

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

3401 K Street, NW (Square 1183, Lot 813)

STATEMENT OF EXISTING AND INTENDED USES OF THE PROPERTY

3401 K Street, NW (Square 1183, Lot 813) (the “Property”) is being redeveloped into a seven-story, plus penthouse, hotel that will include 230 guestrooms (the “Project”). The Project will incorporate and preserve the two-story historic warehouse building, which will house the hotel lobby, retail uses, commercial adjunct uses such as a restaurant and a bar, back of house and mechanical space, and loading. The second floor will contain hotel guest rooms and back of house and mechanical space. A new five-story plus penthouse addition will be constructed above the existing two-story warehouse building, with those floors including hotel guest rooms. Finally, the proposed penthouse will be devoted to penthouse mechanical space and screened mechanical equipment.