

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 08-33

JAN 12 2008

As Secretary to the Commission, I hereby certify that on _____ copies of this Z.C. Notice of Filing were mailed first class, postage prepaid or sent by inter-office government mail to the following:

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ATTESTED BY:

Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning

ZONING COMMISSION
District of Columbia

CASE NO. 08-33

EXHIBIT NO. 9

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 08-33
(Consolidated PUD, 1st Stage PUD, and Related Map Amendment @ Parcel 121/31)
January 12, 2009

THIS CASE IS OF INTEREST TO ANC 5C

On December 24, 2008, the Office of Zoning received an application from Conference Center Associates I, LLC (the "Applicant") for approval of a consolidated PUD, a first-stage PUD, and a related map amendment for the above-referenced property.

The property that is the subject of this application consists of Parcel 121/31 in Northeast Washington, D.C. (Ward 5) at the intersection of Michigan Avenue, N.E. and Irving Street N.E. The property is currently unzoned. The Applicant proposes a related map amendment to zone the property to C-3-A.

The Applicant proposes two phases of development for the property. The first phase consists of a consolidated PUD, which will include construction of a 314-room suites hotel to be built in two parts, with 233 rooms built immediately and the remaining 81 rooms to be built based on market demand. The proposed hotel will offer a conference center on the southern half of the property. The consolidated PUD will also include a three-story, above-grade structure along Michigan Avenue that will provide retail use at the grade level and in the basement, and will also provide 300 parking spaces. The northern portion of the property will remain a surface parking lot (280 spaces) until development of the second phase of the PUD project begins.

The Applicant also proposes a second phase of the project that will include construction of two additional buildings on the northern portion of the property through a two-stage PUD. The two buildings will be either additional hotel space or residential use, and they will include additional structured parking. At the completion of the entire project, there will be 695 parking spaces in structured parking.

For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.