

Whayne S. Quin
202 663 7274
whayne.quin@hklaw.com

Mary Carolyn Brown
202 852 5990
carolyn.brown@hklaw.com

November 3, 2008

VIA HAND DELIVERY

Lennox Douglas, Administrator
Building and Land Regulation Administration
D.C. Department of Consumer and Regulatory Affairs
941 North Capitol Street, N.E., 2nd Floor
Washington, D.C. 20002

ZONING COMMISSION
District of Columbia
CASE NO. 08-13
EXHIBIT NO. 29
2008 NOV -3 PM 2:55
D.C. OFFICE OF ZONING
RECEIVED

Re: Application for Rental of Public Air Space Adjacent to the Proposed Marriott Convention Center Hotel in Square 370

Dear Mr. Douglas:

On behalf of Marriott International, Inc. and its designees ("Marriott"), and pursuant to the Public Space Utilization Act ("PSUA"), D.C. Code § 10-1121.01 *et seq.*, we submit this application for a lease agreement with the District of Columbia to rent public air space below 9th and L Streets, N.W. and Massachusetts Avenue, N.W., in connection with the proposed convention center hotel in Square 370. The lease of public air space will allow the new hotel to connect directly to the Washington Convention Center and provide the necessary parking and loading facilities and auxiliary function space for the hotel.

The proposed Washington Marriott Marquis Washington, DC, is located in the DD/C-2-C and DD/C-3-C Districts. It will consist of a maximum of 765,400 square feet of gross floor area and approximately 1,166 guest units. The hotel will have a maximum building height of 130 feet and a maximum FAR of 9.3. An underground parking garage will occupy the two lowest levels of the hotel. The building as proposed will meet all the requirements of the Zoning Regulations as permitted under the PUD process that would be applicable to the building if it were constructed entirely on private property.

The hotel in Square 370 is being developed as a result of legislation enacted by the D.C. Council. Among other things, the legislation authorized bond financing for the proposed convention center hotel project, leasing of land in Square 370 by the District and the Washington Convention Center Authority to a private development team led by Marriott and approved tax increment financing to support the development of the hotel.

At its legislative session on October 7, 2008, the Council adopted the New Convention Center Hotel Amendment Emergency Act of 2008 to authorize the city to enter into an underground airspace lease with Marriott to use the new convention center below-grade airspace for vehicular access ramps, driveways and loading facilities, and for a pedestrian connection

between the hotel and the convention center. Among other things, the legislation specifically allows the city to enter into such lease, notwithstanding the requirements of the Public Space Utilization Act that would otherwise require Marriott to own the property abutting the airspace. The specific -grade airspace to be leased is shown on sheets A-201 through A-207, A-401, A-601 and C-1.1 of the enclosed architectural drawings. Supplemental emergency legislation is also being introduced to clarify that the Washington Convention Center Authority ("WCCA") shall be permitted to authorize Marriott to use the existing Convention Center access ramp and associated driveways, and to enter into any necessary easements for such use or any other purposes as may be authorized by WCCA.

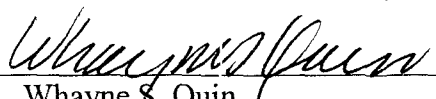
In support of this application for a lease of public airspace, the following materials are provided for your consideration:

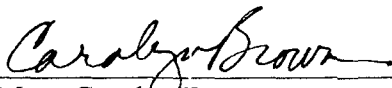
1. Architectural drawings (including plans, elevations and sections) of the proposed new convention center hotel, including the proposed underground airspace (Attachment A);
2. A draft lease agreement for the rental of public air space currently being negotiated with the District's Office of Attorney General (Attachment B);
3. A copy of the Washington Convention Center Authority Act Amendment Emergency Amendment Act of 2008, B17-948, adopted on an emergency basis by the Council on October 7, 2008 (Attachment C); and
4. A copy of a building plat showing the affected property (Attachment D).
5. A copy of the Public Space Utilization Act, its regulations and procedures (Attachment E).

Should you need any additional information or have any questions regarding this application, please do not hesitate to call me at (202) 663-7274 or Carolyn Brown at (202) 862-5990.

Very truly yours,

HOLLAND & KNIGHT LLP

By: 
Wayne S. Quin

By: 
Mary Carolyn Brown

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cc: Norman Jenkins, Marriott
Robert Knopf, Quadrangle
Marlene Johnson, WCCA
Allison Prince, Esq., Counsel to WCCA

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