



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Executive Office of the Mayor
Office of the Deputy Mayor for Planning and Economic Development



December 18, 2015

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

Re: Support for Time Extension Application for First-Stage PUD Approval – Previously Approved in Zoning Commission Case Nos. 08-33 and 08-33B

Dear Chairman Hood and Members of the Commission:

The Office of the Deputy Mayor for Planning and Economic Development (“DMPED”) submits this letter in support of a time extension application of MIRV Holdings, LLC¹ (“MIRV”) with regard to the First-Stage PUD approval of Zoning Commission Case No. 08-33 and 08-33B, which required MIRV to submit for Second-Stage PUD approval by December 25, 2015.

As the Zoning Commission was made aware in the initial PUD application (ZC Case No. 08-33), jurisdiction of the property included in this PUD application was transferred from the General Services Administration (GSA) to the District of Columbia in 1959. On March 7, 1990, the District of Columbia and GSA entered into a Statement of Non-Disturbance that provided the District of Columbia with assurances that “as long as the aforementioned parcel is used as a conference, training and/or exhibit center, overnight accommodations facility and ancillary uses, such as a restaurant, recreational facilities and/or gift shop, and/or compatible use and such use is consented to by the District, GSA will not seek to revoke the transfer of jurisdiction of this parcel to the District, nor will it take other action to prohibit construction, development, maintenance, operation, restoration and/or repair of the facility.” However, in its review of ZC Case No. 08-33, the National Capitol Planning Commission concluded that the first-stage PUD approval would have an adverse effect on an identified federal interest because the proposed inclusion of dwelling units is inconsistent with the acceptable uses stipulated in the Statement of Non-Disturbance.

Representatives of DMPED and MIRV have been actively working to negotiate with GSA to allow for residential uses on the property. We believe that it is important for MIRV to have a full range of potential uses in the second phase of development of this project, including potential residential use. This can only be accomplished if the Statement of Non-Disturbance is amended or terminated.

¹ The Applicant in Zoning Commission Case Nos. 08-33 and 08-33B was Conference Center Associates, LLC. Conference Center Associates, LLC has transferred its interest in the ground lease on the property and all development plans and approvals to MIRV. The principals of Conference Center Associates, LLC remain part of MIRV.

Therefore, DMPED supports MIRV's request that the time period to file the Second-Stage PUD application for the continued development of the property be extended until December 25, 2016.

Thank you for your consideration of DMPED's support of this time extension request. Should you have any questions, please reach out to Polina Bakhteiarov at (202) 741-8952 or polina.bakhteiarov@dc.gov.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'BTK', with a stylized flourish at the end.

Brian T. Kenner
Deputy Mayor for Planning and Economic Development