

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

APPLICATION OF:)	
)	
HALCYON GEORGETOWN LLC)	BZA APPLICATION NO. 19805
)	
Application for special exception, pursuant to)	
Subtitle U, § 203.1(n), to allow non-profit offices in)	ANC 2E
the R-20-District at 3400-3410 Prospect Street,)	
N.W. (Square 1204, Lot 63))	<u>HEARING DATE:</u>
)	July 18, 2018
)	

STATEMENT OF THE APPLICANT

**I.
Nature of Relief Sought**

Halcyon Georgetown, LLC, the owner of the property, submits this statement, through undersigned counsel, in support of its application to the Board of Zoning Adjustment (“BZA” or the “Board”) for renewal of a special exception, pursuant to Subtitle U, § 203.1(n) of the Zoning Regulations, to allow Halcyon House, a 501(c)(3) non-profit organization (“Halcyon”), to use the existing residential dwelling, accessory buildings and property for non-profit organizational use. The Halcyon House site is located at 3400-3410 Prospect Street, NW, Washington, D.C., also known as Square 1204, Lot 0063, (“Property”) and has a total measured land area of .5 acres, or 22,172 square feet. A survey is included as Exhibit A.

**II.
Jurisdiction of the Board**

The Board has jurisdiction to grant the requested relief pursuant to D.C. Code § 6-641.07 (2001 ed.) and 11 DCMR §§ 3103.2.

III. Background

A. Site and Vicinity Characteristics

1. The Property

The subject property is located in the R-20 District, as shown on the portion of the Zoning Map attached as Exhibit B. The site comprises Lot 63 in Square 1204, which is bounded by 35th Street, N.W. on the west, 34th Street NW on the east, single-family and multi-family dwellings along Prospect Street to the north, and commercial buildings to the south of the Property, which front on M Street, NW, in Georgetown. Halcyon House is well known as the “Benjamin Stoddert House,” and is located within the Old Georgetown Historic District and individually designated as an historic landmark on both the D.C. Inventory of Historic Sites and the National Register of Historic Places (“National Register”).

In 1787, the first secretary of the Navy, Benjamin Stoddert, completed construction on a red-brick Georgian mansion facing the Potomac River. After Stoddert’s death in 1813, and until 1900, the house and property remained virtually as Stoddert built it. But in 1900 the property was sold to an eccentric named Albert Clemons, who also happened to be Mark Twain’s nephew. During Clemons’ 40-year ownership, the house was dramatically altered. The National Register describes Clemons’ additions as those that “enlarged the structure substantially and disfigured the north front and side wings with an amazing assemblage of architectural details from demolished buildings.” Upon Clemons’ death, Halcyon House had been extended to, and was entered from, the ground floor on Prospect Street, which was formerly the basement. The north extension included a ballroom on the first floor, apartment extension on the west side of the house, and a large library on the second level that resembles an ornate chapel, largely due to Clemens’ use of trim from a demolished church. To the west, Clemens constructed apartments,

remodeled by a subsequent owner. Also, on the Property is a small structure, used as a garden shed.

In 1966, the property was sold to Edmund Dreyfuss, and the Property remained in the Dreyfuss family until 2012. During the Dreyfuss ownership, a cavernous, 9,000 square foot (“SF”) sculpture studio and exhibit hall was built underneath the original structure. On the “lower” south side of the Property, adjacent to the studio, the former owner constructed a wide driveway area for guests and service personnel, and which can accommodate up to 15 vehicles (stacked). The “upper” south side of the Property contains landscaped garden areas and a pool, all of which overlook the Key Bridge and the Rosslyn skyline. See Exhibit C.

When the Applicant purchased the property in 2012, the sculpture studio and exhibit hall were extensively remodeled. That area is now a large gathering space where events for up to 200 persons are held. At the same time, the apartments were reconstructed to bedrooms to accommodate the Halcyon Incubator Fellows, as opposed to tenants. When the original house, extensions, and studio are combined, the main house structure totals 23,400 SF. The application also includes a garden shed, converted to an office, as well as a 2,900 SF townhouse, which adjoins a party wall and is situated on Lot 814. See Exhibit D. Including the townhouse, the combined improvements total over 26,000 SF.

B. The Vicinity

Halcyon House is situated within the southwest quadrant of Georgetown. Specifically, Square 1204 is generally bounded by Prospect Street on the north, 34th Street on the east, commercial buildings on the south and 35th Street on the west in Northwest D.C. (see Exhibit E). The entire block is zoned R-20, as is the north side of Prospect Street. However, the entire block

to the south of Halcyon House and fronting on M Street, NW, is zoned to the MU-4 district (see Exhibit B). Halcyon House and all of the surrounding properties to the north of its southern boundary are designated for moderate-density residential land uses on the Future Land Use Map of the Comprehensive Plan; properties in the block fronting M Street are designated for low intensity commercial. See Exhibit F.

Prospect Street is a well-traveled pedestrian route for students because of its location between Georgetown University and Wisconsin Avenue. Travel on 34th Street NW is one-way, in a southerly direction, toward M Street and Key Bridge.

B. Halcyon House History

Halcyon House's history dates back to the late 18th century and a Revolutionary War hero by the name of Benjamin Stoddert. After serving as secretary to the Revolutionary War Board in Philadelphia from 1779 to 1781, Stoddert married Rebecca Lowndes. In 1787, after becoming a partner in Forrest, Stoddert and Murdock, a prosperous Georgetown shipping firm, Stoddert purchased lots 16 and 17 in Georgetown, Maryland, at the corner of Prospect and Frederick Streets (later 34th Street). Halcyon House was constructed on lot 17 and the gardens extended onto lot 16. Nine years later, Stoddert continued to prosper as a businessman, being an incorporator and president of the Bank of Columbia, founded to help establish the District of Columbia. Among his friends and associates were Presidents Washington, Adams and Jefferson, Light Horse Harry Lee, Francis Scott Key, and Dolly Madison. During the late 1790's, he began to acquire extensive real estate holdings in Georgetown and Washington, including the western half of the Property square. Also during this time, in 1796 Stoddert was appointed as the first Secretary of the Navy, and subsequently took on additional responsibilities as Secretary of War.

Stoddert retired to private life in 1801 and died in 1813, whereupon his daughter and son-in-law lived at the Property until 1819. From that time until 1900, the Property was owned by a series of owners, and the parcel twice was subdivided. In 1900 the Property was purchased by Albert Clemens, who was Mark Twain's nephew. Historians relate that Clemens believed his longevity directly correlated to his ability to construct additions to Halcyon House so he enlarged the structure with a vengeance. When he died in 1938, the beautiful Georgian mansion facing the Potomac River had been transformed into a Palladian structure with extensions, including an apartment wing. During the time period from 1961 to 1966, Georgetown University owned the Property and used it for a women's dormitory. Edmund Dreyfuss and Blake Construction Company purchased Halcyon House in 1966, and the Dreyfuss family retained ownership until 2012, when the present owner purchased it. Under the Dreyfuss ownership, the apartments were rented to tenants and the Property was used as a social rental venue, without requisite approval.

For the initial four-year period of the approved special exception, under the auspices of the S&R Foundation, Doctor Sachiko Kuno, a co-founder and President of S&R Foundation, and Chief Operating Officer of the Foundation, Kate Goodall, worked to establish the Halcyon Incubator at the Property, creating a center of entrepreneurial innovation with a social benefit purpose, while also retaining use of the property for residential purposes. In this, the fifth year, Incubator operations were assumed by Halcyon House, a 501(c)3 non-profit organization co-founded by Dr. Kuno and Ms. Goodall ("Halcyon").

IV.

Description and Operation of the Halcyon House

A. Description of Halcyon

As noted, when the special exception was approved five years ago, it was through the auspices of the S&R Foundation (“Foundation”). The Foundation has always placed great value on educational purposes and initially focused on the fields of the arts, cultural understanding, as well as medical and pharmaceutical research. Later, the Foundation added social betterment to its mission and in that capacity, the Foundation was instrumental to development of the Halcyon Incubator. Based on the success of the Incubator, Halcyon House spun off in 2014 from the Foundation to operate the Incubator at Halcyon House and to establish other programs. The more specific purposes of Halcyon, as listed in the Articles of Incorporation, are:

- (1) To operate exclusively for charitable, scientific, literary or educational purposes;
- (2) To support diverse group of change makers in science, art, and social enterprise to make a social impact through incubator programs;
- (3) To support the development of leadership and entrepreneurship through education; and
- (4) To engage in any lawful act or activity as may be necessary or appropriate to effect the foregoing objects and purposes, except as specifically restricted herein.

A copy of the Articles of Incorporation is attached hereto and incorporated herein as Exhibit G.

While Halcyon operates the Incubator, it also supports and operates the Halcyon Arts Lab, located at the former Fillmore School on 35th Street, and just launched the inaugural “By the People,” an international arts and dialogue festival. Halcyon’s mission at the Incubator is to equip early-stage entrepreneurs with the support they need to transform social benefit ideas into scalable and sustainable ventures. The program is split into two phases – the first is a five-month free residency and workspace for eight early-stage ventures of up to two persons (“Fellows”),

each. Last summer Halcyon introduced the “Halcyon Incubator Summer,” a condensed program covering two weeks, for eight ventures of up to two persons, each. Also, Halcyon Fellows may avail themselves to available workspace at the Incubator for up to 13 months following the Residency period. However, the cornerstone of the Incubator program is the residency period, during which the Fellows receive the following benefits:

- A financial stipend;
- Professional training via a vis the Skill Series, regular sessions with mentors, leadership coaches and consultants, *e.g.*, media, legal financiers, etc.
- Practice “pitch sessions”, culminating in Pitch Day, attended by investors.

Undoubtedly the Incubator is having profound impact locally and globally. Of special note is the 61 total ventures that have come through Halcyon since the Fall of 2014 and an astounding 85% of those ventures remain active. In tangible benefits, over 690 lives have benefitted from the ventures, 460 jobs created, and 202 jobs in the District of Columbia. The Halcyon Fellows have raised over \$37 million in funds for their ventures since 2014, with 52% of the ventures founded or co-founded by women, and 58% of the ventures founded by a person of color. These are tremendous statistics for this small incubator with a huge impact, located in Georgetown.

B. Operations of the Foundation

Pursuant to approval of the renewal, Halcyon will continue operating the Incubator at Halcyon House, maintain offices for staff members, and conduct Halcyon associated events. The operations of Halcyon include a broad spectrum of events, but the renewal application represents a reduction in the number of events. Whereas the initial approval permitted 75 events, this renewal application requests approval for only 54. The intended event types are Incubator

pitches and showcases, panel discussions, concerts, other seminars and events associated with Halcyon's missions. Also, Halcyon desires to host four civic/fundraising events, annually. For each component, Halcyon or its consultants reviewed potential impacts and engaged consultants as appropriate to analyze perceived impacts and to recommend mitigation measures.

1. Non-Profit Offices

The non-profit offices are located throughout the building in a layout capable of providing office space for no less than 12 employees, consistent with the proposed Special Exception Conditions ("Conditions"). See Exhibit H.

Regular office hours will be Monday through Friday, 7 a.m. to 8 p.m. These hours will provide employees with flexible arrival and departure times. There will be occasional weekend hours, generally during weekend events associated with the occasional Halcyon event. Parking in the rear parking court adjacent to the studio is adequate for 15 cars, which will be more than sufficient for any employees who drive to work. Two additional spaces are available in the townhouse driveway, as well.

2. Incubator

The Halcyon Incubator is unique among incubators in that it selects only a very few, extremely promising trailblazers (out of an application that has swelled to over 400 applications per Cohort) for which Halcyon provides living and work quarters for five months, twice annually. Generally, Fellows do not bring cars to the Residency period but when they do, are prohibited from using street parking and required to show proof of off-site parking. In this manner, Halcyon ensures Fellows do not use street parking. Also, Fellows live at the Property, so their presence does not impact the neighborhood.

The Incubator schedule is contemplated as follows:

Type of Event	Day Range	Hour Range
Incubator Residency	5 months fall and spring	24 hours, Monday-Sunday
Incubator Summer Residency	Two weeks July - August	24 hours Monday - Sunday
Incubator Post-Residency	13 months	7 a.m. – 8 p.m. Monday-Sunday

As an endnote, the Incubator Residency Program and Summer Residency are not intended to coincide, rather, it is intended that the Incubator program will run synonymous with an academic year, from late August until mid-June. Fellows sometime use the Incubator post-residency but when they do, are prohibited from parking on-site. And, they must show proof of parking at an off-site location or, at Halcyon’s discretion, may avail themselves to parking at the Halcyon Arts Lab, operated by Halcyon and located in the former Fillmore School on 35th Street.

4. Halcyon Events

Halcyon Events are those hosted by Halcyon and associated with Halcyon’s general missions. These include seminars, Pitch Day, Demo Day, as well as concerts, art exhibits, and other events hosted by Halcyon. These types of events are contemplated to occur outside of the peak traffic hours (7:45 to 8:45 a.m. and 5:00 to 6:00 pm, Tuesday - Thursday), Monday through Sunday¹ and pursuant to the Conditions, which limit number of guests, number of events, hours for loading, and use of valet.

Mitigation measures for all the events are detailed in the Conditions and in Section V. The schedule for the combined Halcyon events follows:

¹ Peak hour information is based on the traffic study prepared by Gorove/Slade Associates for Georgetown University 2011-2020 Campus Plan, dated October 21, 2011, and submitted to the District Department of Transportation (“DDOT”) for the initial Special Exception. DDOT did not require a peak hour study for this submission.

Halcyon Events	
Incubator Demo Days, Showcases, Pitches, Panel Discussions and Halcyon associated events	
Participants	Maximum No. of Events
1-50	12
51-100	14
101-200	24
201-300	4

V.
**The Application Meets the Standards for
Special Exception for Non-Profit Use under the Zoning Regulations**

A. Nature of Relief Sought

The R-20 district permits non-profit organization use through special exception relief. For the Foundation to locate offices at Halcyon House, it must first seek special exception relief under Subtitle U, §203.1(n) of the Zoning Regulations. The Applicant meets the requirements for special exception approval as detailed below.

B. Standard of Review for Special Exception Relief

Section 203.1(n) of the Zoning Regulations provides that the Board of Zoning Adjustment may grant special exception relief from the R-20 regulations, subject to the following requirements:

- a. 203.1(n)(1) and (2): (1) If the building is listed in the District of Columbia's Inventory of Historic Sites, or, if the building is located within a district, site, area, or place listed on the District of Columbia's Inventory of Historic Sites; and (2) If the gross floor area of the building in question, not including other buildings on the lot, is ten thousand square feet (10,000 ft.²) or greater.*

Halcyon House was built in 1789 and is listed in the D.C. Inventory of Historic Sites. The original house was constructed for Benjamin Stoddert, a shipping magnate who served as the first secretary of the Navy. Additionally, the gross floor area of the main building, not including the townhouse, but including the studio and apartments, is 23,400 square feet of gross floor area. When the townhouse is combined, the total gross floor area is 26,300 square feet.

Section 203.1(n (3): Use of existing residential buildings and land by a nonprofit organization shall not adversely affect the use of the neighboring properties.

The use of the existing buildings and land by Halcyon will not adversely affect the use of neighboring properties. The Order for SE #18604 was conditioned such that a maximum of 12 Halcyon employees may have offices at the Property and there is sufficient parking on-site for 15 cars. Most activities will occur during business hours, Monday through Friday, 9 a.m. to 6 p.m. Evening events are and will continue to be limited in number, hours and attendees to ensure that the quiet enjoyment of neighboring properties is not disrupted.

Prior to, and during the past five years, S&R Foundation and Halcyon have maintained open communication with neighbors. And, as it did for SE #18604, the Applicant commits to implementation of a comprehensive list of requirements and protocols to minimize external effects (*See* proposed Conditions, attached). These measures include, but are not limited to, restrictions regarding times and days in which events may be held, the number of guests, valet, loading and delivery. Furthermore, at a neighbors meeting held on May 21, 2018, Halcyon learned the required valet stand (requiring four spaces on Prospect in front of Halcyon House) has, at times, interfered with the on-street parking spaces available to neighbors for overnight parking. Accordingly, Halcyon agreed to host no less than half of the 24 events for 101-200 participants during the permitted day-time hours so as not to interfere with space availability for neighbors' overnight

street parking. In this same vein, Halcyon requests to increase the valet threshold from 50 participants to 100, also to alleviate pressures from the valet stand, especially considering the reduction in cars driven by participants to events.

B. Section 203.1(n) (4): The amount and arrangement of parking spaces shall be adequate and located to minimize traffic impact on the adjacent neighborhood.

It is a well-known fact that parking in Georgetown is limited. But, as discussed in the prior section, the Applicant, the Foundation and Halcyon have followed, and will maintain, a strict protocol of procedures for event management, deliveries and guest parking to mitigate impacts on the neighborhood. The Order for SE #18604 set varying requirements for numerical categories of guests, arrival and departure times and, as needed, alternate off-site parking lots with shuttle service. As noted, the Foundation and Halcyon have carefully maintained event hours to restrict events during peak traffic hours. In concert with mitigation of peak traffic, Halcyon and the Applicant will adhere to the findings reported in the Comprehensive Transportation Review for Halcyon House Special Exception Renewal, prepared by Gorove/Slade and dated June 15, 2018. A copy is attached hereto as Exhibit I; the Supplement is attached as Exhibit J.

Also, the Foundation and subsequently Halcyon monitored the valet operations since the events began in 2015, including the number of guests and cars parked for events requiring valet.² The counts reflect a downward trend since the initial approval, in both average and maximum cars for events:

² The Order required the submission of an annual report with DDOT. Through oversight, the reports were not submitted but the calculations are included herein.

2018 Events	Guests	Avg. # Cars	Maximum # Cars
2	51-100	10	10
4	101-200	24	30
2017 Events			
6	51-100	17	27
14	101-200	20	35
2016 Events			
8	51-100	15	32
12	101-200	25	35
2015 Events			
3	51-100	20	30
5	101-200	37	51

As reflected in the chart above, the average number of cars for events with 51-100 participants is half of what it was in 2015 – a reduction from 20 to only 10 cars. Similarly, the average number of cars for larger events with 101-200 participants showed a significant reduction, from 37 in 2015 to 20 in 2017 and to date, 24 in 2018. For this reason, valet will be maintained for any events of over 100 people. But, in response to the neighbors’ desire to minimize night-time use of the valet stand that requires four parking spaces in front of Halcyon for the valet queue, the proposed Conditions require valet for events with over 100 guests. Halcyon will submit annual reports to DDOT³, and furthermore, will convene a “liaison committee,” one or twice a year, to be composed of neighbors, ANC2E commissions, Halcyon, and DDOT, to review operations and address any issues that require mitigation.

All deliveries have and will continue to occur subject to guidelines setting forth a strict protocol of procedures and delivery times. *See Proposed Conditions, attached.* Although one or more District of Columbia residents are included in the Residential Incubator cohort, most fellows

³ Required annual reports will be submitted to Patrick Reed at DDOT.

are from outside of the Washington, DC area, and are prohibited from utilizing on-street parking, thus, do not place demands for on-site or on-street parking. Furthermore, the number of fellows/budding entrepreneurs are limited and will not create parking impacts as they will live and work at the Property.

C. Section 203.1(n)(5): No goods, chattel, wares, or merchandise shall be commercially created, exchanged, or sold in the residential buildings or on the land by a nonprofit organization, except for the sale of publications, materials, or other items related to the purposes of the nonprofit organization.

No goods, chattel, wares or merchandise will be commercially created, exchanged or sold in the residential building or on the land by Halcyon, except for the possible sale of publications, materials, or other items benefitting, or related to, the purposes of Halcyon.

D. Section 203.1(n)(6): Any additions to the building or any major modifications to the exterior of the building or to the site shall require the prior approval of the Board...with comments...on the architectural or historical significance of the building or site or district in which the building is located.

There will be no additions to the Property or modifications to the exterior of the buildings, associated with Halcyon's use. Currently, all the improvements - mansion, apartments, detached townhouse, swimming pool, and a structure used as an office – are located on one tax lot per the District of Columbia's Surveyor's Office and the Office of Tax and Revenue records.

E. Subtitle X, Section 901.2: The Board is authorized ... to grant special exceptions, as provided in this title, where, in the judgment of the Board, the special exceptions (a) will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps; (b) will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Map; and (c) Will meet such special conditions as may be specified in this title.

The special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to adversely affect the use of neighboring property in accordance with the Zoning Regulations and Zoning Map. The very purpose of Section 203 is to allow large historic properties such as Halcyon House to be used for non-profit organization purposes, subject to review by this Board. In fact, the size and various components of Halcyon House lend themselves to multi-family housing, and this, along with use as a social venue space, was the manner in which the Property was used for years. Maintaining the non-profit use, and particularly, the Incubator at Halcyon, will help protect the landmark, allow its productive use pursuant to a set of approved Conditions, and contribute to vitality of Georgetown Historic District.

VI.
Community Support

The Applicant has actively engaged the community throughout the past five years and invitations to a neighbors' meeting were sent to residents within the 200-foot radius for a meeting held on May 21, 2018. The Applicant will appear at the ANC 2E's duly noticed and regularly scheduled meeting of July 2, 2018. As this document was required to be filed on June 29th, the Applicant will submit a post-submission report regarding the ANC's findings.

VII.
Witnesses

The following witnesses will provide testimony at the Board's public hearing on the application. See Exhibit K:

1. Ryan Ross, Halcyon House
2. David Corson, Halcyon House
3. Erwin Andres, Gorove/Slade

VIII.
Exhibits in Support of the Application

The following exhibits are attached to this statement in further support of the application:

- Exhibit A: Survey of Halcyon Georgetown illustrating the site
- Exhibit B: Portion of the Zoning Map illustrating the site and surrounding area
- Exhibit C: Aerial View of Halcyon House
- Exhibit D: Townhouse Adjacent to Main House
- Exhibit E: Map Showing Street Grid around Halcyon House
- Exhibit F: Future Land Use Map of the Comprehensive Plan
- Exhibit G: Halcyon House Articles of Incorporation and Amendment
- Exhibit H: Proposed Special Exception Conditions
- Exhibit I: Technical Memorandum prepared by Gorove/Slade, dated June 15, 2018, for the subject “Halcyon House Special Exception Renewal”
- Exhibit J: Supplement to Technical Memorandum, prepared by Gorove/Slade, dated August 26, 2013.
- Exhibit K: Outlines of Witness Testimony:
- Ryan Ross, Representative of Halcyon House Incubator and;
 - David Corson, Representative of Halcyon House, Inc. and;
 - Erwin Andres, Gorove/Slade Associate

IX.
Conclusion

For the reasons stated above, the requested relief meets the applicable standards of the Zoning Regulations and can be granted without substantially impairing the intent, purpose, and integrity of the Zoning Regulations. The Applicant therefore respectfully requests that the Board grant the renewal application.

Respectfully submitted,

CASTROHAASE PLLC

By: _____

Alice Gregg Haase
2001 L Street, NW
Suite 750
Washington, D.C. 20036
(202) 846-74788

June 28, 2018

EXHIBIT A

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., April 26 2018

Plat for Building Permit of: SQUARE 1204 LOT 63

Scale: 1 inch = 30 feet

Recorded in Book 185 Page 53

Receipt No. 18-05035 Drawn by: A.S.

Furnished to: ALICE G. HAASE

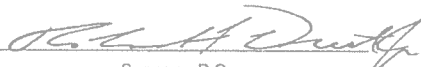
I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that.

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
 - 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
 - 3) I have/have not (circle one) filed a subdivision application with the Office of the Surveyor;
 - 4) I have/have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and
 - 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.
- The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the 6 months prior to the date DCRA accepts a Building Permit Application as complete. I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

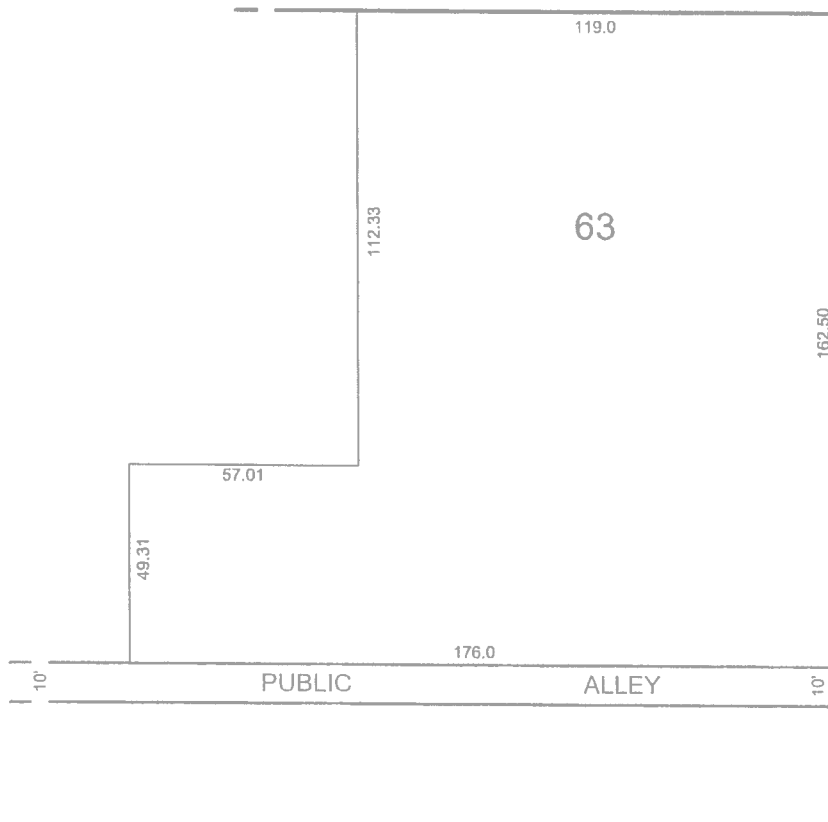

Surveyor, D.C.

Signature: _____ Date: _____

Printed Name: _____ Relationship to Lot Owner: _____

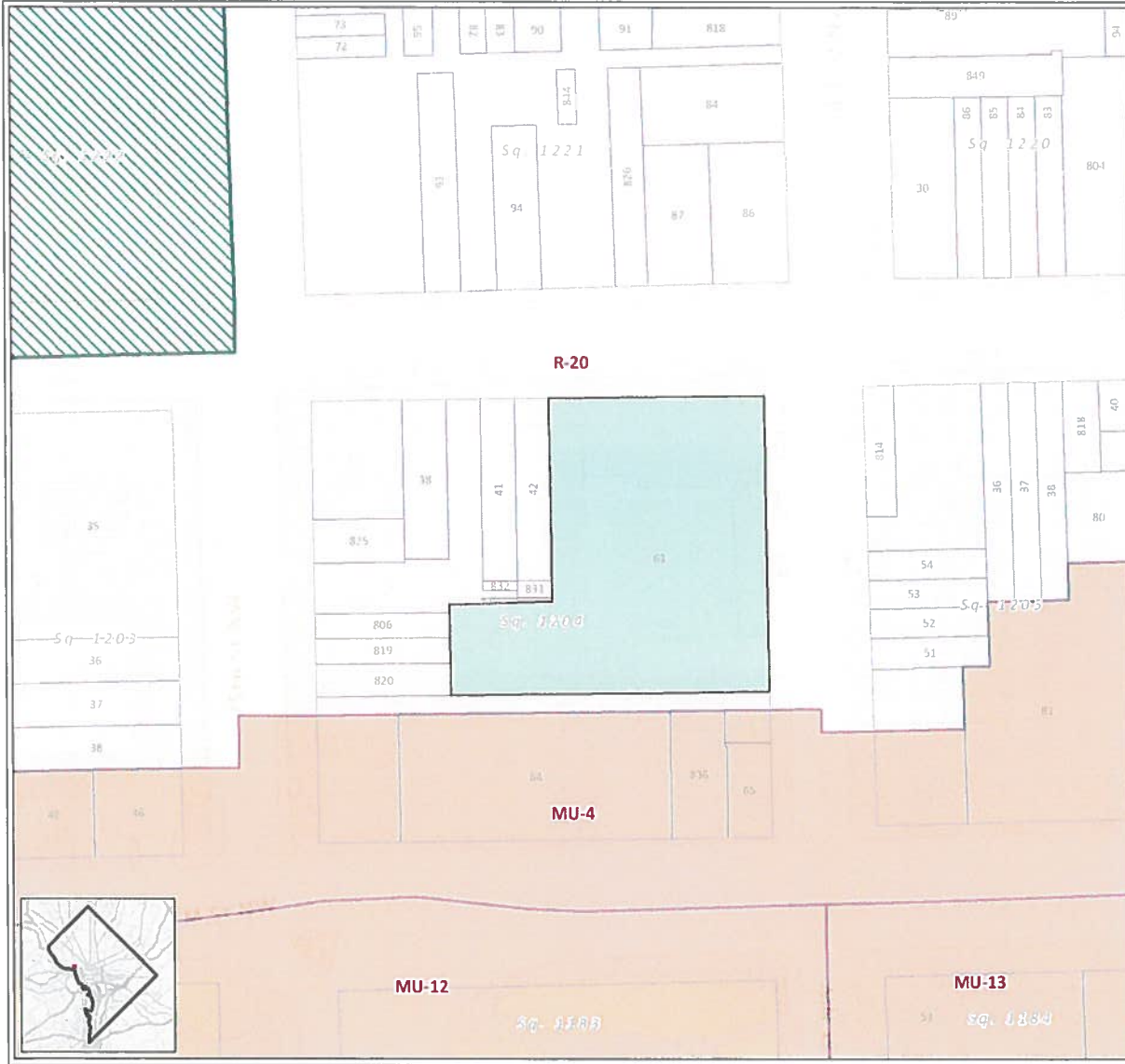
If a registered design professional, provide license number _____ and include stamp below

PROSPECT STREET, N.W.



SCALE: 1.30

EXHIBIT B



- Legend**
-  Campus Plan
 -  Mixed-Use Zone
 -  Residential Zone



Zoning Map of the District of Columbia



Extracted from Online Zoning Information published by the District of Columbia Office of Zoning, DCGIS, and Office of the Chief Technology Officer (OCTO). Exported on: 6/27/2018

To certify zoning on any property in order to satisfy a legal requirement, contact the office of Zoning at the address listed below

District of Columbia Office of Zoning,
 441 4th St NW Suite 200 South, Washington, DC 20001
 202-727-6311 | dcoz@dc.gov

EXHIBIT C



EXHIBIT D



EXHIBIT E

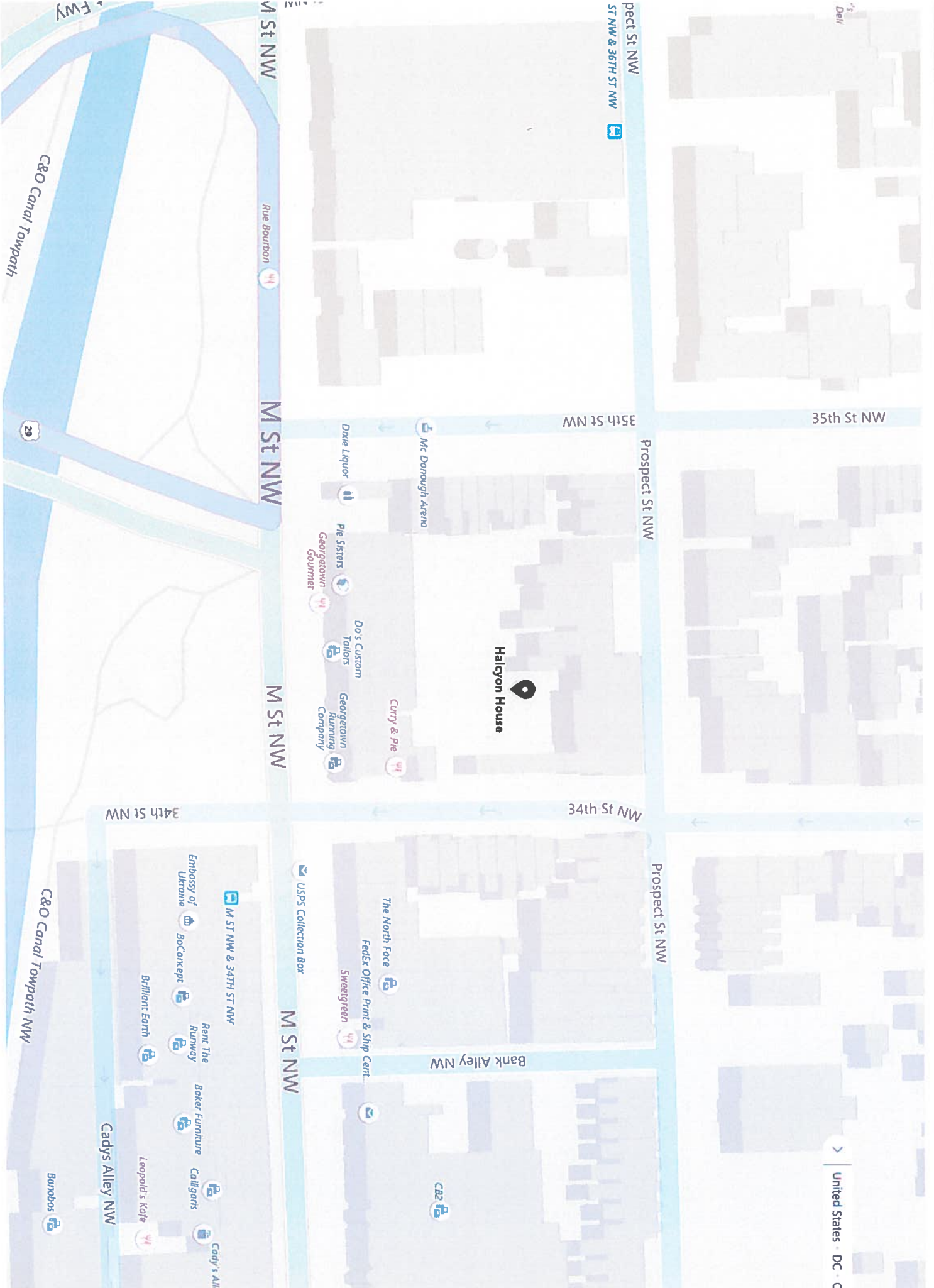
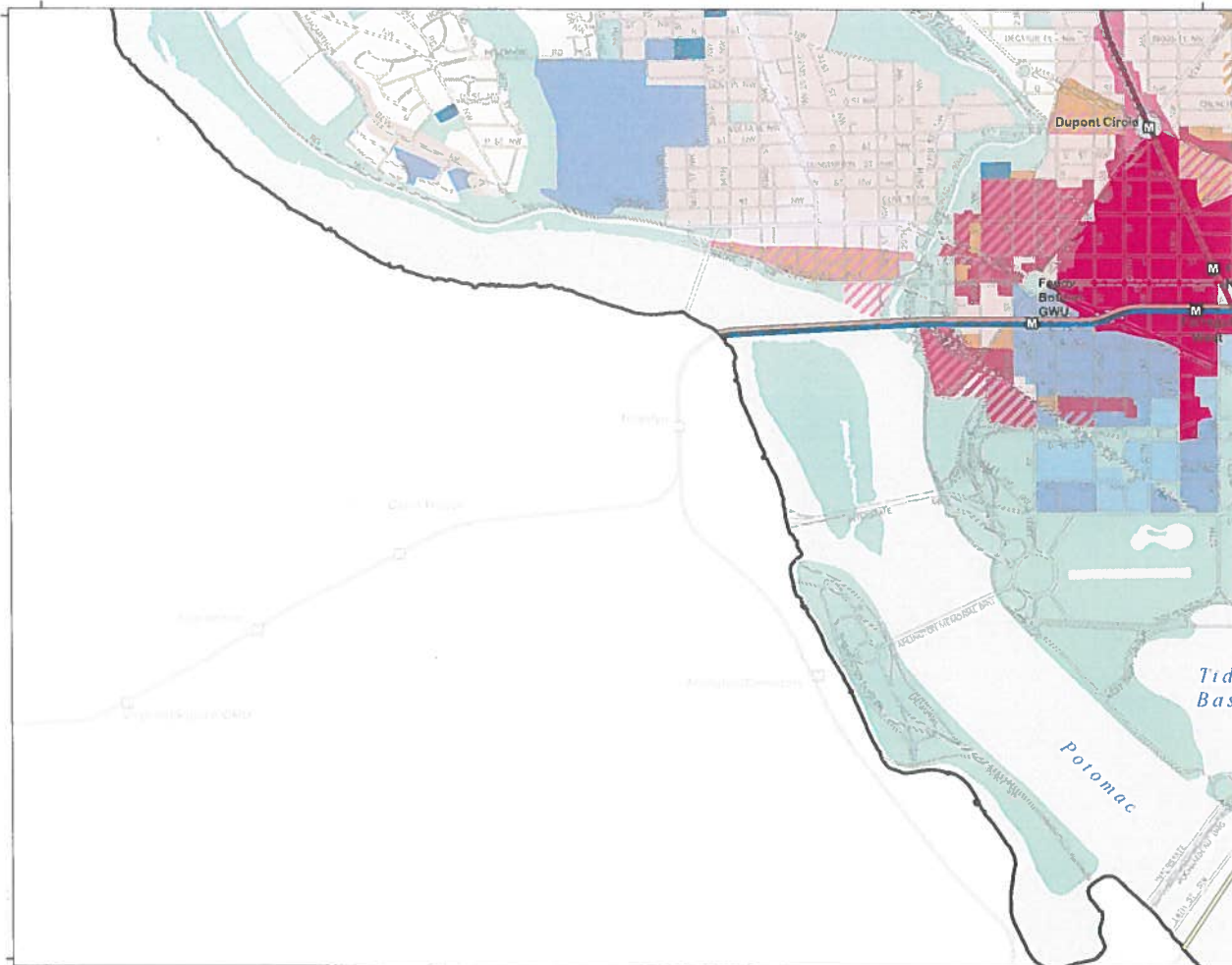
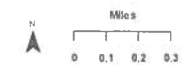


EXHIBIT F

Comprehensive Plan Future Land Use Map 6



- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial
- Production, Distribution, and Repair
- Federal
- Local Public Facilities
- Institutional
- Parks, Recreation, and Open Space
- Mixed Land Use
- WATER



Government of the District of Columbia
Office of Planning - January 2013
This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

EXHIBIT G

**ARTICLES OF INCORPORATION
OF
HALCYON HOUSE**

Department of Consumer and Regulatory Affairs
Washington, D.C.

I, the undersigned, being at least eighteen (18) years of age, under and by virtue of Title 29, Chapter 4 of the District of Columbia Code, hereby adopt and present these Articles of Incorporation with the intention of forming a nonprofit corporation and, to that end, set forth the following:

FIRST: The name of the Corporation is Halcyon House.

SECOND: The period of duration is perpetual.

THIRD: The Corporation shall have no members.

FOURTH: The purposes for which the Corporation is formed are as follows:

(1) To operate exclusively for charitable, scientific, literary, educational, amateur athletic, or child or animal cruelty prevention purposes within the meaning of Sections 501(c)(3) of the Internal Revenue Code of 1986, as amended, or its successor provisions (hereinafter referred to as the "Code");

(2) To support diverse group of change makers in science, art, and social enterprise to make a social impact through incubator programs;

(3) To support the development of leadership and entrepreneurship through education; and

(4) To engage in any lawful act or activity as may be necessary or appropriate to effect the foregoing objects and purposes, except as specifically restricted herein.

In furtherance of its corporate purposes and subject to such restrictions and limitations set forth herein, the Corporation shall have all the general powers conferred upon the Corporation by law, together with the power to solicit grants and contributions for such purposes. Such powers shall include, but are not limited to, the power to receive property by gift, devise or bequest, invest and reinvest the same, and apply the income and principal thereof, as the Board of Directors may from time to time determine, either directly or through contributions to any charitable organization or organizations, exclusively for charitable, cultural, or educational purposes, and to engage in any lawful act or activity for which corporations may be organized under the District of Columbia Nonprofit Corporation Act.

FILE
1/3/2017
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FIFTH: The name of the registered agent of the Corporation in the District of Columbia is CT Corporation System, whose address is 1015 15th Street, NW, Suite 1000, Washington, D.C. 20005;

SIXTH: The internal affairs of the Corporation shall be regulated by its Board of Directors as described in the Bylaws. The number of directors constituting the initial Board of Directors is three (3). The names and addresses of the initial Board of Directors are:

Sachiko Kuno, Ph.D., 3400 Prospect Street, NW, Washington, DC 20007
Kate Goodall, 3400 Prospect Street, NW, Washington, DC 20007
Kei S. Tolliver, 2001 L Street, NW, Suite 750, Washington, DC 20036.

SEVENTH: The provisions for the regulation of the internal affairs of the Corporation, except as provided in these Articles, are and shall be as provided in the Bylaws of the Corporation. If the By-Laws so provide, the Board of Directors may, by resolution or resolutions passed by a majority of the whole Board, designate two (2) or more of the Directors to serve as a committee, which, to the extent provided in such resolution or resolutions and to the extent consistent with law, shall have and may exercise the powers of the Board of Directors in the management of the business and affairs of the Corporation, and may have the power to authorize the seal of the Corporation to be affixed to all papers which may require it. At all times, and notwithstanding merger, consolidation, reorganization, termination, dissolution or winding up of the Corporation, voluntarily or involuntarily, or by operation of law or any other provision hereof:

(1) The Corporation shall neither have nor exercise any power, nor shall it directly or indirectly engage in any activity, that would (a) prevent it from obtaining an exemption from Federal income taxation as a corporation described in Section 501(c)(3) of the Code, or (b) cause it to lose such exempt status;

(2) The Corporation shall not be operated for the purpose of carrying on a trade or business for profit;

(3) No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to, its directors, members, trustees, officers, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered to or for the Corporation and to make payments and distributions in furtherance of the purposes set forth in Article FOUR hereof. No trustee, director or officer of the Corporation, or any private individual shall be entitled to share in any distributions of any of the assets of the Corporation upon its dissolution;

(4) No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation (except as may otherwise be permitted by Section 501(h) of the Code and any

corresponding laws of the District of Columbia); nor shall the Corporation participate in, or intervene in (including the publishing or distribution of statements concerning) any political campaign on behalf of (or in opposition to) any candidate for public office; nor shall the Corporation engage in any activities that are unlawful under applicable Federal, state or local laws;

(5) During such period, or periods, of time as the Corporation is treated as a "private foundation" pursuant to Section 509 of the Code, the Corporation shall be subject to the following restrictions and prohibitions:

(a) The Corporation shall distribute its income for each taxable year at such time and in such manner so as not to subject the Corporation to taxation on undistributed income under Section 4942 of the Code;

(b) The Corporation shall not engage in any act of self-dealing (as defined in Section 4941(d) of the Code);

(c) The Corporation shall not retain any excess business holdings (as defined in Section 4943(c) of the Code) which would subject the Corporation to taxation under Section 4943 of the Code;

(d) The Corporation shall not make any investments or otherwise acquire assets in such manner so as to subject the Corporation to taxation under Section 4944 of the Code;

(e) The Corporation shall not make any taxable expenditures (as defined in Section 4945(d) of the Code); and

(6) Upon the dissolution or final liquidation of the Corporation, the assets of the Corporation shall be applied as follows:

(a) All liabilities and obligations of the Corporation shall be paid, satisfied, and discharged, or adequate provision shall be made therefor;

(b) Assets held by the Corporation upon condition requiring return, transfer, or conveyance, which condition occurs by reason of dissolution, shall be returned, transferred, or conveyed in accordance with such requirements; and

(c) All other assets shall be distributed exclusively to such organization or organizations organized and operated exclusively for charitable, scientific, literary, educational, amateur athletic, or prevention of child or animal cruelty purposes as shall at the time qualify as an exempt organization or organizations described in Section 501(c)(1) or 501(c)(3) of the Code as the Board of Directors shall determine, pursuant to a plan of distribution.

EIGHTH: The personal liability of the officers and Directors of the Corporation is hereby limited to the fullest extent permitted by laws of the District of Columbia, as now in effect or as may hereinafter be amended, and the Corporation shall indemnify all persons whom it may indemnify pursuant thereto; provided, however, that such relief from liability shall not apply in any instance where such relief is inconsistent with any provision of the Code applicable to corporations described in Section 501(c)(3) of the Code.

NINTH: The name and address, including street and number, of the incorporator is Kei S. Tolliver, Esq., Kei S. Tolliver Law, LLC, 2001 L Street, NW, Suite 750, Washington, DC 20036.

IN WITNESS WHEREOF, I have signed these Articles of Incorporation and acknowledge them to be my act this 3rd of January, 2017.



Incorporator

EXHIBIT H

**HALCYON GEORGETOWN LLC
PROPOSED CONDITIONS FOR SE APPLICATION #19805:**

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
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 events for 101-200 participants during the hours of 10 am to 4 pm on weekdays and/or weekends.
6. The Applicant shall adhere to the following guidelines when scheduling an event with more than 200 guests:
 - a. 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.
7. The Applicant shall minimize traffic and noise impacts by employing the following measures:
 - a. The Applicant shall maintain an adequate supply of furnishings for events, such as tables and chairs, to preclude noisy unloading and loading of furnishings;

- b. The Applicant shall create a turn-around in the rear parking area prior to holding the first event at the Property, but not before opening the nonprofit offices;
- c. All guests shall be informed in advance of the parking policies and operations for events as follows:
 - 1. All guests shall be encouraged to use taxis, Ubers, Lyft and similar driving services;
 - 2. For any events with more than 100 guests, the guests shall be directed to use taxis and/or complimentary valet parking with unloading and loading on Prospect Street (valet company shall utilize satellite parking lots, with priority given to satellite lots on the north side of M Street, NW and west of Wisconsin Avenue, NW .For events with more than 200 guests, the valet company shall provide shuttle van service from the satellite parking lot to the Property,
 - 3. The Applicant shall submit an application(s) to establish a valet parking zone in front of Halcyon House along Prospect Street for event days, as needed pursuant to these Conditions.
 - 4. Passenger vans used in connection with an event shall be no larger than approximately 20-feet in length.
- d. 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 three annual 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. Vendors used in connection with an event shall be instructed that idling in the neighborhood is prohibited.
 - e. The Applicant shall provide monitoring and oversight of the valet operations for an event of over 200 guests, including information regarding the number of guests, valet queues, capacity and usage of parking facilities utilized for the event, the total number of valet staff operating the valet stand (as needed), and number of cars parked by valet. A report shall be submitted annually with the DDOT Policy and Planning Staff to review parking and traffic issues, and the Applicant shall take appropriate corrective measures, as necessary.
 - f. Employees shall park on-site in the rear parking court.
 - g. The Applicant shall utilize satellite parking facilities north of M Street NW and west of Wisconsin Avenue, NW.
 - h. 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.
8. Resident participants in the Halcyon Incubator shall be 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.
 9. No amplified music shall be permitted on the outside grounds of the Subject Property.
 10. 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, one representative of the Halcyon House, or the then-current primary tenant, 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.

EXHIBIT I

COMPREHENSIVE TRANSPORTATION REVIEW

HALCYON HOUSE
SPECIAL EXCEPTION RENEWAL

WASHINGTON, DC

June 15, 2018

Prepared by:



GOROVE / SLADE

Transportation Planners and Engineers

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EXECUTIVE SUMMARY

The following report is a Comprehensive Transportation Review (CTR) for the Halcyon House Special Exception Renewal. This report reviews the transportation aspects of the project's Special Exception Renewal application #19805.

The purpose of this study is to evaluate whether the project will generate a detrimental impact to the surrounding transportation network. To determine the site's impact to the surrounding area, existing parking conditions and the proposed event operations were evaluated in the vicinity of the site.

This report concludes that **the project will continue to not have a detrimental impact** to the surrounding transportation network.

Project Seeking Renewal

The applicant, Halcyon Georgetown, LLC, seeks to renew its Special Exception for non-profit offices and associated operations at the property. For the initial application the S&R Foundation carried out the programs permitted by the Order. Those programs included non-profit offices, S&R Foundation events, an Incubator and the International Institute for Global Resilience Program ("IIGR"). During the past five years the IIGR program was relocated, the Incubator developed into a platform with a significant local and international presence, and Halcyon House, a 501(c)(3) non-profit organization ("Halcyon"), evolved from S&R Foundation and as the successor organization, occupies the Property with responsibility for carrying out the non-profit programs pursuant to SE #18604.

Halcyon is a nonprofit organization founded in 2017 that believes in the power of creativity and compassion to empower humanity. Relevant to this application, Halcyon provides space, community and access to social entrepreneurs working to use their vision and talents to address the world's greatest challenges. Among the operations at Halcyon House are a residential incubator, seminars, training, pitch sessions, and limited fund-raising events.

The previous special exception anticipated 75 events on an annual basis. This special exception reduces the number of annual events to 54. The Halcyon House is generally bounded by Prospect Street NW to the north, 34th Street to the east, and

existing residential and commercial buildings to the west and south.

Multi-Modal Impacts and Recommendations

Transit

The site is served by some regional and local transit services such as Metrobus, and the DC Circulator. The site is approximately one mile from the nearest Rosslyn and Foggy Bottom Metrorail stations. Multiple Metrobus stops are located near the site along M Street NW, Prospect Street NW, and 35th Street NW. The DC Circulator runs along M Street NW near the site.

Halcyon House will be generating minimal new transit trips on the network and the existing facilities have enough capacity to handle the new trips. The Rosslyn and Foggy Bottom Metrorail stations and all nearby Metrobus lines do not have existing capacity concerns and are not expected to as a result of the Halcyon House.

Pedestrian

The site is surrounded by a well-connected pedestrian network. Most roadways within a quarter-mile radius provide sidewalks and acceptable crosswalks and curb ramps, particularly along the primary walking routes. There are some pedestrian barriers surrounding the site such as limited connectivity due to the Potomac River to the south.

Bicycle

The site is located on the corner of 34th Street and Prospect Street NW which provides a primary south bicycle lane through Northwest DC to Wisconsin Avenue. The site is also located near additional trails, bike lanes, and signed bike routes such as the C & O Canal Towpath Trail to the south connecting the Georgetown area to Virginia via the Francis Scott Key Bridge. The site is served by nearby a Capital Bikeshare station, which provides an additional cycling option for those traveling to and from Halcyon House.

Vehicular

Halcyon House is well-connected to regional roadways such as I-66 and primary and minor arterials such as Whitehurst Freeway, M Street, and Wisconsin Avenue, and an existing network of collector and local roadways.

Due to the constrained nature of the location of the site, Halcyon House will continue to implement an aggressive parking management plan to include valet, limited on-site

parking, off-site parking, ride-sharing, encouragement of taking vehicle for hire services, and shuttle or van operations. This study did not perform a capacity analysis in the vicinity of the site, however, a parking occupancy study was performed to determine parking capacity during future events that will be hosted at Halcyon House. It was found that the constrained parking conditions in Georgetown, the valet services provided for large events, and the on-site parking and nearby parking garages for smaller events, Halcyon House will not generate on-street parking demand that would result in detrimental impacts to the community.

Transportation Demand Management

The Halcyon House will continue to include a TDM plan to help minimize its potential traffic impact to the surrounding neighborhood. The Applicant proposes the continued implementation of the following TDM measures:

- All guests will be encouraged to use taxis, rideshare, and similar driving services;
- For any event with more than 100 guests, the guests will be directed to use taxis and/or complimentary valet parking with unloading and loading on Prospect Street;
- For events with more than 200 guests, the valet company will provide shuttle van service from the off-site lot to Halcyon House;
- Halcyon House will submit an application to establish a valet parking zone in front of Halcyon House along Prospect Street for event days, as needed;
- Passenger vans used in connection with an event will be no longer than approximately 20 feet;
- Halcyon House maintains an adequate supply of furnishings for events, such as tables and chairs to reduce loading activity associated with events;
- Halcyon House has implemented a turn-around in the rear parking area to allow vehicles to enter and exit the on-site parking area head-in/head-out; and
- A monitoring and oversight program of the valet operations will continue to be implemented, including information regarding the number of guests, valet queues, capacity and usage of parking facilities utilized for the event, the total number of valet staff operating the valet stand, and the number of cars parked by the valet. A report shall be submitted annually to the DDOT Policy and Planning Staff to review parking and traffic issues, and the Applicant shall take the appropriate corrective measures, as necessary.



INTRODUCTION

This report reviews the transportation elements of the Halcyon House Special Exception Renewal application. The site is located in the Northwest quadrant of Washington DC in the Georgetown neighborhood.

PURPOSE OF STUDY

This report reviews the transportation aspects of the project's Special Exception Renewal application. The purpose of this report is to:

1. Review the transportation elements of the site and demonstrate that the site conforms to DDOT's general policies of promoting non-automobile modes of travel and sustainability.
2. Provide information to the District Department of Transportation (DDOT) and other agencies on how the site will influence the local transportation network.
3. Determine if the development has an adverse impact on the local transportation network. This report accomplishes this by determining parking inventory and occupancy within an approximate two (2) block radius of the site. The parking occupancy study assisted in determining the parking capacity of the neighborhood in the context of Halcyon House hosting larger events throughout the year. The report discusses alternatives to street parking for guests of Halcyon House.

Project Seeking Renewal

The applicant, Halcyon Georgetown, LLC, seeks to renew its Special Exception for non-profit offices and associated operations at the property. For the initial application the S&R Foundation carried out the programs permitted by the Order. Those programs included non-profit offices, S&R Foundation events, an Incubator and the International Institute for Global Resilience Program ("IIGR"). During the past five years the IIGR program was relocated, the Incubator developed into a platform with a significant local and international presence, and Halcyon House, a 501(c)(3) non-profit organization ("Halcyon"), evolved from S&R Foundation and as the successor organization, occupies the Property with responsibility for carrying out the non-profit programs pursuant to SE #18604.

Halcyon is a nonprofit organization founded in 2017 that believes in the power of creativity and compassion to empower humanity. Relevant to this application, Halcyon provides space, community and access to social entrepreneurs working to use their vision and talents to address the world's greatest challenges. Among the operations at Halcyon House are a residential incubator, seminars, training, pitch sessions, and limited fund-raising events.

Events associated with these programs occurred at Halcyon House. The previous special exception anticipated 75 events on an annual basis. This special exception reduces the number of annual events to 54. The Halcyon House is generally bounded by Prospect Street NW to the north, 34th Street to the east, and existing residential and commercial buildings to the west and south. The site location is shown on Figure 1.

CONTENTS OF STUDY

This report contains nine sections as follows:

- Study Area Overview
This section reviews the area near and adjacent to the site and includes an overview of the site location.
- Event Programming
This section outlines the travel demand of the site. It summarizes the events held at Halcyon House.
- On-Site Facilities
This section reviews the transportation components of the site, including parking and loading. This chapter also contains the proposed Transportation Demand Management (TDM) plan for the site.
- Valet Parking Service
This section details the valet operations provided for events at the Halcyon house.
- On-Street Parking
This section provides a summary of an analysis of the existing parking occupancy in the study area.
- Transit
This section summarizes the existing and future transit service adjacent to the site, reviews how the project's transit demand will be accommodated, outlines impacts, and presents recommendations as needed.

- *Pedestrian Facilities*

This section summarizes existing and future pedestrian access to the site, reviews walking routes to and from the project site, outlines impacts, and presents recommendations as needed.

- *Bicycle Facilities*

This section summarizes existing and future bicycle access to the site, reviews the quality of cycling routes to and from the site, outlines impacts, and presents recommendations as needed.

- *Summary and Conclusions*

This section presents a summary of the overall report findings and conclusions.



Figure 1: Site Location



STUDY AREA OVERVIEW

This section reviews the study area and includes an overview of the site location, including a summary of the major transportation characteristics of the area.

The following conclusions are reached within this chapter:

- The site is surrounded by regional and local transportation systems that will accommodate those traveling to and from the Halcyon House.
- The site is served by public transportation with access to the Metrorail Blue, Orange, and Silver Lines (via bus), several local and regional Metrobus lines, and the DC Circulator.
- There is some existing bicycle infrastructure including the C&O Canal Trail and several bike lanes and signed routes in the vicinity of the site.
- Pedestrian conditions are generally good, particularly along anticipated major walking routes.

MAJOR TRANSPORTATION FEATURES

Overview of Regional Access

The Halcyon House has ample access to regional vehicular- and transit-based transportation options, as shown in Figure 3, that connect the site to destinations within the District, Virginia, and Maryland.

The site is accessible from I-66. This interstate creates connectivity to the Capital Beltway (I-495) that surrounds Washington, DC and its inner suburbs. I-66 brings vehicular traffic within approximately two miles of the site, at which point arterials and local roads can be used to access the site directly.

The Halcyon House has access to the Blue, Orange, and Silver Lines via the Rosslyn or Foggy Bottom Metrorail Stations which provides connections to areas in the District, Virginia, and Maryland. The Orange and Silver Lines travel east from Vienna, VA and Wiehle-Reston, VA, respectively, through downtown DC, and then continue eastwards to New Carrollton, MD and Largo Town Center, MD. The Blue line travels north from Franconia-Springfield, VA through Arlington Cemetery and meets with the Orange and Silver Lines at Rosslyn. The Blue Line travels the same route as the Silver Line through downtown DC to Largo Town Center, MD. In addition, the Blue,

Orange, and Silver Lines provide connections to all additional Metrorail lines allowing for access to much of the DC Metropolitan area.

Overall, the site has access to several regional roadways and transit options, making it convenient to travel between the site and destinations in the District, Virginia, and Maryland.

Overview of Local Access

There are several local transportation options near the site that serve vehicular, transit, walking, and cycling trips, as shown on Figure 4.

The site is served by a local vehicular network that includes several primary and minor arterials such as the Whitehurst Freeway, the Francis Scott Key Bridge, M Street, and Wisconsin Avenue. In addition, there is an existing network of connector and local roadways that provide access to the site.

The Metrobus and DC Circulator systems provide local transit service in the vicinity of the site. As shown in Figure 4, there are four (4) bus routes that service the site. In the vicinity of the site the majority of routes travel along the Francis Scott Key Bridge and M Street. These bus lines connect the site to many areas of the District, Maryland, and Virginia, including several Metrorail stations serving four (4) of the six (6) lines.

There are existing bicycle facilities that connect the site to areas within the District, most notably the C & O Canal Trail, 34th Street bike lanes, and 33rd Street bike lanes which provide connections to Downtown DC and other bicycle facilities. South of the site, the C & O Canal Trail is primarily off-street.

In the vicinity of the site, most roadways provide sidewalks with crosswalks present at most intersections. Anticipated pedestrian routes, such as those to public transportation stops, provide acceptable pedestrian facilities; however, there are some pedestrian barriers in the area that limit the overall connectivity to and from the site, such as the Potomac River to the south. A detailed review of existing and proposed pedestrian access and infrastructure is provided in a later section of this report.

Overall the Halcyon House is surrounded by an extensive local transportation network that allows for efficient transportation options via transit, bicycle, walking, or vehicular modes.



Car-sharing

Three car-sharing companies provide service in the District: Zipcar, Maven, and Car2Go. All three services are private companies that provide registered users access to a variety of automobiles. Of these, Zipcar and Maven have designated spaces for their vehicles. There are no carshare locations located within a quarter-mile of Halcyon House, however, two (2) locations are located within a half-mile of Halcyon House.

Car-sharing is also provided by Car2Go, which provides point-to-point car sharing. Unlike Zipcar or Maven, which require two-way trips, Car2Go can be used for one-way rentals. Car2Go currently has a fleet of vehicles located throughout the District. Car2Go vehicles may park in any non-restricted metered curbside parking space or Residential Parking Permit (RPP) location in any zone throughout the defined "Home Area". Members do not have to pay the meters or pay stations.

Car2Go does not have permanent designated spaces for their vehicles; however, availability is tracked through their website, which provides an additional option for car-sharing patrons.

Walkscore

Walkscore.com is a website that provides scores and rankings for the walking, biking, and transit conditions within neighborhoods of the District. Based on this website Halcyon House is located within the Georgetown Neighborhood. This neighborhood has a walk score of 83 ("Very Walkable"), a transit score of 60 ("Good Transit"), and a bike score of 73 ("Very Bikeable"). Figure 2 shows the neighborhood borders in relation to the site location and displays a heat map for walkability and bikeability.

As represented in Figure 2, the site is situated in a neighborhood that encompasses very good walk and bike scores.

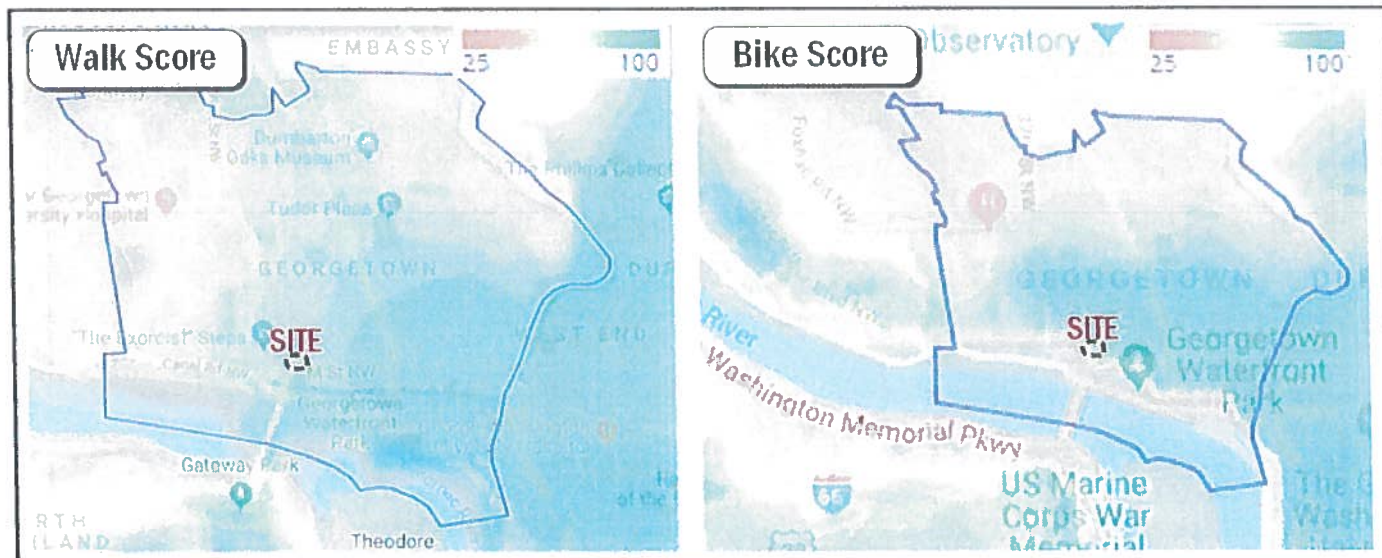


Figure 2: Summary of Walkscore and Bikescor

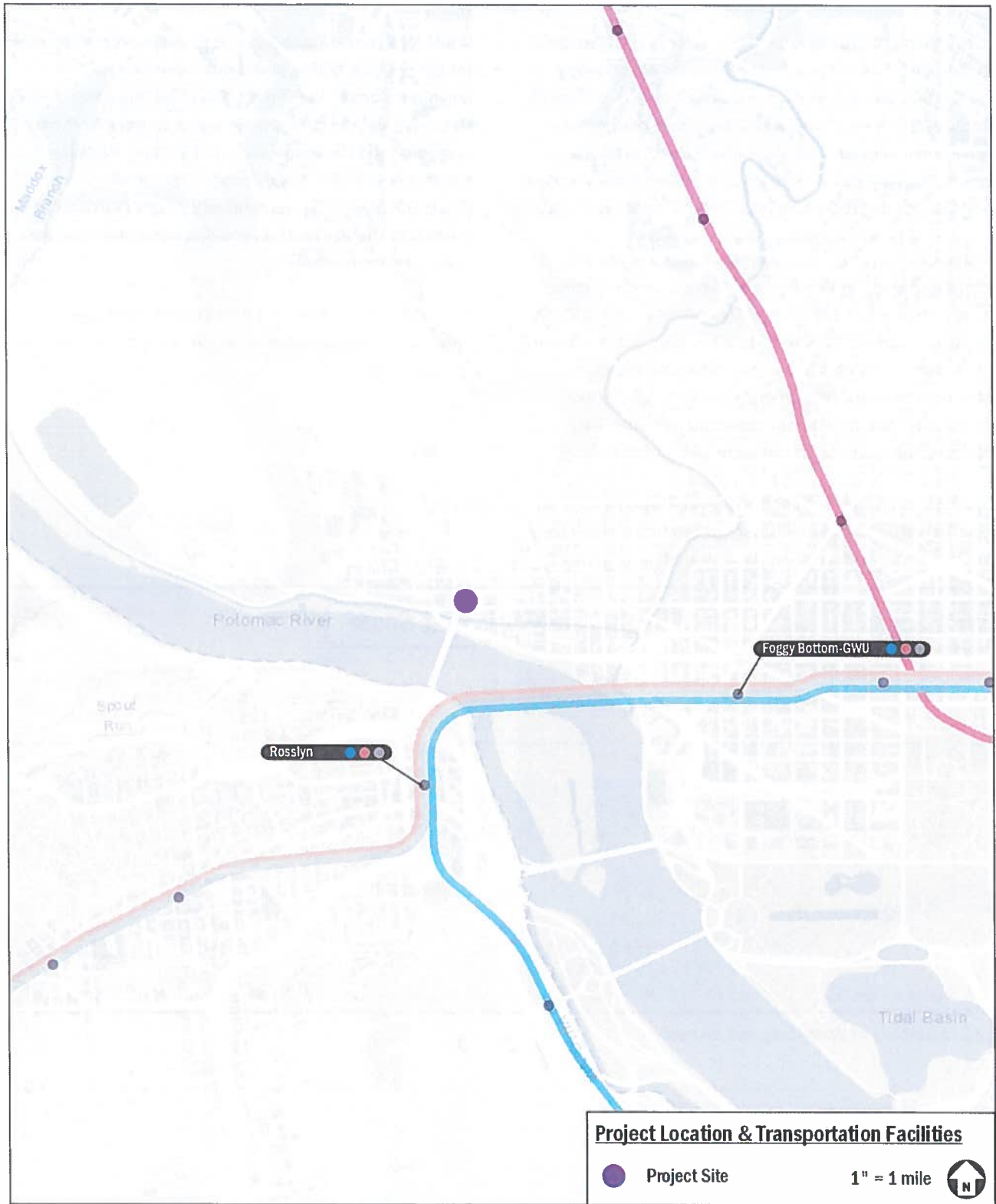


Figure 3: Major Regional Transportation Facilities



Figure 4: Major Local Transportation Facilities



EVENT PROGRAMMING

This section reviews the event programming such as the size of events hosted and daily operations at Halcyon House.

Events of various sizes will continue to be hosted throughout the year. The number of annual events will be decreased from 75 annual events to up to 54 annual events. The events have been categorized by size and type as outlined in Table 1.

Small Events

The events that have been categorized as small typically include up to 50 guests. These events have included seminars, pitch sessions, meetings, on-going training, and collaborative efforts, many of which include the Incubator fellows who live at Halcyon House.

Medium to Large Events

Medium-sized activities that may include up to 200 guests are anticipated to occur on a more frequent basis than they have previously, which may also include medium sized seminars and meetings. Medium-sized and larger functions have not been scheduled to begin or end on weekdays within the 4:00 to 7:00 PM window in order to lessen any impact during the peak hours.

The largest functions anticipated to take place at the Halcyon House will be fundraising events with a cap of 300 people, no more than four (4) times annually. Additionally, larger events with 200 or more guests will end by 11:00 PM and no vendor loading, or pick-up may occur between the hours of 10:00 PM and 10:00 AM.

The scheduling of activities at Halcyon House will continue to take into account other potential events in the immediate area of the facility so as not to overwhelm the local street grid. Additionally, the events will not be scheduled coincident with any weekend in which Georgetown University Academic Calendar reflects the return and arrival of students for the academic year, Parent/Family weekend, and or/commencement weekend.

Daily Operations

In addition to the events themselves, the Halcyon House will employ staff members who will help facilitate the operations of the organizations. A maximum of twelve (12) full-time employees may work on-site. This number does not include those participating in the research and incubator programs, however, participants in these programs will be prohibited

Table 1: Existing and Proposed Program of Events

Event Type	Order #18604		Renewal of Order #18604	
	# of Guests	Max # of Events	# of Guests	Max # of Events
Residency Programs				
Intl. Institute for Global Resilience Research Program	8	1	N/A	N/A
Halcyon Incubator (Residential)	1-4	4 Projects	1-2 per Cohort Project	8 Ventures per Cohort
Halcyon Summer Incubator (2 weeks)	N/A	N/A	1-2 per Cohort	6 Ventures
Events				
Intl. Institute for Global Resilience	1-20	24	N/A	N/A
Halcyon House Events (including incubator pitches and showcases, panel discussions, concerts, other seminars, and events pursuant to Halcyon's missions, and three civic/fundraising events)	1-50	12	1-50	12
	51-100	12	51-100	14
	101-200	8	101-200	24
	201-300	3	201-300	4
Total (excluding Incubator Residency Programs)		75		54



from parking on-site. The following hours of operation will be in effect:

- *Non-Profit Offices:*
Monday through Friday, 7:00 AM to 8:00 PM, with hours extended daily and, on the weekends, as required for the non-profit's use.

- *Events at Halcyon House:*
Monday through Thursday, 10:00 AM to 4:00 PM; 7:00 PM to 10:00 PM.

Friday and Sunday, 10:00 AM to 11:00 PM.

Saturday, 9:00 AM to 11:00 PM.

- *Incubator:*
Up to nine months annually between September 1 and May 31.

ON-SITE FACILITIES

This section reviews the transportation components of the Halcyon House site. It includes descriptions of the site's vehicular access, loading, parking, and Transportation Demand Management (TDM) plan.

PARKING

An aggressive parking management plan has been implemented to include limited on-site parking and off-site parking.

On-Site Parking

The area behind Halcyon House measures approximately 166 feet long by 22 feet wide and is accessed via a driveway along 34th Street. The gate to access the driveway opens inward towards the driveway so as not to impede the sidewalk. This parking court is used for day-to-day parking by Halcyon House staff, managed parking for smaller events, as well as occasional loading for some larger events. To improve accessibility and ensure "head-in" and "head-out" maneuvers for the parking court, Halcyon House has installed a vehicle turntable at the western end of the rear court to turn most vehicles around so that vehicles may exit the rear court "head out" onto 34th Street.

The turntable has allowed Halcyon House to easily accommodate deliveries for events; however, it has reduced the overall managed parking area for events within the space. The space required by the turntable reduced the overall parking capacity by about six (6) spaces, resulting in a total available parking of 15 spaces. These spaces are typically used by Halcyon House staff members during typical business hours, as well as people attending smaller events during the day. The 15 parking spaces are sufficient for the 12 daily employees of Halcyon House. Fellows are not permitted to bring cars to the Incubator. Should any fellows be local and drive, they are directed to use the Fillmore School's parking lot accessed from 34th Street.

For events in which valet parking is necessary, these on-site parking spaces are exclusively used for guests, and employees are required to park off site. In addition, parking and loading for two (2) smaller vehicles is available via the driveway for the townhome that is immediately adjacent to the west side of Halcyon House on Prospect Street. Halcyon House uses this area as additional parking for events at the house.

All loading activities will continue to be coordinated with each event so that parking and loading activities do not occur simultaneously in either the rear court or along Prospect Street. An illustration of the parking areas is shown in Figure 5.

Pick-Up/Drop-Off Operations

Halcyon House encourages group participants to be dropped off via van or shuttle bus. Similar to the valet operations, a "no parking zone" is secured on Prospect Street in front of Halcyon House to allow the shuttle bus to pick-up and drop-off passengers without interfering with vehicles traveling on Prospect Street. Shuttle buses and vans are not permitted to remain on site or idle in the neighborhood, and must return to pick up guests.

LOADING

In addition to providing parking, the area behind Halcyon House accommodates loading activity for events. Loading activity also occurs in the small parking pad adjacent to the House. Halcyon House will continue to use the established valet zone along Prospect Street directly in front of the house that will facilitate not only valet operations but loading for events as well.

To avoid backing out maneuvers, Halcyon House utilizes a vehicle turntable that facilitates "head-in" and "head-out" maneuvers.

Halcyon House trash is picked up curbside multiple times per week. No large trash containers requiring the use of a large trash truck entering the property are utilized on site. For events, caterers take away all trash from events. Halcyon House maintains an adequate supply of furnishings for events, such as tables and chairs to reduce the number of deliveries coming to and from the site for events.

The following policies are put into place for all events requiring loading taking place at Halcyon House:

- Loading activity may occur daily between the hours of 10:00 AM and 4:00 PM and again from 7:00 PM to 10:00 PM;
- Loading activity will occur before 10:00 PM or will take place on the following business day between 10:00 AM and 4:00 PM and from 7:00 PM to 10:00 PM;
- Loading activity utilizing trucks less than 20 feet in length will be directed to utilize the rear parking court off 34th



Street, or the townhouse lot for loading and unloading purposes.

- Loading activity utilizing trucks greater than 20 feet in length will not be permitted at the rear of Halcyon House and will only be permitted in designated areas along Prospect Street;
- Events with more than 200 people, vendors may utilize the rear parking court Monday through Sunday between 10:00 AM and 4:00 PM and from 7:00 PM to 10:00 PM;
- Trucks will depart Halcyon House before 10:00 PM; and
- Truck idling is prohibited.

Trip Generation

Halcyon House provides a location for various sized functions; therefore, there is not a typical ITE *Trip Generation* formula that could be applied in the frequency, number of attendees, and scheduled times of various functions that take place at Halcyon House, in addition to any full-time staff members that may be commuting on a daily basis. A maximum of twelve (12) full-time employees work on-site; therefore, employees will not generate more than 12 inbound AM peak hour trips and 12 outbound PM peak hour trips. Valet trip generation from previous events is detailed in the following section.

TRANSPORTATION DEMAND MANAGEMENT (TDM)

TDM is the application of policies and strategies used to reduce travel demand or to redistribute demand to other times or spaces. TDM typically focuses on reducing the demand of single-occupancy, private vehicles during peak period travel times or on shifting single-occupancy vehicular demand to off-peak periods.

The Halcyon House will continue to include a TDM plan to minimize its potential impact to the surrounding neighborhood. The Applicant proposes the continued implementation of the following TDM measures:

- All guests will be encouraged to use taxis, rideshare, and similar driving services;
- For any event with more than 100 guests, the guests will be directed to use taxis and/or complimentary valet parking with unloading and loading on Prospect Street (the valet company will utilize off-site parking lots, with priority given to lots on the north side of M Street and west of Wisconsin Avenue);

- For events with more than 200 guests, the valet company will provide shuttle van service from the off-site lot to Halcyon House;
- Halcyon House will submit an application to establish a valet parking zone in front of Halcyon House along Prospect Street for event days, as needed;
- Passenger vans used in connection with an event will be no longer than approximately 20 feet;
- Halcyon House maintains an adequate supply of furnishings for events, such as tables and chairs to reduce loading activity associated with events;
- Halcyon House has implemented a turn-around in the rear parking area to allow vehicles to enter the on-site parking area head-in/head-out; and
- A monitoring and oversight program of the valet operations will continue to be implemented, including information regarding the number of guests, valet queues, capacity and usage of parking facilities utilized for the event, the total number of valet staff operating the valet stand, and the number of cars parked by the valet. A report shall be submitted annually to the DDOT Policy and Planning Staff to review parking and traffic issues, and the Applicant shall take the appropriate corrective measures, as necessary.



Figure 5: Site Plan

VALET PARKING SERVICE

Valet Operations

Due to the constrained nature of the location of the site, an aggressive parking management plan was implemented to include valet, limited on-site parking, off-site parking, encouragement of using “vehicle for hire” services, and shuttle or van operations.

Halcyon House uses the valet operator Atlantic Valet Company. Valet pick-up and drop-off operations take place on Prospect Street as shown on Figure 5. Atlantic Valet Company has provided valet parking services for Halcyon for the past three (3) years.

The off-site valet parking takes place at two (2) locations depending on the time of day of the event being hosted. Vehicles utilizing the valet parking service for daytime events are parked at Colonial Parking (3214 Prospect Street, NW) and PMI Parking (3333 M Street, NW) for evening events. In addition to off-site parking, the valet services may use the parking lot in the rear of Halcyon House, during which time employees are not permitted to park in the rear. The two locations are outlined in Figure 6.

Halcyon House has implemented a monitoring and oversight program of the valet operations, including information regarding the number of guests, valet queues, capacity and usage of parking facilities utilized for the event, the total number of valet staff operating the valet stand, and the number of cars parked by the valet. Table 2 summarizes the valet parking reports that recorded the number of vehicles that have used valet parking service since 2015 and include the number of events, average number of cars, and maximum number of cars. Halcyon will continue to record valet service totals through the renewal of their Special Exception.

As shown in Table 2, the number of vehicles utilizing the valet service has been decreasing since 2015. This is likely due to the increasing usage of vehicles for hires such as Uber, Lyft, and taxis. These services reduce the need for on-site parking and valet services.

Table 2: Historical Valet Data

Year	Guests	Number of Events	Average Number of Vehicles	Maximum Number of Vehicles
2015	51-100	3	20	30
	101-200	5	37	51
2016	51-100	8	15	32
	101-200	12	25	35
2017	51-100	6	17	27
	101-200	14	20	35
2018	51-100	2	10	10
	101-200	4	24	30



Figure 6: Halcyon House Off-Site Parking



ON-STREET PARKING

This section provides a summary of an analysis of the existing parking occupancy in the study area. The parking occupancy study area is shown in Figure 7.

The Applicant is committed to accommodating all of its parking demand off-street. At DDOT's request, on-street parking data was collected to determine the existing neighborhood parking conditions. The larger events planned at Halcyon House are expected to occur Friday and Saturday evenings with the potential of some large events during the day as well. This section presents the findings of an on-street parking study, including a full inventory of available parking spaces and a parking occupancy count within an approximate two block radius of Halcyon House.

This analysis was accomplished by performing hourly parking counts in the study area on Friday, April 27, 2018 and Saturday, April 28, 2018 during a time when Georgetown University was still in session.

The following conclusions are reached within this chapter:

- Peak Friday occupancy occurs in the 1:00 PM hour with an overall occupancy of 89% (550 of 618 available spaces) and peak Saturday occupancy occurs in both the 10:00 and 11:00 AM hours with an overall occupancy of 86% (543 of 631 available spaces).
- Given the use of valet services for large events, and the on-site parking and nearby parking garages for smaller events, Halcyon House will not generate on-street parking demand that would result in detrimental impacts to the community.

PARKING INVENTORY

An inventory of available on-street parking facilities was conducted on Friday, April 27, 2018 that included tabulating the number of parking spaces by block face and identifying any relevant parking restrictions. A total of approximately 631 parking spaces were inventoried within the approximate two block radius of Halcyon House, exclusive of any time restrictions.

Of these spaces, the majority are Residential Permit Parking (RPP) with a two-hour parking limit from 7:00 AM – 9:00 PM on Monday through Saturday for those without a Zone 2 parking

permit. There are approximately 101 metered spaces in the area. Almost all of the metered spaces enforce a two-hour time limit; however, in most cases metered parking on Saturdays is enforced for a larger portion of the day than on Monday through Friday. Additionally, all metered parking in the study area is free on Sundays. There are approximately 50 spaces in the study area which have parking restrictions for part of the day. Figure 7 shows a breakdown of the parking inventory by block face. It should be noted that each block face denotes the type of parking that occupies the majority of the spaces if there is more than one type. As shown, the majority of the parking around the site consists of RPP with some metered spaces south of the site along M Street. Additionally, there is one block face with unrestricted parking immediately east of the site; anyone may park on this block at any time with the exception of 4:00 to 6:30 PM on Monday through Friday to allow for a higher vehicular capacity during the PM peak hour as this is a primary route to access the Key Bridge.

PARKING OCCUPANCY

Occupancy data was collected in hourly sweeps on all block faces within an approximate two block radius on Friday April 27, 2018 from 9:00 AM to 10:00 PM and Saturday April 28, 2018 from 10:00 AM to 10:00 PM. Vehicles which were illegally parked at block faces were excluded from both the parking supply and demand for block face.

Parking occupancy rates over the course of the day for Friday and Saturday are shown in Figure 8. As shown, parking occupancy on Friday peaks in the 1:00 PM hour with an overall occupancy of 89% (550 of 618 available spaces) then gradually decreases throughout the rest of the day with a small increase at 8:00 PM. The minimum parking occupancy observed on Friday was 70% (434 of 618 available spaces) in the 9:00 AM hour.

Parking occupancy on Saturday is generally lower than Friday with a peak occupancy of 86% (543 of 631 available spaces) occurring in the 10:00 and 11:00 AM hours. After the 11:00 AM hour, occupancy decreases until the 3:00 PM to 6:00 PM hours before steadily decreasing again to the end of data collection. The minimum parking occupancy observed on Saturday was 67% (424 of 631 available spaces) in the 2:00 PM hour.

The midday and evening parking occupancy peaks for Friday and Saturday were broken down further as shown in Figure 9 through Figure 12. The midday and evening peaks for Friday



occur in 1:00 PM and 4:00 PM hours respectively. The Saturday midday peak hour occurs at both 10:00 and 11:00 AM. The Saturday evening peak occupancy occurs in the 4:00 PM hour. It is noted that these peak occupancy periods are less likely to coincide with events at Halcyon House.

The figures show parking directly around the site is primarily over 75% occupied during the peak periods, particularly on the eastern half of the study area, which is primarily reserved for RPP. The western half tends to be less occupied, potentially due to its distant location from the main business area of Georgetown along M Street with slightly decreased pedestrian connectivity. Overall, existing parking occupancy in the surrounding neighborhood is very high and may deter guests from driving and self-parking on-street for events at Halcyon House. It is also likely that those who do drive will utilize a parking garage near the Halcyon House as opposed to parking on-street. As discussed in previous sections, due to the constrained parking conditions in Georgetown, the valet services for large events, and the on-site parking and nearby parking garages for smaller events, the Applicant's operations at Halcyon House will not generate on-street parking demand that would result in detrimental impacts to the community.

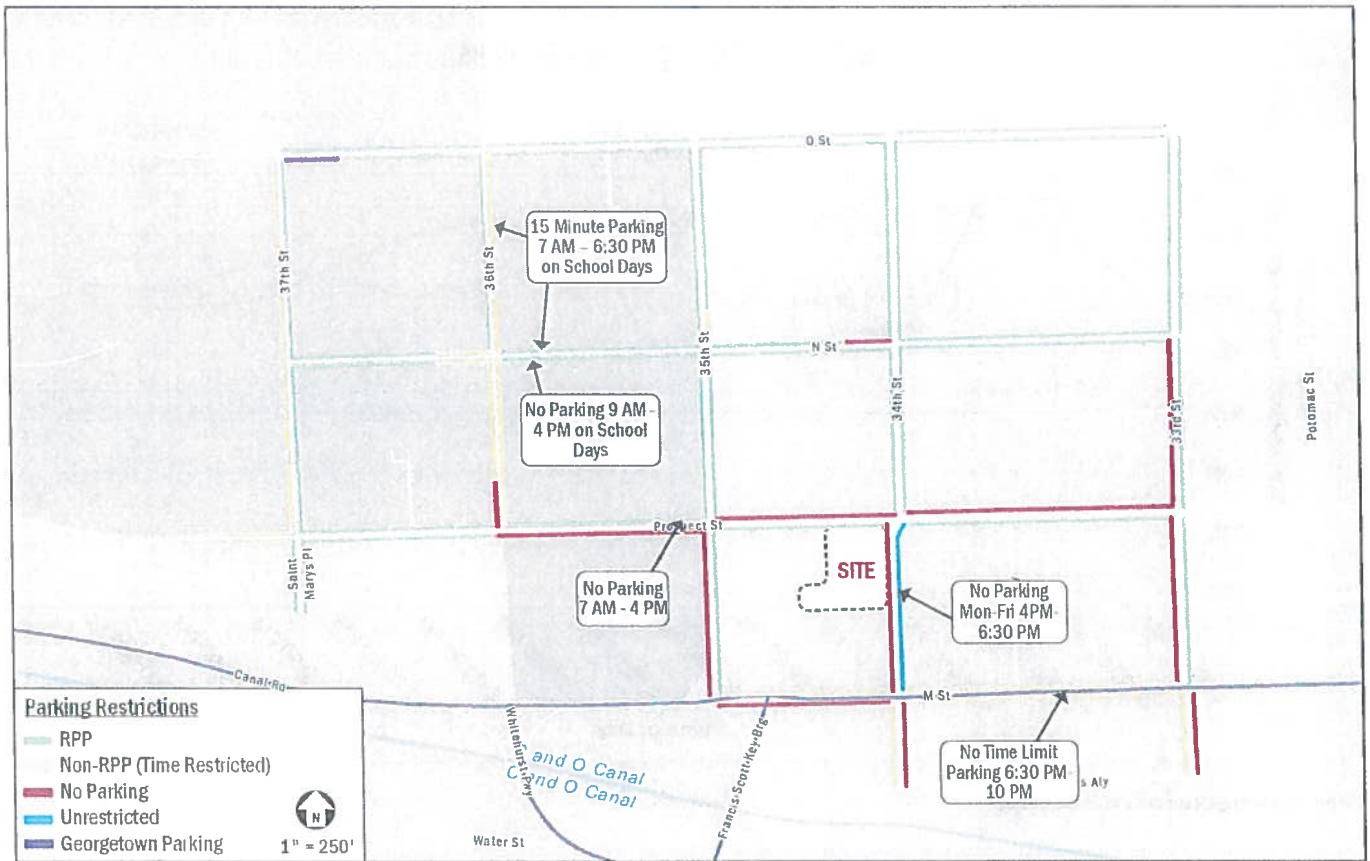


Figure 7: Area Parking Restrictions

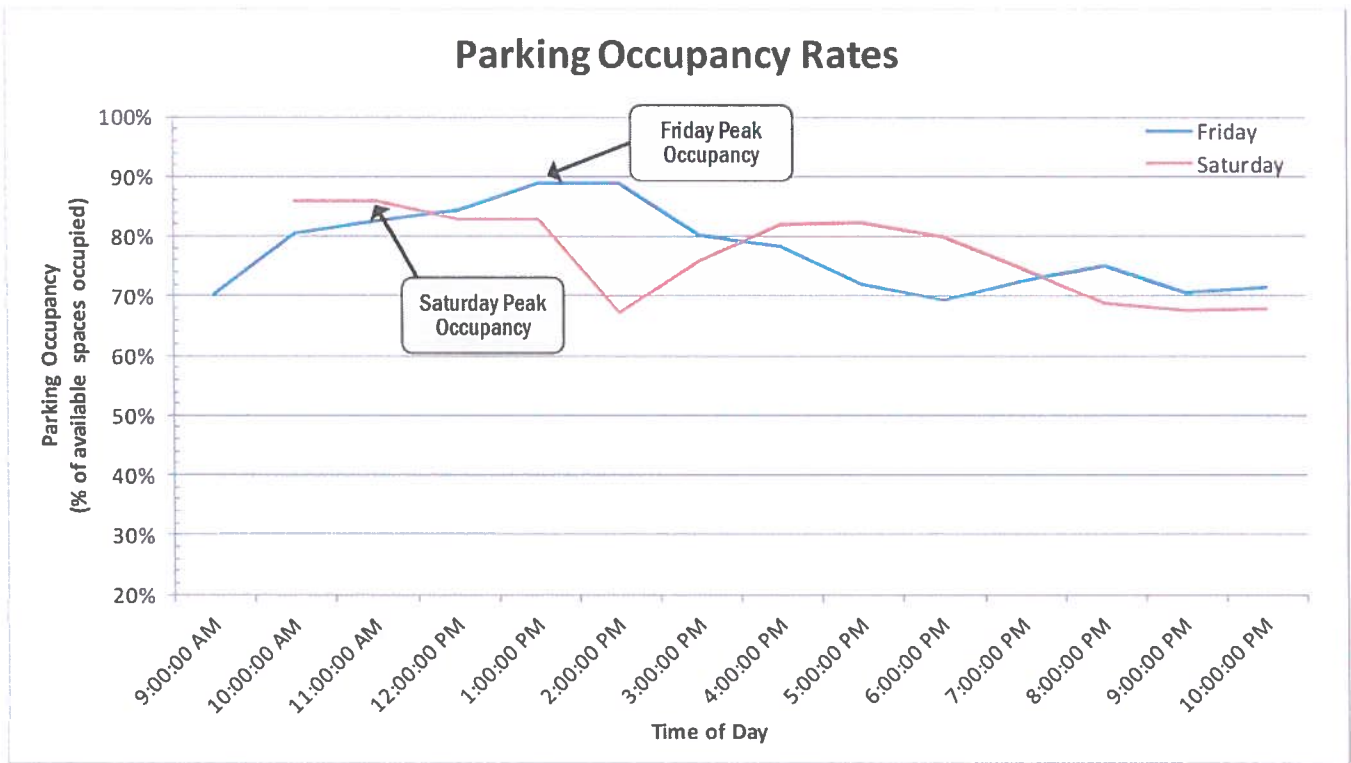


Figure 8: Parking Occupancy vs. Time of Day



Figure 9: Friday Midday Peak Parking Occupancy

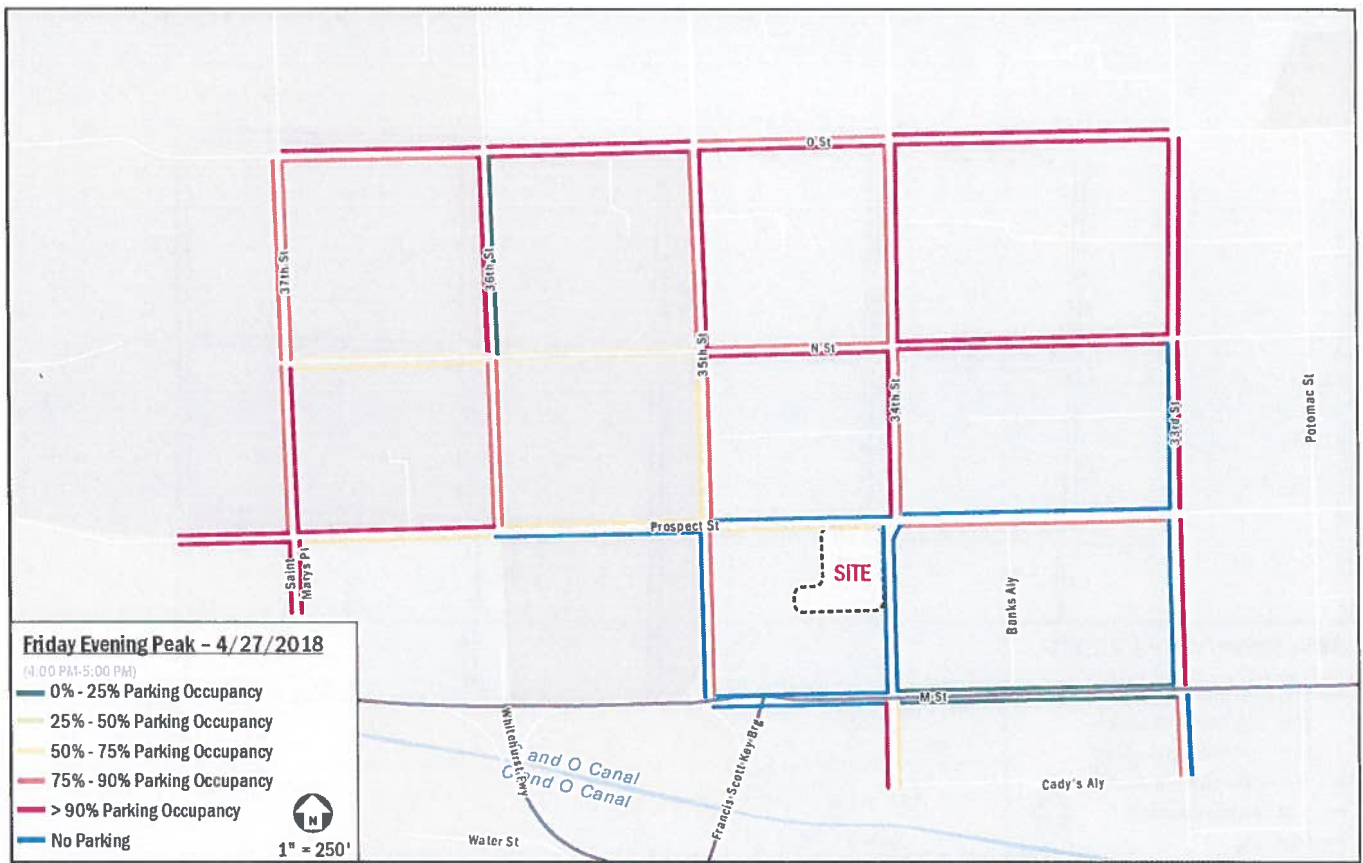


Figure 10: Friday Evening Peak Parking Occupancy



Figure 11: Saturday Midday Peak Parking Occupancy



Figure 12: Saturday Evening Peak Parking Occupancy



TRANSIT

This section discusses the existing and proposed transit facilities in the vicinity of Halcyon House, accessibility to transit, and evaluates the overall transit impacts due to Halcyon House.

The following conclusions are reached within this chapter:

- Halcyon House is surrounded by three (3) Metrobus routes that travel along multiple primary corridors as well as a DC Circulator Route.
- The site is expected to generate a small amount of transit trips, and the existing service is capable of handling these new trips.

EXISTING TRANSIT SERVICE

The study area is served by Metrobus, and DC Circulator. Combined, these transit services provide local, city wide, and regional transit connections and link the site with major cultural, residential, employment, and commercial destinations throughout the region. Figure 13 identifies the major transit routes, stations, and stops in the study area.

The Foggy Bottom and Rosslyn Metrorail stations are located approximately one mile from the Halcyon House and are served by the Blue, Orange, and Silver Lines. The Orange and Silver Lines travel east from Vienna, VA and Wiehle-Reston, VA, respectfully, through downtown DC, and then continues eastwards to New Carrollton, MD and Largo Town Center, MD. The Blue line travels north from Franconia-Springfield, VA through Arlington Cemetery and meets with the Orange and Silver Lines at Rosslyn. The Blue Line travels the same route as the Silver Line through downtown DC to Largo Town Center, MD. Trains run approximately every eight minutes during the morning and afternoon peak hours. They run about every 12 minutes during weekday non-peak hours, every 20 minutes on weekday evenings after 9:30 pm and 12 to 20 minutes on the weekends.

The site is also serviced by Metrobus along the primary corridors in Georgetown. These bus lines connect the site to many areas of the District, Maryland and Virginia, including several Metrorail stations serving four of the six Lines. Table 3 shows a summary of the bus route information for the routes that serve the site, including service hours, headway, and distance to the nearest bus stop. In addition to Metrobus, the site is serviced by DC Circulator along M Street. The DC

Circulator begins service at Rosslyn Metrorail Station ending at Dupont Circle. DC Circulator operates every 10 minutes every day with service beginning as early as 6:00 AM and ending as late as 3:00 AM.

PROPOSED TRANSIT SERVICE

Due to growth of population, jobs, and retail in several neighborhoods in the District and the potential for growth in other neighborhoods, the District's infrastructure is challenged with the need for transportation investments to support the recent growth and to further strengthen neighborhoods. In order to meet these challenges and capitalize on future opportunities, DDOT has developed a plan to identify transit challenges and opportunities and to recommend investments. This is outlined in DC's *Transit Future System Plan* report published by DDOT in April 2010, which includes the reestablishment of streetcar service in the District, including extending the current streetcar line westward to Georgetown on M Street near the site.

SITE-GENERATED TRANSIT IMPACTS

Halcyon House will not produce more than 12 inbound AM peak hour trips and 12 outbound PM trips, some of which could take place on transit.

WMATA also studied capacity along Metrobus routes. DC's *Transit Future System Plan* (2010) lists the bus routes with the highest load factor (a ratio of passenger volume to bus capacity). A load factor is considered unacceptable if it is over 1.2 during peak periods or over 1.0 during off-peak or weekend periods. According to this study Metrobus routes that travel near the site operate at an acceptable load factor during all periods of the day. Based on this information and the extensive Metrobus service surrounding the site, site-generated transit trips will not cause detrimental impacts to Metrobus service.



Table 3: Metrobus Route Information

Route Number	Route Name	Service Hours	Headway	Walking Distance to Nearest Bus Stop
38B	Ballston-Farragut Square Line	Weekdays: 5:30 AM-2:23 AM Weekend: 5:54 AM-2:24 AM	13-30 min	0.2 miles, 4 minutes
D5	MacArthur Blvd-Georgetown Line	Weekdays: 7:20 AM-9:11 AM & 4:44 PM-7:12 PM Saturday: 7:18 AM-9:21 AM & 4:33 PM-7:11 PM	18-30 min	0.2 miles, 4 minutes
G2	P Street-LeDroit Park Line	Weekdays: 5:35 AM-12:20 AM Weekend: 6:30 AM-12:55 AM	15-33 min	0.1 miles, 2 minutes



Figure 13: Existing Transit Service



PEDESTRIAN FACILITIES

This section summarizes the existing pedestrian access to the site and reviews walking routes to and from the site.

The following conclusions are reached within this chapter:

- The existing pedestrian infrastructure surrounding the site provides a quality walking environment. The only gap in the system is a missing sidewalk on the south side of Canal Road, but there are sidewalks along all primary routes to pedestrian destinations.
- The site is not expected to generate a significant number of pedestrian trips; however, the pedestrian trips generated by walking to and from transit stops will be along M Street, 34th Street, 35th Street and Prospect Street.

PEDESTRIAN STUDY AREA

Facilities within a quarter-mile of the site were evaluated as well as routes to nearby transit facilities and prominent retail and neighborhood destinations. The site is easily accessible to transit options such as bus stops along M Street, 34th Street, and 35th Street. C & O Canal Trail is near the site and provides accessibility to Georgetown Waterfront Park. There are some barriers and areas of concern within the study area that negatively impact the quality of and attractiveness of the walking environment. This includes some narrow and a nonexistent sidewalk, incomplete or insufficient crossings at some intersections, and the Potomac River that limits connectivity to the south. Figure 14 shows suggested pedestrian pathways, walking time and distances, and barriers and areas of concern.

PEDESTRIAN INFRASTRUCTURE

This section outlines the existing and proposed pedestrian infrastructure within the pedestrian study area.

Existing Conditions

A review of pedestrian facilities surrounding Halcyon House shows that most facilities meet DDOT standards and provide a quality walking environment. Figure 15 shows a detailed inventory of the existing pedestrian infrastructure surrounding the site. Sidewalks, crosswalks, and curb ramps are evaluated based on the guidelines set forth by DDOT's *Design and Engineering Manual* in addition to ADA standards. Sidewalk widths and requirements for the District are shown below in Table 4.

Within the area shown, most roadways are considered residential with a low to moderate density. Sidewalks along M Street are considered commercial and thus require wider sidewalks. Most of the sidewalks surrounding the site comply with DDOT standards. All primary pedestrian destinations are accessible via routes with sidewalks or pedestrian pathways, most of which meeting DDOT standards.

ADA standards require that all curb ramps be provided wherever an accessible route crosses a curb and must have a detectable warning. Additionally, curb ramps shared between two crosswalks are not desired. As shown in Figure 15, under existing conditions there are minimal issues with crosswalks and curb ramps near the site.

The pedestrian facilities that do not meet DDOT standards are typically along routes that do not provide an acceptable sidewalk width but do maintain the minimum buffer width.

Table 4: Sidewalk Requirements

Street Type	Minimum Sidewalk Width	Minimum Buffer Width
Residential (Low to Moderate Density)	6 ft	4 ft (6 ft preferred for tree space)
Residential (High Density)	8 ft	4 ft (6 ft preferred for tree space)
Commercial (Non-downtown)	10 ft	4 ft
Downtown	16 ft	6 ft



SITE IMPACTS

This section summarizes the impacts of the development on the overall pedestrian operations in the vicinity of the site.

Pedestrian Trip Generation

The Halcyon House can be expected to generate a moderate number of walking trips during its larger events. The origins of these trips will likely be the residential areas located close in proximity to the Halcyon House or parking garages near Halcyon House.

In addition to these trips, the transit trips generated by the Halcyon House will also generate pedestrian demand between the site and nearby transit stops.

On-Site Pedestrian Infrastructure

As discussed previously, the Halcyon House will utilize valet parking services for its larger events. The pedestrian facilities at the location of the valet service are sufficient to accommodate the guests in front of Halcyon House.

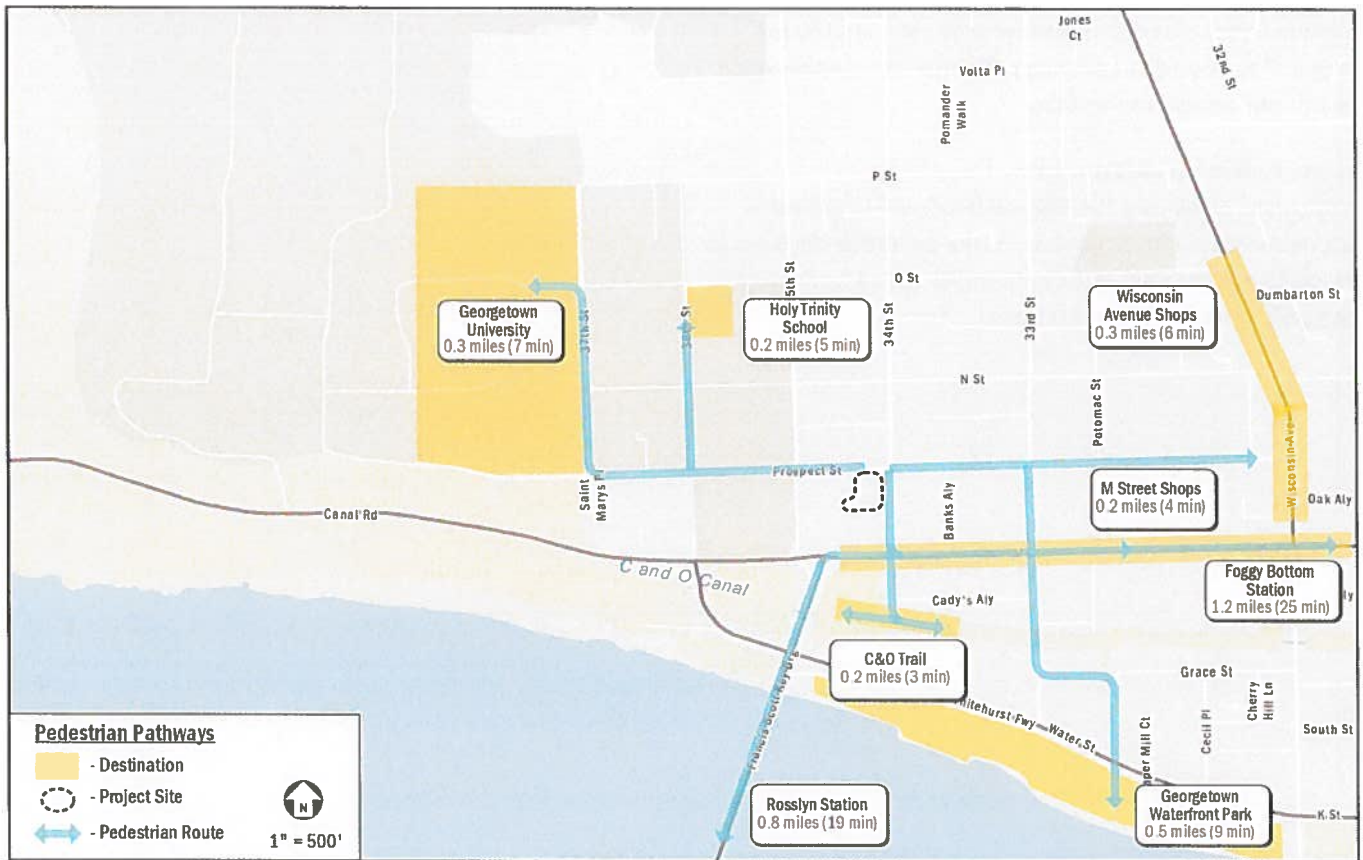


Figure 14: Pedestrian Pathways

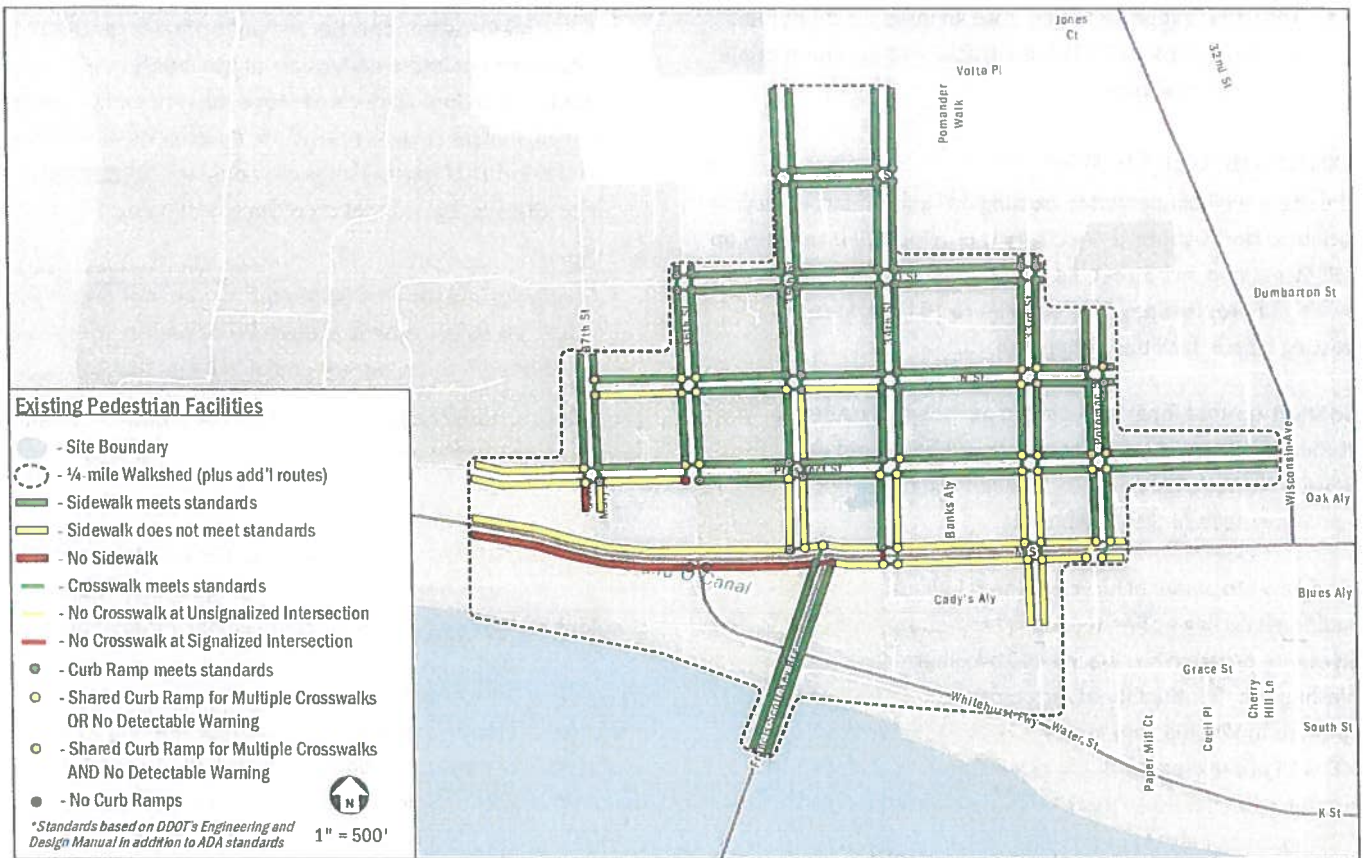


Figure 15: Existing Pedestrian Infrastructure

BICYCLE FACILITIES

This section summarizes existing and future bicycle access, reviews the quality of cycling routes to and from the site, and presents recommendations.

The following conclusions are reached within this chapter:

- The site has access to several bike trails, bike lanes, and signed bike routes in addition to one nearby Capital Bikeshare station.
- The site is expected to generate an insignificant number of bicycle trips. Existing infrastructure will accommodate any additional trips.

EXISTING BICYCLE FACILITIES

The site is well-connected to existing on- and off-street bicycle facilities. North-south connectivity is provided by bike lanes on 33rd Street and 34th Street. East-west connectivity is provided by a signed route along N Street. Figure 16 illustrates the existing bicycle facilities in the area.

No short-term or long-term bicycle parking is provided on site at Halcyon House. Given that events will be hosted at Halcyon House, it is not anticipated that guests will be using bicycling as a primary mode of transportation.

In addition to personal bicycles, Capital Bikeshare provides an additional cycling option for commuters to Halcyon House. The Bikeshare program has placed 440 bikeshare stations across Washington, DC, the City of Alexandria, Arlington and Fairfax Counties in Virginia, and most recently Montgomery County, MD with approximately 3,700 bicycles provided. Within a quarter-mile of the site there is Capital a Bikeshare station on Potomac Street and M Street with 18 bicycle docks. An additional bikeshare station is within the vicinity of the site, at O Street and 37th Street with 21 docks.

PROPOSED BICYCLE FACILITIES

The MoveDC plan outlines a few bicycle improvements in the vicinity of the site. These improvements are broken up into four tiers that rank the priority for implementation. The four tiers are broken down as follows:

- Tier 1
Investments should be considered as part of DDOT's 6-year TIP and annual work program development, if they are not

already included. Some projects may be able to move directly into construction, while others become high priorities for advancement through the Project Development Process.

- Tier 2
Investments within this tier are not high priorities in the early years of MoveDC implementation. They could begin moving through the Project Development Process if there are compelling reasons for their advancement.
- Tier 3
Investments within this tier are not priorities for DDOT-led advancement in the early years of MoveDC's implementation. They could move forward earlier under circumstances such as real estate development initiatives and non-DDOT partnerships providing the opportunity for non-District-led completion of specific funding.
- Tier 4
Generally, investments within this tier are not priorities for DDOT-led advancement and are lower priority for project development in the early years of implementation.

There are currently no funded Tier 1 or Tier 2 projects in the vicinity of Halcyon House.

SITE IMPACTS

This section summarizes the impacts of the development on the overall bicycle operations surrounding the site and develops recommendations for connectivity improvements.

Bicycle Trip Generation

The Halcyon House is expected to generate few bicycle trips during the morning and evening peak periods. It is anticipated that most guests of Halcyon House will utilize personal vehicle or rideshares to the site. Bicycling will be a small portion of trips made to Halcyon House, therefore, the impacts from bicycling will be minimal.

On-Site Bicycle Elements

As discussed earlier in this section, no short-term or long-term bicycle racks exist on site. This is largely due to the existing space surrounding the site and the intended use of Halcyon House.



Figure 16: Existing Bicycle Facilities

SUMMARY AND CONCLUSIONS

This Comprehensive Transportation Review (CTR) report reviews the transportation aspects of the Halcyon House's Special Exception Renewal. The Special Exception Renewal Number is 18604.

This report concludes that **the project will continue to not have a detrimental impact** to the surrounding transportation network.

Project Seeking Renewal

The applicant, Halcyon Georgetown, LLC, seeks to renew its Special Exception for non-profit offices and associated operations at the property. Among the operations at Halcyon House are a residential incubator, seminars, training, pitch sessions, and limited fund-raising events. The current tenant, Halcyon House, Inc., provides space, community and access to social entrepreneurs working to use their vision and talents to address the world's greatest challenges.

. The previous special exception anticipated 75 events on an annual basis. This special exception reduces the number of annual events to 54. The Halcyon House is generally bounded by Prospect Street NW to the north, 34th Street to the east, and existing residential and commercial buildings to the west and south.

Multi-Modal Impacts and Recommendations

Transit

The site is served by some regional and local transit services such as Metrobus, and the DC Circulator. The site is approximately one mile from the nearest Rosslyn and Foggy Bottom Metrorail stations. Multiple Metrobus stops are located near the site along M Street NW, Prospect Street NW, and 35th Street NW. The DC Circulator runs along M Street NW near the site.

Halcyon House will be generating minimal new transit trips on the network and the existing facilities have enough capacity to handle the new trips. The Rosslyn and Foggy Bottom Metrorail stations and all nearby Metrobus lines do not have existing capacity concerns and are not expected to as a result of the Halcyon House.

Pedestrian

The site is surrounded by a well-connected pedestrian network. Most roadways within a quarter-mile radius provide sidewalks and acceptable crosswalks and curb ramps, particularly along the primary walking routes. There are some pedestrian barriers surrounding the site such as limited connectivity due to the Potomac River to the south.

Bicycle

The site is located on the corner of 34th Street and Prospect Street NW which provides a primary south bicycle lane through Northwest DC to Wisconsin Avenue. The site is also located near additional trails, bike lanes, and signed bike routes such as the C & O Canal Towpath Trail to the south connecting the Georgetown area to Virginia via the Francis Scott Key Bridge. The site is served by nearby a Capital Bikeshare station, which provides an additional cycling option for those traveling to and from Halcyon House.

Vehicular

Halcyon House is well-connected to regional roadways such as I-66 and primary and minor arterials such as Whitehurst Freeway, M Street, and Wisconsin Avenue, and an existing network of collector and local roadways.

Due to the constrained nature of the location of the site, Halcyon House will continue to implement an aggressive parking management plan to include valet, limited on-site parking, off-site parking, encouragement of taking vehicle for hire services, and shuttle or van operations. This study did not perform a capacity analysis in the vicinity of the site, however, a parking occupancy study was performed to determine parking capacity during future events that will be hosted at Halcyon House. It was found that the constrained parking conditions in Georgetown, the valet services provided for large events, and the on-site parking and nearby parking garages for smaller events, Halcyon House will not generate on-street parking demand that would result in detrimental impacts to the community.

Transportation Demand Management

The Applicant will continue to include a TDM plan to help minimize its potential traffic impact to the surrounding neighborhood. The Applicant proposes the continued implementation of the following TDM measures:

- All guests will be encouraged to use taxis, rideshare, and similar driving services;



- For any event with more than 100 guests, the guests will be directed to use taxis and/or complimentary valet parking with unloading and loading on Prospect Street;
- For events with more than 200 guests, the valet company will provide shuttle van service from the off-site lot to Halcyon House;
- Halcyon House will submit an application to establish a valet parking zone in front of Halcyon House along Prospect Street for event days, as needed;
- Passenger vans used in connection with an event will be no longer than approximately 20 feet;
- An adequate supply of furnishings for events is maintained at Halcyon, for example, tables and chairs to reduce loading activity associated with events;
- A turn-around in the rear parking area was installed to allow vehicles to enter and exit the on-site parking area head-in/head-out; and
- A monitoring and oversight program of the valet operations will continue to be implemented, including information regarding the number of guests, valet queues, capacity and usage of parking facilities utilized for the event, the total number of valet staff operating the valet stand, and the number of cars parked by the valet. A report shall be submitted annually to the DDOT Policy and Planning Staff to review parking and traffic issues, and the Applicant shall take the appropriate corrective measures, as necessary.

EXHIBIT J

Appendix A

Raw Parking Data

EXHIBIT K

WITNESSES AND OUTLINES OF TESTIMONY

Ryan Ross, Representative of Halcyon House Incubator

- I. Halcyon House, Inc. Goals and Objectives
- II. Goals and Objectives for Halcyon Incubator
- III. Halcyon House Incubator Program

David Corson, Representative of Halcyon House, Inc.

- I. Halcyon House Neighbor Outreach
- II. Events at Halcyon House

Erwin Andres
Gorove/Slade Associates

- I. Public Transportation Facilities in Vicinity
- II. Coordination with DDOT
- III. Coordination for Parking
- IV. Review of Transportation Study
- V. Conclusion