

HALCYON GEORGETOWN LLC
PROPOSED CONDITIONS FOR SE APPLICATION #19805:
Revised 7.6.18 per DDOT comments

1. The Property shall be used only for a 501(c)(3) nonprofit organization focused on the fields of fine arts, science and social enterprise, and medical or pharmaceutical research.
2. A maximum of twelve (12) nonprofit employees may work on-site.
3. The hours of operation shall be as follows:
 - a. **Non-profit offices:**
Monday through Friday, 7:00 a.m. to 8:00 p.m., with hours extended daily and on the weekends as required for the non-profit's use.
 - b. **Events at Halcyon House:**
Monday through Thursday, 10:00 a.m. to 4:00 p.m.; 7:00 p.m. to 10:00 p.m.
Friday and Sunday, 10:00 a.m. to 11:00 p.m.
Saturday, 9:00 a.m. to 11:00 p.m.
 - c. **Halcyon Incubator:**
Residency Program - up to ten months annually between August 15 and June 15
Summer Program – two programs, two weeks each between mid-June and mid-August
4. The maximum number of events per year shall be as follows:

Event Type	Participants	Maximum No. of Events
Halcyon Incubator –(Residential)	1-2 per project	8 ventures per cohort
Halcyon Incubator Summer (Two weeks)	1-2 per project	6 ventures per cohort
Halcyon Events	Participants	Maximum No. of Events
Halcyon House Events (including Incubator pitches and showcases, panel discussions, concerts), other seminars, and events pursuant to Halcyon’s missions, and four civic/fundraising events)	1-50	12
	51-100	14
	101-200	24
	201-300	4
Total (excl. Incubator Residency programs)		54

5. The Applicant shall schedule a minimum of twelve (12) of the allowed 24 annual events for 101-200 guests during the hours of 10 am to 4 pm on weekdays and/or weekends.
6. The Applicant shall minimize traffic and noise impacts on the neighborhood by employing the following measures:
 - a. For any event over 200 guests, the event shall not be scheduled coincident with any weekend in which the Georgetown University Academic Calendar reflects the return and arrival of students for the academic year; Parent/Family Weekend; and/or commencement weekend.
 - b. The events with more than 200 guests must end no later than 11:00 p.m. and no vendor loading or pick-up may occur after 10:00 p.m. or before 10:00 a.m.
 - c. The Applicant shall inform all vendors of the parking policies and operations for events as follows:
 1. Vendor unloading and loading may occur daily between the hours of 10:00 a.m. until 4:00 p.m. and from 7:00 p.m. until 10:00 p.m.
 2. Noisy vendor breakdown and loading shall occur before 10:00 p.m. or shall take place on the following business day between the hours of 10:00 p.m. until 4:00

- p.m. and from 7:00 p.m. until 10:00 p.m.
3. Vendors using vans under 20 feet in length shall be directed to utilize the rear parking court off of 34th Street, or the townhouse lot for loading and unloading purposes. Loading by vehicles over 20 feet in length shall not be permitted at the rear of the Subject Property and would only be permitted in designated areas along Prospect Street.
 4. For the four events with more than 200 people, vendors may utilize the rear parking court Monday through Sunday between the hours of 10:00 a.m. and 4:00 p.m., and 7:00 p.m. to 10:00 p.m.
 5. Trucks associated with noisy vendor breakdown and loading shall depart the Property before 10:00 p.m.
 6. Valets and other staff associated with events, including, cooks, caterers, and janitors, and the like, shall leave the Property within two hours after the event concludes but, in any event, before 12:00 a.m.
 7. Passenger vans used in connection with an event shall be no larger than approximately 20-feet in length.
 8. Vendors used in connection with an event shall be instructed that idling in the neighborhood is prohibited.
- d. Employees shall park on-site in the parking court.
 - e. Resident participants in the Halcyon Incubator with cars shall be prohibited from parking on-site and shall provide evidence to Halcyon of parking in off-street locations.
7. The Applicant shall implement the Traffic Demand Management Plan as set forth in the June 15, 2018 Comprehensive Transportation Report (CTR) study, as refined by the District Department of Transportation (“DDOT”) to include the following measures:
 - a. Obtain temporary reserved parking signage from DDOT to accommodate valet parking and loading needs for events anticipated to generate 100 or more guests. Temporary reserved parking signage shall be placed along the four (4) on-street vehicle parking spaces directly fronting the Property on Prospect Street, NW.
 - b. For any event anticipated to generate 100 or more guests, direct guests to use taxis, rideshare, and/or valet parking with loading and unloading on Prospect Street, NW.
 - c. For any event anticipated to generate 200 or more guests, provide shuttle and/or van service between the Property and reserved off-site parking lots.
 - d. Maintain an adequate number of tables and chairs on-site to reduce freight trips and loading needs for larger events.
 - e. Coordinate with other properties in the vicinity to avoid scheduling large events on the same dates, including Georgetown University, the operator of 3425 Prospect Street, NW, and others, as necessary.
 8. The Applicant shall provide no fewer than three (3) consecutive years of annual performance monitoring reports to DDOT’s Planning and Sustainability Division to assess the Applicant’s proposed parking management strategies. The reports shall collect data during at least two (2) events per year anticipated to generate over 200 guests. The reports shall include the following information:
 - a. Report the queue length of the valet area. The Applicant’s reports will state whether, at

- any time during each studied event, the queue length of the valet parking area exceeds the Applicant's proposed goal of five (5) cars. The Applicant should not report average queue length across events as this may conceal inadequate valet management.
- b. Report the parking demand generated by the events, as measured by a ratio of off-street valet spaces occupied per event guest. For each reported event the Applicant's report should indicate whether the vehicle parking demand exceeds 0.5 spaces occupied per guest.
 - c. The first report is to be provided one (1) year following BZA approval and provided on the same date thereafter in following years.
 - d. In the event the Applicant shows it has met its goals for three (3) consecutive years, it shall no longer be required to submit monitoring reports.
 - e. In the event the Applicant does not meet one (1) or both goals as required in this section 8.a. or 8.b. across two (2) consecutive years, it will be required to coordinate with DDOT on more intense and effective TDM strategies.
9. Resident participants in the Halcyon Incubator are permitted to reside and work at the Property for periods up to ten months during the months of August through June; participants in the Summer Incubator Program shall be permitted to reside and work at the Property for two (2) two-week periods during mid-June through mid-August.
 10. No amplified music shall be permitted on the outside grounds of the Subject Property.
 11. Outreach to Neighbors shall occur as follows:
 - a. The Applicant will appoint a neighborhood liaison to address concerns and provide information about events and activities to property owners within 200 feet of Halcyon House.
 - b. The Applicant shall maintain a website that shall include a neighbors' section to provide notice of upcoming scheduled events.
 - c. The Applicant shall convene a Liaison Committee, to include one representative of the Applicant (or the successor owner, if any), one representative of the Halcyon House (or the then-current primary tenant, if any), a minimum of two representatives from ANC 2E, and two representatives of the proximate Georgetown community at large. The Applicant shall convene the Liaison Committee semi-annually to discuss and address issues, if any, related to the traffic and noise mitigation at the Property. Not less than 30 days in advance of Liaison Committee meetings, notice of such meetings shall be (i) mailed or delivered to all households within 200 feet of the subject property, and (ii) published on the Applicant's website.