

Zoning Commission Case No. 07-26G

899 O STREET, NW

**MODIFICATION WITH HEARING
TO A CONSOLIDATED PUD**

February 3, 2025

Holland & Knight

Firm Overview

Frontier Development & Hospitality Group LLC is a real estate development and acquisition firm with a diverse portfolio of hospitality and multi-family investments in urban and secondary markets across seven states. Frontier's executive team brings an extensive track record and experience in real estate investment, with hospitality sector expertise.

Frontier has capitalized and developed a \$320 million portfolio of quality lodging assets and has approximately \$1 billion in urban infill mixed-use development in its pipeline. The hotel investments carry flags by major international brands such as Marriott, Hilton and IHG.

At Frontier, we are civic minded real estate investment firm focused on value-creation projects that serve as catalysts for positive change, enriching the lives of those who call our communities home, all the while delivering sound economic risk adjusted returns to its capital partners. Our mission is to build more than structures; we aim to build legacies that endure, leaving a mark of excellence, sustainability, and community prosperity.



Frontier Overview

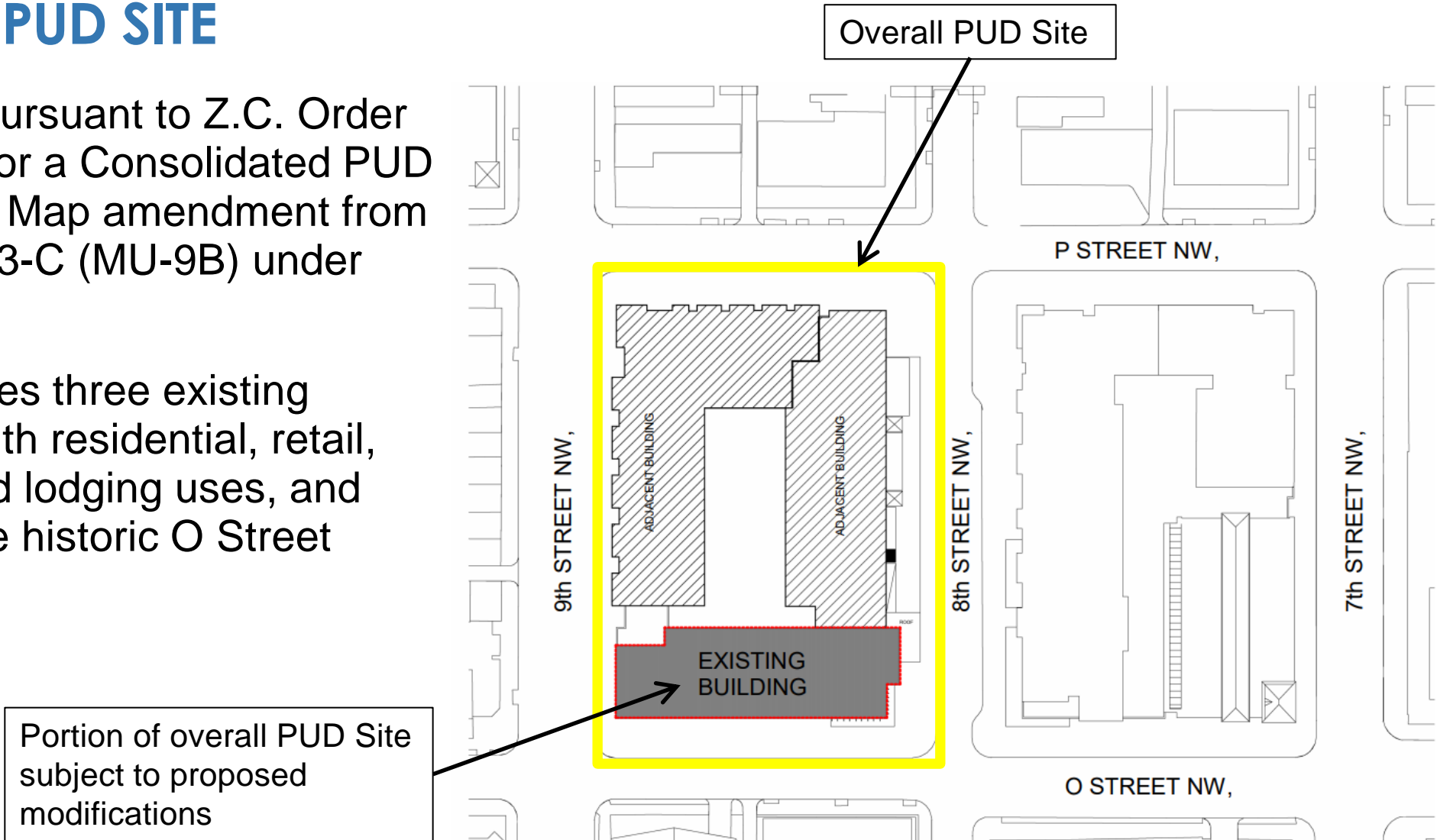
Investment
Strategy

Executive Team

Portfolio
Highlights

OVERALL PUD SITE

- Approved pursuant to Z.C. Order No. 07-26 for a Consolidated PUD and Zoning Map amendment from C-2-A to C-3-C (MU-9B) under ZR58.
- PUD includes three existing buildings with residential, retail, service, and lodging uses, and includes the historic O Street Market.



SUBJECT PROPERTY

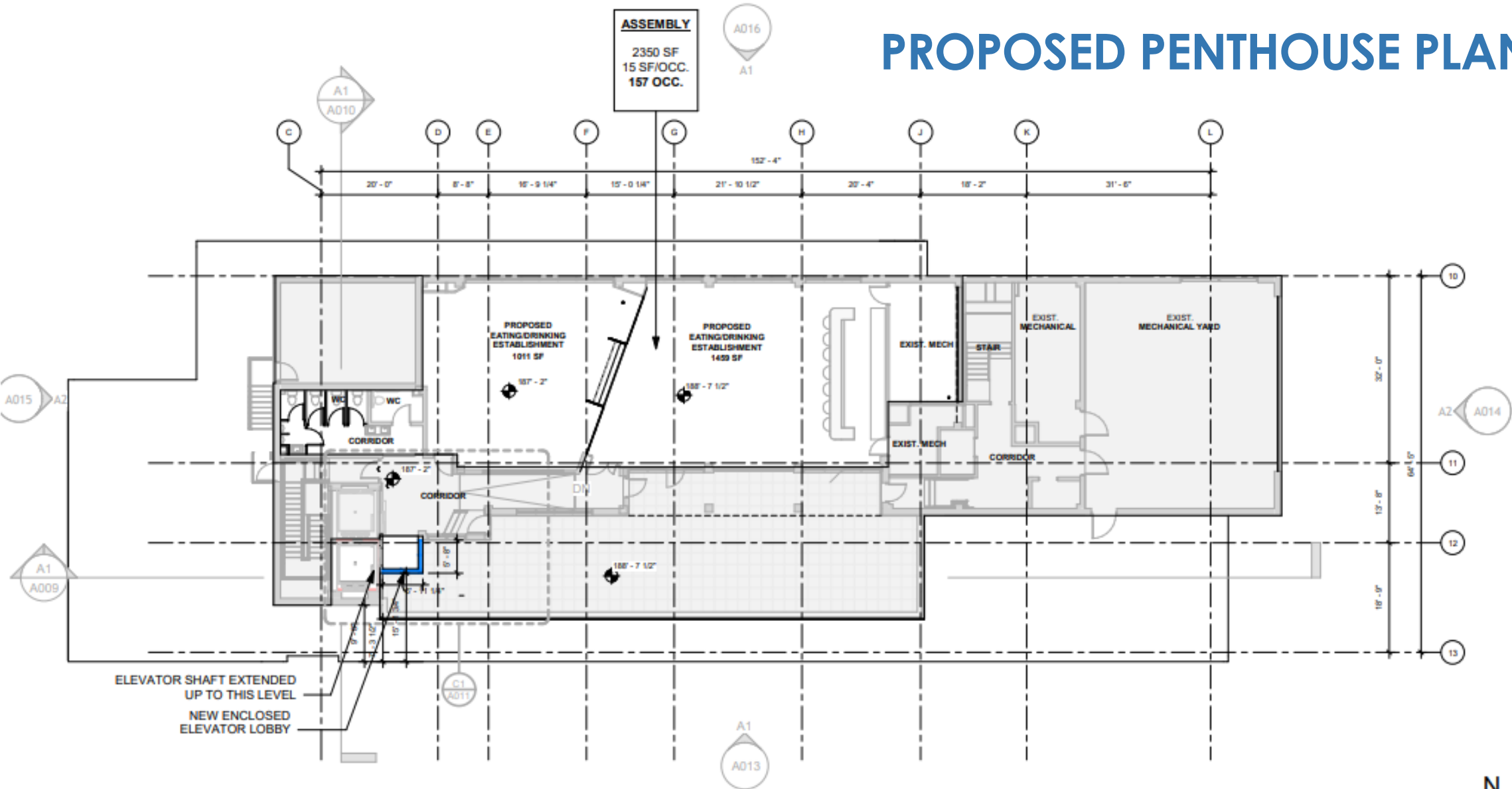
- 899 O Street, NW (Square 398, Lot 7006 and part of Lot 32)
- Existing hotel



MODIFICATIONS PROPOSED

- Special exception relief for eating and drinking establishment use in existing penthouse;
- Special exception relief from the penthouse setback requirements to accommodate 20 ft. elevator overrun; and
- Approval to expand existing penthouse by 40 sq. ft. to accommodate new elevator lobby.

PROPOSED PENTHOUSE PLAN

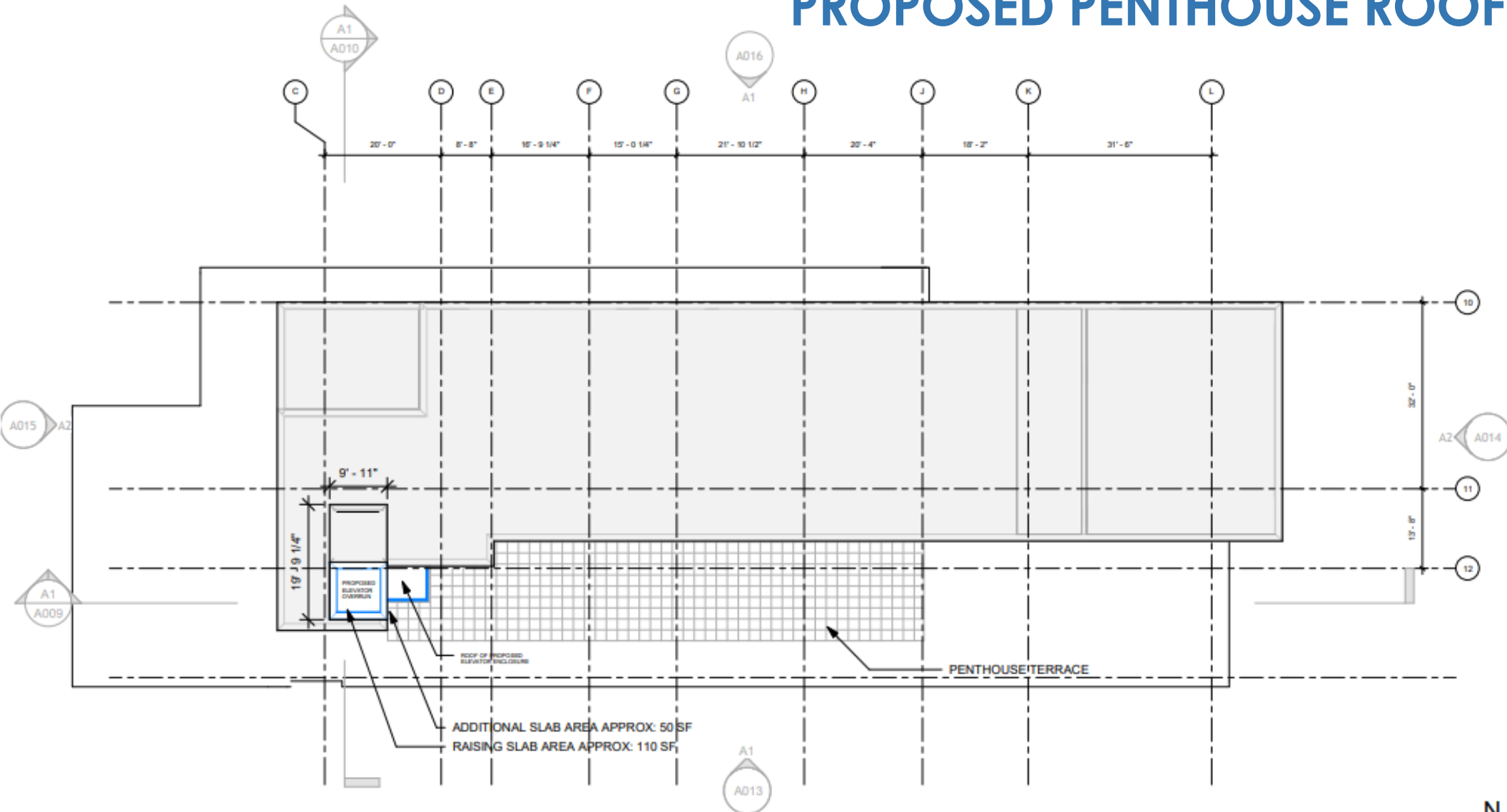


A1 PENTHOUSE PROPOSED
1/16" = 1'-0"

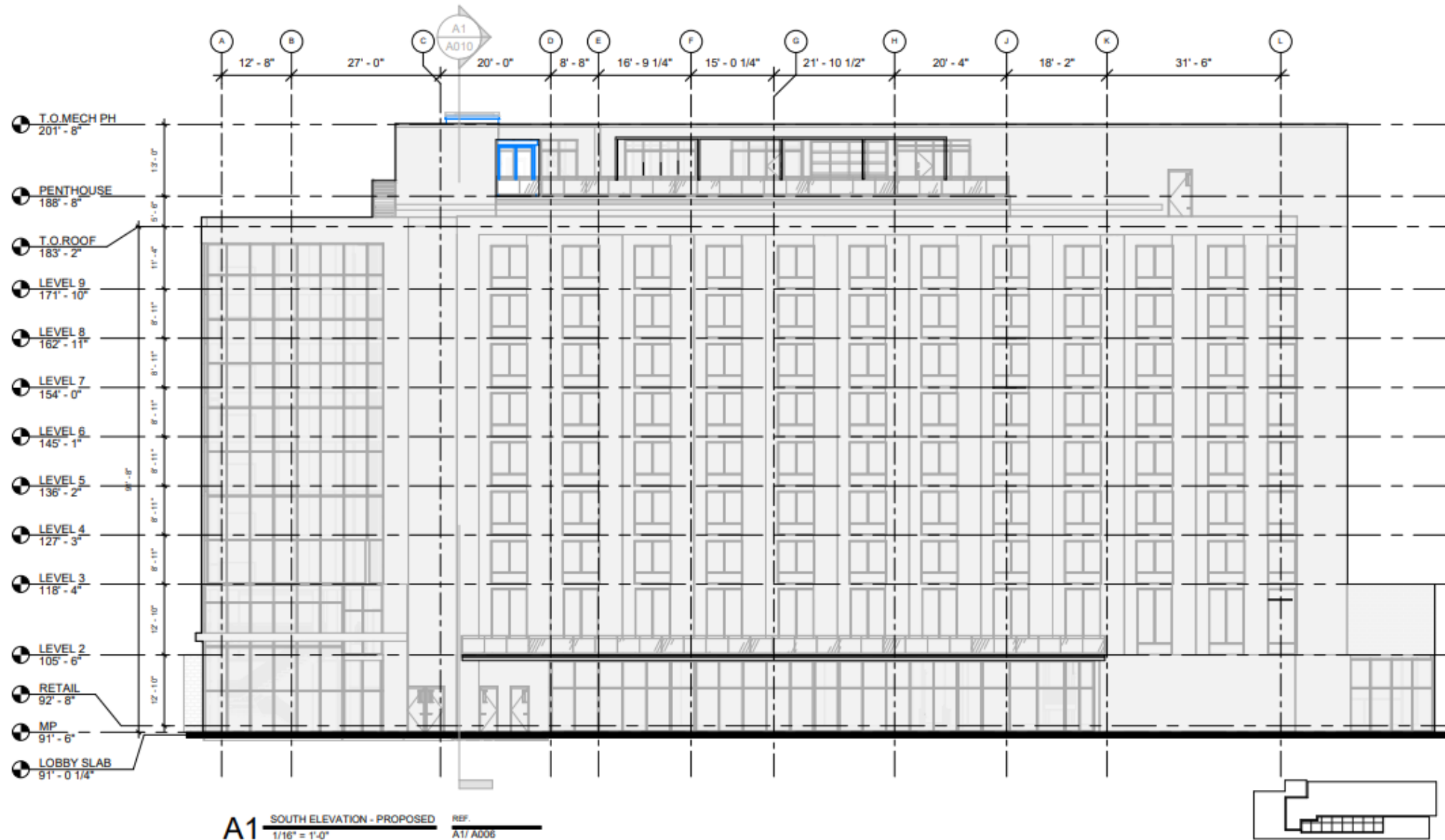
REF.
A1/ A009



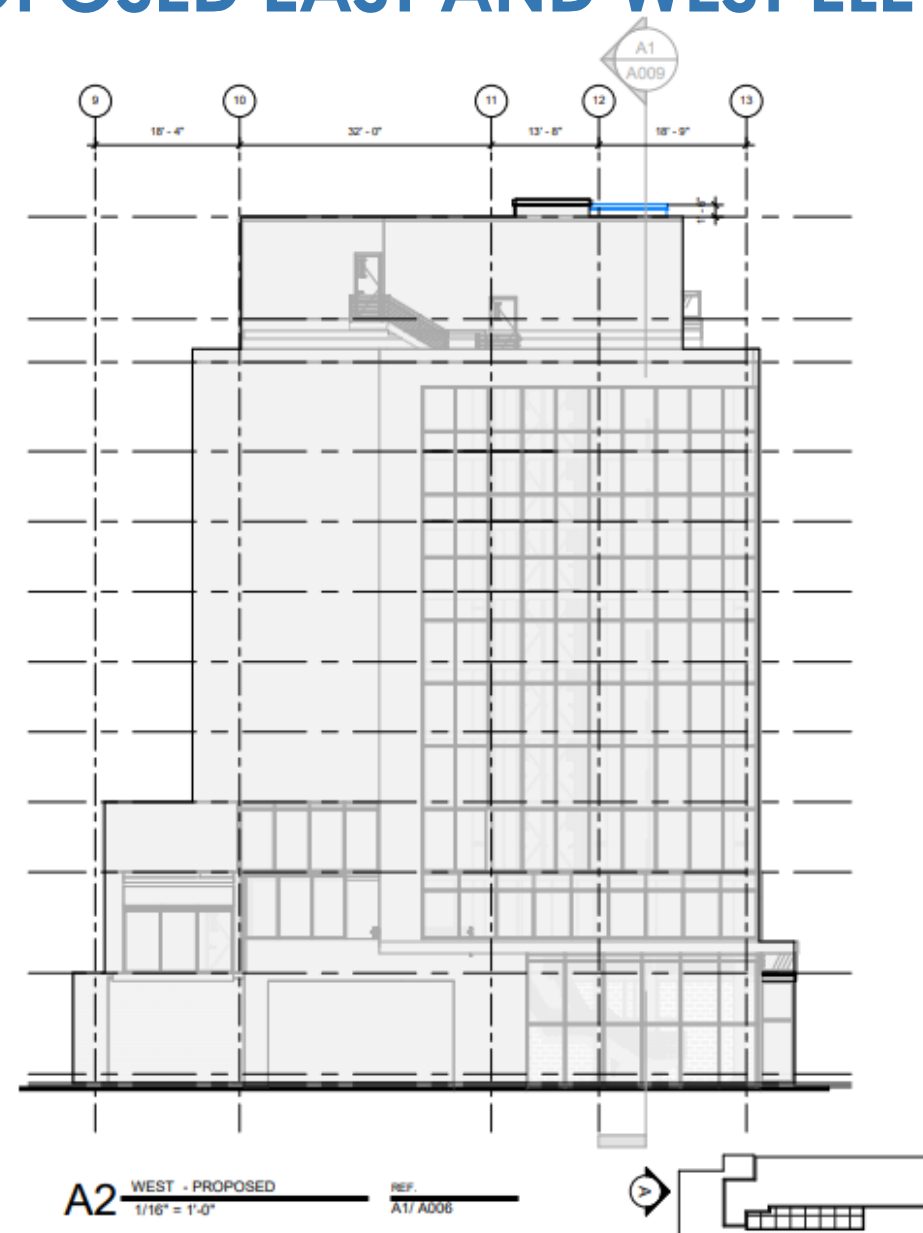
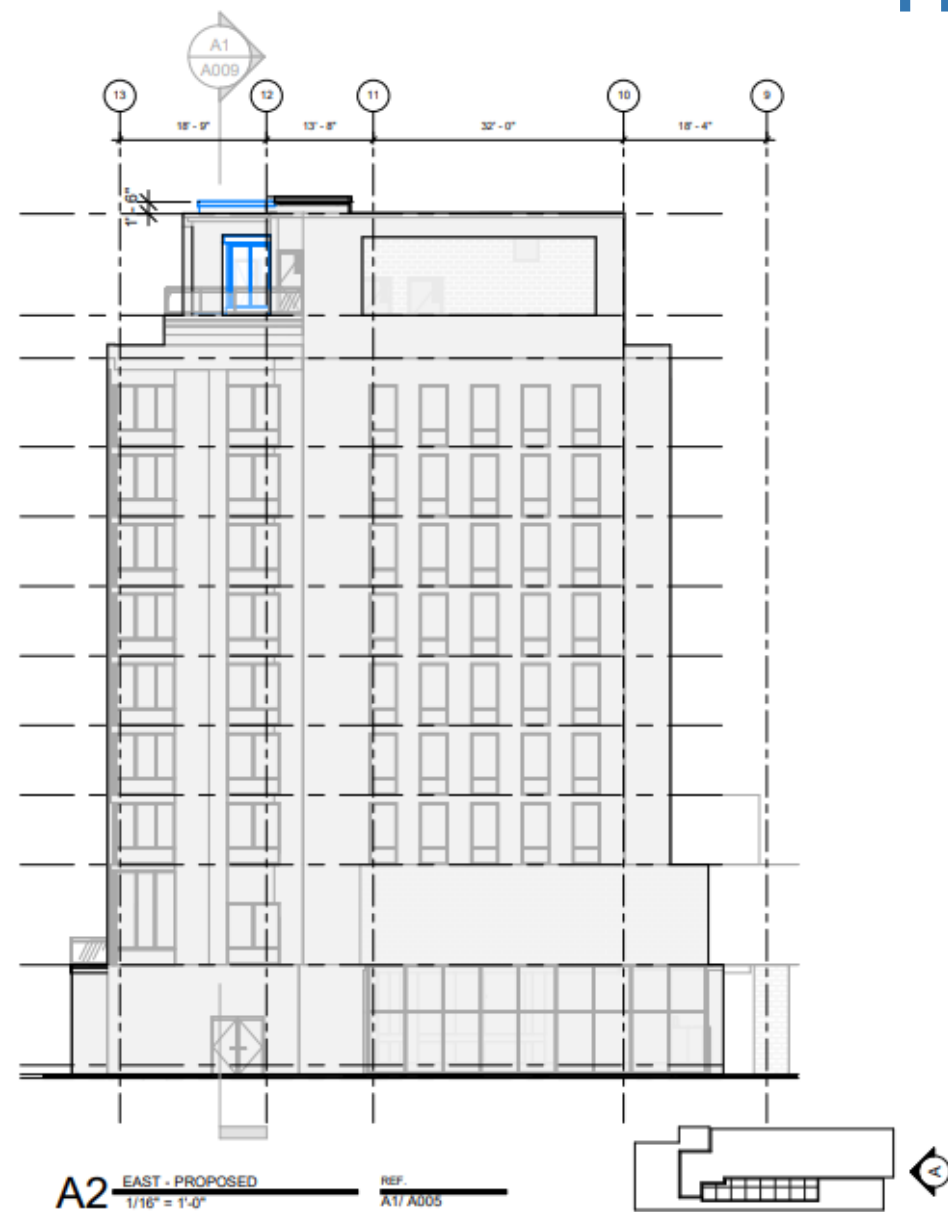
PROPOSED PENTHOUSE ROOF PLAN



PROPOSED SOUTH ELEVATION

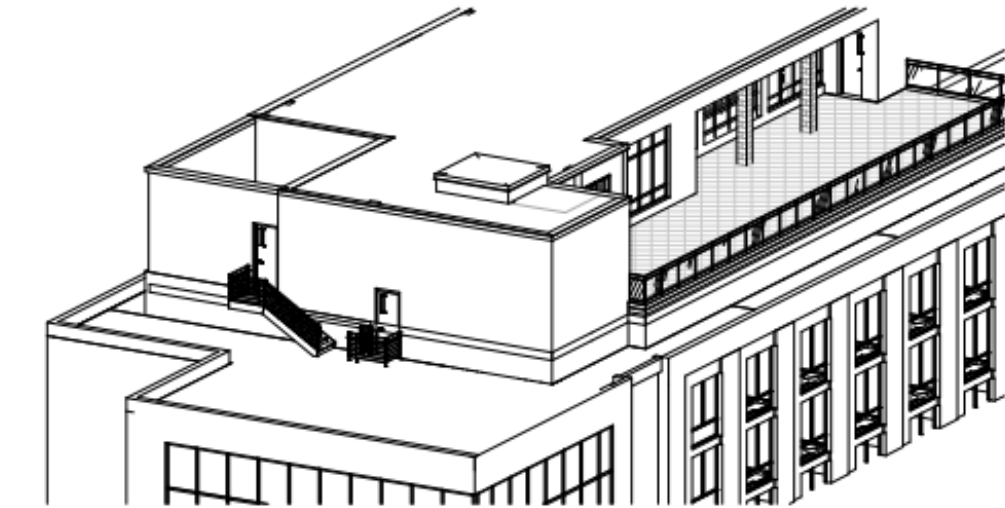


PROPOSED EAST AND WEST ELEVATIONS

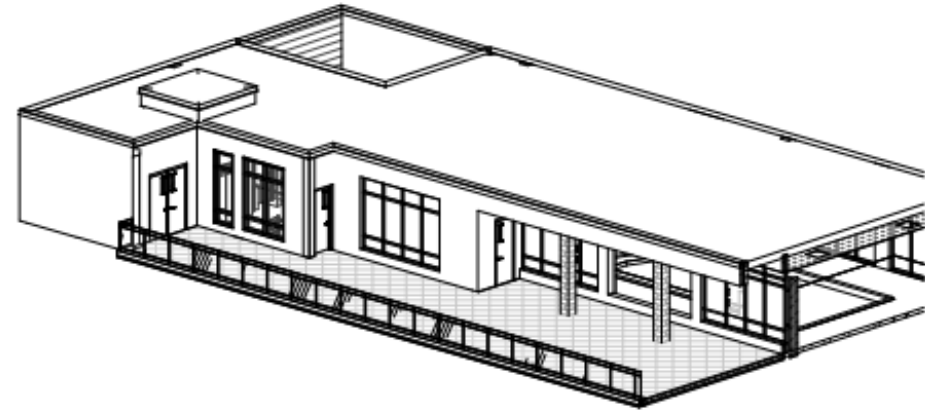


EXISTING:

AXONOMETRIC DETAILS

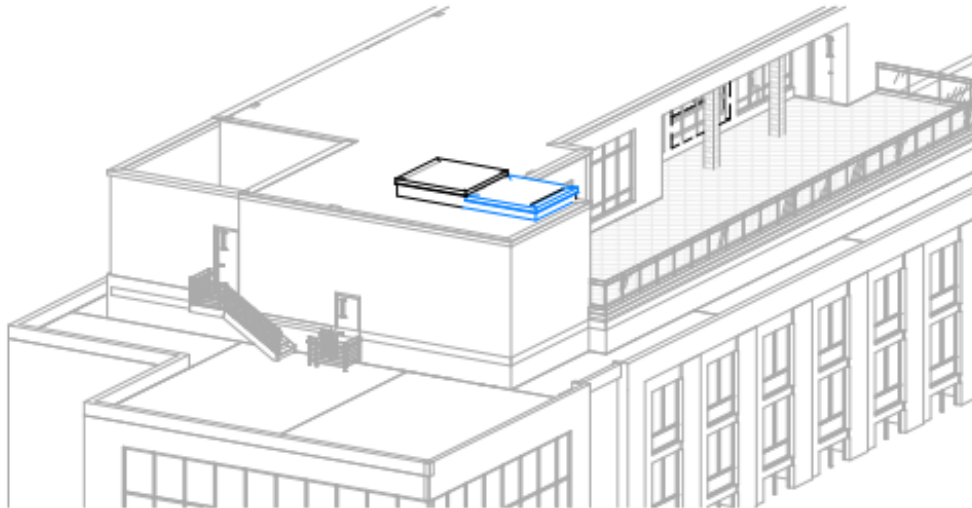


B1 EXISTING BLG VIEW REF.

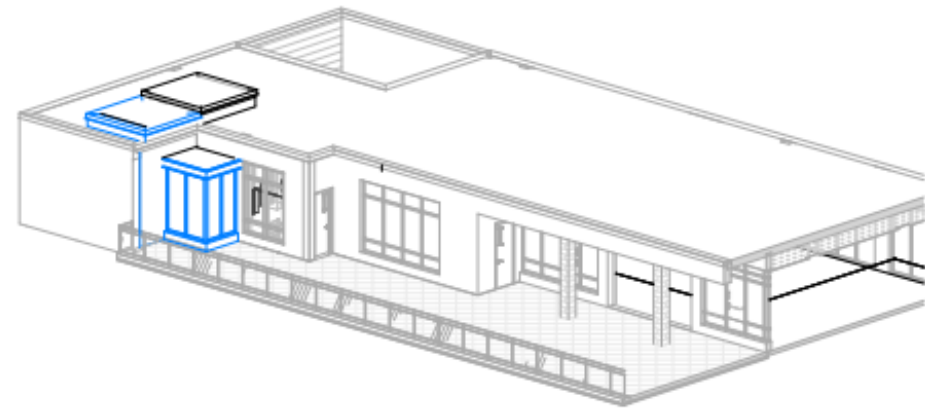


B2 EXISTING REF.

PROPOSED:



A1 PROPOSED BLG VIEW REF.



A2 PROPOSED REF.

COMPLIANCE WITH SPECIAL EXCEPTION STANDARD OF REVIEW: PENTHOUSE EATING & DRINKING ESTABLISHMENT

An eating and drinking establishment located within penthouse habitable space shall only be permitted if approved as a special exception pursuant to Sub. X, Ch. 9. (Sub. C § 1501.1(d))

- Proposed use is in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map and will not affect adversely the use of neighboring property. (Sub. X § 901.2)
 - Eating and drinking establishment is a matter-of-right use in MU-9B, which is intended to permit high density mixed-use development.
 - Consistent with mixed-use character of surrounding neighborhood.
 - Amenity for hotel guests.
 - Contributes to activation and vibrancy of the area.
 - Use will be fully enclosed within existing penthouse to mitigate noise impacts.
 - Patrons will predominantly be hotel guests, resulting in minimal traffic impacts.

COMPLIANCE WITH SPECIAL EXCEPTION STANDARD OF REVIEW: PENTHOUSE SETBACKS

Relief from the penthouse setback requirements of Sub. C § 1504 may be granted as a special exception pursuant to the standards of Sub. C § 1506.1:

- Penthouse setbacks are in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map and will not affect adversely the use of neighboring property.
 - Modest 1.5 ft. increase in overrun height is necessary for safe and efficient rooftop access.
 - Overrun not visible from the street and has no impact on views from neighboring properties.
- Reasonable effort has been made to comply with required setbacks; penthouse complies in all other locations.
- Strict application would result in construction that is unduly restrictive and unreasonable given structural constraints of existing building, including location of existing elevator core that cannot reasonably be moved.

MODIFICATION TO EXPAND PENTHOUSE ELEVATOR LOBBY

- Proposed 40 sf addition to penthouse for elevator lobby.
- Meets all penthouse height and setback requirements.

COMMUNITY ENGAGEMENT

- Issued Notice of Intent to file application on June 24, 2024.
- Presented application at ANC 2G Zoning, Planning and Historic Preservation Committee on July 2, 2024.
- Hosted open house at the property on December 3, 2024.
- Presented application at ANC 2G duly noticed and regularly scheduled public meeting on December 12, 2024. See Exhibit 13.

ANC AND AGENCY SUPPORT

- ANC 2G Resolution in Support (Exhibit 13)
- Office of Planning Hearing Report in Support (Exhibit 14)
- DDOT Report with No Objection (Exhibit 15)

RESPONSES TO ISSUES RAISED

- Noise and privacy
 - The eating and drinking establishment will operate solely inside the existing penthouse structure; use of rooftop outdoor space is not part of this application.
 - Operator will comply with all applicable laws and regulations, including hours of operation and noise control. Subject to ABCA review.
 - Operator will implement noise reduction strategies.
 - Penthouse is more than 100 feet away from the closest residential use and does not create any direct close-range sightlines into residential units. Cannot see into any residential unit from within the penthouse.
- Reduced home values
 - Modifications are minor and will have minimal visual or functional impact on surrounding properties. The 1.5 ft. increase in penthouse height will not affect building's existing aesthetics or views from nearby residential properties.
 - Eating and drinking establishment use is consistent with the character of the surrounding area and MU-4 zone, which allows a mix of residential, commercial, and hotel uses.
 - Creates a new amenity for hotel guests to complement hotel's current offerings.

RESPONSE TO ISSUES RAISED (con't)

- Increased traffic and crime
 - Existing hotel provides sufficient parking; eating and drinking establishment use does not increase parking requirements.
 - Most patrons will be hotel guests and therefore will not drive.
 - Use not intended to attract large crowds or nightlife activities. Instead, it will offer a controlled and well-managed amenity for hotel guests.
 - Applicant will implement security measures, including trained staff and security to monitor hotel activity and enforce strict occupancy and behavior policies.
 - Applicant will work with community and property owners to address any safety concerns during operation of use.
 - No evidence that use will increase homeowner costs (e.g., insurance rates, security expenses). Instead, it will contribute positively to the neighborhood's vibrancy and desirability.

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