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REPORT TO THE ZONING COMMISSION

CASE NO. 07-21B
2201 M STREET, NW

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- I. Introduction
- II. Nature of application: modification to an approved planned unit development
- III. Site location
 - A. Northwest corner of intersection of 22nd and M Streets, N.W.
 - B. West End area (predominantly high-rise, mixed-use)
- IV. Site description
 - A. Approximately square property (Square 50, Lot 87)
 - B. Contains approximately 15,588 square feet of land area
 - C. Has frontage of approximately 128 feet along M Street and 129 feet along 22nd Street
 - D. Existing conditions: vacant land
 - E. Abutting streets:
 - 1. M Street - 90 feet wide
 - 2. 22nd Street – 90 feet wide

ZONING COMMISSION
District of Columbia
CASE NO. 07-21B
EXHIBIT NO. 35

V. Description of the surrounding area (see aerial photograph, attached):

A. Remainder of Square 50

1. To the north:

- a. Parking garage for the Federal government with office space (4 stories) at 1220 22nd Street
- b. Office building (5 stories) at 1232 22nd Street
- c. Office building (8 stories) at 1215 -1275 23rd Street
- d. Embassy Suites Hotel at 1250 22nd Street

2. To the west:

- a. Office building (4 stories) at 2215 M Street
- b. D.C. Fire Station (Engine Company 1, Medic Unit 1 and truck Company 2)

B. To the north: north of N Street, residential buildings in high-rise, mid-rise and row type structures

C. To the east:

1. 22nd Street

2. Adjoining square

- a. Nine-story Marriott Hotel at the northeast corner of M and 22nd Streets
- b. Office building at the corner of New Hampshire Avenue, M Street and Ward Place
- c. Office buildings at 1255 22nd Street and 2121 Ward Place
- d. Apartment buildings along N Street and New Hampshire Avenue

3. Central Employment Area stretches further to the east of New Hampshire Avenue (including office buildings, retail and hotels)

D. To the south:

1. M Street
2. Ritz Carlton Hotel, sports club and residences occupying most of the square across M Street
3. Apartment building at 1177 22nd Street (triangular square bounded by New Hampshire Avenue and M and 22nd Streets)

E. To the west:

1. Mix of predominantly high-rise office buildings, apartment houses and hotels
2. West End Library and MPD Special Operations Division
3. Further to the west is Rock Creek Park and Georgetown

F. Buildings in vicinity planned or constructed to a height of 110 feet or greater

1. New Downtown Receiving Zone in C-3-C zoned portions of squares to the east (including Squares 72, 100, 73, 76) permits height allowed under Act of 1910 (either 110 or 130 feet, depending upon width of street)
2. PUDs developed at 110 feet in height
 - a. 2101 L Street
 - b. 2140 L Street
 - c. 2200 M Street
 - d. 1133 and 1155 21st Street and 2001 L Street
 - e. 1227-1231 25th Street (BNA Buildings)
 - f. 1143 New Hampshire Avenue (approved)

VI. Zoning: CR

- A. Mixture of residential, office, retail, recreational, light industrial and other miscellaneous uses (§§601-618)
- B. Maximum height: 90 feet (§630)
- C. Maximum FAR: 6.0, of which not more than 3.0 may be used for other than residential purposes (§631)
- D. Public space at ground level: area equal to at least 10% of lot area (§633)
- E. Maximum percentage of lot occupancy: 75% (not applicable to hotel use) (§634)
- F. Minimum rear yard: 3 inches per foot of vertical distance from the horizontal plane upon which residential use begins to the highest point of the main roof but not less than 12 feet (§636)
- G. Side yards: not required (§637)
- H. Off-street parking: 1 space for each 4 rooms useable for sleeping and 1 for each 300 square feet of floor area in either the largest function room or the largest exhibit space, whichever is greater
- I. PUD guidelines
 - 1. Height: 110 feet
 - 2. FAR: 8.0, of which no more than 4.0 may be used for other than residential purposes
 - 3. Yards and courts: as otherwise provided, subject to the Zoning Commission's discretion to approve greater or lesser
 - 4. Parking and loading: as otherwise provided, subject to the Zoning Commission's discretion to approve greater or lesser
- J. Zoning of the area
 - 1. To the north: CR up to N Street and DC/R-5-B beyond

2. To the east: DC/CR in square to the east, followed by DC/R-5-B and DC/R-5-D to the northeast and C-3-C in the Central Employment Area east of New Hampshire avenue
3. To the south: C-2-C on the south side of M Street, followed by R-5 Districts
4. To the west: CR

K. Changes in zoning of the area:

1. West End rezoning in 1974 rezoned industrially zoned land, including the subject property, to new CR zone
2. Approved PUDs
 - a) 2200 M Street: rezoning from C-2-C to CR and consolidated PUD for a mixed-use development including hotel, residential, retail and recreation with a total FAR 6.81 and a maximum height of 110 feet (ZC Order No. 855, October 23, 1998 (as modified))
 - b) 2101 L Street: consolidated PUD under C-3-B (now C-3-C) for a mixed-use development including office and retail with 7.1 FAR and a height 110 feet (ZC Order No. 78, December 5, 1973, as modified by Order No. 78-A, June 12, 2006)
 - c) 2140 L Street: rezoning from R-5-D (now R-5-E) to C-3-C and consolidated PUD for an apartment house with ground floor retail with a total FAR of 6.96, and a height of 110 feet (ZC Order No. 483, September 8, 1986, as modified by ZC Order No. 553, December 31, 1987)
 - d) Lafayette Centre: 1133 and 1155 21st Street and 2001 L Street (Square 100): consolidated PUD under C-3-B (now C-3-C) for a mixed-use office and retail development with an FAR of 7.0 and a height of 110 feet (ZC Order No. 279, June 14, 1979)
 - e) 2401 Pennsylvania Avenue: consolidated PUD under the C-2-C District for a mixed use retail, residential and office building with an FAR of 7.66 and a height of 92 feet (ZC Order No. 586, August 8, 1988)

- f) 1143 New Hampshire Avenue: rezoning from R-5-E to CR and consolidated PUD for an addition to an existing hotel with an FAR of 6.97 and a height of 110 feet (ZC Order No. 06-29, May 14, 2007)
- g) 1227-1231 25th Street (BNA Buildings): consolidated PUD under the CR District for renovation and addition to existing buildings for mixed use apartment and office buildings with an FAR of 6.2 and a height of 110 feet (ZC Order No. 06-35, July 9, 2007)

VII. Description of the modified project (compared to the approved project)

A. Construction of new hotel

- 1. Proposed: Hilton Garden Inn with a maximum of 238 rooms
- 2. Approved: "1 Hotel" with a total of 148 rooms (with flexibility to increase the number of rooms up to 170)

B. Height:

- 1. Proposed: 107 feet
- 2. Approved: 110 feet

C. Floor area ratio:

- 1. Proposed: 7.99 (124,479 square feet of gross floor area)
- 2. Approved: 7.84 (122,235 square feet of gross floor area)

D. Parking:

- 1. Proposed:
 - a) 53 spaces (combination of standard, compact and tandem spaces)
 - b) All parking will be done by hotel valets
- 2. Approved:
 - a) 47 spaces (combination of standard, compact and tandem spaces)

- b) Could park up to 71 cars using attendant assisted parking
- c) All parking will be done by hotel valets

E. Loading:

- 1. Proposed: 1 berth @ 12 x 30 feet; 1 service delivery space @ 10 x 20 feet, 1 platform at 100 square feet
- 2. Approved: 1 berth at 12 x 30 feet; 1 service delivery space 12 x 25 feet, 1 platform at 305 square feet

F. Comparison to matter-of-right and PUD standards for CR

- 1. Use: hotel permitted as a matter of right
- 2. Height:
 - a) CR Matter-of-right: 90 feet
 - b) CR PUD guideline: 110 feet
 - c) Proposed: 107 feet
- 3. FAR:
 - a) CR Matter-of-right: 6.0
 - b) CR PUD guideline: 8.0
 - c) Proposed: 7.99

VIII. Compliance with PUD evaluation standards of §2403

- A. Impact of project shall be favorable, capable of being mitigated or acceptable (§2403.3)
 - 1. Construction of new high-rise hotel contributing to continued economic vitality of the area
 - 2. Property is in reasonable proximity to Metrorail and Metrobus and the project provides sufficient parking to meet demand, per Wells and Associates

3. Proposed height is acceptable and consistent with other approved and constructed buildings in the vicinity
- B. Project is not inconsistent with the Comprehensive Plan (§2403.4): see reports submitted in original PUD case and Findings No. 39-43 of Zoning Commission Order No. 07-21
- C. Commission shall “judge, balance, and reconcile the relative value of project amenities and public benefits offered, the degree of development incentives requested and any potential adverse effects” (§2403.8)
- D. Public benefits and project amenities
 1. On-site benefits and amenities
 - a) Enhanced urban design, architecture and open spaces
 - b) Satisfies numerous energy and environmental goals
 2. Community benefits and amenities: expenditure of c. \$300,000 for the following
 - a) Public space improvements including park benches, replacement or installation of street trees and tree fencing and greenery in tree boxes and replacement or installation of globe-type streetlights
 - b) Renovation services at St. Mary’s Church (730 23rd Street)
 - c) Contribution to the Foggy Bottom Association for its Biennial Sculpture Project
 - d) Construction of the Francis Field dog park on 25th Street between M and N Streets
 - e) Landscaping and street plan for the West End
 3. Community benefits:
 - a) Additional tax revenue for the District

- b) Participation of small, local and disadvantaged business through MOU with the D.C. Department of Small and Local Business Development
- c) Employment and training opportunities through First Source program

balanced against

E. Development incentives:

- 1. 17 foot increase in height over CR matter-of-right (compared to 20 feet in the original PUD)
- 2. Increase in total density of approximately 30,951 square feet (all for hotel) over CR matter-of-right (compared to 28,707 square feet in the original PUD)

F. Areas of flexibility from CR or PUD standards:

- 1. Reduction in rear yard
 - a) Required: 27 feet, 6 inches
 - b) Provided: 0
 - c) Relief requested: 27 feet, 6 inches
 - d) Open area provided as court = approximately 2,763 square feet (required rear yard would contain 2,668 square feet)
- 2. Public space at ground level
 - a) Required: 1,559 square feet
 - b) Provided: 0
 - c) Relief requested: 1,559 square feet
 - d) More than 1,800 square feet of lobby space immediately inside the front entrance open on a continuous basis

3. Roof structure setback:
 - a) Required: 1:1 setback
 - b) Provided: setback is 1 foot from the interior court walls on the west and north sides of the building
4. Parking:
 - a) Required: minimum of 1 parking space for each 4 rooms and 1 space for each 300 square feet of floor area in the largest function room
 - b) 238 rooms require 60 parking spaces and 2,446 square feet in the largest meeting room requires 8 spaces, for a total required of 68 spaces
 - c) Proposed: garage to provide 53 on-site parking spaces
 - d) Relief required:
 - (1) Number of spaces (68 required, 53 provided)
 - (2) Percentage of compact spaces: 40% allowed, 66% provided
 - (3) 22 spaces are tandem spaces not directly accessible
5. Loading:
 - a) Required: 1 berth @ 55 feet, 1 berth @ 12 x 30 feet, 1 service delivery space @ 10 x 20 feet, 1 platform at 200 square feet and 1 platform at 100 square feet
 - b) Provided: 1 berth @ 12 x 30 feet; 1 service delivery space @ 10 x 20 feet, 1 platform at 100 square feet
 - c) Relief required: 1 berth @ 12 x 55 feet and 1 platform at 200 square feet

IX. Compatibility with the area

- A. New hotel use will maintain the land use mix in the West End area (office, retail, hotel, residential, community facilities).

- B. Proposed FAR of 7.99 consistent with FARs approved under PUDs and under Receiving Zone (9.0 and 10.0)
- C. Proposed height of 107 feet consistent with heights approved under PUDs and permitted by Receiving Zones

X. Conclusions

- A. Project is not inconsistent with the Comprehensive Plan
- B. Project is within the applicable height and bulk standards of the Zoning Regulations
- C. Project provides an appropriate balance between the development proposed, the flexibility requested and the benefits and amenities provided
- D. PUD allows the Zoning Commission to condition approval to what is specifically proposed, without allowing more density or uncontrolled development
- E. Project should be approved

