

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



JAN - 8 2014

Date: _____

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. 18668 of CAS Riegler Companies, pursuant to 11 DCMR §§ 3103.2 and 3104.1 for a variance from the court dimension requirements under section 776, a variance from the floor area ratio requirements under subsection 2604.1, a variance from the lot occupancy requirements under subsection 2604.2, a variance from the off-street parking requirements under subsection 2101.1, a variance from the size of parking space requirements under subsection 2115.1, a variance from the parking space setback requirements under subsection 2116.12, and a special exception from the roof structure provisions under subsection 411.11, to allow the construction of a mixed-use residential building with ground floor retail in the C-2-A District at premises 1100 Q Street, N.W. and 1101 Rhode Island Avenue N.W. (Square 310, Lots 33 and 807).

This application was approved subject to the following conditions:

1. If the building will be a rental building, then the Applicant shall provide a one-year car share and bike share membership to each new tenant that signs a lease within five (5) years after the building receives a certificate of occupancy. If the building will be a condominium, then the Applicant shall provide a one-year car share and bike share membership at closing to each initial unit purchaser.
2. The Applicant shall provide a transportation information screen in the building lobby that will show real time arrival/availability information for nearby trains, buses, car shares, and bike shares.
3. The Applicant shall implement the transportation demand management plan as follows:

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Telephone (202) 727-6311 Facsimile: (202) 727-6072 E-Mail. dcoz@dc.gov

BOARD OF ZONING ADJUSTMENT
District of Columbia
Web Site. www.dcoz.dc.gov
CASE NO. 18668
Board of Zoning Adjustment
EXHIBIT NO. 98
CASE NO. 18668
EXHIBIT NO. 38

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- a. A member of the property management team will be designated a Transportation Management Coordinator (TMC) to provide information to residents. The TMC will prepare a package of information for residents identifying the available alternative modes of transportation and other supportive programs.
- b. Links to CommuterConnections.com and goDCgo.com will be provided on the property management websites.
- c. Transportation alternative brochures will be provided in a common, shared space.
- d. Up to forty (40) convenient, covered, and secure bike parking spaces will be provided.

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,



RICHARD S. NERO, JR.
Deputy Director of Operations