

Holland & Knight

800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564
Holland & Knight LLP | www.hklaw.com

Leila M. Jackson Batties
leila.batties@hklaw.com
202.419.2583

John T. Oliver
john.oliver@hklaw.com
202.469.5531

November 1, 2022

VIA IZIS

Board of Zoning Adjustment
of the District of Columbia
441 4th Street, NW, Suite 210S
Washington, DC 20001

**Re: BZA Case No. 20751
801 Buchanan Street, NE (a Portion of Parcel 135, Lot 71)
Applicant's Response to OP and DDOT Conditions**

Dear Members of the Board:

In response to the Office of Planning and DDOT reports for the above-referenced application, the Applicant hereby agrees to the following conditions in connection with the approval of the application:

- 1) Prior to issuance of a Certificate of Occupancy for the first building, the Applicant shall provide a public access easement, subject to DDOT approval, for the two (2) north-south private roads that shall be constructed the entire length of the site from Buchanan Street, NE to the southern property line. The easement will specify that no gates, fences, or other devices shall be installed precluding access to the roads from either Buchanan Street or any of [the] properties to the south;
- 2) Prior to issuance of a Certificate of Occupancy for the first building, the Applicant shall record a shared access agreement granting unrestricted driveway access to Lot 812 in Square 3894 to the western private road, subject to DDOT approval; and
- 3) The Applicant shall implement the following Transportation Demand Management (TDM) Plan, for the life of the project, unless otherwise noted:
 - a) Install 16 short-term bicycle parking spaces along the site frontage on Buchanan Street and along the internal roadways of the development to encourage bicycling by new and existing residents in the area;
 - b) Fund the installation and one-year of maintenance costs for a new 23-dock Capital Bikeshare station with at least 12 bikes;

Board of Zoning Adjustment
District of Columbia
CASE NO. 21509
EXHIBIT NO. 12

- c) Fund and construct a sidewalk along the south side of Buchanan Street from the west side of 8th Street to 10th Street, subject to DDOT approval; and
- d) Fund and install a crosswalk on the west leg of Buchanan Street/8th Street intersection and construct curb ramps on the northwest and southwest corners of the intersection.

Thank you for your considerate attention to this matter.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 
Leila M. Jackson Batties
John T. Oliver

Cc: Mr. Stephen Cochran, via email
Mr. Aaron Zimmerman, via email