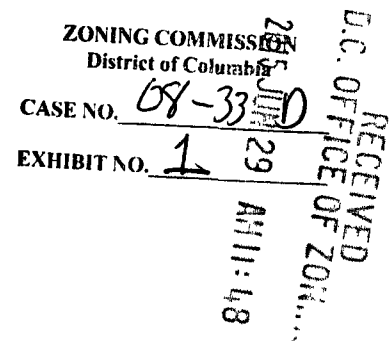


June 29, 2015

Via Hand Delivery

Anthony Hood, Chairperson
District of Columbia Zoning Commission
441 4th Street, NW, Suite 210-S
Washington, DC 20001



Re: **Zoning Commission Order Nos. 08-33, 08-33A, and 08-33B; Extension of Time of the Approved Consolidated Planned Unit Development ("PUD") and Zoning Map Amendment for the Property Located at the Corner of Irving Street, NE and Michigan Avenue, NE (Parcel 121/31) (the "Property")**

Dear Chairperson Hood:

Conference Center Associates I, LLC (the "**Applicant**"), and also the applicant in Zoning Commission Case Nos. 08-33, 08-33A and 08-33B, hereby requests a time extension of the date which it is required to file the building permit application for the construction of the Consolidated PUD approved in ZC Case Nos. 08-33, 08-33A, and 08-33B. The Application form and an agent authorization letter are attached as Exhibit A. Copies of ZC Order Nos. 08-33, 08-33A, and 08-33B are attached as Exhibit B. The time extension request is made pursuant to Section 2408 of the Zoning Regulations.

A. Background

The consolidated PUD project approved in ZC Order No. 08-33, which became final and effective on December 25, 2009, authorized the construction of a hotel, conference center, parking structure, and retail space on the eastern half of the Property. The 314 room hotel (which includes a restaurant) and conference center has frontage along Michigan Avenue, NE and Irving Street, NE and a four-story above-grade structure along Michigan Avenue that will include retail uses at grade and in a basement level and 400 parking spaces. The approved measured height of the hotel building was 94.5 feet. A 200 space surface parking lot on the northern portion of the Property was also approved in the consolidated PUD application. ZC Order No. 08-33 also authorized the rezoning of the Property from unzoned (designated as GOV) to the C-3-A Zone District.

The first-stage PUD approval included two nine story buildings with a measured building height of 94.5 feet (as measured from the curb at Irving Street) that will be no taller than 90 feet as measured from the finished grade at the building. The two buildings will be dedicated to either additional hotel and/or residential units and may include more space for conference center

uses. A below-grade parking structure including 295 parking spaces is also included in the first-stage PUD approval.

On December 21, 2011, the Applicant filed an application requesting that the Zoning Commission grant a two-year time extension in which the Applicant was required to file a building permit application for the consolidated PUD and Zoning Map Amendment application. Pursuant to ZC Order No. 08-33A, the Zoning Commission determined that the Applicant had met the relevant requirements of Section 2408.10 of the Zoning Regulations and extended the time period in which the Applicant was required to file a building permit application for the consolidated PUD until December 25, 2013.

In the December 21, 2011, time extension application, the Applicant also requested approval to extend the period of the First Stage PUD approval. Pursuant to Condition No. 20 of Zoning Commission Order No. 08-33, the first-stage PUD approval was effective until December 25, 2014. The Applicant requested that the first-stage PUD approval be extended until December 25, 2016. In ZC Order No. 08-33A, the Zoning Commission denied the two-year time extension request for the first-stage PUD application approved in ZC Order No. 08-33. However, the Zoning Commission's denial was "without prejudice to the Applicant filing a renewed request once the issue becomes ripe."

On December 23, 2013, the Applicant filed a second time extension application which sought an additional two years, until December 25, 2015, in which time it would be required to file a building permit application to construct the approved Consolidated PUD project and file the PUD Covenant which will change the zoning of the Property from unzoned to C-3-A. The Applicant also requested a one year time extension of the approval of the First-Stage PUD approval, so that the first stage PUD approval would be extended until December 25, 2015. Pursuant to ZC Order No. 08-33B, the Zoning Commission determined that the Applicant had met the relevant requirements of Section 2408.10 of the Zoning Regulations and extended the time period in which the Applicant was required to file a building permit application for the consolidated PUD and the first stage PUD approval until December 25, 2015.

B. Time Extension Request and Applicant's Satisfaction of the Standards for Granting Time Extension

An application for a minor modification of the approved Consolidated PUD application is being filed concurrently with this time extension request. In this time extension application, the Applicant is requesting that it be allowed until July 31, 2016 to file a building permit application to construct the Consolidated PUD project that includes the minor modifications identified in the concurrent application and file the PUD Covenant which will change the zoning of the Property from unzoned to C-3-A. The Applicant's satisfaction of the requirements of Section 2408.10 of the Zoning Regulations is discussed in detail below.

1. Service on Parties

The only party in Zoning Commission Case No. 08-33 was ANC 5C. The Property is

now located in ANC 5A. The Single Member District ANC Commissioner for the Property is Mr. Ronnie Edwards. Commissioner Edwards was the SMD Commissioner for the Property during the Zoning Commission's review of ZC Case Nos. 08-33, 08-33A, and 08-33B and is now the Chairman of ANC 5A. As shown in the attached Certificate of Service, ANC 5A is being served with this application.

The Applicant made a presentation to ANC 5A at their regularly scheduled public meeting on June 24, 2015. The Applicant presented renderings and plans which depicted the proposed minor modifications and described the time extension request. ANC 5A adopted a unanimous resolution in support of both the minor modification application and time extension application, by a vote of 6 to 0, at the June 24, 2015 public meeting.

2. No Substantial Change of Material Facts

There has been no substantial change of material facts since the Commission's approval of the Consolidated PUD and Zoning Map Amendment application in 2009 that affect the Property. The Applicant and ANC 5A are eager to move forward with the development of this project as soon as the minor modifications are approved by the Zoning Commission.

3. Good Cause Shown

The Applicant has diligently moved forward with the final design and engineering studies necessary to prepare the plans for a building permit application submission. It was through that process that the Applicant determined it was necessary to seek approval for the minor modifications proposed in the concurrent application. Upon approval of the minor modifications, the Applicant will move forward with the preparation of the building permit application materials for the Consolidated PUD. However, even if the Zoning Commission approves the Minor Modification application in July 2015, it is unlikely that the Applicant will be ready to file a building permit application by December 25, 2015. Therefore, the Applicant requests that the deadline for filing a building permit application for the amended Consolidated PUD application be extended until July 31, 2016. This time extension will provide the Applicant's design team an adequate amount of time to incorporate the proposed minor modifications of the concurrent application into the final building permit application plans.

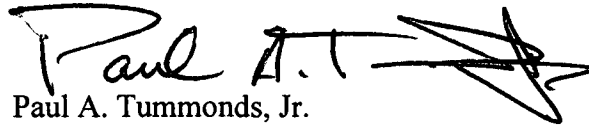
C. Conclusion

The Applicant believes that the information provided in this application satisfies the "good cause" requirements of Section 2408 regarding its inability to file a building permit for the Consolidated PUD project prior to December 25, 2015. Extending the deadline for filing a building permit application for the Consolidated PUD until July 31, 2016, will still require the Applicant to move forward expeditiously with the preparation of building permit drawings after the Zoning Commission takes action on the Minor Modification application.

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Please feel free to contact the undersigned if you have any questions or comments regarding this application.

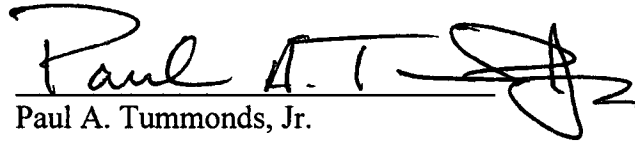
Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Paul A. Tummonds, Jr.", followed by a large, stylized star-like flourish.

Paul A. Tummonds, Jr.

Certificate of Service

I hereby certify that I sent the foregoing document to the addresses below on June 29, 2015 by first class mail and hand delivery.


Paul A. Tummonds, Jr.

Karen Thomas
Office of Planning
1100 4th Street, SW
Suite E650
Washington, DC 20024
(By Hand Delivery)

ANC 5A
c/o Ronnie Edwards, SMD 5A05
122 Michigan Avenue, NE #L24
Washington, DC 20017