

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of Zoning



Date: JAN 03 2013

To Whom It May Concern:

The D.C. Office of Zoning is providing this letter to inform all property owners within 200 feet of a development project of conditions associated with the approval of the project.

The following is offered for informational purposes only. **You are not required to respond or take any other action with respect to this letter. Further, the record in this case is closed and no additional documentation will be accepted.**

The D.C. Board of Zoning Adjustment recently approved the following project, which is within 200 feet of your property:

**Application No. 18453 of 1728 14<sup>th</sup> Street LLC**, pursuant to 11 DCMR §§ 3103.2 and 3104.1, for a variance from the parking requirements under subsection 2101.1, a variance from the loading requirements under subsection 2201.1, and a special exception under subsection 411.11 from the roof structure requirement under subsection 411.5, to allow the construction of a mixed use retail/service/office building in the ARTS/C-3-A District at 1728 14th Street, N.W. (Square 207, Lot 120).

This application was approved subject to the following conditions:

- 1) A member of the property management team will be designated as the Transportation Management Coordinator (TMC). The TMC will be responsible for ensuring that information is disseminated to tenants of the building. The position may be part of the other duties assigned to the individual.
- 2) The TMC will prepare a package of information identifying programs and incentives for encouraging retail and office tenants to use alternative modes of transportation. Packages will include information regarding the following:
  - a. Capital Bikeshare,
  - b. Zipcar,
  - c. Commuter Connections Rideshare Program,
  - d. Commuter Connections Guaranteed Ride Home, and

BOARD OF ZONING ADJUSTMENT  
District of Columbia

CASE NO. 18453  
EXHIBIT NO. 39

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Board of Zoning Adjustment  
District of Columbia  
CASE NO. 18453  
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e. Commuter Connections Pools Program.

- 3) Links to CommuterConnections.com and goDCgo.com will be provided on the property management websites.
- 4) In each tenant's staff room or pantry within the premises of each tenant's space, the Applicant proposes to provide informational boards, and the TMC will provide public transit information suitable for posting on those boards such as nearby Metrorail stations, Metrobus stops, Zipcar, and Capital BikeShare locations as well as information about WMATA and Zipcar smartphone applications.
- 5) Convenient and covered secure bike parking facilities will be provided.
- 6) The loading management plan (LMP) will designate a loading coordinator (duties may be part of other duties assigned to the individual). He or she will coordinate loading activities of the building (including non-FedEx/UPS deliveries, trash disposal, retail deliveries, and office deliveries). The loading coordinator will be responsible for informing tenants of the guidelines and procedures for loading and delivery operations.
- 7) The LMP will designate an on-site individual to schedule and coordinate with the loading coordinator and other tenants' on-site coordinators.
- 8) The loading coordinator will require all non-FedEx/UPS deliveries to use only the on-site loading berth for deliveries.
- 9) Using signage in the loading zone, trucks longer than 30 feet will be prohibited.
- 10) The retail and office tenant(s) will be required to notify the loading coordinator of all regularly scheduled deliveries and of any occasional deliveries so that the loading coordinator can seek to avoid conflicting loading activities. The retail and office tenant(s) shall provide the loading coordinator the following information: time and date that trucks are anticipated to arrive each day of the week, size of trucks being used, and the name of the delivery company.
- 11) No truck idling shall be permitted in the loading zone.
- 12) Upon issuance of Certificates of Occupancy and initial tenant occupancy of the retail space and the office space in the building, the Applicant will make available at that time to each tenant employee who requests it a \$100 SmartTrip card, or a \$50 car-sharing membership, or a \$75 Capital Bikeshare membership, depending upon their method of commuting to and from work.

**Please note:** The timeframe for development of an approved project varies depending on the scope and complexity of the project. Consequently, the conditions enumerated above may not be pertinent or at issue until a future date.

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If you are interested in learning more about this case, or have questions about the definition of terms enumerated above, you can obtain a copy of the written Order that contains the conditions from the D.C. Office of Zoning website ([www.dcoz.dc.gov](http://www.dcoz.dc.gov)). From the homepage, select the "Search" tool in the blue left sidebar, navigate to a search of "ZC and BZA Orders," and enter the case number provided above. Once you obtain the Order, if you have questions *specifically pertaining to enforcement of the aforementioned conditions*, please contact the D.C. Office of Zoning Compliance Review Specialist at (202) 727-6311.

**SINCERELY,**

A handwritten signature in black ink, appearing to read "R. Nero", written in a cursive style.

**RICHARD S. NERO, JR.**  
**Deputy Director of Operations**