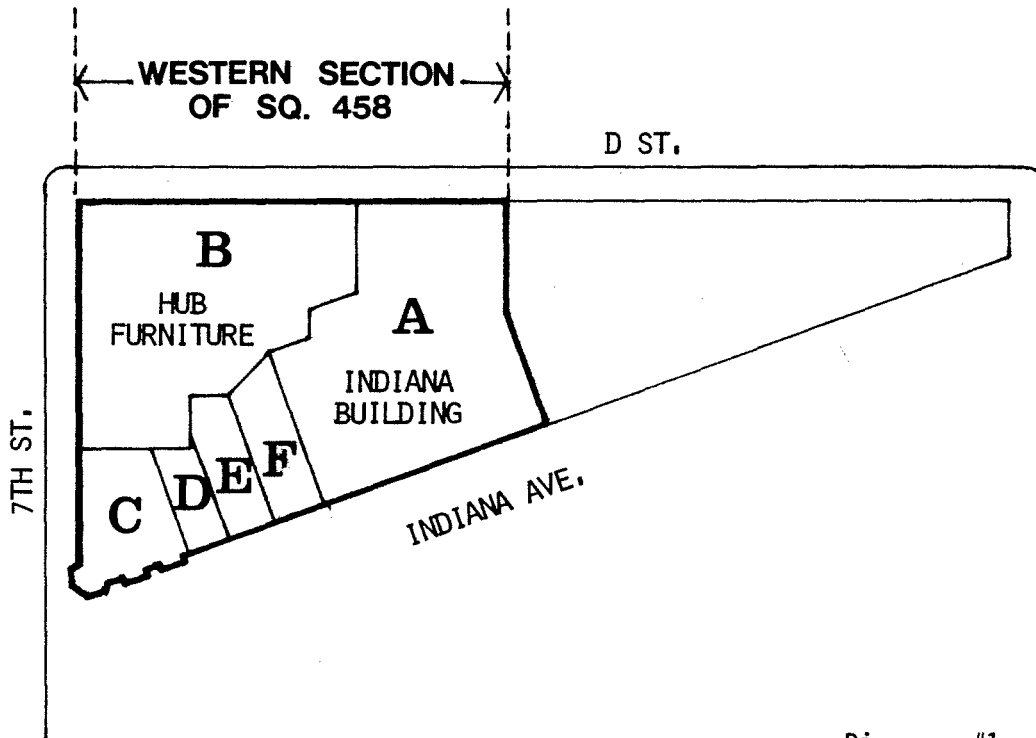


Diagram #1

3. Comprehensive Planning and Design

Development on the western section of Square 458 shall be coordinated with the Corporation's overall treatment of Indiana Plaza and adjacent side streets and shall take into account existing buildings as well as new development anticipated by the Plan in the immediate surrounding area.

4. Height of Development

Along Seventh Street and D Street, the height of development is limited to the height of the existing buildings or facades to be relocated. The two-story structure occupying the northern portion of Lot 823 (Firemen's Insurance) may be redeveloped to the approximate height of the Firemen's Insurance building. Replication of the original dome on the Firemen's Insurance building is encouraged.

The height of new development on Parcel A shall not exceed 110 feet measured from the D Street curb at the middle of the development's frontage.

5. Build-to Line

A build-to line is established along all street right-of-way lines on the western section of Square 458.

6. Roof Structures

Roof structures should be located wherever possible so that they are not visible from the street and do not detract from appearance of adjacent historic buildings. 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.

7. Sub Surface Restrictions

Vaults are permitted beyond lot lines, with the following provisions:

- a. They shall be consistent with the Corporation's public improvements program and Side Street Improvements Program;
- b. They may extend up to 12 feet from the lot line, but not within 10 feet of the adjacent curb.

The location and layout of electrical transformers in public space shall be subject to a special review by the Corporation. Electrical transformer vaults are not permitted along Indiana Avenue. Where possible, all connections to water, gas, telephone, and sewer lines shall also be from 7th or D Street.

8. Special Design Requirements

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

- rehabilitation and restoration of buildings to remain because of their architectural or historic merit;
- the functional and design relationship of new development to the Corporation's public improvements in Indiana Plaza;
- the facade treatment of the Hub building;
- the massing, facade design, and ground level treatment of new development on Parcels A and B, if applicable;
- the design of ground level storefronts and building entrances;
- the retail plan, in terms of the type and size of stores, and their relations to exterior public spaces, especially 7th Street and Indiana Plaza;
- the pedestrian environment created at the ground level by the various types of ground floor and sidewalk uses, the accessibility of interior spaces to pedestrians, and the physical design of the building face and sidewalk;
- awnings, canopies, or other means of weather protection;
- outdoor cafes and other sidewalk uses; and,
- the location and appearance of roof structures, especially mechanical penthouses and cooling towers.

9. Uses

Retail, office, and residential uses are permitted on the west section of Square 458. The ground floor of development shall be primarily devoted to retail, entertainment, restaurant, and institutional uses that will generate lively activities at the street level. A variety of small shops and restaurants are recommended at the street level, and uses that provide services related to residential use, such as nursery, grocery store, drug store, dry cleaner, etc. are also 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 Indiana Avenue and 7th Street.

Ground level retail spaces fronting on the street shall be directly accessible from the street.

10 Pedestrian Features

Weather protection shall be provided along the entire length of Indiana Avenue and 7th Street, if consistent with historic preservation aspects of development. Weather protection is also recommended along D Street. It is recommended that weather protection be in the form of awnings or canopies.

Sidewalks on 7th and D Streets shall be developed in a manner that is consistent with the Corporation's Side Street Improvement Program.

11. Historic Preservation

The following buildings shall be treated in accordance with the Plan and Program IIA (Preservation in Place in Historical Zone) of the Historic Preservation Plan, as amended. Program IIA requires the restoration in place and maintenance of certain structures that do not have landmark status but add significantly to the fabric and image of the Pennsylvania Avenue National Historic Site.

- 638 D Street, NW (Parcel B)
- HUB Furniture (Parcel B)
- Firemen's Insurance (Parcel C)
- National Union Insurance (Parcel C)
- 637-641 Indiana Avenue, NW (Parcels D, E, F)

12. Curb Cuts

One curb cut on D Street is permitted on Parcel A. No other curb cuts are permitted.