

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of Zoning



MEMORANDUM

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**To:** Office of Documents and Administrative Issuance (via e-mail)  
**From:** Sharon S. Schellin <sup>S3</sup>  
Secretary to the Zoning Commission  
**Date:** January 12, 2009  
**Re:** Publication for the Office of Zoning

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Please publish the following in the *D.C. Register* on January 16, 2009:

1. Z.C. Notice of Filing (Case No. 08-33).

Attachment

ZONING COMMISSION  
District of Columbia

CASE NO. 08-33  
EXHIBIT NO. 10

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**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA**  
**NOTICE OF FILING**  
**Z.C. Case No. 08-33**  
**(Consolidated PUD, 1<sup>st</sup> 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.