



2009 JAN -3 AM 10:14

Memorandum

TO: District of Columbia Zoning Commission
FROM: Jennifer Steingasser, Deputy Director *JS*
DATE: January 2, 2009
SUBJECT: ZC 08-13 – Marriott Marquis Convention Center Hotel (Supplemental Report)

RECOMMENDATION

The Office of Planning (OP) **recommends** that the Zoning Commission **approve** the requested consolidated planned unit development and related map amendment. The proposed project would further an economic development priority of the District by creating a convention center hotel to support the Washington Convention Center.

BACKGROUND

The Zoning Commission set down the PUD and related map amendment for the proposed Marriott Marquis Convention Center Hotel on July 14, 2008. Due to the extensive public space components of the project, the applicant returned to the Zoning Commission on July 28, 2008 to request joint approval of the PUD, related map amendment, and air space development for the proposal. The project received concept approval from the Historic Preservation Review Board on July 24, 2008. On November 24, 2008, the Zoning Commission held the public hearing for the project, at which time they expressed concern regarding the proposed building height and requested additional information from the applicant.

ISSUES IDENTIFIED AT THE PUBLIC HEARING

At the November 24th public hearing, the Zoning Commission identified four issues they felt needed further clarification and/or discussion. The hearing record was held open to allow the applicant to respond and submit additional information into the hearing record. On December 22, 2008, the applicant made a post-hearing submission in response to the Zoning Commission's questions and concerns. A brief summary of each issue is provided below.

- ❖ More detailed/refined drawings. *The Zoning Commission requested additional drawings that illustrate the view of the building at the street level from all the adjacent streets. Some commissioners also noted that the drawings included in the public hearing submittal had varying levels of detail.*

The applicant submitted a revised set of drawings, dated December 22, 2008, to address the Zoning Commission's concerns and provide more detailed information about what the proposed building would look like. The submittal includes street-level elevations of Massachusetts Ave, 9th, 10th, and L Streets as well as enlarged drawings of the building skin at selected locations. A

DISTRICT OF COLUMBIA
ZONING COMMISSION
District of Columbia
CASE NO. 08-13
EXHIBIT 0036

LEED checklist was also provided which indicates the estimated points for the project, which is expected to attain a LEED Silver designation.

- ❖ Public Benefits/Community Amenities info. *Public testimony at the hearing included a request for a more developed community amenities package for the proposed project. Representatives from local community groups, including One DC and Shaw Main Streets were in attendance and expressed a desire to meet with the Marriott development team regarding the impact of this proposal on the Shaw neighborhood. The Zoning Commission encouraged the applicant to continue to work with the community and report back on the status of such efforts. The Zoning Commission also asked for clarification regarding the value, in numeric terms, of the Marriott's contribution to the job training program the city is sponsoring for the development of the hotel.*

The applicant has met with Alex Padro, a representative of Shaw Main Streets and the Shaw Nonprofit Roundtable, to discuss community benefits for the Shaw area. Currently, the applicant has agreed to make a monetary contribution of \$50,000 to be dispensed in equal amounts to the 10 community organizations that are members of the Shaw Nonprofit Roundtable. The funds are slated to fund a variety of programs and activities in the Shaw community.

At the public hearing, the applicant stated that the Marriott plans to support the job training initiative for this project through utilizing existing Marriott employees to serve as trainers. The applicant has estimated the in-kind cost of their participation at \$90,000 for this 2 million dollar program.

- ❖ Construction Management Plan. *The applicant was asked to provide a construction management plan for the proposed project.*

The applicant has provided a construction management plan as part of their recent submittal that discusses issues like traffic control, truck routes to the site, parking, and work hours. The applicant also plans to designate a representative to serve as a primary contact to the community for all matters regarding construction.

- ❖ Mechanical penthouse and dome/roof height. *The previous drawings, dated 11-03-2008, included a glass dome that ranged in height from 148'6" at the west edge to 160' at the east edge of the building. The Zoning Commission asked for clarification of the apparent inconsistencies in the drawings as well as additional information on the penthouses, dome, and any other building elements that would exceed 130' in height.*

The revised drawings indicate the maximum height of structure will be 130' with the height of the mechanical penthouses rising 18'6". The new design encloses the rooftop mechanical penthouses within a single structure connected by a glass roof or skylight.

The applicant also provided additional information regarding previous interpretations of the Height Act, particularly those involving architectural elements that exceed the allowed building height. Finally, the applicant's submittal includes examples of other structures in the city that have similar roof styles and heights as the current proposal. In most cases, the buildings

contained architectural features, like skylights, atriums, or domes, that were the same height or lower than the mechanical penthouses.

ANALYSIS

The Office of Planning has reviewed the revised drawings and additional information submitted by the applicant and finds that the redesign resolves prior concerns regarding the overall building height. The revised submittal also clarifies the use of the areas within the building that exceed 130' in height. The reduced height of the atrium/dome element now matches the height of the mechanical penthouses and provides a single enclosure for all mechanical equipment and roof structures, bringing the building into compliance with § 411.3 of the zoning regulations. The Office of Planning also appreciates the continued efforts of the applicant to refine and improve the building design, including the treatment of public space. While the construction management plan provided lacks detail in terms of project phasing and timelines, OP is confident that the applicant would continue to work closely with District agencies to address any future issues regarding the construction process. Finally, OP is encouraged that the applicant has begun to work with local agencies that are currently working to improve and sustain the Shaw community in light of the impact this project might have on the local area as well as the City overall.

AGENCY COMMENTS

Public Space Committee

The applicant appeared before the Public Space Committee (PSC) on December 18, 2008. The PSC granted conditional approval for the project with some modifications. Overall, the committee was supportive of the request, but deferred final approval of some items to subcommittees like the Street Light Division of the District Department of Transportation, and encouraged the developer to work with the Urban Forestry Administration to coordinate all tree removals and new plantings.

CONCLUSION

OP concludes that the hotel proposal, as revised, would be of benefit to the Mount Vernon Square neighborhood as well as the District overall. The Office of Planning **recommends** the Zoning Commission **approve** the requested consolidated planned unit development and related map amendment. OP supports the DD/C-3-C designation which is not inconsistent with the 2006 Comprehensive Plan's Future Land Use designation for high density residential and commercial uses and the District's desire to develop a convention center hotel.

JLS/ajj

Arlova Jackson, Case Manager