

December 23, 2015

VIA ELECTRONIC SUBMISSION

Mr. Anthony J. Hood
Chairman
D.C. Zoning Commission
441 4th Street NW
Suite 210S
Washington, DC 20001

Re: **Zoning Commission Case No. 08-33C – PUD Modification Application-
Applicant’s Response to ANC 5E Motion to Reconsider the Final Order in
ZC Case No. 08-33C and Waive Party Status**

Dear Chairman Hood and Members of the Zoning Commission:

On December 16, 2015, ANC 5E filed motions with the Zoning Commission to waive the party status requirement and for the Zoning Commission to reconsider the Final Order in ZC Case No. 08-33C. ANC 5E noted that it did not receive notice of this application despite a portion of ANC 5E01 being located across Michigan Avenue, NE and within 200 feet of the property that is included in ZC Case No. 08-33 (the “Subject Property”). This document will serve as Conference Center Associates I, LLC’s (the “Applicant”) response to the motions of ANC 5E.

ANC 5E stated that it had been “excluded from participation in hearings, negotiations with the Applicant regarding amenities although the development of this project presents a negative adverse impact directly on ANC 5E.” The ANC 5E resolution requested that the “Zoning Commission reopen the record of the Zoning Order Number herein [08-33C] to allow for ANC 5E to be heard and allow for their amenities request to be made part of the formal order.” The Applicant notes that the modifications proposed in ZC Case No. 08-33C were not focused on the amenities package which was approved in the original PUD application (ZC Case No. 08-33). In order to reflect that the Subject Property was no longer located in ANC 5C, the Applicant proposed changes to Condition Nos. 14, 15 and 17 to reflect that the Subject Property is now located in ANC 5A. ANC 5A supported these changes to the original order and supported ZC Case No. 08-33C.

Subsequent to receipt of the ANC 5E resolutions, a representative of the Applicant met with the Single Member District Commissioner for ANC 5E01, the Single Member District which includes property within 200 feet of the Subject Property, to discuss ANC 5E's request to review the amenities for this PUD project. Based on that discussion and since a portion of ANC 5E01 was included in the former ANC 5C, the Applicant is willing to provide ANC 5E01 the same amenities that are being provided to ANC 5A and ANC 5A05.

Therefore, the Applicant requests that the Zoning Commission approve the following modifications to Condition Nos. 14, 15, and 17 of ZC Order No. 08-33C (new language is **bold and underlined**):

14. The Applicant shall provide ANC 5A, SMD 5A05, or **SMD 5E01** with meeting room space for monthly public meetings on a scheduled basis, free of charge.

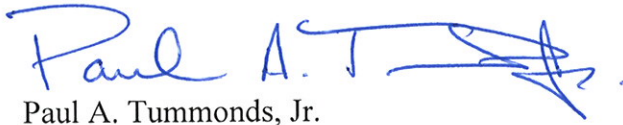
15. The Applicant shall establish a program to offer reduced rates for reasonable use of the hotel and conference center, including use of conference facilities and rooms and the ballroom, by residents of ANC 5A or **SMD 5E01**, on a space available basis.

17. The Applicant shall provide a meeting space for ANC 5A residents' (or **SMD 5E01 residents**) annual holiday party for a period of 20 years from the date the hotel opens. The meeting space will be free of charge and will be on a space available basis.

The Applicant believes that these modifications are satisfactory to the ANC 5E01 Commissioner. The Applicant and the ANC5E01 Commissioner also agreed that as the Second-Stage PUD application for the Subject Property is refined, ANC 5E (along with ANC 5A) will be consulted in order to address issues related to: pedestrian crossings of Michigan Avenue; historic landmark applications for important sites in the area; potential meeting space for the 5th District Citizens Advisory Council; and a potential donation to the Edgewood Recreation Center.

The Applicant looks forward to the Zoning Commission addressing these issues at its January 11, 2016 public meeting.

Sincerely,



Paul A. Tummonds, Jr.

CERTIFICATE OF SERVICE

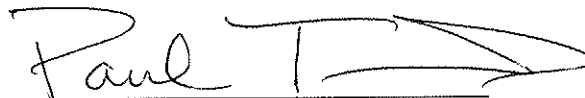
I hereby certify that I sent a copy of the foregoing document to the following addresses
on December 23, 2015 by E-Mail:

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Paul Tummonds