

REPORT TO THE ZONING COMMISSION

CASE NO. 08-02
800 16th STREET, N.W. – THE HAY-ADAMS HOTEL

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- I. Introduction
- II. Nature of application: map amendment
- III. Site location
 - A. Northwest corner of the intersection of 16th and H Streets, N.W.
 - B. Site known as 800 16th Street, N.W., improved with the Hay-Adams Hotel
 - C. Central Employment Area, facing Lafayette Square
- IV. Site description
 - A. Southeast corner of the square bounded by 16th, H and I Streets and Connecticut Avenue, N.W. (Square 1863 Lots 809)
 - B. Contains approximately 12,879 square feet of land area
 - C. Has frontage of approximately 131 feet on 16th Street and 153 feet on H Street
 - D. Existing building: Hay-Adams Hotel (800 16th Street)
 - 1. Hotel originally built in 1927-28
 - 2. 8 stories, 90 feet in height
 - E. Abutting streets
 - 1. 16th Street - 160 feet wide
 - 2. H Street – 90 feet wide

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EXHIBIT No. 22
ZONING COMMISSION
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V. Description of the surrounding area

A. Subject square: 4 office buildings (see aerial photo of square attached)

1. 1615 H Street (U.S. Chamber of Commerce) (4 stories)
2. 815 Connecticut Avenue – office building with ground floor retail (12 stories)
3. 1620 I Street – office building with ground floor retail 10 stories)
4. 1600 I Street (Motion Picture Industry Assn building) (8 stories)

B. General area

1. Lafayette Square across H Street to the south
2. To the west:
 - a) Office buildings (mostly high-rises with ground floor retail)
 - b) Private club
3. To the north:
 - a) Office buildings (mostly high-rises with ground floor retail)
 - b) Hotels
 - c) Church
 - d) Farragut Square
4. To the east:
 - a) Church
 - b) Office buildings (mostly high-rises with ground floor retail)
5. Metrorail stations
 - a) Farragut North (Red Line): northeast corner of Connecticut Avenue and K Street and southwest corner of Connecticut Avenue and L Street)
 - b) Farragut West (Blue/Orange Lines): southeast corner of 17th and I Streets)

VI. Zoning

A. Existing zoning: SP-2

1. Residential/office/institutional district
2. Uses (§§501-517)
 - a) Residential as a matter-of-right carried-over from the R-5 District
 - b) Office and hotel normally require BZA approval as a special exception
3. Maximum height: ninety feet (§530)
4. Maximum FAR: 6.0, no more than 3.5 of which may be devoted to other than residential uses (§531)
5. Maximum percentage of lot occupancy for residential uses: 80% (§532)
6. 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)
7. Side yard – not required (§535)
8. Minimum required off-street parking for hotel: 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
9. Minimum required off-street loading for hotel with 30 to 200 rooms: 1 @ 30 feet deep and 1 service/delivery loading space

B. Proposed: C-4

1. General commercial district permitting almost all retail, service and office uses, as well as hotel, residential and institutional uses
2. Maximum height: 130 feet if on a street at least 110 feet wide, 110 feet otherwise
3. Maximum FAR: 10.0 if on a street at least 110 feet wide, 8.5 otherwise

4. Minimum required off-street parking for hotel: 1 space for each 8 rooms usable for sleeping
5. Minimum required off-street loading for hotel with 30 to 200 rooms: 1 @ 30 feet deep and 1 service/delivery loading space

C. History:

1. Site was zoned SP in 1958
2. SP re-designated to SP-2 in 1978

D. Effect of the proposed change:

1. Maximum permitted height increases by 40 feet
2. Maximum permitted FAR increase by 4.0
3. In reality:
 - a) Height will increase by 16 feet
 - b) FAR will increase by 0.64

E. Zoning of the area (see excerpt of the Zoning Map, following)

1. SP-2 along both sides of 16th Street from H Street to Scott Circle
2. C-4 to the east and west of the SP strip
3. Federal government property (unzoned) to the south

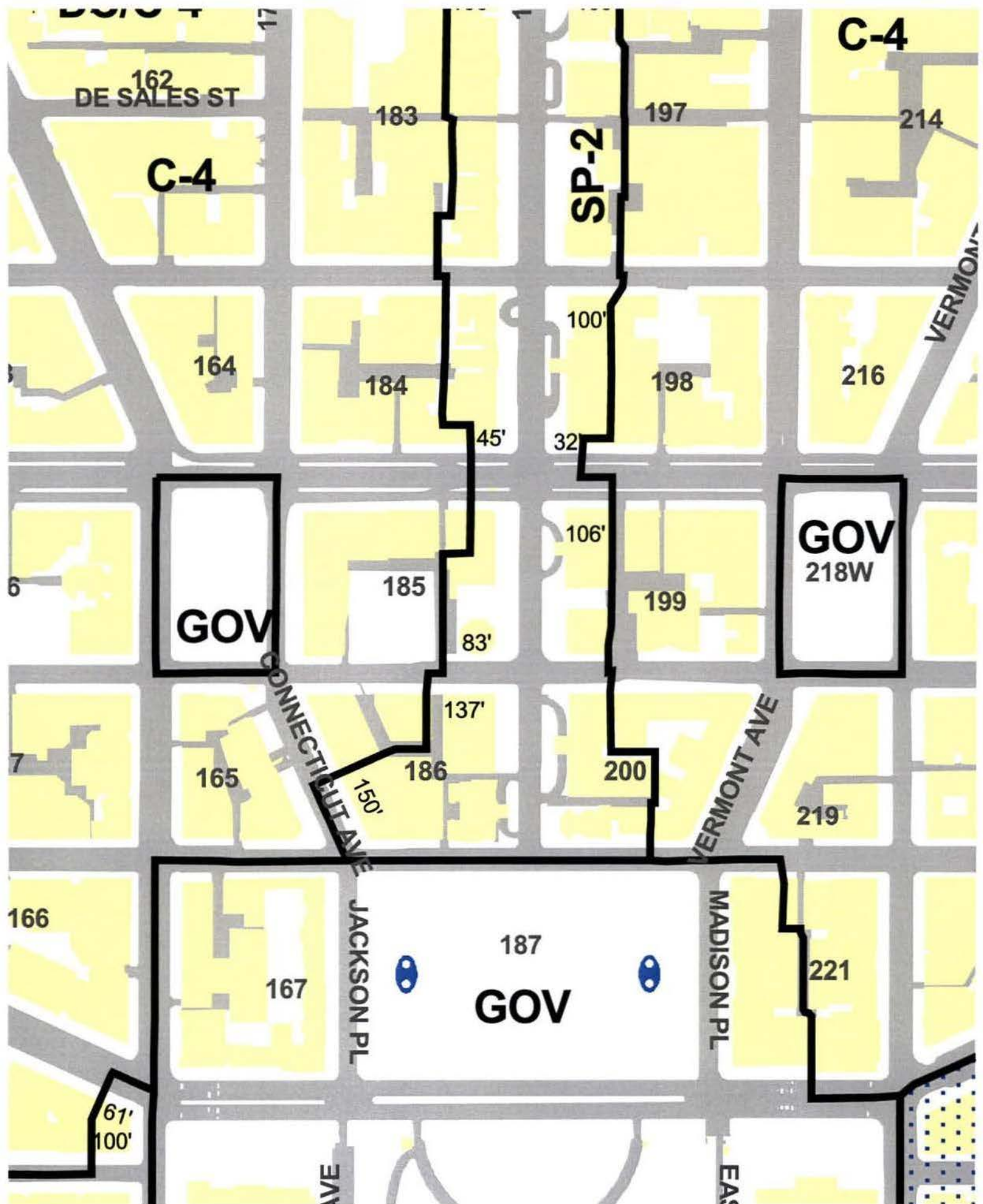
VII. Description of the proposed project

A. Uses:

1. Hotel with 145 guest rooms
2. Proposed addition of one story for a function room and fitness center

B. Height: 106 feet

C. Floor area ratio – 7.99 (7.35 existing)



VIII. Standards applicable to Zoning Map amendment (D.C. Code, Section 5-414)

- A. Zoning regulations and maps shall be "not inconsistent with the comprehensive plan for the national capital"**
- B. Regulations shall be designed to:**
 - 1. Lessen congestion**
 - 2. Secure safety from fire, panic and other dangers**
 - 3. Promote health and general welfare**
 - 4. Provide adequate light and air**
 - 5. Prevent undue concentration of population and overcrowding of land**
 - 6. Promote conditions favorable to health, safety, transportation, prosperity, protection of property, civic activity and recreational, cultural and educational opportunities**
 - 7. Further economy and efficiency of public services**
- C. Regulations shall consider character of districts and their suitability for uses**
- D. Regulations shall encourage stability of districts and land values**

IX. Consistency with the Comprehensive Plan - The District Elements - The Comprehensive Plan Amendment Act of 2006 (D.C. Law 16-300, March 8, 2007)

- A. Framework element – guiding principles**
 - 1. Managing growth and change**
 - a) "Change in the District is both inevitable and desirable. The key is to manage change in ways that protect the positive aspects of life in the city and reduce negatives such as poverty, crime, and homelessness." (§217.1)**
 - b) "The District needs both residential and non-residential growth to survive. Non-residential growth benefits residents by creating jobs and opportunities for less affluent households to increase their income." (§217.4)**

- c) "Redevelopment and infill opportunities along corridors and near transit stations will be an important component of reinvigorating and enhancing our neighborhoods. Development on such sites must not compromise the integrity of stable neighborhoods and must be designed to respect the broader community context. Adequate infrastructure capacity should be ensured as growth occurs." (§217.6)
- d) "Growth in the District benefits not only District residents, but the region as well. By accommodating a larger number of jobs and residents, we can create the critical mass needed to support new services, sustain public transit, and improve regional environmental quality." (§217.7)

2. Increasing access to education and employment

"An economically strong and viable District of Columbia is essential to the economic health and well being of the region. Thus, a broad spectrum of private and public growth (with an appropriate level of supporting infrastructure) should be encouraged. The District's economic development strategies must capitalize on the city's location at the center of the region's transportation and communication systems." (§219.2)

B. Framework element – the Land Use Maps

- 1. The Generalized Policy Map purpose "is to categorize how different parts of the District may change between 2005 and 2025" (§223.1)
- 2. Includes subject property in Central Washington area
- 3. Includes property in Central Employment Area:

"The Central Employment Area is the business and retail heart of the District and the metropolitan area. It has the widest variety of commercial uses, including but not limited to major government and corporate offices; retail, cultural, and entertainment uses; and hotels, restaurants, and other hospitality uses. The Central Employment Area draws patrons, workers, and visitors from across the region." (§223.21)

4. The Future Land Use Map (see excerpt of the Map, following) – includes property in high density commercial category, described as follows:

"This designation is used to define the central employment district of the city and other major office employment centers on the downtown perimeter. It is characterized by office and mixed office/retail buildings greater than eight stories in height, although many lower scale buildings (including historic buildings) are interspersed." (§224.14)

5. Maps are intended to provide generalized guides for development and conservation decisions (§226)
 - a) Future Land Use Map does not follow parcel boundaries and its categories do not specify allowable uses or dimensional standards
 - b) By definition, Map is to be interpreted broadly
 - c) Future Land Use Map is generalized depiction of intended uses in the 20 year horizon
 - d) Densities within any given area are across-the-board; individual buildings may be higher or lower
 - e) Zoning is guided by the Future Land Use Map, interpreted in conjunction with the text of the Plan, including citywide elements, area elements and approved small area plans

C. Land Use element

1. Overall goal:

"Ensure the efficient use of land resources to meet long-term neighborhood, city-wide, and regional needs: to help foster other District goals, to protect the health, safety, and welfare of District residents and businesses; to sustain, restore, or improve the character and stability of neighborhoods in all parts of the city; and to effectively balance the competing demands for land to support the many activities that take place within District boundaries." (§302.1)

17TH



NW
Farragut
North



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est

NW

AVE NW

2. Policies and Actions

a) Policy LU-1.1.1: Sustaining a Strong City Center:

:Provide for the continued vitality of Central Washington as a thriving business, government, retail, financial, hospitality, cultural, and residential center. Promote continued reinvestment in central city buildings, infrastructure, and public spaces; continued preservation and restoration of historic resources; and continued efforts to create safe, attractive, and pedestrian-friendly environments. (§304.6)

b) Policy LU-1.1.4: Appropriate Uses in the CEA:

Ensure that land within the Central Employment Area is used in a manner which reflects the area's national importance, its historic and cultural significance, and its role as the center of the metropolitan region. Federal siting guidelines and District zoning regulations should promote the use of this area with high-value land uses that enhance its image as the seat of the national government and the center of the District of Columbia, and that make the most efficient possible use of its transportation facilities. (§304.9)

c) Policy LU-1.1.6: Central Employment Area Historic Resources:

Preserve the scale and character of the Central Employment Area's historic resources, including the streets, vistas, and public spaces of the L'Enfant and McMillan Plans as well as individual historic structures and sites. Future development must be sensitive to the area's historic character and should enhance important reminders of the city's past. (§304.11)

D. Economic Development element

1. Overall goal

"Strengthen the District's economy by sustaining its core industries, attracting new and diverse industries, accommodating future job growth, fostering the success of small businesses, revitalizing neighborhood commercial centers, improving resident job skills, and helping a greater number of District residents find and keep jobs in the Washington regional economy." (§701.1)

2. Policy ED-2.3.1: Growing the Hospitality Industry:

"Develop an increasingly robust tourism and convention industry, which is underpinned by a broad base of arts, entertainment, restaurant, lodging, cultural and government amenities. Strive to increase: (a) the total number of visitors to Washington; (b) the number of visitors staying in the District (rather than in suburban hotels); and (c) longer visitor stays in Washington. Promote the District not only as the preferred base for exploring the city's attractions but also the preferred overnight base for visiting regional attractions. (§709.5)

3. Policy ED-2.3.4: Lodging and Accommodation:

"Support the development of a diverse range of hotel types, serving travelers with varying needs, tastes, and budgets." (§709.8)

E. Urban Design element

1. Overall goal:

"Enhance the beauty and livability of the city by protecting its historic design legacy, reinforcing the identity of its neighborhoods, harmoniously integrating new construction with existing buildings and the natural environment, and improving the vitality, appearance, and security of streets and public spaces." (§901.1)

2. Policy UD-2.1.4: Architectural Excellence: Promote excellence in the design of Downtown buildings and landscapes. Particular attention should be focused on ground floor (street) levels, with greater architectural details used to improve visual image. (§909.10)

F. Historic Preservation element

1. Overall goal:

"Preserve and enhance the unique cultural heritage, beauty, and identity of the District of Columbia by respecting the historic physical form of the city and the enduring value of its historic structures and places, recognizing their importance to the citizens of the District and the nation, and sharing mutual responsibilities for their protection and stewardship" (§1001.1)

2. **Policy HP-2.4.1: Rehabilitation of Historic Structures: Promote appropriate preservation of historic buildings through an effective design review process. Apply design guidelines without stifling creativity, and strive for an appropriate balance between restoration and adaptation suitable from the particular historic environment. (§1011.4)**
3. **Policy HP-2.4.2: Adaptation of Historic Properties for Current Use: Maintain historic properties in their original use to the greatest extent possible. If this is no longer feasible, encourage appropriate adaptive uses consistent with the character of the property. (§1011.5)**
4. **Policy HP-2.4.3: Compatible Development: Preserve the important historic features of the District while permitting compatible new infill development. ... Ensure that new construction, repair, maintenance, and improvements are in scale with and respect historic context through sensitive siting and design and the appropriate use of materials and architectural detail. (§1011.6)**

G. Central Washington Area element

1. **Policy CW-1.1.1: Promoting Mixed Use Development:**

"Expand the mix of land uses in Central Washington to attract a broader variety of activities and sustain the area as the hub of the metropolitan area. Central Washington should be strengthened as a dynamic employment center, a high-quality regional retail center, an internationally-renowned cultural center, a world-class visitor and convention destination, a vibrant urban neighborhood, and the focus of the regional transportation network. New office and retail space, hotels, arts and entertainment uses, housing, and open space should be encouraged through strategic incentives so that the area remains attractive, exciting, and economically productive. (§1608.2)"
2. **Policy CW-1.1.12: Reinforcing Central Washington's Characteristic Design Features:**

"Reinforce the physical qualities that set Central Washington apart from all other major American city centers, including the L'Enfant framework of diagonal avenues and park reservations, relatively low building heights, the great open spaces of the National Mall and Tidal Basin, the large number of historic and/ or monumental buildings, and the blending of historic and contemporary architecture. (§1608.13)"

3. Policy CW-1.1.10: Central Washington Hotels and Hospitality Services:

"Encourage the development of additional hotels in Central Washington, especially in the areas around the new Convention Center and Gallery Place, along Pennsylvania Avenue NW and Massachusetts Avenue NW, in the Thomas Circle area, and in the area east of Third Street NW. A range of hotel types, including moderately priced hotels, and hotels oriented to family travelers as well as business travelers, should be encouraged. Hotels generate jobs for District residents and revenues for the general fund and should be granted incentives when necessary. Retain existing hotel uses by allowing and encouraging the expansion of those uses, including the addition of one floor, approximately 16 feet in height subject to coordination with federal security needs, to the Hay-Adams Hotel." (§1708.11)

4. Policy CW-1.2.2: Preservation of Central Washington's Historic Resources - Protect and enhance Central Washington's historic resources by continuing the current practices of:

- a) preserving the area's historic buildings and districts
- b) requiring that renovation and new construction is sensitive to the character of historic buildings and districts
- c) applying design incentives and requirements to encourage preservation, adaptive reuse, and appropriate relationships between historic development and new construction
- d) encouraging the adaptive reuse of historic and architecturally significant buildings
- e) preserving the original L'Enfant Plan pattern of streets and alleys, especially alleys that provide for off-street loading, deliveries, and garage access

Historic resources should be recognized as essential to Downtown's economic vitality and competitive edge, particularly for retail, tourist, and entertainment activities. (§1609.2)

5. Golden Triangle/K Street Policy Focus Area

a) Policy CW-2.6.3: Golden Triangle/ K Street Amenities:

"Retain and enhance the unique characteristics of the Golden Triangle/ K Street area. Specifically, Franklin Square, McPherson Square, and Farragut Square parks, should be retained as attractive, high quality open spaces, with programmed activities that encourage their use and enjoyment. Historic buildings throughout the area should be restored, protected, and adaptively reused. As the area is renovated and older buildings are refurbished and replaced, the streetscape and public realm also should be improved." (§1716.9)

b) Policy CW-2.6.6: Lower 16th Street:

"Protect and enhance the special character of Lower 16th Street NW between H Street and Scott Circle. The street's historic, ceremonial role as the approach to the White House and Lafayette Park should be recognized and conserved. Future development shall be compatible with the street's established architectural character and scale. Uses and activities that are appropriate to maintain the street's appearance and historic significance, particularly its open space and greenery, should be encouraged." (§1716.12)

X. Other standards applicable to change of zoning

- A. Health, safety and general welfare: use, height and bulk of permitted development under C-4 would be consistent with permitted use, height and bulk on adjacent property
- B. Adverse consequences
 - 1. No significant increase in square footage
 - 2. No increase in number of sleeping rooms
- C. Creation of favorable conditions
 - 1. Proposed zoning allows for same use, height and bulk as currently allowed on other property in the square and with predominant zoning in the area
 - 2. Stability of values assured by applying zoning that is consistent with zoning applicable to majority of properties in the immediate area

XI. Compatibility with the area

- A. Use is consistent with the commercial character of the immediate vicinity**
- B. Continues hotel use in historic landmark that has been there for eighty years**
- C. Height is below maximum permitted, one story higher than most buildings fronting on 16th Street but lower than most commercial buildings in the vicinity**
- D. Addition will cause insignificant increase in overall density; at c. 8.0 FAR, building will still be smaller than most buildings in the immediate vicinity**

XII. Conclusions

- A. Application for rezoning meets tests under Zoning Act**
- B. Change in zoning is not inconsistent with the Comprehensive Plan**
- C. Height and bulk will not be obtrusive nor will it cause any adverse affect on any nearby properties**
- D. Design of project is subject to review by the Historic Preservation Review Board and the Commission of Fine Arts, both of which have given concept approval to the top floor addition**
- E. Application for rezoning should be approved**