

**Proposed Existing Conditions text:**

The blocks are currently occupied by the J. Edgar Hoover Building, the headquarters for the U.S. Department of Justice - Federal Bureau of Investigation (FBI). The concrete building, dedicated in 1975, is approximately 2.8 million square feet in size. The building was designed and constructed prior to the adoption of the 1974 Pennsylvania Avenue Plan (the Plan), taking its cues from earlier temporary Presidential commission recommendations that were later incorporated into the Plan.

The building is set back 50 feet from the Pennsylvania Avenue property line, which is located approximately 25 feet from the curb. The Hoover Building is eight stories tall at 107 feet in height on Pennsylvania Avenue—an initial building height similar to the Federal Triangle buildings to the south with a significant upper-story step-back—before reaching eleven stories tall at 160 feet in height on the northern portion of the site.

The D Street right-of-way between 9th and 10th Streets, NW was closed to facilitate the construction of the building. The building has an interior courtyard surrounded by a monumental mezzanine that overlooks Pennsylvania Avenue. Access to the courtyard is limited, and the first floor bay openings were enclosed to improve security with no ground-floor retail at the site provided. A wide areaway surrounds the 9th, 10th, and E Street facades of the building. The Pennsylvania Avenue sidewalk features street furnishings designed for the avenue and a double alley of willow oaks. A single-row of street trees line the perimeter of the building along 9th and 10th Streets, NW.

**Proposed Development text (Plan Amendment text):**

The blocks would be available for private use as well as continued Federal use. If the blocks were to be redeveloped, they would accommodate high-density development with a mix of uses, such as commercial, residential, and cultural.

The development would complement and enhance all of the surrounding downtown blocks and reinforce the importance of Pennsylvania Avenue as a ceremonial and lively downtown corridor—a place where people live, work, visit, and play. The development would be defined by distinctive, high-quality urban design and architecture, including massing and articulation, befitting to its location. The development would respect the principles of the L'Enfant Plan by restoring views and circulation patterns, providing and contributing to the avenue's distinguished character, and strengthening the vista of the U.S. Capitol. The development's design and its ground floor uses would accommodate and encourage everyday activities, opportunities for commerce and public use, as well as national and local civic events that take place in the public realm. The development would achieve high environmental performance.

If the existing building were to be retained for private use, the identical goals for high-density mixed use, active ground-floor spaces, support for public-space activities, and robust pedestrian circulation would apply. If the building were retained for Federal use, active ground-floor spaces and public access to and through the courtyard would be strongly encouraged.



# United States Department of the Interior

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

IN REPLY REFER TO:

1.B (NCR-LPD)

December 29, 2015

Marcel Acosta  
Executive Director  
National Capital Planning Commission  
401 9<sup>th</sup> Street, N.W.  
North Lobby, Suite 500  
Washington, D.C. 20576

Dear Mr. Acosta:

I am writing in response to your letter of December 11, 2015 regarding the proposed amendment, approved by the National Capital Planning Commission (NCPC) on December 3, 2015, to the 1974 Pennsylvania Avenue Plan (Plan).

The National Park Service (NPS) has reviewed the amendment and the NCPC's approval action and related material. In accordance with 40 U.S.C. § 6702 (b)(2)(B) and under Section V of the 1996 Memorandum of Agreement between the NCPC, the NPS, and the General Services Administration (GSA), the NPS hereby accepts NCPC's proposed Plan amendment.

The NPS looks forward to further coordination with the NCPC and the GSA regarding the development of Square Guidelines for Square 378/379. If you have any questions, please do not hesitate to contact me at (202) 619-7025 or [pmay@nps.gov](mailto:pmay@nps.gov).

Sincerely,

Peter May  
Associate Regional Director  
Lands, Planning, and Design

cc:

Gay Vietzke, Superintendent, National Mall and Memorial Parks