

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Advisory Neighborhood Commission 2E



Representing the communities of Burleith, Georgetown and Hillandale
3265 S Street, NW • Washington, DC 20007
(202) 724-7098 • anc2e@dc.gov

September 4, 2013

Lloyd Jordan, Chairperson and Members of the Board
Board of Zoning Adjustment
441 4th Street N W, Suite 210S
Washington, DC 20001

**Re: Halcyon Georgetown LLC, 3400 – 3410 Prospect Street, NW, BZA No. 18604,
Application for a special exception to establish a non-profit, Hearing
September 10, 2013**

Dear Chairperson Jordan and Members of the Board

Advisory Neighborhood Commission 2E respectfully requests that the Board accept the attached filing within 7 days of the hearing date

We have been working diligently with the applicant over the summer to reach agreement on proposed conditions for the requested special exception, and I am happy to say that at last night's public ANC 2E meeting, we did reach agreement. That agreement allows us, in the attached filing, to withdraw our earlier objection in this matter and support the applicant's revised proposed conditions. Accepting the attached filing will be in the interest of resolving this matter for the benefit of both the applicant and the community.

Sincerely,

Ron Lewis
Chair, ANC 2E

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18604
EXHIBIT NO. 30

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COMMISSIONERS:

Ed Solomon, District 1 Ron Lewis, District 2 Jeff Jones, District 3 Craig Cassey, Jr, District 4
Bill Starrels, District 5 Tom Birch, District 6 Charles Eason, District 7 Peter Prindiville, District 8

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September 10, 2013**

Dear Chairperson Jordan and Members of the Board

Advisory Neighborhood Commission 2E, at a public meeting held on September 3, 2013, duly noticed, and at which eight commissioners of eight were present constituting a quorum, unanimously adopted the following resolution

Regarding Halcyon Georgetown LLC, 3400 – 3410 Prospect Street, NW, BZA No. 18604

During the past several weeks, community members and ANC 2E commissioners have participated in very productive and collegial talks with representatives of the applicant

We are pleased to report that the applicant has responded positively to our concerns about the type, number, hours and size of events, the use of outdoor space for events, and parking and loading for events

At our public meeting on September 3, 2013, the applicant presented a revised set of proposed conditions aimed at operating harmoniously with the community in this dense residential neighborhood. The revised conditions significantly decrease the number, type and size of events, limit hours and noise, and provide better transportation management with more adequate off-street parking arrangements for the applicant's guests and visitors

We accept the applicant's revised conditions as necessary and appropriate

COMMISSIONERS

Ed Solomon, District 1 Ron Lewis, District 2 Jeff Jones, District 3 Craig Cassey, Jr., District 4
Bill Starrels, District 5 Tom Birch, District 6 Charles Eason, District 7 Peter Prindiville, District 8

Based on the applicant's assurance at our public meeting that it will present these revised conditions to the Board, abide by them, and withdraw any prior inconsistent materials, we withdraw our earlier objection, endorse the agreed-upon proposed conditions, and look forward to welcoming the applicant's nonprofit organization to the Halcyon House location

The proposed conditions referred to in the resolution above are attached to this letter

ANC 2E Commissioners Solomon, Lewis, Jones, Cassey, Starrels, Birch, Eason, and Prindiville or any one or more of them, are authorized to act for ANC 2E in this matter and any matters which may come before the Board relating thereto

We trust that you will give this resolution its full weight. Thank you for your attention to this matter

Sincerely,

A handwritten signature in black ink that reads "Ron Lewis". The signature is written in a cursive, flowing style.

Ron Lewis
Chair, ANC 2E

**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 21-50	24 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 51-100 101-200 201-350	12 12 8 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 prior to holding the first event at the Property but not before opening the non-profit offices
 - c HGR meeting attendees generally are from locations outside of the Washington, DC metropolitan area and generally will arrive at the Property by means other than personal vehicles, however, any attendees driving personal or rental cars shall park on-site in the rear parking court or in a satellite parking location
 - d 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 shall 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, guests shall be directed to utilize and 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
 - e 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 loud enough to be heard beyond the property line of the Property 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) Event vendors using vans or other vehicles shall be directed to utilize the rear parking court off of 34th Street with occasional use of, 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 loud enough to be heard beyond the property line of the Property 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 quietly using the rear entrance 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 valet service where required, above, that meets high standards for quiet and efficiency, and that uses best available technology including text messaging from patrons to retrieve their cars
 - f 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
 - g Employees driving cars shall park on-site in the rear parking court
 - h When public satellite parking facilities are required, the Applicant will utilize public parking facilities north of M Street NW and west of Wisconsin Avenue, NW
 - i 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
- 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