33 Patterson Street, N[redacted]
Washington, DC 20002

BZA 17047

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Parking Management:

Night and Day Management, LLC

Fur Café and Lounge

- **Location**

Located in the heart of our nation's capitol, *Fur Cafe and Lounge* offers a brilliant combination of state-of-the-art technology, unsurpassed luxury and non-stop excitement. With its exclusive entertainment concept and unmatched variety, Fur delivers an inspiring and exceptional range of choice. World class dining, luxurious and indulgent lounges, dynamic dancing areas and exciting live entertainment are just the starting points.

Fur is enthusiastically committed to forming a cooperative venture with the city, community and other local businesses to stimulate economic growth and create new job opportunities while providing a world class, one-of-a-kind entertainment facility. *Fur* will partner with local civic and spiritual leaders to promote, develop and host innovative community outreach programs that will revitalize the surrounding area.

As a pioneer enterprise north of Massachusetts Avenue, it is essential that Fur support the surrounding community in order to ensure and encourage other business ventures to invest their time and resources into this economically challenged area.

- Safety and Security for Exterior of the Premises

The safety, security and well being of all the guests and staff are of the highest level of importance and a necessary ingredient to providing an exciting and unsurpassed entertainment experience. Night and Day Management, LLC will dedicate all necessary club resources and personnel for each event hosted at any of its venues. The Parking and Security staff will be committed to providing a safe and hospitable environment for all of its guests.

Night and Day will dedicate its resources and the extensive experience of its management team to screen, train and properly equip a courteous and experienced security staff. The Parking and Security staff will be trained and will conduct itself in such a manner as to reasonably and responsibly measure its conduct to ensure a safe and pleasant experience for all of its guests.

The Night and Day entertainment complex will offer valet parking to all of its guests. The valet parking will be provided in a manner which will serve the convenience of our guests, to reduce any congestion problems at the entrance of the facility and to otherwise enhance the image of the complex and its surrounding community. Because the complex will cater to both corporate and social functions, the parking staff will be professionally

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District of Columbia
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trained and, as a part of the hiring process, will be screened including background checks to ensure that reliable, dependable and upstanding members of the community are hired as valets at the faculty.

These valets will wear special uniforms and Night and Day valet employees will be equipped with security performance lights, two-way radios and cellular telephones. The valet personnel will also monitor vacant parking lots used by Night and Day valet staff as well as the New York Avenue metro stop throughout the entire time that the facility is open and will continue monitoring the lots and metro stops until all guests have safely departed. Valets will also be able to serve as security escorts on the sidewalks to ensure the safety of guests that are leaving the facility and traveling to and from the metro stops.

Night and Day anticipates installing sufficient exterior building lighting to provide a clear, well lit and secure environment in all of the areas surrounding the facility. The presence of the security staff and the presence of the valet staff will result in a greatly enhanced overall security of the facility and the surrounding neighborhood. Night and Day will coordinate with the city and the Metropolitan Police Department to establish any necessary procedures for the safe and secure environment for its guests.

Management at Night and Day has contacted a significant number of adjacent parking lots to determine the availability for contract parking or lease parking arrangements to be utilized by Night and Day for the purpose of providing parking for its guests. As of the current date approximately 1,750 private spaces have been identified for which ongoing discussions between Night and Day and the appropriate property owners are taking place. Additionally, there are approximately 340 on street parking spaces within a five minute walk of the facility. This creates a total of 2,088 parking spaces potentially available to the clientele at the facility (See Exhibit 1 attached hereto). In addition the New York Avenue Metro Station is anticipated to open on ___(date)_____ and will allow many of the facilities patrons to travel without the need for individual motor vehicles.

Parking Management Plan

		Parking Lot address	# of spaces self park	# of spaces valet	*status*
NCRC / RLARC -- Charles King, Acting Executive Vice President, 202 530-2468	Lots 0056, 0245, 0256, 0823, 0846	2 Patterson Street, NE (42,252 sq ft)	141		NCRC RFP for parking operator (due 27aug03 - will be available to cooperate)
NCRC leases two lots to DHCD Employees Benefit Association -- (Darryl Matthews, Bsns Mgr, cell: 240 460-6814)		2 M Street, NE	100		working on ltr of cooperation
		22 M Street, NE	22		"
DCHA DC Housing Authority -- Lisa Blacknall, Dir. of Admin Svcs (202 535-2666)		1133 North Capitol St, NE	*100*		willing to work out agmt (this is a fenced lot ideal for valet control)
(DCHA leases lot from Stan Weinstein)		40 M Street, NE	21		(expect ltrs Friday or next week)
HAC Hanger Orthopedic Group, Inc Alan S. Alterman, Dir. of Real Estate, 301 280-4584	Lot 0253	40 Patterson Street, NE	40		We have ltr expressing interest in working out an agmnt.
MarcParc -- Marc Slavin, President 202 789-4000		33 M Street, NE	420		willing to cooperate, needs CareFirst permission
Georgetown Parking Inc. Yesh Biru, Director of Operations, Vice President -- 202 842-3000; cell: 301 332-8559		131 M Street, NE	312	414	We have ltr expressing interest in working out an agmnt.
		52 L Street, NE	100		"
		101 K Street, NE	92		"
		55 New York Avenue, NE	400		"
Capitol Square Management, L.L.C. William K. Gerrish, Sr., Managing Member					*he has svrl lots, I have not rschd*
total private spaces in vicinity under discussion			1,748		
on-street parking within 5 min. walk			340		free parking available at night
Total Parking nearby			2,088		

EXHIBIT A