



ZONING COMMISSION
District of Columbia

CASE NO. 02-51A

EXHIBIT NO. 56

1616 Rhode Island Avenue

Building Rendering

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ZONING COMMISSION
District of Columbia
CASE NO.02-51A
EXHIBIT NO.56

SITE
1616 RHODE ISLAND AVENUE/
UNIVERSITY OF CALIFORNIA



1616 Rhode Island Avenue

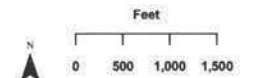
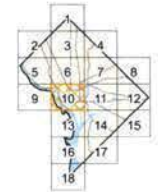
Aerial Photo of Site

SITE

District of Columbia Generalized Land Use

Map 10

- Residential-Low Density
- Residential-Moderate Density
- Residential-Medium Density
- Residential-High Density
- Commercial-Low Density
- Commercial-Moderate Density
- Commercial-Medium Density
- Commercial-Medium-High Density
- Commercial-High Density
- Institutional
- Federal
- Local Public Facilities
- Parks, Recreation, and Open Space
- Production and Technical Employment
- Mixed Use
- Water
- NO DATA



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

Office of Planning - March 7, 2005
801 North Capitol St NE Suite 4000
Washington DC 20002
<http://planning.dc.gov>

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.

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1616 Rhode Island Avenue

Comprehensive Plan



1616 Rhode Island Avenue

Site Photo



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Neighboring Context - Courtyard Marriott & UC

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Neighboring Context - Human Rights Campaign

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Neighboring Context - Beacon Hotel



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Neighboring Context - YMCA

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Aerial Photo of Site

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RHODE ISLAND AVENUE ASSOCIATES

GOULD PROPERTY COMPANY



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Market Square North & Lexington I

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Market Square North & Lexington II

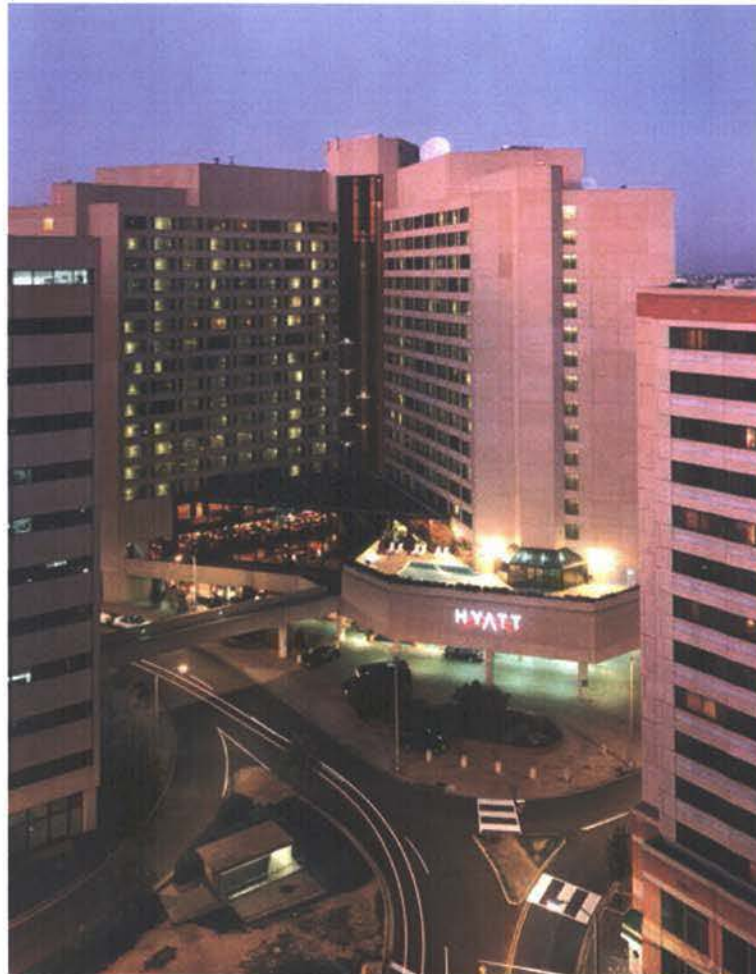
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Market Square North Lobby

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Hyatt Regency

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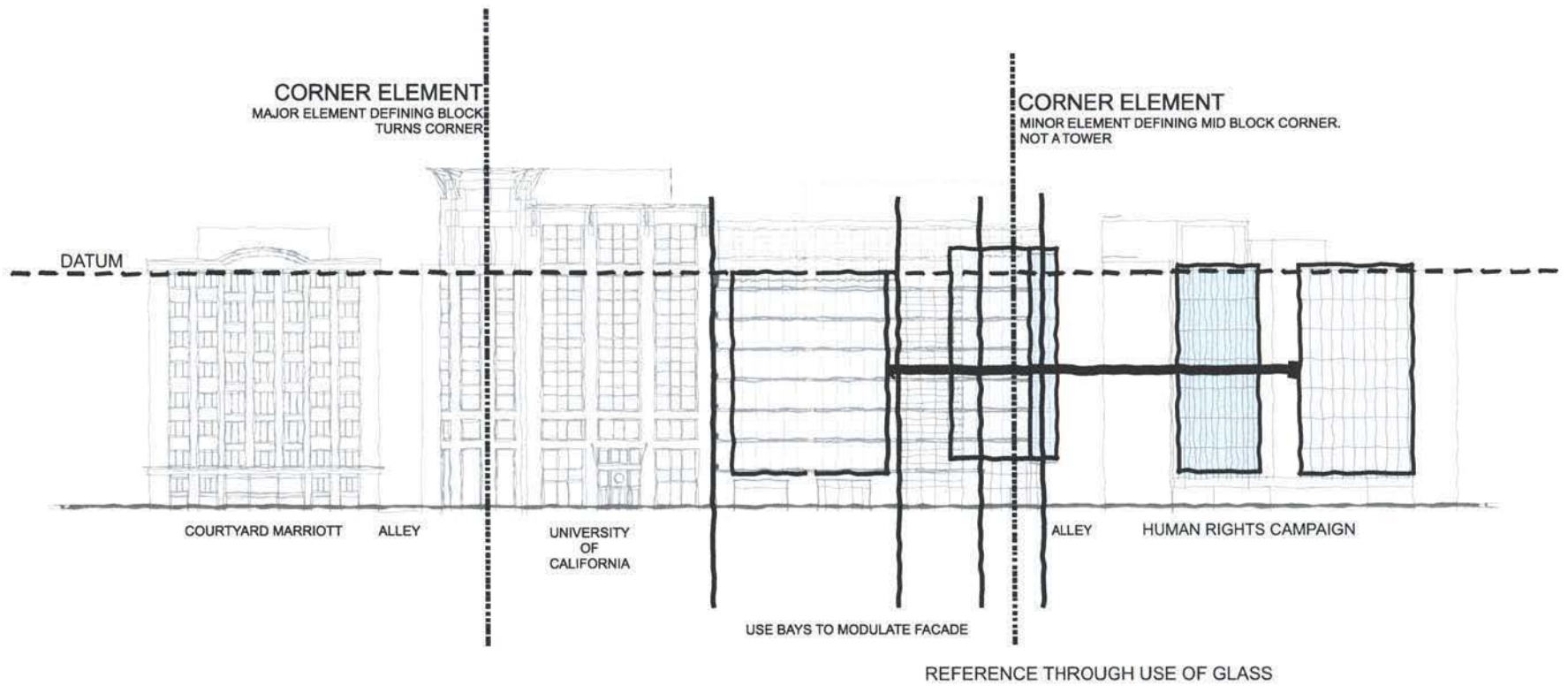
Rendering of Street Level Entry/Reception

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Site Photo



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Concept Diagrams

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Building Rendering

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Context - View from 17th St. & Rhode Island Ave.



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Contextual Rendering at 17th & Rhode Island Ave.

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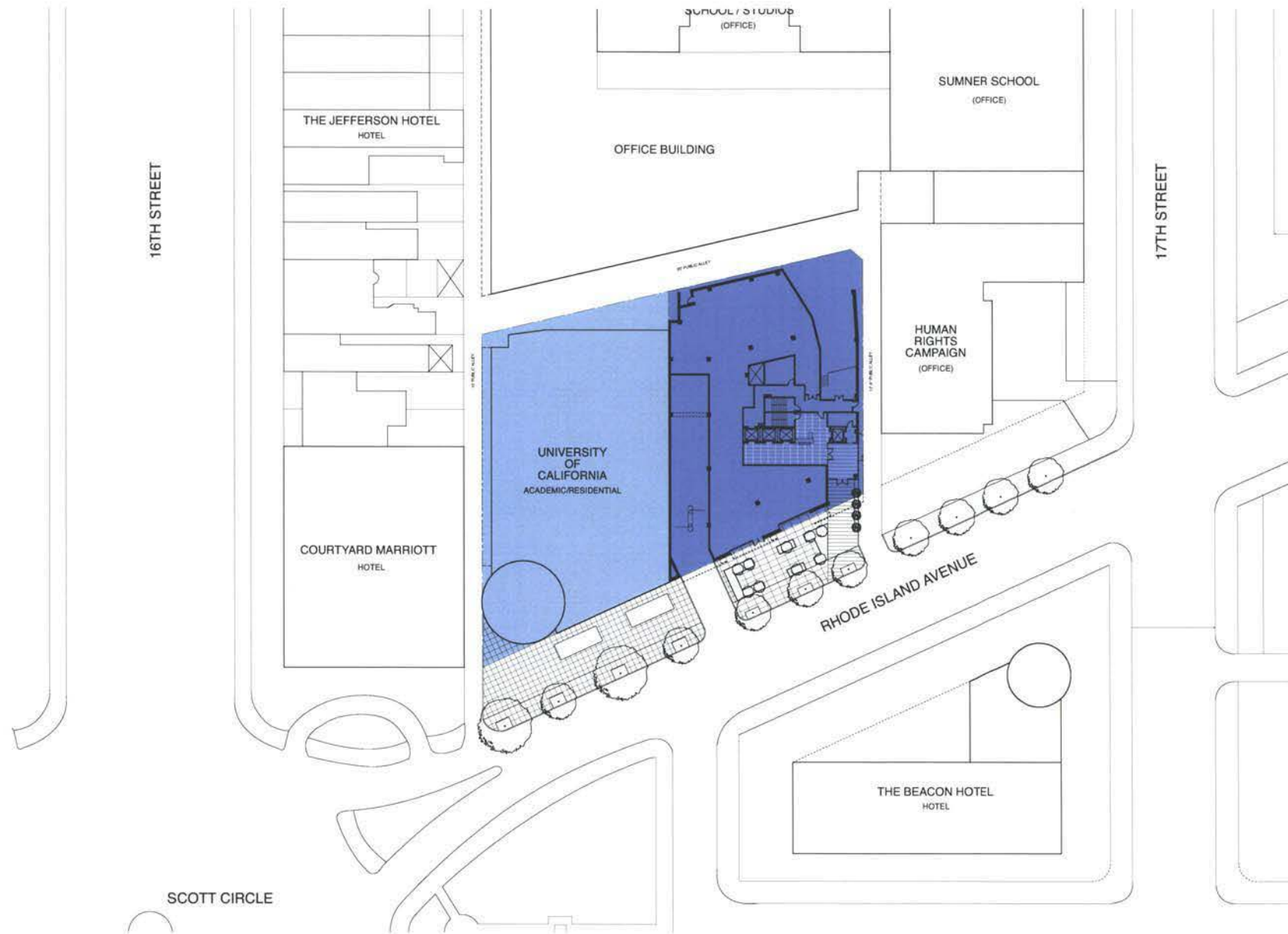
Context - View from Scott Circle

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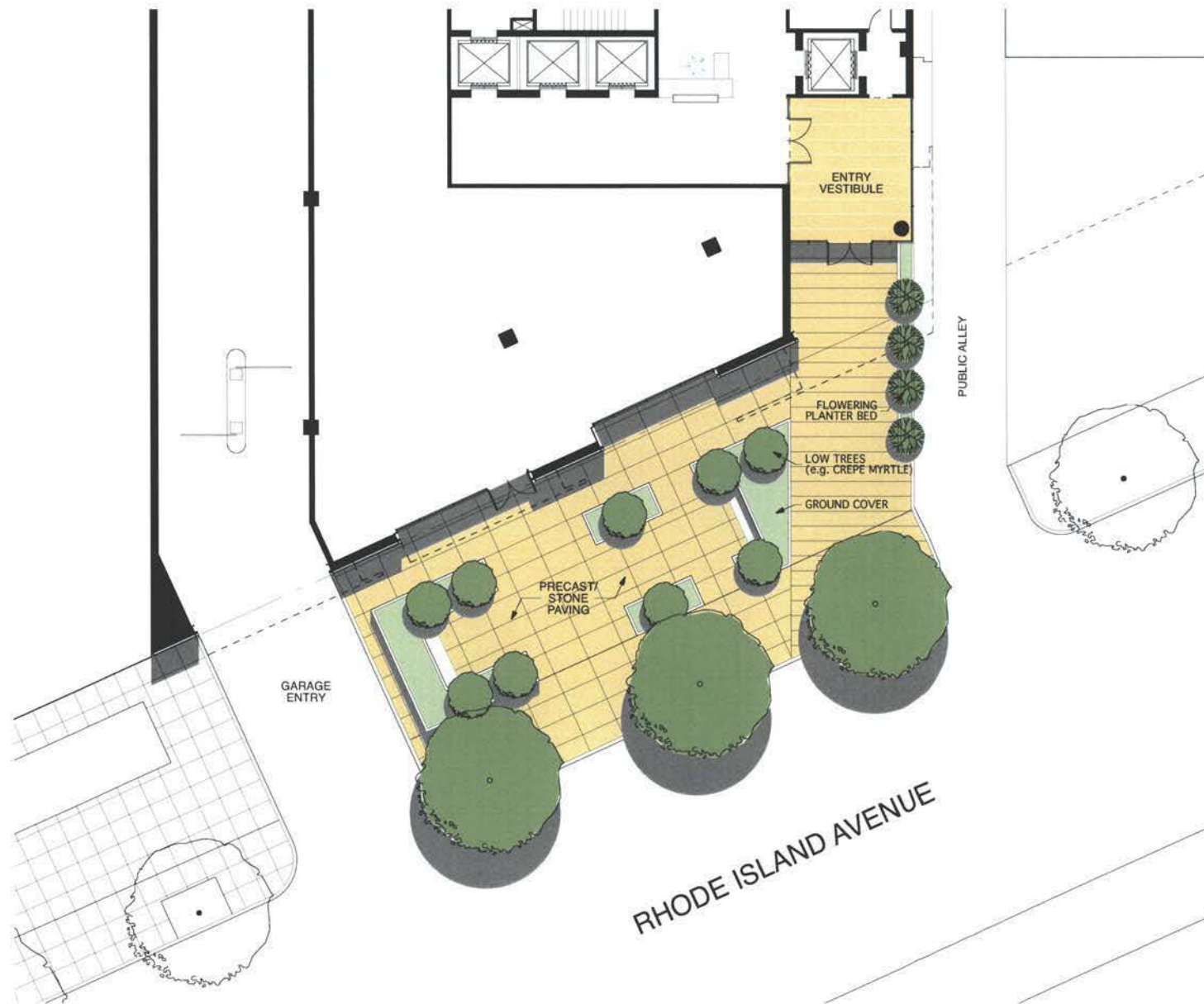
1616 Rhode Island Avenue

Contextual Rendering from Scott Circle



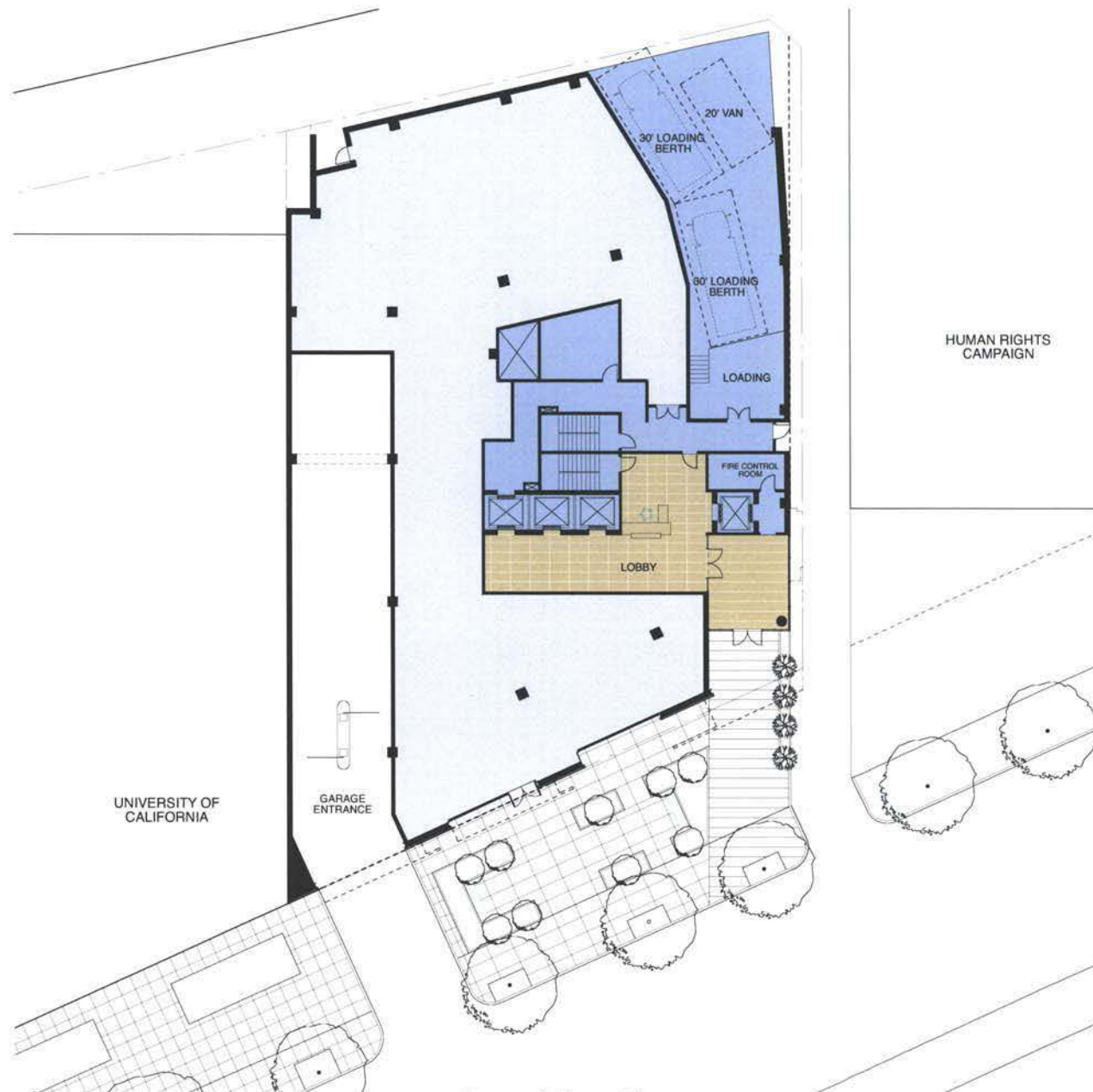
1616 Rhode Island Avenue

Site Plan



1616 Rhode Island Avenue

Enlarged Landscape Plan



1616 Rhode Island Avenue

Ground Floor Plan



1616 Rhode Island Avenue

Rendering of Street Level Entry/Reception

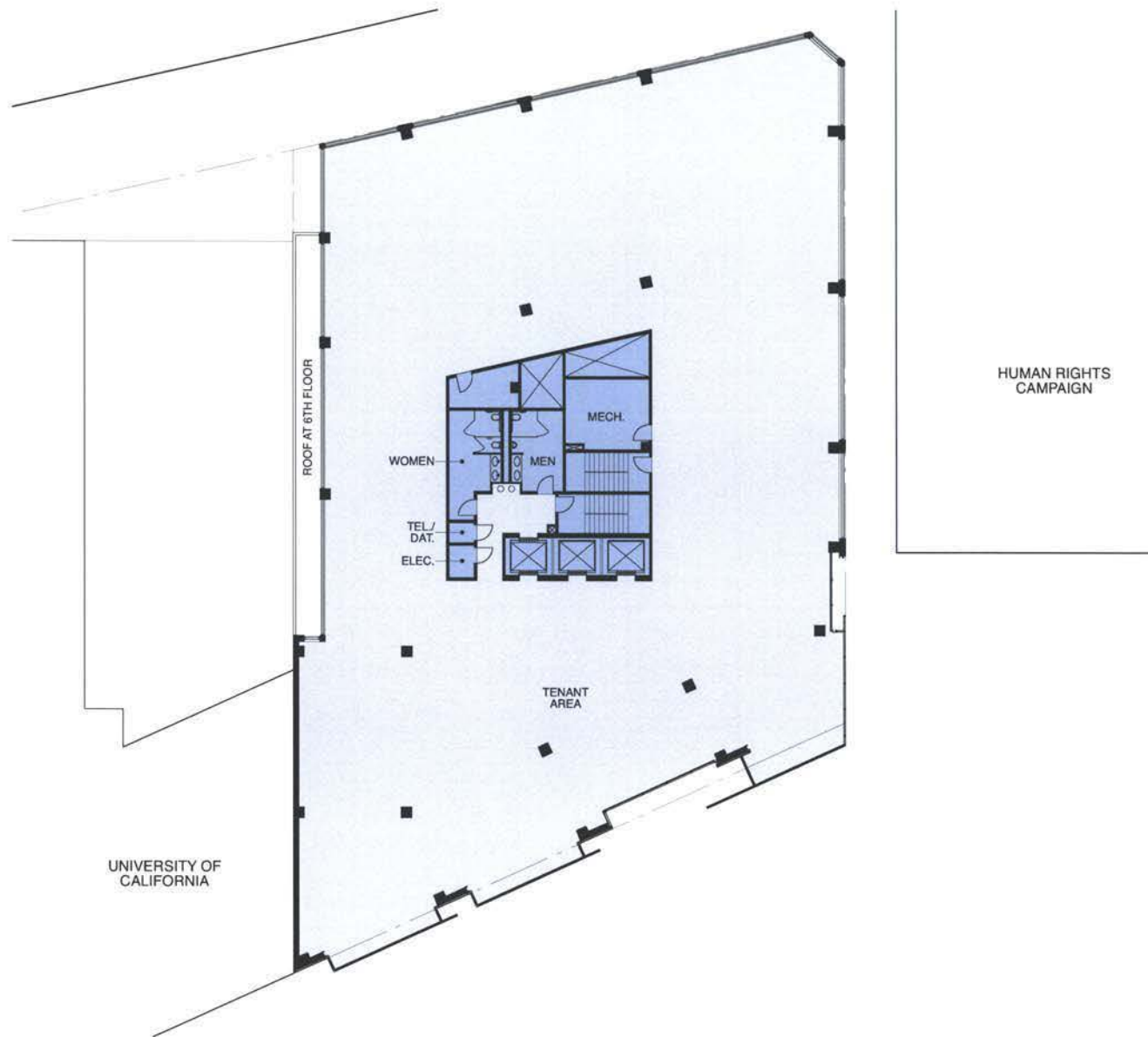
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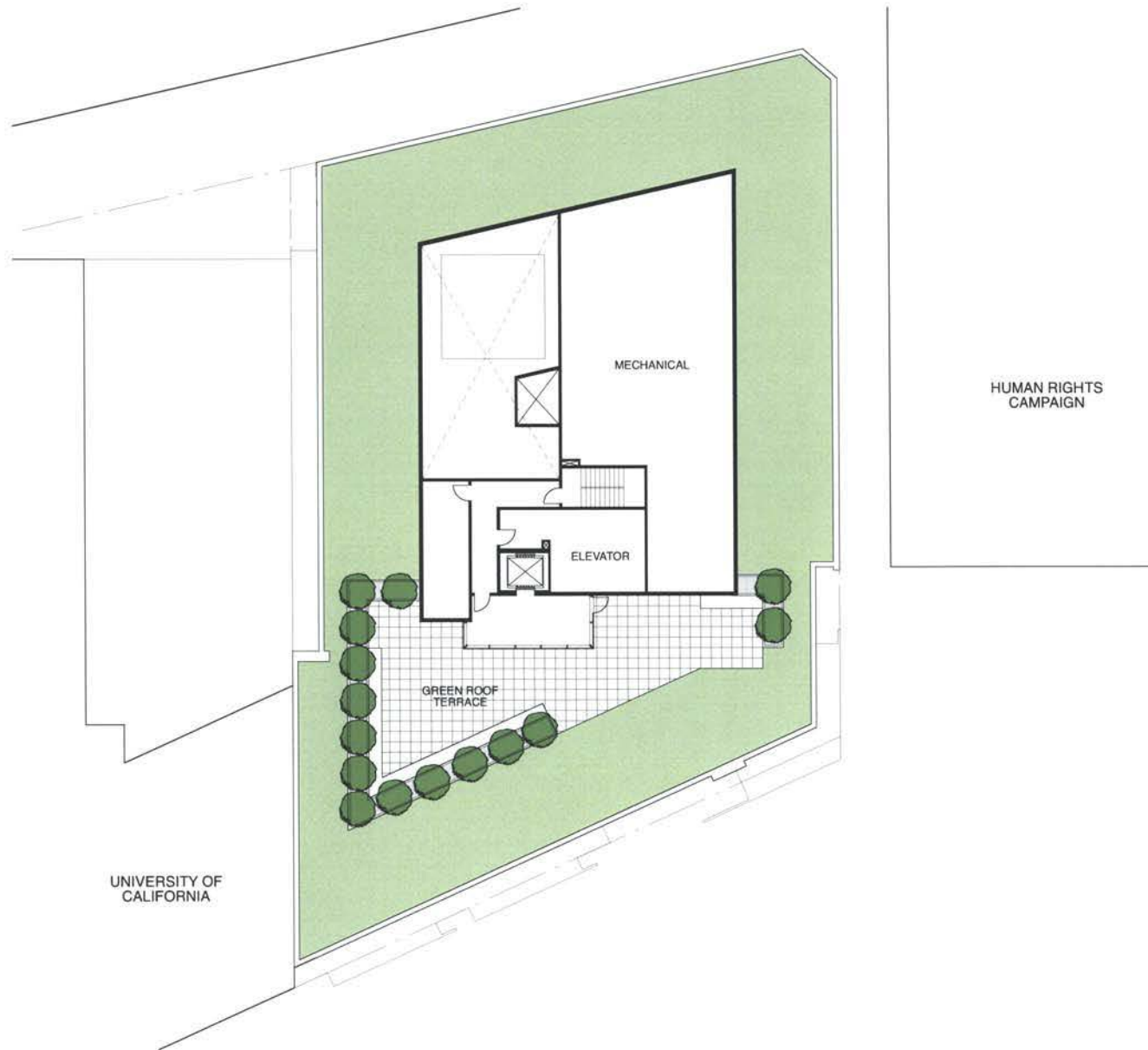
Human Rights Campaign Images

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Floor Plans 6-7



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Roof Plan

<u>Item</u>	<u>Will Do</u>	<u>Will Consider</u>
Sustainable Sites		
Erosion & Sedimentation Control	X	
Site Selection	X	
Development Density	X	
Alternative Transportation, <i>Public Transportation Access</i>	X	
Alternative Transportation, <i>Bicycle Storage & Changing Rooms</i>	X	
Stormwater Management, <i>Rate and Quantity</i>	X	
Stormwater Management, <i>Treatment</i>	X	
Heat Island Effect, <i>Roof</i>	X	
Tenant Design & Construction Guidelines		X
Water Efficiency		
Water Efficient Landscaping, <i>Reduce by 50%</i>	X	
Water Use Reduction, <i>20% Reduction</i>		X
Energy and Atmosphere		
Minimum Energy Performance	X	
CFC Reduction in HVAC&R Equipment	X	
Optimize Energy Performance		X
Ozone Depletion		X
Green Power		X
Materials & Resources		
Storage & Collections of Recyclables	X	
Construction Waste Management, <i>Divert 50%</i>	X	
Local/Regional Materials, <i>20% Manufactured Locally</i>	X	
Certified Wood		X
Indoor Environmental Quality		
Minimum IAQ Performance	X	
Environmental Tobacco Smoke (ETS) Control	X	
Carbon Dioxide (CO2) Monitoring	X	
Low-Emitting Materials, <i>Adhesive & Sealants</i>	X	
Low-Emitting Materials, <i>Paints and Coatings</i>	X	
Low-Emitting Materials, <i>Carpet</i>	X	
Low-Emitting Materials, <i>Composite Wood</i>	X	
Indoor Chemical & Pollutant Source Control	X	
Daylight & Views, <i>Views for 90% of Spaces</i>	X	



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Typical Parking Plan



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Massachusetts Avenue

Bataan Street

Scott Circle

1,240
101 / 124

20,000
908 / 689

12,600
1,280 / 1,330

12,600
1,241 / 1,210

Rhode Island Avenue

20,000
1,098 / 850

SITE

M Street

17th Street

16th Street

North

Levels of Service

North

Massachusetts
Avenue

N Street

Bataan
Street

Scott
Circle

Rhode Island
Avenue

M Street

17th Street

16th Street

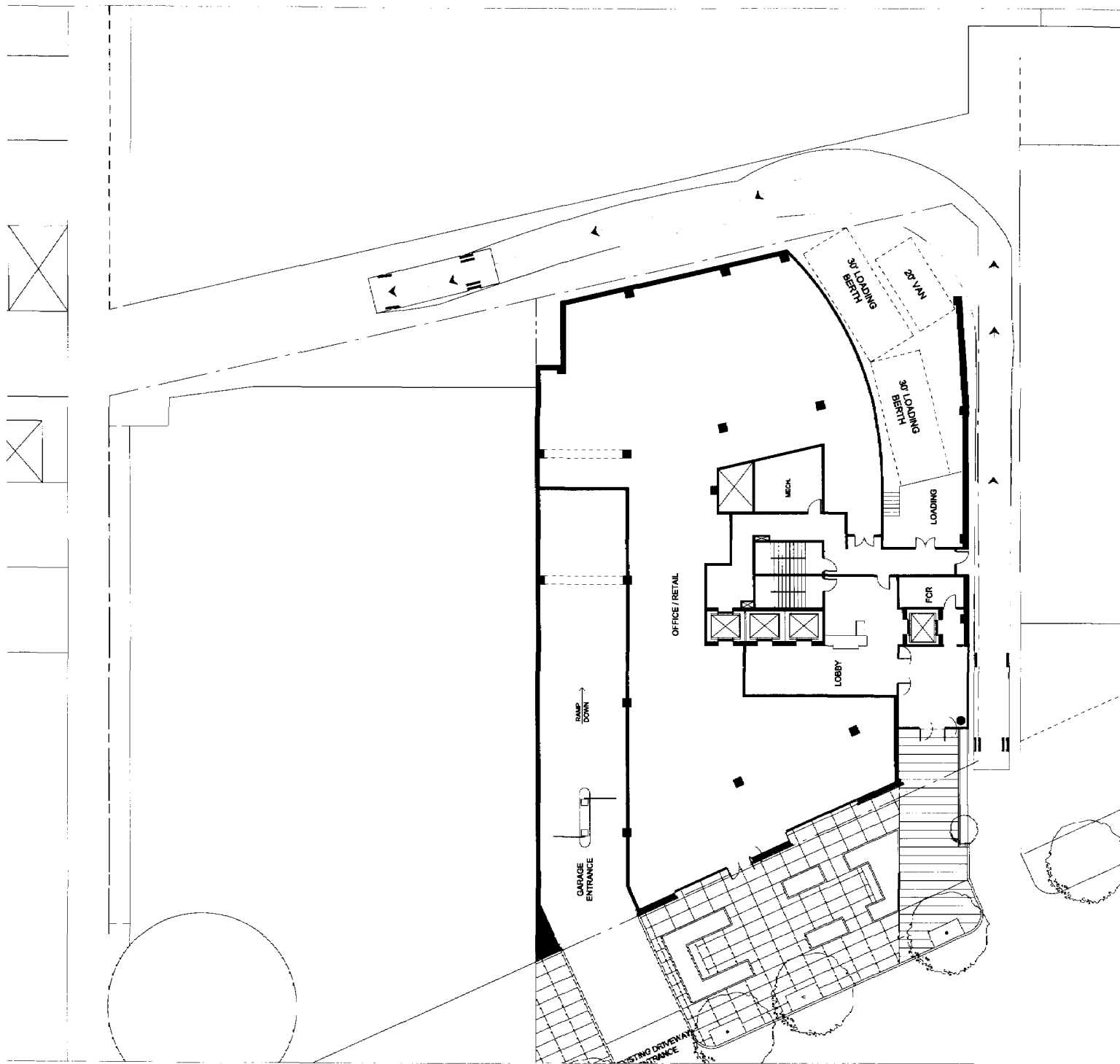
SITE

KEY

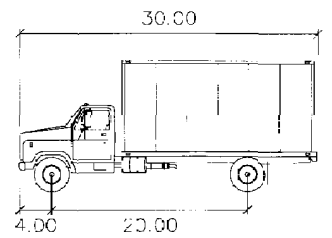
AM/PM	Existing
AM/PM	Total Future



Turn Into Alley



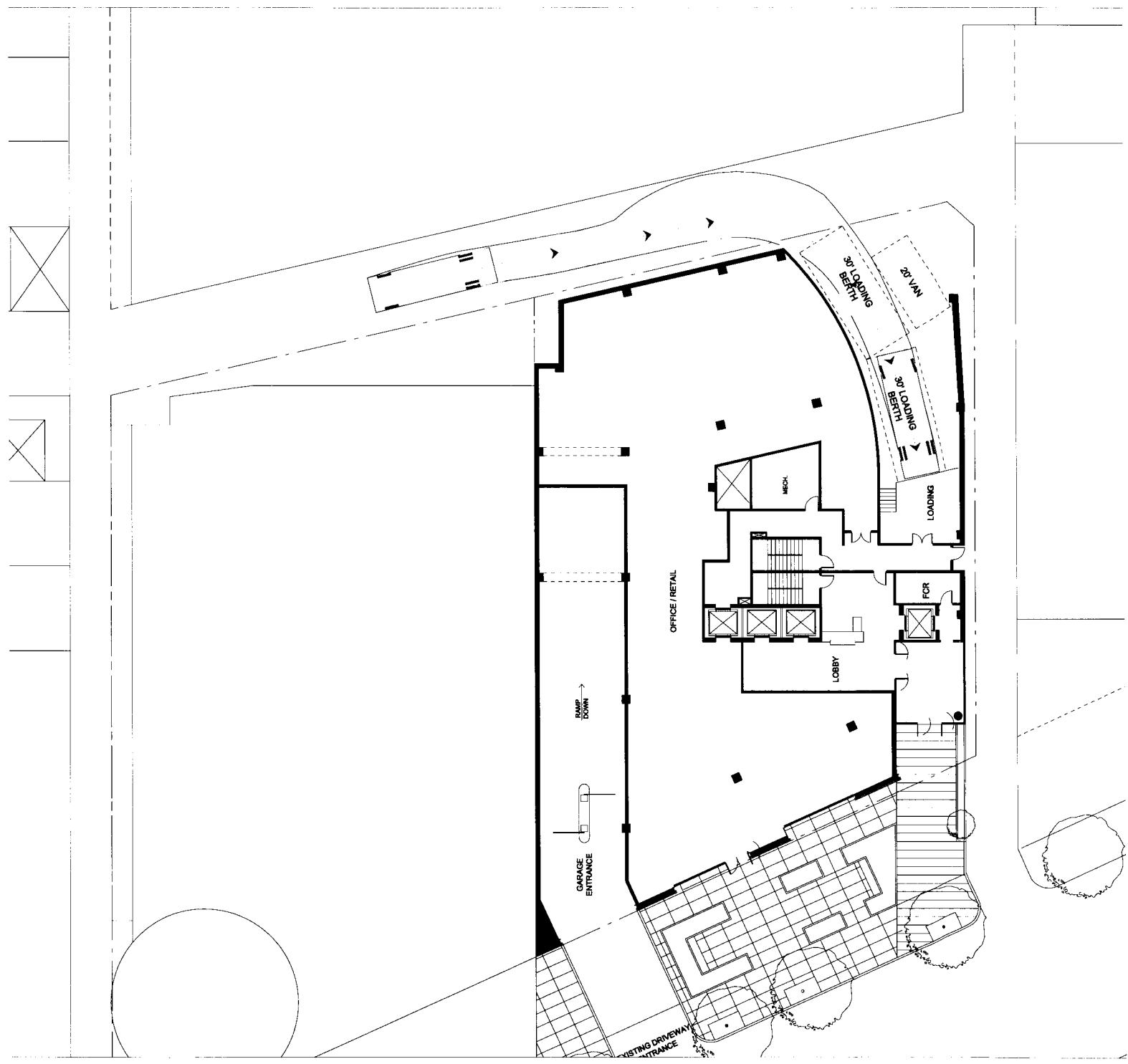
Single Unit Truck - Detail
Not To Scale



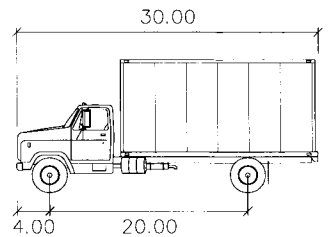
North



Back Into Dock



Single Unit Truck - Detail
Not To Scale





1616 Rhode Island Avenue

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The Hotel Market

- Market appears strong at first blush: DC has shown occupancy stabilization and strong rate increases between 2004 and 2005
 - Occupancy up 0.4% from 2004 to 71.9%
 - ADR up 11.3% to \$133.37
 - RevPar up 12.7% to \$95.93
- Recent experience affirms cyclical nature of the market

ERA

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Extended Stay: A Niche Product

- Extended stay concept generally performs well in the broad DC market
 - High occupancy: 82.8% in 2005
 - RevPar 37% above DC's average
 - Area-wide: off-season is short
 - Occupancies are in the mid-high 60 percent range in December and January

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Scott Circle is a Second-Tier Hotel Location

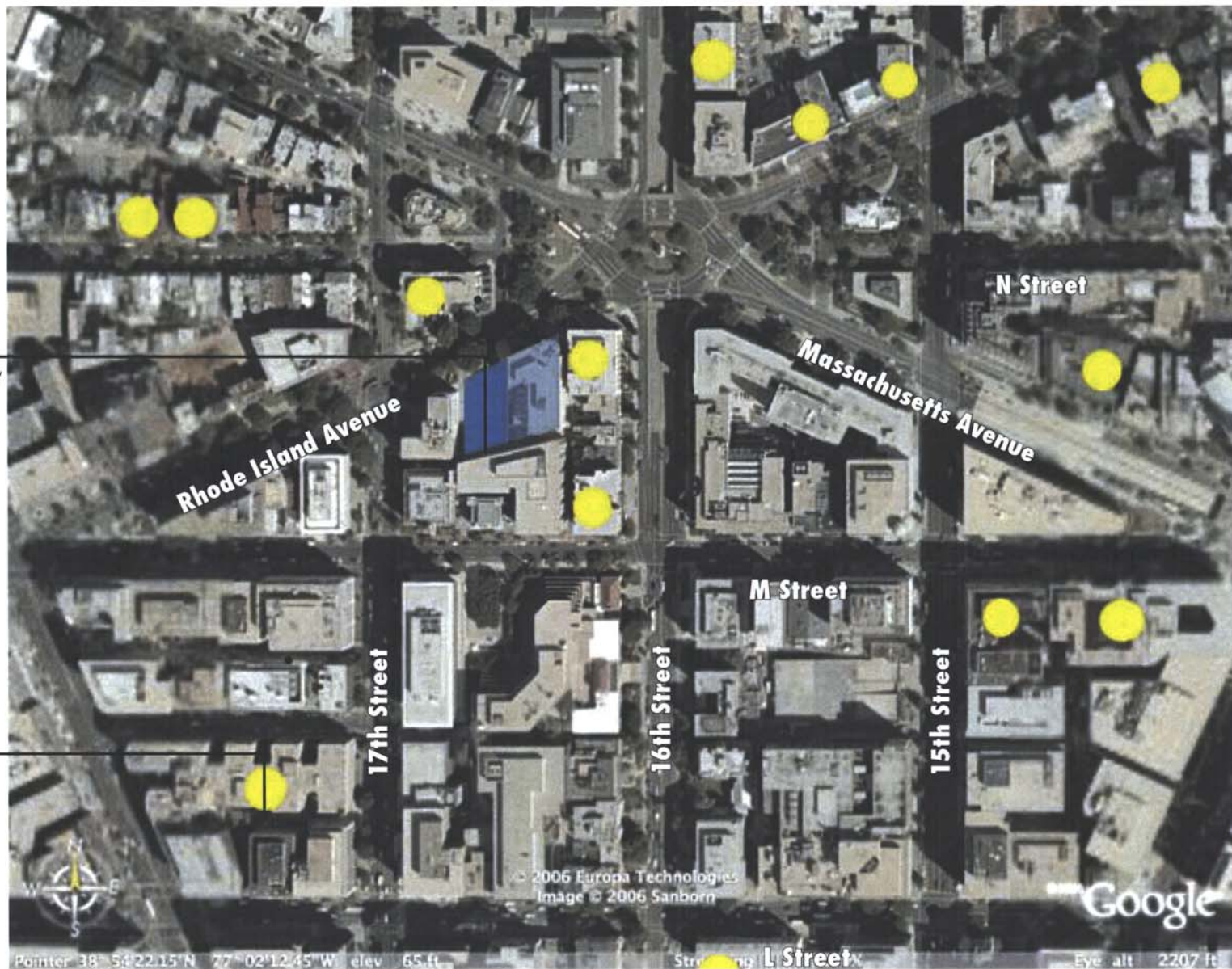
- Below average occupancy and ADR: Scott Circle occupancy 69.6%, downtown average of 71.9%
- In this location, a 4 month off-season
 - August, November, December, and January range from 49.3% to 62.7% occupancy

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Hotels



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Aerial Photo of Site with Hotels

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Topaz Hotel



Hotel Rouge



The Beacon Hotel



Hotel Helix



Holiday Inn



Doubletree Hotel



Wyndham Hotel



Homewood Suites



The Madison



Marriott

1616 Rhode Island Avenue

Hotels

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Challenges to Hotel Development

- Location: secondary for business and leisure travelers
- Saturated Market: area is well served
 - 55 hotels within ½ mile, 150 hotels within 2 miles
 - Nearly 700 extended-stay rooms in immediate area
 - Beacon and Marriott Courtyard on same block
- Development Feasibility:
 - Nearly all recent hotels have been conversions or rehabs, or have received public incentives—investment performance low to due to risk premium

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Tax Revenues and Jobs: Office Compares Favorably to Hotel

- Higher property taxes, income tax generation for office more than offsets lost occupancy taxes from hotel
- Permanent jobs substantially higher for office: 430 office jobs v. 61 hotel jobs—payroll significantly higher
- Extended-stay hotel would have insignificant on-site sales tax benefit

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Benefits / Amenities

- \$170,000 - Ross Elementary School
- \$10,000 - Dupont Circle Community Resource Center
- \$100,000 - Affordable Housing Contribution
- \$220,000 - Stead Park
- \$25,000 - Scott Circle
- \$25,000 - Dupont Circle Citizens Association
- \$10,000 - Francis Junior High
- \$400,000 - Green Building Package

Total = \$960,000

- LSDBE Agreement
- First Source Employment Agreement
- Landscaped Plaza
- Alley setbacks
- Bicycle storage
- Superior architecture



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Contextual Rendering from Scott Circle

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