

May 4, 2006

NOTICE OF INTENT TO FILE A ZONING APPLICATION

**Application to the
District of Columbia Zoning Commission for
Consolidated Approval of a
Planned Unit Development and Map Amendment**

Northview Hotel Group, LLC (the "Applicant"), hereby gives notice of its intent to file an application for consolidated review and approval of a Planned Unit Development ("PUD") and Zoning Map Amendment with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR §2400 *et seq.* (Feb. 2003)). The application will be filed with the Zoning Commission not less than ten (10) days from the date of this notice. This notice is given pursuant to §2406.7 of the Zoning Regulations.

The property that is the subject of this application is located at 1143 New Hampshire Avenue, N.W., and consists of Lot 74 in Square 72, the city block bounded by New Hampshire Avenue on the west, 21st Street on the east, M Street on the north and L Street on the south, in northwest Washington, D.C. The property is presently improved with the M Street Hotel. The PUD site contains approximately 31,244 square feet of land area and is currently located in the R-5-E District.

The Applicant proposes to renovate the existing hotel and construct two additional floors, consisting of approximately 36,182 square feet of gross floor area. Upon completion, the hotel will contain approximately 217,684 square feet of gross floor area, which equates to a floor area ratio of 6.97. The height of the hotel will be 110 feet. The public benefits and amenities of the project include a new façade of superior architectural design, improved traffic circulation patterns at the hotel entrance, extensive new landscaping, and "green building" elements.


In conjunction with the PUD application, the Applicant will request a Zoning Map amendment to extend the C-3-C District to Lot 74 in Square 72, which is presently zoned R-5-E. The R-5-E District permits matter-of-right high density development of general residential uses, including single family dwellings, flats and apartment buildings, to a maximum lot occupancy of 75%, a maximum floor area ratio (FAR) of 6.0 for apartment houses and hotels and 5.0 for other structures and a maximum height of ninety (90) feet.

The C-3-C District permits higher density residential and mixed uses in compact areas located in or near the Central Employment Area. The PUD guidelines for the C-3-C District permit a maximum height of 130 feet and a maximum FAR of 8.0.

The owner and developer of the project is Northview Hotel Group, LLC; the architect is Shalom Baranes Associates; and the land use counsel is Holland & Knight LLP. Should you need any additional information regarding the proposed PUD application and map amendment, please contact Wayne S. Quin, Esq., or Carolyn Brown, Esq., of Holland & Knight LLP at (202) 955-3000.

Certificate of Notice of Intent

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a Consolidated Planned Unit Development and Zoning Map Amendment for Lot 74 in Square 72 was mailed to Advisory Neighborhood Commission 2A and to the owners of all property within 200 feet of the perimeter of the project site on May 4, 2006, at least ten (10) calendar days prior to the filing of this application for a Planned Unit Development and Zoning Map Amendment as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning) §§2406.7 – 2406.10.


Carolyn Brown

Roster for 200 Ft. Property Owner Roster for Square 72

<u>SQUARE/LOT</u>	<u>PREMISE ADDRESS</u>	<u>OWNER NAME AND ADDRESS</u>
Res 01400000	New Hampshire Ave., NW	United States Of America c/o National Park Service 1100 Ohio Dr., SW Washington, DC 20242
0100 2001	2030 M St., NW Unit A.	M. Street Holdings LLC
0100 2002	2030 M St	2030 M St., NW
0100 2003	2030 M St	Washington, DC 20036-3306
0100 2004	2030 M St	
0100 0118	1155 21st St., NW	Eop-Three Lafayette LLC c/o Property Tax Dept PO Box A3879 Chicago, IL 60690-3879
0100 0896	20th St., NW	Castle Family LP c/o Eop Three Lafayette LLC PO Box A3879 Chicago, IL 60690-3879
0070 0190	2115 M St., NW	Auger & Auger Associates c/o Wash Marriott Hotel 1221 22nd St., NW Washington, DC 20037-1203
0070 0195	1200 New Hampshire Ave., NW	1200 New Hampshire Washington c/o Deloitte Tax LLP 191 Peachtree St., NE - Ste. 1500 Atlanta, Ga 30303-1749
0071 0800	1100 New Hampshire Ave., NW	1100 New Hampshire Avenue LLC 1615 L St., NW Washington, DC 20036-5610
0072 0007	1129 New Hampshire Ave., NW	George Washington University c/o George Washington U. 2121 I St., NW #7th F. Washington, DC 20052-0001

0072	0075	2106 M St., NW.	Us Property Fund, III Gmbh and Co Kg c/o Deloitte & Touche LLP 191 Peachtree St., NE - Ste. 1500 Atlanta, Ga 30303-1749
0072	0076	2101 L St., NW	Cesc 2101 L. Street LLC c/o Smith & Vornado 210 Rte 4 Paramus, NJ 07652-5108
0072	0858	1101 New Hampshire Ave., NW	David Hornstein c/o Gelman Co 2120 L St., NW Washington, DC 20037-1527
0072	0074	1143 New Hampshire Ave., NW	City Center Hotel Owner LLC 1370 Avenue Of The Americas New York, NY 10019-4602
0072	0006	1121 New Hampshire Ave., NW	BWI Properties Inc. c/o Northridge Capital Inc. 1000 Potomac St., NW - Ste. 150 Washington, DC 20007-3501
0072	2002	1117 New Hampshire Ave., NW	James M. Doherty 1117 New Hampshire Ave., NW Washington, DC 20037-1500
0072	2003	1117 New Hampshire Ave., NW Unit: 200	Pamela J. Slater 1117 New Hampshire Ave., NW Apt. Washington, DC 20037-1552
0072	2004	1117 New Hampshire Ave., NW	William I. Garner Lorraine V. Garner 1117 New Hampshire Ave., NW # Washington, DC 20037-1500
0072	2005 0072 2008	1117 New Hampshire Ave., NW	Donato A. Rodriguez c/o Weichert Realtors 5034 Wisconsin Ave., NW Washington, DC 20016-4125
0072	2006	1117 New Hampshire Ave., NW	Pamela Slater c/o Unit 5 1117 New Hampshire Ave., NW Washington, DC 20037-1500

0072	2007	1117 New Hampshire Ave., NW	Dean G. Phelus 1117 New Hampshire Ave., NW # Washington, DC 20037-1500
0072	2009	1117 New Hampshire Ave., NW	John W. Ruser Vera Ruser 3539 Porter St., NW Washington, DC 20016-3177
0072	2010	1117 New Hampshire Ave., NW	Christin Tinsworth 1117 New Hampshire Ave., NW Washington, DC 20037-1500
0072	2001	1117 New Hampshire Ave., NW Unit T1	Quing Li 1117 New Hampshire Ave., NW Apt. Washington, DC 20037-1555
0071	0818	1100-1132 New Hampshire Ave.	Square 71 LLC 3307 M St., NW Washington, DC 20007-3539
0071	0819	New Hampshire Ave.	Exxon Corporation Property Tax PO Box 53 Houston, TX 77001-0053

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