

Michigan Avenue & Irving Street NE Mixed Use Complex | Phase 1 & 2



WDG Architecture, PLLC
1025 Connecticut Ave. NW, Suite 300
Washington, DC 20036

Mariani Architects, LLC
16449 Ed Warfield Road
Woodbine, MD 21797

Conference Center Associates I, LLC
3 Bethesda Metro Center, Suite M025
Bethesda, MD 20814

Michigan Avenue & Irving Street, NE
Mixed Use PUD Project Zoning
Commission Case No. 08-33
Public Hearing

Planned Unit Development
Phase 1: Consolidated Application
Phase 2: Second-Stage Application
July 9, 2009

ZONING COMMISSION
CASE No. UP-33
EXHIBIT No. 32

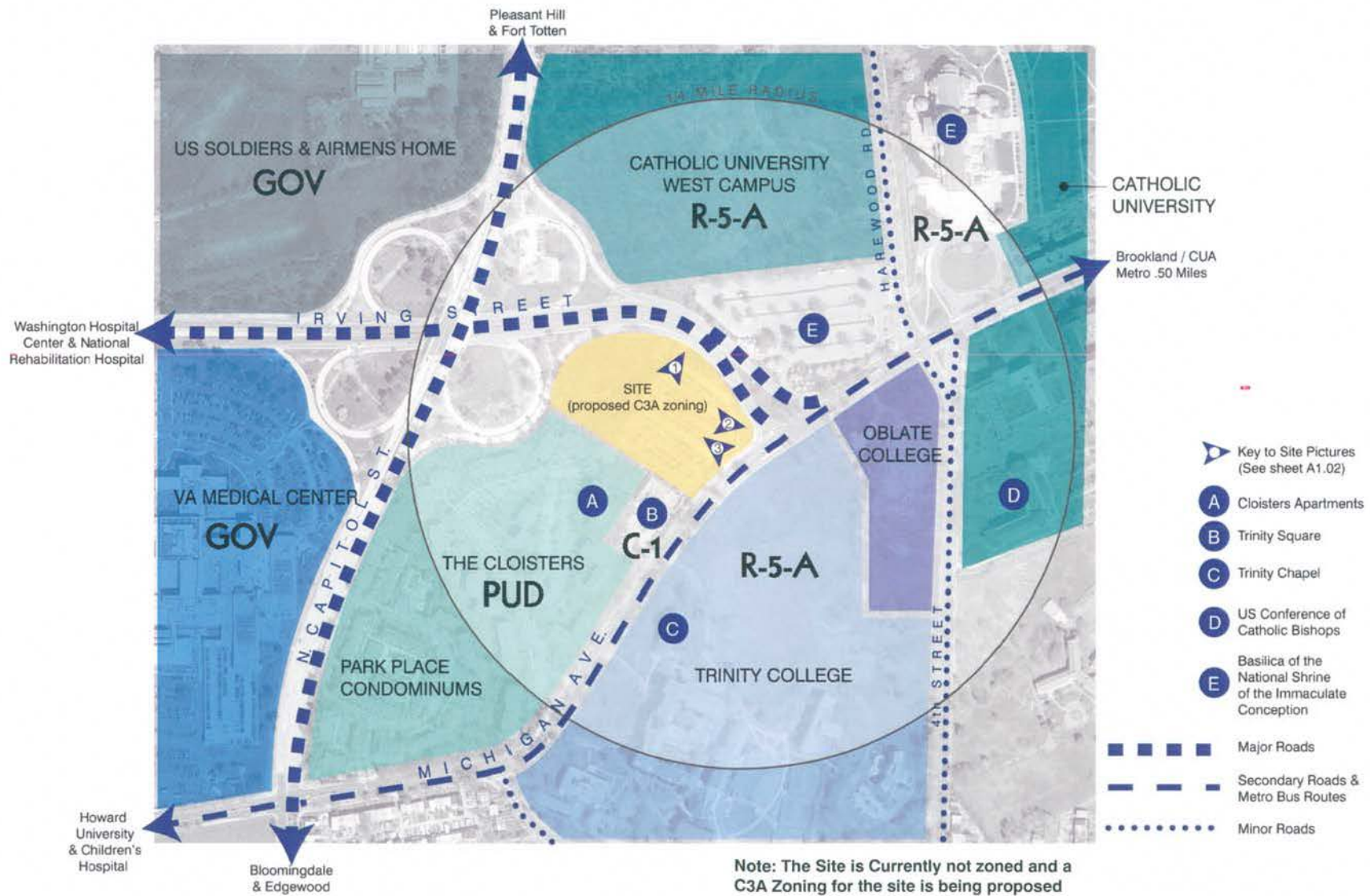
Sean M. Stadler, AIA, LEED® AP

Associate Principal

WDG Architects, PLLC
1025 Connecticut Avenue, Suite 300
Washington, DC 20036

PHASE 1

Consolidated Application





1 View across Irving St.



2 Corner of Irving St. & Michigan Ave.



3 View of site from Michigan Ave.



Context Photo A: The Cloisters Apartments



Context Photo B: Trinity Square



Context Photo C: Trinity Chapel



Context Photo D: US Conference
of Catholic Bishops



Context Photo E: Basilica of the National Shrine
of the Immaculate Conception



Context Photo: Existing Site Trees Along Edge of Existing Parking Lot



Context Photo: Existing Site Trees Along Edge of Existing Parking Lot



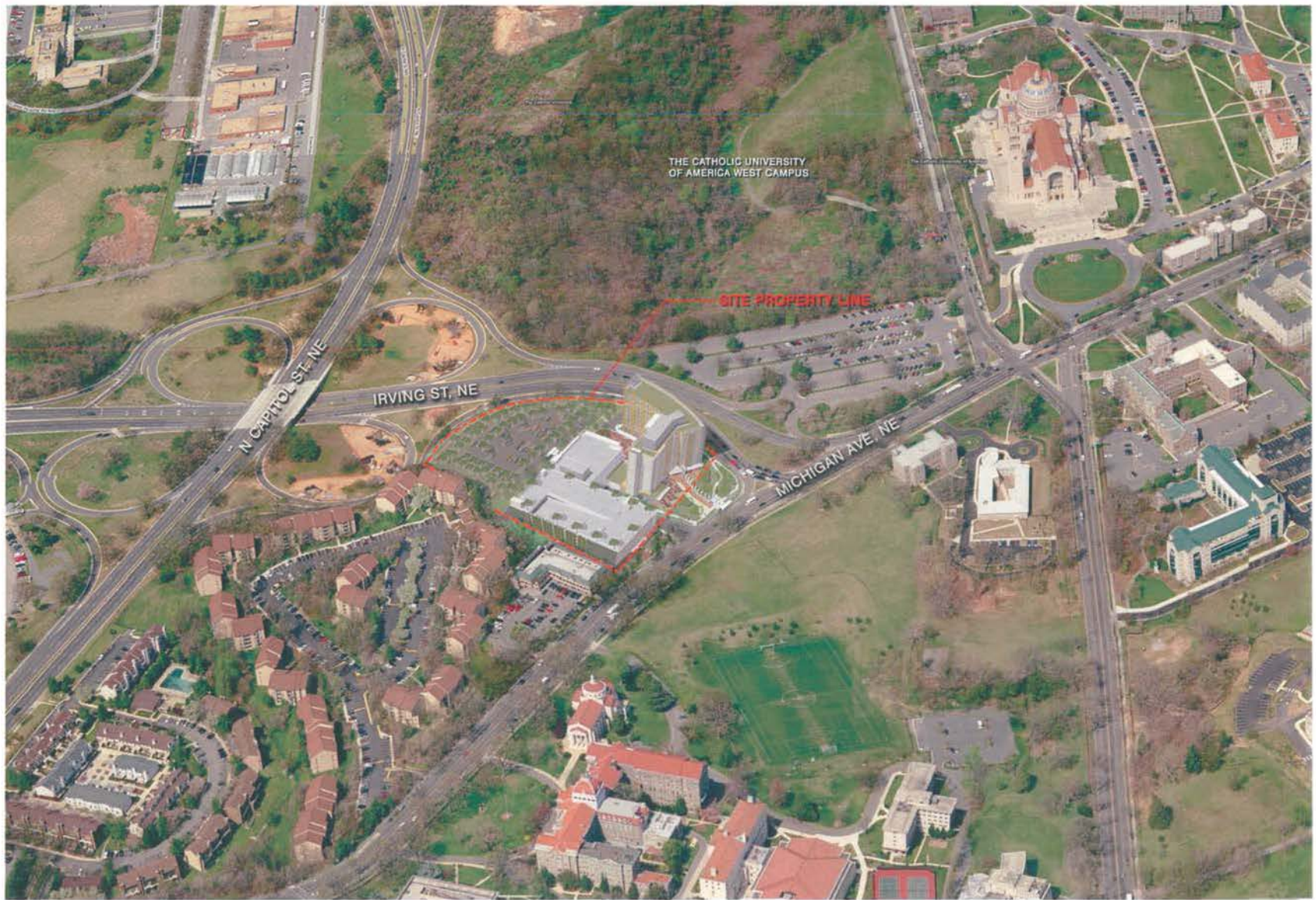
Context Photo: View from Oblate College



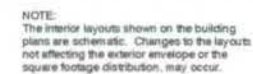
Context Photo: View of North Capitol St. Ramp



Context Photo: Panoramic View of Trinity College and The Cloisters Apartments







RAMP FROM N. CAPITOL STREET

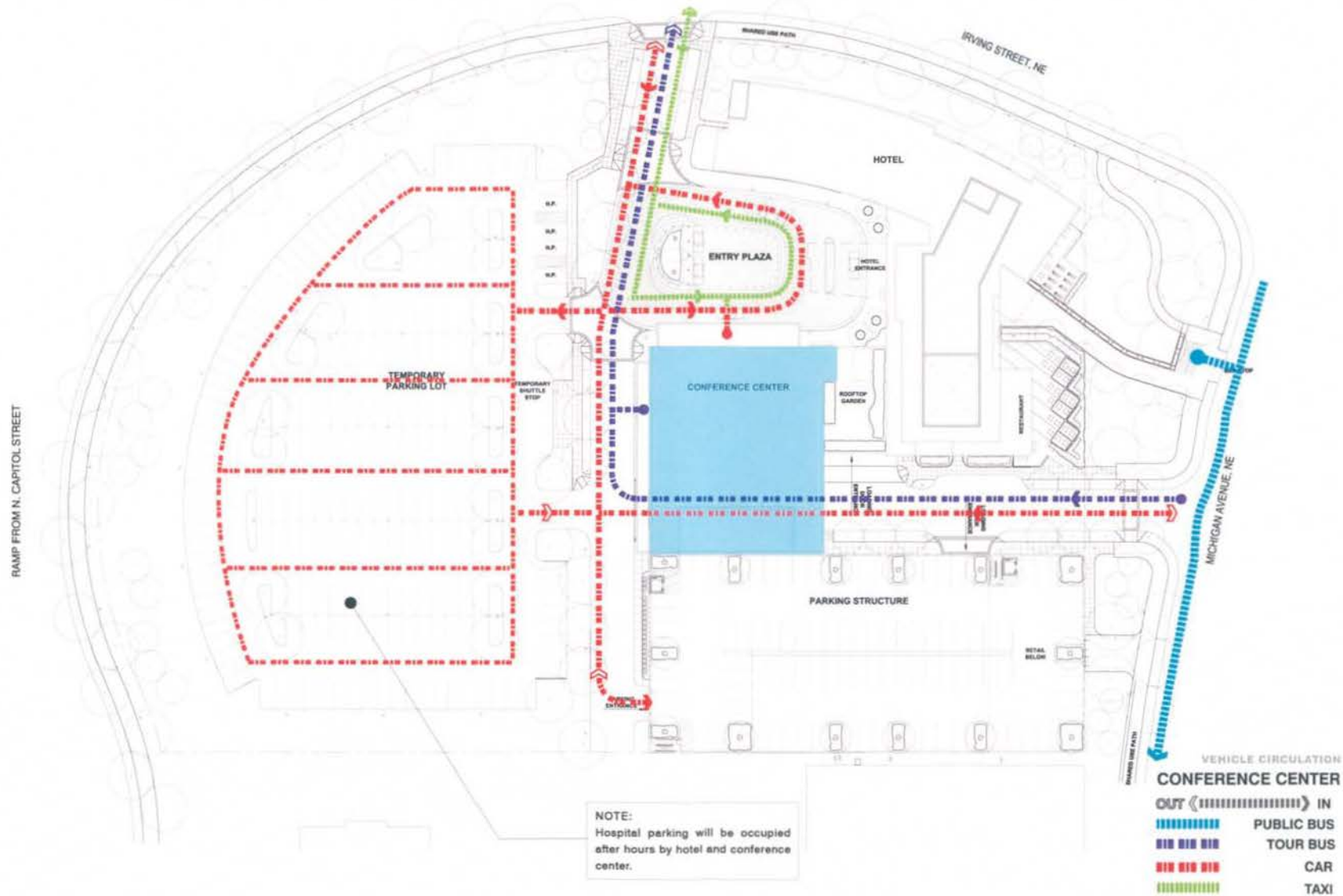


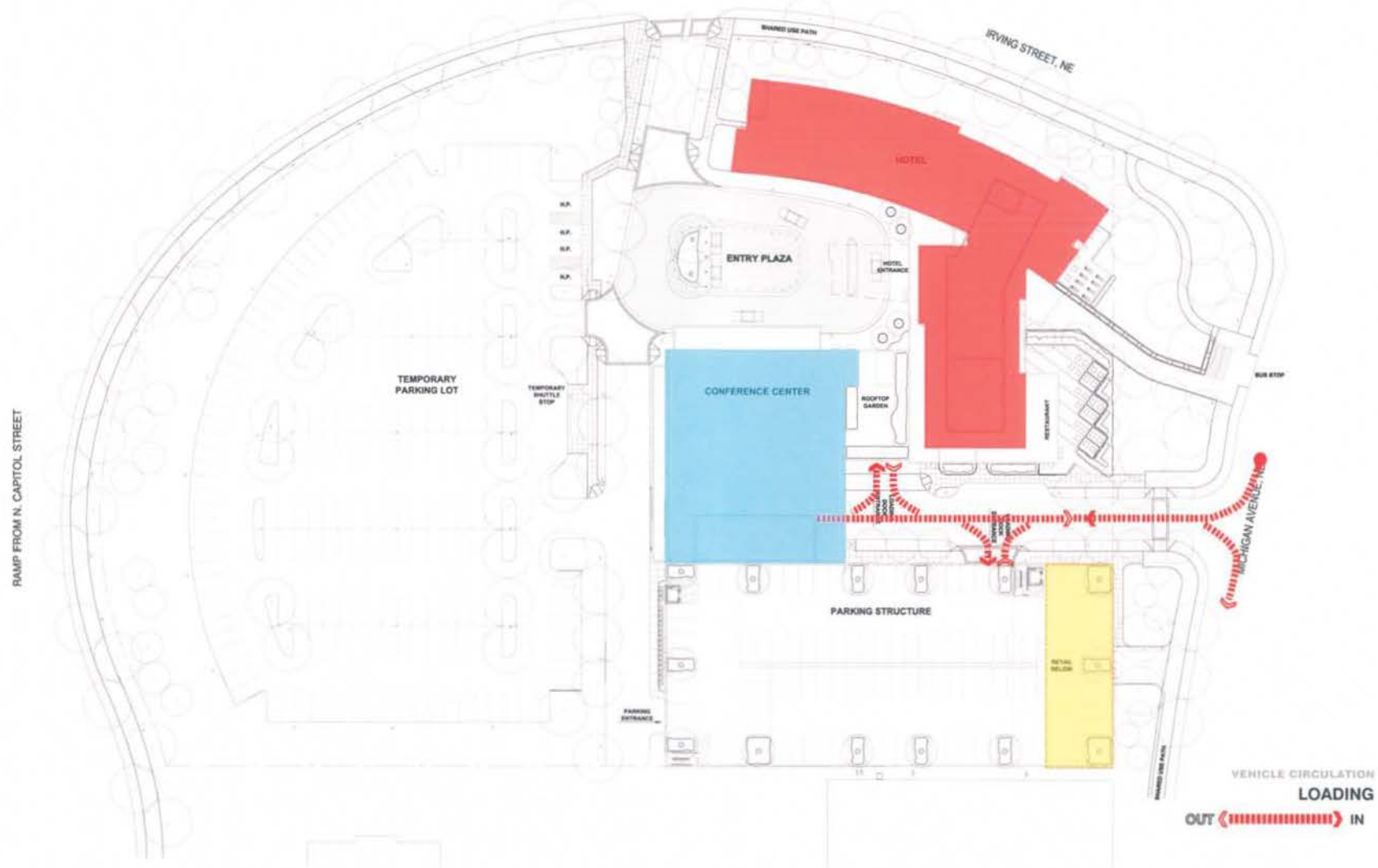
NOTE:
Hospital parking will be occupied
after hours by hotel and conference
center.

VEHICLE CIRCULATION

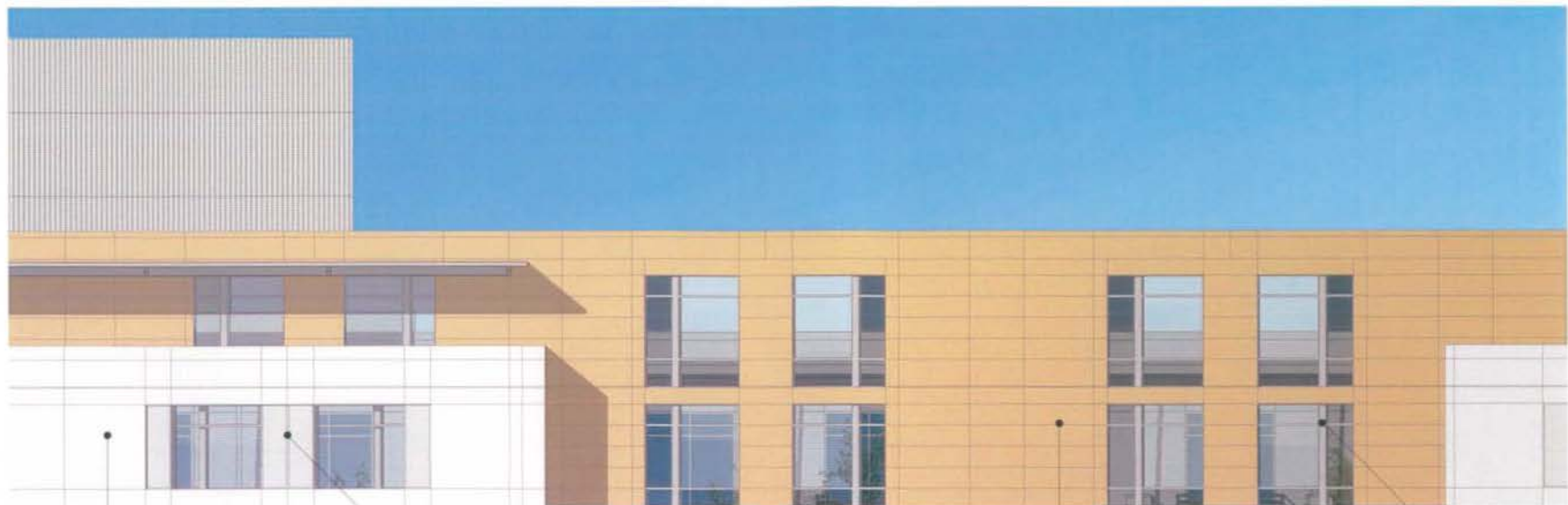
HOTEL

- OUT (dashed line) IN (solid line)
- ||||| PUBLIC BUS
 - ||||| TOUR BUS
 - ||||| CAR
 - ||||| TAXI









ARCHITECTURAL
PRECAST TYPE I
ACID ETCHED FINISH

ARCHITECTURAL
PRECAST TYPE I
TEXTURED FINISH

ARCHITECTURAL
PRECAST TYPE II
ACID ETCHED FINISH

ALUMINUM
WINDOW SYSTEM



SIMILAR IN COLOR





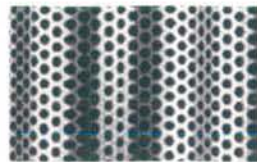








METAL TYPE I:
SUNSHADE, COLUMN COVER,
CANOPY, METAL PANEL



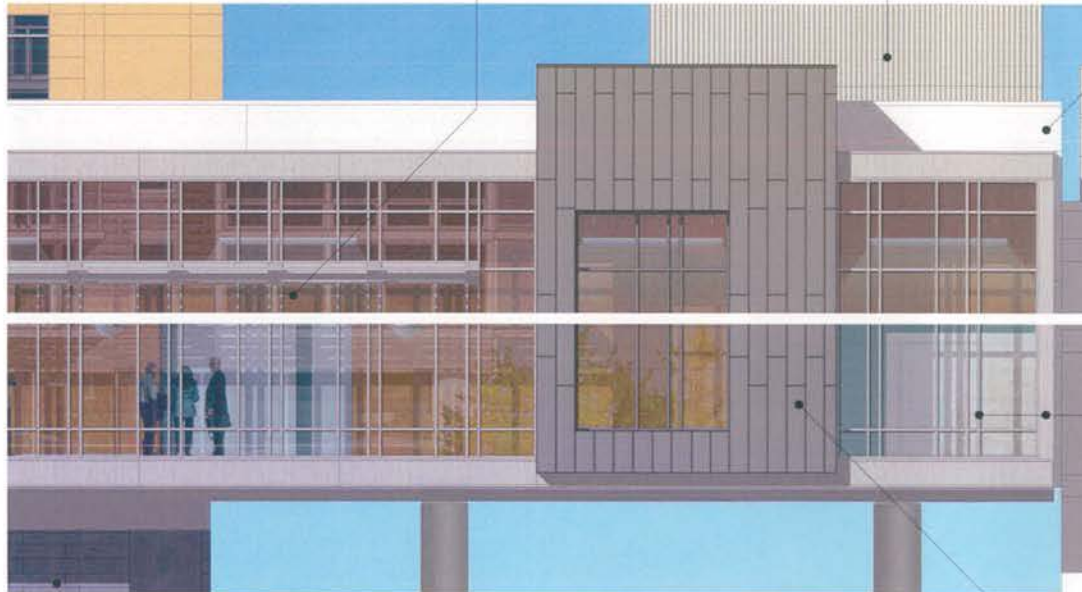
METAL TYPE II:
CORRUGATED & PERFORATED
METAL PANEL



ARCHITECTURAL
PRECAST TYPE I
ACID ETCHED FINISH



ALUMINUM
WINDOW SYSTEM



METAL TYPE III



STONE



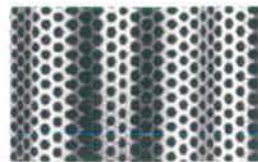
Conference Center Design Precedents



ALUMINUM
WINDOW SYSTEM



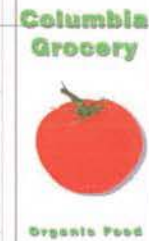
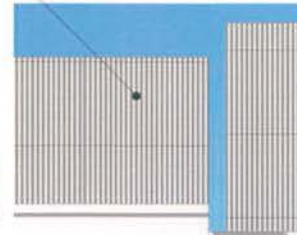
ARCHITECTURAL
PRECAST TYPE I
ACID ETCHED FINISH



METAL TYPE II:
CORRUGATED & PERFORATED
METAL PANEL



ARCHITECTURAL
PRECAST TYPE I
TEXTURED FINISH



STONE



METAL TYPE III







Garage South Elevation 1"=20'-0"



South Elevation 1"=20'-0"

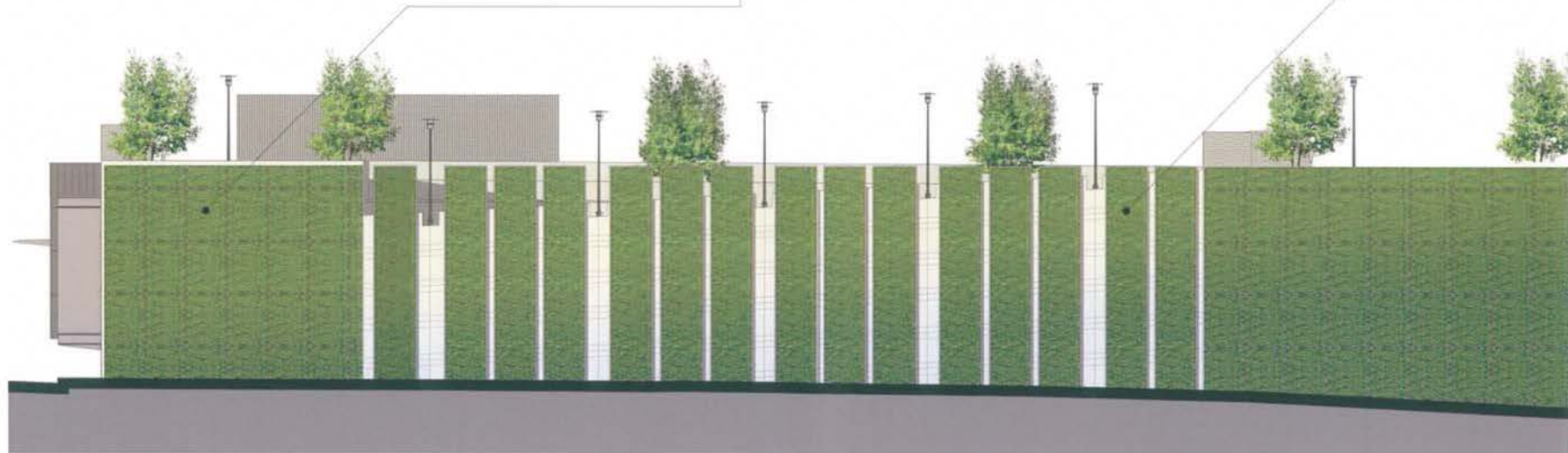
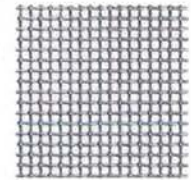
**GREEN WALL SYSTEM
FOR SOUTH FACADE OF PARKING GARAGE**



SUPPORTING SYSTEM I:
CLIMBING PLANTS TRAINING SYSTEM ATTACHED THROUGH WALL MOUNTING COMPONENTS, WHICH MAINLY INCLUDES STEEL ROPES, HORIZONTAL RODS, AND SECTION CONNECTORS.



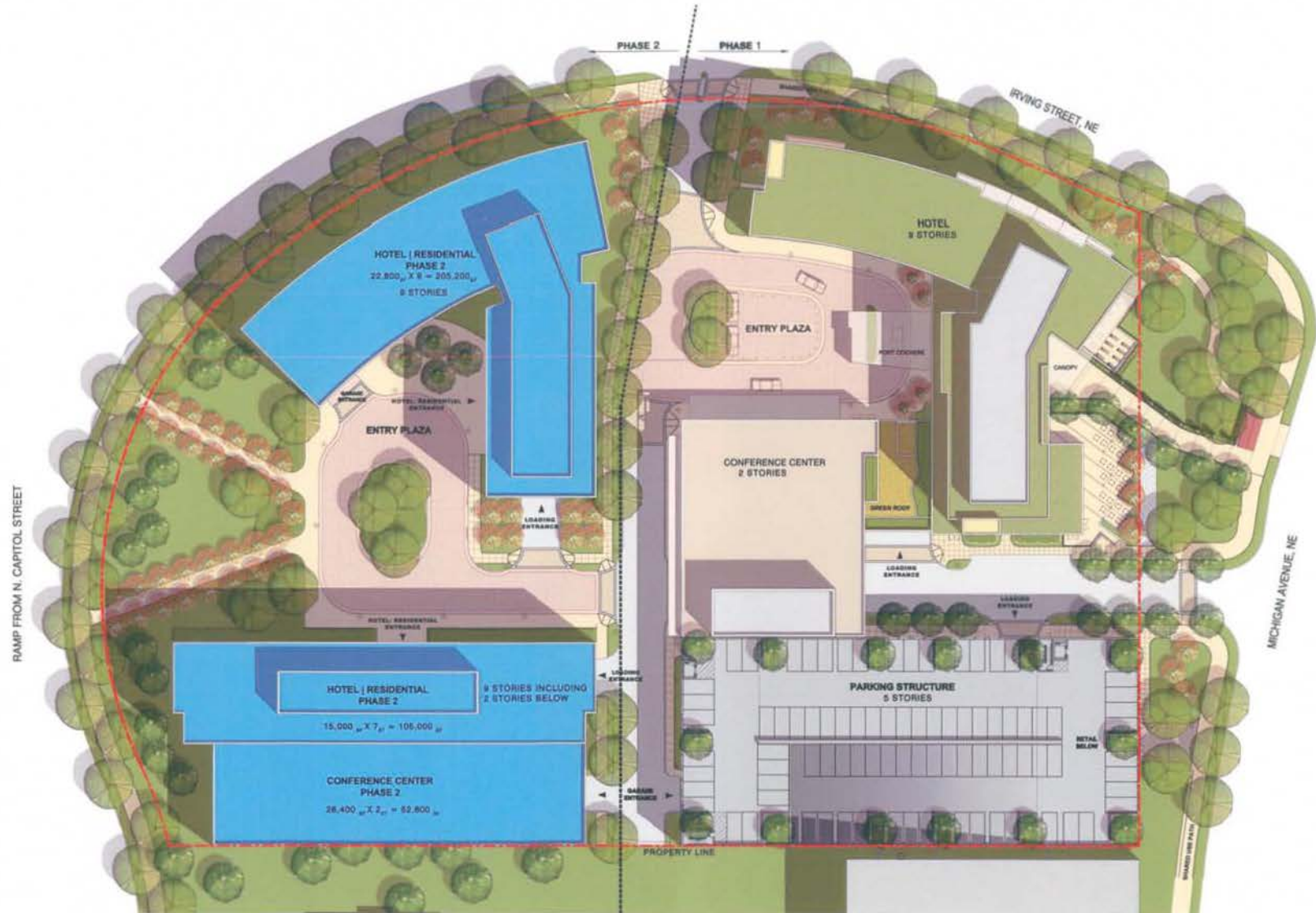
SUPPORTING SYSTEM II:
CLIMBING PLANTS GROWING ON METAL WIRE MESH WHICH IS FIXED ON PRECAST FACADE WITHIN STEEL FRAME.

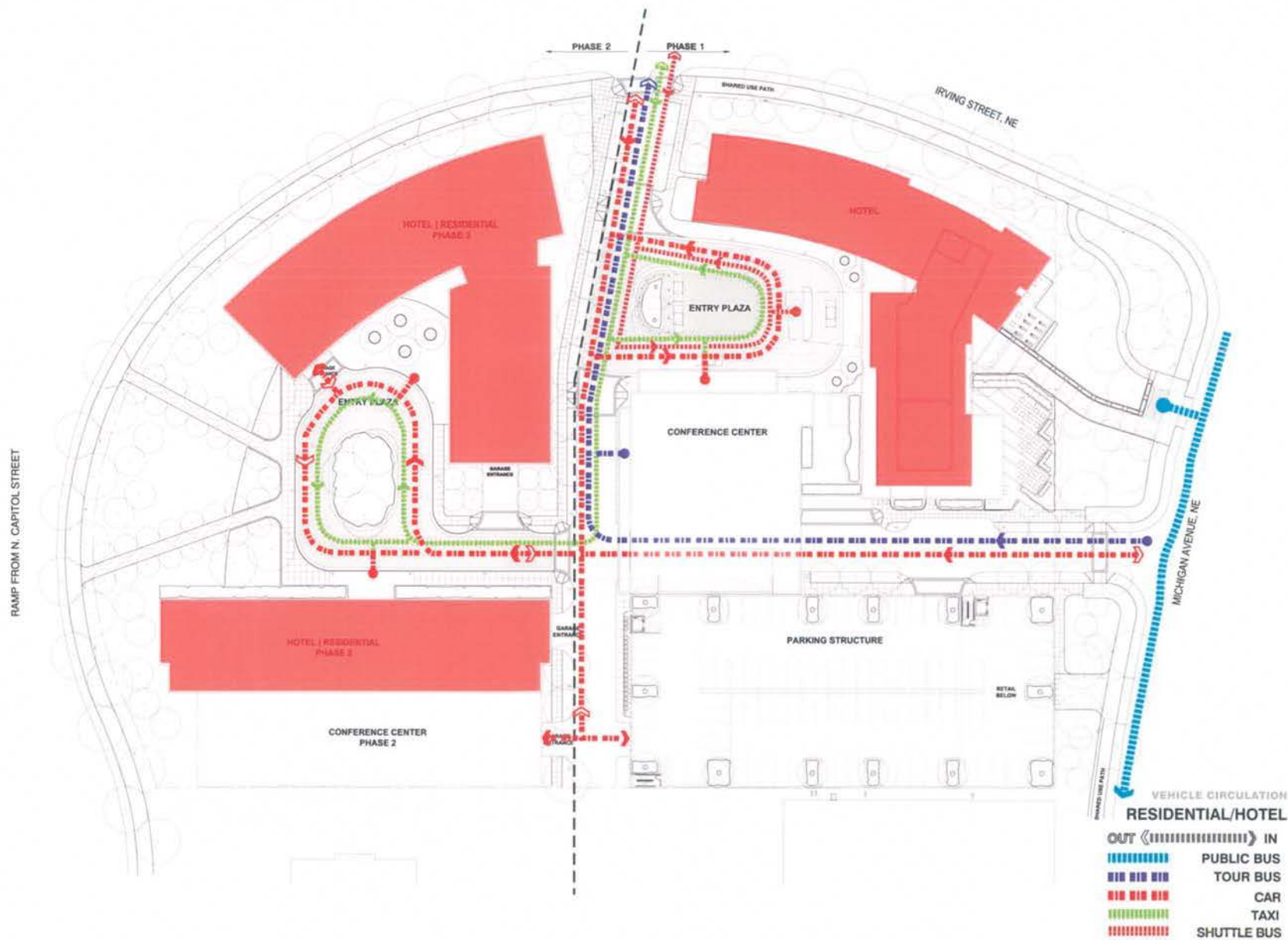


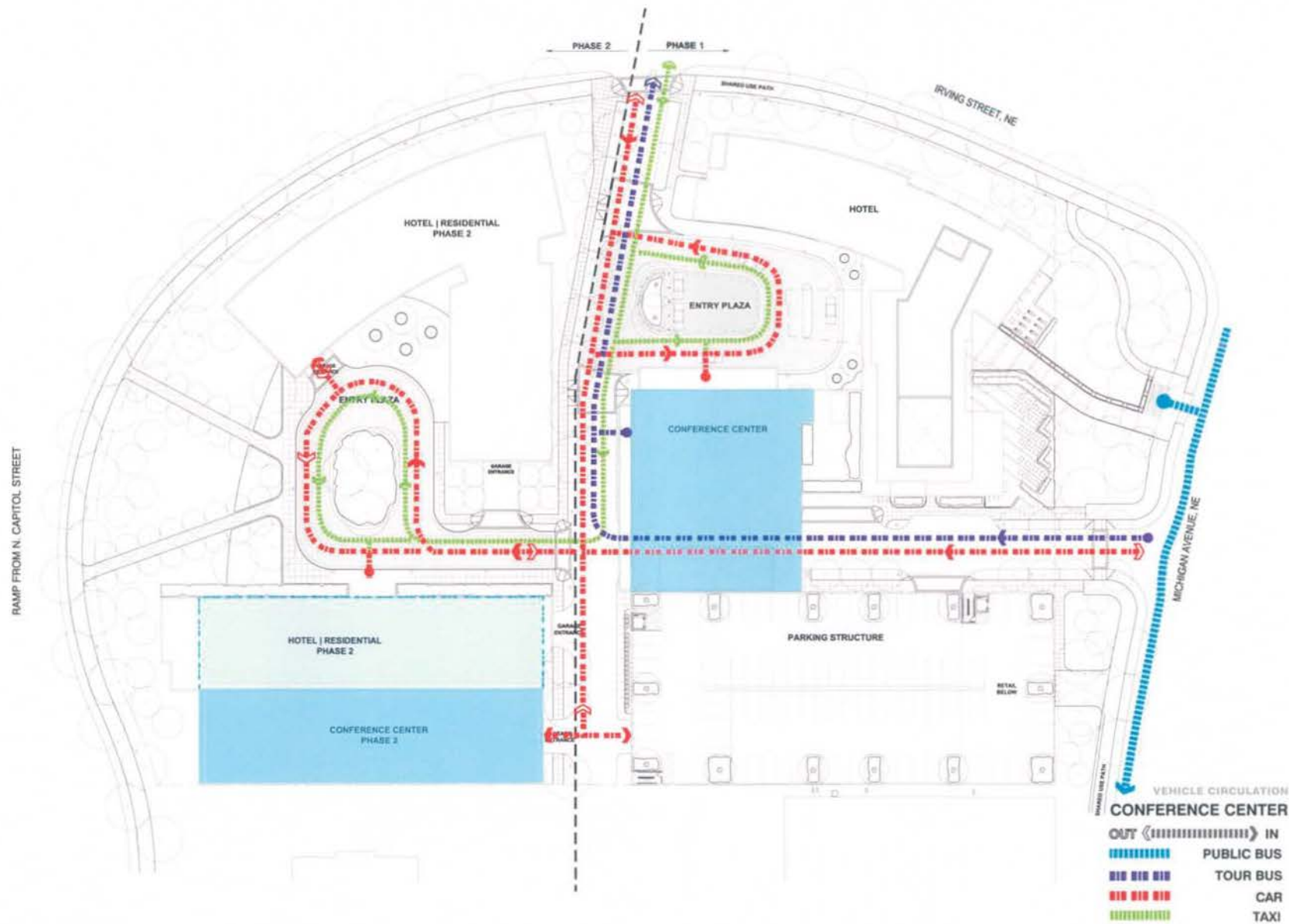
PHASE 2

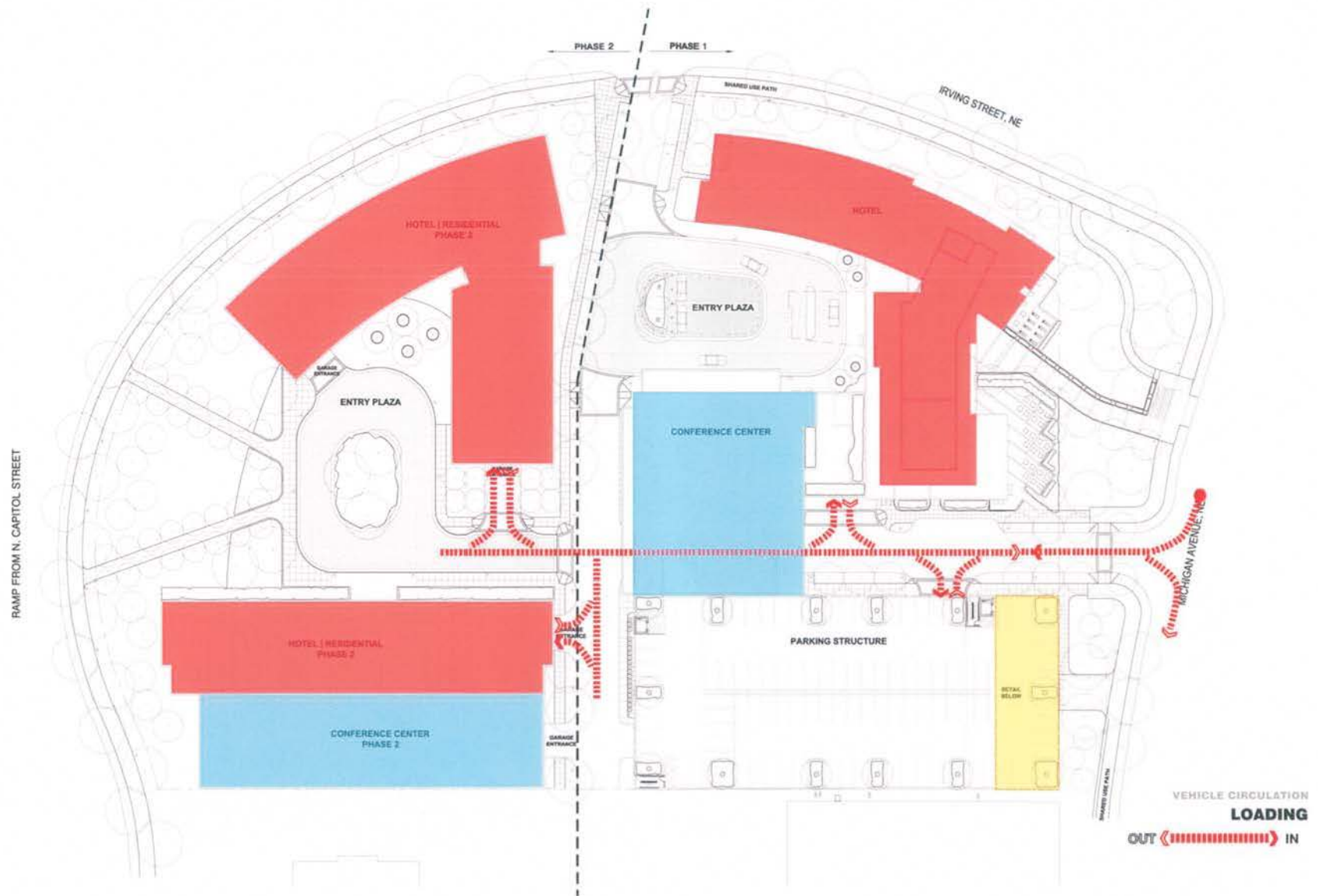
Second-Stage Application

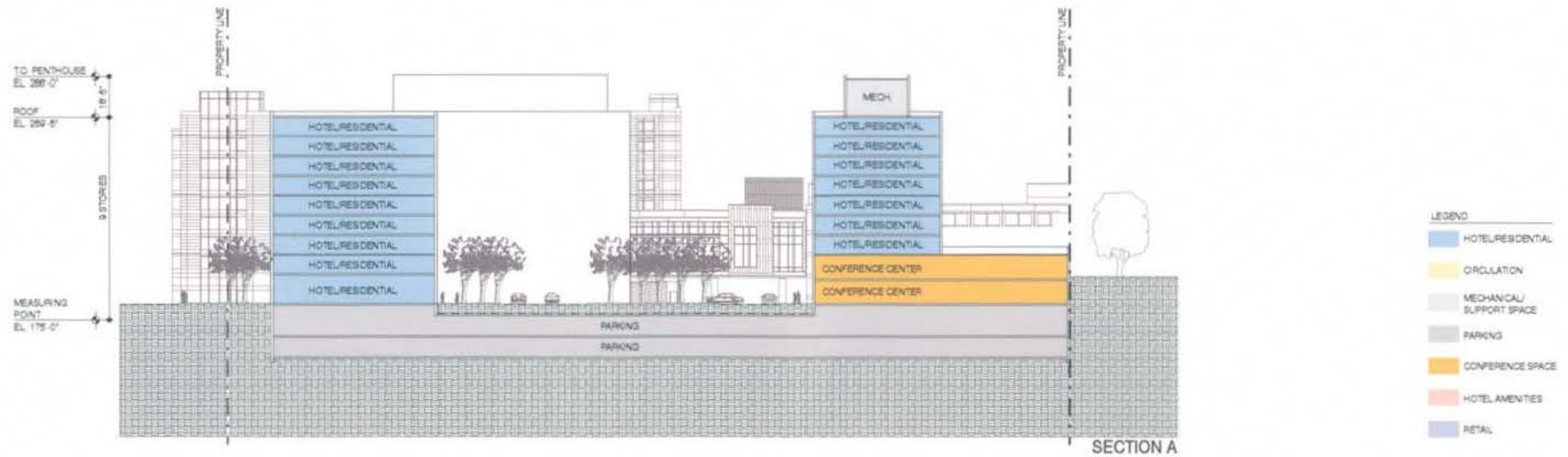
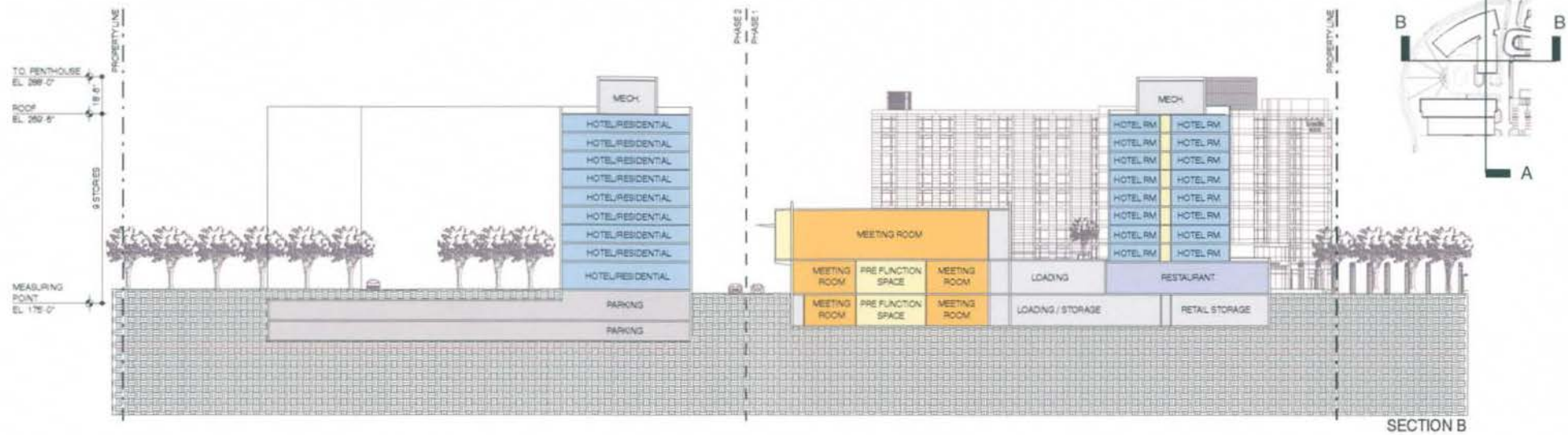














Chris A. Cowles

Senior Urban Forester

MD LP Forester, ISA Certified Arborist, ASCA Member, MD Tree Expert, BS Forestry UF

National Tree Preservation & Land Restoration Division

The Care of Trees®

2138-C Priest Bridge Road Court #3

Crofton, MD 21114



(Above) Dense vegetation of saplings and vines, several invasive species.



(Above) Numerous wind thrown black locusts and trash throughout site.



(Above) Young oaks saplings of various species along edges ranging 4-5" diameter.



(Above) Cluster of Siberian elms in NW corner.

Theodore F. Mariani, FAIA

Principal

Mariani Architects and Engineers PC
16449 Ed Warfield Road
Woodbine, MD 21279



SUSTAINABLE DESIGN FEATURES

REFER TO PROJECT LEED V2.2 SCORECARD

LEED CREDIT LEED PREREQUISITE

SUSTAINABLE SITES

- SS P1: Construction Activity Pollution Prevention
- SS C1: Site Selection
- SS C2.2: Development Density & Community Connectivity
- SS C4.1: Alternative Transportation, Public Transportation Access
- SS C4.2: Alternative Transportation, Bicycle Storage & Changing Rm
- SS C4.3: Alternative Transportation, Low-Emitting and Fuel Eff. Vehicle
- SS C6.2: Stormwater Design, Quality Control
- SS C7.1: Heat Island Effect, Non-Roof
- SS C7.2: Heat Island Effect, Roof
- SS C8: Light Pollution Reduction, Quality Control

WATER EFFICIENCY

- WE C1.1: Water Efficient Landscaping, Reduce by 50%
- WE C3: Water Use Reduction, 20% - 30% Reduction

ENERGY & ATMOSPHERE

- EA P1: Fundamental Building Systems Commissioning
- EA P2: Minimum Energy Performance (ASHRAE 90.1 - 2004)
- EA P3: Fundamental Refrigerant Management
- EA C1: Optimize Energy Performance, Min 2 pts req'd
- EA C4: Enhanced Refrigerant Management

MATERIALS & RESOURCES

- MA P1: Storage & Collection of Recyclables
- MA C2: Construction Waste Management, Divert 50-75%
- MA C4: Recycled Content, 10%-20% (p.c. + 1/2 p.i.)
- MA C5: Regional Materials, 10% - 20% manufactured, harvested regionally

INDOOR ENVIRONMENTAL QUALITY

- EQ P1: Minimum IAQ Performance
- EQ P2: Environmental Tobacco Smoke (ETS) Control
- EQ C3.1: Construction IAQ Management Plan, During Construction
- EQ C4.2: Low-Emitting Materials, Paints & Coatings
- EQ C4.3: Low-Emitting Materials, Carpet Systems
- EQ C6.1: Controllability of Systems, Lighting
- EQ C6.2: Controllability of Systems, Thermal Comfort
- EQ C7.1: Thermal Comfort, Design (ASHRAE 55-2004)
- EQ C7.2: Thermal Comfort, Verification Survey

INNOVATION IN DESIGN

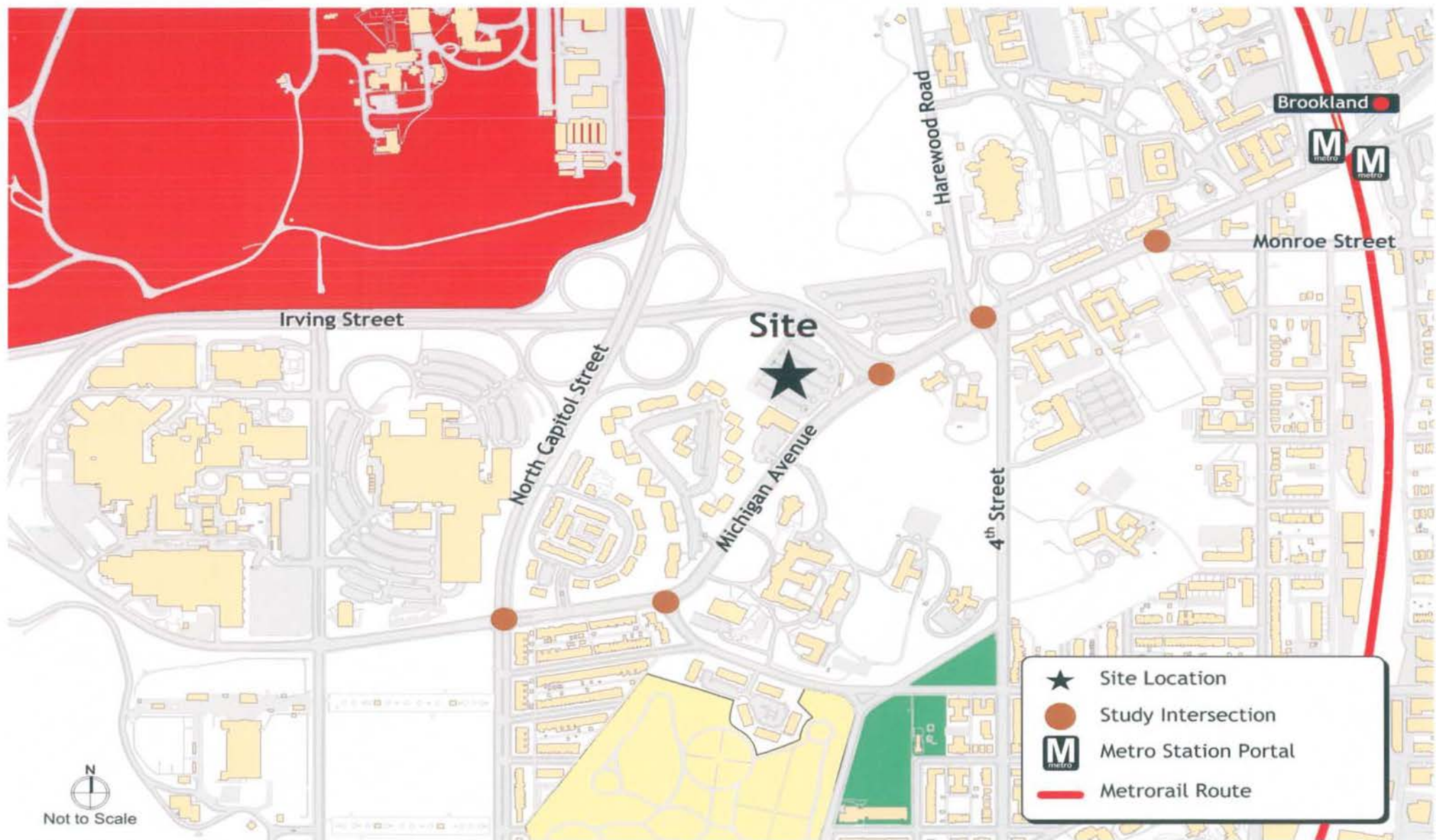
- ID C1.1: Innovation in Design: EcoModule
- ID C1.2: Innovation in Design: Transportation Management Plan
- ID C1.3: Innovation in Design: Process Water Innovation
- ID C1.4: Innovation in Design: Energy Efficient Operations
- ID C2: LEED™ Accredited Professional

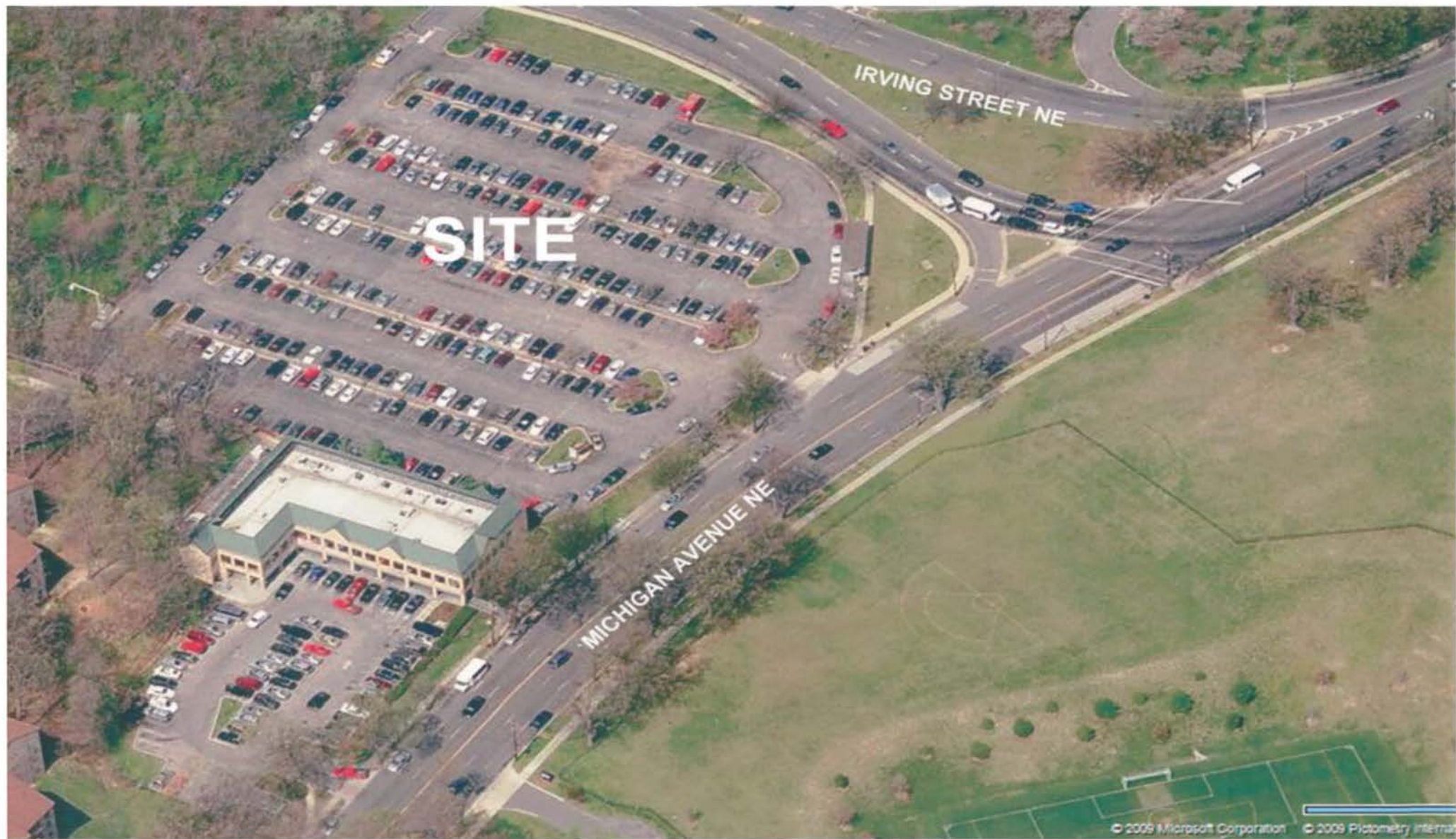
TOTAL LEED CREDIT = 29 (CERTIFIED)

Erwin N. Andres, P.E.

Principal

Grove/Slade Associates, Inc.
1140 Connecticut Avenue, Suite 700
Washington, DC 20036







Robert B. Reinders, AIA

V.P. Design Management

Marriott International
Architecture & Construction
Dept. 70/103.03
Marriott Drive
Washington, DC 20058

Michael M. Dickens

President

Hospitality Partners
3 Bethesda Metro Center, Suite M025
Bethesda, MD 20814

	One-Time or Annual	First 20 Years
Employment Related Benefits (Assumes 50% Ward 5 Employees)		
Construction Jobs Wages & Benefits	\$9,000,000	\$9,000,000
Hotel & Restaurant Jobs Wages & Benefits (for 80 employees)	\$3,250,000	\$65,000,000
Initial On-Site Job Training (estimated \$2K average cost per new employee)	\$160,000	\$160,000
Subtotal Employment Related Benefits to Ward 5 Community	<u>\$12,410,000</u>	<u>\$74,160,000</u>
Employment Related Benefits (Assumes 50% Non - Ward 5)		
Construction Jobs Wages & Benefits	\$9,000,000	\$9,000,000
Hotel & Restaurant Jobs Wages & Benefits (for 80 employees)	\$3,250,000	\$65,000,000
Initial On-Site Job Training (estimated \$2K average cost per new employee)	\$160,000	\$160,000
Subtotal Non-Ward 5 Employment Related Benefits	<u>\$12,410,000</u>	<u>\$74,160,000</u>
Total Employment Related Benefits	<u>\$24,820,000</u>	<u>\$148,320,000</u>

	One-Time or Annual	First 20 Years
Other Community Amenities		
Ward 5 Skills Development & Job Readiness Program	\$75,000	\$75,000
Internships and Collegiate Scholarships (4 Interns & 2 Scholarships per year)	\$22,000	\$440,000
ANC 5C Monthly Meeting Space (not quantified)		
Seniors Group Lunch Program (4 per year)	\$5,000	\$100,000
ANC 5C Residents Holiday Party (not quantified)		
ANC 5C Residents Special Rates Program (hotel & conference center-not quantified)		
Total Other Community Amenities	<u>\$102,000</u>	<u>\$615,000</u>

	One-Time or Annual	First 20 Years
Project Amenities		
Irving Street Roadway Improvements	\$825,000	\$825,000
Michigan Avenue Streetscape Improvements	\$350,000	\$350,000
New Revenues for Local Businesses (estimated at \$10 per hotel room night)	\$800,000	\$16,000,000
White Table Cloth Restaurant, Hotel, and Conference Facility (not quantified)		
Transportation Management Plan (not quantified)		
Sub-Total Project Amenities	<u>\$1,975,000</u>	<u>\$17,175,000</u>
Benefits to the District of Columbia - New Revenues Generated		
Sub-Total Hotel & Restaurant Sales Taxes, Property Taxes, & Rent to DC	<u>\$4,000,000</u>	<u>\$80,000,000</u>
Total Value of Project Amenities and DC Revenue Benefits	<u>\$5,975,000</u>	<u>\$97,175,000</u>

	One-Time or Annual	First 20 Years
Community & Project Benefits Summary		
Total Employment Related Benefits	\$24,820,000	\$148,320,000
Total Other Community Amenities	\$102,000	\$615,000
Total Project Amenities	\$1,975,000	\$17,175,000
Total Benefits to the District of Columbia - New Revenues Generated	\$4,000,000	\$80,000,000
Grand Total of Community & Project Amenities & DC Revenues	<u>\$30,897,000</u>	<u>\$246,110,000</u>

Michigan Avenue & Irving Street NE Mixed Use Complex | Phase 1 & 2



WDG Architecture, PLLC
1025 Connecticut Ave. NW, Suite 300
Washington, DC 20036

Mariani Architects, LLC
16449 Ed Warfield Road
Woodbine, MD 21797

Conference Center Associates I, LLC
3 Bethesda Metro Center, Suite M025
Bethesda, MD 20814

Michigan Avenue & Irving Street, NE
Mixed Use PUD Project Zoning
Commission Case No. 08-33
Public Hearing

Planned Unit Development
Phase 1: Consolidated Application
Phase 2: Second-Stage Application
July 9, 2009