



**MAP AMENDMENT FROM SP-2 TO C-3-C  
HAY ADAMS HOTEL**

800 16<sup>th</sup> Street, NW  
Washington, D.C.

Submitted by the Zoning Commission of the District of Columbia

**Delegated Action of the Executive Director**

September 25, 2008

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, 40 U.S.C. §8724(a), and DC Code §2-1006(a), I find that the proposed map amendment to change the zoning from SP-2 to C-3-C at Hay Adams Hotel, 800 16<sup>th</sup> Street, NW, Washington, D.C. and thereby increase the allowable floor area ratio and the allowable height is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

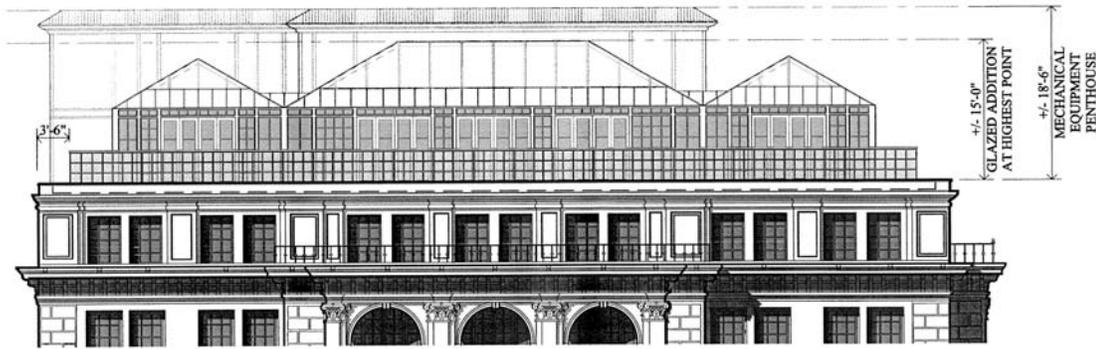
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The Zoning Commission of the District of Columbia has taken a proposed action to approve a map amendment for 800 16th Street, NW to change the zoning from SP-2 to C-3-C and thereby increase the allowable floor area ratio and increase the allowable height.

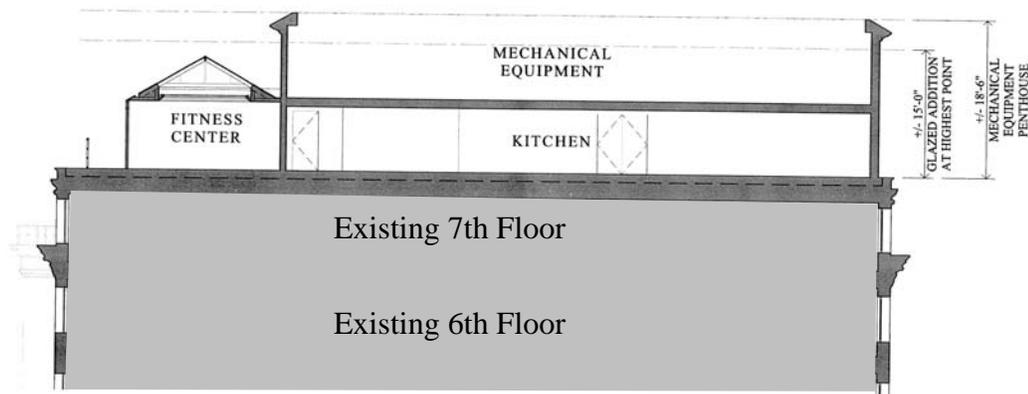
This site is just north of the White House complex and is located at the northwestern corner of 16<sup>th</sup> and H Streets, NW. Both 16<sup>th</sup> Street, NW and H Street, NW have a right-of-way width of 110 feet, which would allow a maximum building height of 130 feet under the Height of Buildings Act, as amended. The height of the existing seven-story hotel is 82.6 feet. Currently, there are temporary tent structures on the roof.

The proposed amendment to the zoning map would allow the Hay Adams Hotel to construct a new floor on the roof of the current seventh floor. The development plans provided include a proposed rooftop glass-enclosed dining facility that would be at its highest point 16 feet above the seventh story roof. This dining facility, consisting of a dining area and a kitchen, has large windows and would allow views to Lafayette Park. In addition, a small fitness room would also be on this floor. An enclosed mechanical penthouse is included in this design and is located

directly above the kitchen. The combined height of the kitchen and the penthouse is 18.5 feet above the existing seventh story roof. The proposed building height would increase from 82.6 feet to 101 feet to the top of the penthouse. The floor area ratio would increase from 7.35 to 7.99. This proposed height is below the allowed maximum height of 130 feet as set forth by the Height of Buildings Act of 1910, as amended.



**SOUTH ELEVATION WITH GUARD RAIL (SET BACK 3'-6")**



**East West Section looking South**

As this building is directly across the street from the White House, both the United States Secret Service and the White House Office of Administration were informed of this proposal. Both agencies found the proposed text amendment and the additional floor on the Hay Adams Hotel acceptable and they requested that they be updated periodically on building material choice to ensure low reflectivity from the proposed new glazing.

The proposed map amendment is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

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Marcel C. Acosta  
Executive Director