

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Office of Zoning



Date. JAN 22 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. 18472 of Excel Academy, D.C. Public Charter School, pursuant to 11 DCMR § 3103.2, for a variance to reduce the off-street parking requirements under § 2101.1, for a school in the R-5-A District at premises 2501 through 2553 Martin Luther King, Jr., Avenue, S E. (Square 5862, Lot 960)

This application was approved subject to the following conditions

- 1 Approval shall be for a period of three years from the beginning of the 2013-2014 school year.
2. The Applicant shall designate a TDM Coordinator to oversee and implement the TDM measures
3. At the beginning of the school year, the Applicant shall distribute information to faculty, staff, and students explaining the benefits of sustainable transportation practices.
- 4 The Applicant shall provide incentives to encourage more employees to carpool. The incentives shall include those listed in the TDM plan
- 5 The Applicant shall work with Metropolitan Washington Council of Governments ("MWCOG") to help parents to identify other parents to share vehicle trips to the site.

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6. The Applicant shall allow employees to withhold funds from their paycheck for transit under the WMATA SmartBenefits program.
7. The Applicant shall monitor the trip generation and mode split for employees and students and report this information on an annual basis to DDOT in order to monitor the progress of the TDM program
8. The Applicant shall restripe the existing parking areas to accommodate additional vehicle spaces.
9. The Applicant shall finalize the parking agreement between Excel Academy and Matthews Memorial Baptist Church across Martin Luther King, Jr., Avenue to lease 15 spaces with an option to increase the number of leased spaces, as necessary.
10. The Applicant shall complete a trip generation analysis of existing and future conditions associated with the population increase.
11. The Applicant shall maintain a comparable site trip generation rate for future conditions.
12. The Applicant shall develop and implement the student drop-off and pick-up plan presented as part of the TDM strategies in the December 18, 2012 Technical Memorandum in Exhibit 30.
13. The Applicant shall install at least five inverted bicycle U-racks at the main building entrance
14. The Applicant shall install at least 10 inverted bicycle U-racks in an accessible and secured location within the building.
15. The Applicant shall implement the TDM strategies as outlined in Conditions 2 – 6 above

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.

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). 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*

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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', with a stylized flourish at the end.

RICHARD S. NERO, JR.
Deputy Director of Operations