

# ADAMS MORGAN HOTEL OWNER LLC

C/O SYDELL GROUP, LTD.  
30 WEST 26<sup>TH</sup> STREET, 12<sup>TH</sup> FLOOR  
NEW YORK, NEW YORK 10010

27 January 2017

Teddy Gebremichael  
Program Director  
Department of General Services  
1250 U Street, NW, 3<sup>rd</sup> Floor  
Washington, DC 20009

**RE: MARIE H. REED COMMUNITY LEARNING CENTER  
WASHINGTON, DC**

**Subject:**

Zoning Commission Order No. 11-17  
Zoning Commission Case No. 11-17  
Adams Morgan Church Hotel, LLC  
(Consolidated Planned Unit Development and Related Zoning Amendment for Square 2560,  
Lots 127, 872, and 875)  
February 25, 2013

In conjunction with The DC Department of General Services, DC Public Schools and Quinn Evans Architects, Adams Morgan Hotel Owner has evaluated the above referenced Zoning Commission Case relevant to the Adams Morgan Church Hotel Decision Approval condition **B. Public Benefits and Project Amenities** (See Exhibit A).

The 2016-2017 Marie H. Reed Elementary School program including students, faculty and support staff are currently located off-site while the building and site is under construction. In Aug 2017, the students, faculty and support staff will move back to the 1801 18<sup>th</sup> St NW building for the 2017-2018 academic school year.

The evaluation is as follows:

Item 18.

This item stipulates various tasks to be performed by the applicant to improve the quality and the character of the property.

In the 3 plus years since the Decision Approval, much work has been performed on the property including site improvements and maintenance. Additionally, the Marie H. Reed Community Learning Center is undergoing a comprehensive renovation that includes a complete gutting and build-out of the interior, extensive façade work, minor additions and major site improvements.

The Proffer Matrix (Exhibit B) identifies each item and its current status. Exhibit C indicates approximate location of each item on the site. It also proposes additional new site improvement scope. The cost for all site improvements is to be approximately \$200,000.

It is hereby proposed that the applicant transfer funds in the amount of \$200,000 to the DC Department of General Services, who is the agent for the Marie H. Reed Community Learning Center property. The work will be performed by Gilbane Building Co. who is under contract with DC DGS for the renovation. All work to be completed by Dec 2017.

By the transfer of the funds to DGS, all parties involved feel this would fulfill the applicant's obligation for this item.

Signatures below indicate the acceptance of this proposed agreement.

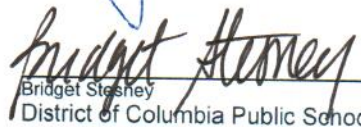
**ZONING COMMISSION**  
District of Columbia  
CASE NO.11-17A  
EXHIBIT NO.3B



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Jake Larnstein  
Adams Morgan Hotel Owner, LLC  
Chief Development Officer

1.26.17  
Date



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Bridget Stehney  
District of Columbia Public Schools  
Deputy Chief, Facilities & IT Initiatives  
Office of the Chief Operating Officer

03.27.2017  
Date



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Jeff Bottechio  
DC Department of General Services  
Deputy Director Capital Construction

3.28.17  
Date

AAD# 4406

DONATION AGREEMENT  
BETWEEN THE DISTRICT OF COLUMBIA GOVERNMENT  
AND ADAMS MORGAN HOTEL OWNER, LLC

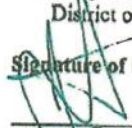
1. ADAMS MORGAN HOTEL OWNER, LLC ("Donor") agrees to make a donation to DC DEPARTMENT OF GENERAL SERVICES of \$200,000 to be used for the following purpose. The donation is being given freely without any expectation of special treatment by the government.
2. The donation will be used to support TASKS TO BE COMPLETED ON THE GROUNDS OF THE MARIE H. REED COMMUNITY LEARNING CENTER (1801 18<sup>th</sup> Street NW, Washington, DC 20009). The donation is for an authorized purpose because it is consistent with the functions and purposes of the agency.
3. The donation is being made on the condition that the agency agrees to use the donation for the particular purpose stated in this agreement. If the agency does not use the full balance of the financial donation, I, the donor, give my express consent and authorization to the agency to use the remaining balance in the same or subsequent fiscal years for the same or similar authorized purpose, as reviewed and approved by the D.C. Ethics Officer. Otherwise, the Government of the District of Columbia will mail a refund check to the donor in the amount of any remaining balance. (State any other conditions that may apply).

<input checked="" type="checkbox"/>	Yes, with my consent all remaining funds may be applied toward <sup>the same</sup> another D.C. Government program with a similar purpose in this fiscal year or subsequent years.
<input type="checkbox"/>	No, please refund all remaining funds to the donor.
<input type="checkbox"/>	Not Applicable


Please check the appropriate box.

4. The donor has read the Rules of Conduct regarding Donations set forth in Mayor's Memorandum 2012-3, dated May 16, 2012.
5. To the best of the Donor's knowledge, the Donor is not aware of any material transactions pending before the District of Columbia Government, nor any litigation pending against the District of Columbia government involving the Donor.
6. The District of Columbia government acknowledges that systems are in place for the donation to be accepted by the government and the use of the donation may be properly tracked as required by the Section 115 of the District of Columbia Appropriations Act, 2003, Pub. L. 108-7.

Signature of the Parties:

  
 Name: John Lamstein  
 Title: COO  
 Authorized official representing the Donor

Date: 1/6/17

  
 Agency Representative GREER JOHNSON GILLS, PE  
 Agency name DEPARTMENT OF GENERAL SERVICES

Date: 2/14/2017

  
 Lafayette Barnes, Director  
 Office of Partnerships and Grant Services (OPGS)  
 on behalf of the District of Columbia Government

Date: 2/14/17



and 1700 blocks of U Street, N.W.; the 1700 through the 1900 blocks of Florida Avenue, N.W.; Western Boundary: the 1800 through the 2300 block of Connecticut Avenue, N.W., excluding all Federal property East of Connecticut Avenue, N.W., but including all District residential streets on the boundary with Rock Creek Park from the 2000 block of Waterside Drive to the 2800 block of Adams Mill Road, N.W., with costs not to exceed \$480,000 for said five-year period.

13. Prior to the issuance of the certificate of occupancy for the Project, the Applicant will support the Marie H. Reed Community Learning Center so that it can have or augment existing education resources, including bi-lingual classroom libraries, train staff in advanced teaching techniques, and equipping its iPad laboratory, at a cost not to exceed \$35,000, expenditures to be coordinated with the Center's Principal.
14. Prior to the issuance of the certificate of occupancy for the Project, the Applicant will support the H. D. Cooke Elementary School to provide classroom libraries to its classrooms, basic musical instruments for individual students (recorders for all and some xylophones) and advanced technology for classrooms now lacking same ("smartboards"), such support to materials and financial contributions undertaken in coordination with the school's Principal, at a cost not to exceed \$41,413.
15. Prior to the issuance of the certificate of occupancy for the Project, the Applicant will provide Jubilee Jump Start ("JJS") cribs, video equipment, four-seat strollers, "prop boxes", staff training, and enhance supplies used in the course of its operation. The Applicant will also provide the means to carry out certain essential repairs as well as abate noise from the JJS operations affecting nearby residents, such support and contribution not to exceed a total of \$50,000.
16. Prior to the issuance of the certificate of occupancy for the Project, the Applicant shall provide financial support in the amount of \$20,000 for the Sitar Center for staff enhancement in its program providing arts enrichment to infants and young children, particularly those from lower income families.
17. Prior to the issuance of the certificate of occupancy for the Project, the Applicant shall provide financial support in the amount of \$35,000 to For the Love of Children for staff enhancement in its tutoring programs providing focused training for those who aspire to complete high school or gain certification of high school equivalency.
18. Prior to the issuance of the certificate of occupancy for the Project, the Applicant will complete the tasks below on the grounds of the Marie Reed Learning Center,



at an estimated cost of \$200,000. If necessary permissions cannot be obtained from the applicable government agencies, the Applicant and RCNA will work cooperatively to identify alternative tasks on the grounds of the Marie Reed Learning Center of comparable economic value for the Applicant to complete instead. If, due to unforeseen circumstances, the completion of any of these tasks would require additional work that is materially beyond the scope of what is specified herein, then the Applicant and RCNA will work cooperatively to identify alternative tasks on the grounds of the Marie Reed Learning Center of comparable economic value for the Applicant to complete instead:

- a. Remove selected plants (to be identified, not to include the three mature trees immediately south of the indoor swimming pool on Champlain Street) on the exterior perimeter of the ball field from Champlain Street south of the indoor swimming pool, along Florida Avenue, and along California Street. RCNA will generate a Community Tree Planting ("CTP") plan for replacement greenery to be provided by Casey Trees or other organizations;
- b. Remove the chain link fencing on the perimeter of the ball field from Champlain Street south of the indoor swimming pool, along Florida Avenue, and along California Street to the tennis courts;
- c. Repair the damaged portion of the cement retaining wall that has sagged on the Champlain Street side of the ballpark due to erosion, so that it is structurally sound and level with the rest of the retaining wall;
- d. Install new fencing (of same style and quality as existing at Marie Reed Learning Center grounds, height to be determined) on the perimeter of the ball field from Champlain Street south of the indoor swimming pool, along Florida Avenue, and along California Street to the tennis courts. Installation to include two gates on Champlain Street, a gate on Florida Avenue, and a gate on California Street;
- e. Install a new plastic/vinyl-coated chain link backstop for the ball field;
- f. Provide movable adult- and youth-sized soccer goal posts for the ball field;
- g. Remove the railroad ties at the southern end of the tennis courts on Champlain Street. Replace them with a new supporting structure that integrates beds for planting shrubbery;

- h. Replace the missing bar in the chain link fencing of the tennis courts on the 18<sup>th</sup> Street side;
- i. Remove the chain link fencing on 18th Street and install new fencing (height to be determined);
- j. Remove the chain link fencing on the southern edge of the middle tier of the grounds that divides the middle tier of the grounds from the ball field and install new fencing (height to be determined);
- k. Remove the chain link fencing on the southern edge of the upper tier of the grounds that divides the upper tier of the grounds from the middle tier of the grounds, install new fencing (height to be determined) and remove the old steel fence support structures attached to the cement base;
- l. Remove the chain link fencing on the eastern edge of the basketball courts on the upper tier of the grounds, install new fencing (height to be determined), and adjust the gates to the north and south of this new fencing to appropriate heights as necessary;
- m. Remove the chain link fencing enclosing the water pumping station and the outdoor pool and install new fencing (height to be determined);
- n. Remove all stair and ramp handrails, repair the cement bases as necessary, and install new handrails in a style that coordinates with the new fencing;
- o. Provide three benches near the basketball courts matching the benches found on the middle tier of the grounds and paint all benches;
- p. Paint the posts for the basketball nets; and
- q. Repair all light posts anywhere on the grounds and paint them.

**C. Miscellaneous**

1. The Applicant shall abide by the transportation demand management plan consistent with the recommendations set forth in the August 29, 2012 DDOT report. (Ex. 56.)
2. The Applicant shall abide by the terms of the truck management plan as set forth on Pages 5 and 6 of the Agreement executed on September 4, 2012, between the Applicant and RCNA (Ex. 78.)



Item No.	Item	Status	QEA Comment
18	Prior to the issuance of the certificate of occupancy for the Project, the Applicant will complete the tasks below on the grounds of the Marie Reed Learning Center, at an estimated cost of \$200,000. If necessary permissions cannot be obtained from the applicable government agencies, the Applicant and RCNA will work cooperatively to identify alternative tasks on the grounds of the Marie Reed Learning Center of comparable economic value for the Applicant to complete instead. If, due to unforeseen circumstances, the completion of any of these tasks would require additional work that is materially beyond the scope of what is specified herein, then the Applicant and RCNA will work cooperatively to identify alternative tasks on the grounds of the Marie Reed Learning Center of comparable economic value for the Applicant to complete instead:		
a.	Remove selected plants (to be identified, not to include the three mature trees immediately south of the indoor swimming pool on Champlain Street) on the exterior perimeter of the ball field from Champlain Street south of the indoor swimming pool, along Florida Avenue, and along California Street. RCNA will generate a Community Tree Planting ("CTP") plan for replacement greenery to be provided by Casey Trees or other organizations;	Work previously performed	Limited landscape work has been performed since 2013. Additional landscape work in this area is to be performed by GBCo as part of the Marie Reed Renovation scope.
b.	Remove the chain link fencing on the perimeter of the ball field from Champlain Street south of the indoor swimming pool, along Florida Avenue, and along California Street to the tennis courts;	Work to be performed by GBCo.	Chain link fence was replaced with metal picket fence since 2013. Some fencing has been damaged over the years. Recommend repair of the picket fence.
c.	Repair the damaged portion of the cement retaining wall that has sagged on the Champlain Street side of the ballpark due to erosion, so that it is structurally sound and level with the rest of the retaining wall;	Work to be performed by GBCo.	Limited patchwork of repairs has been performed since 2013. Recommend that a comprehensive survey and repair work be performed and apply a cementitious coating finish coat.
d.	Install new fencing (of same style and quality as existing at Marie Reed Learning Center grounds, height to be determined) on the perimeter of the ball field from Champlain Street south of the indoor swimming pool, along Florida Avenue, and along California Street to the tennis courts. Installation to include two gates on Champlain Street, a gate on Florida Avenue, and a gate on California Street;	Work to be performed by GBCo.	New metal picket fence including gates were constructed since 2013. Gates are in as state of disrepair. Recommend repair / replacement of existing gates.
e.	Install a new plastic/vinyl-coated chain link backstop for the ball field;	Work previously performed	Backstop install by Others.
f.	Provide movable adult- and youth-sized soccer goal posts for the ball field;	Work to be performed by GBCo.	New goal posts have been provided since 2013 but nets are in a state of disrepair. Recommend replacement of nets.
g.	Remove the railroad ties at the southern end of the tennis courts on Champlain Street. Replace them with a new supporting structure that integrates beds for planting shrubbery;	Work previously performed	Area was re-landscape with CMU terraces were erected since 2013.
h.	Replace the missing bar in the chain link fencing of the tennis courts on the 18th Street side;	Work to be performed by GBCo.	GBCo to repair missing bar at tennis court. Recommend addition minor repair work to be performed at tennis court fence.
i.	Remove the chain link fencing on 18th Street and install new fencing (height to be determined);	Work to be performed as part of MR Renovation	Fence has been demolished and replace with metal picket fence. Additional landscape work is to be performed by GBCo as part of the Marie Reed Renovation.
j.	Remove the chain link fencing on the southern edge of the middle tier of the grounds that divides the middle tier of the grounds from the ball field and install new fencing (height to be determined);	Work to be performed as part of MR Renovation	The area has been redesign by QEA that includes new fencing as a part of the Marie Reed Renovation scope. Work to be performed by GBCo.
k.	Remove the chain link fencing on the southern edge of the upper tier of the grounds that divides the upper tier of the grounds from the middle tier of the grounds, install new fencing (height to be determined) and remove the old steel fence support structures attached to the cement base;	Work to be performed as part of MR Renovation	The area has been redesign by QEA that includes new fencing as a part of the Marie Reed Renovation scope. Work to be performed by GBCo.
l.	Remove the chain link fencing on the eastern edge of the basketball courts on the upper tier of the grounds, install new fencing (height to be determined), and adjust the gates to the north and south of this new fencing to appropriate heights as necessary;	Work to be performed as part of MR Renovation	The area has been redesign by QEA that includes new fencing as a part of the Marie Reed Renovation scope. Work to be performed by GBCo.
m.	Remove the chain link fencing enclosing the water pumping station and the outdoor pool and install new fencing (height to be determined);	Work to be performed as part of MR Renovation	The area has been redesign by QEA that includes new fencing as a part of the Marie Reed Renovation scope. Work to be performed by GBCo.
n.	Remove all stair and ramp handrails, repair the cement bases as necessary, and install new handrails in a style that coordinates with the new fencing;	Work to be performed as part of MR Renovation	The area has been redesign by QEA that includes new stairs, ramps and handrails as a part of the Marie Reed Renovation scope. Work to be performed by GBCo.
o.	Provide three benches near the basketball courts matching the benches found on the middle tier of the grounds and paint all benches;	Work to be performed as part of MR Renovation	The area has been redesign by QEA that includes new benches as a part of the Marie Reed Renovation scope. Work to be performed by GBCo.
p.	Paint the posts for the basketball nets; and	Work to be performed as part of MR Renovation	The area has been redesign by QEA that includes new basketball courts as a part of the Marie Reed Renovation scope. Work to be performed by GBCo.
q.	Repair all light posts anywhere on the grounds and paint them.	Work to be performed by GBCo.	GBCo to repair and paint all existing light post. New light and light post are being provided as a part of the Marie Reed Renovation
r.	Remove existing 4' chainlink fence, re-landscape with low-maintenance plants	Work to be performed by GBCo.	There is a 4' chainlink fence between the sidewalk and the tennis court fence creating a no mans strip of grass. QEA proposes to remove the fence and provide plantings that are sustainable and create a more inviting edge.
s.	Repair depressions and miscellaneous damage to soccer field	Work to be performed by GBCo.	The soccer field has sustained damage over the years and is in need of repairs.

# LINE HOTEL - PROFFERS

## SITE PLAN

### SITE PLAN KEYNOTES

- a. Remove selected plants
- b. Remove chain link fencing, repair picket fence in lieu of
- c. Repair retaining wall
- d. Install new chain link fencing and gates, repair picket fence in lieu of
- e. Install a new plastic/vinyl-coated chain link backstop
- f. Provide movable adult- and youth-sized soccer goal posts
- g. Replace railroad ties with a new supporting structure that integrates beds for planting shrubbery
- h. Replace the missing bar in the chain link fencing
- i. Remove chain link fence and install new fence
- j. Remove chain link fence and install new fence
- k. Remove chain link fence and install new fence
- l. Remove chain link fence and install new fence
- m. Remove chain link fence and install new fence
- n. Remove all and install new stair and ramp handrails
- o. Provide benches near the basketball courts
- p. Paint the posts for the basketball nets
- q. Repair and paint all light posts on the grounds
- r. Remove existing 4' chain link fence, re-landscape with low-maintenance plants
- s. Repair depressions and miscellaneous damage to soccer field

