



**AGENDA  
CITY OF WINDCREST, TEXAS**

**BOARD OF ADJUSTMENT**

**December 14, 2015**

**6:00 P.M.**

**NOTICE IS HEREBY GIVEN THAT A WINDCREST BOARD OF ADJUSTMENT MEETING WILL BE HELD AT WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS ON THE 14<sup>th</sup> DAY OF DECEMBER 2015 STARTING AT 6:00 P.M. DURING THE MEETING THE FOLLOWING SUBJECTS WILL BE CONSIDERED AND THE BOARD OF ADJUSTMENT MAY TAKE ACTION ON ANY OF THE LISTED SUBJECTS.**

**THE BOARD OF ADJUSTMENT RESERVES THE OPTION TO RECESS THE MEETING DURING THE EVENING OF DECEMBER 14, 2015 AND TO RECONVENE THE MEETING ON THE FOLLOWING DAY, DECEMBER 15, 2015 AT 9:00 A.M. AT THE WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS.**

**IT IS ANTICIPATED THAT MEMBERS OF OTHER CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES MAY ATTEND THE MEETING IN NUMBERS THAT MAY CONSTITUTE A QUORUM OF SUCH OTHER CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES, SO THAT NOTICE IS HEREBY GIVEN THAT THE MEETING IS ALSO A MEETING OF THE OTHER CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES WHOSE MEMBERS ARE IN ATTENDANCE. THE MEMBERS OF THE OTHER CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES MAY PARTICIPATE IN DISCUSSIONS WHICH OCCUR AT THE MEETING, BUT NO ACTION WILL BE TAKEN BY THE OTHER COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES WHOSE MEMBERS ARE IN ATTENDANCE.**

*Ordinance No. 618 (09/20/10), Repealing Ordinance No. 593*

At all City Council, City Commission or City Board meetings, the agenda shall include a "citizens to be heard" item. It is suggested that Citizens wishing to speak during this item sign in on the sign up roster prior to the meeting. During "citizens to be heard" comments, each individual may speak on an agenda item or any other matter affecting the city. In addition to the "citizens to be heard" portion of meetings, a person may make comments on agenda items prior to the vote on the agenda item. A member of the public will have a total of six (6) minutes to be heard during a City Council, City Commission or City Board Meeting. This does not include any responses from the body. The six (6) minutes time limit authorized herein may not be transferred to another speaker in whole or in part. The presiding Officer or his/her designee will assign a Time Keeper to each meeting. The Time Keeper will maintain strict compliance of the six (6) minute rule, stopping speakers who exceed the allotted time. As authorized by Section 551.042 of the Texas Government

Code, the Presiding Officer may direct a City Official to make: a statement of specific factual information in response to an inquiry made by a member of the public or of the City Council, or; a recitation of existing policy in response to an inquiry made by a member of the public or the City Council. Any deliberation or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting. Any question posed by a Citizen, Council Member, Board Member or Commission Member for which an answer is not available at a meeting shall be answered by a member of the staff or Presiding Officer at the next regular meeting of the Body, if an answer is reasonably available and prudent. If the information is sensitive, staff will seek advice from the City Attorney.

**REQUEST ALL PAGERS AND CELL PHONES BE TURNED OFF, EXCEPT EMERGENCY ON-CALL PERSONNEL. CITIZENS ARE ASKED TO REFRAIN FROM TALKING DURING COUNCIL PROCEEDINGS.**

Meeting Chair: please remind each participant in your meeting that they must speak into a microphone; the recording is the Official Minutes of your meeting and all who speak must be recorded. All guest speakers and citizens to be heard must speak from podium. Please interrupt speakers during meeting if you recognize that they are not speaking into microphone and have them do so.

**I. Call to Order, Pledge of Allegiance, Invocation and Announcement**

**II. Citizens to be Heard on Subsequent and Non-Subsequent Agenda Items**

1. A member of the public will have three (3) minutes to discuss non-subsequent agenda items.
2. A member of the public will have six (6) minutes to discuss subsequent agenda items.
3. The Board of Adjustment may discuss and respond to current and past agendas on subsequent and non-subsequent agenda items by citizens to be heard.

**III. Discuss and Act**

The Board of Adjustment will review, discuss and may take action on Case #15-004 a request for a variance from Holiday Inn Express to construct a new building that will be 65 feet in height, which does not comply with the city code limitation which limits the height of buildings or structures in the B-1 and B-2 Business Districts to 2 ½ stories or 35 feet. (Att. 1)

**IV. General Announcements & Future Agenda Items Requested**

*Per Ordinance No. 618, repealing Ordinance No. 593; Section 9: Every agenda shall include an item entry granting a member the opportunity to propose an item for consideration of future agendas for Regular or Special Meetings. Any member may request the inclusion of such items at any meeting.*

**V. Adjournment**

**I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Board of Adjustment of the City of Windcrest is a true and correct copy of said Notice and was posted on the bulletin board at City Hall of said City in a convenient place to the public and said Notice was posted more than seventy-two hours prior to the meeting on December 14, 2015.**

By:  , City Secretary

**In compliance with the Americans With Disabilities Act, the City of Windcrest Council Chambers are wheelchair accessible, and accessible parking spaces are available. The City of Windcrest will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact Kelly Rodriguez, City Secretary, at 210-655-0022 ext. 2150 or Fax 210-655-8776.**

**I certify that the attached notice and agenda of items to be considered by the Board of Adjustment was removed by me from the City Hall bulletin board on the \_\_\_\_ December, 2015.**

\_\_\_\_\_ Title: \_\_\_\_\_

November 12, 2015

City of Windcrest  
Board of Adjustment  
8601 Midcrown  
Windcrest, Texas 78239



Re: Holiday Inn Express – City of Windcrest

To whom it may concern,

Baywood Hotels intends to construct a new Holiday Inn Express hotel on the property described in the attached Exhibit A. As stated in Section 113-191 and Section 113-221 of the City of Windcrest's Code of Ordinances, the height of buildings or structures in the B-1 and B-2 Business Districts is limited to 2 1/2 stories, or 35 feet. The previous structure located on the property was approximately 74 feet in height, and served as the anchor commercial structure in the area. The proposed hotel will be approximately 65 feet in height, resulting in a significant height reduction for the anchor commercial structure in the area. It would be a hardship to construct the proposed Holiday Inn Express lower than 65 feet in height. The proposed development provides a significant contribution to the redeveloping area north of Walzem Road along IH-35, and is expected to be a substantial economic generator for the City of Windcrest. The properties adjacent to the proposed Holiday Inn Express location are all commercial enterprises.

The applicant has taken all practicable measures to minimize any adverse impacts on the health, safety, and welfare of the public. Given the circumstances, the public interest underlying the proposed exception outweighs the public interest underlying the particular regulation for which the variance is granted.

In our professional opinion, the proposed variance remains in harmony with the intent and spirit of the code, as the health, safety, or welfare of the public will not be adversely affected by the proposed hotel development.

We appreciate your time and consideration of this matter, and respectfully request the approval of the Board.

Sincerely,  
KFW Engineers

A handwritten signature in blue ink, appearing to read 'Juan Rodriguez', written over the printed name below.

Juan Rodriguez  
Project Manager

## SAT WALZEM, LTD

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September 9, 2015

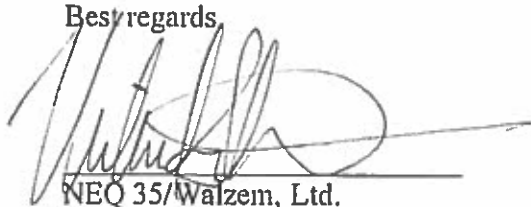
Windcrest EDC  
Windcrest Mayor & City Council  
Windcrest, Texas

Dear Windcrest EDC & Windcrest Mayor & City Council

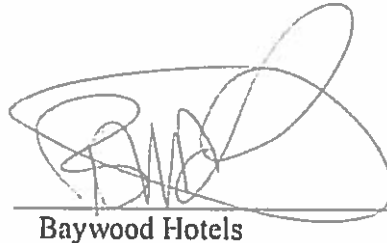
Please let this letter serve as confirmation of the intention of a to-be-formed partnership between NEQ 35/Walzem, Ltd. and Baywood Hotels to be called SAT Walzem, Ltd., with a goal to the development of a Holiday Inn Suites/Express Hotel on land fronting Fourwinds Drive currently owned by NEQ 35/Walzem, Ltd. This development will be over a 7 million dollar investment. The Hotel development will be subject to the approval and implementation of a 15 year full tax abatement as proposed by the Windcrest EDC and awaiting Windcrest City Council Approval. Our goal should this be approved by Windcrest City Council is to begin development of this property as soon as possible as we have already had a pre-construction meeting with the City of Windcrest.

We look forward to working on this project with you and your team.

Best regards,



NEQ 35/Walzem, Ltd.



Baywood Hotels



# WINDCREST TEXAS

## Universal Development Application

(Please use separate application for each submittal)

- |                                                         |                                                 |                                              |
|---------------------------------------------------------|-------------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Land Use Amendment             | <input type="checkbox"/> Land Study             | <input checked="" type="checkbox"/> Replat   |
| <input type="checkbox"/> Thoroughfare Amendment         | <input type="checkbox"/> Final Plat             | <input type="checkbox"/> Amending Plat       |
| <input type="checkbox"/> Zoning Change (choose one)     | <input type="checkbox"/> Preliminary Plat       | <input type="checkbox"/> Minor Plat          |
| <input type="checkbox"/> Straight Zoning                | <input type="checkbox"/> Specific Use Permit    | <input type="checkbox"/> Vacating Plat       |
| <input type="checkbox"/> PUD (Planned Unit Development) | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Site Plan           |
| <input type="checkbox"/> Variance                       | <input type="checkbox"/> Exception              | <input type="checkbox"/> Tree Removal Permit |

Project Name: Holiday Inn Express Windcrest

Total Acres: 1.6 Survey Name: \_\_\_\_\_ Abstract No.: \_\_\_\_\_

Project Location (address): 8204 IH 35N

Current Zoning: B2  
Proposed Zoning: N/A

Current Use: Vacant  
Proposed Use: Hotel

# of Lots/Units: 1  
Please Circle One:  
SF MF COMM IND OTHER

For Commercial/Industrial:  
Total Proposed Sq. Ft. \_\_\_\_\_

### Applicant Information:

Property Owner Name: Michael Schoenbrun

Address: 70 NE LOOP 410, Suite 450 City: San Antonio St/Zip: TX, 78216

Phone: 210-581-8224 Fax: 210-377-1777 E-Mail: \_\_\_\_\_

Applicant (if different than Owner) : Juan Rodriguez

Address: 14603 Huebner Rd, Bldg 40 City: San Antonio St/Zip: TX, 78230

Phone: 210-979-8444 Fax: 979-8441 E-Mail: jrodriguez@kfwengineers.com

### Representative:

Address: \_\_\_\_\_ City: \_\_\_\_\_ St/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

**Authorization:** By signing this application, you hereby grant Staff access to your property to perform work related to your application. Also, you waive the statutory time limits in accordance with Section 211, 212 and 245 of the Texas Local Government Code.

Owner's Signature \_\_\_\_\_

Typed/Printed Name \_\_\_\_\_

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity herein stated. Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public \_\_\_\_\_

(Notary Seal)

### City of Windcrest Use Only

Project No.: \_\_\_\_\_

Total Fees: \_\_\_\_\_

Payment Method: \_\_\_\_\_

Submittal Date: \_\_\_\_\_

Accepted by: \_\_\_\_\_



# Too many hotels, too few guests

BY VALENTINO LUCIO - EXPRESS-NEWS : SEPTEMBER 10, 2010

[E-mail](#)

[Print](#)

0

The number of downtown San Antonio hotels has jumped almost 30 percent this decade, which has **Hector Venegas**, general manager of the Menger Hotel, looking for ways to boost revenue and fill rooms.

Experts anticipate the growth will continue to hurt revenues for San Antonio hotels through the end of the year, and even more hotels are expected to come online in 2011.

"Supply is overwhelming," Venegas said, "and there is no demand. We're basically giving the rooms away to try to cover our expenses."

**Scott Larsen**, president of the **San Antonio Hotel & Lodging Association**, agrees that downtown has overbuilt hotels. "Supply has been outpacing demand for some time now," he said. "Most of the hotels that are already either in process or starting process would have had approval far in advance, even before the economy started to take a decline. Over the next few years, you probably won't see a lot of new product coming onto the market. Demand, I think, will stabilize with business next year being fairly flat. But I think the supply side will slow down pretty dramatically."

## Recent Headlines

[Stocks gain on encouraging signs in spending and home sales](#)

[Figures on government spending and debt](#)

[ND Senate reviews changes to oil tax distribution formula](#)

[Steak n Shake expanding to Pakistan](#)

[More Texas manufacturers report production declines](#)

From the end of 2008 to July 2010, there have been 4,918 hotel rooms added to the San Antonio market, with 1,800 rooms still waiting to go online before the end of the year, Larsen said. In downtown alone, 1,326 hotel rooms were added from the beginning of 2008 to July 2010, according to **Source Strategies** Inc., a hotel industry analyst.

The latest downtown hotels include the 285-room **Embassy Suites San Antonio Riverwalk Hotel**, set to open in October at 125 E. Houston St. between St. Mary's and Soledad streets.

There are also two new **Marriott Hotel** brand hotels: the **Fairfield Inn & Suites** and the SpringHill Suites, both just a few blocks east of the Menger. Construction already has started on the two six-story hotels, and they are expected to come online in February.

Less than one mile west, a **Home 2 Suites** by Hilton is expected to go online in June at the historic **Central Trust Co.** building at 603 Navarro St. The 12-story, 128-room hotel is to be the third Home 2 Suites built nationwide and the first in Texas, said **Nick Naik**, president of Baywood Hotels, the entity that owns the property. Recognized as historic in 1983, the building, built in 1919, was most recently a Chase Bank that closed this year.

The flood of hotel rooms hitting the downtown market doesn't bother Naik.

?It's about location, location, location and brand, brand, brand,? Naik said. ?If you build the right hotel in the wrong place, it won't work. If you build the wrong hotel in the right place, it won't work. But the right brand in the right place works.?

Naik said the River Walk and its crowds of pedestrian-tourists make it the right location for the Home 2 Suites brand.

?We see Houston Street as the entrance into downtown. The idea is to bring walking guests who are visiting the River Walk into our hotels.?

While the crowds on the River Walk have gotten smaller during the recession, there are signs that they are coming back.

A June report from the **San Antonio Convention and Visitors Bureau** shows a 117 percent Convention Center booking rate for this year, and the bureau expects each year through 2017 to be well above 100 percent, too.

**Marco Barros**, president of the **San Antonio Tourism Council**, said tourists have cut down on spending but still are coming to the city. During the economic downturn, Barros said, San Antonio has become known as one of the most affordable destinations in the country. He says leisure travel and convention booking continue to be strong but business travel has dipped slightly from a year ago.

“San Antonio is holding itself very well,” Barros said. “Visitors are coming but being careful with their money.”

A report from PKF Consulting Corp., a hospitality industry consultant, anticipates San Antonio will see a 1.8 percent bump in occupancy by year's end, but daily rates and revenue per room will decrease during the same period; it's the low rates that will attract hotel guests.

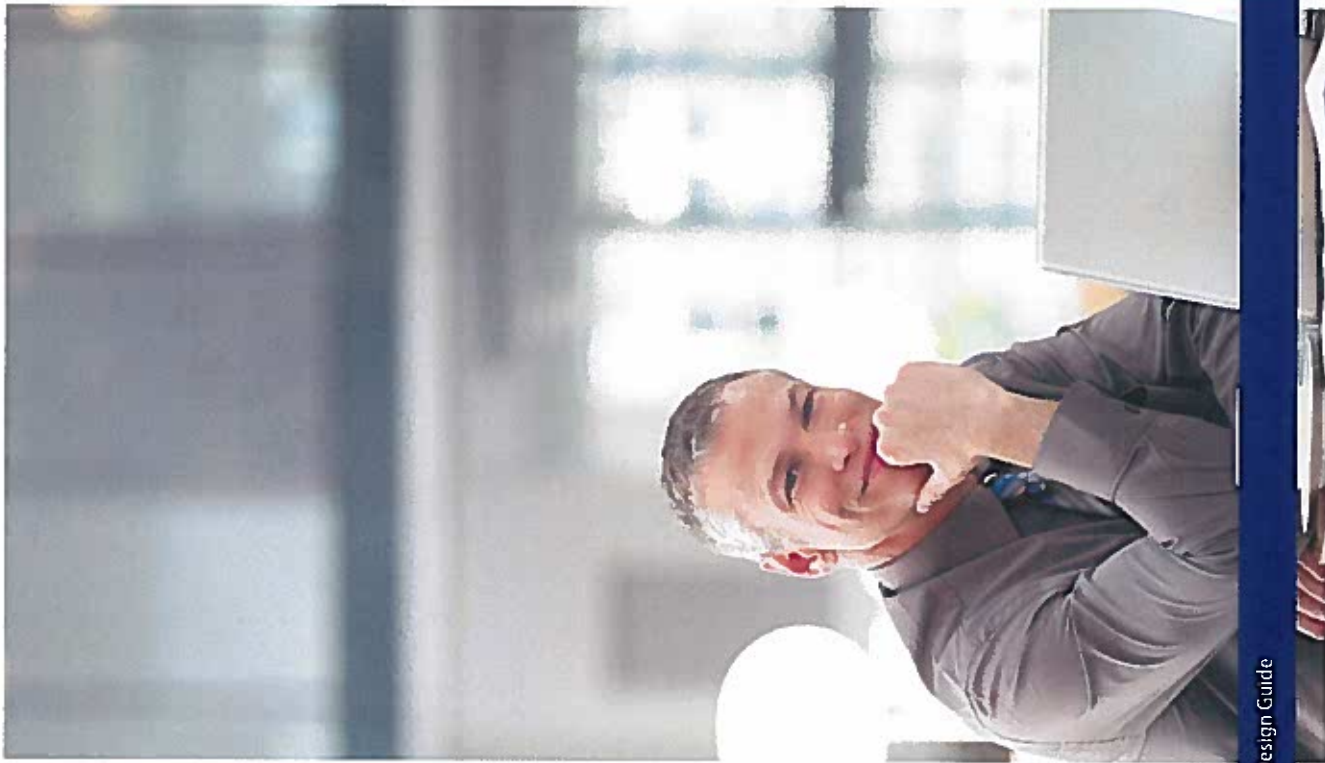
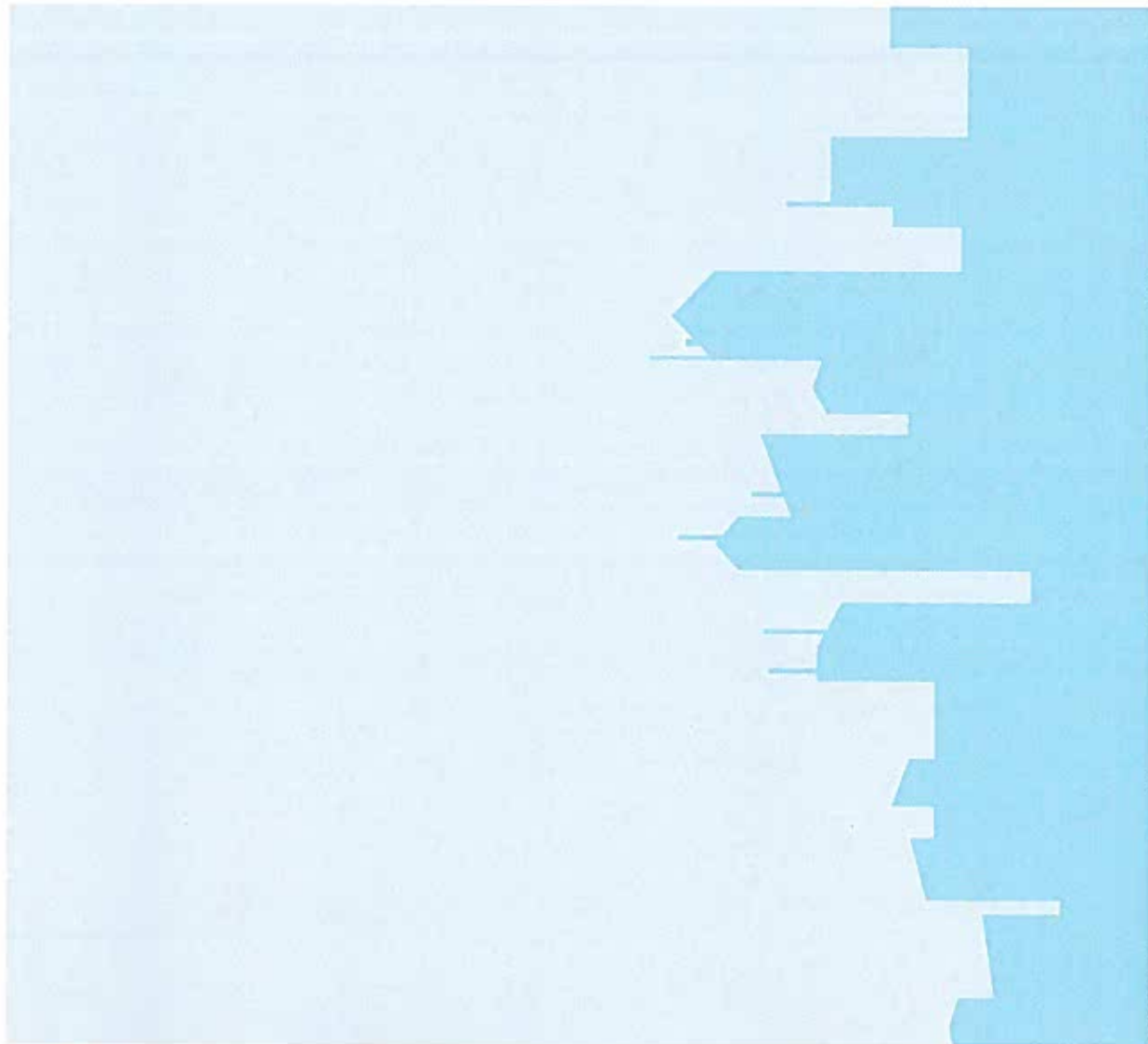
The same report forecasts that room rates and revenue will start to match occupancy at the beginning of 2011, with room revenues growing 0.8 percent by the end of the second quarter of 2011 and 6.5 percent by the end of next year.



# Prototype Design Guide

January 2014, Version 1





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# Holiday Inn Express® Smart for Travelers and Investors

The Holiday Inn Express® brand launched in 1991 with the idea that a certain kind of practical thinking traveler needed something very different in a hotel; these travelers weren't looking for amenities or services they wouldn't use. Informed and savvy, they were looking for an efficient stay in a place that felt fresh and focused only on the features and services they needed. We provided just that hotel.

The Holiday Inn Express brand quickly became a success, earning a reputation as the smart choice for business or pleasure stays. It wasn't just because we offered free high-speed Internet and free breakfast, but because we delivered the platform for self-sufficient and independently-minded guests so that they can better connect to a locality and enjoy the hotel as a blank canvas.

As part of the world's most recognized hotel brand family, the Holiday Inn Express brand is one of the largest and most successful limited service brands in the industry. Holiday Inn Express brand continues to grow due to its smart formula for success; to be guest preferred, operationally efficient, and a good investment for owners. And that's why we are introducing the **Simply Smarter** Holiday Inn Express Prototype, a refreshed design for today's guest and owner.



## Our Guests Smart Travelers

Introduction

The “Smart Traveler” wants a hotel with personality and an experience that is expedient and dynamic. They love the minimal and simple nature of the experience that lets them get on with their own thing or focus on their travel purpose. The Smart Traveler is determined to maximize their time whether for business or leisure. The Holiday Inn Express® brand makes them feel they’ve made a smart value choice.

The Smart Traveler is savvy, so we want to engage them in a way that acknowledges their smart approach to life. The design embodies an appealing combination of fresh, energetic, and engaging elements, creating a distinctive style that is evident in every touch point of the Holiday Inn Express experience.



“There is nothing more exciting  
in the world than to create  
something, to dig a foundation,  
to build a building on it.”  
—Kemmons Wilson

The approach taken to develop the Holiday Inn Express® prototype is rooted in the brand's positioning and the values of the Smart Traveler. Holiday Inn Express brand has everything you need, and nothing you don't. That's the Holiday Inn Express brand experience. The design of the prototype integrates brand, physical space, organizational and operational elements to deliver a purposeful, efficient, and complete brand experience.

#### EXPERIENCE DIFFERENTIATORS

The Smart Traveler was considered at every touch point in the guest experience. The new prototype leverages the elements that distinguish it in the market as well as innovations that will enhance and differentiate the Holiday Inn Express guest experience.

#### SMART OPERATIONS

The success of the Holiday Inn Express brand is built upon the success of our Owners, who are able to operate and maintain the guest experience in an efficient, effective, and profitable manner. The new prototype leverages opportunities to enhance operations in a way that is smart for Owners.

#### CONSTRUCTING EFFICIENTLY

IHG looks to bring Owners a fast and efficient development opportunity with the new prototype. The ideals of modular design parallel the Smart Traveler's ideals of being unpretentious, productive, and savvy. This foundation provides a design basis that connects with the brand at the most fundamental level, and ultimately drives implementation costs down and return on investment up.



# Exterior

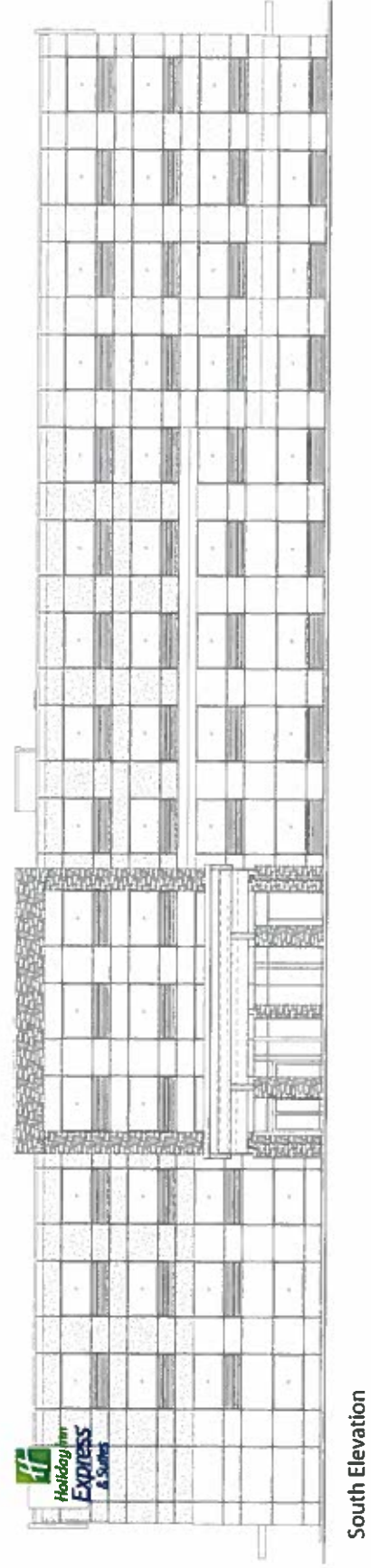
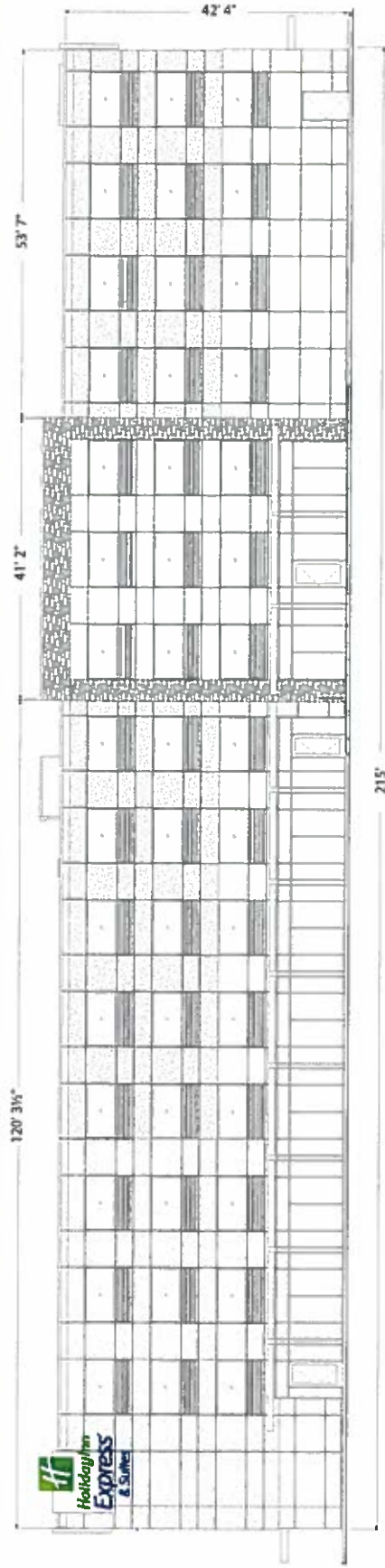
The hotel site and exterior are designed to provide a sense of arrival. The building exterior and signage are both noticeable and appealing to the Smart Traveler. The exterior acts as billboard for the brand, is immediately identifiable, and easy to locate from afar.

- Blue illumination is an iconic brand beacon that attracts guests from afar.
- Illuminated brand signage is a viewable from every angle.
- Driveways are clear and easy to navigate.
- Onsite parking is available and convenient.
- Landscaping enhances the sense of arrival experience.
- Porte-cochere provides a welcoming entry portal.
- Outdoor patio provides a secondary option for guests to relax and connect.



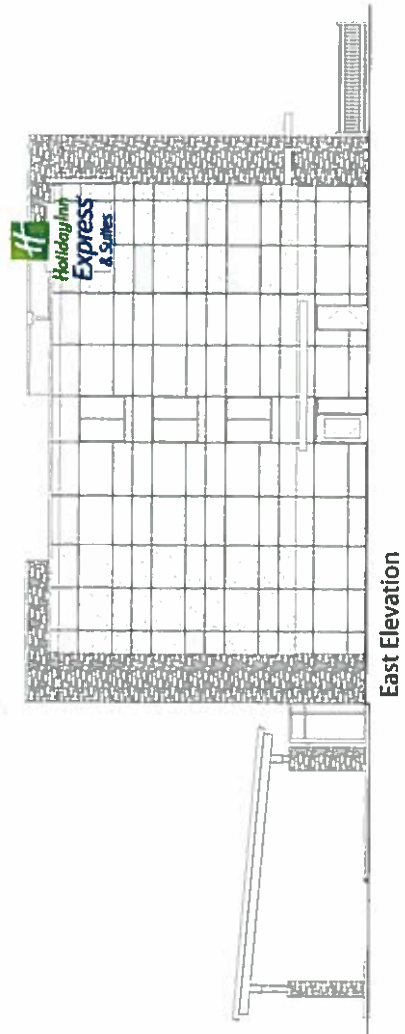
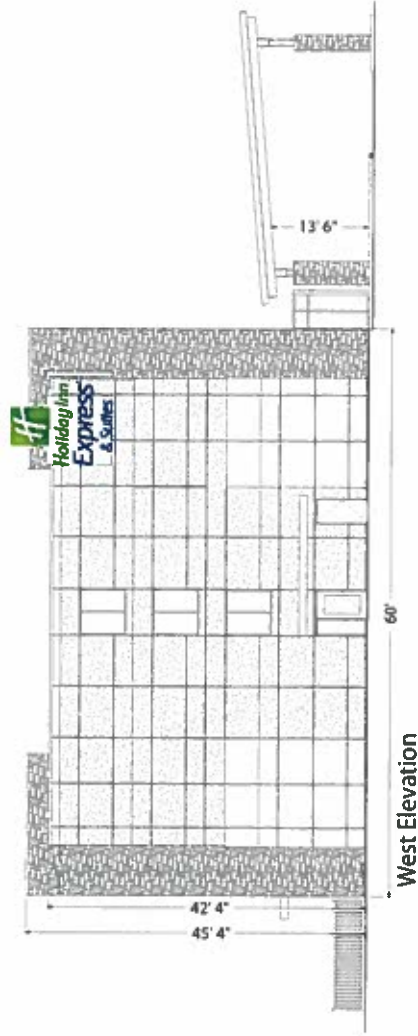
# Exterior Elevations

Elevations  
Exterior



© 2014 IHG

Prototype Design Guide



## “Everything you need and nothing you don’t.” –Holiday Inn Express®

Overall Floor Plan  
First Floor

The first floor sets the tone for the entire interior experience. The entry is a welcoming open space; varying sightlines highlight flexibility of the Great Room. The common space is open and easy to navigate.

The amenities are easily identifiable and accessible, allowing the Smart Traveler to be in control of their entire experience. Elevators and corridors provide direct access to guest rooms allowing for just the right amount of customer interaction.



# First Floor Entrance

Entrance  
First Floor

The entry experience is upbeat, dynamic, and friendly; the greeting by hotel staff and the physical environment come together to create a comfortable and energetic feel.

## EXPERIENCE DIFFERENTIATORS

- Hallmark elements present the brand that guests know and trust.
- Stylish and welcoming space conveys spacious comfort.
- Individual check-in pods increase interaction between hotel staff and guests.
- Clean, bright lobby includes natural materials and finishes.

## SMART OPERATIONS

- Staff members at check in pods have a view of the entire great room, giving them the ability to provide responsive service when needed.
- Back of house space is compartmentalized to maximize efficiency and adjacencies for hotel operations.

CHECK-IN



# First Floor Great Room

Great Room  
First Floor

**Great Room – Relax, Recharge, Refuel, Reconnect**

The Great Room provides an environment where guests can tailor their experience; whether interacting with an individual or group, working, or taking a break. Smart Travelers are self-drivers. They love the feeling of flow and control that comes from choosing their own path. The Great Room provides the right mix of spaces and furnishings to accommodate a wide range of needs and functions simultaneously.

## EXPERIENCE DIFFERENTIATORS

- The Great Room provides comfortable and flexible seating.
- Business facilities are intuitive and straightforward. Free high speed Wi-Fi internet access allows guests to stay connected.
- The market provides easy access to convenience items that make a guest's stay complete.
- Meeting space is businesslike and uncluttered, and utilizes both functional and natural light.
- Express Start Breakfast provides the Smart Traveler with a delicious variety of hot and cold breakfast favorites.
- Storefront windows provide ample natural daylight and allow for natural mood changes with times of day.

## SMART OPERATIONS

- LED lighting reduces energy costs.
- Meeting space is multi-functional allowing use for meetings or as extension of breakfast seating during busy times.
- Operable doors at breakfast area close the space when not in use, allowing for prep and cleanup out of view of guests.
- Furniture, finishes, and spaces use authentic materials and are built to last.
- Durable materials and finishes allow for easy maintenance.
- Flooring accommodates high traffic usage.

## CONSTRUCTION EFFICIENCY

- The design aims to optimize areas that are high impact areas to the guest experience.



GREAT ROOM



## First Floor Great Room

Great Room  
First Floor

GREAT ROOM





BREAKFAST BAR ROOM



# First Floor Great Room

Great Room  
First Floor

BUSINESS CENTER



MEETING ROOM



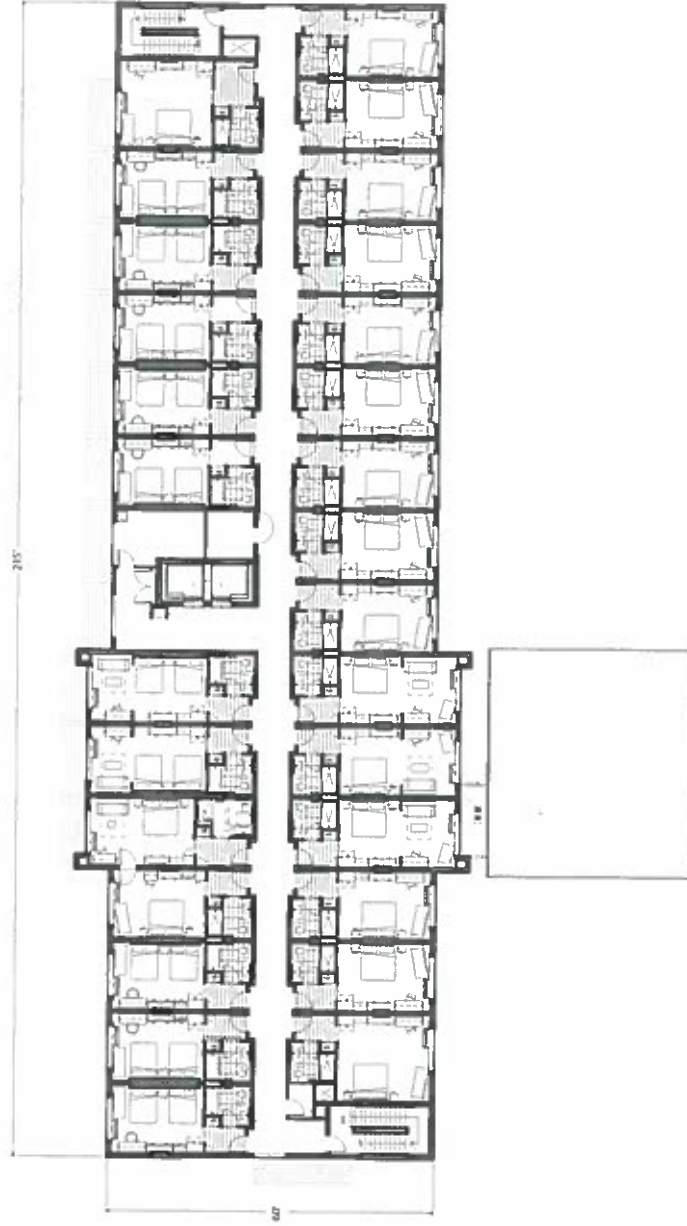
© 2014 HKS

Prototype Design Guide

# Upper Levels Typical Floor Plan

The upper level floors continue the guest experience as a purposeful pathway to the Smart Traveler's private space.

- Elevators are clean and modern.
- Corridors are bright, engaging, and purposeful.
- Illumination aids in way-finding.



# Guest Room

The guest room provides a fresh, contemporary space with comforts and features that allow guests to be productive during their stay and allow for a great night's sleep.

## EXPERIENCE DIFFERENTIATORS

- Guest rooms are fresh, comfortable, and well equipped; designed with neutral colors and interesting textural combinations.
- Room lighting provides fresh illumination that is both welcoming and functional.
- Bathroom has a fresh and clean decor with simple and intuitive fixtures.
- Functional and flexible work space allows for maximum productivity.
- Functional storage unit provides horizontal luggage storage and allows guests to maximize their space.
- Moveable seating allows guests to use the space as works best for them.
- Sliding barn door creates a buffer between sleeping area and entry area to provide a great night's sleep.
- Large window maximizes natural day light.

## SMART OPERATIONS

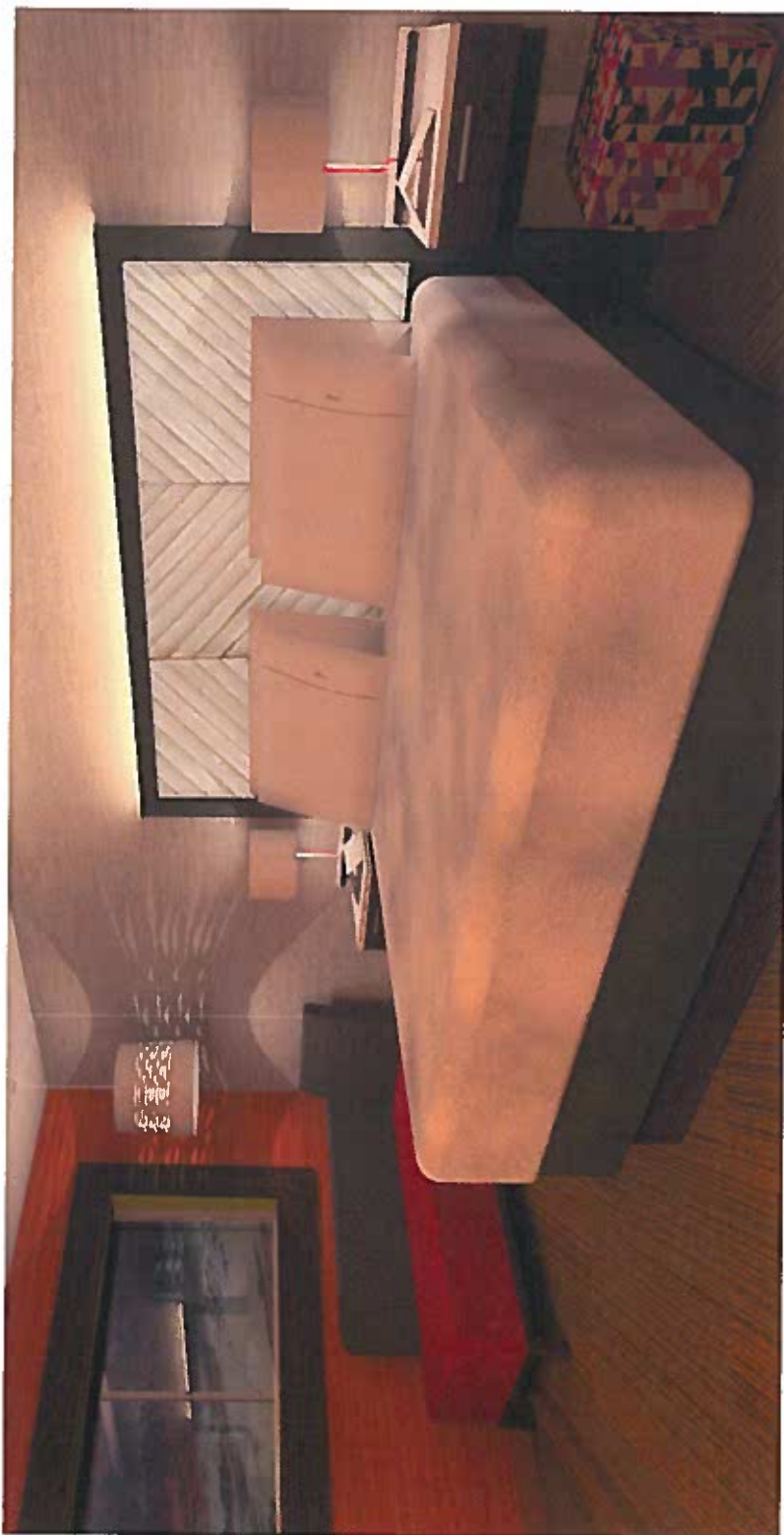
- Carpet tile flooring allows for easy maintenance.
- Restrooms are designed with cleaning in mind.
- Staggered stud wall construction provides optimal acoustic separation.

## CONSTRUCTION EFFICIENCY

- Standard bay size allows for an efficient building layout and flexibility of room types by market.



KING SUITE



“Good things happen after a great night’s rest.”  
—Holiday Inn Express®

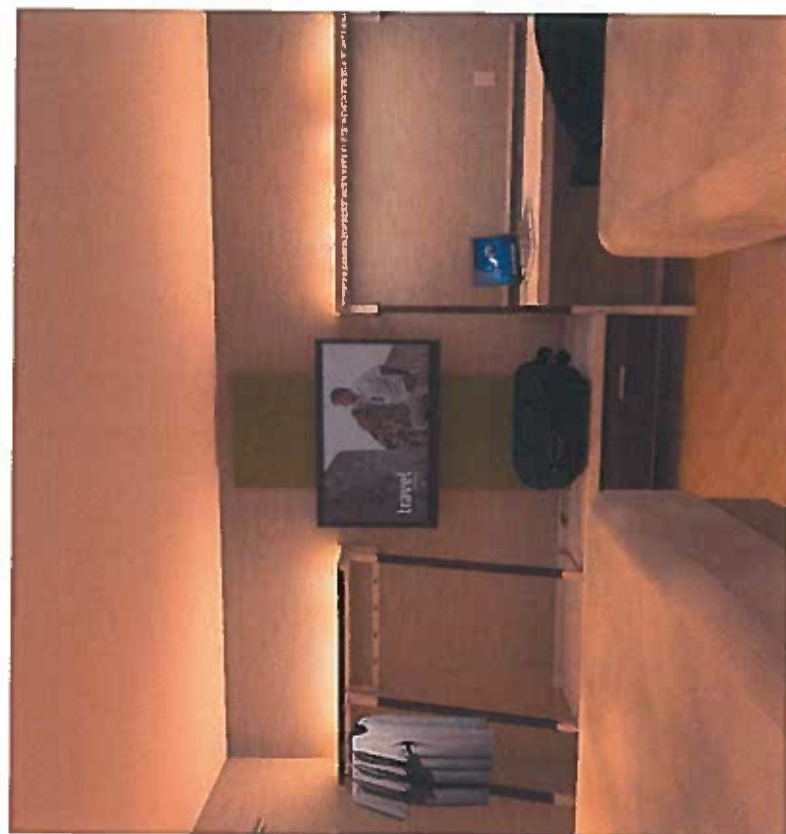
King Suite  
Guest Rooms

KING ROOM



BATHROOM

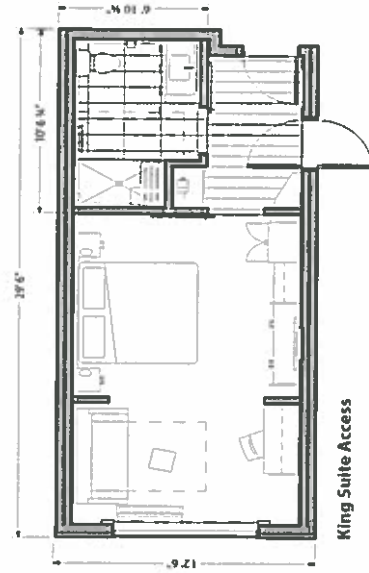
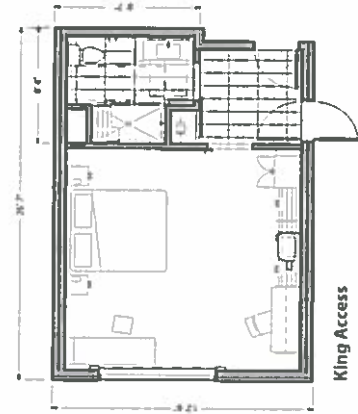
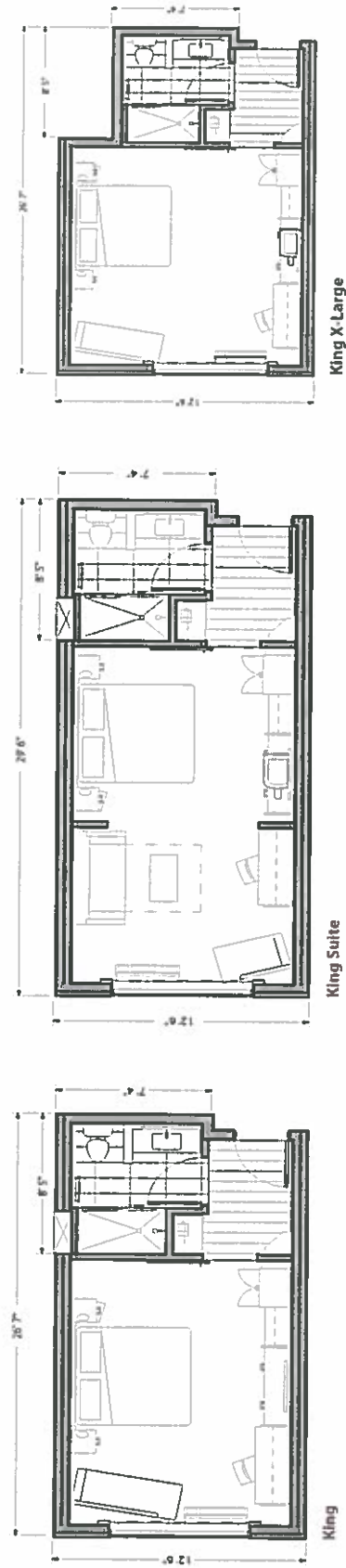




QQ ROOM

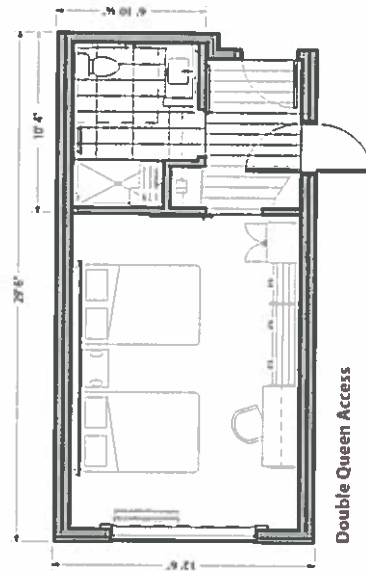
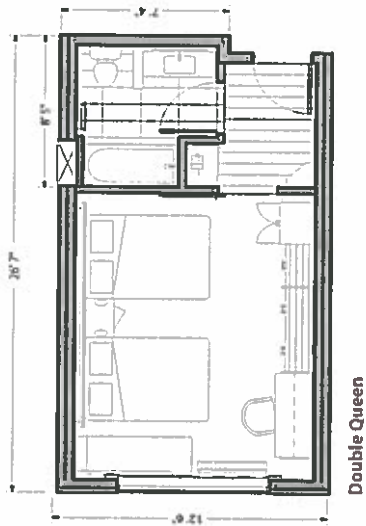
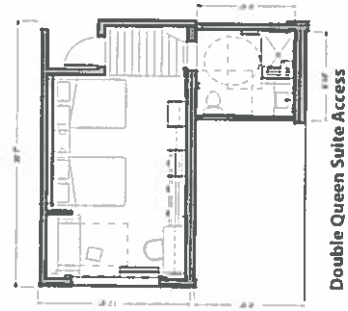
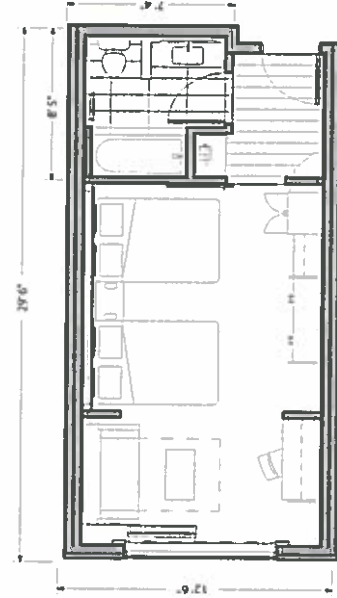
# Guest Room Floor Plans

King Layouts  
Guest Rooms



© 2014 HKS

Prototype Design Guide



# Holiday Inn Express Building Summary

## Guestrooms

| Guestroom Types        | Totals    | SF           | Total SF      | Room Size              |
|------------------------|-----------|--------------|---------------|------------------------|
| King                   | 46        | 325          | 14,950        | 26'-0" x 12'-6"        |
| Double Queen           | 22        | 325          | 7,150         | 26'-0" x 12'-6"        |
| King Suite             | 9         | 381          | 3,429         | 30'-6" x 12'-6"        |
| King X Wide            | 4         | 385          | 1,540         | 26'-0" x 16'-0"        |
| QQ Suite               | 7         | 381          | 2,667         | 30'-6" x 12'-6"        |
| Accessible King        | 2         | 416          | 832           | 26'-0" x 16'-0"        |
| Accessible QQ          | 1         | 381          | 381           | 30'-6" x 12'-6"        |
| Accessible King Suite  | 1         | 381          | 381           | 30'-6" x 12'-6"        |
| Accessible Queen Suite | 1         | 403          | 403           | 26'-0" x 12'-6" + BATH |
| <b>TOTAL</b>           | <b>93</b> | <b>3,378</b> | <b>31,733</b> |                        |

## Site Summary

|                    |                   |
|--------------------|-------------------|
| <b>Lot Parking</b> | <b>1.79 Acres</b> |
| Typical Space      | 103               |
| Accessible Space   | 5                 |
| Total Spaces       | 108               |

## Public Areas 1st Floor

|                    | SF           |
|--------------------|--------------|
| Breakfast Bar Room | 325          |
| Business Center    | 397          |
| Registration Area  | 221          |
| Corridor           | 351          |
| Corridor           | 294          |
| Corridor           | 805          |
| Elev. Lobby        | 173          |
| Fitness Center     | 466          |
| Guest Laundry      | 95           |
| Great Room         | 1,785        |
| Market             | 87           |
| Meeting Room       | 345          |
| Indoor Pool        | 1,077        |
| Pool-Vest.         | 143          |
| Toilet Mens        | 60           |
| Toilet Womens      | 60           |
| Vestibule          | 94           |
| <b>TOTAL</b>       | <b>6,778</b> |



## Back of House 1st Floor

| SF           |                        |
|--------------|------------------------|
| 88           | Break Room             |
| 17           | Laundry Chute          |
| 11           | Electrical Room        |
| 118          | Elevator               |
| 107          | Elev. Equip.           |
| 97           | Eng./Maint             |
| 59           | Laundry Equip.         |
| 116          | General Manager Office |
| 214          | Laundry                |
| 38           | Market Storage         |
| 327          | Mech/Elec              |
| 336          | Pantry                 |
| 91           | Pool Equip. Room       |
| 121          | Sales Office           |
| 48           | Server Room            |
| 347          | Stairs                 |
| 224          | Storage                |
| 44           | Employee Restroom      |
| 149          | Work Area              |
| <b>2,552</b> | <b>TOTAL</b>           |

## Back of House Upper Floors

|                | Per Floor | SF Per Floor | Total SF     |
|----------------|-----------|--------------|--------------|
| Laundry Chute  | 1         | 28           | 84           |
| Elec           | 1         | 11           | 33           |
| Housekeeping   | 1         | 156          | 468          |
| PBX            | 1         | 78           | 234          |
| Corridor       | 1         | 1,479        | 4,422        |
| Elevator Shaft | 1         | 118          | 354          |
| Stairs         | 2         | 294          | 882          |
| <b>TOTAL</b>   |           | <b>1,755</b> | <b>6,477</b> |

## Totals

|                     | Total SF |
|---------------------|----------|
| Guestrooms Total    | 31,733   |
| Public Areas Total  | 6,778    |
| BOH 1st Floor Total | 2,552    |
| BOH Upper Floors    | 6,477    |
| Total               |          |
| Walls, Shafts, Etc. | 6,735    |

## Gross Building

|                         | Total SF      |
|-------------------------|---------------|
| Level 1                 | 13,640        |
| Level 2                 | 13,545        |
| Level 3                 | 13,545        |
| Level 4                 | 13,545        |
| <b>Total Gross SF</b>   | <b>54,275</b> |
| <b>Gross SF Per Key</b> | <b>584</b>    |



InterContinental  
Hotel Group



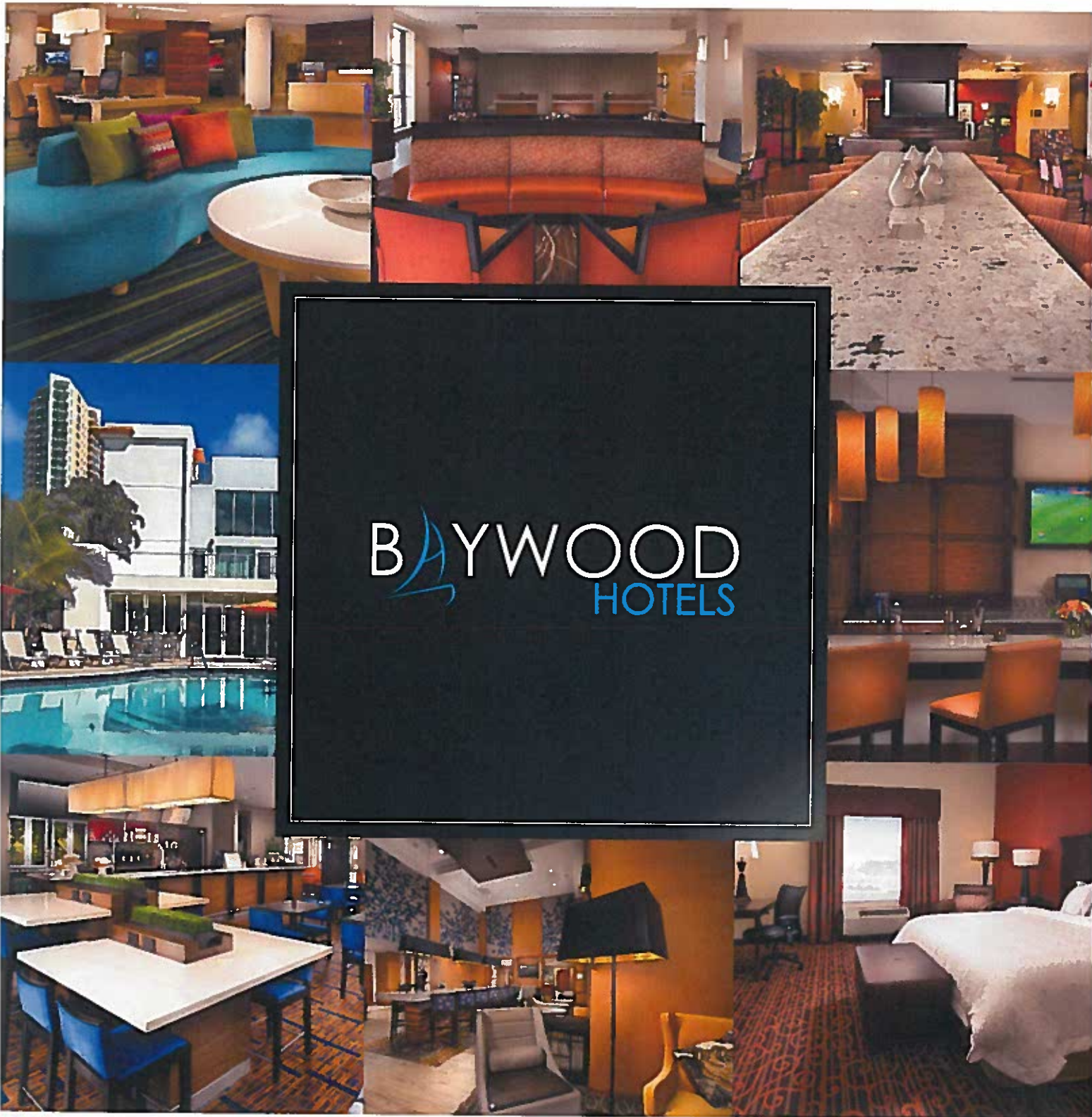
Three Ravens Drive Suite 100 Atlanta, GA 30346 2143 | 1 866 933 8356 | [development@ihg.com](mailto:development@ihg.com) | IHG.com/development

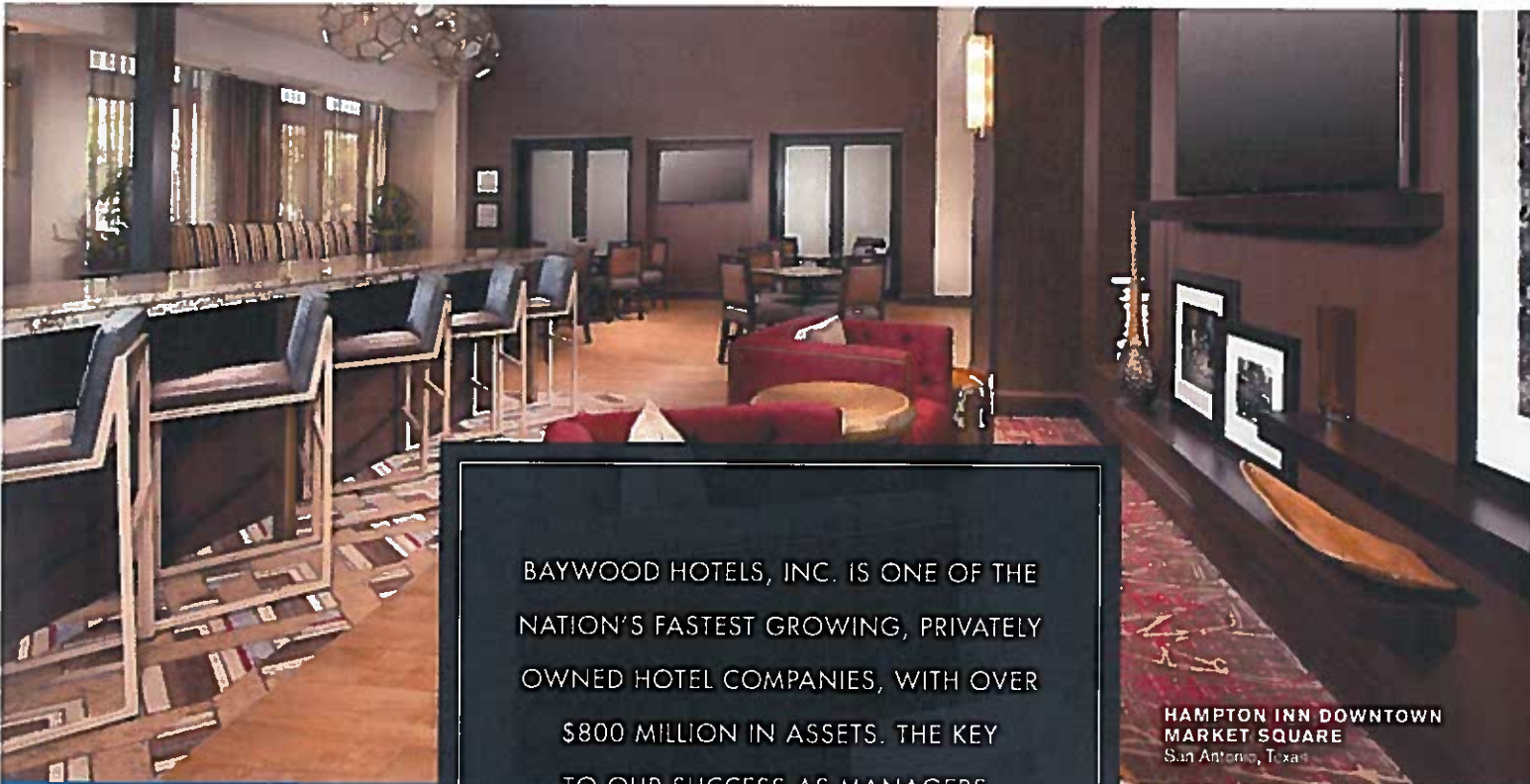
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For more information regarding franchising, Holiday Inn, refer to the Franchise Disclosure Document for Holiday Inn available on request.



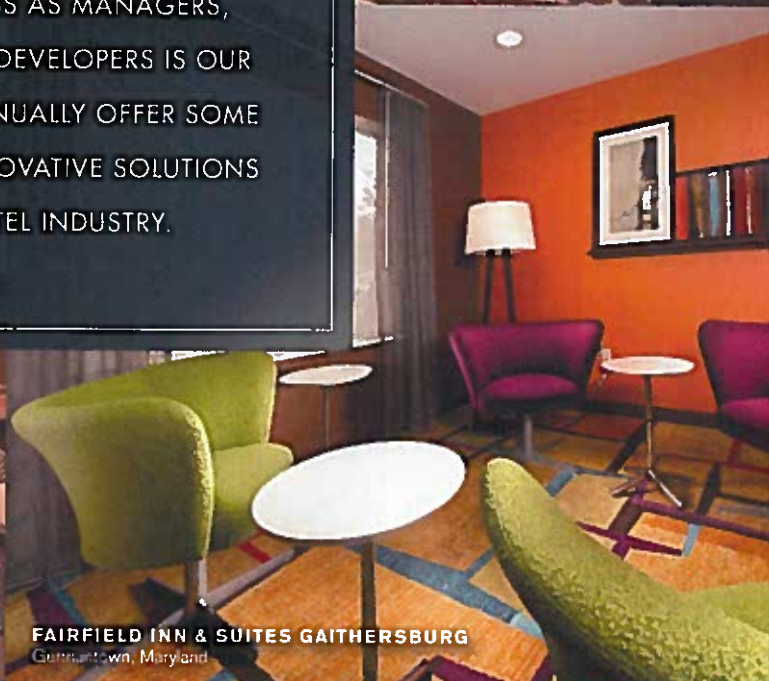


BAYWOOD HOTELS, INC. IS ONE OF THE NATION'S FASTEST GROWING, PRIVATELY OWNED HOTEL COMPANIES, WITH OVER \$800 MILLION IN ASSETS. THE KEY TO OUR SUCCESS AS MANAGERS, EMPLOYERS AND DEVELOPERS IS OUR ABILITY TO CONTINUALLY OFFER SOME OF THE MOST INNOVATIVE SOLUTIONS IN THE HOTEL INDUSTRY.

**HAMPTON INN DOWNTOWN MARKET SQUARE**  
San Antonio, Texas



**HOME2 SUITES SAN ANTONIO AIRPORT**  
San Antonio, Texas



**FAIRFIELD INN & SUITES GAITHERSBURG**  
Gaithersburg, Maryland

## BAYWOOD HOTELS — DELIVERING VISION, INNOVATION AND VALUE

As investors, we're known for our focused vision, strong values, aggressive long-range strategy and, not to mention, our product concept and development skills. But, it is our outstanding management of assets that has truly built our reputation for developing and managing well-branded hotels throughout the Mid-Atlantic, Florida, and Texas regions.

Baywood Hotels and its affiliates employ more than 1,600 associates in independent boutique hotels and branded properties that carry some of the most recognized names in the hospitality industry, including:

- Courtyard by Marriott
- Residence Inn by Marriott
- SpringHill Suites by Marriott
- TownePlace Suites by Marriott
- Fairfield Inn & Suites by Marriott
- DoubleTree by Hilton
- Homewood Suites by Hilton
- Hilton Garden Inn by Hilton
- Hampton Inn & Suites by Hilton
- Home2 Suites by Hilton
- Holiday Inn by IHG
- Holiday Inn Express & Suites by IHG
- Staybridge Suites by IHG



## DEVELOPMENT

At Baywood Hotels, our hotel development efforts are firmly rooted in proven performance. Including both the outstanding performance of our existing hotels and our years of experience delivering successful hotel projects.

Our business plan relies on our finely tuned ability to identify and develop properties based on our fundamental investment criteria:

- Strong, established markets
- High barriers to entry
- Optimal concept & brand
- Innovative design
- Premium product & value
- Intense development supervision

With a vision for identifying profitable redevelopment projects in key markets, Baywood's in-house technical expertise includes pre-construction and construction services, interior design, purchasing, and project management. Whatever the scope of your project - from a 40-room independent boutique hotel to large, full-size operations or new ground-up construction to back-to-bare wall renovations - you can count on Baywood's award-winning design and construction team to delivery.



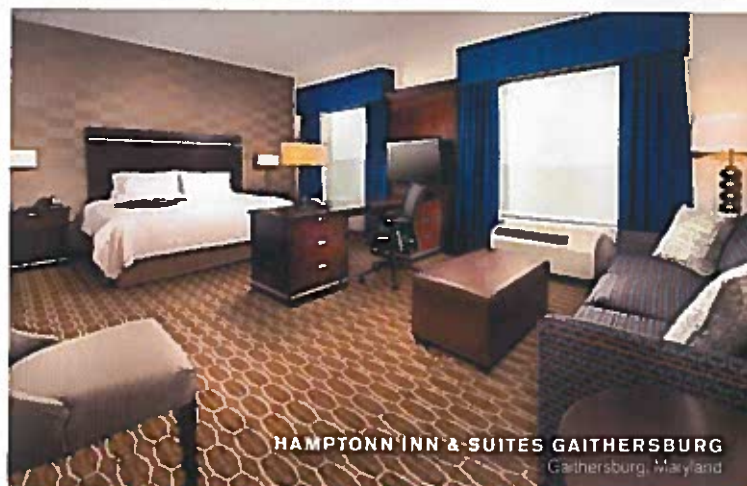
## NEW CONSTRUCTION

At Baywood Hotels, every new development project is designed, capitalized and built for long-term success, not short-term profit. Unlike many 'fee-for-service' developers, we know there's more to successfully completing a project than simply completing it on time and within budget.

Being hoteliers ourselves, we look at every project from that perspective. Our projects must also achieve our high standards of guest satisfaction, meet financial projections, and maintain a high level of quality over the investment period. With Baywood, you can be sure that even short-term development decisions are based upon their long-term impact on ownership.

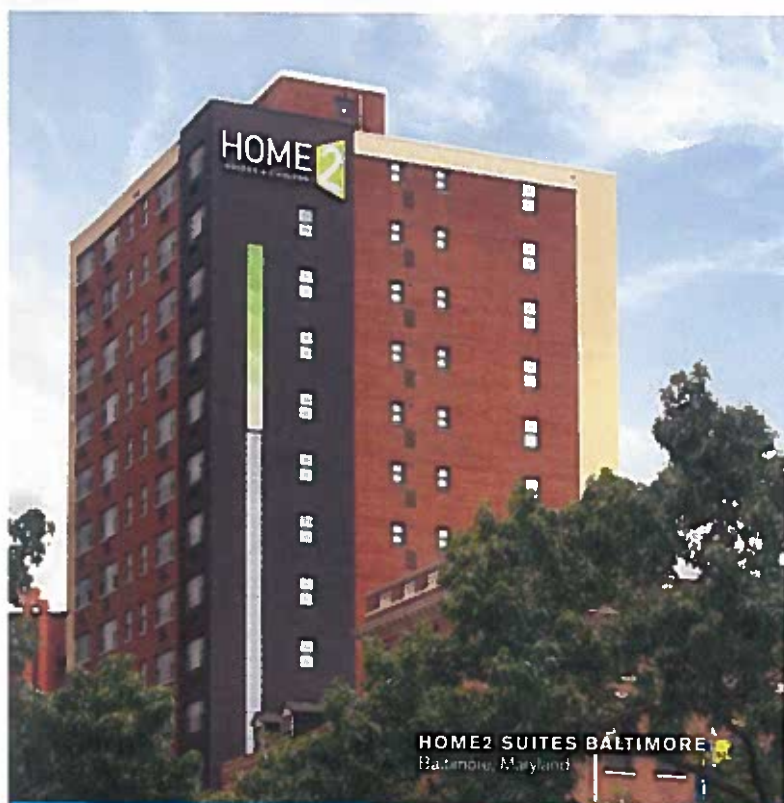
*"Al Patel and the leaders at Baywood Hotels, Inc. continue to make a significant impact on the growth of Marriott's select service and extended stay lodging brands across the U.S. due to their tremendous commitment to developing with Marriott's "2009 Developer of the Year" award. We look forward to continuing to partner and grow with Baywood for years to come."*

—**LIAM BROWN**, Chief Operations Officer, Select Service and Extended Stay Hotels, The Americas, Marriott International, Inc.





**TOWNEPLACE SUITES RIVERWALK**  
San Antonio, Texas

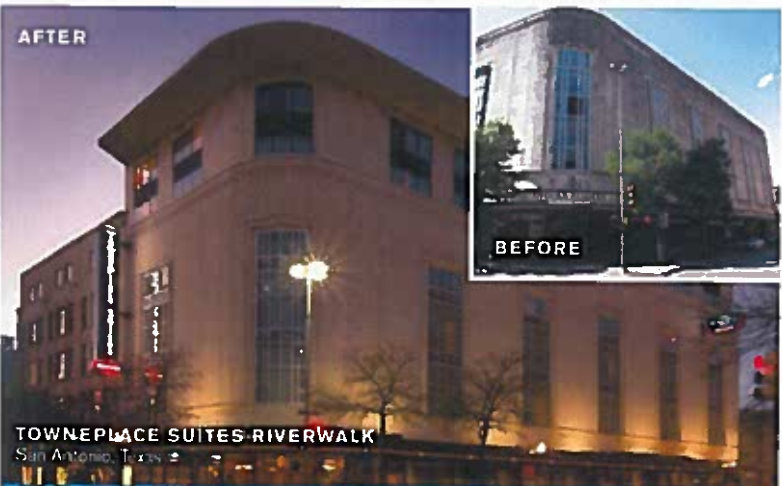
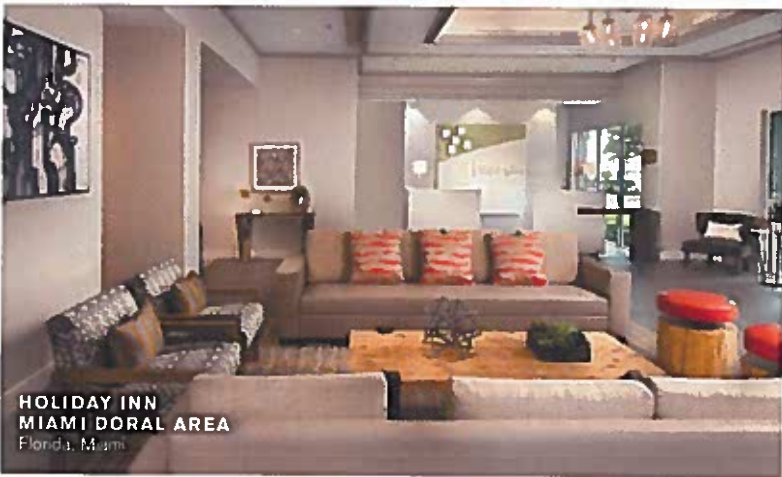


**HOME2 SUITES BALTIMORE**  
Baltimore, Maryland

## REDEVELOPMENT

Since Baywood acquired its first distressed asset in Richmond, Virginia in 1991, we've acquired a high level of expertise in redeveloping and repositioning distressed and neglected hotel properties. In fact, we've been repeatedly recognized for our abilities by franchisors, lenders and local governments alike.

In the years since, Baywood has completed over \$100 million in additional projects — everything from troubled, underperforming properties to historic redevelopments. In each case, Baywood's meticulous planning, innovative design, and flawless execution turned an underperforming property into a truly profitable asset.



## REDEVELOPMENT

Some of our recent development projects include:

- TownePlace Suites Riverwalk  
San Antonio, Texas
- Home2 Suites Riverwalk  
San Antonio, Texas
- Home2 Suites Baltimore  
Baltimore, Maryland
- Holiday Inn Express Riverwalk  
San Antonio, Texas
- Hampton Inn  
Haverhill, Massachusetts
- Holiday Inn Express  
Waldorf, Maryland

*"We are very pleased and proud of the strength of the relationship that has continued to develop between IHG and Baywood Hotels. Under the leadership and guidance of Al Patel, Baywood has become one of the leading developers and operators with over 10 properties in our system across multiple brands, segments and geographies. Perhaps one of the most unique qualities that Al and his team possess is the expertise to deliver ROI objectives to investors in either a new construction or conversion scenario. Their attention to detail and ability to drive property level dedication and morale are also noteworthy. We look forward to expanding this partnership as a new opportunities continue to surface."*

—**ROLAND SCHICK**, Regional VP, Franchise Sales & Development, InterContinental Hotels Group (IHG)

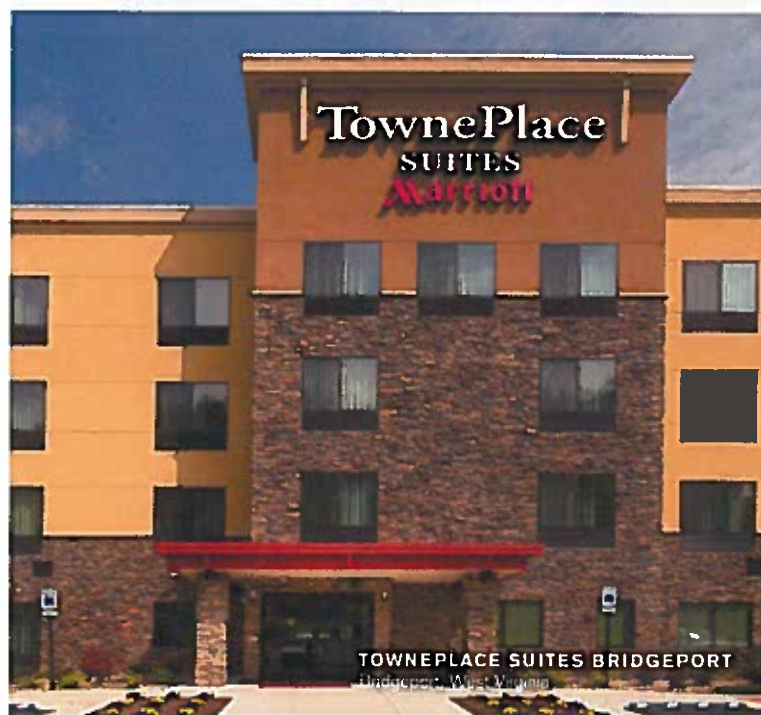


## INVESTMENTS

The cyclical nature of business is always challenging. This is especially true in real estate and hotel development, which involve long-term investments based on what are often short-term facts.

At Baywood Hotels, we believe that successful developers are uncompromising in their investment standards during growth periods, so they will have the ability to act on the opportunities that arise in periods of decline.

That's why we continuously strive to make sound long-term decisions, while maintaining the flexibility to diversify and quickly adapt to those inevitable changes that often disrupt even the most well managed project.



## MANAGEMENT SERVICES

At Baywood Hotels, we're known for our 'hands-on approach' to managing our properties. By empowering each of our associates on the property level and backing them up with the tireless support of our corporate office, we have developed a decidedly proactive approach to customer service. It's one that recognizes that providing superior guest service is the key to profitability and lasting success.

This fundamental philosophy guides our daily operations and helps both our corporate and local property associates to develop a deeper understanding of each hotel, the local community it serves and, most importantly, the expectations of both the clientele and the associates who serve them.

## SALES AND MARKETING

It's a fact that a hotel operation is only as successful as its sales and marketing strategy.

We believe that an effective strategy needs to be insightful, flexible and, above all, comprehensive if it is to successfully guide a hotel's marketing efforts for the coming year.

Our strategies are based on realistic goals, up-to-date information and an in-depth knowledge of the local market. They are designed to help every hotel property produce incremental increases in both operating revenue and bottom line profitability.



DOUBLETREE DULLES AIRPORT  
Sterling, Virginia



DOUBLETREE DULLES AIRPORT  
Sterling, Virginia

*"Al Patel and Baywood Hotels are exemplary franchisee partners. They have numerous hotels with us and several more approved. This includes the approval of five Home2 Suites by Hilton projects, Hilton's newly launched brand. They are truly brand pioneers and very professional to work with. In addition, they are strong operators and builders due to their extensive experience. All at Baywood Hotels are a delight to work with."*

—CRAIG MANCE, Senior Vice President,  
Franchise Development, Hilton Hotels Worldwide

## DELIVERING ON THE BRAND PROMISE

At Baywood Hotels, we're proud of the high-quality, multi-branded, and select-service properties we represent. You can rest assured that every Baywood associate at each of these new or recently renovated properties takes professional pride in ensuring that our guests receive the friendliest experience possible.

We are especially proud of the successful, professional partnerships we have built with many of the finest names in the hospitality industry, including:

- Marriott
- Hilton
- InterContinental Hotels Group (IHG)

We consider the strength of these brand alliances as a testament to Baywood's unwavering belief in the values of commitment, teamwork and mutual respect.

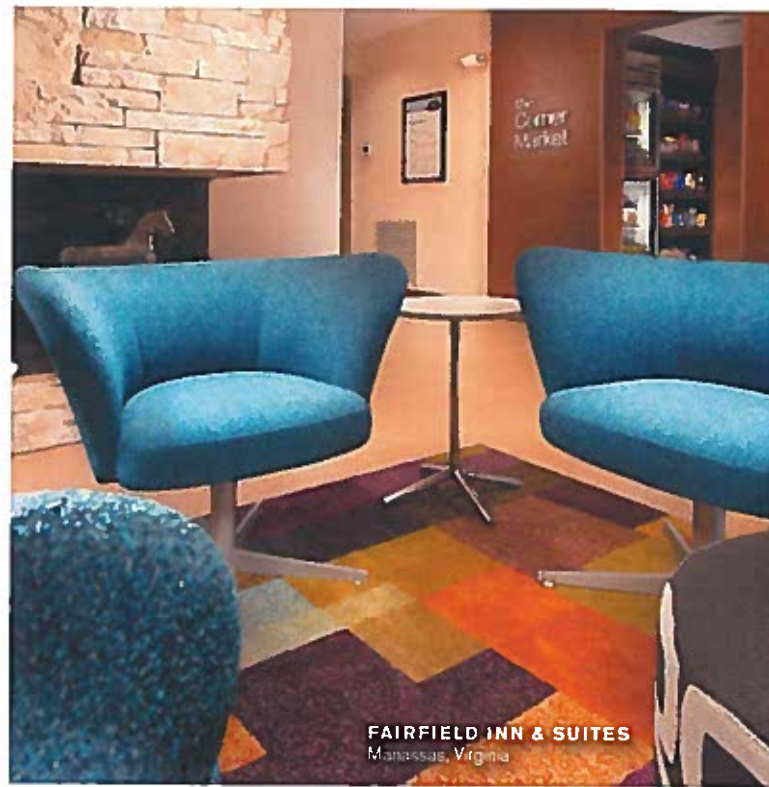
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## BAYWOOD HOTELS

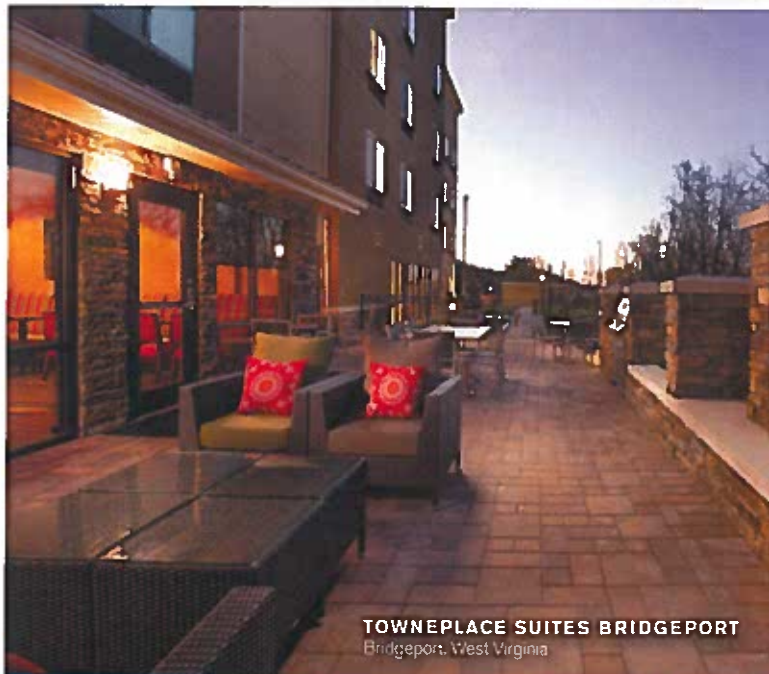
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**FAIRFIELD INN & SUITES**  
Manassas, Virginia



**TOWNEPLACE SUITES BRIDGEPORT**  
Bridgeport, West Virginia

# AWARDS & RECOGNITION

## 2014

- **Hilton Wall of Fame 2<sup>nd</sup> Quarter** Hampton Inn Uvalde, TX
- **Connie Award for being one of the Top 6 Hampton Inns in North America for Property Quality and Guest Satisfaction** Hampton Inn Syracuse / Clay, NY
- **Hilton Wall of Fame 1<sup>st</sup> & 2<sup>nd</sup> Quarter** Hampton Inn Pampa, TX
- **IHG Global Partner In Safety Award** Holiday Inn Express Elkridge, MD

## 2013

- **Hampton Developer of the Year** Hampton Inn Haverhill, MA
- **IHG Global Partner In Safety Award** Holiday Inn Express Elkridge, MD
- **Hampton Movers & Shakers Award** Hampton Inn Pampa, TX
- **Hilton Wall of Fame 1<sup>st</sup> - 4<sup>th</sup> Quarter** Hampton Inn Pampa, TX
- **Marriott Silver Circle Award** TownePlace Suites Lexington Park, MD
- **Marriott Silver Circle Award** Fairfield Inn & Suites Germantown Gaithersburg, MD
- **The Uvalde Area Chamber of Commerce 2013 People's Choice Award** Hampton Inn Uvalde, TX
- **Rookie Business of the Year** Hampton Inn Uvalde, TX
- **IHG Renovation Award for 2013** Holiday Inn Express & Suites Chambersburg, PA
- **Top 100 Owners & Developers (28 of 100)** Hotel Business Magazine
- **Marriott CFRST Developer of the Year**
- **Marriott Most Improved Extended Stay Award** Residence Inn Lubbock, TX
- **Carlson Hotels President's Award** Country Inn & Suites Chambersburg, PA

## 2012

- **Top 100 Owners & Developers** Hotel Business Magazine
- **Top Third-Party Management Companies** Hotel Management Magazine
- **Marriott Strongest Collaborator** Fairfield Inn & Suites BWI Airport
- **Texas Chamber of Commerce Top 25 Hotels in Texas** TownePlace Suites Riverwalk San Antonio, TX
- **Best Adaptive Use Award** TownePlace Suites Riverwalk San Antonio, TX
- **Outstanding Commitment to Keep Doral Beautiful** Holiday Inn Express Miami, FL

## 2011

- **Top 100 Owners & Developers (28 of 100)** Hotel Business Magazine
- **Marriott CFRST Developer of the Year**
- **Marriott Silver Circle Award** Fairfield Inn & Suites Germantown, MD
- **Marriott Most Improved Extended Stay Award** Residence Inn Lubbock, TX
- **Carlson Hotels President's Award** Country Inn & Suites Chambersburg, PA

## 2010

- **Top Hotel Companies** Hotel & Motel Management Magazine
- **Hilton Lifetime Achievement Award**
- **DoubleTree by Hilton Developer of the Year**
- **Home2 Suites by Hilton Best Conversion of the Year** Home2 Suites Baltimore, MD
- **Marriott CFRST Developer of the Year**
- **Marriott Gold Circle** TownePlace Suites Lexington Park, MD
- **Marriott International Best Custom Project** TownePlace Suites Riverwalk San Antonio, TX

## 2009

- **Marriott CFRST Developer of the Year**
- **Marriott CFRST Design & Construction Excellence**
- **Design & Construction Excellence Award** Courtyard Waldorf, MD
- **Design & Construction Excellence Award** Fairfield Inn & Suites Germantown, MD
- **Marriott Silver Circle Award** Courtyard Waldorf, MD
- **Marriott Gold Circle Award** Fairfield Inn & Suites Germantown, MD
- **Home2 Suites by Hilton Developer of the Year**
- **IHG Renovation of the Year** Holiday Inn Express Logan Airport - Saugus, MA

## 2008

- **AAHOA Award for Excellence**
- **Marriott CFRST Developer of the Year**
- **Marriott Gold Circle Award** Fairfield Inn & Suites Germantown, MD
- **Marriott Share Shifter Award** Fairfield Inn & Suites Germantown, MD
- **Magic General Managers** Fairfield Inn & Suites Germantown, MD
- **IHG Newcomer of the Year Award** Staybridge Suites BWI Airport
- **IHG Priority Club Reward Members' Choice Hotel of the Year Award** Staybridge Suites BWI Airport

## 2007

- **Marriott Gold Award** Fairfield Inn & Suites Germantown, MD
- **Renovation of the Year Award** Holiday Inn Express Fairfax, VA

## 2006

- **IHG Renovation of the Year** Holiday Inn Express, Baltimore
- **Design & Construction Excellence Award** Fairfield Inn & Suites Germantown, MD
- **Marriott Platinum Award** Fairfield Inn & Suites Germantown, MD
- **Hilton Garden Inn Best Conversion Award** Hilton Garden Inn San Antonio, TX

## 2005

- **Marriott Gold Award** Fairfield Inn & Suites Germantown, MD
- **IHG Torchbearer Award** Holiday Inn Express Chambersburg, PA

## 2004

- **Gold Hospitality Award** Comfort Suites Chantilly, VA

## 2003

- **Marriott Gold Award** Fairfield Inn & Suites Manassas, VA
- **Silver Hospitality Award** Comfort Suites Chantilly, VA
- **IHG Newcomer of the Year** Holiday Inn Express & Suites Chambersburg, PA

## BAYWOOD HOTELS, INC.

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# HOTEL LOCATIONS

## FLORIDA REGION

### FLORIDA HOTELS

- **FAIRFIELD INN** Miami Airport South
- **HAMPTON INN & SUITES** Lakeland
- **HOLIDAY INN EXPRESS** Miami Airport, Doral
- **HOLIDAY INN** Miami-Doral
- **HOMEWOOD SUITES** Miami, Brickell
- **HOTEL URBANO** Miami, Brickell
- **QUALITY INN** Miami Airport West
- **ROYAL POLO BY HILTON GARDEN INN** Miami, Brickell
- **SPRINGHILL SUITES** Jacksonville
- **STAYBRIDGE SUITES** Miami-Doral

## MID-ATLANTIC REGION

### MARYLAND HOTELS

- **AMERICAN INN OF BETHESDA** Bethesda
- **COURTYARD BY MARRIOTT** Waldorf
- **FAIRFIELD INN & SUITES** BWI Airport
- **FAIRFIELD INN & SUITES** Germantown
- **FAIRFIELD INN & SUITES** Hanover
- **HAMPTON INN & SUITES** Gaithersburg
- **HAMPTON INN & SUITES** Timonium
- **HAMPTON INN & SUITES** Woodlawn
- **HOLIDAY INN EXPRESS & SUITES** Annapolis
- **HOLIDAY INN EXPRESS & SUITES** Elkridge
- **HOLIDAY INN EXPRESS** Baltimore at the Stadiums
- **HOLIDAY INN EXPRESS** Baltimore/Washington Parkway, Hyattsville
- **HOLIDAY INN EXPRESS** Waldorf
- **HOME2 SUITES** Downtown Baltimore
- **HOME2 SUITES** White Marsh
- **HOMEWOOD SUITES** Gaithersburg
- **STAYBRIDGE SUITES** BWI Airport
- **TOWNEPLACE SUITES** Lexington Park

## MID-ATLANTIC REGION

### VIRGINIA HOTELS

- **CANDLEWOOD SUITES** Alexandria-Ft. Belvoir
- **COMFORT INN & SUITES** Dulles Airport, Sterling
- **COMFORT SUITES** Dulles Airport, Chantilly
- **DOUBLETREE BY HILTON** Dulles Airport, Sterling
- **FAIRFIELD INN & SUITES** Manassas
- **HAMPTON INN** Falls Church
- **HAMPTON INN & SUITES** Alexandria
- **HOLIDAY INN EXPRESS & SUITES** Manassas
- **HOLIDAY INN EXPRESS** Fairfax
- **HOLIDAY INN** Leesburg
- **SPRINGHILL SUITES** Alexandria
- **SPRINGHILL SUITES** Potomac Mills, Woodbridge

## LOUISIANA REGION

### LOUISIANA HOTEL

- **HAMPTON INN** Lake Charles



HOLIDAY INN-MIAMI DORAL  
Miami, Florida



**HAMPTON INN & SUITES  
GAITHERSBURG**  
Gaithersburg, Maryland

#### MID-ATLANTIC REGION

### PENNSYLVANIA HOTELS

- **COUNTRY INN & SUITES** Chambersburg
- **HOLIDAY INN EXPRESS & SUITES** Chambersburg
- **HOLIDAY INN EXPRESS** Harrisburg

### WASHINGTON, DC HOTELS

- **COMFORT INN** Downtown/Convention Center
- **HAMPTON INN & SUITES** Washington DC
- **HOMEWOOD SUITES** Washington DC

### WEST VIRGINIA HOTELS

- **TOWNEPLACE SUITES** Bridgeport
- **SPRINGHILL SUITES** West Virginia

#### NORTHEAST REGION

### MASSACHUSETTS HOTELS

- **HAMPTON INN** Haverhill
- **HOLIDAY INN EXPRESS** Logan Airport, Saugus
- **HOLIDAY INN EXPRESS** Woburn

### NEW YORK HOTELS

- **HAMPTON INN & SUITES** Buffalo Airport
- **HAMPTON INN** Ithaca
- **HAMPTON INN** Rochester North
- **HAMPTON INN** Seneca Falls
- **HAMPTON INN** Syracuse/Clay

#### TEXAS REGION

### TEXAS HOTELS

- **COURTYARD BY MARRIOTT** Seaworld, San Antonio
- **HAMPTON INN & SUITES** San Antonio Airport
- **HAMPTON INN & SUITES** Selma-San Antonio/Randolph AFB
- **HAMPTON INN** Downtown/Market Square
- **HAMPTON INN** Pampa
- **HAMPTON INN** Temple
- **HAMPTON INN** Uvalde
- **HOLIDAY INN EXPRESS & SUITES** Alamo, San Antonio
- **HOLIDAY INN EXPRESS & SUITES** Seaworld, San Antonio
- **HOLIDAY INN EXPRESS & SUITES** Uvalde, San Antonio
- **HOLIDAY INN EXPRESS** Bay City
- **HOLIDAY INN EXPRESS** Riverwalk, San Antonio
- **HOME2 SUITES** Downtown Riverwalk, San Antonio
- **HOME2 SUITES** San Antonio Airport
- **HOMEWOOD SUITES** Lackland/Seaworld
- **RESIDENCE INN** Lubbock
- **RESIDENCE INN** Seaworld, San Antonio
- **SPRINGHILL SUITES** San Antonio Airport
- **SPRINGHILL SUITES** San Antonio Medical Center/Six Flags
- **SPRINGHILL SUITES** Seaworld, San Antonio
- **TOWNEPLACE SUITES** Downtown Riverwalk, San Antonio
- **TOWNEPLACE SUITES** Eagle Pass

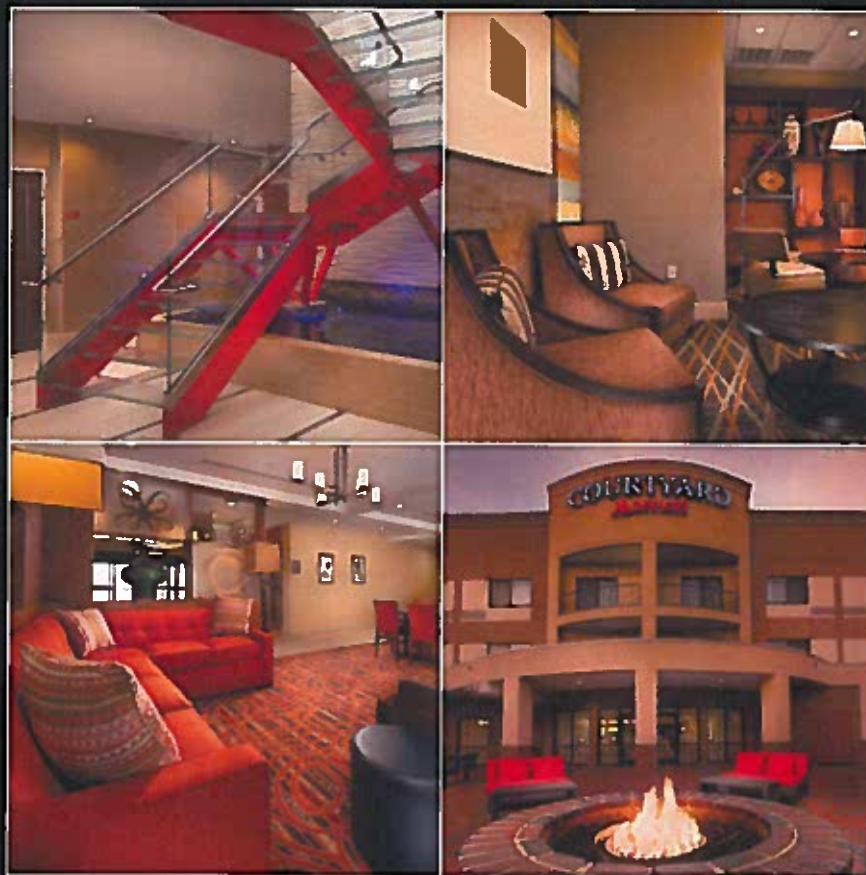
#### INTERNATIONAL

### INDIA HOTELS

- **HAMPTON INN** Vadodara-Alkapuri, Gujarat



**HAMPTON INN VADODARA**  
Vadodara, Gujarat



**BAYWOOD HOTELS, INC.**

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# **TAX BENEFITS FOR THE CITY OF WINDCREST AND STATE OF TEXAS FROM PROPOSED HOLIDAY INN EXPRESS AND SUITES** **Holiday Inn Express and Suites**

| <b>Real Estate Tax Revenue Annually</b>                                 | <b>Year 1</b> | <b>Year 2</b> | <b>Year 3</b> | <b>Year 4</b> | <b>Year 5</b> | <b>Year 6-15</b> | <b>TOTAL 15 YEARS</b> |
|-------------------------------------------------------------------------|---------------|---------------|---------------|---------------|---------------|------------------|-----------------------|
| Projected Annual Real Estate Tax at 2.54% rate = \$                     | 124,495 \$    | 128,645 \$    | 131,412 \$    | 134,178 \$    | 135,561 \$    | 1,355,614 \$     | 2,009,905             |
| Estimated State Share of Real Estate Tax 11% = \$                       | 13,694 \$     | 14,151 \$     | 14,455 \$     | 14,760 \$     | 14,912 \$     | 149,118 \$       | 221,090               |
| Estimated City/County/School District Share of Real Estate Tax 89% = \$ | 110,801 \$    | 114,494 \$    | 116,956 \$    | 119,419 \$    | 120,650 \$    | 1,206,496 \$     | 1,788,816             |
| Estimated City Share of the Real Estate Tax 3.4% = \$                   | 4,233 \$      | 4,374 \$      | 4,468 \$      | 4,562 \$      | 4,609 \$      | 46,091 \$        | 68,337                |

| <b>Sales Tax Revenue Annually</b>                             | <b>Year 1</b> | <b>Year 2</b> | <b>Year 3</b> | <b>Year 4</b> | <b>Year 5</b> | <b>Year 6-15</b> | <b>TOTAL 15 YEARS</b> |
|---------------------------------------------------------------|---------------|---------------|---------------|---------------|---------------|------------------|-----------------------|
| Revenue from Sales Tax on Meeting Rooms and other Misc. Items | 6,790 \$      | 7,092 \$      | 7,386 \$      | 7,622 \$      | 7,981 \$      | 79,810 \$        | 116,681               |
| State of TX (6%) = \$                                         | 6,790 \$      | 7,092 \$      | 7,386 \$      | 7,622 \$      | 7,981 \$      | 79,810 \$        | 116,681               |
| Total Annual Sales Tax (6%) = \$                              | 6,790 \$      | 7,092 \$      | 7,386 \$      | 7,622 \$      | 7,981 \$      | 79,810 \$        | 116,681               |

| <b>Hotel Tax Revenue Annually</b>          | <b>Year 1</b> | <b>Year 2</b> | <b>Year 3</b> | <b>Year 4</b> | <b>Year 5</b> | <b>Year 6-15</b> | <b>TOTAL 15 YEARS</b> |
|--------------------------------------------|---------------|---------------|---------------|---------------|---------------|------------------|-----------------------|
| Revenue from Rental of Hotel Rooms         | 2,000,565 \$  | 2,067,251 \$  | 2,111,708 \$  | 2,156,165 \$  | 2,178,393 \$  | 21,783,930 \$    | 32,298,011            |
| Projected Annual Hotel Room Rental Revenue | 2,000,565 \$  | 2,067,251 \$  | 2,111,708 \$  | 2,156,165 \$  | 2,178,393 \$  | 21,783,930 \$    | 32,298,011            |
| State of TX Lodging/Sales Tax (6%) = \$    | 120,034 \$    | 124,035 \$    | 126,702 \$    | 129,370 \$    | 130,704 \$    | 1,307,036 \$     | 1,937,881             |
| City Hotel Tax (7%) = \$                   | 140,040 \$    | 144,708 \$    | 147,820 \$    | 150,932 \$    | 152,488 \$    | 1,524,875 \$     | 2,260,861             |
| Total Annual Lodging/Sales Tax (13%) = \$  | 260,073 \$    | 268,743 \$    | 274,522 \$    | 280,301 \$    | 283,191 \$    | 2,831,911 \$     | 4,198,741             |

| <b>Total Annual Tax Revenue from Room Rentals</b> | <b>Year 1</b> | <b>Year 2</b> | <b>Year 3</b> | <b>Year 4</b> | <b>Year 5</b> | <b>Year 6-15</b> | <b>TOTAL 15 YEARS</b> |
|---------------------------------------------------|---------------|---------------|---------------|---------------|---------------|------------------|-----------------------|
| State of Texas Tax Revenue = \$                   | 126,824 \$    | 131,127 \$    | 134,088 \$    | 136,992 \$    | 138,685 \$    | 1,456,153 \$     | 2,123,869             |
| City Tax Revenue = \$                             | 146,830 \$    | 151,800 \$    | 155,206 \$    | 158,554 \$    | 160,469 \$    | 1,524,875 \$     | 2,297,732             |
| Total Annual Tax Revenue to State and City = \$   | 273,653 \$    | 282,927 \$    | 289,294 \$    | 295,545 \$    | 299,153 \$    | 2,981,028 \$     | 4,421,601             |

| <b>Total Annual Payroll</b>                 | <b>Year 1</b> | <b>Year 2</b> | <b>Year 3</b> | <b>Year 4</b> | <b>Year 5</b> | <b>Year 6-15</b> | <b>TOTAL 15 YEARS</b> |
|---------------------------------------------|---------------|---------------|---------------|---------------|---------------|------------------|-----------------------|
| Holiday Inn Express and Suites Payroll = \$ | 380,107 \$    | 392,778 \$    | 401,224 \$    | 409,671 \$    | 413,895 \$    | 4,138,947 \$     | 6,136,622             |

| <b>TOTAL ANNUAL SALES TAX REVENUE GENERATED BY HOTEL GUESTS</b> | <b>Year 1</b> | <b>Year 2</b> | <b>Year 3</b> | <b>Year 4</b> | <b>Year 5</b> | <b>Year 6-15</b> | <b>TOTAL 15 YEARS</b> |
|-----------------------------------------------------------------|---------------|---------------|---------------|---------------|---------------|------------------|-----------------------|
| TOTAL ROOMS RENTED =                                            | 22,229        | 23,340        | 24,507        | 25,732        | 27,019        | 270,189          | 393,015               |
| GUEST PER ROOM =                                                | 2.5           | 2.5           | 2.5           | 2.5           | 2.5           | 2.5              | 2.5                   |
| DAILY FOOD, DRINK, SHOPPING = \$                                | 30 \$         | 31 \$         | 32 \$         | 33 \$         | 34 \$         | 38 \$            |                       |
| TOTAL SPENDING = \$                                             | 1,667,138 \$  | 1,808,844 \$  | 1,960,554 \$  | 2,122,912 \$  | 2,296,605 \$  | 25,667,937 \$    | 35,523,989            |
| SALES TAX AT 8.25% = \$                                         | 137,539 \$    | 149,230 \$    | 161,746 \$    | 175,140 \$    | 189,470 \$    | 2,117,605 \$     | 2,930,729             |
| CITY'S SHARE FROM SALES TAX AT 25% = \$                         | 34,385 \$     | 37,307 \$     | 40,436 \$     | 43,785 \$     | 47,367 \$     | 529,401 \$       | 732,682               |

| <b>SUMMARY</b>                                               | <b>Year 1</b> | <b>Year 2</b> | <b>Year 3</b> | <b>Year 4</b> | <b>Year 5</b> | <b>Year 6-15</b> | <b>TOTAL 15 YEARS</b> |
|--------------------------------------------------------------|---------------|---------------|---------------|---------------|---------------|------------------|-----------------------|
| ANNUAL HOTEL TAX REVENUE TO COUNTY CITY = \$                 | 146,830 \$    | 151,800 \$    | 155,206 \$    | 158,554 \$    | 160,469 \$    | 1,524,875 \$     | 2,297,732             |
| ANNUAL PAYROLL TO CITY = \$                                  | 380,107 \$    | 392,778 \$    | 401,224 \$    | 409,671 \$    | 413,895 \$    | 4,552,841 \$     | 6,550,517             |
| TOTAL ANNUAL REVENUE TO COUNTY CITY = \$                     | 526,937 \$    | 544,577 \$    | 556,430 \$    | 568,225 \$    | 574,363 \$    | 6,077,716 \$     | 8,848,248             |
| CITY'S SHARE FROM SALES TAX AT 25% = \$                      | 34,385 \$     | 37,307 \$     | 40,436 \$     | 43,785 \$     | 47,367 \$     | 529,401 \$       | 732,682               |
| TOTAL REVENUE GENERATED BY HOLIDAY INN EXPRESS FOR CITY = \$ | 561,322 \$    | 581,885 \$    | 596,866 \$    | 612,010 \$    | 621,731 \$    | 6,607,118 \$     | 9,580,931             |
| TOTAL 15 YEAR PROPERTY TAX TO COUNTY, ISD, CITY = \$         |               |               |               |               |               |                  | 1,788,816             |
| TOTAL 15 YEAR PROPERTY TAX TO CITY = \$                      |               |               |               |               |               |                  | 68,337                |
| TOTAL 15 YEAR OTHER TAX REVENUE TO COUNTY CITY = \$          |               |               |               |               |               |                  | 9,580,931             |