

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

December 8, 2008

The District of Columbia Department of Housing and Community Development and Conference Center Associates I, LLC (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 property located at the northwest corner of the intersection of Michigan Avenue, NE and Irving Street, NE; Parcel 121/31 (the “**Subject Property**”).

The Subject Property is currently used as a surface parking lot for approximately 400 parking spaces. Trinity University is located to the south across Michigan Avenue from the Subject Property. The Trinity Square shopping center is immediately to the west of the Subject Property, and the Cloisters are located to the northwest of the Subject Property. The Subject Property consists of approximately 5.48 acres of land area. The Subject Property is currently unzoned, as it is owned by the United States Government, and is included in the Federal 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-A Zone District.

The Applicant proposes a two-phase PUD development. The first phase includes a conference center and hotel with retail uses along Michigan Avenue, NE. The proposed Spring Hill Suites hotel will include approximately 225-300 hotel rooms (initially 225 rooms will be constructed, with the possibility of adding an additional 75 rooms to the building depending on market conditions). The conference center component of the project will include approximately 31,500 square feet. Approximately 15,000 – 18,000 square feet of retail space will be provided along Michigan Avenue, NE. The retail space is intended to provide neighborhood-serving retail and restaurant uses. An above-grade parking garage, with approximately 320 parking spaces, will be constructed in the first phase of the project. Parking spaces (approximately 280 spaces) will be maintained in the northern portion of the Subject Property until development of phase two of the project is started.

The second phase of the project will include additional hotel space or residential units in two new buildings in the northern portion of the Subject Property. Approximately 360,000 square feet of development is proposed in phase two of the project. Structured parking will also be included in phase two of the project. At the completion of the project, approximately 750 parking spaces will be provided on the Subject Property.

The proposed project will have a Floor Area Ratio (“**FAR**”) of approximately 3.0 (construction of the first phase will result in a FAR of approximately 1.5). The C-3-A Zone District permits a maximum FAR of 4.0 (2.5 commercial) as a matter-of-right and

4.5 FAR (3.0 commercial) in a PUD project. The proposed buildings will have a measured building height of approximately 94.5 feet. Approval of the proposed measured building height is consistent with the guidelines for PUD projects in the C-3-A Zone District and the Zoning Commission's authority to grant additional height of up to 5% of 90 feet (4.5 feet).

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 WDG Architecture, PLLC in association with Mariani Architects LLC. 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).