

BZA APPLICATION NO. 19689

APPLICANT'S PROPOSED CONDITIONS OF APPROVAL

Project

1. The Project shall be constructed in accordance with the plans dated _____ and included as Exhibit __ of the Record.
2. The Applicant shall have flexibility with the design of the Project in the following areas:
 - a. To vary the location and design of all interior components, including partitions, structural slabs, doors, hallways, columns, stairways, mechanical rooms, and toilet rooms, provided that the variations do not change the exterior configuration or appearance of the structure;
 - b. To vary the final selection of the colors of the exterior materials based on availability at the time of construction;
 - c. To make minor refinements to exterior details and dimensions, including without limitation to sills, bases, mullions, coping, railings and trim, or any other changes: (1) to comply with Construction Codes that are otherwise necessary to obtain a final building permit, (2) to comport with final design comments from District historic preservation officials, or (3) to address the structural, mechanical, or operational needs of the building uses or systems that do not significantly alter the exterior design as shown on the plans.
 - d. To vary the final number of residential units plus or minus 10%;
 - e. To vary the final number of parking spaces plus or minus 10%;
 - f. To vary the final streetscape design and materials in the public right-of-way, in response to direction received from District public space permitting authorities;
 - g. To vary the final landscaping materials of the Project based on availability and suitability at the time of construction or otherwise in order to satisfy any permitting requirements of DC Water, DDOT, DOEE, DCRA, or other applicable regulatory bodies;
 - h. To vary the location and type of green roof, solar panels, and paver areas to meet stormwater requirements and sustainability goals or otherwise satisfy permitting requirements;

Term

3. The new meeting/conference space within the Project for the Meridian International Center (“Meridian”) is approved for a period of **five (5) years**.

Meridian Community Partnership and Communication

4. Meridian Community Partnership. The Applicant shall work with representatives of the Beekman Place Condominium Association, 1661 Crescent Place, NW Inc., Meridian Crescent Condominium Association, and the 17th Street neighbors (the “Community Parties”) to establish the Meridian Community Partnership (“MCP”) as a forum for collective discussion regarding ongoing community-related issues. The MCP shall have a steering committee (the “MCP Steering Committee”) comprised of a designated representative of each of the Community Parties, Meridian, and the future condominium association of the Project. The MCP Steering Committee shall meet no less than twice per year to discuss ongoing issues and concerns.
5. Event Notification.
 - a. Meridian shall email the Community Parties, no later than the 25th of each month, a list of evening events, weekend events, and any additional events, programs, or activities that require valet services scheduled for the following month. The list shall include information on the date, time (start/end), use of valet parking, transportation plan (shuttle buses, vans, etc), location, and range in the number of guests for each planned event. The List shall also include an accounting of the previous month’s events as well as an accounting of events over the year to date.
 - b. Meridian shall send out information regarding the Meridian Ball at least two (2) months prior to the Meridian Ball.
6. Meridian Complaint Reporting and Resolution.
 - a. Hotline:
 - i. Meridian shall establish a “hotline” for neighbors to report concerns at neighbors@meridian.org or (202) 939-5535. Through use of the email or phone number, any complaint will go to the Neighborhood Liaison Manager, as well as the Meridian Event Manager and the Vice President of Human Resources & Administration.

- ii. Meridian shall keep a log of all emails and phone calls to the “hotline” and shall provide a log of the emails and phone calls to the representatives of the Community Parties each month. For each concern, an explanation of actions taken to rectify the concern shall be provided.
- b. Neighborhood Liaison Manager. Meridian shall designate a neighborhood liaison manager (the “Neighborhood Liaison Manager”) responsible for monitoring the “hotline” and promptly responding to any concerns that are reported.

Meridian Use – Number of People and Events

7. Maximum Number of Guests. Except for the Meridian Ball, no more than 275 guests shall be permitted on the Campus at any one time for any Meridian function, whether for Meridian Leadership Programs involving international professional participants or Events, as defined in Condition No. 8 below.

8. Events

- a. For purposes of this Order, “Event” means any Meridian activity on the Campus that involves catering or outside vendor services, except for the Meridian Ball; “Evening Event” means any Event the majority of which takes place after 5:30 PM on a weekday; and “Weekend Event” means any Event that takes place on a Saturday or Sunday, irrespective of the timing of the Event, and includes weddings.
- b. Number of Events.
 - i. Total Number of Events. No more than 150 Events shall be permitted per year.
 - ii. Evening Events. No more than 55 Evening Events shall be permitted per year, and no more than 25 of such Evening Events shall end after 9:30 PM.
 - iii. Weekend Events. No more than 45 Weekend Events shall be permitted per year, and no more than one (1) wedding shall be permitted per weekend.
 - iv. Neighborhood Meetings and Events. The above-stated restrictions on the number of Events shall not apply to any neighborhood meeting or event, including but not limited to the Beekman Annual meeting and any ANC 1C meeting.
- c. Location of Events – Weddings. No wedding shall take place in the new space for Meridian constructed as part the approved Project (“New Meridian Space”).

d. Number of Guests at Events

- i. No more than 250 guests shall be permitted per Event.
- ii. No more than 10 Events per year shall have more than 200 guests.

e. Deadline for Conclusion of Events. All Events shall end by 11:00 PM to allow for the breakdown of tables and the stowage of equipment and refuse prior to 1:00 AM.

f. Meridian Ball

- i. The above-stated restrictions on the number of guests shall not apply to the Meridian Ball, which may have more than 300 guests and may occur on all of the Meridian space.
- ii. No more than one (1) Meridian Ball shall be permitted per year.

Noise

9. Meridian Events – Arrival and Departure of Guests

- a. Event Manager. Meridian shall have an event manager (“Meridian Event Manager”) on duty at all Events and the Meridian Ball. The Meridian Event Manager shall be responsible for oversight from the beginning to the end of each Event and the Meridian Ball.
- b. Contract Provision. All new contracts for shuttles servicing Meridian Events and the Meridian Ball shall include the following language: “As a courtesy to neighbors, we ask that arriving and departing guests exercise the same degree of consideration they would expect in their own neighborhoods with respect to noise, litter, and otherwise disruptive behavior.”
- c. Guest Management. The Meridian Event Manager shall remind all guests to observe quiet in the residential neighborhood as they depart, shall ensure that unacceptable behavior results in the immediate expulsion of the responsible persons, and shall emphasize the obligation for adult supervision when people under the age of 18 years of age are present.

10. Meridian Events – Amplified Music

- i. Indoors. Amplified music indoors for Events shall be terminated by 11:00 PM.
- ii. Outdoors. Amplified music outdoors for Events shall be terminated by 9:00 PM.

11. Residential Building Rooftop Terrace

- a. The residential portion of the Project (“Residential Building”) shall include a rooftop terrace above the sixth floor of the Residential Building (“Rooftop”). The Applicant shall install and utilize landscaping and trellises to mitigate sound transmissions from the Rooftop along Crescent Place. The Applicant shall install a Plexiglas, glass, masonry, or other comparable solid screen at railing height around the perimeter of the Rooftop, subject to DCRA and any other required governmental agency approval.
- b. The Rooftop shall be limited to a maximum of 100 people at one time.
- c. Amplified music through a loudspeaker shall not be permitted on the Rooftop at any time.
- d. Rooftop hours of use shall be limited to 7:00 AM and 10:00 PM on Sunday through Thursday and 7:00 AM and 11:00 PM on Friday and Saturday.

Transportation – Parking

12. Residential Garage.

- a. The residential portion of the Project’s garage (“Residential Garage”) shall be reserved for the residents and guests of residents of the Residential Building, with unsold spaces being made available only to residents of the Community Parties.
- b. The Applicant shall reserve space for two (2) car-sharing spaces in the Project, subject to a signed agreement with a car sharing service.
- c. The Applicant shall install signage and mirrors at the garage exit on Crescent Place to ensure the awareness and ability of exiting traffic to see oncoming pedestrian and vehicular traffic.

13. New Meridian Garage – Community Use.

- a. The Meridian portion of the Project’s garage (“Meridian Garage”) shall be made available to the Community Parties and to the guests of the future residents of the Project between 7:00 PM and 8:00 AM on weekdays and at all times on weekends, subject to Meridian’s Event schedule.
- b. The specific logistics for permitting access and permit allocations for the Meridian Garage shall be determined post-construction, but prior to the issuance of the first certificate of occupancy for the Project, in cooperation with the Community Parties.

14. Meridian Use – Employee Parking and Transportation Management

- a. Meridian shall subsidize employees who take public transit to work and shall offer a stipend to employees who bike to work as an effort to encourage employees to commute via non-auto modes of transportation.
- b. Meridian shall charge employees subsidized rates to park on Campus as an effort to encourage employees who drive to work to park in the Meridian parking lots (i.e., the existing parking garage under Meridian Crescent and the new Meridian Garage in the Project).

15. Meridian Use – Guest Parking and Transportation Management

- a. Meridian shall encourage all guests to use carpooling or public transportation whenever feasible.
- b. Meridian shall maximize the use of all Meridian parking lots via directed parking at all times other than when valet operations are utilized.
 - i. Guests shall be given the privilege of parking free of charge in all Meridian parking lots.
 - ii. Meridian shall station an attendant at the Meridian Crescent garage entrance to provide access to the Meridian Crescent parking garage and to ensure garage security during those times the garage will be utilized for Events in the Meridian spaces.
 - iii. Prior to the issuance of building permit for the Project, Meridian shall provide for long-term contractual arrangements for satellite lots for Meridian functions for which their parking lots cannot fully accommodate guests' cars.

Transportation – General Circulation

- 16. All vehicles parked in the Residential Garage and all self-parked vehicles in the Meridian Garage must exit via the Crescent Place exit. All other traffic, except for trucks subject to the Truck Routing Plan described below, shall be permitted to exit onto Belmont Street and turn left or right on Belmont Street when exiting the Project.
- 17. All rideshares and taxis dropping off and/or picking up passengers at the Project shall be required to use the Project's entry court ("Entry Court") or 16th Street entrance.

- a. The Applicant shall update the geolocation of both the Project’s address and the New Meridian Space’s address on Google and other websites to be located within the Entry Court.
- b. Meridian shall encourage all guests being dropped off at the New Meridian Space to utilize the Entry Court for any pickup and drop off.

Transportation – Loading and Service Activity

18. Loading Coordinator. Meridian shall designate a staff member as the “Meridian Loading Coordinator.” The Residential Building shall also designate a staff member as the “Residential Loading Coordinator.” Each Loading Coordinator shall be on site anytime there are scheduled deliveries, trash, and move-in/move-out activity.
19. Truck Routing Plan. Vehicles subject to the truck routing plan shall exit the Project by turning left onto Belmont Street and then turning right onto 16th Street (“Truck Routing Plan”).
20. Traffic Rules. Vehicles subject to the traffic rules shall comply with the following provisions (“Traffic Rules”):
 - a. Vehicles shall not double park on streets surrounding the Meridian’s campus (“Campus”), shall keep one clear lane of traffic open at all times, and shall otherwise obey all posted parking, stopping, and standing restrictions on streets surrounding the Campus.
 - b. Vehicles shall abide by the D.C. “Motor Vehicle Excessive Idling Act” of 1984, as amended (1997), (“Excessive Idling Act”) which allows idling of up to three (3) minutes while a motor vehicle is parked, stopped, or standing, except, *inter alia*, “to operate for 15 minutes air conditioning equipment on buses with an occupancy of twelve or more persons” or “to operate heating equipment when the local temperature is thirty-two degrees Fahrenheit or below.”
 - c. All contracts with vendors and service providers shall include a provision that requires all vehicles coming to the Campus (including any subcontractors) to comply with the Traffic Rules.

21. Trash

- a. Meridian Use – Entire Campus. No private trash pick-up activity shall take place between 10:00 PM and 7:00 AM on weekdays or between 10:00 PM and 9:00 AM

on weekends, with the exception of the night of and the morning after Meridian’s annual fundraising ball (the “Meridian Ball”).

- b. New Meridian Space – Truck Routing Plan. The Meridian Loading Coordinator shall direct all trash trucks associated with the New Meridian Space to use the Truck Routing Plan.
- c. Residential Building. Private trash pick-up activity associated with the Residential Building shall occur between 9:00 AM and 5:00 PM on weekdays, and between 10:00 AM and 5:00 PM on weekends.

22. Deliveries – Meridian Use

- a. For purposes of this Order, “Meridian Delivery Vehicles” means any commercial vehicles (including a trucks, pick-up trucks, and vans) delivering goods or services to Meridian and its Campus.
- b. Location. The Meridian Loading Coordinator shall direct all Meridian Delivery Vehicles to utilize the prescribed loading docks or designated on-street commercial loading zone as shown on pages 9-10 of Exhibit [REDACTED] of the Record.
- c. Hours. Delivery activity that involves a Meridian Delivery Vehicle utilizing a back-up beeper shall not take place on the Campus between 10:00 PM and 9:00 AM. Select vendors with trucks limited to a 16-foot box truck or less are permitted to load-out after 10:00 PM, provided that any Meridian Delivery Vehicle utilizing a back-up beeper is staged prior to 10:00 PM.
- d. Truck Routing Plan. For deliveries to the New Meridian Space, the Meridian Loading Coordinator shall direct all Meridian Delivery Vehicles to use Truck Routing Plan.
- e. Traffic Rules. The Meridian Loading Coordinator shall direct all Meridian Delivery Vehicles to comply with the Traffic Rules.

23. Deliveries – Residential Building

- a. Delivery Vehicles. For purposes of this Order, “Residential Delivery Vehicles” means all commercial vehicles (including trucks, pick-up trucks, and vans) delivering goods or services to customers contracted by the Residential Building or a resident of the Project.
- b. Location. The Residential Loading Coordinator shall be responsible for directing all scheduled deliveries for residents to use the Entry Court or, when necessary, the

16th Street entrance (subject to obtaining proper “No Parking” permits from the District of Columbia).

c. Size.

- i. Residential Delivery Vehicles accessing the Entry Court shall be no more than 30 feet in length including the driver cab.
- ii. No more than one (1) Residential Delivery Vehicle over 24 feet in length shall be permitted in the Entry Court at one time.

d. Hours.

- i. All delivery activity utilizing a Residential Delivery Vehicle over 16 feet in length, other than a maintenance vehicle for residents for emergency repairs, shall occur between 9:00 AM and 5:00 PM or between 7:00 PM and 10:00 PM.
- ii. All other delivery activity with Residential Delivery Vehicles that are 16 feet or less in length shall occur between 8:00 AM and 10:00 PM.

e. Truck Routing Plan. The Residential Loading Coordinator shall direct all Residential Delivery Vehicles over 24 feet in length to use the Truck Routing Plan.

f. Traffic Rules. The Residential Loading Coordinator shall direct all Residential Delivery Vehicles to comply with the Traffic Rules.

24. Residential Building – Moving Activity

a. Location. The Residential Loading Coordinator shall direct all moving vehicles (“Moving Trucks”) to utilize the loading docks or, when necessary, the 16th Street entrance (subject to obtaining proper “No Parking” permits from the District of Columbia).

b. Size.

- i. Moving Trucks permitted to use the Entry Court and loading dock shall be no more than 30 feet in length.
- ii. Moving Trucks that are more than 30 feet in length shall be required to utilize curbside space on 16th Street to load and unload. In the event that 16th Street is utilized for Moves, the Residential Loading Coordinator shall direct the moving resident to obtain a “No Parking” permit from the District

of Columbia and post the signs a minimum of two (2) days in advance of the moving date.

- c. Hours.
 - i. Any Moves utilizing a Moving Truck that is more than 16 feet in length shall occur between 9:00 AM and 5:00 PM.
 - ii. All other Moves with Moving Trucks that are 16 feet or less in length shall occur between 8:00 AM and 10:00 PM.
 - iii. Moves using a truck that is greater than 24 feet in length within the Entry Court shall not be permitted to arrive or depart while guests for Meridian Events with over 100 guests located within the New Meridian Space are arriving or departing.
- d. Truck Routing Plan. The Residential Loading Coordinator shall direct all Moving Trucks to use the Truck Routing Plan.
- e. Traffic Rules. The Residential Loading Coordinator shall direct all Moving Trucks to comply with the Traffic Rules.

Transportation – Shuttle Bus and Valet Operations

25. Shuttle Bus Operations

- a. Maximum Number of Passengers. Shuttle buses dropping-off or picking-up passengers within the Campus (“Shuttle Buses”) shall be limited to a maximum of 36 passengers, except as permitted in Condition 25 d.iii below.
- b. Traffic Rules. Meridian shall direct all Shuttle Bus operators to comply with the Traffic Rules.
- c. Contract Provisions. In addition to language requiring compliance with the Traffic Rules and the language regarding guest behavior set forth in Condition 9.b, all contracts with Shuttle Bus operators shall include the following language: “While waiting between drop-offs and pick-ups, Shuttle Buses are required to leave the [Project]’s entry court, Belmont Street, Crescent Place, and 17th Street roadways and wait in an offsite location.”
- d. Passenger Drop-off/Pick-up

- i. Meridian House and White Meyer House. Meridian shall direct all Shuttle Buses to pull over to a curb when picking up and discharging passengers at the Meridian House or the White Meyer House.
- ii. New Meridian Space.
 1. For Events in the New Meridian Space, Shuttle Buses shall be required to load and unload within the Entry Court.
 2. Meridian shall direct all Shuttle Buses to use the Truck Routing Plan.
 3. For all Events that require a Shuttle Bus, a traffic control operator (“Traffic Control Coordinator”) shall be stationed within the Entry Court.
- iii. Shuttle Buses with More than 36 Passengers. Occasionally, Shuttle Buses transporting more than 36 passengers may be necessary. Any Shuttle Buses transporting more than 36 passengers shall be required to conduct drop-off/pick-up operations on 16th Street. In the event that any such Shuttle Bus is unable to utilize 16th Street, the Shuttle Bus Operator shall find another location for discharging passengers and shall not be permitted to utilize the Entry Court, Belmont Street, Crescent Place, or the 17th Street roadways for discharging passengers.

26. Valet Operations

- a. All Meridian Spaces
 - i. Activities with 100–150 People. For all Events, programs, or activities in excess of 100 people and less than 150 people, Meridian shall provide a Traffic Control Coordinator.
 - ii. Activities with More than 150 People. For all Events, programs, or activities in excess of 150 people, Meridian shall require valet operations and other “assisted arrival,” such as Shuttle Buses. In the event that valet operations are provided, the valet operator shall serve as the Traffic Control Coordinator. In the event that only Shuttle Buses are utilized, Meridian shall provide a Traffic Control Coordinator.
- b. Valet Staffing. Meridian shall continue to work with its consistent and vetted valet parking operators to ensure operations are staffed sufficiently to keep traffic flowing and to minimize backups.

- c. Permitting and Signage. Meridian shall obtain a valet permit from the District of Columbia for each Event, program, or activity that requires valet parking, which states the use of a specified number of curbside parking spaces (3–8), depending on the size of the Event, program, or activity. Meridian shall post “No Parking” signs a minimum of three (3) days in advance of the Event, program, or activity date, in accordance with District standards, and shall remove such signs immediately following the Event, program, or activity.
- d. Traffic Rules. Meridian shall direct all valet parking operators to comply with the Traffic Rules.
- e. Noise. Meridian shall brief all valet parking operators with regard to noise limitations and no shouting.
- f. Entrance Access. Meridian shall direct all valet parking operators to not obstruct the entrances to Beekman Place, Meridian Crescent, or 1661 Crescent Place.
- g. New Meridian Space
 - i. For Events, programs, or activities at the New Meridian Space that require a valet, pick-up and drop-off activity shall be located within the Entry Court.
 - ii. Meridian shall direct the valet parking operator to position a Traffic Control Coordinator at the entrance of the Entry Court to safely and efficiently guide traffic entering and exiting the Entry Court in order to prevent queuing along Belmont Street.

Transportation – Proposed Improvements

- 27. Pre-Construction Study. Prior to the commencement of construction of the Project, the Applicant shall pay for and perform a traffic study to evaluate the anticipated impact of the Project on the Belmont Street and 16th Street intersection (“Pre-Construction Study”).
 - a. The Pre-Construction Study shall include an evaluation of whether a traffic signal is warranted at the intersection. If warranted, the Applicant shall pay for and install the signal, subject to DDOT approval.
 - b. If the Pre-Construction Study does not call for a new signal at that location, the Applicant shall request that DDOT install a signal detector on Belmont Street to call the green signal on Crescent Place, thereby creating a gap in traffic on 16th Street to facilitate egress from Belmont Street. Installation of such improvement shall be subject to DDOT approval.

28. Signage and Markings. Prior to the issuance of a certificate of occupancy for the Project and subject to DDOT approval, the Applicant shall do the following:

- a. Install signing and pavement markings at the intersection of 16th Street and Belmont Street to improve visibility of and awareness of pedestrians crossing Belmont Street.
- b. Install “Do Not Block the Box” signing and pavement markings at the intersection of 16th Street and Belmont Street and the intersection of 16th Street and Crescent Place.
- c. Install a “No Trucks Over 7,000 lbs. Gross Vehicle Weight” sign at the intersection of 17th Street and Crescent to prohibit trucks travelling north on 17th Street.
- d. Install two-way traffic pavement markings along the two-way section of Belmont Street to 16th Street.
- e. Install pavement markings at the Crescent and 16th Street intersection identifying individual left and right turn lanes.
- f. Install a “No Left Turn from 7:00 to 9:30 AM and 4:00 to 6:30 PM” sign on Belmont Street at its intersection with 16th Street.

29. Removal of Parking Spaces. Prior to the issuance of a certificate of occupancy and subject to approval by DDOT, the Applicant shall remove three (3) on-street parking spaces on the south side of Belmont Street (between 16th Street and the primary Beekman Place driveway entrance) to increase the width of the travel lanes to better accommodate two-way traffic on the portion of the street.

30. Vehicle Routing / Post-Occupancy Study. When the Residential Building is 85% occupied, the Applicant shall pay for and perform a traffic study that evaluates the impact of the Project on the Belmont and 16th Street intersection (“Post-Occupancy Study”).

- a. The Post-Occupancy Study shall include an evaluation of whether a traffic signal is warranted at the intersection. If warranted, the Applicant shall pay for and install the signal, subject to DDOT approval.
- b. If the Post-Occupancy Study does not call for a new signal at that location, the Applicant shall request that DDOT install a signal detector on Belmont Street to call the green signal on Crescent Place, thereby creating a gap in traffic on 16th Street to facilitate egress movements from Belmont Street. Installation of such improvement shall be subject to DDOT approval.

- c. If the Post-Occupancy Study does not call for a new signal or signal detector at that location, but the Post-Occupancy Study indicates that the total number of new trips at the intersection exceeds either 28 new trips in the AM peak hour or 36 new trips in the PM peak hour (as compared to the 2022 background peak hour traffic volumes set forth on Figure 15B of the Applicant's traffic study dated January 2018), then the Applicant shall implement operational measures and signage to direct all traffic exiting the Project except trucks greater than 24 feet in length to turn right and proceed westbound on Belmont Street between 7:30 AM and 9:30 AM on weekday mornings and between 4:30 PM and 6:30 PM on weekday evenings.

Other Impacts

31. Snow Shoveling. The Applicant and Meridian shall shovel the entire width of the sidewalks, including ramps to crosswalks, adjacent to the Campus within the first eight (8) hours of daylight after the ceasing to fall of any snow or sleet in accordance with D.C. Code § 9-601.
32. Litter Removal. The Applicant and Meridian shall continue to keep the area adjacent to the Campus free of litter.
33. Lighting. The Applicant shall install full cut off lights on the Project to mitigate light pollution to neighboring properties.
34. Dog Waste. Subject to Public Space review and approval, the Applicant shall to install two (2) dog waste stations with bag dispensers along the perimeter of the Project that will be available for the general public to use. The Project's condominium association shall be responsible for refilling the dispensers. The Applicant shall incorporate this provision into the future condominium documents and by-laws of the Project.
35. Construction Management Agreement. The Applicant shall abide by the Construction MOU included in Exhibit [REDACTED] of the Record.
36. Stormwater Management. Consistent with the requirements of D.C. law and municipal regulations (DCMR, Title 21), plans for Project shall incorporate a plan for effective stormwater management. To the greatest extent possible, the Applicant shall implement stormwater management measures (e.g., low-grade slopes, erosion-resistant ground cover, centralized stormwater conveyance, and collection facilities) that minimize both runoff to adjacent properties and standing water on the site of the Project and protect the Chesapeake Watershed.

37. Tree Protection Plan. The Applicant shall utilize the services of a licensed and insured arborist/tree removal expert to ensure the protection of the two (2) trees on 16th Street and any other street trees that are planned to remain. Such arborist shall be retained to:
- a. Examine all trees on or adjacent to the Property that are to remain post-construction.
 - b. Identify and tag those trees requiring removal as a result of erosion problems.
 - c. Identify and tag all trees that can be saved as part of the Project's overall landscape plan.
 - d. Approve the plan to protect the two 16th Street trees.
 - e. Identify appropriate species for planting on the Property.
38. 16th Street Trees. In addition to any fine imposed under the 2016 Heritage Tree provisions, the Applicant shall post a \$25,000 Tree Protection Bond for five (5) years following substantial completion of the Project for replacement trees in the case of damage to the two willow oaks on 16th Street. Any replacement tree must be approved by the City Arborist.
39. Replacement Tree on Crescent Place. Subject to DDOT and any other governmental agency approval, the Applicant shall plant a street tree in the location of the Crescent Place curb cut that will be closed post-construction.
40. Protection of Existing Street Trees. Subject to DDOT review and approval, the Applicant shall protect and retain the existing street trees adjacent to the Project located on both Belmont Street and Crescent Place.