

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



2009 MAY -7 AM 11:50

January 12, 2009

Anita Bonds, Chair
ANC 5C
P.O. Box 77761
Washington, DC 20013

Commissioner Ronnie Edwards
ANC/SMD 5C11
122 Michigan Avenue, NE, #L 24
Washington, D.C. 20013

Re: Z.C. Case No. 08-33 (Conference Center Associates I, LLC – Consolidated PUD, 1st-Stage PUD & Related Map Amendment @ Parcel 121/31)

Dear ANC Chair & ANC/SMD Commissioner:

This is to advise you that an application has been filed with the Zoning Commission for the District of Columbia for:

- (X) amendments to the Zoning Map
- (X) approval of a planned unit development (PUD)
- () modification to a previously approved PUD
- () use of public space

The application is of interest to Advisory Neighborhood Commission (ANC) and your Advisory Neighborhood Commission Single Member District (ANC/SMD). A copy of the notice of filing is enclosed for your information. A copy of this notice will also appear in the D.C. Register.

If you want information regarding the technical aspects of this case, please contact Ms. Harriet Tregoning, Director, Office of Planning, 801 North Capitol Street, N.E., 4th Floor, Washington, D.C. 20002; (202) 442-7601.

If you want information regarding the procedures which govern the consideration of this case, contact the Office of Zoning, 441 4th Street N.W., Suite 200/210-S, Washington, D.C. 20001; (202) 727-6311. If you wish to forward written comments to the Commission, your comments should be addressed to the Office of Zoning.

ZONING COMMISSION
District of Columbia

CASE NO.

08-33

EXHIBIT NO.

20

441 4th Street, N.W., Suite 200/210-S, Washington, D.C. 20001

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

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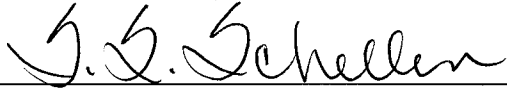
Web Site: www.dcoz.dc.gov

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This is **NOT** an official notice of public hearing in this case. A formal notice of public hearing will be given through the D.C. Register, as well as other means.

Sincerely,

A handwritten signature in cursive script, reading "S. S. Schellin", written over a horizontal line.

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

Enclosure

**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.