

December 7, 2015

VIA ONLINE FILING AND HAND DELIVERY

Anthony Hood, Chairperson
District of Columbia Zoning Commission
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Re: Case No. 15-07: Post-Hearing Submission Regarding Bollards

Dear Chairman Hood and Members of the Commission:

The Commission requested additional information at the public meeting on November 23, 2015, concerning the placement of protective bollards in the alley system south of the proposed building. The Applicant initially submitted a bollard plan depicting four bollards along the northern face of 767 3rd Street, NE. Attached as Exhibit A is a revised bollard plan depicting a planter, rather than bollards, in the same location. Also attached as Exhibit A is photograph of the type of planter that the Applicant proposes as well as a photograph of a decorative bollard that may be used as an alternate option.¹ The Applicant has vetted the planter and the decorative bollard with both the homeowner and DDOT. The homeowner supports both styles but prefers the planter (see letter attached as Exhibit B); accordingly, the Applicant will seek approval of the planter through the PSC, reserving the decorative bollard as an alternative option. DDOT stated that the final placement and dimensions of any protective measure, including the planter, will not be finalized until the public space process (see email from Ryan Westrom, DDOT, attached as Exhibit C).

To formalize its commitment to provide a protective element along the northern face of 767 3rd Street, the Applicant revises the language of the condition it initially proposed to read as follows:

The Applicant shall provide a protective planter or decorative bollard similar to those submitted as Exhibit 50 along the northern façade of 767 3rd Street, NE (Square 777, Lot 843) so as to protect the home from vehicles maneuvering in the alley. The dimensions

¹ Based on informal conversations with DDOT, the Applicant has no reason to believe the planter will not be approved by the Public Space Committee ("PSC"). Nevertheless, because it is a discretionary review process, the Applicant would like to retain the flexibility of an alternate in the event the PSC does not approve the planter.

and location of the planter or bollard shall be finalized during the public space process and is subject to the approval of the Public Space Committee.

The Applicant also studied the feasibility of providing bollards elsewhere in the alley to protect other homes from vehicle maneuvers. There are existing bollards along the northern face of 732 4th Street, NE (the northern-most home fronting on 4th Street); accordingly, the only other location to place bollards would be at the end of the parking pads lining the north/south alley. The Applicant vetted this idea with those who use the alley and with DDOT, and none saw this as a favorable solution (see Exhibits B, C and D). The key consideration against the bollards was the fact that they would not provide protection since they would be separated from the homes and, perhaps more importantly, they would constrict vehicle maneuvers into and out of the parking spaces. The owners of 767 3rd Street, NE specifically state in the attached letter (Exhibit B) that they do not want a bollard placed on the corner of their parking pad, which is arguably the corner that would be most affected by vehicle maneuvers in the alley.

Bollards are not the only preventive measure the Applicant is proposing to minimize its impact on the alley system. The Applicant has proposed (and the ANC and the Capitol Place Homeowners Association support) a comprehensive loading management plan ("LMP"). See Exhibit 46(f). Among other things, the LMP restricts the size of the residential trucks accessing the site to 24 feet, it requires all trucks to enter and exit the alley via 4th Street, and it requires a loading management coordinator to monitor alley maneuvering. In addition to the LMP, the Applicant will not utilize trash trucks any larger than those that currently service the existing homes on the alley. Moreover, the trash trucks serving 315 H Street will enter and exit via 4th Street, unlike the trash trucks that currently serve the square, which circulate the entire alley system. The Applicant believes that the combination of these measures reflects appropriate and sufficient safeguards to protect the homes on the alley from vehicle maneuvers.

The Applicant appreciates the time that the Capitol Place Homeowners Association, Susan Anderson, Michael Sims and the ANC have spent on this matter and are happy to have their support, particularly with respect to proposed use of the alley. In order to keep the scheduled closing date on the Property, the Applicant asks that the Commission take final action to approve this application at the public meeting on December 14, 2015.

Sincerely,



Christine Roddy

Certificate of Service

The undersigned certifies that a copy of the foregoing materials was sent by hand or by first class mail to the following addresses on December 7, 2015:

Karen Thomas
Office of Planning
1100 4th Street, SW
Suite E-650
Washington, DC 20024

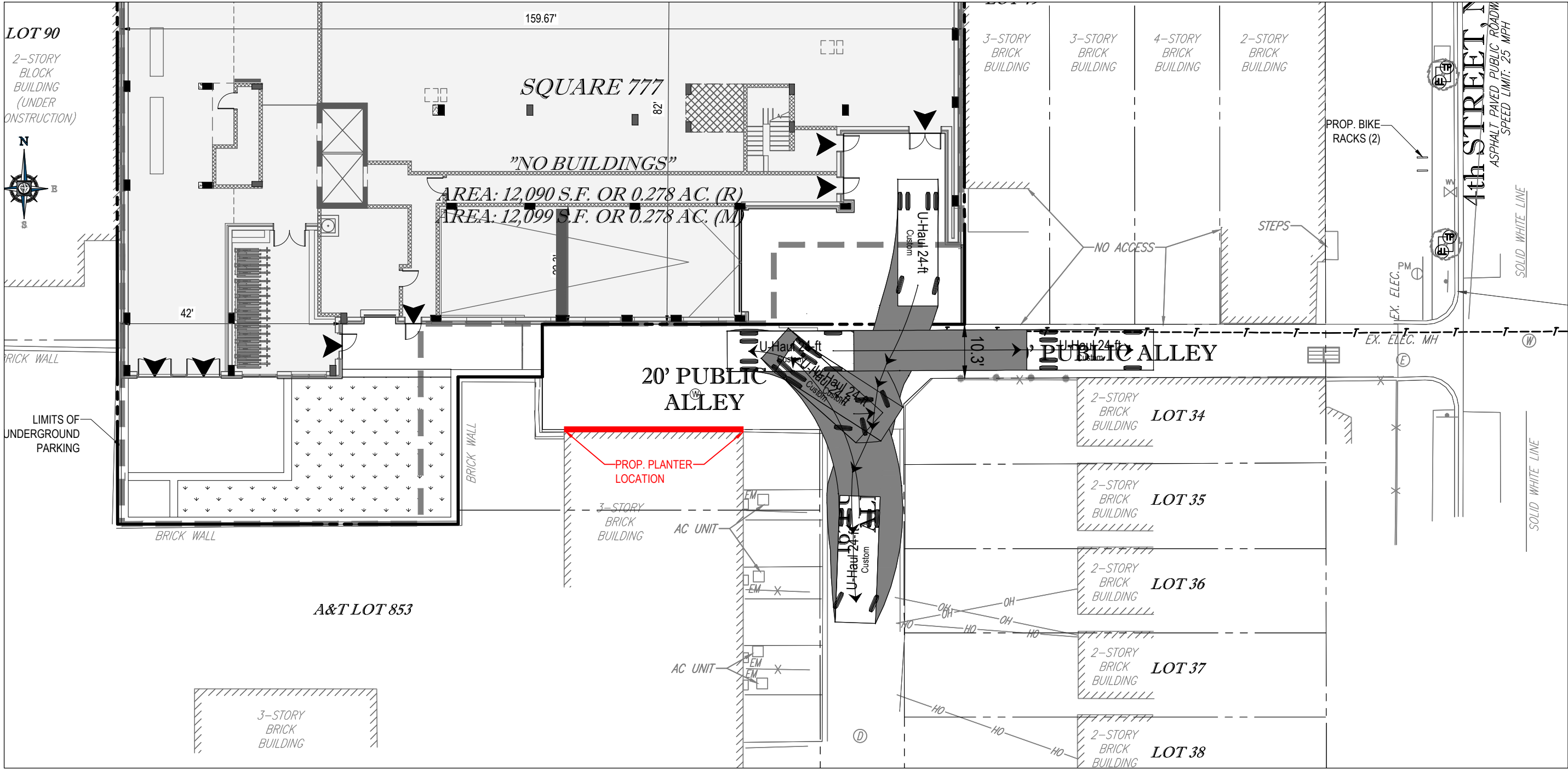
Commissioner Mark Eckenwiler
312 E Street, NE
Washington, DC

Advisory Neighborhood Commission 6C
P.O. Box 77876
Washington, DC 20013-7787

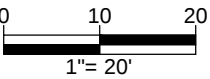
Ryan Westrom
District Department of Transportation
55 M Street, SE
Fourth Floor
Washington, DC 20024


Christine Roddy

EXHIBIT A



SU-24 LOADING EXIT
SCALE: 1"=20'



Planter



Decorative Bollard



EXHIBIT B

December 3, 2015

John Begert
MRP Realty
3050 K Street, NW
Washington, DC 20007

Re: Zoning Commission Case No. 15-07: Rescission of Party Status Request and
Letter in Support of Application

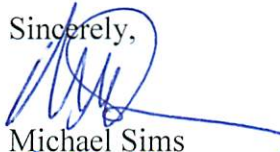
Dear John,

I believe we are in agreement with respect to the proposed placement of bollards in the public alley(s) abutting our house. Our primary objective is to protect the integrity of our home from vehicular maneuvers in the alley. As such, we would like bollards placed in the 20 foot alley along the northern façade of our home. We discussed the use of either a planter or decorative bollards and we would prefer using a planter similar to the one you suggested on December 2 (see attached). We understand, however, that the final design and dimensions cannot be finalized until the public space process.

We also discussed the possibility of placing a bollard at the northern corner of our parking pad, where the 20 foot alley meets the 16 foot north-south alley. We do not support this. The bollard would not serve a purpose, but would instead be an impediment to getting into and out of our driveway. Our townhome, just like all of the other townhomes in the alley, is separated from the alley by our driveway. The bollard would be so far removed from our home that it would not provide any protection. Yet, placing it on the corner of the parking pad would severely limit how we access our driveway.

We support the placement of a planter or bollards only along the northern face of our home. We look forward to continuing to work with you during the public space process to finalize the dimensions of the planter or bollard.

Sincerely,



Michael Sims


Susan Anderson

Planter



Decorative Bollard



EXHIBIT C

Hein, Tina

From: Roddy, Christine
Sent: Monday, December 07, 2015 10:56 AM
To: Hein, Tina
Subject: FW: 315 H Street Bollards

From: Westrom, Ryan (DDOT) [<mailto:ryan.westrom@dc.gov>]
Sent: Monday, November 30, 2015 12:15 PM
To: 'Jim Watson'
Cc: Erwin N. Andres; jbegert@mrprealty.com; kcurl@bohlerdc.com; Roddy, Christine; brobinson@hcm2.com; James Murphy (JMurphy@mrprealty.com); DDUKE@bohlerdc.com
Subject: RE: 315 H Street Bollards

Hi Jim,

Thanks for touching base on this. DDOT does not anticipate any difficulty in working with you and the residential stakeholders towards a satisfactory set of bollard measures. Where bollards are located in public space, we will await formally approving these as part of the public space permitting process. I would note that based on the layout that was shared that there may be some spots we'd want to pull the bollard back from the extreme corner of the properties. And it's possible we could eliminate some of these bollards (placing them only where they provide needed protection is preferable).

I would also suggest considering on-building corner protections or guards. These were often used on historic buildings (especially on loading docks or alley corners) and can sometimes provide a more aesthetically pleasing option with similar protection. Some images are attached or linked below:
<http://downtownshreveport.com/media/2012/02/624-TEXAS-SEARS-BUILDING-CAST-IRON-CORNER-PROTECTORS-2014-07-03-01.jpg>
https://upload.wikimedia.org/wikipedia/commons/8/80/Corner_protector,_Alfred_Street,_Bangor_-_geograph.org.uk_-_955159.jpg
http://www.eoastudiogallery.com/upload/images/photo_album/DSC_0237.jpg
<http://www.nfco.com/municipal/products/guards/wheel-guards>
These may be a better solution at the building corners.

Let me know once you're ready to initiate the public space permitting, and we can provide specific feedback as needed.

Best,

Ryan Westrom, P.E., PTP
Senior Transportation Planner/Engineer

d. Serving with Integrity and Excellence

DISTRICT DEPARTMENT OF TRANSPORTATION
Policy, Planning, and Sustainability Administration
55 M Street SE, Suite 500
Washington, DC 20003

p: (202) 671-2041

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From: Jim Watson [<mailto:jww@goroveslade.com>]

Sent: Monday, November 30, 2015 9:06 AM

To: Westrom, Ryan (DDOT)

Cc: Erwin N. Andres; jbegert@mrprealty.com; kcurll@bohlerdc.com; croddy@goulstonstorrs.com; brobinson@hcm2.com; James Murphy (JMurphy@mrprealty.com); DDUKE@bohlerdc.com

Subject: 315 H Street Bollards

Ryan,

Per the discussions at the hearing for 315 H Street, please see the attached plans showing the proposed bollard locations (on the property lines) and truck turning maneuvers. Please let us know if you have any questions or comments.

Thanks,

Jim

Jim Watson, PTP

Project Manager

Gorove/Slade Associates, Inc.

Transportation Planners and Engineers

direct: 202-296-8628 | mobile: 703-508-1922 | fax: 202-785-1276

1140 Connecticut Avenue, NW, Suite 600 | Washington, DC 20036

jwatson@goroveslade.com | www.goroveslade.com

Please consider the environment before printing this email. Thank you.

EXHIBIT D

From: [Roddy, Christine](#)
To: [Hein, Tina](#)
Subject: RE: Exhibit D
Date: Friday, December 04, 2015 3:52:20 PM

From: Robert A. Foster [<mailto:Raf@slslaw.com>]
Sent: Wednesday, December 02, 2015 7:28 AM
To: Michael T Sims, CCIM; Roddy, Christine
Cc: John Begert; Susan Anderson; James Murphy
Subject: RE: 315 H Street Bollards

I agree with Christine that the most important bollards are the 4 along the northern side of the Anderson/Sims property. Those are critical to protect their home. The fifth bollard, in the northeast corner of the Anderson/Sims driveway, might also be useful to prevent vehicles from colliding with a car parked in the Anderson/Sims driveway – but I would defer to Susan and Michael on that point. I have drawn a “cloud” around these 5 bollards to make clear which ones I’m referring to.

In my view, the rest of the proposed bollards would make it harder for homeowners to use their driveways, would impede the flow of traffic in the alley and would cause bottlenecks, without providing any significant protection to private property.

Robert A. Foster, Esquire
SHAPIRO LIFSCHITZ & SCHRAM
1742 N Street, N.W., Washington, DC 20036
foster@slslaw.com
www.slslaw.com
Tel 202-689-1900 ext 3029
Fax 202.689.1901

From: Michael T Sims, CCIM [<mailto:msims@ccim.net>]
Sent: Tuesday, December 01, 2015 4:15 PM
To: Roddy, Christine
Cc: John Begert; Susan Anderson; James Murphy; Robert A. Foster
Subject: Re: 315 H Street Bollards

Thank you.

We will review and provide our feed back.

On Tue, Dec 1, 2015 at 4:07 PM, Roddy, Christine <CRoddy@goulstonstorrs.com> wrote:
See attached. In addition to the four bollards we proposed along the northern façade of your home, the attached shows additional bollards along the north/south alley, starting at the corner of

your parking pad. This is not a formal proposal, we are simply gathering feedback on whether there is a desire to have bollards on the north/south alley. We would still have to determine feasibility of getting them approved, as DDOT may not see them as necessary. Please let me know if you would like to discuss.

Christine A. Roddy

Director

Direct [\(202\) 721-1116](tel:(202)721-1116)

Direct Fax [\(202\) 263-0516](tel:(202)263-0516)

***goulston&storr*s**

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