

**M STREET HOTEL
1143 NEW HAMPSHIRE AVENUE, N.W.**

**STATEMENT OF
WB/NV CENTER CITY HOTEL HOLDINGS, LLC
IN SUPPORT OF ITS APPLICATION
TO THE DISTRICT OF COLUMBIA ZONING COMMISSION
FOR AN AMENDMENT TO THE ZONING MAP AND
CONSOLIDATED PLANNED UNIT DEVELOPMENT
PURSUANT TO 11 DCMR § 2400**

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HOLLAND & KNIGHT LLP
2099 Pennsylvania Ave., N.W.
Suite 100
Washington, D.C. 20006
Wayne S. Quin, Esq.
Mary Carolyn Brown, Esq.
Attorneys for the Applicant

ZONING COMMISSION
District of Columbia
CASE NO. 06-29
EXHIBIT NO. 5
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PREFACE

This statement is submitted by WB/NV Center City Hotel Holdings, LLC, (the "Applicant") in support of its application for an amendment to the Zoning Map and consolidated approval of a planned unit development before the District of Columbia Zoning Commission in conformity with Chapter 24 of the District of Columbia Zoning Regulations. The Applicant, as part of a major upgrade, renovation and reconfiguration, proposes to construct two additional floors to its existing hotel located at 1143 New Hampshire Avenue, NW, consisting of Lot 74 in Square 72 (the "Property"). The Property is currently located in the R-5-E District, and the Applicant seeks to extend the C-3-C District, which is found on the adjoining properties to the east of the hotel site. Other properties to the north and west, while under different zoning, present the same approximate height and FAR.

The PUD guidelines for the C-3-C District permit a maximum height of 130 feet and a maximum density of 8.0 FAR. Following construction of the two additional floors, the height of the hotel will be approximately 110 feet with a density of 6.97 FAR. The resulting building will include 435-445 hotel guest rooms. This density can only be achieved under the PUD guidelines for the C-3-C District.

DEVELOPMENT TEAM

Applicant and Owner: WB/NV Center City Hotel Holdings, LLC
Simon Hallgarten
c/o Northview Hotel Group, LLC
32 Hyde Lane
Westport, CT 06880

Design Architects: Shalom Baranes Associates
3299 K Street, N.W.
Suite 400
Washington, D.C. 20007

Land Use Counsel: Holland & Knight LLP
2099 Pennsylvania Avenue, N.W.
Suite 100
Washington, D.C. 20006

TABLE OF CONTENTS

	<u>Page</u>
I. INTRODUCTION.....	1
A. Project Summary.	1
B. The Applicant.....	2
II. PROJECT DESCRIPTION	2
A. Site Location and Description.	2
B. Project Design.	2
C. Matter of Right Development Under Existing Zoning.	3
D. Matter of Right Development Under Proposed Zoning.	4
E. Tabulation of Development Data.	4
F. Flexibility Under the PUD Guidelines.....	4
III. THE PUD PROCESS IS THE APPROPRIATE MECHANISM FOR THIS PROJECT	5
A. Benefits of the PUD Process.	5
B. Goals and Objectives of the Proposed PUD.	5
C. Benefits of the Project.	5
IV. THE PROPOSED PROJECT MEETS THE STANDARDS OF THE PUD REGULATIONS	6
A. PUD Requirements Under the D.C. Zoning Regulations.	6
B. Public Benefits and Project Amenities.....	7
V. COMPLIANCE WITH D.C. COMPREHENSIVE PLAN	9
A. Compliance with Major Themes.	10
B. Compliance with Major Elements.....	10
VII. CONCLUSION	13

LIST OF EXHIBITS

<u>Description</u>	<u>Exhibit</u>
Notice of Intent to File, Certificate of Service, and List of Property Owner within 200 Feet of Project	A
Architectural Plans and Drawings, including: Detailed Landscaping and Grading Plan Circulation Plan Tabulation of Development Data	submitted separately
Draft First Source Employment Agreement	B
Draft LSDBE Memorandum of Understanding	C
Zoning Maps and Real Estate Maps	D

I. INTRODUCTION

This statement and the attached documents support the application of WB/NV Center City Hotel Holdings, LLC (the "Owner" or "Applicant") to the Zoning Commission of the District of Columbia ("Commission") for an amendment to the Zoning Map and consolidated review and approval of a Planned Unit Development ("PUD"). The proposed PUD involves a major upgrade, renovation and reconfiguration of an existing hotel and the construction of an additional two levels above the existing footprint of the hotel located at the southeast corner of M Street and New Hampshire Avenue, N.W. The Property is currently located in the R-5-E District, and a zoning map amendment to the C-3-C District is proposed with this application.

Upon completion of the addition, the hotel will be approximately 110 feet in height and have a FAR of 6.97, which exceeds the matter-of-right height and density under the C-3-C provisions, but is permitted under the PUD guidelines.

The building on the Property was approved by the Board of Zoning Adjustment ("BZA") as a hotel and extended care facility in 1969 pursuant to BZA Order No. 9998. A conversion of the building to a hospital use was approved by the BZA pursuant to BZA Order No. 12660 in 1978, but the necessary Certificate of Need was not issued and plans for a full service hospital were terminated. In 1983, the BZA approved a variance from the prohibitions against increasing the floor area of an existing hotel and increasing the total area within an existing hotel devoted to function rooms pursuant to BZA Order No. 13937.

A. Project Summary.

The proposed development project contemplates the renovation of an existing hotel and the addition of two levels above the existing footprint. The resulting structure will contain approximately 217,684 square feet of gross floor area. The proposed PUD site consists of

31,244 square feet of land area. The FAR of the hotel with the proposed addition is 6.97. The Generalized Land Use Map of the Comprehensive Plan designates the property in the mixed use high density residential/medium density commercial land use category.

The architecture of the project will be greatly improved and made more compatible with the surrounding area by the project architect, Shalom Baranes Associates.

B. The Applicant.

WB/NV Center City Hotel Holdings, LLC is a Delaware corporation that is a venture of Northview Hotel Group, LLC.

**II.
PROJECT DESCRIPTION**

A. Site Location and Description.

The proposed PUD site includes Lot 74 in Square 72. The site consists of 31,244 square feet of land area and is presently improved with a nine-story hotel. The Property is situated in Ward 2 at the southeast corner of M Street and New Hampshire Avenue, N.W. The site has approximately 250 feet of street frontage along New Hampshire Avenue, N.W.

Office buildings are located to the north and east along 21st Street, N.W., while residential uses are located to the south along New Hampshire Avenue, N.W. To the east are additional office uses with ground floor retail and some hotels. To the west are residential, hotel, retail, and office uses. To the east, west, north, northeast and southeast are buildings either planned or constructed to a height of 110 feet as a matter of right or through the PUD process. The proposed PUD will be consistent with the height, bulk, and use of the surrounding development.

B. Project Design.

The proposed PUD consists of the renovation of an existing hotel and the addition of two

floors above the existing footprint. The goal in redesigning the hotel façade is to provide a contemporary, updated look to a worn and outdated 1960's façade. This is accomplished by replacing all single-glazed windows with new aluminum framed windows with insulated glazing in combination with aluminum spandrel panels painted a light metallic finish. Original precast concrete shrouds are removed from the upper windows and the brown split-face block is painted a light gray to provide a modern appearance. The entry canopy is re-clad in aluminum with butt-jointed glass panels. A new two-story roof top addition is enclosed with a metal and glass curtain wall, above which a new pergola with roof top greenery dramatically reorganizes the original façade composition. New horizontal light bands create an asymmetrical, artful accent for enhanced nighttime interest.

At the sidewalk, new Princeton Elm trees are paired with the same tree species planned for the opposite side of the street providing a uniformed tree-lined avenue. New sidewalk and driveway paving with brick and light colored stone give a clean appearance and clarity of circulation at the pedestrian level. A sidewalk cafe defined by planters containing a holly hedge and small crape myrtle trees enlivens the north end of the sidewalk.

A new driveway configuration provides much improved vehicular access for hotel guests. The previous design provided a drop-off point beyond the garage entrance resulting in increased street traffic and guest inconvenience as motorists would have to circle a number of blocks made up of one-way streets to access the garage. The new driveway reverses the direction of the driveway flow so vehicles can pass into the garage directly from the drop-off without circulating back onto the streets. This will result in a significant reduction in traffic.

C. Matter of Right Development Under Existing Zoning.

The Property is located in the R-5-E District, which permits matter of right high density development of general residential uses, including single family dwellings, flats and apartment

buildings, to a maximum lot occupancy of seventy-five percent, a maximum FAR of 6.0 for apartment houses and hotels and 5.0 for other structures, and a maximum height of ninety feet.

D. PUD Development Under Proposed Zoning.

Under the PUD guidelines for the C-3-C District, the FAR for the project may be increased to 8.0 FAR. The proposed PUD, however, contemplates a maximum density of 6.97 FAR.

E. Tabulation of Development Data.

	R-5-E Matter of Right	C-3-C Matter of Right	C-3-C PUD Guidelines	Project
Square Feet of Gross Floor Area	187,464	203,086	249,952	217,684
FAR	6.0	6.5	8.0	6.97
Height	90 feet	90 feet	130 feet	110 feet
Roof Structure Ht.	18.5' max.	18.5' max.	18.5' max.	18.5 ft.
Lot Occupancy	75%	100%	100%	78% (existing)
Parking	123 spaces	123 spaces	123 spaces	142 spaces
Rear Yard	3" per ft. of vertical ht.	2.5" per ft. of vertical ht. (22 ft, 11 in)	2.5" per ft. of vertical ht. (22 ft, 11 in)	Average 20 ft, 7 inches

F. Flexibility Under the PUD Guidelines

The PUD process was created to allow greater flexibility in planning and design than may be possible under conventional zoning procedures. The Applicant requests flexibility under the rear yard provisions of Section 774 and the roof structure provisions of Section 411. The rear yard is required to be 2.5 inches per foot of height, which for the proposed development would

be 22 feet, 11 inches. The average rear yard provided is approximately 20 feet, 7 inches. The rear yard is a result of the preexisting building footprint and the irregular rear lot line. The Applicant also requests flexibility for multiple roof structures that do not meet the setback provisions. In addition to the main roof structure, there are also several stair enclosures to provide the required means of egress from the rooftop pool and deck. Due to the preexisting configuration of the building, the roof structures do not maintain the required 1:1 setback.

III. **THE PUD PROCESS IS THE APPROPRIATE** **MECHANISM FOR THIS PROJECT**

A. Benefits of the PUD Process.

The PUD process is the appropriate mechanism for guiding the redevelopment of the project site. It allows the Applicant to renovate and add to an existing hotel located at a prominent intersection of the city. The proposal would not be possible under matter of right R-5-E or C-3-C zoning. In return for this flexibility of development, the Applicant will provide exceptional project amenities and public benefits to the community and the District as a whole, as outlined below, that would not otherwise be generated.

B. Goals and Objectives of the Proposed PUD.

The proposed PUD is designed to achieve several important goals and objectives of the city. First, it will upgrade and enhance the visual appearance of the Property, improving the appearance of this prominent intersection. Additionally, the building will be environmentally sensitive, featuring "green building" elements. The project will also incorporate improved traffic circulation patterns at the hotel entrance and extensive new landscaping.

C. Benefits of the Project.

The PUD will allow the Applicant to achieve a development that is consistent with the surrounding area and the land use designation of the Comprehensive Plan's Land Use Map. In

return for the zoning flexibility provided under the PUD process, the Applicant will provide several important amenities and benefits to the City and to the community.

First, the project includes a new façade of superior architectural design. The new façade will significantly enhance and enrich the streetscape of this important intersection. The West End is a mixed-use area that includes a substantial amount of new development. The Applicant proposes to significantly upgrade and renovate the existing hotel to make it more compatible with surrounding development. As specifically called for in the Comprehensive Plan, the proposal calls for the expansion of an existing hotel, creating additional hotel guest rooms for the West End area.

Second, the building will be environmentally sensitive, incorporating "green building" elements into its renovation and design. Third, the project will feature improved traffic circulation at the hotel entrance and extensive landscaping.

Finally, the Applicant will execute a First Source Employment Agreement with the Department of Employment Services and a Memorandum of Understanding with the Department of Small and Local Business Development in an effort to ensure equitable employment and contracting opportunities for D.C. residents and small and disadvantaged business enterprises. The Applicant is continuing to work with the Advisory Neighborhood Commission to determine additional amenities and benefits.

IV.

THE PROPOSED PROJECT MEETS THE STANDARDS OF THE PUD REGULATIONS

A. PUD Requirements Under the D.C. Zoning Regulations.

The proposed development has been evaluated relative to the PUD standards of Chapter 24 of the Zoning Regulations and the PUD guidelines of the C-4 District. The site area is approximately 31,244 square feet in size, which exceeds the minimum area requirements of

15,000 square feet for a PUD in the C-3-C District. The project will achieve a height of 110 feet, well under the height permitted under the PUD guidelines for the C-3-C District. The Applicant proposes a total density of 6.97 FAR, also well under the 8.0 FAR permitted under the PUD guidelines for the C-3-C District.

B. Public Benefits and Project Amenities.

The PUD guidelines define public benefits as “superior features of a proposed planned unit development that benefit the surrounding neighborhood or the public in general to a significantly greater extent than would likely occur under the matter of right provisions ...” 11 DCMR 2403.6. A project amenity is further defined as “one type of public benefit, specifically a functional or aesthetic feature of the proposed development, that adds to the attractiveness, convenience or comfort of the project for occupants and immediate neighbors.” 11 DCMR 2403.7.

The flexibility requested in the instant PUD application will achieve the goals of the PUD process by providing a new façade of superior architectural quality at the subject site with significant public benefits to the neighborhood and the city as a whole. The project’s exceptional architectural design, its environmental elements of a "green building" are the exact types of public benefits the PUD process was designed to encourage in the District of Columbia, as set forth under section 2403.9 of the Zoning Regulations. By allowing the Applicant greater flexibility in the floor area ratio and height than would be possible under matter-of-right zoning, the proposed PUD will provide the following superior public benefits and amenities for the city.

1. Urban Design and Architecture.

The proposed new façade and two additional floors have been sensitively designed to complement the surrounding development and enhance the prominence of this important intersection. The new façade will provide a contemporary, updated look to a worn and outdated

1960's façade. The materials and design features are described in detail above.

Extensive streetscaping will also be provided, including street trees and new sidewalk and driveway paving. A sidewalk cafe defined by planters will further enhance the north end of the sidewalk.

A new driveway configuration provides much improved vehicular access for hotel guests. The previous design provided a drop-off point beyond the garage entrance resulting in increased street traffic and guest inconvenience as motorists would have to circle a number of blocks made up of one- way streets to access the garage. The new driveway reverses the direction of the driveway flow so vehicles can pass into the garage directly from the drop-off without circulating back onto the streets, which will significantly improve traffic around the site.

2. Environmental Benefits.

The project satisfies a number of "green building" goals. The Property, located in an urban center close to mass transportation, provides a high level of community connectivity and requires no additional parking for the increase in hotel use; it is very much a sustainable site. On the exterior, the specified lighting concept qualifies for light pollution reduction, and the new landscape design promotes water efficiency. The building optimizes energy performance through new windows, which incorporate insulated, low-e coated glazing, as well as through new mechanical, electrical and plumbing systems. Indoor environmental quality is promoted through the use of low-emitting materials and 10% recycled materials. Finally, these efforts are guided by LEED certified professionals who are involved in every phase of the project.

3. Revenue for the District.

The provision of additional hotel space will generate additional tax revenue for the District. Employment, sales and other revenue sources will further add to the District's income.

4. Local Business Opportunities.

The Applicant will enter into a Memorandum of Understanding with the D.C. Department of Small and Local Business Development in order to achieve, at a minimum, the goal of 50 percent participation by small, local and disadvantaged businesses in the contracted development costs for the design, development, construction, maintenance and security for the project to be created as a result of the PUD. This memorandum, a draft of which is attached as Exhibit C, contributes significantly to the District of Columbia goal of ensuring adequate opportunities for small and local businesses to participate in development projects throughout the city.

5. First Source Employment Opportunities.

Likewise, in furtherance of Mayor's Order No. 83-265 and D.C. Law 5-93, the Applicant will work with the Department of Employment Services (DOES) to execute a First Source Employment Agreement in order to achieve the goal of utilizing District of Columbia residents for at least fifty-one percent of the jobs created by the PUD project. The Applicant will use DOES as its first source for recruitment, referral and placement of new hires for employees whose jobs are created by the PUD. A draft of the agreement is attached as part of Exhibit B.

V.

COMPLIANCE WITH D.C. COMPREHENSIVE PLAN

The proposed PUD is consistent with and, in fact, fosters the goals and policies stated in the elements of the District of Columbia Comprehensive Plan, D.C. Law 5-76, 10 DCMR (Planning and Development) § 100 et seq. (1984), particularly those within the Land Use Element.

The purposes of the District of Columbia Comprehensive Plan Act are to:

(1) Define the requirements and aspirations of District residents, and accordingly influence social, economic and physical development; (2) Guide executive and legislative decisions and matters affecting the District and its citizens; (3) Promote economic growth in jobs for District residents; (4) Guide private and public development in order to achieve District and community goals; (5) Maintain and enhance the natural and architectural assets of the District; and (6) Assist in conservation stabilization and improvement of each neighborhood and community in the District.

D.C. Code §1-245(b) (1994 Supp).

The proposed project significantly advances these purposes by promoting the social and economic development of District residents through the provision of additional quality hotel development, achieving the community goal of adequate parking, promoting economic growth for the District and its residents, increasing employment opportunities in the District, and maintaining the architectural assets of the District.

A. Compliance with Major Themes.

Among the major themes advanced under the Comprehensive Plan (“Plan”) is the goal of respecting and improving the physical character of the District. The Applicant's proposal is consistent with this theme through the provision of a new façade of superior architectural quality at an important intersection in the city.

B. Compliance with Major Elements.

The Comprehensive Plan contains eleven major elements. The proposed project furthers the objectives and policies of several of these elements as follows:

1. Environmental Protection Element.

It is the goal of the District to “protect the environment, to resist threats to its overall quality, and to act to maintain and enhance its positive features in the interest of residents, workers and visitors....” 10 DCMR § 401.1.

The Applicant will comply with all the applicable rules and regulations of the District to promote energy conservation, improve air quality and protect the natural environment.

2. Transportation Element.

It is the goal of the District to “[p]romote the increased use of mass transit, in the District and the region.” 10 DCMR § 503.2(c).

The Property is within close proximity to the Dupont Circle and Foggy Bottom Metrorail Stations and numerous Metrobus routes, which will promote and stimulate the use of existing mass transit service. Additionally, the provision of 142 parking spaces will greatly reduce parking shortages in this area of the city. The proposed building generates a parking requirement of 123 spaces.

3. Urban Design Element.

It is the goal of the District to “preserve and enhance the outstanding physical qualities of the District neighborhoods.” 10 DCMR 702.1(b).

The proposed PUD will enhance the physical qualities of the surrounding area by providing a new façade of superior architectural quality.

It is the goal of the District to “encourage new development within areas of strong architectural character to contribute to the physical identity and character of the area.” 10 DCMR 710.2(d).

The proposed project will provide a distinguished design that provides a rich and vibrant texture to this prominent corner.

4. Land Use Element.

It is the goal of the District to “encourage the expansion of existing hotels...” 10 DCMR §1108.1(t).

The proposed project furthers this goal in adding two floors to an existing hotel.

5. Generalized Land Use Maps.

The Comprehensive Plan Generalized Land Use Maps depict the project site as located in a mixed use high density residential/medium density commercial land use category. The proposed PUD is consistent with the Generalized Land Use Maps.

C. Compliance with Ward 2 Elements.

The Project fulfills and furthers the specific objectives for this area, as set forth in the Comprehensive Plan for Ward 2.

1. Ward 2 Economic Development.

The Ward 2 Economic Development element seeks to enhance the image of the ward as a place to do business and to reside. 10 DCMR § 1301.1(a). The proposed development will increase tax revenues, enhancing the image of the ward as a place to do business.

2. Ward 2 Transportation Element.

Ward 2 is located at the center of the District and at the focal point of the Metrorail system, bus lines, and the city's freeway and arterial street system. Although its location provides great benefits to the residents and employees of Ward 2, it also creates some adverse impacts on quality of life. 10 DCMR § 1309.1. Parking within the ward is identified as a major problem due to evening visitors, student parking, and the lack of parking provisions for many residential dwellings. (10 DCMR § 1309.11) This element of the Comprehensive Plan encourages strict adherence to the current parking requirements of the zoning regulations. 10 DCMR § 1311.1(d)(3). The proposed development will provide 142 parking spaces – a number that exceeds that required by the Zoning Regulations. The Property is also in close proximity to the Dupont Circle and Foggy Bottom Metrorail Stations, providing excellent public transit access.

3. Ward 2 Urban Design Element.

A Ward 2 objective for urban design is to place special emphasis on the sensitive design of areas around Metrorail stations where new development is likely to occur, respecting the integrity of those areas adjacent to those sites. This element states that pedestrian amenities, ease

of access, lighting, security and signage befitting a portal to the city should be provided, in addition to adequate buffering and integration of new development into the surrounding city. 10 DCMR § 1317.1(c). The proposed development has been designed to enhance the physical character of the area and complement the surrounding neighborhood.

As detailed above, the proposed development conforms to the goals, objectives, and policies of the Comprehensive Plan, including those of the ward plan.

VI. CONCLUSION

For the foregoing reasons, WB/NV Center City Hotel Holdings, LLC, submits that the PUD plan meets the standards of Chapter 24 (Article 75) of the Zoning Regulations; is consistent with the purposes and intent of the Zoning Regulations and Map; will enhance the health, welfare, safety and convenience of the citizens of the District of Columbia; satisfies the requirements for approval of a consolidated PUD; provides significant public benefits; advances important goals and policies of the District of Columbia and, therefore, should be opted by the Zoning Commission.

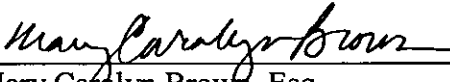
It is appropriate to use the flexibility afforded by the PUD process to approve this proposed development plan. The scale, density and use of the project are compatible with uses intended for this area, and falls within the acceptable standards permitted under the PUD guidelines. Accordingly, the Applicant requests the Zoning Commission to approve the PUD plan and related Zoning Map amendment.

[SIGNATURE PAGE TO FOLLOW]

Respectfully submitted,

HOLLAND & KNIGHT LLP


Wayne S. Quin, Esq.


Mary Carolyn Brown, Esq.

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