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REPORT TO THE ZONING COMMISSION

CASE NO. 03-16
2650 VIRGINIA AVENUE, NW
MODIFICATION TO THE APPROVED PUD
FOR THE WATERGATE HOTEL

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JANUARY 29, 2004

I. Introduction

II. Nature of application – modification to an approved planned unit development to allow the option for the existing hotel to be converted to an apartment house

III. Site location

A. 2650 Pennsylvania Avenue, N.W.

B. Watergate Complex, generally bounded by Virginia and New Hampshire Avenues, F Street and the Rock Creek and Potomac Parkway

C. Foggy Bottom neighborhood

IV. Site description

A. Located on the southwest side of Virginia Avenue between New Hampshire Avenue and Rock Creek and Potomac Parkway (Square 8, Lot 807)

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District of Columbia
CASE NO.03-16
EXHIBIT NO.104

B. Property is located southwest of and on same A&T lot as the 2600 Virginia Avenue office building (hotel and office building comprise Stage II of the PUD)

C. Property has no street frontage on Virginia Avenue but has access from Virginia Avenue by means of a driveway which runs between the 2600 office building and the Watergate West apartment building at 2700 Virginia Avenue

D. Property faces Rock Creek and Potomac Parkway but has no access from the Parkway

E. Contains approximately 37,897 square feet of land area

F. Existing condition: developed with fourteen story (plus three below grade levels), 251 room hotel

V. Description of the surrounding area (see attached aerial photograph)

A. Watergate complex:

1. To the north: Watergate West apartment house

2. To the northeast: 2600 Virginia Avenue office building

3. To the east: Watergate East apartment house

4. To the south and southeast: Watergate South apartment house and 600 New Hampshire Avenue office building

B. General area: Foggy Bottom

C. To the north:

1. George Washington University dormitory (former Howard Johnson Hotel)

2. Gasoline service stations at the corner of Virginia Avenue and 27th Street

3. E Street Expressway/Whitehurst Freeway/I-66 ramps

D. To the northeast: across the freeway ramps, Foggy Bottom low-rise residential community

E. To the east:

1. Federal reservations at the intersection of Virginia and New Hampshire Avenues

2. Potomac Plaza apartments at 2475 Virginia Avenue

F. To the southeast:

1. Chancery of the Kingdom of Saudi Arabia at 601 New Hampshire Avenue

2. Columbia Plaza residential and office development

G. To the south: Kennedy Center

H. To the southwest and west: Rock Creek and Potomac Parkway and the Potomac River

VI. Existing zoning: SP-2

A. Residential/office/institutional district

B. Uses (§§501-517)

1. Residential as a matter-of-right carried-over from the R-5 District

2. Office and hotel normally require BZA approval as a special exception

C. Maximum height: ninety feet (§530)

D. Maximum FAR: 6.0, no more than 3.5 of which may be devoted to other than residential uses (§531)

E. Maximum percentage of lot occupancy for residential uses: 80% (§532)

F. Minimum residential recreation space: area equal to 10% of the gross floor area devoted to residential use (§533)

G. Minimum required rear yard – 2½ inches per foot of height at the rear, minimum 12 feet; for a corner lot abutting three or more streets, may be measured to the center line of the street at the rear (§534)

H. Side yard – not required (§535)

I. Minimum required off-street parking:

1. For hotel use: 1 space for each 4 rooms usable for sleeping plus 1 for each 300 sf of floor area in the largest function room or exhibit space

2. For apartment house use: 1 space for each 4 dwelling units

J. Minimum required off-street loading:

1. For hotel use:

a) With more than 200 rooms: 1 @ 30 feet deep, 1 @ 55 feet deep and 1 service/delivery loading space

b) With 10,000 to 50,000 sf of floor area in function rooms: 1 @ 30 feet

2. For apartment house use with more than 50 units: 1 @ 55 feet deep and 1 service/delivery loading space

K. PUD guidelines

1. Height: 90 feet

2. FAR: 6.5, no more than 4.5 of which may be used for commercial, including hotels

3. Yards and courts: as otherwise provided, subject to the Zoning Commission's discretion to approve greater or lesser

4. Parking and loading: as otherwise provided, subject to the Zoning Commission's discretion to approve greater or lesser

L. History

1. Site was zoned R-5-D (now R-5-E)

2. Site was rezoned to SP in 1962

3. SP was redesignated SP-2 in 1978

M. PUD

1. Four stages approved in concept by the Zoning Commission in 1962

   a) Stage I: apartment house now known as Watergate East at 2500 Virginia Avenue, containing 301 apartment units and also including approximately 50,000 square feet of retail and service commercial uses above and below ground

   b) Stage II: office building and subject hotel, at 2600 and 2650 Virginia Avenue, respectively, to also include approximately 25,000 square feet of additional retail and service commercial uses

   c) Stage III: apartment house now known as Watergate West at 2700 Virginia Avenue, containing 143 apartment units

   d) Stage IV: apartment house located along the New Hampshire Avenue and F Street side of the property to contain approximately 850 apartments

   e) Total development of c. 1,600 dwelling units, 300 hotel rooms, c.185,000 sf of office space, c. 80,000 sf of retail and service space and 1,250 parking spaces; total FAR limited to 4.5 or 1,887,000 sf of gross floor area

2. Modified in 1968 to change the shape of the buildings and the uses for Stage IV (now Watergate South and the 600 New Hampshire office building); office uses limited to those permitted in SP District

3. Modified in 1972 (Case No. 72-23, Order No. 100) to allow general office use in the 600 New Hampshire office building

4. Modified in 1976 (Case No. 75-3, Order No. 125) to allow general office use in the 2600 Virginia office building

5. Modified in 1989 (Case No. 89-6M/62-19, Order No. 631) to increase the size of the health club in the Watergate Hotel; order described the complex as having over 500,000 sf of office space, a 237 room hotel, 644 apartment units, 1,240 parking spaces and

a significant amount of retail space

N. Zoning of the area (see attached map)

1. To the north and east:

a) R-5-E

b) FB/R-3 between New Hampshire Avenue and 26th Street

2. To the southeast: SP-2

3. To the south: unzoned (Kennedy Center - Federal

4. To the west: unzoned (Federal)

VII. Description of the proposed project

A. Conversion of existing hotel building into an apartment house

B. Uses

1. 133 apartments

2. Health club on the B-2 and B-3 levels

3. Restaurant on the B-1 level

C. Height: 130 feet (same as existing)

D. Floor area ratio: increase by 1,026 square feet (0.0003 FAR of the entire project and 0.02 FAR for Stage II)

E. Exterior changes:

1. Addition of six carports on an open area now used for parking north of the building

2. Construction of additional stairways for access to the roof

3. Replacement of windows

F. Lot occupancy: 43.5%

G. Residential recreation space provided: 20,700 sf (18,800 sf required)

H. Parking: minimum of 146 spaces to be provided on the three below-grade levels and surface carports

I. Loading: no change from existing condition (consolidated loading area adjacent to 2600 Virginia office building)

J. Comparison to matter-of-right and PUD standards

1. Use: apartment house and accessory health club permitted as a matter-of-right; restaurant (relocated) permitted under the PUD

2. Height:

a) Matter-of-right: 90 feet

b) PUD guideline: 90 feet (130 feet at the time the PUD was approved)

c) Proposed: 130 feet (no change for main building; height of carports is less than 10 feet above grade)

3. FAR:

a) Matter-of-right: 6.0

b) PUD guideline: 6.5

c) Proposed: less than 4.5 (increase of only 1,026 square feet)

VIII. Compliance with PUD evaluation standards of §2403

A. Impact of project shall be favorable, capable of being mitigated or acceptable (§2403.3)

1. Replacing 251 hotel units (transient occupants) with 133 apartment units (permanent residents)

2. Apartments generate fewer trips than hotel, per Wells and Associates

3. Reduction in intensity of parking and loading required

   a) Hotel would now require 110 parking spaces and 1 loading berth @ 30 feet, 1 loading berth @ 55 feet and 1 service delivery loading space

   b) Apartment house would require 33 parking spaces and 1 loading berth @ 55 feet and 1 service delivery loading space

4. Proposed overall height and density are no change from the existing conditions

5. Economic benefits to the District are substantial, per the report of Basile Baumann Prost

B. Project is not inconsistent with the Comprehensive Plan and with other adopted public policies and active programs related to the subject site (§2403.4): see section IX, below

C. Commission shall "judge, balance, and reconcile the relative value of project amenities and public benefits offered, the degree of development incentives requested and any potential adverse effects" (§2403.8) (current standard, not applicable to original approval)

D. Public benefits and amenities

1. Housing

2. Maintenance of the overall landscaping and design scheme

3. Continued inclusion of health club and restaurant, uses of special value to the existing residents of the Watergate complex

balanced against

E. Development incentives:

1. Insignificant increase in gross floor area (for carports)

2. No increase in height

F. Area of flexibility from SP-2 or PUD standards:

1. Multiple roof structures (existing condition; no increase in number of structures)

2. Roof structures with walls of unequal height (existing condition)

IX. Consistency with the Comprehensive Plan

A. The District Elements

1. The District of Columbia Comprehensive Plan Act of 1984 (D.C. Law 5-76, March 9, 1984)

2. The District of Columbia Comprehensive Plan Act of 1984 Land Use Element Amendment Act of 1984 (D.C. Law 5-187, February 15, 1985)

3. The Comprehensive Plan Amendments Act of 1989 (D.C. Law 8-129, January 5, 1990)

4. The Comprehensive Plan Amendments Act of 1994 (D.C. Law 10-193, October 19, 1994)

5. Comprehensive Plan Land Use Maps Approval Resolution of 1996 (Resolution 11-313, May 7, 1996)

6. The Comprehensive Plan Amendments Acts of 1998 (D.C. Law 12-275, April 27, 1999)

B. Interpretation of the District elements

1. "The primary dynamic of the District elements of the Plan is the overlapping of its elements' goals. This overlapping is intentional." (§112.1)

2. "District elements of the Plan should be studied and executed in concert with each other and should be interpreted broadly." (§111.(a))

3. "The interpretation and implementation of any element should necessarily rely upon, and be respectful of, the objectives and policies of other elements." (§112.1(b))

4. "An element may be tempered, even defined, by one (1) or more of the other elements. This may occur within one (1) element and between elements. Since the Land Use element integrates the policies and objectives of all other District elements, it should be given greater weight than the other elements." (§112.1(c))

5. "The interpretation of the District elements of the Plan should also be guided by the major themes set forth in §101.1, which establish the overall priorities of the District elements of the Plan." (§112.2)

C. Major Themes

1. Stabilize and Improve the District's neighborhoods (§102)

2. Respect and improve the physical character of the District (§106)

D. Land Use element

1. Generalized Land Use Map: mixed use high density residential and medium density commercial

2. Major policy to "ensure that all neighborhoods have adequate access to commercial services within the District and sufficient housing opportunities to accommodate a range of needs" (§1100.2(a))

E. Housing element

1. Major policies

a) Central theme to "stimulate a wider range of housing choices and strategies through the preservation of sound older stock and the production of new units" (§300.2)

b) Housing viewed as "key part of total urban living system that includes access to transportation and shopping centers, the availability of employment and training for suitable employment, neighborhood schools, libraries, recreational facilities, playgrounds, and other public amenities" (§300.4)

2. "Stimulate the production of new and rehabilitated housing to meet all levels of need and demand and to provide incentives for the type of housing needed at desired locations" (§302.1)

3. "Encourage the private sector to provide new housing to meet the needs of present and future District residents at locations consistent with District land-use policies and objectives" (§302.2(a))

4. "Encourage multi-unit housing development near selected Metrorail stations, at locations adjacent to Downtown and adjacent to proposed employment centers and office areas" (§302.2(d))

5. "Encourage the private sector to meet housing needs through the development of infill housing" (§302.2(f))

6. "Use Planned Unit Developments ... to encourage the construction or rehabilitation of additional single and multi-family housing at suitable locations" (§306.2(i))

7. "Promote the conservation, enhancement, and revitalization of the residential neighborhoods of the District for housing and neighborhood-related uses" (§1104.1(a))

8. "Encourage the retention and expansion of residential uses in mixed use neighborhoods to help maintain the residential character of these areas" (§1104.1(g))

F. Environmental Protection element: policy to promote improvement of air quality by "promot[ing] land use patterns and transportation services which decrease reliance on automobiles for commuting and other routine trips" (§403.2(c))

G. Transportation element:

"Support land use arrangements that simplify and economize transportation services ..." (§502.2(a)).

H. Ward 2 element

1. Economic Development: "Enhance the image of Ward 2 as a place to do business and reside" (§1301.1(a))

2. Housing

a) "Stimulate production of new and rehabilitated housing to meet all levels of need and demand and to provide incentives for the types of housing needed at desired locations" (§1304.1(a))

b) "Encourage the private sector to provide new housing to meets the needs of present and future District residents at locations consistent with District land-use policies and objectives" (§1305.1(a))

3. Transportation: "Support land use policies that encourage better use of transportation services throughout the entire city such as concentrating employment in the Central Employment Area, locating development near Metrorail stations, and developing new housing within walking distance of the Central Employment Area" (§1311.1(f))

4. Land Use

a) Objective "to conserve and enhance the existing residential neighborhoods in Ward 2" (§1326.1(a))

b) "A substantial part of the amenities provided in proposed planned unit developments (PUDs) shall accrue to the community in which the PUD would have an impact." (§1327.1(j))

X. Compatibility with the area

A. Existing building will be retained, which is part of overall Watergate complex

B. Use: apartment house use is consistent with residential use of the three cooperative apartment buildings

C. Height: no change from existing

D. Density: no change from existing

XI. Conclusions

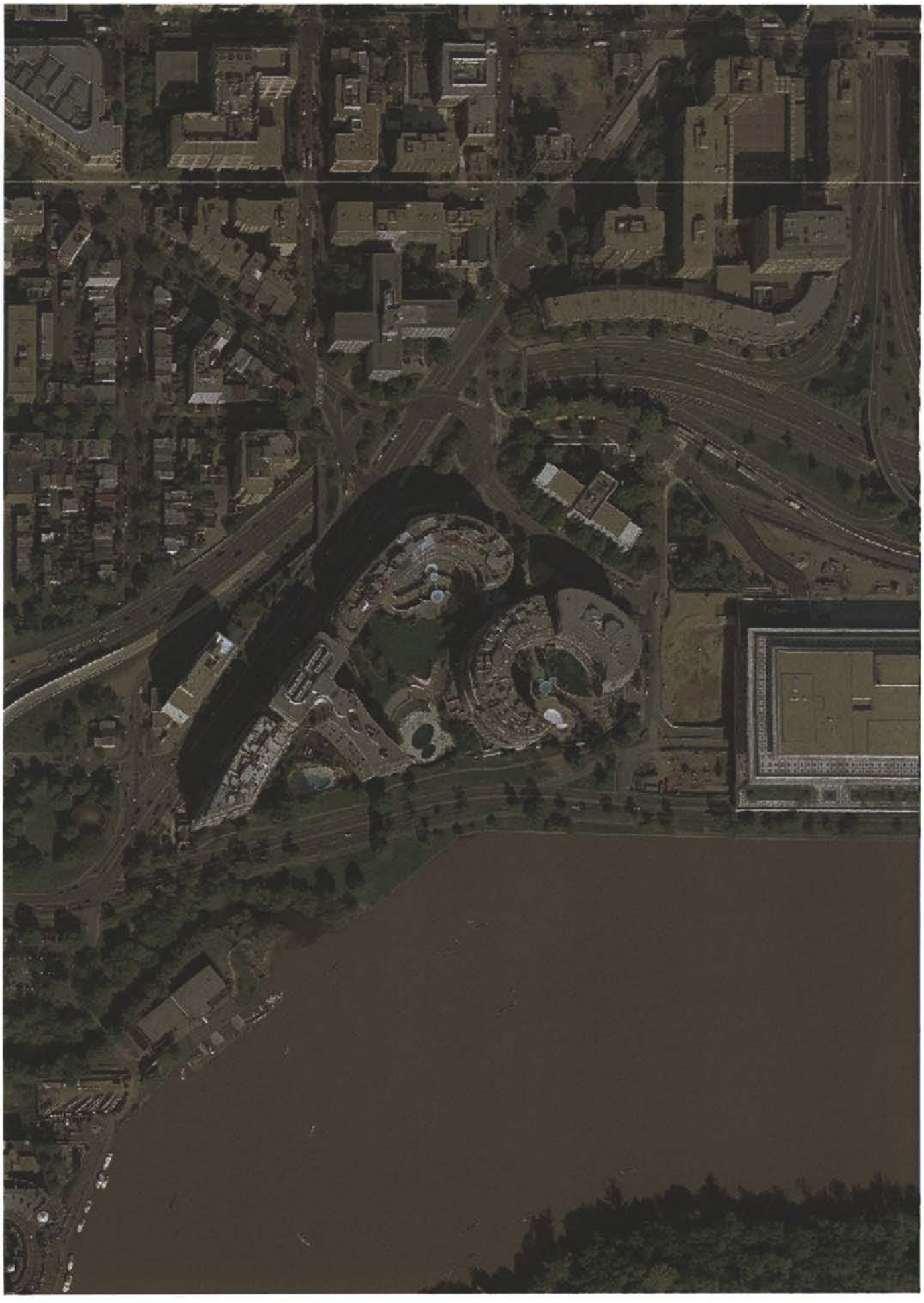
A. Proposed PUD modification would have significant beneficial impacts for the project and the area by replacing 251 transient units with 133 permanent apartment units

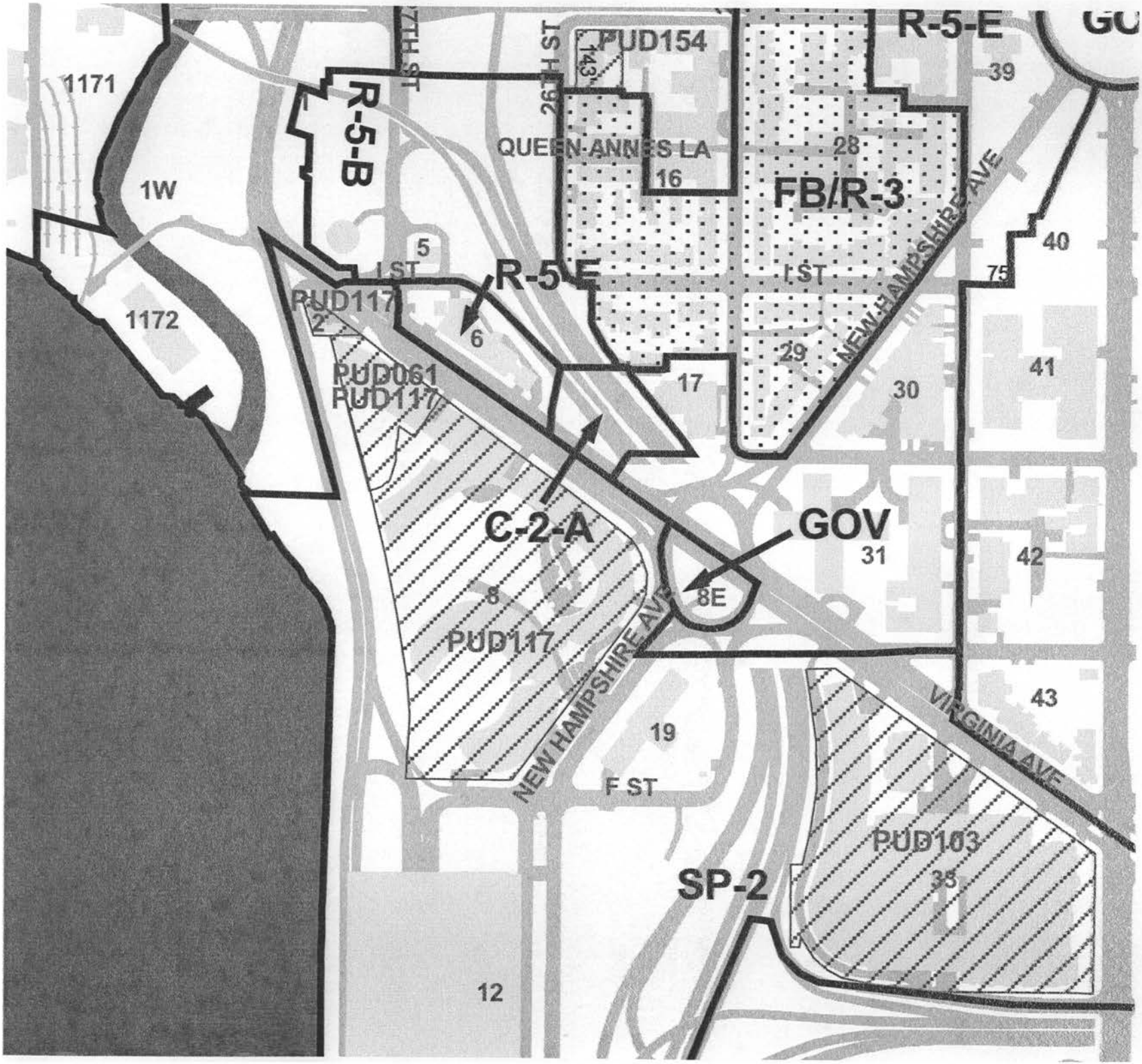
B. Proposed PUD modification is not inconsistent with the Comprehensive Plan

C. Proposed PUD modification does not change the overall design of the existing PUD

D. Modification to the PUD should be approved

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R-5-E
PUD154
143
1171
R-5-B
27TH ST
26TH ST
39
QUEEN ANNES LA
28
16
FB/R-3
1W
5
1 ST
R-5-E
1 ST
40
75
PUD117
2
1172
6
29
NEW HAMPSHIRE AVE
41
PUD061
PUD117
17
30
C-2-A
GOV
31
42
8
8E
PUD117
NEW HAMPSHIRE AVE
43
VIRGINIA AVE
19
F ST
PUD103
SP-2
38
12