

Michigan Avenue & Irving Street, NE Mixed Use PUD Project – Zoning Commission Case No. 08-33

Conference Center Associates I, LLC (CCA) will provide the amenities set forth below in conjunction with the development of a SpringHill Suites Hotel by Marriott, a conference center with ballroom facilities, and a white table cloth restaurant on the site at Michigan Avenue and Irving Street, NE currently utilized as a surface parking lot. The project will greatly improve what is now an underused and unsightly area near existing residential and institutional developments. H Street Investment Corporation, a subsidiary of the H Street Community Development Corporation (HSCDC), is a Certified Business Enterprise (CBE) in the District of Columbia and an equity investor in the project. One of the roles that HSCDC will play is helping develop and implement the community amenities, the Community Participation Plan, the First Source Employment Agreement, and the CBE Agreement that are proffered as part of the project's zoning application.

COMMUNITY AMENITIES

1. Job creation and employment opportunities in the community: This development will create both short term employment opportunities initially and long term employment opportunities throughout the life of the project. Qualified Ward 5 residents will have priority in obtaining these new employment opportunities. Construction-related jobs will be created during the construction period, and CCA estimates that the hotel and restaurant operations will generate 160 permanent full time equivalent jobs, with annual wages and benefits estimated at \$6.5 Million, or \$130 Million for the first twenty years of operation in 2009 dollars. Retail businesses will create additional jobs. CCA and HSCDC will work with the DC Department of Employment Services (DOES) to establish a First Source Employment Agreement to facilitate screening and hiring of qualified DC residents, with particular emphasis on attracting and retaining Ward 5 residents as employees, and with the goal of at least a quarter of the employees being from Ward 5. CCA will coordinate with ANC 5C to hold a job fair for Ward 5 residents within six months before the hotel and restaurant open, in time for necessary training to be accomplished before the opening.

2. On-site job training and educational opportunities: The community will benefit from job readiness and job training programs related to the project's development and the hospitality industry. In coordination with ANC 5C and community organizations, CCA will identify training and educational opportunities, such as the new Community College hospitality program (which is a joint effort of the University of the District Columbia [UDC] and the Hotel Association of Washington, DC [HAWDC]) and the Hospitality High School of Washington, DC, a Public Charter School, for Ward 5 residents who are interested in the hospitality industry and assist in their placement. Training efforts will be coordinated with DOES, the project's hotel and restaurant management companies, and Marriott International, with the cost of the training borne by the hotel and restaurant businesses. (The value of this training is substantial, but the cost

cannot be readily quantified due to the nature of the Marriott International franchise agreement.) This training will be available for hotel entry-level positions and for those seeking further advancement in the hospitality industry. The hotel management company intends to utilize Marriott's significant training resources with an emphasis in functional training at the entry-level hourly paid, supervisors, and management associate levels.

3. Scholarships and internships for Ward 5 residents who are students at the Community College hospitality program of UDC/HAWDC: This new college program's goal is to provide students with an excellent educational program designed to promote success in the hospitality industry. The hotel business will provide scholarship assistance of at least \$2,000 annually (for the term of the lease, a value of at least \$40,000) to a student or students selected by the school and HAWDC under the UDC/HAWDC administered scholarship program, with strong preference given to Ward 5 residents. In addition, the hotel will commit to hiring two students from the school as interns each summer, also with preference given to Ward 5 residents.

4. Internships at one of Washington, DC's three Career Technical Education (CTE)-based Culinary Arts Programs: These programs were developed in conjunction with the Restaurant Association Metropolitan Washington Education Foundation (RAMW-EF) to provide students with academic/professional instructors in commercially designed facilities in order to encourage careers in the restaurant and foodservice industry. The restaurant business located in the project will commit to hiring two students from these programs as interns each summer, with preference given to Ward 5 residents.

5. Business opportunities for the community: Qualified Ward 5 businesses will be afforded opportunities to bid on service and construction contracts. Competitive bids from Ward 5 businesses will be given priority. CCA and HSCDC will work with the DC Department of Small and Local Business Development to establish a CBE Agreement to facilitate identification of qualified DC businesses, with particular emphasis on awarding contracts to businesses located in Ward 5. In addition, the hotel will place a directory of services in each hotel room, listing local businesses that may be of interest to hotel guests.

6. Community Participation Plan: CCA plans to work closely with Advisory Neighborhood Commission 5C, and invites residents and other community stakeholders to share their comments/concerns, and to assist CCA in reaching our employment goals and certified business enterprises participation objectives.

7. Meeting room space for the Advisory Neighborhood Commission 5C: ANC 5C will be provided meeting room space for its monthly public meetings on a scheduled basis, free of charge.

8. Reduced rates for use of the hotel and conference facilities: Programs will be established to provide reduced charges for reasonable use of the hotel and conference

center by private residents of the area served by ANC 5C, including use of the conference facilities and rooms, as well as the ballroom facility, on a space available basis.

PROJECT AMENITIES

1. Irving Street Roadway Improvements: CCA will pay for the cost of; (i) a new signalized intersection at the Irving Street entrance to the project and an advanced flashing beacon on Irving Street, (ii) relocating the Irving Street entrance drive, (iii) providing a separate left turn lane along the westbound approach of Irving Street; and (iv) improved roadway striping and signage in order to fix the transportation infrastructure deficiencies of the existing entrance. The costs of these improvements are expected to be approximately \$750,000 - \$900,000.

2. Michigan Avenue Streetscape Improvements: The proposed project will provide significant landscaping in the public space along Michigan Avenue and will also result in the widening (to a width of 10 feet) of the Michigan Avenue sidewalk adjacent to the property. CCA is also proposing to replace and enhance the bus shelter located along Michigan Avenue adjacent to the property. These improvements are expected to cost in the range of \$300,000 to \$400,000.

3. White Table Cloth Restaurant: The project will include a full-service, white table cloth restaurant that is accessible from both within the hotel and directly from Michigan Avenue. The restaurant will include a large outdoor dining terrace.

4. Transportation Management Plan: The project will result in the creation of a transportation management plan that includes the provision of three (3) car-sharing service parking spaces on the property. In order to alleviate demand for parking on neighborhood streets, parking spaces for Washington Hospital Center employees will continue to be provided on the property, with convenient shuttle bus service to the Washington Hospital Center Campus.