

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

MEMORANDUM

TO: D. C. Zoning Commission

FROM: *JLS*
Ellen McCarthy
Director

DATE: June 27, 2006

SUBJECT: Zoning Commission Case Number 02-51A/01-04M/98-12M/88-32C –
Supplement II

BACKGROUND

Prior to the public hearing on this application scheduled for September 29, 2005, the Zoning Commission dealt with several preliminary matters. After addressing these issues the Commission decided to reschedule the public hearing to December 1, 2005.

Before opening the public hearing on December 1, 2005, the Commission again dealt with preliminary matters. This included the request by Rhode Island Associates Limited Partnership, the applicant, for a two-year extension of the current planned unit development (PUD) encompassing the subject property. Ultimately no decision was made about the 2-year extension but the Commission did direct the applicant to file a first-stage PUD application instead of the requested consolidated review and approval.

In terms of further direction, the Commission expressed discomfort with the height, density and architecture of the current proposal. It also sought a first stage application more reflective of changes in the Dupont Circle area since the original PUD was adopted.

RECOMMENDATION

The Office of Planning (OP) recommends that the Zoning Commission set down the revised first stage application for a public hearing.

SITE AND AREA DESCRIPTION

This information is the same as previously stated (refer to Exhibit 1). The subject property has also been the subject of a number of Zoning Commission PUD orders summarized in earlier OP reports on this application.

ZONING COMMISSION
District of Columbia
CASE NO. 02-51A
EXHIBIT NO. 41

Development Proposal

In light of Zoning Commission comments, the applicant reconsidered their development proposal and made the following changes:

- Reduced the proposed building height from 10 stories and 110 feet to 9 stories and approximately 105 feet;
- Reduced the building gross floor area from approximately 131,000 square feet and an 8.5 FAR to 129,000 square feet and an 8.4 FAR;
- Increased the ground floor-to-ceiling height from 13.3 to 15 feet clear; and
- Incorporated the rear loading and service areas into the building to make these spaces easier for delivery vehicles to maneuver.

The height reduction results in this project falling within the 90 - 106 foot-range of surrounding high-rise buildings¹ (refer to Exhibit 1). Current plans also increase the lot occupancy percentage slightly from 95% to 96%. Architectural plans continue to reflect modifications mentioned in the applicant's Pre-hearing Statement for the December 2006 public hearing including:

- The addition of polarized glass on the 3rd and 4th floors, and a 5-foot setback above the 6th floor level of the eastern building façade to address University of California concerns about the privacy of persons utilizing the open plaza on the 4th floor level of its abutting building to the east; and
- Setting the 1st and 2nd floors of the western façade back 2'-6" from the western (side) property line to widen the drive aisle along the adjacent 10-foot wide alley.

Building architecture was also changed to incorporate design elements compatible with other buildings along this square frontage, including vertical masonry features.

ZONING REVIEW

Final Order No. 638 established the current PUD and changed the subject property and adjacent lot 82 from a Special Purpose (SP-2) to a Central Business District (C-4) zone district. With a land area of 15,394 square feet (0.35 acre), the subject property exceeds the minimum 15,000 square feet required for a PUD in the current zone district. The allowable lot occupancy percentage under a C-4 zone district is 100%. Under a PUD in this zone district the maximum commercial floor area ratio (FAR) may be increased to 11.0 and the maximum height may be increased to 130 feet because the adjacent Rhode Island Avenue is over 110 feet.

No housing linkage is required because the gross floor area of office uses on the site not exceed the maximum 10.0 FAR allowed as a matter of right. The C-4 zone district was previously implemented upon recordation of the covenant associated with the first PUD order approved in 1989.

The Dupont Circle Overlay District requires the minimum area for any proposed development to be one-half acre in a C-4 zone district, and that all land within the PUD must be contiguous. The

¹ Based on either Department of Consumer and Regulatory Affairs records, final orders or GIS calculations

overall PUD (lots 82 and 83) continues to be consistent with this requirement if the proposed modifications were approved.

Regarding evaluation criteria under Section 2400 of the Zoning Regulations, the current application lists the primary amenities of the revised proposal to be urban design, (superior) architecture, and site planning of this mid-block location. As restated in the submission dated May 31, 2006, "The modification will enhance the character of the area, ensure a vibrant active streetscape, and provide environmental benefits and significant job opportunities. ..." Listed benefits and amenities include:

- \$150,000 to Ross Elementary School;
- a Local Small and Disadvantaged Business Enterprise Agreement;
- a First Source Employment Agreement;
- \$10,000 to the DuPont Circle Community Resource Center²;
- \$100,000 to be provided as an Affordable Housing Contribution;
- \$25,000 to Historic Dupont Circle Main Streets;
- \$25,000 to Scott Circle; and
- a "green" building package.

In response to an OP request, the project architect estimated the referenced "green" building engineering package could qualify for 16-24 points toward certification under the Leadership in Engineering and Environmental Design (LEED) standards. The architect indicated a minimum 26 points are required for LEED certification (refer to Exhibit 2).

With approval of the proposed PUD modification, no additional zoning relief would be required to construct the current proposal.

The proposal also furthers several Comprehensive Plan themes:

- The Generalized Land Use Map designates the subject property as "High Density", characterized by it being "The business and retail heart of the District ..." that "includes a mix of employment, retail, office, cultural and entertainment centers."
- Section 101, Major Themes of the Comprehensive Plan, include:
 - " ...
 - (d) Increasing the quantity and quality of *employment opportunities* in the District;
 - (e) Respecting and improving the physical character of the District;
 - (f) Preserving and ensuring community input; ...
 - (h) Reaffirming and strengthening the District's role as the economic hub of the National Capital Region; ...

² The first four on this list have been provided or executed by the applicant

- (i) Promoting enhanced public safety; ... ”

As defined in Section 1107.6, “The Central Employment Area (where the subject properties are located) is the business and retail heart of the District and the metropolitan area.” Of particular note is the following description of this area:

- “(a) The Central Employment Area is the employment, retail, office, cultural, entertainment center, the tourist center of the District and the metropolitan area, and the center of local government;
- (b) Office use, in terms of square footage, is the largest commercial use in the Central employment Area; ...”

In additional, Section 104.1, “Developing a Living Downtown”, explains that “The Mayor’s Downtown Committee worked for over a year to develop policies to strengthen (the District’s) Downtown as the region’s retail and cultural center, ... *to increase the number of jobs* for District residents, and to promote easy access to downtown from outlying parts of the region.”

- The Declaration of Major Policies includes:

“200.9 Expansion of the District’s preeminent role as the location for corporate and other headquarters, including the vast network of membership organizations representing business, labor, professional, social, and religious associations throughout the United States, is another priority.”

- The Comprehensive Plan Urban Design Elements in Chapter 7 includes:

“708.2 The policies established in support of the buildings are as follows:

- (a) Design residential, *commercial*, and all other buildings *to complement or enhance the physical character of the District*, and
- (b) Design buildings to include the use of appropriate arrangements of building materials, height, scale, massing, and buffering to complement the immediate region. ...

709.2 The policies established in support of the streetscape objective are as follows: ...

- (j) Encourage the planting and maintenance of street trees as the single most important streetscape element along commercial and residential streets to provide shade, design continuity, spatial relief, and a juxtaposition of the natural and built environments. ...

711.2 The policies established in support of the areas of stable character objectives are as follows:

- (a) Encourage in-fill development to be complementary to the established character of the area. In-fill development in stable areas should not create sharp changes in physical pattern which might lead to deterioration; ...”

- Section 1108.1, Policies in Support of the Commercial Areas Objectives, includes:
 - “(a) Promote appropriate commercial development, including centers for retail and office uses, to serve the needs of the economy of the District and its neighborhoods, to provide *a focus for expansion of housing and employment* that the District will have to accommodate in the future because of its urban center role within the region, and to expand employment opportunities in the region for District residents:
...”

The proposed office building furthers these themes by creating an appropriate infill development and streetscape that complement its surroundings, and by providing a new office building with possible ground floor retail uses that will increase the number and variety of employment opportunities within the Central Employment Area of the District.

Based on this information, OP concludes this PUD modification proposal does not appear inconsistent with Comprehensive Plan, and supports specific economic development, urban design and employment goals identified in the Plan. Therefore, the Office of Planning recommends this application be scheduled for public hearing,

COMMUNITY COMMENT

During the discussion of pre-hearing matters before the previous Zoning Commission Public Hearing, University of California representatives endorsed the project and changes made to the eastern building façade to address its concerns. Letters of support are also in the record file from the owners of the nearby Marriott Courtyard Hotel (1600 Rhode Island Avenue, N.W.), the Beacon Hotel across from the site (1615 Rhode Island Avenue, N.W.) and a letter from the University of California withdrawing its previous objection to this project.

The applicant will continue discussions about the proposed amenities package with Advisory Neighborhood Commission (ANC) 2B pending action by the Commission.

AGENCY COMMENT

In a letter dated September 26, 2005, the D.C. Department of Transportation (DDOT) determined the previous proposal “... will have negligible impact on existing traffic volumes and should not create dangerous or objection traffic conditions in the area.” The letter concluded, “Accordingly, DDOT has no objection to the proposed PUD modification.” OP will request DDOT to indicate whether that conclusion is also applicable to the current submission.

The agency encouraged the applicant to consider setting aside approximately 5% of the proposed garage parking (5 spaces) for car sharing vehicles such as Zip or Flex cars to reduce the number of vehicles uses for mid-day trips.

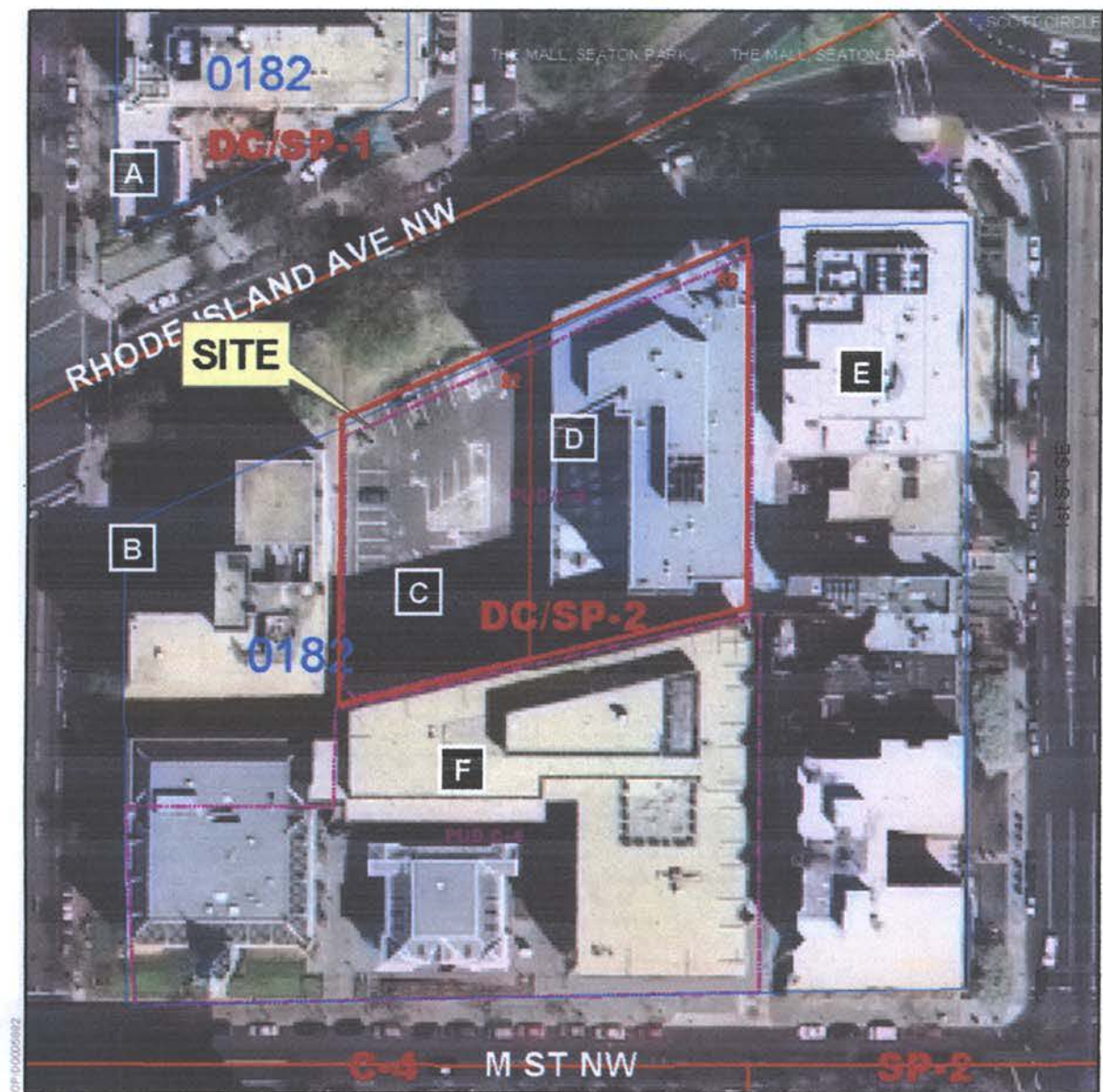
RECOMMENDATION

OP recommends that the Zoning Commission set down the revised first stage PUD application for a public hearing.

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June 27, 2006
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Attachments: Exhibit 1 Aerial with Zoning and Surrounding Building Heights
 Exhibit 2 Letter dated June 21, 2006 from I. Guyman Martin, A.I.A. to Arthur Jackson with a
 Project Checklist with LEED reference attachment

EMc/afj



Z.C. Application No. 02-51A/01-04M/98-12M/88-32C
1616 Rhode Island Avenue, N.W.



*** Government of the
District of Columbia
Anthony A. Williams, Mayor

Office of Planning ~ April 21, 2005

This map was created for planning
purposes from a variety of sources.
It is neither a survey nor a legal document.
Information provided by other agencies
should be verified with them where appropriate.
Oblique imagery ©2003 Pictometry International

NO.	ADDRESS	FLOORS	HEIGHT
A	1615 Rhode Island Ave	9	90 ft.
B	1640 Rhode Island Ave	—	102 ft.
C	1616 Rhode Island Ave	9	105 ft.
D	1608 Rhode Island Ave	10	106 ft.
E	1600 Rhode Island Ave	—	85 ft.
F	1615-1675 M Street	9	100 ft.

STUDIOS

architecture

21 June 2006

Arthur Jackson
Development Review Specialist
District of Columbia
Office of Planning
801 North Capitol Street NE
Washington, DC 20001

Re: 1616 Rhode Island Avenue, "Green" Building Items

Dear Mr. Jackson,

In response to your inquiry as to how many points the proposed "green" features of the design for 1616 Rhode Island Avenue would receive under the LEED program, we have reviewed the design and the LEED criteria. While it is not the intent of the developer to apply for certification of the completed project under the LEED program of the Green Building Council, we have prepared the list below referencing the relevant LEED categories and points.

The items listed in the project checklist of "green" features would qualify for 11-18 points. The exact number would depend on specific criteria to be followed for certification. Adding in the items in the list under "will consider", the total number of points would range from 16-24. The minimum standard for LEED certification is 26 points for which one would usually submit at least 28 points in the application.

We have attached our list of proposed "green" features referencing the applicable LEED credits for your information. Please call me with any questions you may have.

Sincerely,

Guyman Martin AIA

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PARIS

1616 Rhode Island Avenue
Green Building Items

Project Checklist with LEED reference:

	LEED credit reference# / pts	Will do	Will Consider
Sustainable Sites			
Erosion & Sedimentation Control	Prerequisite	x	
Site Selection	1.0 / 1 pt	x	
Development Density	2.0 / 1 pt	x	
Alternative Transportation <i>Public transportation access</i>	4.1 / 1 pt	x	
Alternative Transportation <i>Bicycle storage & changing rooms</i>	4.2 / 1 pt	x	
Stormwater Management <i>Rate & Quantity</i>	6.1 / 1 pt	x	
Stormwater Management <i>Treatment</i>	6.2 / 1 pt	x	
Heat Island Effect <i>Non roof</i>	7.1 / 1 pt	x	
Water Efficiency			
Water Efficient Landscaping <i>Reduce by 50%</i>	1.1 / 1 pt	x	
Water Use Reduction	3.1 / 1 pt		x

Energy and Atmosphere

Minimum Energy Performance	Prerequisite	x	
CFR Reduction in HVAC Eq.	Prerequisite	x	
Optimize Energy Use	1.1 / 2 pt		x
Ozone Depletion	4.0 / 1 pt		x
Green Power	6.0 / 1 pt		x

Materials & Resources

Store & Collect Recyclables	Prerequisite	x	
Construction Waste Mgmt <i>Divert 50%</i>	2.1 / 1 pt	x	
Local & Regional Materials	5.1 / 1 pt	x	
Certified Wood	7.0 / 1 pt		x

Indoor Environmental Quality

Minimum IAO Performance	Prerequisite	x	
Tobacco Smoke Control	Prerequisite	x	
Carbon Dioxide Monitoring	1.0 / 1 pt	x	
Low Emitting Materials <i>Adhesives & Sealants</i>	4.1 / 1 pt	x	
Low Emitting Materials <i>Paints & coatings</i>	4.2 / 1 pt	x	
Low Emitting Materials <i>Carpet</i>	4.3 / 1 pt	x	

Low Emitting Materials <i>Composite Wood</i>	4.4 / 1 pt	x
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Indoor Chemical & Pollutants	5.0 / 1 pt	x
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Daylight & Views <i>Views for 90% of space</i>	8.2 / 1 pt	x
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Innovation and Design Process

LEED Accredited Professional	2.0 / 1 pt	x
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