



Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 5C
PO Box 77761
Washington, DC 20013
www.anc5c.org

2009 JUL -5- 2011: 07

June 27, 2009

RESOLUTION OF SUPPORT

Advisory Neighborhood Commission 5C Resolution in Support of Conference Center Associates I, LLC Mixed Use Complex Planned Unit Development Project proposed for 200 Michigan Avenue, NE (also known as the Fringe Parking Lot) and for the Negotiated Community Amenities Plan dated June 26, 2009.

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 Planned Unit Development (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 the 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, following negotiations with the District of Columbia government, Conference Center Associates I, LLC executed on May 11, 2007 a ground lease agreement with the District of Columbia for 200 Michigan Avenue, N.E. with a revised, 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. The first phase of the project calls for an approximately 233-suite SpringHill Suites by Marriott (which may be expanded up to 314 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 will add two additional buildings that will be dedicated to either additional hotel use and/or residential units and may include more space for conference center uses, based on market conditions.

Whereas, Conference Center Associates I, LLC presented their Mixed Use Complex 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 and acted by majority vote to reaffirm its support for advancing the Conference Center Associates I, LLC Mixed Use Complex PUD Project proposal and its December 2008 submission to the Zoning Commission of the District of Columbia and other governmental actions necessary to the move the project forward.

Whereas, on June 16, 2009 and June 27, 2009, Conference Center Associates I, LLC presented the December 23, 2008 Mixed Use Complex PUD Application with its subsequent revisions and the negotiated

ZONING COMMISSION
District of Columbia

CASE NO. 08-33

EXHIBIT NO. 29

Community Amenities Plan for consideration and support before duly scheduled meetings of ANC 5C Single Member District 5C11 and ANC 5C, at which quorums were present.

Therefore, Be it Resolved that ANC5C with a quorum present, on June 27, 2009 at its properly noticed meeting, in response to a Motion by ANC5C11 Commissioner Ronnie Edwards, ANC 5C adopted a unanimous resolution of continued support for the PUD application and negotiated Amenities Plan (shown below) and further requested that Conference Center Associates I, LLC continue to:

1. collaborate with the community and the District Department of Transportation to address concerns about “access” to and from the Michigan Avenue entrance, including proposed signage at the intersection of Michigan Avenue and North Capitol Street to guide hotel traffic to use North Capitol and Irving Streets to access the hotel property;
2. work with the ANC to develop implementation guidelines for certain elements of the amenities program.

Comprehensive Communities Amenities Plan with Chart:

The chart page summarizes the various elements of the plan, along with other benefits of the project to the community and the District, and estimates values for many of the benefits.

Michigan Avenue & Irving Street, NE Mixed Use PUD Project- Zoning Commission Case No. 08-33		
Community & Project Benefits Summary		
	One-Tune or	First 20 Years
Employment Related (Assumes 50% of Employees from Ward 5)		
Construction Jobs Wages & Benefits	\$9,000,000	\$9,000,000
Hotel & Restaurant Jobs Wages & Benefits (for 80 employees)	\$3,250,000	\$65,000,000
Initial On-Site Job Training (estimated \$2K average cost per new	\$160,000	\$160,000
Sub-Total Employment Related	\$12,410,000	\$74,160,000
Other Community		
Ward 5 Skills Development & Job Readiness Program	\$75,000	\$75,000
Internships and Collegiate Scholarships (4 Interns & 2 Scholarships	\$22,000	\$440,000
ANC 5C Monthly Meeting Space (not quantified)		
Seniors Group Lunch Program (4 per year)	\$5,000	\$ 100,000
ANC 5C Residents Holiday Party (not quantified)		
ANC 5C Residents Special Rates Program (hotel & conference		
Sub-Total Other Community Amenities	\$102,000	\$615,000
Project Amenities		
Irving Street Roadway Improvements	\$825,000	\$825,000
Michigan Avenue Streetscape Improvements	\$350,000	\$350,000
New Revenues for Local Businesses (estimated at \$10/ hotel room)	\$800,000	\$ 16,000,000
White Table Cloth Restaurant, Hotel, and Conference Facility		
Transportation Management Plan (not quantified)		
Sub-Total Project Amenities	\$1,975,000	\$17,175,000
District Benefits		
Hotel & Restaurant Sales Taxes, Property Taxes, & Rent to DC	\$4,000,000	\$80,000,000
Total Value of Benefits (excluding non-quantified items)	\$18,487,000	\$171,950,000

JOBS CREATION AND OTHER 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 51 % of the new employees being from Ward 5. CCA will coordinate with ANC 5C to hold a job fair and other outreach activities 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, and while the cost cannot be readily quantified due to the nature of the Marriott International franchise agreement, we estimate the average cost to train a new employee exceeds \$2,000. 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 associates levels.

3. Ward 5 Skills Development and Job Readiness Program: CCA will allocate \$75,000 for a project-specific job readiness program that will prepare 40-50 Ward 5 residents for jobs directly related to the project's development and the hospitality industry. The UDC hospitality program or other similar non-profit institution will administer the program. The program will target Ward 5 residents who are interested in the hospitality industry, and will assist successful participants with job placement. The program will coordinate its efforts with other existing programs/institutions, such as the Hotel Association of Washington, DC (HAWDC) and the Hospitality High School of Washington, DC, a Public Charter School.

4. 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 initial 20-year 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, who are Ward 5 residents. In addition, the hotel will commit to hiring two students who are Ward 5 residents from the school as interns each summer at an estimated cost of \$5,000 per intern (for the initial 20-year term of the lease, a value of at least \$200,000).

5. **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 Ward 5 students from these programs as interns each summer at an estimated cost of \$5,000 per intern (for the initial 20-year term of the lease, a value of at least \$200,000).

6. **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.

7. **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 of 51% of new hires and certified business enterprises participation objectives of 35%.

8. **Meeting room space for the Advisory Neighborhood Commission 5C or SMD 5C11:** ANC 5C or SMD 5C11 will be provided meeting room space for monthly public meetings on a scheduled basis, free of charge.

9. **Seniors Group Lunch Program:** A seniors group consisting of area residents will be provided lunch (for up to 25 guests) four times per year for the initial 20-year term of the lease.

10. **ANC 5C Residents Holiday Party:** Each December, for the initial 20-year term of the lease, meeting space will be provided for a holiday party for area residents, on a space available basis. The size of the space will be based on the amount of interest and availability for the requested date(s).

11. **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. **New Revenues for Local Businesses:** The new hotel, conference center, restaurant and retail businesses will generate new revenues for local businesses due to increased foot traffic provided by customers of the new businesses. The hotel will place a directory of services in each hotel room, listing local businesses that may be of interest to hotel guests.

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

5. **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.

As such, the Community Amenities Plan is a part of the larger PUD application for Michigan Avenue and Irving Street Mixed Use and is conditioned upon the approval of the PUD by ANC 5C at its June 27th Committee of the Whole meeting and the Zoning Commission.

Now, Therefore, Be It Further Resolved, that ANC 5C, on June 27, 2009, at its properly noticed meeting acted by unanimous vote to support the Conference Center Associates I, LLC Mixed Use Complex PUD Project proposal and the Communities Amenities Plan for presentation to the Zoning Commission Hearing scheduled for July 9, 2009 and that the ANC authorizes ANC 5C11 Commissioner Edwards to represent the ANC before the Zoning Commission on July 9, 2009.

Advisory Neighborhood Commission 5C is composed of twelve Commissioners, therefore seven Commissioners constitute a quorum that was present and voted.

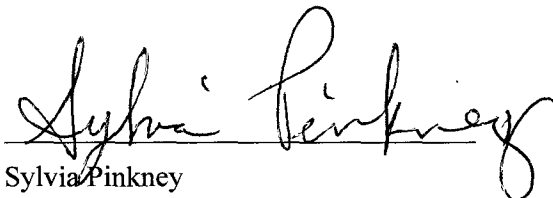
Seven Commissioners were present and voted at the June 27, 2009 meeting.

Adopted: June 27, 2009

We therefore certify this resolution to be true and correct.



Anita Bonds
Chairman



Sylvia Pinkney
Recording Secretary