

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Date: JUN 19 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. 18503 of Keystar Spring Place, LLC, pursuant to § 3103.2, for variance relief under § 2101.1 to reduce the number of required parking spaces and under § 2201.1 to eliminate the required loading berth and loading platform to permit the construction of a 64-unit rental apartment building within the C-2-A District at premises located on Spring Place, N.W. (Square 3186, Lots 0001 and 0804).

Application No. 18505 of Keystar Spring Place LLC and Anabel Pestana pursuant to § 3103.2, for variance relief under § 2101.1 to reduce the number of required parking spaces and under § 2201.1, to reduce the required length of the loading berth, to eliminate the required service/delivery space and to reduce the size of the loading platform to permit the construction of an 87-unit rental apartment building within the C-2-A District at premises 1795 Bull Place, N.W. and 7051-7053 Spring Place, N.W. (Square 3185, Lots 0052 and 0822).

These applications were approved subject to the following conditions:

1. The Applicant shall extend its proposed multi-use trail for the entire length of Spring Place from Chestnut along its property to facilitate pedestrian access to its site. The segment from the Applicant's property to Chestnut shall be on the existing paved street and shall be demarcated by pavement markings (no bollards).
2. The Applicant shall, in cooperation with DDOT, complete a full engineering design and seek to facilitate the acquisition of all necessary easements and agreements from the adjacent property owners to allow for the construction of a multi-use trail by the District of Columbia extending from the southern end of Spring Place to the sidewalks on the north side of Cedar Street.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18505

EXHIBIT NO. 42

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District of Columbia

CASE NO. 18505

EXHIBIT NO. 42

BZA APPLICATION NOS. 18503 & 18505
CONDITIONS LETTER
PAGE NO. 2

3. The Applicant shall install a "Do Not Block Intersection" sign per DDOT standards for the southbound approach of Blair Road at its intersection with Chestnut Street.
4. The Transportation Demand Management (TDM) strategies described in the Applicant's TIS shall be amended to require that the proposed transit subsidies, car-share and bike share memberships be provided to all residents on an on-going basis rather than just the initial set of residents. Applicant shall offer to each tenant household one of the following: 1) one annual car share membership, 2) one annual Capital Bikeshare membership, or 3) an annual \$60 Metro farecard.
5. The Applicant shall provide a minimum of 75 secure long-term bicycle parking spaces (combined) to be located within the two buildings.
6. A minimum of three (3) inverted U-style bicycle racks to be installed at an entrance to each building.
7. The Applicant shall redesign the loading area to accommodate loading movements for a 25-foot vehicle without the need for multiple turns and shall provide simplified maneuvering for a professionally operated 30-foot vehicle. At the intersection of the alley and Spring Place, the Applicant will provide additional safety measures, including a speed-bump adjacent the multi-use trail, convex safety mirrors and warning signage for both trail users and drivers.
8. The Applicant shall create and implement a loading management instruction plan for tenants that addresses scheduling and safety concerns related to truck movements in public space. Applicant shall agree on truck lengths, as determined by DDOT, to be permitted in the loading alley with a maximum length of 30 feet. Trucks, not professionally operated, shall be limited to 25 feet.
9. Applicant agrees to restrict issuance of Residential Parking Permits at this location in an agreement acceptable to OP and DDOT.
10. For a period of two years after the completion of the project's final phase, the Applicant shall provide annual reports to the ANC and DDOT concerning the transportation issues discussed above.
11. The Applicant shall provide a surface car-share space so that tenants and the general public may access the car share vehicle.
12. In the event that the extension of the Metropolitan Branch Trail from the subject property to Cedar Street is not constructed by the time the buildings on the subject property are ready for occupancy, the Applicant shall construct, at its own cost, an extension of the

BZA APPLICATION NOS. 18503 & 18505
CONDITIONS LETTER
PAGE NO. 3

sidewalk on the southeast side of Chestnut Street from Spring Place to Blair Road in order to afford ADA-access to the Takoma Park Metrorail Station.

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 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", is positioned above the printed name and title.

RICHARD S. NERO, JR.
Deputy Director of Operations