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November 3, 2008

VIA HAND DELIVERY

Zoning Commission for
The District of Columbia
441 Fourth Street, N.W., Suite 210
Washington, D.C. 20001

ZONING COMMISSION
District of Columbia
CASE NO. 08-13
EXHIBIT NO. 27

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**Re: Marriott International, Inc. - Consolidated PUD, Map Amendment and Air Space Development / Lots 18, 21, 22, 24, 801 through 806, 830 through 839, 843 and 845 and a Private Alley to be Closed in Square 370
Z.C. Case No. 08-13 / Supplemental Filing**

Dear Members of the Zoning Commission:

This statement and supporting documents are submitted, pursuant to 11 DCMR §3013.1, on behalf of Marriott International, Inc., with the consent of the Washington Convention Center Authority and the District of Columbia, the owners of the subject property (collectively, the "Applicant"), in support of the above-referenced application for approval of a consolidated PUD and related map amendment and air space development (the "Application"). The public hearing on the Application is scheduled for November 24, 2008.

I. Project Overview

The Applicant seeks Zoning Commission approval of the Application in order to facilitate the development of the Marriott Marquis (the "Convention Center Hotel"), which will have approximately 1,166 guest units,¹ a maximum building height of 130 feet and a maximum FAR of approximately 9.3. An underground parking garage will occupy the two lowest levels of the hotel and accommodate approximately 400 valet-parked vehicles.² The Convention Center Hotel is a critically needed support facility for the Walter E. Washington Convention Center (the "Convention Center"), which is located directly across the street from the subject property at the

¹ In the original PUD plans, the Convention Center Hotel was to have approximately 1,125 to 1,150 guest units. The revised plans, attached as Exhibit A, depict 1,166 guest units.

² The previous application documents stated that the hotel would accommodate approximately 388 valet-parked vehicles.

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southeast intersection of 9th and L Streets, N.W. An underground pedestrian tunnel will connect the two facilities. The PUD incorporates the American Federation of Labor building located at the intersection of 9th Street and Massachusetts Avenue, which is a National Historic Landmark, and listed in the D.C. Inventory of Historic Sites and the National Register of Historic Places. While the exterior of this historical building will be restored, the interior will be completely renovated to house 42 distinctive guestrooms and a public restaurant/bar at the street level.

The Zoning Commission voted to set down the application on July 14, 2008.³ At that time, the Office of Planning and the Zoning Commission requested additional information on the usage of public space, development and refinement of the landscape and streetscape improvements and the PUD drawings, and building materials. Additionally, the Zoning Commission suggested that the traffic analysis incorporate all of the development in and around Mount Vernon Square, including the O Street Market; directed the Applicant to submit a Traffic Management Plan for its review and review by DDOT; requested a discussion on sustainable design elements for the project; and recommended that the Applicant meet with the Mount Vernon Neighborhood Association.

The Applicant responded to most of the foregoing in the prehearing statement for the Application dated August 8, 2008. Specifically, the prehearing statement included a detailed discussion on the usage of public space, landscaping and streetscape improvements, the pedestrian tunnel between the hotel and the Convention Center, and the sustainable design elements of the PUD. It also included a summary of the Applicant's community outreach efforts. A set of revised PUD drawings addressing the comments from the Office of Planning and the Zoning Commission were also submitted. On September 24, 2008, the Applicant filed a supplement to the traffic impact analysis, prepared by AMT, LLC, and a traffic management plan for the project, prepared by Gorove/Slade Associates.

II. Additional Information in Support of Application

The information below is provided in preparation of the public hearing on the Application, as a supplement to the prehearing statement.

A. Revised Drawings

A complete set of revised plans for the PUD are attached as Exhibit A. The plans were revised based on the comments provided by the Office of Planning and the Zoning Commission, as well as the numerous meetings, over the past several months, with the Building Department, Historic Preservation Review Board, DDOT, and local community groups. Some of the changes to the plan include:

³ The Application was subsequently amended to include a request for air space development, in accordance with the Public Space Utilization Act, for approval of the improvements in the public space below Massachusetts Avenue, L Street, and 9th Street. At its meeting on July 28, 2008, the Zoning Commission accepted the request as part of the Application.

1. A dome was incorporated at the top of the building as a distinguishing architectural feature;
2. The height of the mechanical penthouse was lowered in order to reduce the building massing and conform with the zoning regulations;
3. The hotel architecture was refined to compliment that of the Convention Center and to make a strong design gesture to the American Federation of Labor building;
4. The materials and massing were developed to maintain a civic feeling on Massachusetts Avenue and to break down the scale on 9th and L Streets;
5. The improvements in the public space were further defined to show the outdoor dining areas, sidewalks and tree locations; and
6. The size of the porte cochere along Massachusetts Avenue was reduced in order to provide more public and green space.

B. Public Space Utilization Act

As noted above, on July 23, 2008, the Zoning Commission accepted an amendment to the Application to include a request for air space development, in accordance with the Public Space Utilization Act ("PSUA"), D.C. Code § 10-1121.01 *et seq.* Approval of said request would permit the Applicant to enter into a lease agreement with the District of Columbia to rent public air space below 9th, L Streets, N.W. and Massachusetts Avenue, N.W., for the pedestrian tunnel connecting the hotel to the Convention Center, hotel parking and loading facilities, and auxiliary function space for the hotel.

In addition to obtaining approval of the air space development by the Zoning Commission, the Applicant is required to submit an application for the lease agreement to the Building and Land Regulation Administration (the "BLRA"). Said approval is in accordance with the New Convention Center Hotel Amendment Emergency Act of 2008 authorizing the District to supplement vault permits with an underground airspace lease with the Applicant in order to use vault space for vehicular access ramps, driveways, and loading facilities, the pedestrian connection between the hotel and the Convention Center and auxiliary function space for the hotel. The legislation specifically allows the District to enter into such lease, notwithstanding the requirements of the PSUA that would otherwise require the Applicant to own the property abutting the airspace.

The specific below grade airspace to be leased is shown on Sheets A-201 through A-207, A-401, A-601 and C-1.1. of the architectural drawings attached as Exhibit A. A copy of the Applicant's application to the BLRA is included with this submission.

C. Community Outreach

The Applicant, with the assistance of the Washington Convention Center Authority Citizens Advisory Committee, has made design presentations to the following community groups:

- ANC 2F Community Development Committee – May 28, 2008
- D.C. Preservation League -- June 16, 2008
- ANC 2C Community – July 10, 2008
- Blagden Alley and Naylor Court Community Association – June 19, 2008
- Shaw Main Streets – September 23, 2008
- All Shaw area civic groups – September 28, 2008

The Applicant also provided updates on the status of the Convention Center Hotel at the bi-monthly meetings of the Washington Convention Center Authority Citizens Advisory Committee on the following dates:

- January 17, 2008
- March 27, 2008
- May 22, 2008
- July 24, 2008
- September 18, 2008

The Applicant has continued to inform the community about the development of the PUD, and will make a presentation on the Application to the Mount Vernon Neighborhood Association, as recommended by the Zoning Commission.

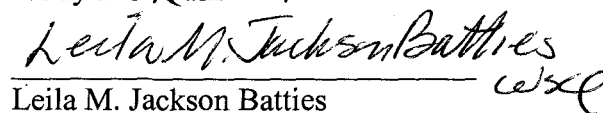
III. Conclusion

A letter in support of the Application, from the Washington Convention Center Authority, is attached as Exhibit B. In light of the foregoing, and the materials previously submitted, we respectfully request the Zoning Commission's approval of the Application.

Sincerely,

HOLLAND & KNIGHT, LLP


Wayne S. Quin


Leila M. Jackson Batties

Cc: Advisory Neighborhood Commission 2F (via U.S. Mail, w/ enc.)
Ms. Jennifer Steingasser, Office of Planning (via Hand Delivery, w/ enc.)
Mr. Joel Lawson, Office of Planning (via Hand Delivery, w/ enc.)
Ms. Arlova Jackson, Office of Planning (via Hand Delivery, w/ enc.)
Ms. Karina Ricks, DDOT, Transportation Planning and Policy Administration
(via Hand Delivery, w/ enc.)