



MEMORANDUM

TO: District of Columbia Zoning Commission

FROM:  Jennifer Steingasser, Deputy Director Development Review & Historic Preservation

DATE: July 17, 2015

SUBJECT: OP Report - Modification Request to approved PUD - ZC 08-33C (Parcel 121/31)
(Conference Center Associates I, LLC)

I. RECOMMENDATION

The Office of Planning (OP) cannot conclude that the proposed modifications are minor as contemplated under § 3030.2.

Section 3030.2 states: *For purposes of this section, "minor modifications" shall mean modifications of little or no importance or consequence.*

The Office of Planning cannot conclude that the proposed modifications *would be of little or no importance* as contemplated under § 3030.2.

However, OP is not opposed to the general direction of the proposed modifications and recommends that the application be **set down** for public hearing. OP requests the applicant provide the GAR score as part of its pre-hearing statement prior to the public hearing.

II. CURRENT MODIFICATION REQUEST

The subject application proposes modifications to the approved PUD involving the modifications to buildings identified in current submissions as the conference center, the hotel and the garage/retail building, as submitted by the applicant as Exhibit 1 through 1D, reflecting 13 changes including:

- Increased height of retail space;
- Increased height of conference ballroom center (2 story to 3 story);
- Increased depth of conference center to create a connection to the hotel;
- Designed a roof terrace level into the conference center;
- Extended the hotel building to the property line at Irving Street;
- Increased basement footprint of hotel to match building footprint above;
- Modified penthouse structure to accommodate hotel's extension to property line;
- Modified the landscape on Irving Street to accommodate the hotel's extension to the property line
- Relocated restaurant entrance adjacent to hotel entrance;



- Reduced foot print of surface parking by more than half by relocating spaces to the basement of the parking structure. The approved 600 space count would be maintained;
- Included a two-story glass walkway connection between parking garage and hotel/conference center for direct access; and
- Adjusted hotel’s footprint to accommodate a new hotel brand’s design requirements.

Based on the above amendments, the project’s development parameters for the consolidated PUD (Phase I development) have been changed. They are highlighted in the submission (Exhibit 1, Sheet A01-A-02) and briefly repeated below for ease of comparison:

Item	Approved PUD (08-33)	Proposed Modification (08-33C)	Difference
Zoning	C-3-A PUD	C-3-A PUD	No change
Uses	Hotel/restaurant, conference center, garage with retail	Hotel/restaurant, conference center, garage with retail	No Change
Hotel	Spring Hill Suites	Marriott Residence Inn and Courtyard	Brand changes Interior design changes
FAR	1.46	1.63	+ 0.17
Lot Occupancy	31%	36%	+5%
Building Height	94.5 ft.	94.5ft.	No Change
Roof Str. FAR	0.0.2	0.05	+0.03
Roof Str. Ht.	17 ft. 5 ins (flexibility from setback req'mts. granted)	17 ft. 5 ins	No Change
<u>Parking</u>			No change
Surface	200 spaces	98 spaces	-102 spaces
Garage	400 spaces	502 spaces	+102 spaces
<u>GFA (includes cellar)</u>			
Hotel/Restaurant	191,268 sf	217,462 sf	+26,194 sf
Conference Center	23,915 sf	38,658 sf	+14,743 sf
Garage Building	121,813 sf	123,929 sf	+2,116 sf
Retail	11,969 sf	9,896 sf	-2,073 sf
Total GFA Overall	348,965 sf	389,945 sf	+40,980 sf

Therefore, it can be seen that the main expansion would involve the addition of a 3rd floor to the conference center, the expansion of the hotel towards the rear property line, the increase in the cellar level to adjoin the floor plates of the conference center and the restaurant and increase to the roof structure FAR (Exhibit 1 Sheets A02 - A04). No changes to the conditions or benefits and amenities are proposed. No changes to the First Stage PUD (Phase II) are proposed.

OP requests the applicant include the GAR score for the modified PUD site prior to the public hearing.

III. BACKGROUND

By Z.C. Order No. 08-33 (effective December 29, 2009), the Commission approved a consolidated Planned Unit Development (PUD) and related zoning map amendment from unzoned (designated as GOV) to the C-3-A District for Parcel 121/31 located at the northwest corner of the intersection of Michigan Avenue and Irving Street, N.E. The approved PUD authorized construction of a mixed-use development that includes a 314-room hotel/restaurant building, conference center, a four-story above grade structure along Michigan Avenue that would accommodate ground floor retail space with 400 parking spaces and a basement level. A 200-space surface parking lot at the north portion of the parcel was also approved as part of the consolidated PUD. The project has an overall floor area ratio (FAR) of 1.46, a height of 94.5 feet, lot occupancy of 31% and a total gross floor area of 348,965 square feet.

The Order also approved a First Stage PUD approval, for the remainder of the parcel's development. That development may include a 9-story hotel/residential building and a 7-story hotel/residential building over a two-story conference center with 295 parking spaces below grade. The projected gross floor area would be 363,000 square feet.

IV. ANC/ COMMUNITY COMMENTS

The applicant's proposal was presented to the ANC 5A on June 24, 2015. The ANC voted unanimously to support the application. The ANC's report would be submitted separately to the record.

V. AGENCY REFERRALS

Should the Commission set the case for hearing, the application will be circulated to the District Department of Transportation (DDOT) and the District Department of the Environment (DDOE) for comments.