

Michigan Avenue & Irving Street NE Mixed Use Complex | Phase 1



Architect:
WDG Architecture
1025 Connecticut Avenue, NW Suite 300
Washington, DC 20036

Associate Architect:
Mariani Architects, LLC
16449 Ed Warfield Road
Woodbine, MD 21797

Developer:
Conference Center Associates I, LLC
3 Bethesda Metro Center, Suite M025
Bethesda, MD 20814

Planned Unit Development
Modification Application
Public Hearing Presentation

September 24, 2015

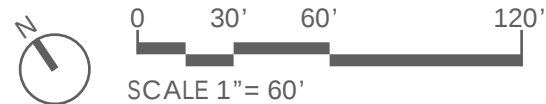


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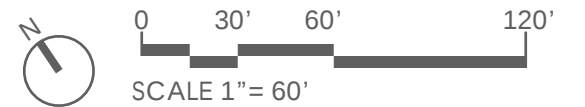
 Site	 Religious	 Monroe St Market	 DC Metro Rail
 Medical	 Educational Institute	 McMillan Development	M metro WMATA Brookland-CUA Station

Site Location Diagram

S-01



S-02 Approved Site Plan

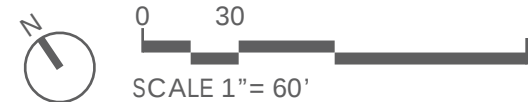


LEGEND

- HIGH ALBEDO PAVERS
- GREEN ROOF
- HOTEL ROOMS
- CIRCULATION
- MECHANICAL / SUPPORT SPACE
- PARKING
- CONFERENCE SPACE
- HOTEL AMENITIES
- RETAIL

Note

The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.



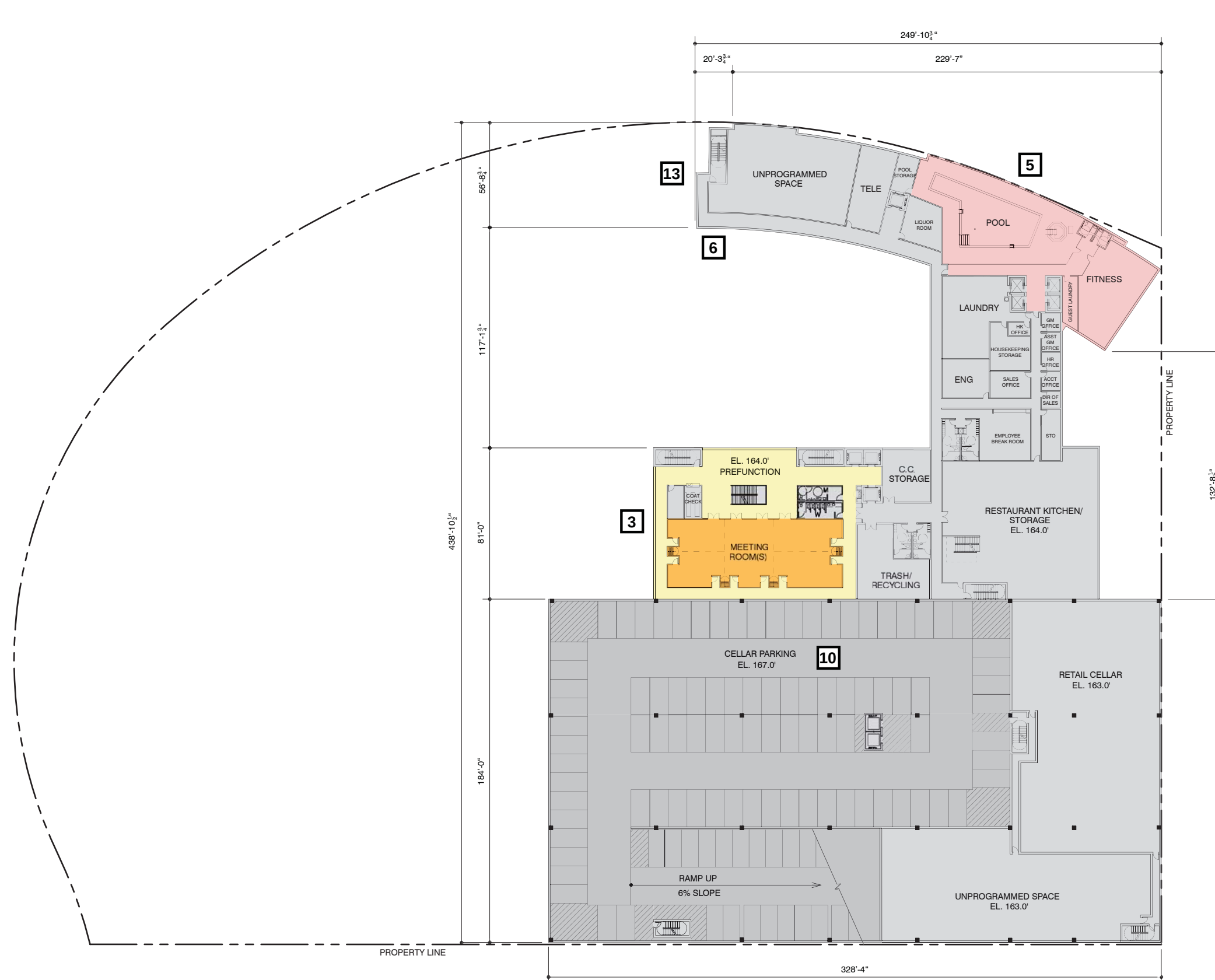
A-01 Approved B1 Floor Plan

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WA14031 | 09.24.2015

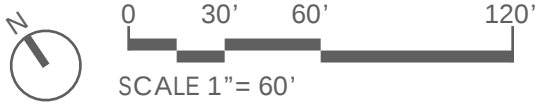




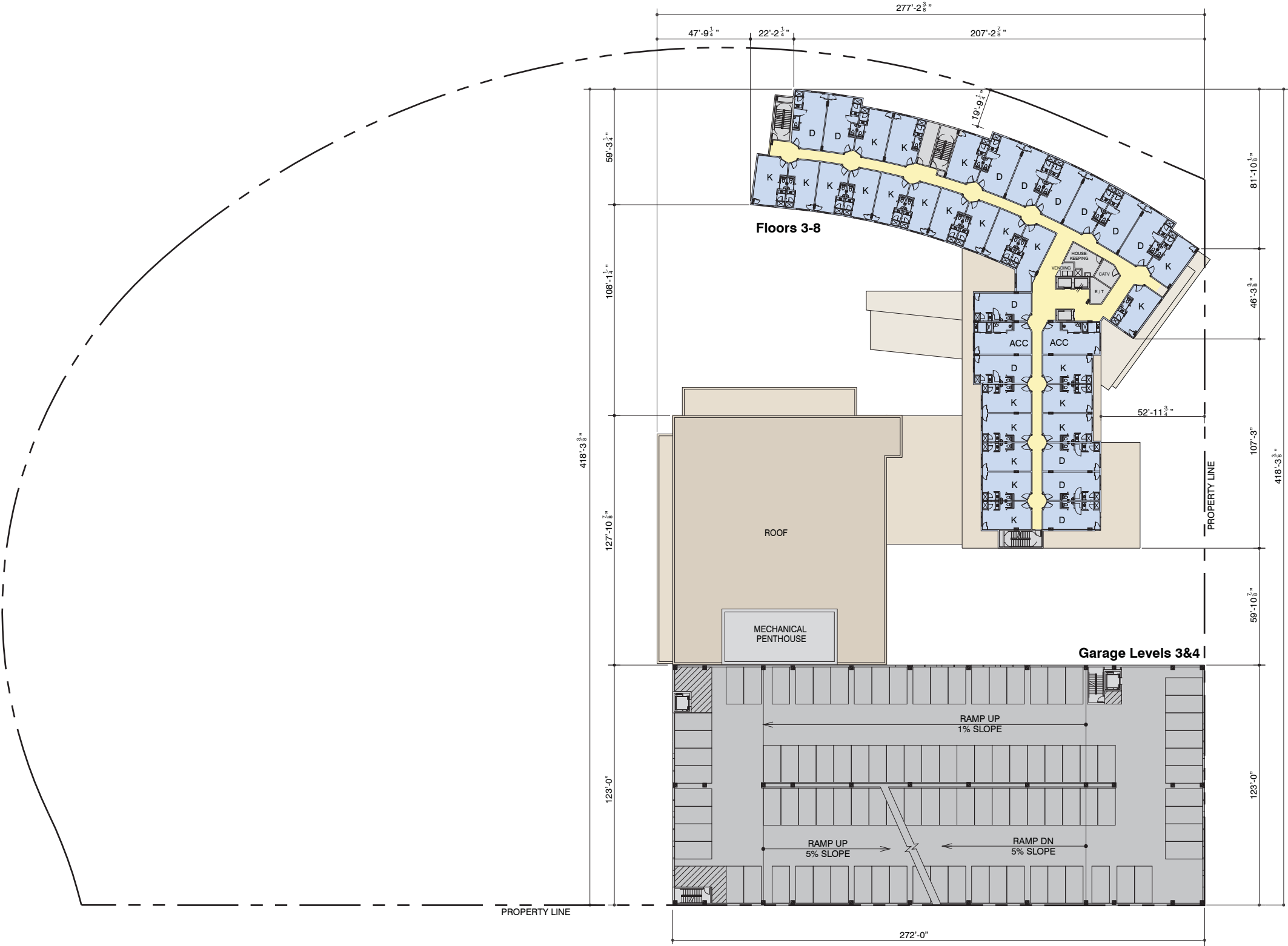
- LEGEND**
- HIGH ALBEDO PAVERS
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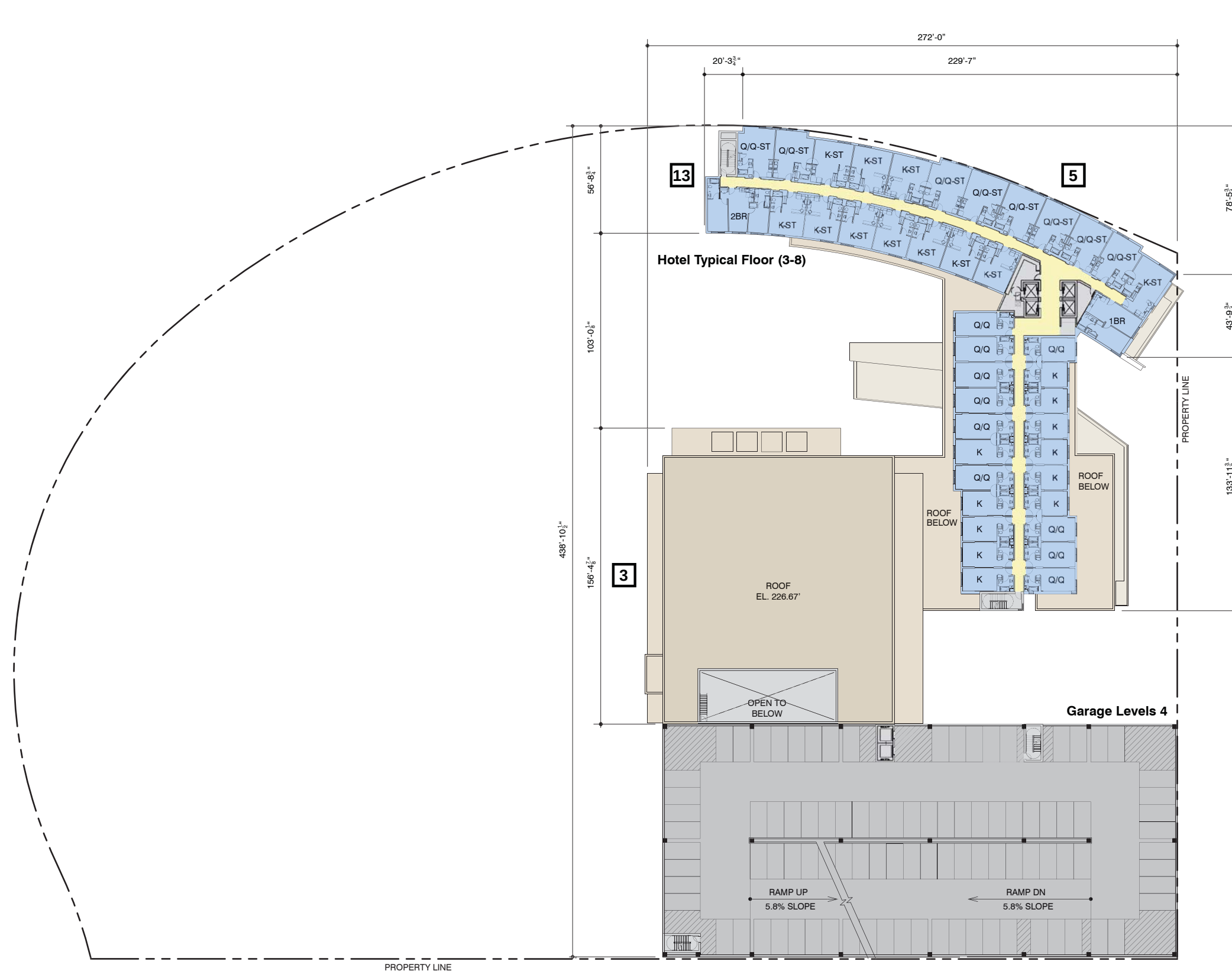
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A-03 **Approved Typical Floor Plan**





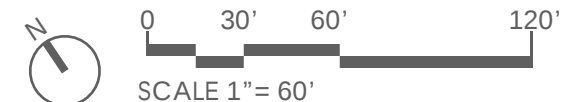
LEGEND	
	HIGH ALBEDO PAVERS
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	CONFERENCE SPACE
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	RETAIL

Amended PUD Notes

- 3** Increased depth of conference center to create a connection between conference center and hotel
- 5** Extended hotel to property line on Irving Street (no side yard required by zoning)
- 13** Adjusted hotel footprint to accommodate Marriot Residence Inn & Courtyard design requirements (previously SpringHill Suites)

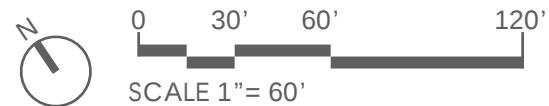
General Notes

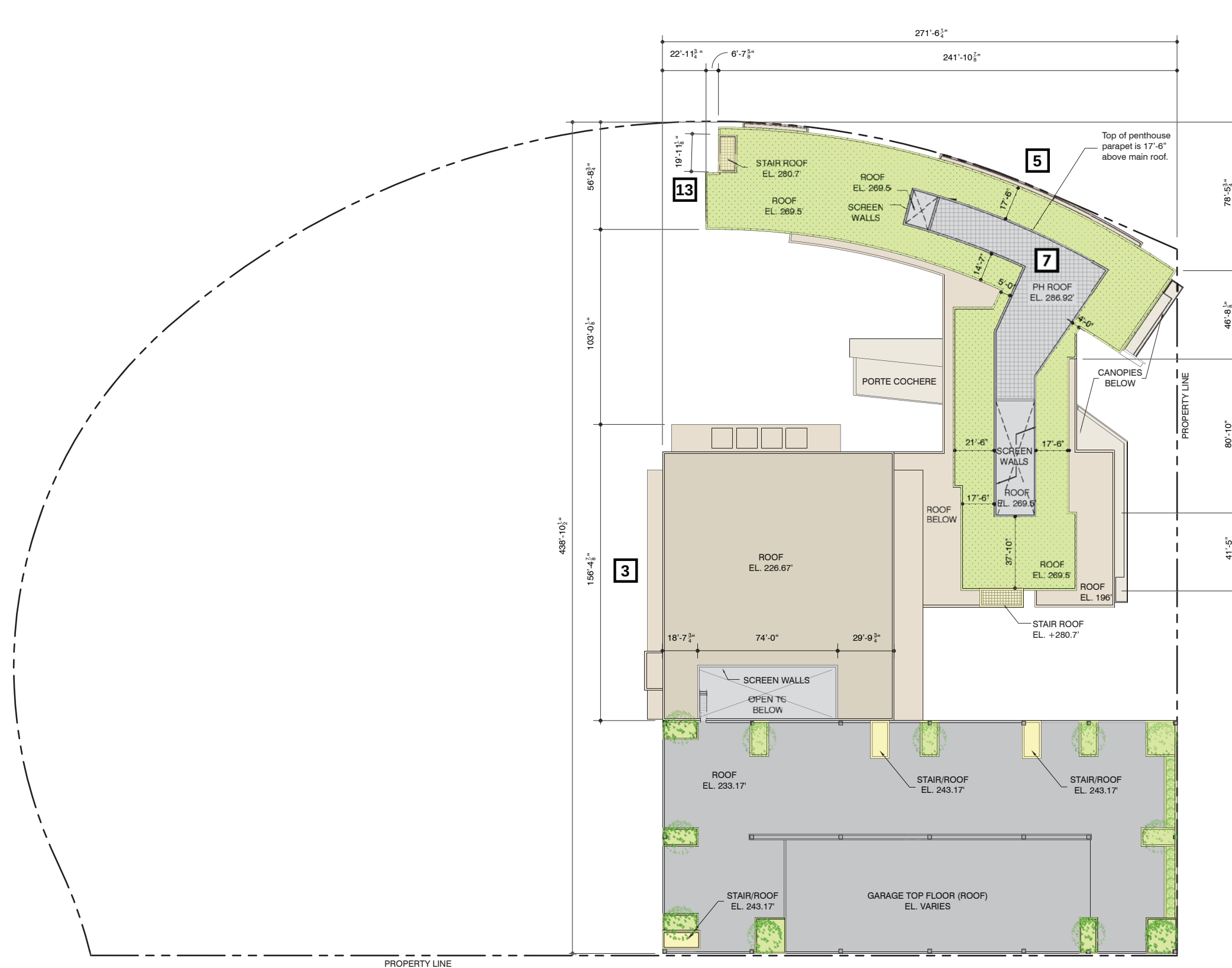
- Only changed dimensions appear on amended elevations and plans
- U.N.O. materials remain the same as previously approved
- The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.



- HIGH ALBEDO PAVERS
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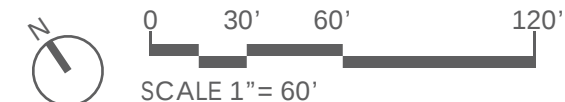
LEGEND	
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	MECHANICAL / SUPPORT SPACE
	PARKING
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Amended PUD Notes

- 3** Increased depth of conference center to create a connection between conference center and hotel
- 5** Extended hotel to property line on Irving Street and increased length of north facade (no side yard required by zoning)
- 7** Modified penthouse structure to accommodate hotel changes (see note 5)
- 13** Adjusted hotel footprint to accommodate Marriot Residence Inn & Courtyard design requirements (previously SpringHill Suites)

General Notes

- Only changed dimensions appear on amended elevations and plans
- U.N.O. materials remain the same as previously approved
- The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.





A-07 **Approved View From Michigan Avenue**

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Amended View From Michigan Avenue **A-08**



A-09 **Approved View From West (Entry Plaza)**

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Amended View From West (Entry Plaza) **A-10**



A-11 **Approved Evening View of Main Entrance**

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Amended Evening View of Main Entrance **A-12**