



Development Project: Michigan and Irving



MIRV LLC

Development Project Update

BUCHANAN **PINKARD**

HOSPITALITY PARTNERS
HOTEL MANAGEMENT



ANC 5A Meeting
February 28, 2018

ZONING COMMISSION
District of Columbia
CASE NO.17-26
EXHIBIT NO.23

Meeting Agenda

1. Project Status
2. Project Master Plan
3. Zoning Map Amendment
4. Project Benefits & Amenities
5. Project Timeline

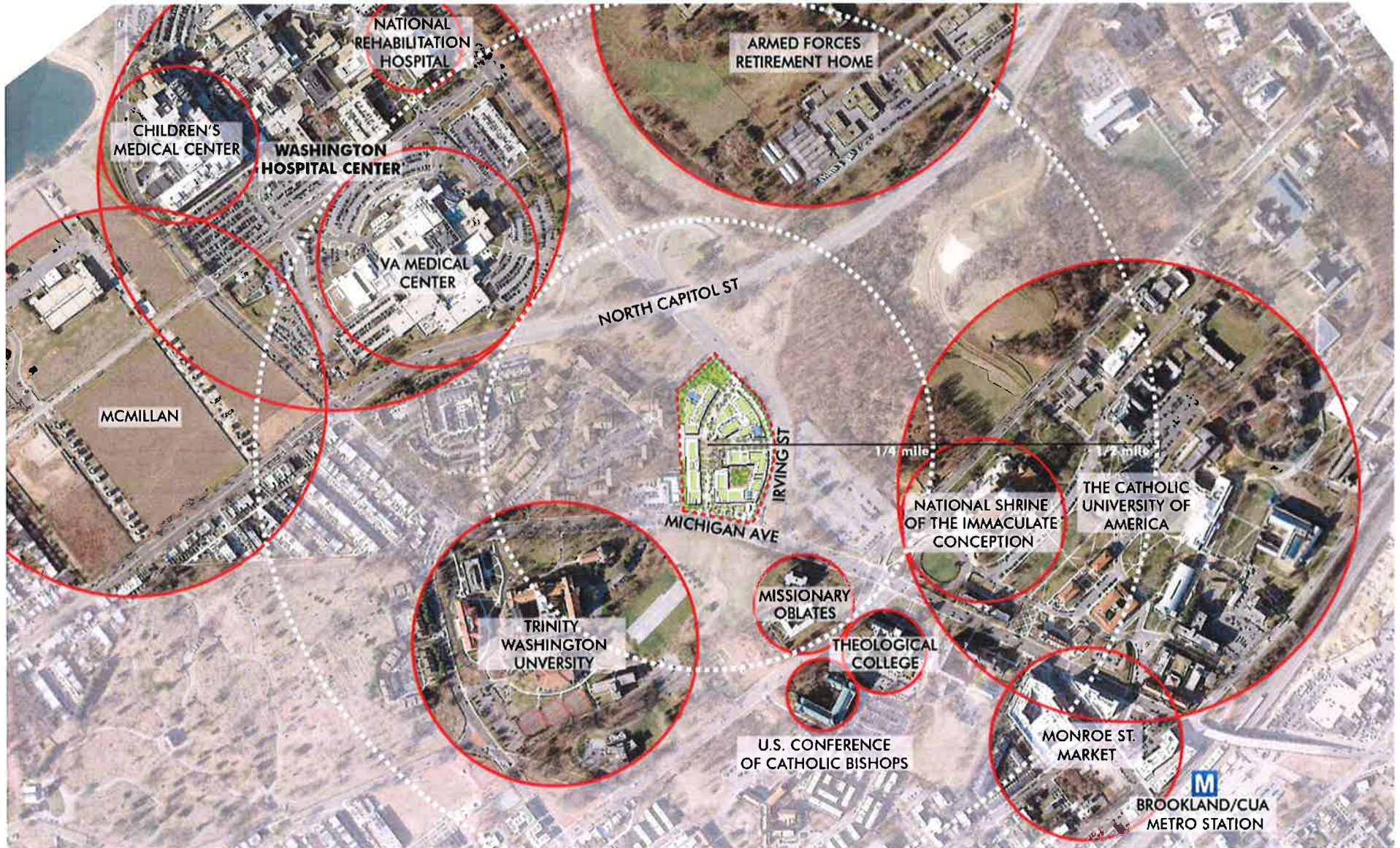
Project Status

- The site has been reconfigured with a focus on public open space and the pedestrian experience.
- The project will include the same uses as before: hotel, retail, residential.
- Changes to site and building design reflect what we have learned from the community, neighborhood institutions and lenders.
 - Need for hotel rooms, meeting space, restaurants, retail and housing.
- We are keeping the same Marriott brands - Residence Inn and Courtyard
- Room count reduced from 336 to 265, conference center reduced, height reduced from 94.5 feet to 75 feet.
- We will stand by all of the commitments to the community made in the PUD.
- Hotels will begin construction in the first quarter of 2019

Project Master Plan



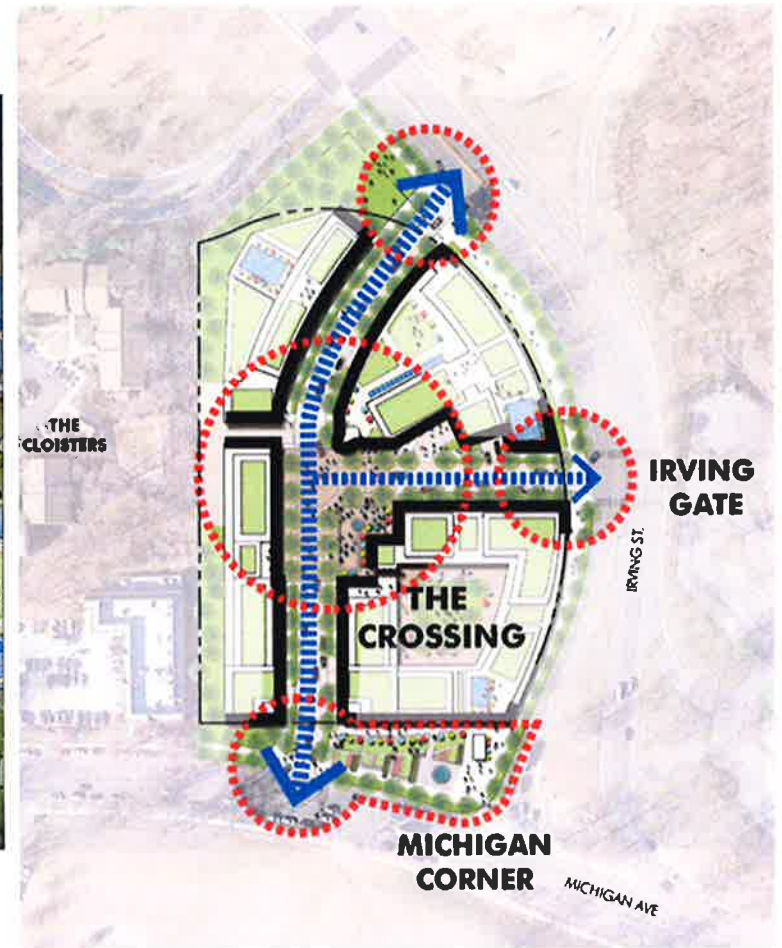
Project Master Plan – Context & Walking Radius



Project Master Plan – Site Plan



Project Master Plan – Shared Public Places



Project Master Plan – Proposed Retail Locations

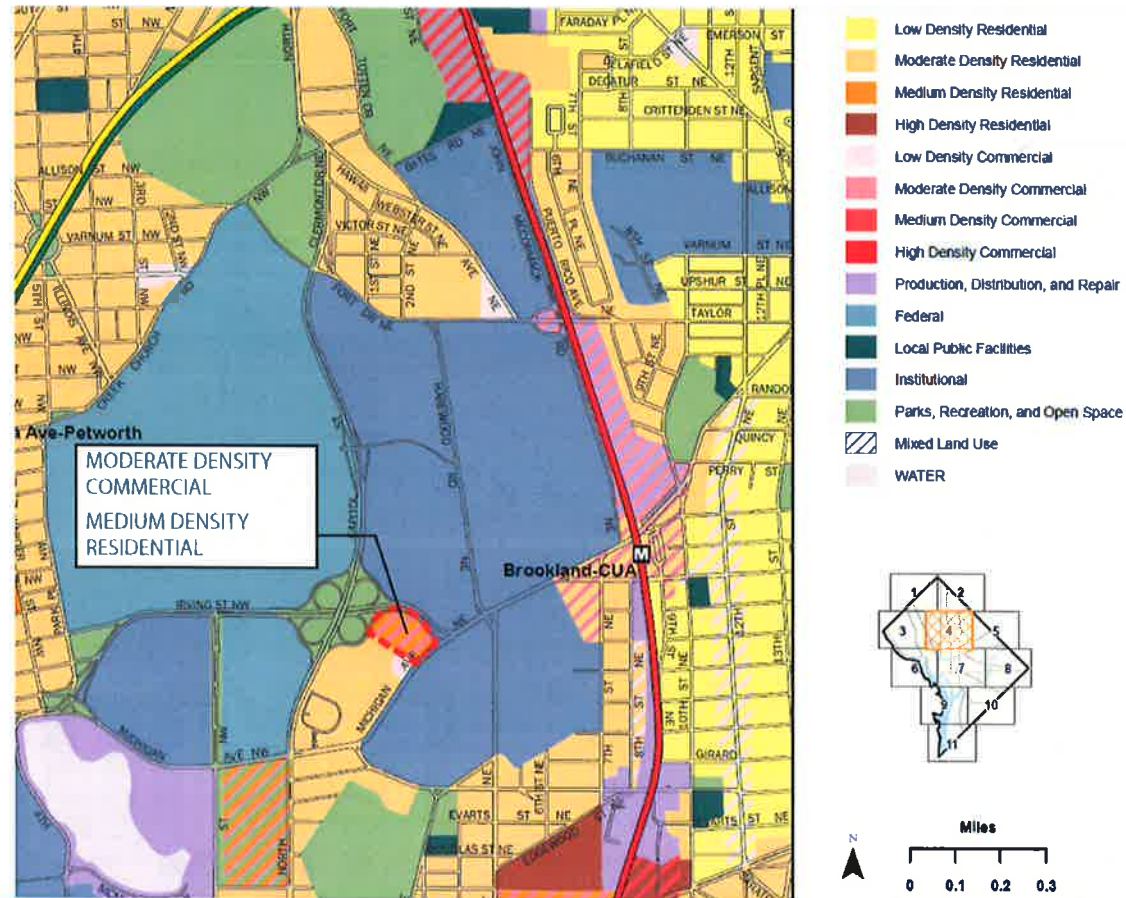


Project Master Plan - Perspective



Zoning Map Amendment

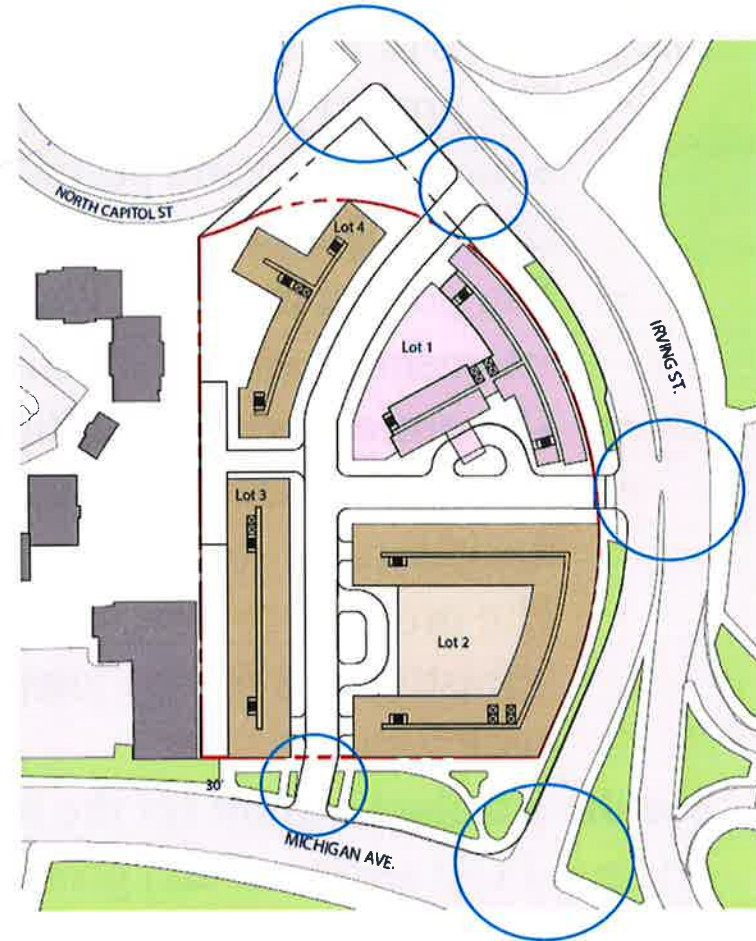
Development team is processing the ZMA to rezone the property to the MU-5B zone which allows for moderate density commercial and medium density residential.



Project Benefits & Amenities

Traffic Improvements:

- Designed to decrease speed and improve pedestrian experience
- North Capital off ramp
- Michigan and Irving Intersection Improvements
- Project access points & new traffic signal



Project Benefits & Amenities

The project will deliver important benefits to the community.

- The project provides various employment opportunities (First Source hiring) and partnerships (UDC and Hotel Association of DC) for DC Residents.
- The project provides Ward 5 Residents preferred employment, internships, and contracting opportunities.
- The project creates multiple opportunities for CBE's.
- The project provides community spaces to the Ward 5 Residents for meetings and social events.
- The project provides hospitality, food service, and residential infrastructure for the local medical, educational, and religious institutions.

See the attached exhibit for the full Community Benefits provided per original PUD approval and ground lease with the District.

Project Timeline

Milestone	Date
Zoning Map Amendment Hearing	April 12, 2018
Hotel Design	March 2018 – October 2018
Submit Plans for Permit	October 2018
Permit Approval	February 2019
DOES and CBE Programs Commence	Late 2018 – Early 2019
Hotel Construction Start	March 2019
Job Readiness Programs Commence	2020
Hotel Opens for Business	January 2021

Appendix

- Complete List of Project Benefits & Amenities Package

MICHIGAN AVENUE & IRVING STREET DEVELOPMENT

PROJECT BENEFITS & AMENITIES

Job Creation and Opportunities:

The development will create both short-term employment opportunities during the construction phase and long-term employment opportunities throughout the life of the project. Qualified Ward 5 residents will have priority in obtaining these new employment opportunities.

For the construction phase:

MIRV, LLC will work with DC Department of Employment Services (DOES) to establish a First Source Employment Agreement to facilitate screening and hiring of qualified DC residents, with emphasis on attracting Ward 5 residents.

MIRV, LLC will enter into a Certified Business Enterprise Agreement with the Department of Small and Local Business development and seek qualified Ward 5 vendors to bid on construction opportunities.

Upon completion of construction and readiness for occupancy, the development will provide jobs in the hotel, restaurant and retail space.

During the previous Planned Unit Development (PUD) process, certain community benefits were proposed. All of these benefits will continue to be provided. Those benefits are detailed below:

Training and Education:

The community will benefit from job readiness and job training related to project development and the hospitality industry. Please note in the development timeline that employment preparation begins a year prior to the opening of the hotel.

1. MIRV, LLC shall contribute \$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 program will be administered by the University of the District of Columbia hospitality program or other similar nonprofit institution and will coordinate its efforts with other existing programs/institutions.
2. MIRV, LLC will provide an annual scholarship of at least \$2,000 annually for 20 years to a student or students who are residents of Ward 5, at the community college hospitality program of UDC and the Hotel Association of Washington, D.C. The first scholarship payment shall be made no later than 60 days after a certificate of occupancy is issued for the hotel, with each subsequent scholarship payment due upon the anniversary date of the first payment.
3. MIRV, LLC will hire two students at the community college hospitality program who are Ward 5 residents as interns each summer to work in the hotel.

4. MIRV, LLC will hire two Ward 5 students attending any District Career Technical Education-based culinary arts programs as interns each summer to work at the restaurant, beginning the first summer after the restaurant opens.

Community Usage and Benefits:

The community will benefit from the use of the developed space.

1. A directory of services will be placed in each hotel room. The directory will list local businesses that may be of interest to hotel guests.
2. The Applicant shall provide ANC 5A or ANC 5E01/Single District Member Commissioner with meeting room space for monthly public meetings on a scheduled basis, free of charge.
3. The Applicant shall establish a program to offer reduced rates for reasonable use of the hotel and conference center, including use of the conference facilities and rooms and the ballroom, by residents of ANC 5A, on a space available basis.
4. The Applicant shall host a luncheon for a seniors group of area residents (for up to 25 guests) four times per year for 20 years from the date that the restaurant opens.
5. The Applicant shall provide meeting space for ANC 5A residents' annual holiday party for a period of 20 years from the date the hotel opens. The meeting space will be free of charge and will be on a space available basis.