

**HALCYON GEORGETOWN, LLC
S&R FOUNDATION, INC.
SPECIAL EXCEPTION #18604
PROPOSED BZA CONDITIONS**

- 1 Approval shall be for a period of FIVE (5) YEARS.
2. Pursuant to approval of the special exception, the Property shall be used only for a 501 (c)(3) non-profit organization focused on the fields of fine arts, cultural understanding, global resilience (including the fields of science, technology, business, innovation and emergency response), and medical or pharmaceutical research.
- 3 A maximum number of twelve (12) employees may work on-site.
- 4 The hours of operation shall be as follows:
 - a. Non-profit offices:
Monday through Friday, 7 AM to 8 PM, with hours extended daily and on the weekends as required for the non-profit's use.
 - b. Events for the S&R Foundation:
Monday through Thursday, 10 AM to 4 PM, 7 PM to 10 PM
Friday and Sunday, 10 AM to 11 PM
Saturday, 9 AM to 11 PM
 - c. International Institute for Global Resilience Research Program:
Up to twelve (12) weeks annually between June 1 and August 31
 - d. Incubator:
Up to nine months annually between September 1 and May 31
- 5 The maximum number of events per YEAR shall be as follows.

Event Type	Participants	Max. # of Events
International Institute for Global Resilience (educational events)	1-20	24
	21-50	16
International Institute for Global Resilience Research Program	8	1
Illuminate (Incubator)	1-4 per project	2-4 projects
S&R Foundation Events (including Illuminate Speaker Series, Illuminate conferences and seminars, other educational conferences, seminars, and events pursuant to the Foundation's missions, and three civic/fundraising events)	1-50	12
	51-100	12
	101-200	8
	201-350	3
TOTAL (excl. residency programs)		75

6. The Applicant shall adhere to the following guidelines when scheduling an event with more than 200 guests:
 - a. The event shall be scheduled coincident with any period in which the Georgetown University Academic Calendar reflects a holiday or recess during the months of September to May, or during the months of June through August
 - b. The event shall be scheduled on a Saturday or Sunday.
 - c. The events with more than 200 guests must end no later than 11 PM and no vendor loading or pick-up may occur after 10 PM or before 10 AM.
7. The Applicant shall minimize traffic and noise impacts by employing the following measures:
 - a. The Applicant shall maintain an adequate supply of furnishings for events, such as tables and chairs, to preclude noisy unloading and loading of furnishings
 - b. The Applicant shall create a turn-around in the rear parking area.
 - c. All guests shall be informed in advance of the parking policies and operations for events as follows:
 - (1) For any event with 40 or less guests the Applicant's staff or a valet company may park guests' vehicles in the rear parking court.
 - (2) For events with more than 41 guests but less than 150 guests, the guests shall be directed to utilize complementary valet parking with unloading and loading on Prospect Street, and the valet company shall utilize satellite parking lots, with priority given to satellite lots on the north side of M Street, NW and west of Wisconsin Avenue, NW
 - (3) For events with more than 150 guests, the valet company shall provide shuttle van service from the satellite parking lot to the Property, with loading and unloading of the shuttle vans to occur at the Property along Prospect Street with valet assistance.
 - (4) The Applicant shall submit an application(s) to establish a valet parking zone in front of Halcyon House along Prospect Street for event days, as needed pursuant to these Conditions.
 - (5) Passenger vans used in connection with an event shall be no larger than approximately 20-feet in length.
 - d. All vendors shall be informed in advance of the parking policies and operations for events as follows:
 - (1) Vendor unloading and loading may occur daily between the hours of 10 AM until 4 PM and from 7 PM until 10 PM.
 - (2) Noisy vendor breakdown and loading shall occur before 10 PM or shall take place on the following business day between the hours of 10 AM until 4 PM and from 7 PM until 10 PM
 - (3) Vendors using vans shall be directed to utilize the rear parking court off of 34th Street or, the townhouse lot for loading and unloading purposes
 - (4) For the three annual events with more than 200 people, vendors may utilize the rear parking court Monday through Sunday between the hours of 10 AM and 4 PM, and 7 PM to 10 PM.
 - (5) Trucks associated with noisy vendor breakdown and loading shall depart the Property before 10:00 PM.
 - (6) Valets and other staff associated with events, including, for instance, cooks, caterers, and janitors, shall leave the Property within two hours after the event concludes but in any event, before 12 AM.
 - (7) Vendors used in connection with an event shall be instructed that idling in the neighborhood is prohibited.
 - e. Provide monitoring and oversight of the valet operations for an event over 200 guests, including information regarding the number of guests, valet queues, capacity and usage of

parking facilities utilized for the event, the total number of valet staff operating the valet stand (as needed), and number of cars parked by valet, with a report to be submitted annually with the DDOT Policy and Planning Staff to review parking and traffic issues, and the Applicant shall take appropriate corrective measures, as necessary

- f. Employees shall park on-site in the rear parking court.
 - g. The Applicant will utilize satellite parking facilities north of M Street NW and west of Wisconsin Avenue, NW.
 - h. Resident participants in the IIGR Research Program and Illuminate Incubator with cars shall be prohibited from parking on-site and shall provide evidence to the Foundation of parking storage in off-street locations.
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- 8. Attendees at IIGR events may reside on-site for the duration of the meeting and/or seminar.
 - 9. Resident participants in the International Institute for Global Resilience Research Program shall reside and research at the Property for periods up to twelve weeks during the months of June through August.
 - 10. Resident participants in the Illuminate Incubator shall reside and work at the Property for periods up to nine months during the months of September through May.
 - 11. No amplified music shall be permitted on the outside grounds of the subject property.
 - 12. The Applicant shall establish a neighborhood liaison to address concerns and provide information about events and activities to property owners within 200 feet of Halcyon. The Applicant shall maintain a website that shall include a neighbors' section to provide notice of upcoming scheduled events.