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BY HAND

September 18, 2015

D.C. Zoning Commission
Suite 210
441 4th Street, N.W.
Washington D.C. 20001

Steven E. Sher
Director of Zoning and Land Use Services
202 663 7278
steven.sher@hkllaw.com

Re: Zoning Commission Case No. 11-03B
Request for Consent Calendar Modification to the Planned Unit Development
for The Wharf – Parcel 5 in Square 473

Dear Members of the Commission:

Wharf 5 Hotel REIT Leaseholder LLC, the owner of the property included in the above-referenced case, hereby requests that, pursuant to §3030 of the Zoning Regulations, the Zoning Commission modify the approval of the planned unit development for Parcel 5 of The Wharf by considering this case on the Consent Calendar. A check for the filing fee of \$520 is attached.

The first stage PUD and related map amendment were originally approved in Order No. 11-03, dated October 17, 2011, effective December 16, 2011. A copy of the Order is attached as Exhibit A.

The Commission approved the second stage PUD for Parcel 5 by Order No. 11-03B, dated May 13, 2013, effective June 21, 2013. A copy of that Order is attached as Exhibit B.

The Southwest Waterfront project is a public-private partnership between the District of Columbia and Hoffman-Struever Waterfront, LLC (HSW), which entered into a land disposition agreement for its development. HSW has assigned all its rights, approvals and contracts for Parcel 5 to Wharf 5 Hotel REIT Leaseholder LLC.

The project site fronts on the Washington Channel in Southwest Washington and is generally bounded on the northwest by the Maine Avenue Fish Market and Case Bridge (part of the highways comprising the 14th Street Bridge), Maine Avenue to the northeast, Washington Channel to the southwest, and on the southeast by N Street, S.W. and 6th Street, S.W.

Pursuant to the Stage 1 PUD approval, the entire project will include an aggregate floor area ratio ("FAR") of 3.87, which excludes the private streets in the project area, or approximately 3,165,000 square feet of gross floor area. Proposed uses will include approximately 1,400 mixed-income and market rate residential units, with 160,000 square feet of the gross residential space set aside for households earning no more than 30% and 60% of the

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EXHIBIT NO. 5

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Metropolitan Statistical Area Median Income (“AMI”); approximately 925,000 square feet of office space; a luxury hotel with a total of 278 guest rooms, and two additional hotels with approximately 405 rooms; approximately 300,000 square feet devoted to retail uses; a minimum of 100,000 square feet devoted to cultural activities and more than 10 acres of parks and open space on the land side. The riparian area will feature four public or public use piers, as well as approximately 80,000 square feet of maritime related commercial, recreational, and service development.

The modifications requested herein relate to the building identified in the approved PUD as Parcel 5. As set forth in Order No. 11-03B, Parcel 5 will be developed with an extended-stay and limited service hotel combination with approximately 405 rooms. The ground floor will include retail/service uses. The mass of the building consists of a one-story base with a U-shaped hotel tower configuration above, rising to a maximum building height of 110 feet in eight to nine stories.

The modifications proposed relate to interior space and square footage adjustments within the building envelope; penthouse and pool changes on the rooftop; and minor building façade adjustments within the interior elevated courtyard. The minor adjustments were made to the design and program to accommodate the change in the hotel brands from Starwood Element and Starwood Aloft to a Hyatt House and Canopy by Hilton (still extended-stay and lifestyle hotels, respectively). The building height remains approximately 110’ and therefore, the building conforms to the Act of 1910. None of the changes modify the surrounding exterior footprint of the building. The building is still below the permitted FAR. Based on the additions and deletions of the program, the overall building area was reduced by approximately 5,852 square feet in comparison to what was approved in the Stage 2 PUD.

The more detailed explanation of the changes and the rationale therefore follows. The changes are depicted in the plans attached hereto as Exhibit C, which also include the corresponding sheets from the approved drawings for comparison purposes.

A) Interior Space and Square Footage Adjustments within the Building Envelope

Removal of Guestroom Floor from Canopy:

Reasons for Change:

- To align the floorplates of the two adjacent hotels and improve circulation/maximize efficiency between the hotels since initially the Starwood Element had 7 levels of guestrooms and the Starwood Aloft had 8 levels of guestrooms.

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Effects on Design:

- The floorplates between the hotels are more aligned, which improves the north and south elevations with a more consistent expression of slab edges and fenestration.
- Overall building height does not change when the floor is removed.
- Increases floor-to-ceiling heights on guestroom levels at Canopy for better guest experience.
- This realignment of the floorplates maximizes building efficiency and allows for removal of a stairwell.

Addition of Intermediate Partial Floor at Canopy:

Reasons for Change.

- Effective solution to keep hotel laundry on-site, based on the recommendation of the hotel operator/manager.
- This 2,218 square foot space provides an efficient way for all of the administrative back-of-house space to be above grade; this intermediate floor will only be accessed by hotel staff and management.

Effects on Design:

- Does not change the building façade/skin or elevations/views at all since the PUD approval. Change is imperceptible on the outside of the building and to the hotel guests.
- Building remains below the permitted FAR even with this addition.

Removal of 2nd Level Mezzanine from Hyatt House:

Reasons for Change:

- Mezzanine was removed because it did not create an efficient layout, given the boundaries of the building exterior.
- The mezzanine ended up having much less usable space than anticipated and the costs to build the added intermediate level outweighed the benefits of increased square footage.

Effects on Design:

- Does not change the building façade/skin or elevations/views at all since the PUD approval.
- Improves hotel common area circulation in Hyatt House with all services on one floor.
- Building is below the permitted FAR.

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B) Penthouse and Pool Changes on Rooftop

Penthouse Rooftop Changes/Expansion at Canopy:

Reasons for Change:

- Switched from a site-wide cogeneration system at The Wharf to a traditional mechanical system for the Parcel 5 hotel guestrooms' 2-pipe HVAC system, which increased the mechanical equipment needed for the building.
- With the additional equipment requiring more space coupled with the site constraints on lower floors, the rooftop/penthouse level was the best solution for locating these units.
- Subsequently, additional penthouse width was required to provide necessary space for equipment previously not required including: mechanical chiller plant, central boiler plant and associated circulation pumps needed for the local hydronic system. This enlarged penthouse also allows circulation to the mechanical rooms as well as access to the relocated pool.
- New rooftop configuration: glazing is introduced on the Wharf facing side of the east penthouse enclosure wall at the corner of the building. This proposed added glass matches the condition approved for the Maine Avenue Penthouse Embellishments (supplemental materials provided to the Zoning Commission in a Post-Hearing Submission on March 21, 2013).

Effects on Design:

- Widens the penthouse area at the Canopy, which slightly changes the south (Wharf facing) elevation; however, the enlarged space provides for penthouse proportions of height versus width that are better balanced with the proportions of the penthouse at the adjacent Hyatt House and provides a more uniform elevation.
- Maintains the 1-to-1 setback on rooftop, within the Act of 1910.
- Maintains a significant amount of green space on rooftop and continues to meet overall green area ratio requirements for project on upper and lower roofs.
- The integration of glazing at the penthouse level will create a lighter visual appearance by breaking up the material of the solid caps and reducing the visual weight of the design.

Relocation of Pool to Rooftop:

Reasons for Change:

- Improves the public space and surroundings (while enhancing the experience of the visitors and pedestrians) within the interior courtyard by separating the uses and relocating the pool to the rooftop. Furthermore, the outdoor swimming pool would have required a minimum 72" high fence surrounding and separating pool area from the rest of the courtyard.

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- Provides more sunlight for the pool guests on rooftop than the potentially shaded courtyard space.
- Provides more privacy to the people at the pool (allowing space for more pool activities like lounging and designated pool spaces like restrooms on the rooftop).
- Separates the different hotel uses (pool guests are now separated from people visiting the meeting rooms, bar/restaurant, other hotel areas, as well as passing pedestrians).
- Dedicates more area in the interior courtyard for public use and enjoyment.
- A pool is a Hyatt House brand standard requirement.

Effects on Design:

- The pool is replaced by a water feature in the interior courtyard and therefore, the landscaping environment will remain the same.
- Maintains the 1-to-1 setback on rooftop including height of railings on the elevated pool deck, within the Act of 1910.
- Maintains public access in courtyard space and continues to provide vantage points that will serve to activate surrounding pedestrian areas.

C) Minor Modifications and Additions within the Interior Elevated Courtyard

Room Depth Addition on 2nd through 9th Levels plus Rooftop at Hyatt House:

Reason for Change:

- With the shift in the hotel brand from Starwood Element (limited service) to Hyatt House (extended stay) on the west side, the layout of the 2nd through 9th levels plus penthouse at the hotel was changed because the Hyatt brand standards for the extended-stay guestrooms required deeper room dimensions (primarily to provide for kitchenettes in many room types). A modest 3'-4" wide increase in the floorplate into the interior courtyard was provided to accommodate the larger rooms.

Effects on Design:

- The addition does not affect the exterior perimeter (Maine Avenue/7th Street Park/Wharf facing) facades or footprint of building, but instead limits the increased floor area to the interior facing courtyard space.
- Because the west bar angles in along the courtyard, the addition is nearly imperceptible on the south elevation or from views into the courtyard along Wharf Street.
- The added footprint was carried to the 2nd floor podium and up through the penthouse to maintain consistency on the exterior façade.

Corridor Addition on 2nd Level at Canopy:

Reasons for Change:

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- With the change in the hotel brand from Starwood Aloft to Canopy by Hilton, the layout of the 2nd level of hotel lobby and public areas did not allow for proper segregation of front of house/back of house and service. This change accommodates the minimum circulation for the back-of-house space (based on different hotel brand standards) with minimal impacts to overall 2nd floor footprint. The 3'-0" wide addition into the interior courtyard on the 2nd floor only was added to accommodate a corridor.

Effects on Design:

- This efficient layout provides direct access from the kitchen and back-of-house space to the service elevators, without requiring service cross traffic in the hotel lobby and public areas.
- The narrow width of the added area remains underneath an overhang area that was provide on the 2nd floor and so does not encroach into the interior courtyard further than the façade projection from the rooms above.
- Special care and design attention will be given to the treatment and materials of the added space to correspond to the surrounding façade appropriately.

The net effect on the floor area for Parcel 5 is a reduction of 5,852 square feet of gross floor area. That change is set forth in the table attached as Exhibit D. The subject request does not affect the use, total gross floor area, lot occupancy, setbacks, parking or loading as approved by the Zoning Commission for this project.

The Applicant respectfully requests that this modification be approved as a consent calendar item at the Commission's meeting on October 19, 2015, under §§2409.9 and 3030 of the Zoning Regulations. This procedure is available "in the interest of efficiency, to make without public hearing, minor modifications ... to previously approved final orders ..." 11 DCMR § 3030.1. As specified in §3030.2, minor modifications are to be modifications of little or no importance or consequence. The Director shall determine which matters shall be placed on the Consent Calendar for consideration by the Commission without a public hearing. 11 DCMR § 3030.11.

As required by §3030.6 of the Zoning Regulations, the Applicant has served this request on ANC 6D and the Gangplank Slipholders Association, the parties in Case No. 11-03B other than the Applicant. The Applicant has discussed the proposed change with representatives of the ANC as well as the SMD representative. The Applicant will consult further with the ANC and expects that the ANC will submit its recommendation prior to Commission consideration. The applicant is consulting with the Gangplank Slipholders Association and will submit any correspondence from the Association prior to the Commission consideration.

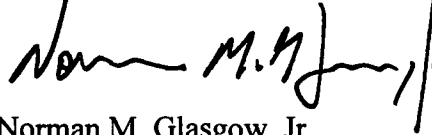
Accordingly, the Applicant requests that the Commission approve a minor modification to the PUD to allow construction of the hotel building on Parcel 5 to be in accordance with the

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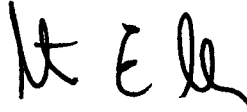
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Plans attached as Exhibit C. We are prepared to answer any questions the Commission may have or to provide any additional necessary information.

Very truly yours,

A handwritten signature in black ink, appearing to read "Norman M. Glasgow, Jr.", with a stylized flourish at the end.

Norman M. Glasgow, Jr.

A handwritten signature in black ink, appearing to read "Steven E. Sher", with a stylized flourish at the end.

Steven E. Sher
Director of Zoning and Land Use Services

Attachments

cc: Advisory Neighborhood Commission 6D (see Proof of Service)
Gangplank Slipholders Association (see Proof of Service)
Jennifer L. Steingasser, Office of Planning (Via Hand Delivery; w/attachments)

PROOF OF SERVICE

I hereby certify that on September 18, 2015, a copy of the foregoing Request for Consent Calendar Modification to the Planned Unit Development for The Wharf - Parcel 5 was served on the following persons or organizations as stated below:

Advisory Neighborhood Commission 6D (Via U.S. Mail)
1101 4th Street, SW
Washington, D.C. 20024

With a copy to

Advisory Neighborhood Commission 6D **(Via E-Mail)**
c/o Andy Litsky
6d04@anc.dc.gov

Gangplank Slipholders Association (Via E-Mail)
gpsa.president@gmail.com

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Steven E. Sher
Director of Zoning and Land Use Services
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