

ORIGINAL

MARRIOTT INTERNATIONAL, INC.

**STATEMENT IN SUPPORT OF APPLICATION FOR
CONSOLIDATED PLANNED UNIT DEVELOPMENT IN SQUARE 372
LOTS 18, 21, 22, 24, and 801 – 806, 830 – 839, 843 and 845
AND PUBLIC ALLEY TO BE CLOSED**

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May 1, 2008

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ZONING COMMISSION
District of Columbia

CASE NO. 08-13
ZONING COMMISSION
District of Columbia
EXHIBIT NO. 3
CASE NO. 08-13
EXHIBIT NO. 3

PREFACE

This statement and the attached documents are submitted by Marriott International, Inc. ("Marriott"), on behalf of the Washington Convention Center Authority and the District of Columbia (collectively, the "Applicant"), in support of its application to the Zoning Commission for the District of Columbia for the approval of a consolidated planned unit development ("PUD") and related map amendment for Square 370, Lots 18, 21, 22, 24 and 801 through 806, 830 through 839, 843, 845, and a public alley to be closed (the "Property"). The Property, in the northwest quadrant of Washington, D.C., adjacent to Mount Vernon Square, consists of approximately 82,888 square feet and is bounded by 9th Street on the east, 10th Street on the west, L Street on the north and Massachusetts Avenue on the south.

The Applicant seeks approval of this application in order to construct the Washington Marriott Marquis Hotel, a convention center hotel, consisting of approximately 765,400 square feet of gross floor area and approximately 1,125 to 1,150 guest units. The hotel is designed with underground parking that can accommodate 388 valet parked vehicles. The hotel will have a maximum building height of 130 feet and an FAR of approximately 9.3. The hotel will provide additional lodging options for visitors to the City, especially visitors to the Washington Convention Center, which is directly across the street from the Property, on the east side of 9th Street, N.W. The development of the Property promotes the planning and redevelopment initiatives for the Convention Center/Mount Vernon Square area, as set forth in the District of Columbia Comprehensive Plan (the "Comprehensive Plan").

Notice of the intent to file this application was mailed on April 11, 2008, to Advisory Neighborhood Commission 2F and to the owners of all property within 200 feet of the Property in accordance with Sections 2406.7 and 2406.9 of the Zoning Regulations.

As set forth below, this statement and the attached documents meet the filing requirements for a PUD application under Chapter 24 of the District of Columbia Zoning Regulations.

DEVELOPMENT TEAM

(Page 1 of 2)

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LIST OF EXHIBITS

Exhibit	Description
A	Architectural Plans and Elevations, Including Zoning Map (submitted separately)
B	Zoning Commission Application Form
C	Plat of Survey
D	District of Columbia Comprehensive Plan Future Land Use Map
E	District of Columbia Comprehensive Plan Generalized Policy Map
F	Traffic Impact Study Report (submitted separately)
G	Office of Planning Report for Case No. 08-05
H	Convention Center Hotel Omnibus Financing and Development Act of 2006 (D.C. Act 16-409) and Amendment Legislation, New Convention Center Hotel Omnibus Financing and Development Amendment Act of 2008 (D.C. Act 17-310)
I	LEED Checklist
J	Certificate of Notice, Notice of Intent, and Property Owners List

I.
INTRODUCTION

This statement and the attached documents are submitted to the Zoning Commission of the District of Columbia by Marriott International, Inc. ("Marriott"), on behalf of the Washington Convention Center Authority and the District of Columbia (collectively, the "Applicant"), in support of its application for the approval of a consolidated planned unit development ("PUD") and related map amendment in Square 370, Lots 18, 21, 22, 24, 801 through 806, 830 through 839, 843 and 845, and a public alley to be closed (the "Property"). The Property, consisting of approximately 82,888 square feet of land area in the northwest quadrant of Washington, D.C., is comprised of all of the lots within Square 370, except for Lot 846, at the northwest corner of the square, which is the site of a Pepco substation. The Applicant seeks the PUD approval and map amendment for the western portion of the Property, from DD/C-2-C to DD/C-3-C, in order to construct the Washington Marriott Marquis, a convention center hotel consisting of approximately 765,400 square feet of gross floor area and approximately 1,125 to 1,150 guest units.¹ The hotel would have an underground parking garage that can accommodate 388 valet parked vehicles. The hotel would have maximum building height of 130 feet and an FAR of approximately 9.3.

¹ The proposed development of the Property is based on the assumption that the Zoning Commission will approve the text amendments to the Zoning Regulations proposed in Case No. 08-05. That application, filed by the Office of Planning, seeks amendments to Sections 1700.7(d), 1706.11, and 2405.3 of the Zoning Regulations in order to remove the residential use requirement of the DD Overlay District and allow additional density for the Property through the PUD process. A copy of the Office of Planning Report for Case No. 08-05 is attached as Exhibit G. At its Public Meeting held on April 14, 2008, the Zoning Commission voted to schedule a Public Hearing on these text amendments.

A. Background of Applicant

Marriott is a worldwide hospitality leader with operations in the United States and 67 other countries and territories. In 2007, the company had approximately 151,000 associates. Marriott is headquartered in Washington, D.C., where it operates and/or franchises 88 hotels in the Washington D.C. region, including 17 in the District of Columbia. Its broad portfolio of lodging brands includes Marriott Marquis Hotels (New York and Atlanta), Marriott Hotels & Resorts, Ritz-Carlton Hotels, Renaissance Hotels & Resorts, Marriott Courtyard Hotels, Residence Inns and other hotels serving guests with a broad range of incomes.

Marriott aspires to be the global hospitality leader that best demonstrates how responsible hotel management can be a positive force for the environment and create economic opportunities around the world, especially in the communities where we work and live.

In order to implement this vision, Marriott has set forth the following goals:

- Become waste neutral at existing and future hotels and offices through an aggressive “reduce, reuse, recycle” initiative.
- Enable its hotel development partners to site, design and construct new hotels according to green standards.
- Inspire associates, guests, customers, owners, franchisees, suppliers and other business partners to take action for environmental solutions.
- Enhance the associate and guest experience, customer satisfaction and shareholder value through environmental stewardship and build on Marriott’s recognized environmental leadership position in the hotel industry.

Marriott has implemented several sustainable design initiatives for its projects, including: water conservation and waste reduction, energy conservation, greening the supply chain and green buildings. In 2008, Marriott will further develop its partnership with the U.S. Green Building Council to increase the number of LEED-certified hotels, have more LEED-accredited architecture and construction associates, and pursue LEED-EB² status for the Marriott Headquarters by 2009.

II. **PROJECT DESCRIPTION**

A. History of Project

As stated in the Office of Planning report for Zoning Commission Case No. 08-05, a copy of which is attached as Exhibit G, the construction of a new convention center hotel to support the Washington Convention Center is a top economic development priority of the District. In April 2006, the City Council passed the Convention Center Hotel Omnibus Financing and Development Act of 2006 providing for the development of the Convention Center Hotel. That Act was amended in 2008 to limit the Convention Center Hotel to land in Square 370. A copy of the Act and the amendment are attached as Exhibit H. The legislation authorized, among other things, bond financing for the proposed convention center hotel project, leasing of land in Square 370 by the District and the Washington Convention Center Authority to a private development team led by Marriott and approved tax increment financing to support the development of the hotel. The Office of Planning report for Case No. 08-05 also notes that there are two previous cases relevant to the development of the convention center hotel in Square 370 and the

² LEED – EB Status refers to the LEED for Existing Buildings rating systems.

redevelopment of the old convention center site. Case 05-43 included Squares 344, 373 and 374 and National Park Service Reservation 174 (the old convention center site) in Housing Priority Area B. Case 07-09 amended the escrow requirements for City projects in the DD Overlay District in order to facilitate a land trade with affiliates of Gould Property Company, whereby Gould Property Company obtained parts of Square 374 and the District obtained parts of Square 370 for the specific purpose of building a convention center hotel.

B. Site Location and Description

The Property is located within Square 370, which is an irregularly shaped parcel adjacent to Mount Vernon Square, N.W., and bounded by 9th Street on the east, 10th Street on the west, L Street on the north and Massachusetts Avenue on the south. A Pepco substation is located at the northwest section of Square 370, at the intersection of 10th and L Streets. An abandoned building is located on the northeast corner of the square, at the intersection of 9th and L Streets; and the American Federation of Labor Building (sometimes referenced as the "Plumbers' Building" or "the landmark" -- a landmark designated on the District of Columbia Inventory of Historic Sites and the National Register of Historic Places) is situated on the southeast corner of Square 370 at Massachusetts Avenue and 9th Street. The balance of Square 370 is improved as a paved parking lot. A 20-foot wide public alley extends from 9th Street into the square. The Property consists of approximately 82,888 square feet and includes the public alley and all of the lots within Square 370, except Lot 846, where the Pepco substation is located.

C. Description of Surrounding Area

The Property is within that area of the City known as the Mount Vernon Square area and is immediately south of the Shaw Historic District. The Washington Convention Center is located directly east of the Property, on the east side of 9th Street, N.W., between Massachusetts Avenue and N Street.

D. Project Design and Components

The new convention center hotel will be one of three Marriott Marquis hotels in the United States. Marriott Marquis hotels are designed to be Marriott's premier convention and city-center oriented hotels. Marriott Marquis hotels offer dramatic, entertainment-oriented destinations that provide a broad range of high-end social and business experiences and superior destinations for large meetings with state of the art meeting facilities and technology services and purposeful, yet flexible, meeting spaces. Interior designs are modern, current interpretations of classic style. Marriott Marquis hotels offer: at least 1,000 guest units, 100,000 square feet of meeting space, Marriott's "Lobby Reinvented" concept, a superior fitness center, multiple high-end food and beverage outlets, retail shops, extensive business center services, a large proportion of "shower-only" guestrooms, and state of the art technology.

The hotel will contain meeting and assembly spaces accessed through a main hotel lobby located on Massachusetts Avenue. Approximately 1,125 to 1,150 guest units will occupy 13 levels above the lobby and on the upper floors of the Plumbers Building. Additional meeting and amenity spaces will be provided in the hotel tower. Mechanical equipment will be housed in a roof-top penthouse. The exterior materials and the architectural character of the building will be compatible with the landmark, the

surrounding area and the prominent buildings on and around Massachusetts Avenue. A full service fitness center and roof-top lounge are planned within the guestroom tower with views to the atrium and below to 9th Street.

Guests of the Washington Marriott Marquis will arrive at the hotel by way of Massachusetts Avenue. Massachusetts Avenue has long been the home to embassies and apartment houses in Washington, many of which have prominent entrances along the avenue. In the same spirit, a glass porte cochere, rising over fourteen feet in height and over 100 feet in length, will welcome guests and provide covered space which can accommodate ten to fifteen vehicles.

Upon arriving, guests will enter the hotel through a doorway in the main façade, a transparent glass wall. The transparent glass will connect the hotel with Massachusetts Avenue and will activate the pedestrian street level, making it a partner with the neighborhood. Passing through the doors, guests will sense the presence of space below by light flowing into openings connecting the lobby to the meeting levels. The guests will sense the presence of the space above by the ceilings that will vary from 15 feet to over 25 feet in height. The colonnaded lobby, although reflective in design of current architectural character, is rooted in the grand tradition of Washington's great hotels.

This main lobby space of the hotel will be located at the same grade level as Massachusetts Avenue. It will be a large, open and welcoming space activated by natural daylight from a sky-lighted dome and expansive vertical window glazing. The lobby level includes multiple food and beverage options, seating with varying degrees of privacy and activities, and a large gathering area that recalls the traditional Washington

hotel grand lobby space. A gracious concourse and vertical connection will link the L Street hotel entrance to the grand lobby. Hotel registration will occur on the west side of the lobby. A cascading floor integrates the various lobby bar and food service areas associated with the lobby space.

From the lobby, direct access will be provided to several of the hotel's amenities, including a hotel restaurant, a specialty restaurant, a lobby bar, a "corner bar", a sports bar and grill, and a coffee shop. Guests can also pass through the lobby to a second entrance at L Street. The secondary entrance will serve as a through connection from Massachusetts Avenue to L Street, and also be the primary entrance for group arrivals.

A specialty restaurant is planned for the far western corner of the building with access from the lobby and a dedicated patron entrance from Massachusetts Avenue. The southeastern corner of the lobby will incorporate the main level of the existing Plumbers Building, which will be converted to a bar that connects to the lobby. In addition, there will be direct access to the sidewalk at the corner of Massachusetts Avenue and 9th Street. A coffee bar is planned to be located at the 9th Street side. A sports bar and grill is planned for the northeast corner of the lobby level, and will feature a full beverage and food menu. The hotel's three-meal restaurant will be situated mid-block on L Street, to serve the public as well as hotel guests. The hotel's gift shop will also have exposure on L Street.

The lobby serves as the connection to the meeting and assembly space below with escalators and light wells reaching down to the spaces below. The meeting and assembly spaces occupy two main levels below the lobby, with intermediate floors between the

ballroom floors containing additional meeting room space. At the lowest level (elevation 4'-0"), there are two junior ballrooms with approximately 10,500 square feet each and their associated prefunction space, with additional meeting rooms providing break out meeting areas. The Ballroom Level (elevation 34'-0") has an approximately 30,000 square foot grand ballroom, associated prefunction space and additional meeting and break out rooms. A below-grade concourse at the Ballroom Level will connect hotel guests directly to the Concourse Level of the Washington Convention Center.

The primary hotel truck dock will be at the Ballroom Level of the hotel and will be accessed from the existing Convention Center underground truck driveway. This will allow the hotel to provide more active retail areas at the street level and, at the same time, provide an efficient design and location of the hotel service areas. A single service space will be located off L Street to accommodate quick service needs.

An underground parking garage will occupy the two lowest levels of the hotel (-16'-0" and -7'-0"). The garage will have space to accommodate 388 valet parked vehicles. Valet attendants will greet guests at the porte-cochere in front of the hotel lobby on Massachusetts Avenue and drive the vehicles to the parking garage via a helical ramp. Vehicle return will be located slightly west of the drop off area, with a return to Massachusetts Avenue.

E. Matter of Right Development Under the Existing DD/C-2-C Overlay District and DD/C-3-C Overlay District Regulations

The Property is split-zoned DD/C-2-C and DD/C-3-C, and is within Housing Priority A, as that area is defined in Section 1706.8 of the Zoning Regulations. In order to facilitate the proposed development of the Property, the Applicant seeks to extend the

DD/C-3-C zoning to the western portion of the Property. Thus, the development of the Property would be subject to the DD Overlay District, C-3-C District and PUD regulations.

1. **DD Overlay District.** As noted earlier in this statement, the proposed PUD assumes the approval of Zoning Commission Case No. 08-05, which proposes to remove the residential use requirement of the DD Overlay District for a convention hotel in the subject square. Specifically, as pertinent to the proposed PUD, Sections 1700.7(d) and 1706.11 are assumed to be amended to read as follows:

1700.7 A Planned Unit Development (PUD) in the DD Overlay District shall be subject to the following provisions in addition to those of Chapter 24 of the title:

(d) Notwithstanding paragraphs (b) and (c) of this subsection, if a PUD is proposed to govern the following, the PUD shall be guided by the applicable policies of the Comprehensive Plan:

2) development of a convention center headquarters hotel on square 370. [Underline added.]

1706.11 No minimum residential use requirement shall apply to the following:

(c) Any portion of Square 370 improved with a convention center headquarters hotel. [Underline added.]

Also, the DD Overlay District regulations require that a building that fronts on Massachusetts Avenue shall be designed and built so that no part of the building shall project above a plane drawn at a 45-degree angle from a line located 110 feet above the property line abutting Massachusetts Avenue. 11 DCMR § 1701.7. That provision will not be amended.

2. **C-2-C and C-3-C District Regulations.** In addition to the DD Overlay District regulations, the Property is currently subject to the C-2-C and C-3-C District regulations. In the C-2-C District, the maximum permitted FAR is 6.0, of which no more than 2.0 may be nonresidential; the maximum permitted lot occupancy is 80%; and the maximum permitted building height is 90 feet. 11 DCMR §§ 771.2, 772.1, 770.1.

Under the C-3-C District standards, the maximum permitted FAR is 6.5; the maximum permitted lot occupancy is 100%; and the maximum permitted building height is 90 feet. 11 DCMR §§ 770.1, 772.1, 770.1. The following regulations for the C-3-C District would also apply to the PUD: (i) housing for mechanical equipment of a stairway or elevator penthouse on the roof of a building shall not extend above 18 feet 6 inches in height of the housing, and shall be set back from all exterior walls a distance at least equal to its height above the roof upon which it is located; (ii) each structure shall have a rear yard with a minimum depth of 2-1/2 inches per foot of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but not less than 12 feet; and (iii) while a side yard is not required under the C-3-C District, where one is provided, it shall be at least 6 feet wide. 11 DCMR §§774.1, 775.4, 775.5. The Schedule of Requirements for Parking requires

that a hotel or inn in the C-3-C District have one (1) parking space for each four (4) rooms usable for sleeping plus one (1) for each 300 square feet of floor area in either the largest function room or the largest exhibit space, whichever is greater. 11 DCMR §2101.1 The loading berth requirements are two 55-foot bays, two 30-foot bays, and one 20-foot bay. 11 DCMR § 2201.1.

3. **PUD Regulations.** Should the Zoning Commission approve the proposed amendments to Chapter 24 of the Zoning Regulations, the lot area, density and building height would be governed by the new provisions which would permit the project to proceed. As amended under Zoning Commission Case No. 08-05, the Zoning Commission may grant the necessary FAR to facilitate a convention center hotel on the Property. Specifically, Section 2405.3 is proposed to read as follows:

2405.3 The Commission may authorize the following increases; provided, that the increase is essential to the successful functioning of the project and consistent with the purpose and evaluation standards of this chapter:

(a) not more than five percent (5%) in the maximum height or

(b) not more than five percent (5%) in the maximum floor area ratio except that in Square 370 where the Commission may grant in excess of five percent (5%) for the purpose of a convention center headquarters hotel.
[underline added.]

As a PUD, the permitted building height for properties in the C-3-C District increases from 90 feet to 130 feet. 11 DCMR §2405.1.

F. Development Data

The proposed convention center hotel complies with the PUD and parking criteria as follows: (i) the Property consists of 82,888 square feet, where 15,000 square feet is required; (ii) the FAR for the project will be approximately 9.3; and (iii) the maximum height of the buildings will be 130 feet. Also, the project will meet the other requirements of the C-3-C District as follows: (i) the hotel will provide parking for 388 valet-parked vehicles meeting the a minimum requirement of 388 parking spaces;³ (ii) the housing for the mechanical equipment on the roof of the building will not extend above 18 feet 6 inches in height, and will be set back at least 18 feet 6 inches from exterior walls; and (iii) the hotel, as a corner lot fronting on three streets, will have a rear yard with a depth of 45 feet, where a minimum depth of 27 feet is required. No side yard will be provided. The development data for the PUD is shown on Sheet A-004 of the enclosed architectural drawings.

G. Flexibility Under PUD Guidelines

The Applicant has made every effort to provide a level of detail that conveys the significance and appropriateness of the project's design for this location while, at the same time, provide a design that does not require deviations from the requirements of the Zoning Regulations. Nonetheless, some flexibility is necessary. Thus, the Applicant requests flexibility in the following areas:

- a. To be able to provide a range of 1,125 to 1,150 guest units.

³ 388 parking spaces are required based on a projection of 1,150 hotel units and 30,000 square feet of floor area in the largest function room or exhibit space.

b. To vary the location and design of all interior components, including partitions, structural slabs, doors, hallways, columns, stairways, and mechanical rooms, provided that the variations do not materially change the exterior configuration of the building.

c. To vary the interior of the parking levels including the location and arrangement of parking spaces so as to provide valet parking for no less than the minimum number of spaces required for a hotel in the C-3-C District.

d. To vary the final selection of the exterior materials within the color ranges and material types as proposed, based on availability at the time of construction without reducing the quality of the materials; and to make minor refinements to exterior details and dimensions, including curtainwall mullions and spandrels, window frames, glass types, belt courses, sills, bases, cornices, railings and trim, or any other changes to comply with the District of Columbia Building Code or that are otherwise necessary to obtain a final building permit. All such changes may be subject to the review and approval of the Historic Preservation Review Board ("HPRB").

III.

THE PROJECT MEETS THE STANDARDS OF THE ZONING REGULATIONS AND PUD REQUIREMENTS

A. PUD Process is Appropriate Mechanism for the Project

The PUD process is the appropriate mechanism for guiding the development of the Property. It allows the Property to be developed within the purview of the Zoning Commission while, at the same, time providing opportunities for input from various agencies and parties. Through the PUD process, the Office of Planning and other District

agencies will have the opportunity for greater participation in the fulfillment of the District's planning objectives for this area. Similarly, the adjacent property owners and area residents will have the opportunity to express their views about the proposed development. Accordingly, the use of the PUD process gives the community and District agencies an opportunity to work with the Applicant to ensure a well-planned development.

B. Impacts of the Project Under Section 2403.3

The PUD will have a favorable impact on the District as a whole and the area surrounding the Property by developing a vacant site with an exceptional, well-designed project that furthers the objectives of the Comprehensive Plan. The project will also permit the appropriate adaptive reuse of the historic Plumbers Building at the southeast corner of the Property.

C. Public Benefits and Project Amenities

The PUD guidelines require the evaluation of specific public benefits and project amenities for a proposed project. Public benefits are defined as "superior features of a proposed planned unit development that benefit the surrounding neighborhood or the public in general to a significantly greater extent than would likely result from the development of the site under the matter of right provisions...." 11 DCMR § 2403.6. A project amenity is further defined as "one type of public benefit, specifically a functional or aesthetic feature of the proposed development, that adds attractiveness, convenience or comfort of the project for occupants and immediate neighbors." 11 DCMR § 2403.7. Additionally, when deliberating the merits of a PUD application, the Zoning Commission is required to "judge, balance and reconcile the relative value of the project amenities and

public benefits offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case.” 11 DCMR § 2403.8.

As discussed below, the proposed development offers a number of the public benefits and project amenities the PUD process encourages.

1. **Urban Design, Architecture, Landscaping and Open Space – 11 DCMR § 2403.9(a)**. The construction of the convention center hotel will provide a formal presence on Massachusetts Avenue, a community presence on 9th Street and a neighborhood/residential presence on L Street. The architectural design and elements of the hotel will reflect an appropriate level of modernity while respecting the traditional Washington architecture and the L'Enfant planning parameters. The building facades will have articulations that break up the massing, similar to the Convention Center, so as to not overwhelm the existing urban scale and fabric. The urban building fabric will be enhanced with high quality exterior materials such as stone and glass, while high quality hardscape materials and patterns will enhance the streetscape. Finally, substantial glass exposure at the street level, coupled with sumptuous interior finishes and high level of activity will animate the street from within the hotel. The neighborhood will also be enhanced by outdoor dining areas.

2. **Site Planning and Efficient and Economical Land Utilization – 11 DCMR § 2403.9(b)**. The design of the proposed PUD has several examples of exemplary site planning and efficient and economical land utilization. First, an internal, underground concourse is planned to connect the hotel to the Convention Center, which will reduce excessive on-street pedestrian movement at high traffic periods. Second,

traffic impacts will be mitigated because truck deliveries for the hotel dock are planned to occur from the Convention Center loading dock below 9th Street, and buses and taxis will queue on L Street rather than 9th Street or Massachusetts Avenue. Third, the PUD will incorporate the historic American Federation of Labor Building by converting it into a boutique hotel within the larger hotel. Finally, the design and layout of the PUD will visually enhance the experience on Massachusetts Avenue by masking the Pepco substation at 9th and L Streets.

3. **Historic Preservation of Private or Public Structures, Places, or Parks – 11 DCMR § 2403(a)**. The Property includes the American Federation of Labor Building (sometimes referred to as the "Plumbers Building"), located at the intersection of 9th Street and Massachusetts Avenue. This building is a landmark designated on the District of Columbia Inventory of Historic Sites and the National Register of Historic Places. It is also listed as a National Historic Landmark. Subject to approval by the Historic Preservation Review Board, the proposed hotel will extend into the American Federation of Labor Building, and, technically, function as an addition to the landmark.

4. **Employment and Training Opportunities – 11 DCMR § 2403.9(e)**. The proposed PUD includes a significant employment and training program, as mandated by the New Convention Center Hotel Omnibus Financing and Development Act of 2006. Specifically, said legislation earmarks \$2 million in bond financing for the D.C. Citizens' Job Program, provided that, among other things, (a) the job program begins no later than two years before the completion of the construction of the New Convention Center Hotel; (b) the program provides for the hiring and training of citizens of the District for

permanent employment positions in the convention center hotel; and (c) the program is designed to provide job-specific training that meets the specifications of positions to be filled at the convention center hotel, and provides that District citizens who successfully complete the training be given first consideration for the jobs for which they have been trained. Additionally, the Applicant will voluntarily enter into an agreement to participate in the Department of Employment Services ("DOES") First Source Employment Program to promote and encourage the hiring of District of Columbia residents in the construction and operation of the project, and the Applicant will also enter into a Certified Business Enterprise Agreement with the Office of Local Business Development ("OLBD") to use the resources of the OLBD to utilize local business enterprises in the development of the project.

5. Uses of Special Value to the Neighborhood or the District as a Whole

- 11 DCMR § 2403.9(i). The proposed PUD would be of special value to the District, generally, by (i) providing lodging, conference facilities, and other ancillary support to the Washington Convention Center; (ii) providing additional lodging options that further the City's hospitality and tourism industry; and (iii) preserving the landmark American Federation of Labor Building. The proposed PUD also has special value to the Mount Vernon Square neighborhood because it will replace an underutilized site and abandoned building with an exemplary, well-designed convention hotel that promotes the continued redevelopment of this section of the City. Also, the retail and restaurants at the perimeter of the ground floor of the hotel will provide additional services to the neighborhood and enliven the streetscape.

6. **Environmental Benefits.** The Applicant aims to construct a LEED Silver Certified hotel by incorporating protocols in the five categories of the USGB LEED Certification process: (i) sustainable sites, (ii) water efficiency, (iii) energy and atmosphere, (iv) materials and resources, and (v) indoor air quality. A copy of the LEED checklist for the PUD is attached as Exhibit I of this statement.

IV. **COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The PUD advances the purposes of the Comprehensive Plan, and is consistent with the Future Land Use Map and Generalized Policy Map.

A. Purposes of the Comprehensive Plan

The purposes of the Comprehensive Plan are six-fold: (1) define the requirements and aspirations of District residents, and accordingly influence social, economic and physical development; (2) guide executive and legislative decisions on matters affecting the District and its citizens; (3) promote economic growth and jobs for District residents; (4) guide private and public development in order to achieve District and community goals; (5) maintain and enhance the natural and architectural assets of the District; and (6) assist in conservation, stabilization, and improvement of each neighborhood and community in the District. (Page 1-3, § 1-301.62)

The PUD significantly advances these purposes by promoting the social, physical and economic development of Mount Vernon Square and the greater central Washington area through the development of a under-utilized parcel of land with a high-quality, well-designed hotel project that will create approximately 1,125 to 1,150 new guest units,

generate hundreds of new jobs for District residents and revenues for the general fund, and provide additional lodging and service options to support the Washington Convention Center.

B. Generalized Policy Map

The Property is designated as a Land Use Change Area on the District of Columbia Comprehensive Plan Generalized Policy Map, dated July 2006. The guiding philosophy in these areas is to encourage and facilitate new development and to promote the adaptive reuse of existing structures. (Page 2-30, § 223.11) As Land Use Change Areas are redeveloped, the District aspires to create high quality environments that include exemplary site and architectural design and that are compatible with and do not negatively impact neighborhoods. (Page 2-30, § 223.12)

C. Future Land Use Map

The PUD is consistent with the District of Columbia Comprehensive Plan Future Land Use Map, dated December 20, 2005, which designates the Property in the mixed use High Density Residential and High Density Commercial land use categories.

The High Density Residential land use category is used to define neighborhoods and corridors where high-rise (8 stories or more) apartment buildings are the predominant use. Pockets of less dense housing may exist within these areas. The corresponding zone districts are generally R-5-D and R-5-E, although other zones may apply. (Page 2-33, § 225.6)

The High Density Commercial designation is used to define the central employment district of the City and other major office employment centers on the

downtown perimeter. It is characterized by office and mixed office/retail buildings greater than eight stories in height, although many lower scale buildings (including historic buildings) are interspersed. The corresponding zone districts are generally C-2-C, C-3-C, C-4, and C-5, although other districts may apply. (Page 2-34, § 225.11)

D. Compliance with Citywide Elements

The proposed PUD is consistent with many of the policies and objectives of the Citywide Elements in the Comprehensive Plan, including the following:

1. **Policy LU-1.4.1: Infill Development.** Encourage infill development on vacant land within the City, particularly in areas where there are vacant lots that create "gaps" in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern.

2. **Policy ED-2.3.1: Growing the Hospitality Industry.** Develop an increasingly robust tourism and convention industry, which is underpinned by a broad base of arts, entertainment, restaurant, lodging, cultural and government amenities.

3. **Policy ED-2.3.4: Lodging and Accommodation.** Support the development of a diverse range of hotel types, serving travelers with varying needs, tastes, and budgets. New hotels should be encouraged both within central Washington and in outlying commercial areas of the City, particularly in areas which presently lack quality accommodation.

4. **Policy HP-2.4.1: Rehabilitation of Historic Structures.** Promote appropriate preservation of historic buildings through an effective design review process. Apply design guidelines without stifling creativity, and strive for an appropriate balance between restoration and adaptation as suitable for the particular historic environment.

5. **Policy HP-2.4.2: Adaptation of Historic Properties for Current Use.** Maintain historic properties in their original use to the greatest extension possible.

6. **Policy HP-2.4.3: Compatible Development.** Ensure that new construction, repair, maintenance, and improvements are in scale with and respect the historic context through sensitive siting and design and the appropriate use of materials and architectural detail.

7. **Policy HP-2.4.4: Suitability to the Historic Context.** Apply design standards in a manner that accounts for different levels of historic significance and different types of historic environments. Encourage restoration of historic landmarks while allowing enhancements of equivalent design quality, provided such enhancements do not damage the landmark. Allow greater flexibility where the inherent character of historic properties can accommodate greater intervention or more dramatic new design, for example, in non-residential areas and in areas without a significant design pattern.

8. **Policy HP-2.4.5: Protecting Historic Building Integrity.** Protect historic buildings from demolition whenever possible, and protect the integrity of whole buildings.

E. Compliance with Guiding Policies of the Central Washington Area Element

The proposed PUD is consistent with many policies in the Comprehensive Plan for the Central Washington Area Element, including the following:

1. Policy CW-1.1.10: Central Washington Hotels and Hospitality

Services. Encourage the development of additional hotels in central Washington, including around the new Convention Center. A range of hotel types, including moderately priced hotels, and hotels oriented to family travelers as well as business travelers should be encouraged. Hotels generate jobs for District residents and revenues for the general fund and should be granted incentives when necessary.

2. Policy CW-2.4: Mount Vernon District. Mount Vernon Square itself

was designed to be a focal point among Washington's ensemble of great civic landmarks. Its focus is the 1902 former Carnegie Library building, an elegant historic structure that is now in use by the Washington Historical Society. Facing the north edge of the Square is the 2.3 million square foot Washington Convention Center, completed in 2003. To the southwest, the now vacant site of the former Convention Center is awaiting redevelopment. Immediately northwest of the Square, a major convention hotel is planned. Large-scale office buildings occupy other sides of the Square, framing it as potentially great public space.

3. Policy CW-2.4.3: Convention Center Area Land Uses. Encourage land

uses around Mount Vernon Square that capitalize on the presence of the Washington Convention Center. Such uses include hotels, restaurants, retail, and entertainment uses. Convention-related hotel construction should be focused on vacant or underutilized land

immediately adjacent to the Convention Center to minimize impacts on the surrounding neighborhood.

4. **Action CW-2.4.B: Convention Center Hotel.** Develop a major convention center hotel in close proximity to the Washington Convention Center. The hotel should be sited and designed to complement adjacent uses and add activity and aesthetic value to the Mount Vernon Square neighborhood.

V. CONCLUSION

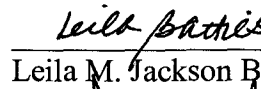
The construction of a convention center hotel on the Property is a priority for the District, as evidenced by the passage of the Convention Center Hotel Omnibus Financing and Development Act of 2006, as amended, the text of the Comprehensive Plan, and the recent application filed by the Office of Planning (Case No. 08-05) seeking certain amendments to the Zoning Regulations. This application for PUD approval and a map amendment to the C-3-C District on the western portion of the Property is filed in support of this initiative. Specifically, the Applicant proposes to develop the Property with a convention center hotel with 1,125 to 1,150 guest units and approximately 765,000 square feet of floor area. The hotel would have a maximum building height of 130 feet, and an FAR of approximately 9.3. The underground parking garage at the hotel will be able to accommodate 388 valet parked vehicles. The proposed PUD will comply with the applicable DD, C-3-C and PUD regulations, as amended under Zoning Commission Case No. 08-05. Therefore, based on the foregoing, the Applicant respectfully requests the Zoning Commission's approval of this application.

Respectfully submitted,

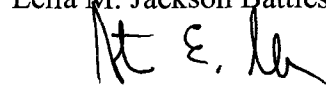
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