



**MEMORANDUM**

**TO:** District of Columbia Zoning Commission

**FROM:** Jennifer Steingasser, Deputy Director *JS*

**DATE:** September 6, 2012

**SUBJECT:** **Supplemental Report** for ZC #11-17, Adams Morgan Church Hotel Consolidated Planned Unit Development and Related Map Amendment

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**I. SUMMARY**

On September 4<sup>th</sup> the Office of Planning received revised application materials including a design for a 72 foot tall hotel. The revised design is a result of negotiations between the applicant and the Reed-Cooke Neighborhood Association (RCNA). The Office of Planning (OP) supports the compromise reached by those two parties and appreciates their efforts to arrive at a building design that is not inconsistent with the guidance of the Comprehensive Plan. OP will continue to evaluate the proposal for consistency with historic preservation guidelines, and will work with the Office of the Attorney General (OAG) to review text amendment language proposed by RCNA and the applicant.

**II. REVISED PROPOSAL**

The revised materials received by OP included the following:

*Plans for a 72 foot tall hotel* – The shorter hotel represents a meaningful reduction in height from previous proposals and is more in keeping with the character of the surrounding neighborhood. This design would meet the guidance of the Comprehensive Plan which states that infill development should be compatible with its surroundings, and which says that the First Church of Christ, Scientist building should be preserved (Mid-City Area Element policies 1.2.6 and 2.4.1). The proposal, on balance and in the context of a planned unit development, is not inconsistent with the Plan’s Future Land Use Map (FLUM) – which calls for low to moderate density on the site – given the constraints placed on the property by the presence of a pending historic landmark building. The revisions, which would have a smaller space between the existing building and the addition, will also require review by the Historic Preservation Review Board.



*Proposed text and map amendment* – In order to preserve the intent and purpose of the zoning regulation and the Reed-Cooke Overlay, the RCNA worked with the applicant to draft new Overlay language that would allow the proposed height, density and uses on the subject site, but only for the purposes of a hotel project, and only if that project preserves the First Church building. To achieve that aim, the parties propose a map amendment that would add the lot occupied by the existing church building to the Overlay. OP will work with OAG to review the proposed text amendment language.

*Community impacts agreement* – Part of the written agreement between the RCNA and the applicant includes provisions to address potential impacts to the neighborhood including traffic, noise, idling vehicles, trucks and hotel events. OP supports the agreements reached between the two parties.

*Marie Reed benefits* – Part of the written agreement between the RCNA and the applicant includes expanded benefits for the Marie Reed Learning Center. In order to be considered part of the official benefits of the PUD application, the applicant should incorporate these benefits into their larger list of proffers. OP also advised the applicant to consult with DCPS and/or DPR on the suitability of the proposed improvements.

*Dispute resolution* – The written agreement also includes a clause which states that the applicant, or any subsequent owner, and RCNA will work together to address any issues that may arise. OP supports the efforts of the parties to work together to resolve their concerns.