

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



WDG Architecture, PLLC
1425 Connecticut Ave, NW, Suite 300
Washington, DC 20004

Mariani Architects, LLC
16445 E. Myrtle Road
Westport, MD 21157

Conference Center Associates I, LLC
8 Baltimore Street, Corner Suite 1000
Baltimore, MD 21204

Planned Unit Development
Phase 1: Consultation Application
Phase 2: Design-Stage Application
23 April 2016

ZONING COMMISSION
District of Columbia

CASE NO. 08-33
EXHIBIT 19A1

ZONING COMMISSION
District of Columbia
CASE NO.08-33
EXHIBIT NO.19A1

Michigan Avenue & Irving Street NE Mixed Use Complex

Phase 1: Consolidated Application

Sheet #	Filing Requirement
Cover Sheet	2406.11
List of Drawings	2406.11
A1.00 Project Data	2406.11 e
A1.01 Adjoining Zoning and Context Map	2406.11 b
A1.02 Context Studies	2406.11 e7
A1.03 Context Studies	2406.11 e7
A1.04 Context Studies	2406.11 e7
A1.05 Aerial View	2406.12 g
A1.06 Site Plan	2406.12 c
A1.07 Circulation Plan	2406.12 f
A1.08 Circulation Plan	2406.12 f
A1.09 Circulation Plan	2406.12 f
A1.10 Circulation Plan	2406.12 f
A1.11 Circulation Plan	2406.12 f
A2.01 B1 Floor Plan	2406.12 e
A2.02 Ground Floor Plan	2406.12 e
A2.03 Second Floor Plan	2406.12 e
A2.04 Typical Floor Plan	2406.12 e
A2.05 9th Floor Plan	2406.12 e
A2.06 Roof Plan	2406.12 e
A2.07 Sections	2406.12 e
A3.01 North Elevations	2406.12 e
A3.02 South Elevation	2406.12 e
A3.03 West Elevation Part 1	2406.12 e
A3.04 West Elevation Part 2	2406.12 e
A3.05 West Elevation Part 3	2406.12 e
A3.06 East Elevation Part 1	2406.12 e
A3.07 West Elevation Part 2	2406.12 e
A3.08 Garage South Elevation	2406.12 e
A3.09 Garage North Elevation	2406.12 e
A4.01 Hotel Design Precedents	2406.12 g
A4.02 Conference Center Design Precedents	2406.12 g
A4.03 Parking Garage Design Precedents	2406.12 g
A4.04 Parking Garage Green Wall Design Precedents	2406.12 g
A4.05 Conference Center Elevation Detail	2406.12 e
A4.06 Hotel Elevation Detail	2406.12 e
A4.07 Retail / Garage Detail	2406.12 e
A4.08 Hotel / Restaurant Elevation Detail	2406.12 e
A5.01 View From Michigan Avenue	2406.12 g
A5.02 View From Michigan Avenue & Irving Street	2406.12 g
A5.03 View From West (Entry Plaza)	2406.12 g
A5.04 View From Michigan Avenue	2406.12 g
A6.01 LEED Diagram	2406.12 g
L1.01 Landscape Plan - Phase 1	2406.12 d
L1.02 Landscape Detail Plan - Phase 1	2406.12 d
L2.01 Landscape Sections - Phase 1	2406.12 g
L2.02 Landscape Sections - Phase 1	2406.12 g
L2.03 Landscape Sections - Phase 1	2406.12 g
L3.01 Image Sheet - Phase 1	2406.12 g
L3.02 Image Sheet - Phase 1	2406.12 g
C1.01 Existing Conditions Plan	2406.11 e5
C1.02 Grading Plan	2406.12 d
C1.03 Utility Plan	2406.12 d
C1.04 Erosion and Sediment Control Plan	2406.12 d
C1.05 Stormwater Management	2406.11 e6
C1.06 Potable Water and Sanitary Waste Calculations	2406.11 e6

Conference Center Associates I, LLC

3 Bethesda Metro Center, Suite M025, Bethesda MD 20814

Mariani
Architects LLC



Zoning Tabulations

Property:	Parcel 121/31	
Property Area:	5.48 acres (Approx. 239,909 sf) Assessed	
Zoning Regulations	w/ P.U.D. Development Standards	Proposed P.U.D. Provided (Phase I)
Zoning	Unzoned (Rezoning to C-3-A)	C-3-A PUD
Uses	Hotel or Inn, Food or Grocery Store, Restaurant, Parking, Residential, etc.	Mixed Use (Hotel w/ Conference Facilities, Retail, Restaurant and associated support spaces)
FAR	4.5 (3.0 Commercial) = (3 x 239,909sf = 716,727 GFA)	1.46 FAR (349,905 GFA Provided)
Roof Structure FAR	0.37 (>1/3 of roof area permitted by 411.6)	.02 Provided (4,178sf of enclosures. Requesting flexibility on setbacks and single enclosures)
% of Lot Occupancy	75% (except Hotels per 772.1)	31% Provided
Building Height	90 Feet Maximum + 5% allowance per 2405.3	94 Feet 6 Inches (Measured from middle of Irving Street & includes 5% allowance per 2405.3)
Roof Structure Height	18 Feet 6 Inches	18 Feet 6 Inches (Requesting flexibility from set-back requirements)

Zoning Regulations	w/ P.U.D. Development Standards	Proposed P.U.D. Provided (Phase I)
Side Yard	Not Required. If provided a min. of 3" wide for each foot of height of building, not less than 6 feet = 23.58 feet.	Irving Street = 19.75 feet (requesting flexibility) Southern Lot = 12 Inches (requesting flexibility) Ramp from N. Capitol St = 334.5 Feet
Rear Yard	2.5 Inches wide per each foot of height of the building, not less than 12 feet = 18.75 Feet minimum	Court 1 = 23'-1" required / 59'-0" provided. Court 2 = 22'-4" required / 86'-0" provided. Court 3 = 23'-1" required / 52'-11.75" provided.
Courts	3 Inches wide for each foot of height measured from the lowest level of the court, not less than 12 feet.	600 Total (Garage = 400, Surface = 200)
Parking	Hotel (1 per 2 sleeping rooms + 1 per 150sf of largest function room) = 206 (157+49) Retail (1 per 300sf of gross floor area and cellar area) = 20,000sf / 300=67	Hotel w/ Function (1 @ 30 Feet Deep, 1 @ 55 Feet Deep, 1 trash @ 20 Feet Deep). Requesting flexibility. Retail (1 @ 55 Feet Deep, 1 trash @ 20 Feet Deep). Requesting Flexibility.
Loading	Hotel >300 rooms (1 @ 30 Feet Deep, 1 @ 55 Feet deep) Hotel w/ Function (1 @ 30 Feet Deep) Retail w/ function room (1 @ 30 Feet Deep)	

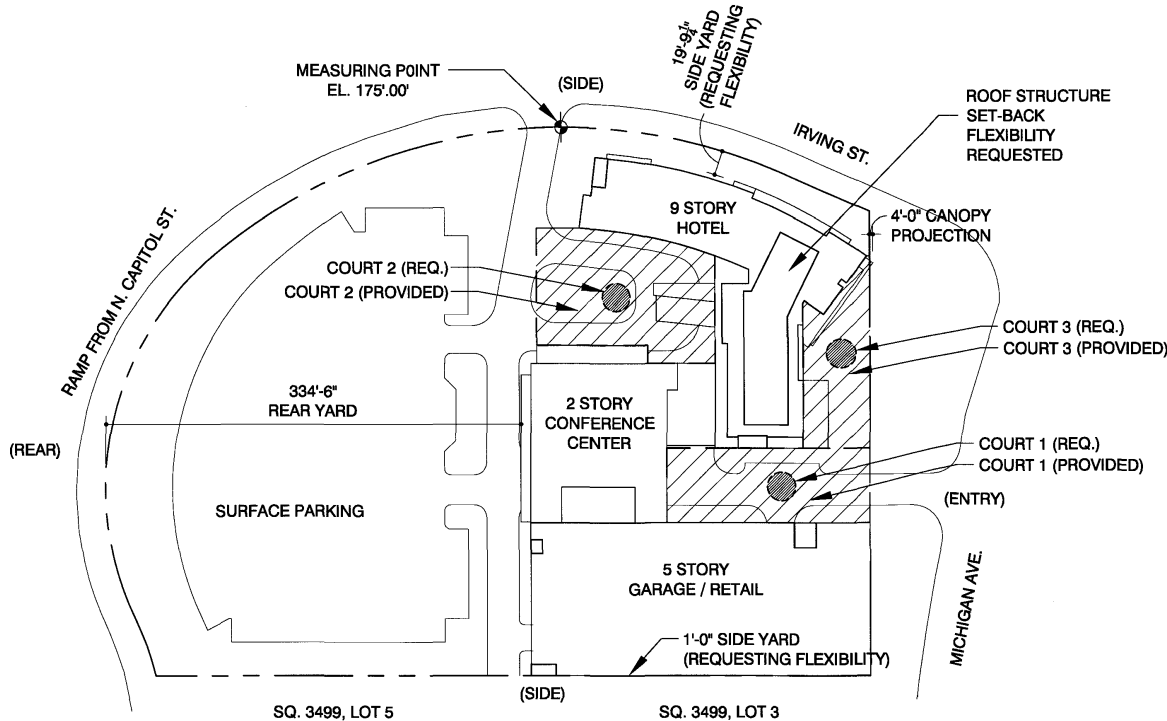
Hotel/ Restaurant Building				
Floor No.	Building Area (SF)	Cellar Area (SF)	Total GFA SF Deductions	Total GFA
9th Floor	20,261		0	20,261
8th Floor	21,028		0	21,028
7th Floor	21,028		0	21,028
6th Floor	21,028		0	21,028
5th Floor	21,028		0	21,028
4th Floor	21,028		0	21,028
3rd Floor	21,028		0	21,028
2nd Floor	21,028		0	21,028
Ground Floor	23,811		0	23,811
B1 Level	13,293	13,293	13,293	0
Total Hotel Building	204,561 sf	13,293 sf	13,293 sf	191,268

Conference Center Rentable SF include Conference Room Only				
Floor No.	Building Area (SF)	Cellar Area (SF)	Total GFA SF Deductions	Total GFA
2nd Floor	16,358		0	16,358
Ground Floor	7,557		0	7,557
B1 Level	13,431	13,431	13,431	0
Total Conference Center	37,346 sf	13,431 sf	13,431 sf	23,915 sf

Garage Building				
Floor No. garage	Building Area (SF)	Cellar Area (SF)	Total GFA SF Deductions	Total GFA
5th Floor	33,456	33,456	33,456	0
4th Floor	33,456		0	33,456
3rd Floor	33,456		0	33,456
2nd Floor	33,456		0	33,456
Ground Floor	21,445		0	21,445
B1 Level	15,315	15,315	15,315	0
Total Garage Building	170,584 sf	48,771 sf	48,771 sf	121,813 sf

Retail				
Floor No. garage	Building Area (SF)	Cellar Area (SF)	Total GFA SF Deductions	Total GFA
1st Floor	11,969		0	11,969
B1 Level	8,031	8,031	8,031	0
Total Retail	20,000 sf	8,031 sf	8,031 sf	11,969 sf

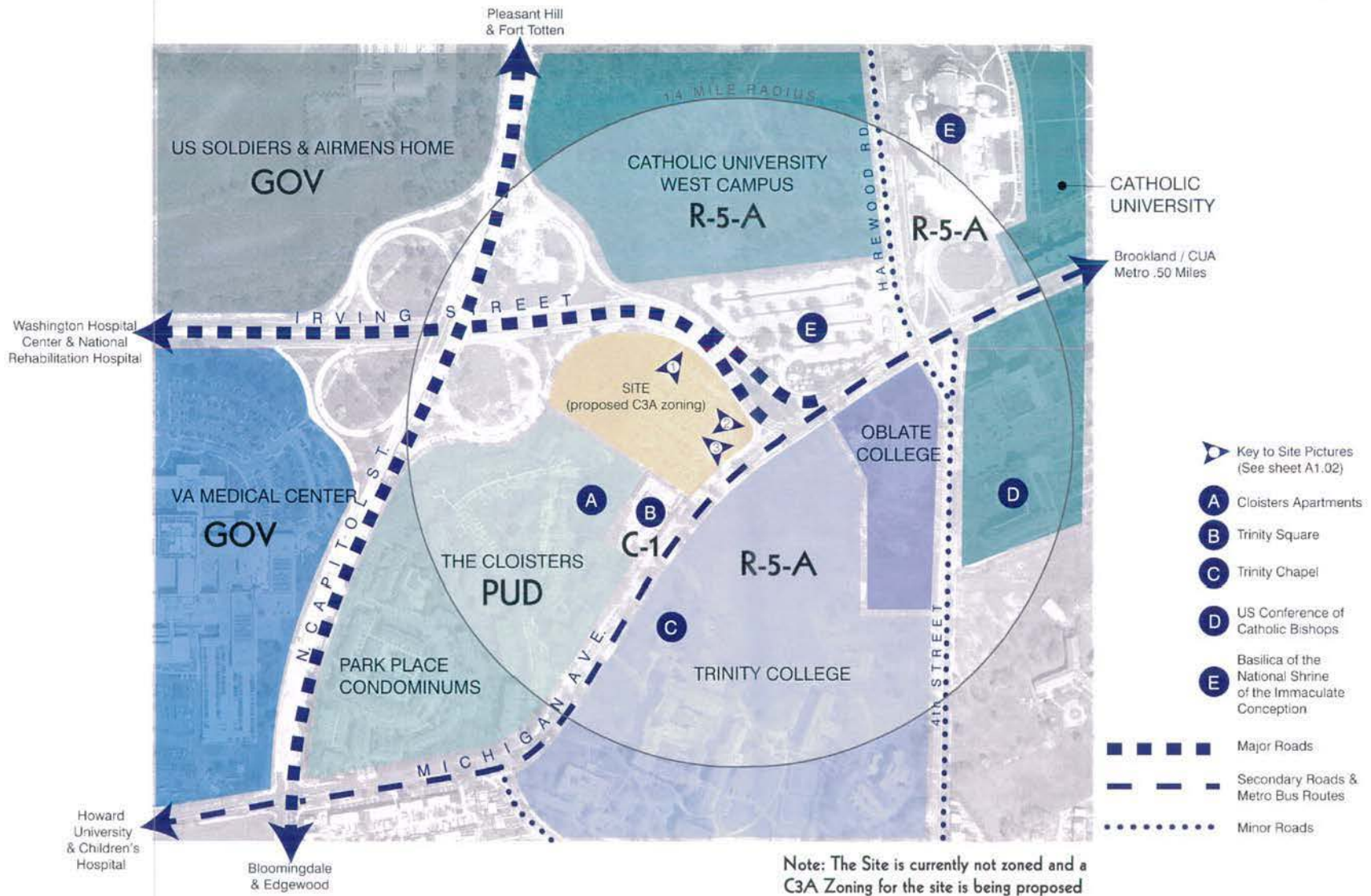
Total All	432,491 sf	83,526 sf	83,526 sf	348,965 sf
------------------	-------------------	------------------	------------------	-------------------

**Conference Center Associates I, LLC**

3 Bethesda Metro Center, Suite M025, Bethesda MD 20814

Project Data

Mariani
Architects LLCProject # WA08007
Date: 04.23.09



Adjoining Zoning and Context Map

Conference Center Associates I, LLC

3 Bethesda Metro Center, Suite M025, Bethesda MD 20814



1 View across Irving St.



2 Corner of Irving St. & Michigan Ave.



3 View of site from Michigan Ave.

Context Studies

Conference Center Associates I, LLC

3 Bethesda Metro Center, Suite M025, Bethesda MD 20814

WDG Architecture, PLLC - 1055 Connecticut Avenue NW - Suite 300 - Washington, DC 20036 - tel 202.857.8300 - fax 202.463.9198 - e-mail wdg@wdgarck.com

Project # WAG007
Date: 04.23.09

Mariani
Architects LLC





Context Photo A: The Cloisters Apartments



Context Photo B: Trinity Square



Context Photo C: Trinity Chapel

Context Photo D: US Conference
of Catholic BishopsContext Photo E: Basilica of the National Shrine
of the Immaculate Conception

Conference Center Associates I, LLC

3 Bethesda Metro Center, Suite M025, Bethesda MD 20814

WDG Architecture, PLLC | 1035 Connecticut Avenue NW | Suite 300 | Washington, DC 20036 | tel 202.657.8300 | fax 202.463.9198 | e-mail wdg@wdgarch.com

Context Studies

Mariani
Architects LLC



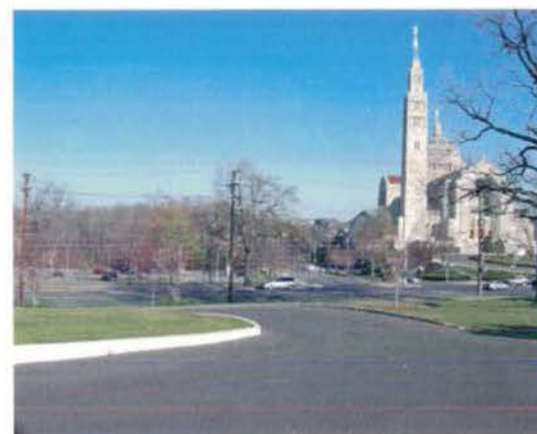
Project # WA08007
Date 04.23.09



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

Conference Center Associates I, LLC

3 Bethesda Metro Center, Suite M025, Bethesda MD 20814

Context Studies

Mariani
Architects LLC



Project # W/A08001
Date: 04.22.09



Aerial View

Conference Center Associates I, LLC

3 Bethesda Metro Center, Suite M025, Bethesda MD 20814



Michigan Ave and Irving St. NE Mixed Use Complex- Phase 1

Mariani
Architects LLC

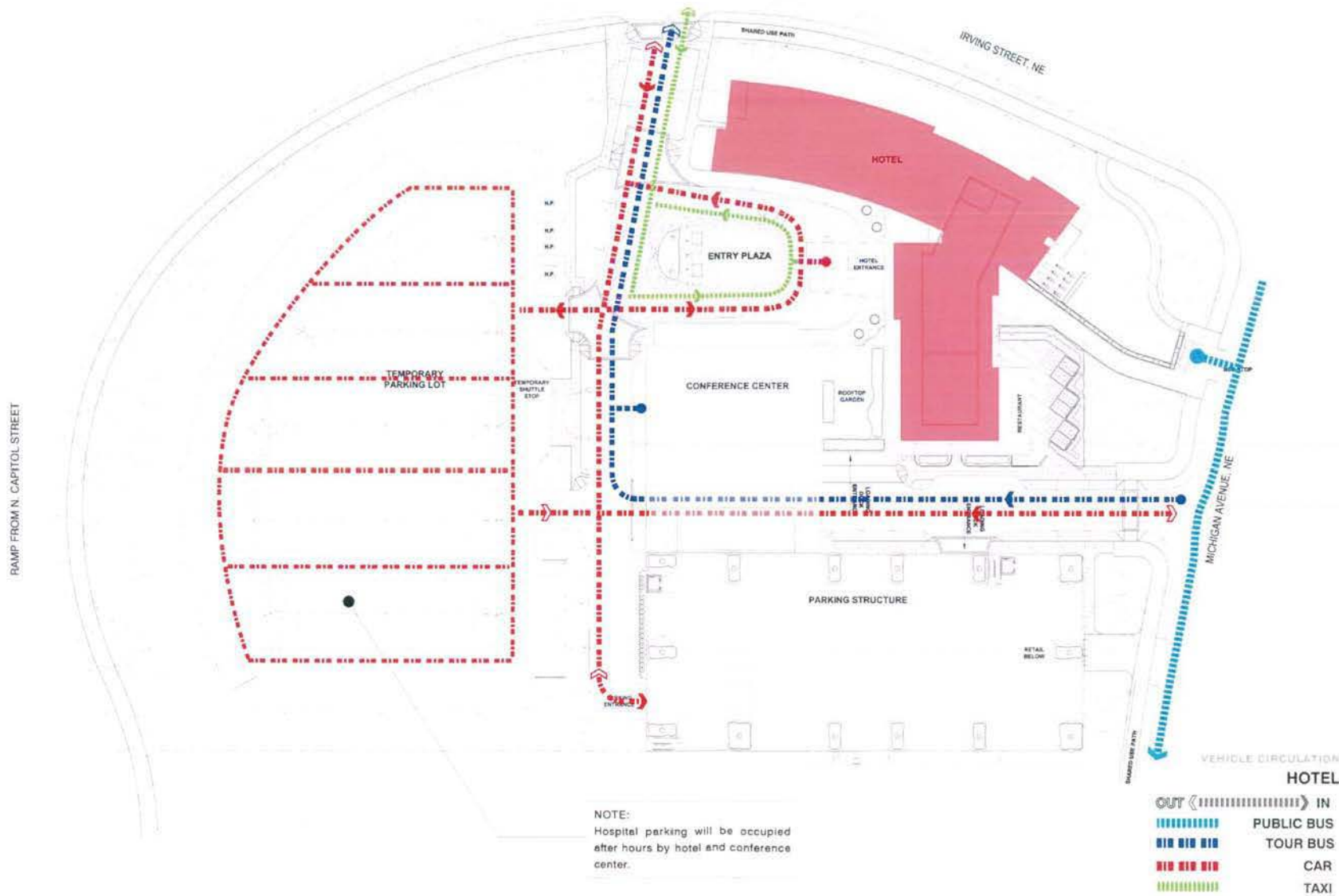


Site Plan 1"=60'-0"

Conference Center Associates I, LLC

3 Bethesda Metro Center, Suite M025, Bethesda MD 20814

Michigan Ave and Irving St. NE
Mixed Use Complex - Phase 1

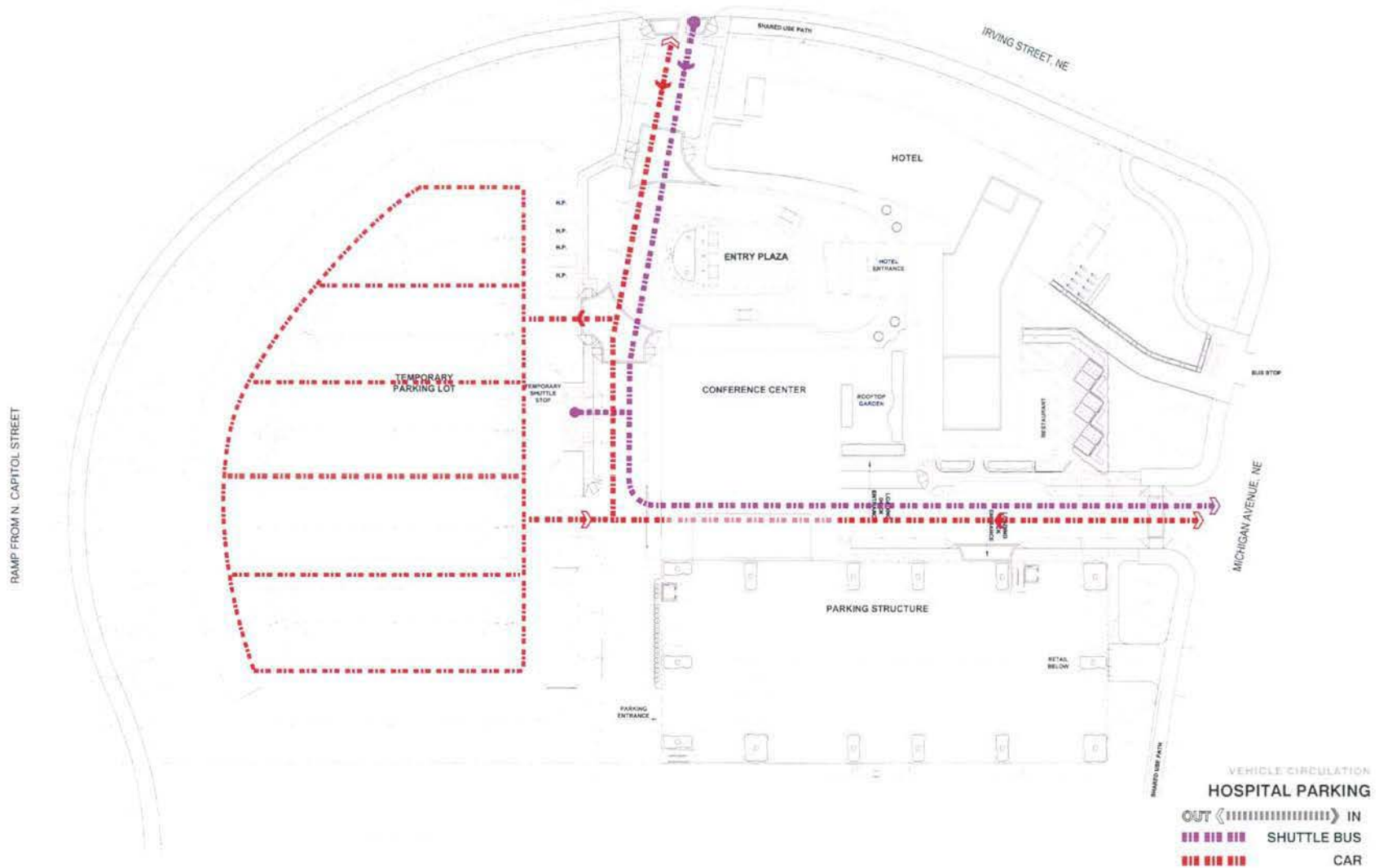


Conference Center Associates I, LLC

3 Bethesda Metro Center, Suite M025, Bethesda MD 20814

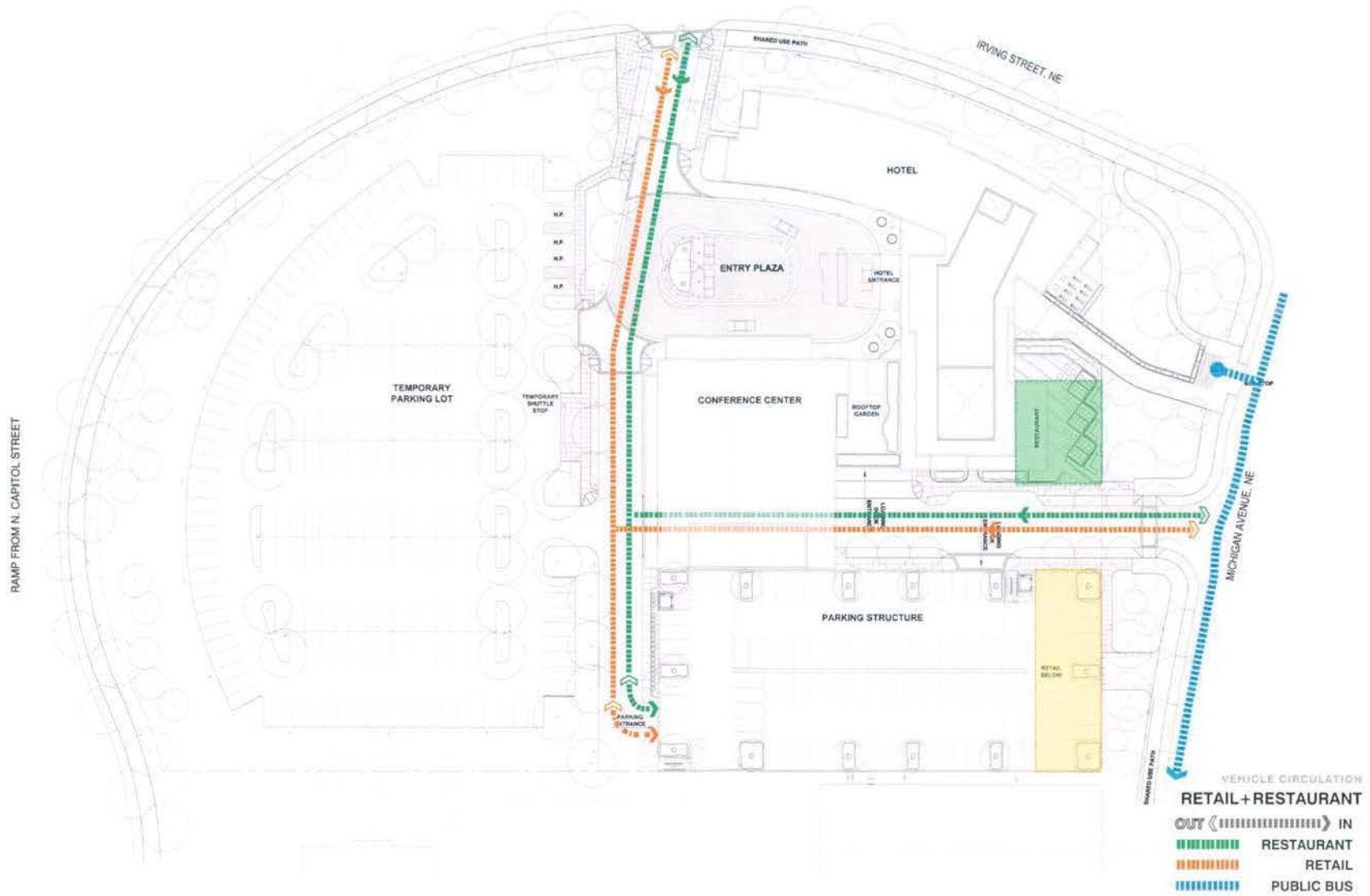


Michigan Ave and Irving St. NE
Mixed Use Complex- Phase 1



Conference Center Associates I, LLC

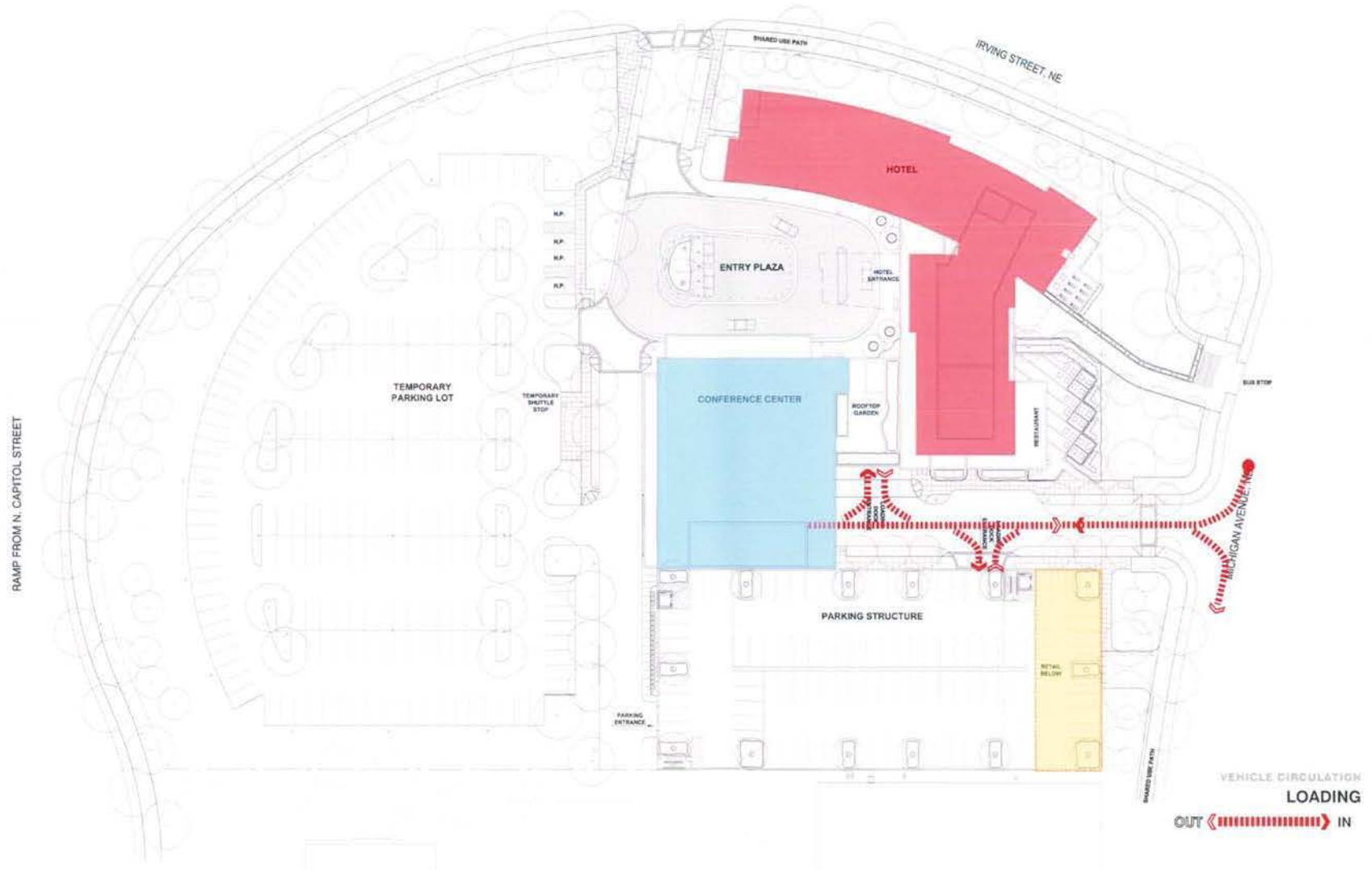
3 Bethesda Metro Center, Suite M025, Bethesda MD 20814



Conference Center Associates I, LLC

3 Bethesda Metro Center, Suite M025, Bethesda MD 20814

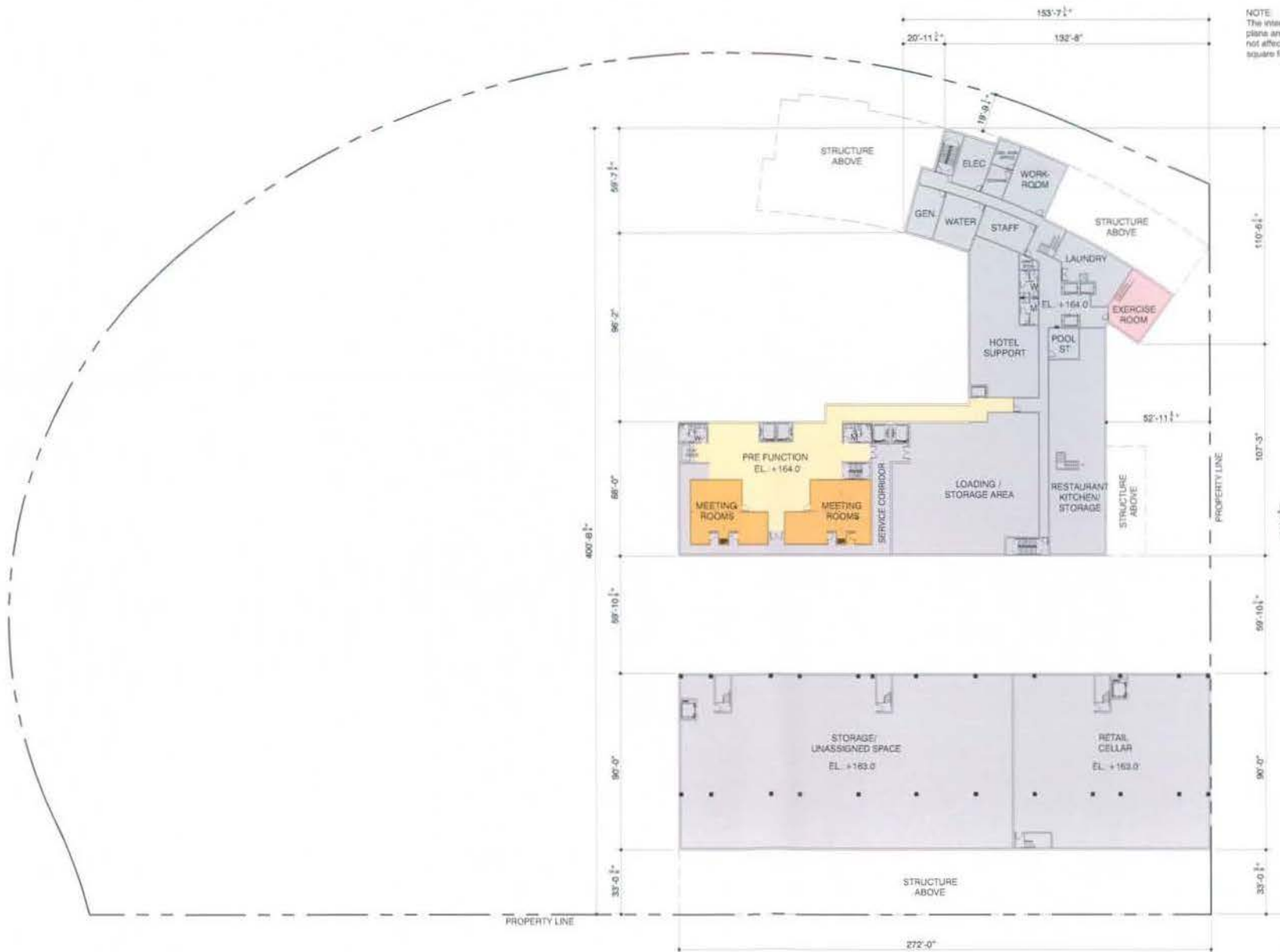
Michigan Ave and Irving St. NE
Mixed Use Complex- Phase 1



Conference Center Associates I, LLC

3 Bethesda Metro Center, Suite M025, Bethesda MD 20814

NOTE
The interior layouts shown on the building
plans are schematic. Changes to the layouts,
not affecting the exterior envelope or the
square footage distribution, may occur.



- LEGEND
- HIGH ALBEDO PAVERS
 - GREEN ROOF
 - HOTEL ROOMS
 - CIRCULATION
 - MECHANICAL / SUPPORT SPACE
 - PARKING
 - CONFERENCE SPACE
 - HOTEL AMENITIES
 - RETAIL

B1 Floor Plan

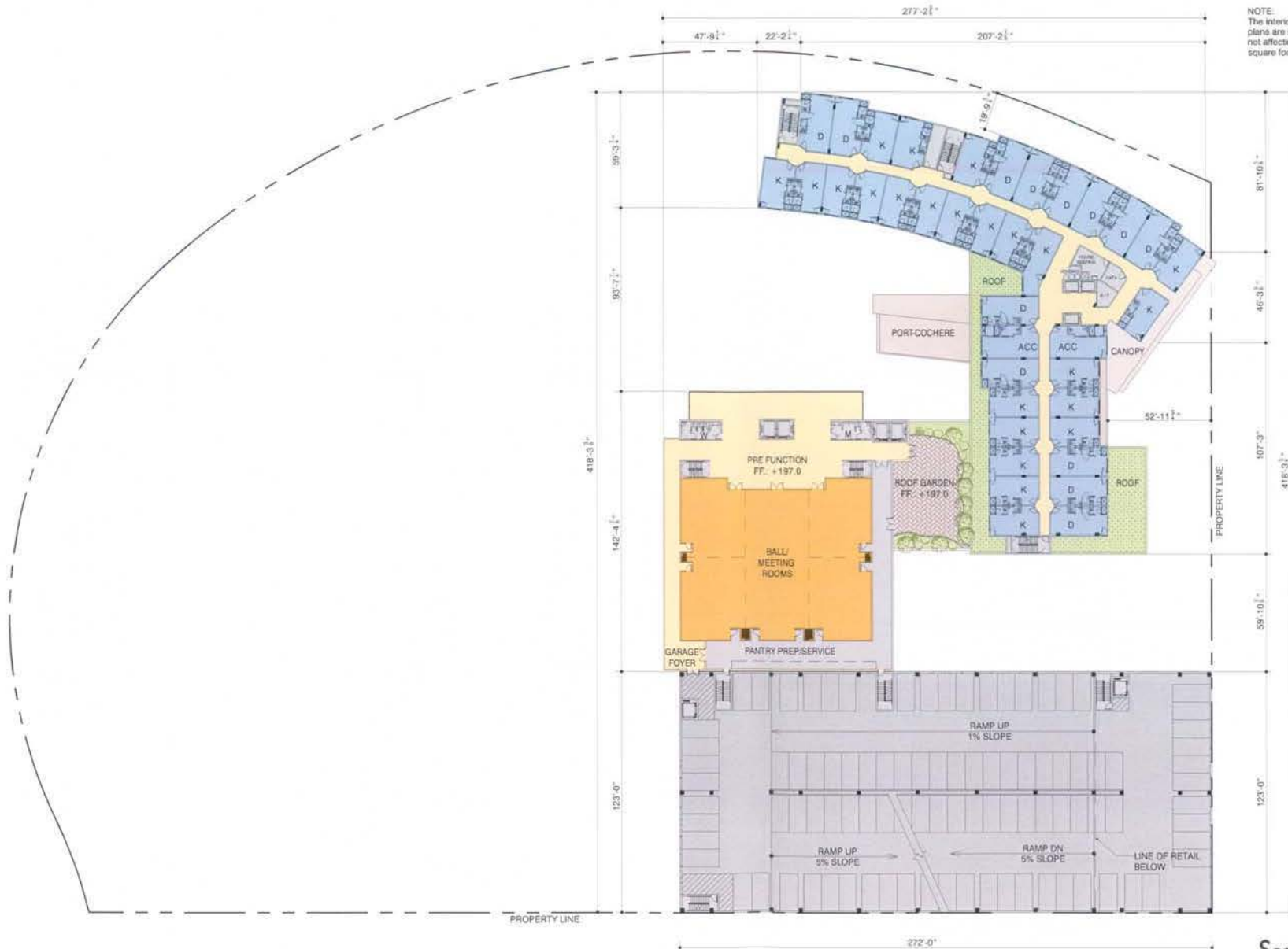
Conference Center Associates I, LLC

3 Bethesda Metro Center, Suite M025, Bethesda MD 20814



3 Bethesda Metro Center, Suite M025, Bethesda MD 20814

NOTE:
The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

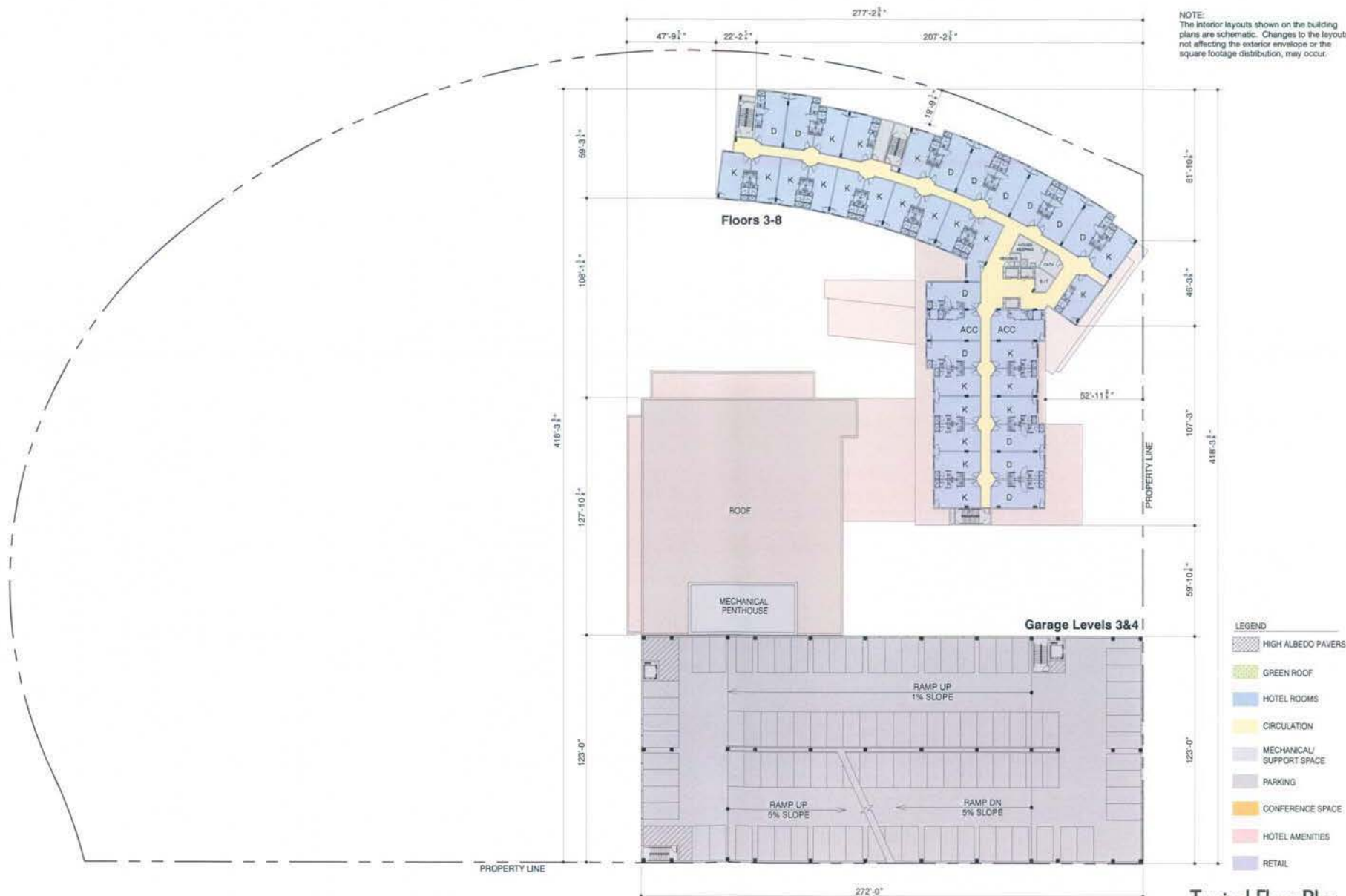


Second Floor Plan

Conference Center Associates I, LLC

3 Bethesda Metro Center, Suite M025, Bethesda MD 20814

NOTE:
The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.



Conference Center Associates I, LLC

3 Bethesda Metro Center, Suite M025, Bethesda MD 20814



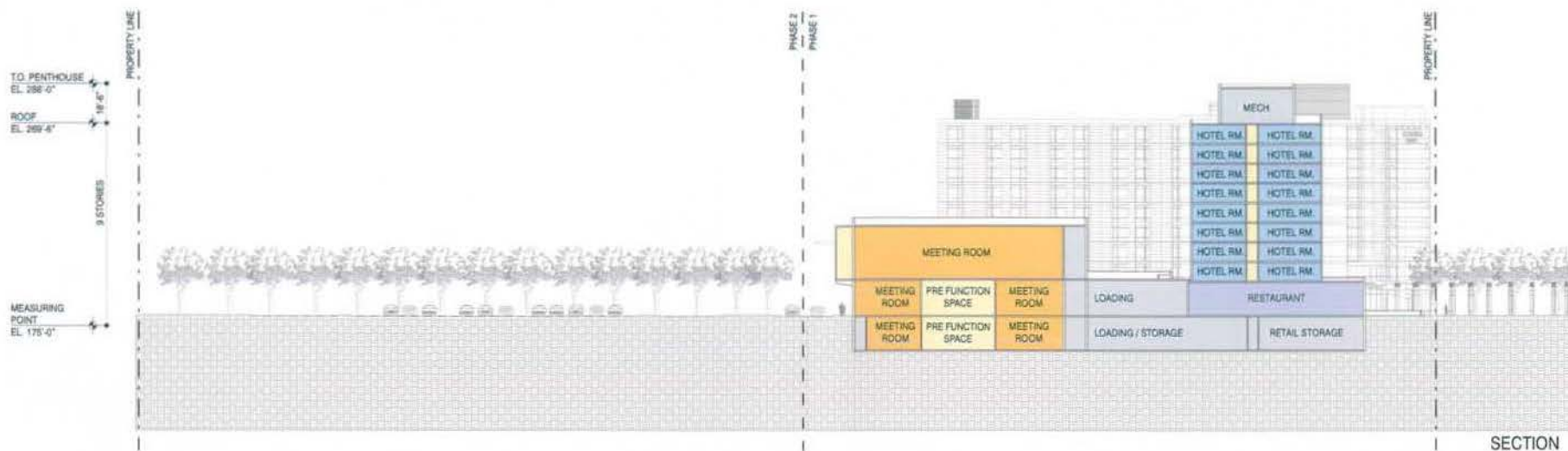
3 Bethesda Metro Center, Suite M025, Bethesda MD 20814

NOTE:
The interior layouts shown on the building
plans are schematic. Changes to the layouts,
not affecting the exterior envelope or the
square footage distribution, may occur.

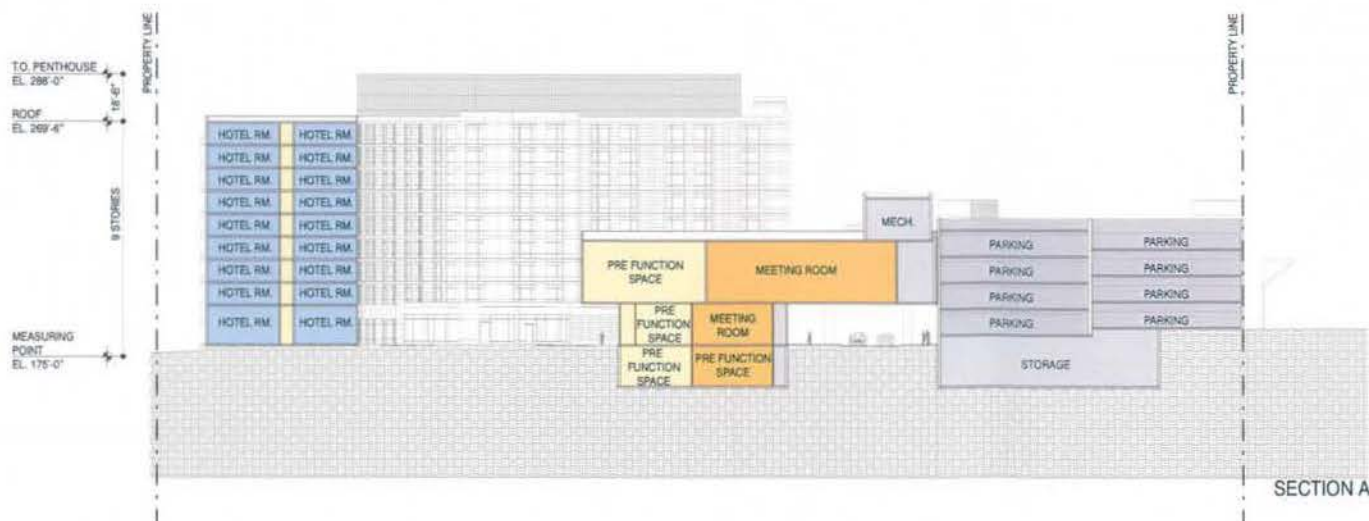


Conference Center Associates I, LLC

3 Bethesda Metro Center, Suite M025, Bethesda MD 20814

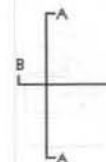


SECTION



SECTION A

- LEGEND**
- HOTEL ROOMS
 - CIRCULATION
 - MECHANICAL/
SUPPORT SPACE
 - PARKING
 - CONFERENCE SPACE
 - HOTEL AMENITIES
 - RETAIL



Mariani
Architects LLC



Sections

Conference Center Associates I, LLC

3 Bethesda Metro Center, Suite M025, Bethesda MD 20814



Scale: 1"=50'

Project # WA09007
Date 04/25

Michigan Ave and Irving St. NE
Mixed Use Complex- Phase 1



Mariani
Architects LLC



Project # WAD0007
Date: 04.03.09



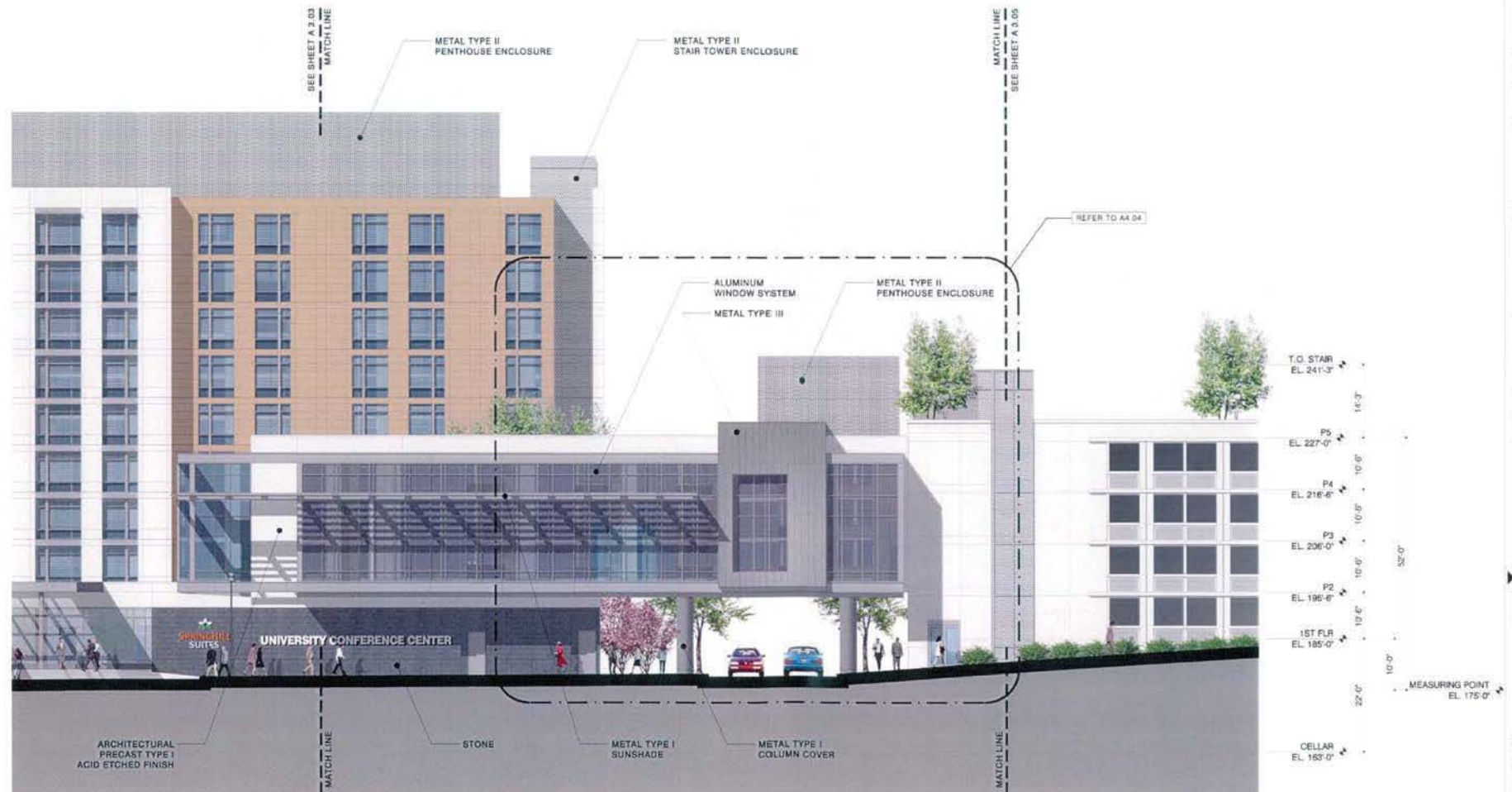
South Elevation 1"=20'-0"

Conference Center Associates I, LLC

3 Bethesda Metro Center, Suite M025, Bethesda MD 20814



West Elevation Part 1 1"=20'-0"



Conference Center Associates I, LLC

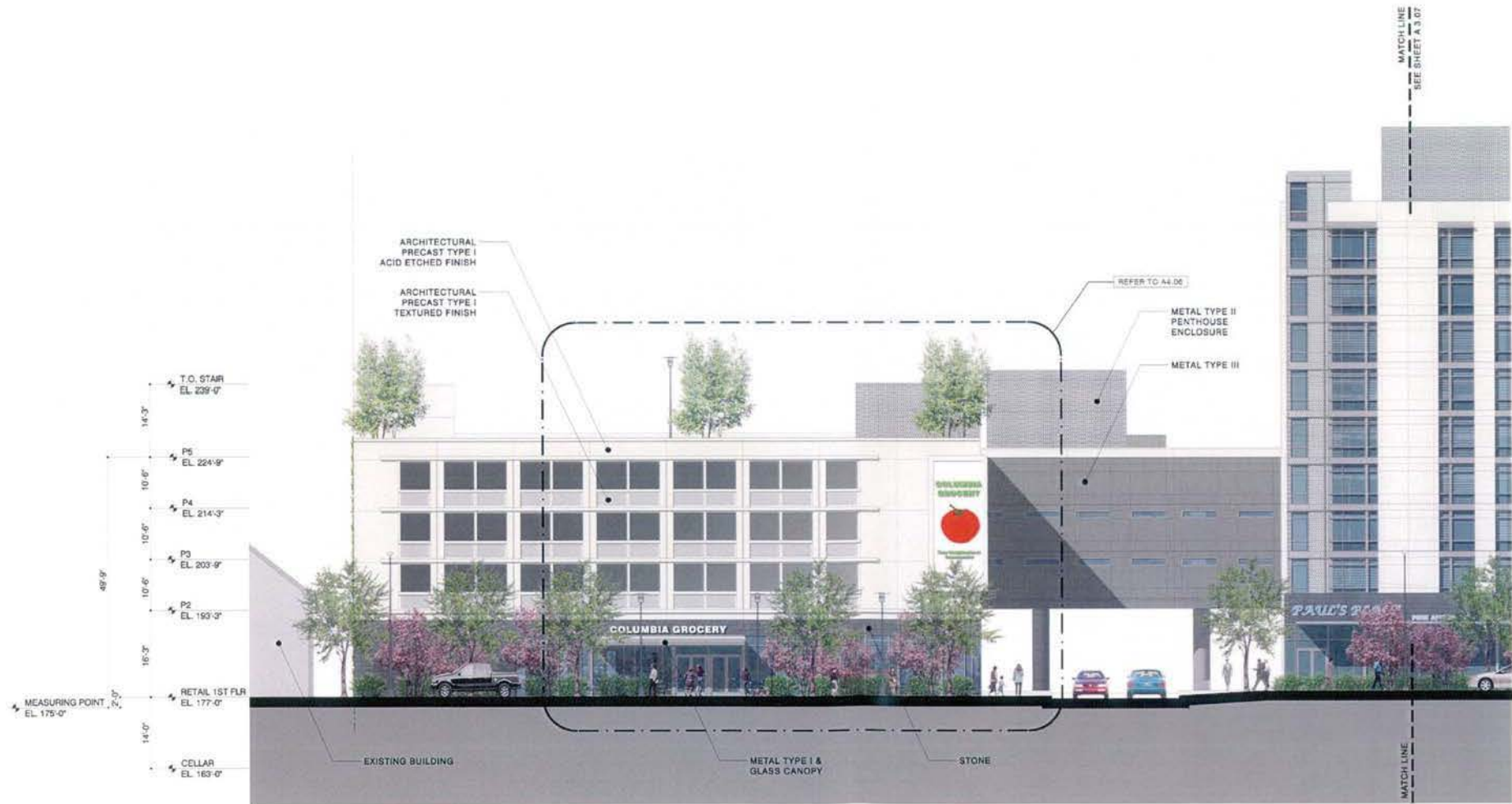
3 Bethesda Metro Center, Suite M025, Bethesda MD 20814

West Elevation Part 2 1"=20'-0"

WPDG

3 Bethesda Metro Center, Suite M025, Bethesda MD 20814

Project #	WA08007
Date	04/11/09



East Elevation Part 1 1"=20'-0"

Conference Center Associates I, LLC

3 Bethesda Metro Center, Suite M025, Bethesda MD 20814

Mariani
Architects LLC



Project # WAG0007
Date: 04/23/09



East Elevation Part 2 1"=20'-0"

A 3.08

Michigan Ave and Irving St. NE
Mixed Use Complex- Phase 1



Mariani
Architects LLC



Project # WA00001
Date: 04.03.09



Garage South Elevation 1"=20'-0"

Conference Center Associates I, LLC

3 Bethesda Metro Center, Suite M025, Bethesda MD 20814



Garage North Elevation 1" = 20'-0"

Conference Center Associates I, LLC

3 Bethesda Metro Center, Suite M025, Bethesda MD 20814