

MARRIOTT MARQUIS CONVENTION CENTER HOTEL
ZONING COMMISSION CASE NO. 08-13
COMMUNITY BENEFITS AND AMENITIES
November 24, 2008

1. **Urban Design, Architecture, Landscaping and Open Space** – 11 DCMR §2403.9(a).
 - 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.
 - b. 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.
 - c. 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.
 - d. 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).
 - a. An underground pedestrian concourse is planned to connect the hotel to the Convention Center, which will reduce excessive on-street pedestrian movement at high traffic periods.
 - b. Traffic impacts will be mitigated because truck deliveries for the hotel will occur at a below-grade loading dock; buses and taxis will queue on L Street rather than 9th Street or Massachusetts Avenue.
 - c. 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. **Effective and safe vehicular and pedestrian access, transportation management measures, connections to public transit service, and other measures to mitigate adverse traffic impacts** – 11 DCMR §2403.9(c).
 - a. An underground pedestrian concourse is planned to connect the hotel to the Convention Center, which will reduce excessive on-street pedestrian movement at high traffic periods.
 - b. Traffic impacts will be mitigated because truck deliveries for the hotel will occur at a below-grade loading dock; buses and taxis will queue on L Street rather than 9th Street or Massachusetts Avenue.

- c. In connection with the PUD, L and 10th Streets will be changed from one-way to two-way operations in order to provide more efficient traffic circulation around the perimeter of the site.
- d. The hotel will have two main entries, one on Massachusetts Avenue and one on L Street with a bus lay by. This allows passenger vehicles to be segregated from charter buses and commercial buses dropping off hotel guests.
- e. The hotel will operate under the Traffic Management Plan prepared by Gorove Slade Associates, dated November 17, 2008, which includes provisions for taxi management and valet parking operations.

4. **Historic Preservation of Private or Public Structures, Places, or Parks** – 11 DCMR §2403(d).

- a. The PUD incorporates the historic American Federation of Labor Building. The exterior of the building will be restored, and the interior will be completely renovated to house 42 distinctive guestrooms and a public restaurant/bar at the street level.

5. **Employment and Training Opportunities** – 11 DCMR §2403.9(e).

- a. 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.
- b. The hotel is expected to generate between 1000 - 1200 permanent new jobs and 1500-1800 construction related temporary jobs. Of the permanent new jobs generated, approximately 10% are classified as management positions. The hotel workforce will include associates focused on guest services, sales, engineering, finance, housekeeping, banquets, and various attendants and servers.
- c. The Applicant will 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.
- d. 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.

6. **Environmental Benefits** – 11 DCMR §2403.9(h).

a. The hotel will achieve LEED Silver status 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.

b. The project will include landscape elements to promote the following green building objectives: (i) stormwater design/quantity control through the use of low impact development ("LID") tree pits and pervious paving; (ii) heat island effect, non-roof through planting a double row of trees along Massachusetts Avenue; and (iii) water efficient landscaping through the use of a stormwater management cistern, drip irrigation system, and native or adapted plant species.

7. **Uses of Special Value to the Neighborhood or the District as a Whole** – 11 DCMR §2403.9(i).

a. The PUD will provide lodging and conference facilities that support the Washington Convention Center.

b. The PUD will provide additional lodging options that further the City's hospitality and tourism industry.

c. The PUD includes the preservation of the landmark American Federation of Labor Building.

c. The proposed PUD will replace an underutilized site and abandoned building with an exemplary, well-designed, upscale convention hotel, which promotes the continued redevelopment of this section of the City.

d. The retail and restaurants at the ground floor of the hotel will provide additional services to the neighborhood and enliven the streetscape.

8. **Miscellaneous**

a. The project furthers several objectives of the Citywide Elements of the Comprehensive Plan.

b. The project furthers several policies in the Comprehensive Plan for the Central Washington Area element.