

NOTICE OF INTENT TO FILE A ZONING APPLICATION

Application to the District of Columbia Zoning Commission For a Planned Unit Development and Zoning Map Amendment

September 22, 2008

The American Institute of Architects and the American Architectural Foundation (collectively the “**Applicant**”) give notice of their intent to file an application for a Planned Unit Development (“**PUD**”) and related Zoning Map Amendment for the properties known as 1735 and 1799 New York Avenue, NW; Square 170, Lots 38 and 39 (collectively, the “**Subject Property**”).

The Subject Property includes the existing American Institute of Architects (**AIA**) Headquarters Building and the historic Octagon House. The Subject Property consists of approximately 39,546 square feet of land area. The Subject Property is currently located in the SP-2 Zone District and the High Density Commercial land use category on the District of Columbia’s Comprehensive Plan Future Land Use Map. The Applicant proposes to rezone the Subject Property to the C-3-C Zone District.

The Applicant proposes the rehabilitation and renovation of the AIA Headquarters Building. The proposed renovation will allow the AIA Headquarters building to achieve a LEED designation of platinum and carbon neutrality by the year 2030. AIA is treating this project as a national demonstration project to show how sustainable design features can be applied to existing office buildings. The application does not propose any structural additions or renovations of the historic Octagon House.

The PUD project and the Zoning Map Amendment will allow for a variety of retail uses on the ground floor of the AIA Headquarters Building. AIA envisions the creation of a more animated and lively streetscape along New York Avenue and 18th Street as a result of these retail uses, uses that are not permitted under the current SP-2 Zone District.

The existing building has a Floor Area Ratio (“**FAR**”) of approximately 4.54, the proposed renovation will only add a minimal amount of FAR to the AIA Headquarters Building and will be well below the 6.5 FAR permitted in the C-3-C Zone District as a matter-of-right. The proposed renovation and rehabilitation does not propose any changes to the number of parking spaces provided in the project or to the measured building height of the AIA Headquarters Building. The renovation will result in taller roof structures, which are necessary to achieve the significant sustainability goals for the project.

This application will be filed with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (February 2003, as amended), not less than ten (10) days from the date of this Notice which is given pursuant to Section 2406.7 of the Zoning Regulations.

The project architect is Studios Architecture. The land use counsel is Pillsbury Winthrop Shaw Pittman LLP. If you require additional information regarding the proposed PUD and Zoning Map Amendment application, please contact Paul Tummonds of Pillsbury Winthrop Shaw Pittman LLP (202-663-8873).

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a Planned Unit Development and related Amendment to the Zoning Map of the District of Columbia for Lots 38 and 39 in Square 170 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 September 22, 2008, at least ten (10) calendar days prior to the filing of this application for a Planned Unit Development as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning) §§ 2406.7-2406.10.

A copy of the notice is included with the Application as Exhibit D.


Cary Kadlecek

Pillsbury Winthrop Shaw Pittman