



November 18, 2008

RESOLUTION

**Advisory Neighborhood Commission 5C Resolution in Support of
Conference Center Associates I, LLC Mixed Use Complex Planned Unit Development (PUD)
Project proposed for 200 Michigan Avenue, NE (also known as the Fringe Parking Lot)
and Extension thereof of the Development Proceedings Necessary to Realize the Project.**

Whereas, Conference Center Associates I, LLC had presented the initial hotel and conference center concept to Advisory Neighborhood Commission 5C in 1990 and Advisory Neighborhood Commission 5C by testimony and correspondence to the Zoning Commission in 1990 supported the PUD which would allow the development of the hotel and conference center at the Fringe Parking Lot site;

Whereas, Conference Center Associates I, LLC presented their then-current SpringHill Suites and Conference Center Development Proposal to the Commissioners of ANC 5C at a duly scheduled meeting of ANC 5C on March 20, 2007, at which a quorum was present, sought and received the support of ANC 5C in the form of a unanimous vote to support the Conference Center Associates I, LLC SpringHill Suites and Conference Center Development Proposal and the District of Columbia governmental actions necessary to the move the project forward;

Whereas, Conference Center Associates I, LLC executed on May 11, 2007 a ground lease agreement with the District of Columbia for 200 Michigan Avenue, NE (also known as the Fringe Parking Lot);

Whereas, at the District government's request, the final ground lease added new requirements for a more intense development of the site than originally contemplated by the developer, necessitating revisions to the development concept, design, plans, and schedule for a mixed use complex calls for, in the first phase of the project an approximately 225-suite SpringHill Suites by Marriott (which may be expanded by up to 300 suites in the future if market demand warrants), a restaurant, a parking structure and surface parking, and a conference / banquet facility, and in the future second phase may add either an additional 125-suite hotel and a residential building, or two residential buildings based on market conditions (a document summarizing the revised project, the lease, and the public benefits is attached and is a part of this resolution);

Whereas, Conference Center Associates I, LLC is seeking and requesting the support of ANC 5C in order to proceed with the submission of a Planned Unit Development application based on the new lease requirement for the development of the site, and as such presented their Mixed Use Complex Planned Unit Development (PUD) Project Proposal to the Commissioners of ANC 5C at a duly scheduled meeting of ANC 5C on November 18, 2008, at which a quorum was present;

Therefore, Be It Resolved, that ANC 5C, on November 18, 2008, acted by majority vote to support the Conference Center Associates I, LLC Mixed Use Complex Planned Unit Development (PUD) Project Proposal and the District of Columbia governmental actions necessary to the move the project forward.


Anita Bonds

Advisory Neighborhood Commission 5C Chairman

Commissioners

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*ANC5C traditionally
meets once-a-
month on the 3rd
Tuesday of the
month.*

Next Meeting:
DEC 16, 2008
7:00 PM
Trinity University
Main Hall