



December 14, 2018

Meridith Moldenhauer

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Frederick L. Hill, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20010

**Re: BZA Case No. 19862
Applicant's Post Hearing Submission: Revised TDM Plan and Conditions of Approval**

Chairperson Hill and Honorable Members of the Board:

As requested by the Board at the public hearing on December 5, 2018, on behalf of the Applicant, Heights Holdings LLC (the "Applicant"), please accept the enclosed revised Transportation Demand Management Plan ("Revised TDM Plan") attached at Exhibit A, and the Applicant's Updated Conditions of Approval attached at Exhibit B.

The Revised TDM Plan reflects changes agreed to by the Applicant and members of ANC 1A. Applicant coordinated with the Chairperson Boese, the ANC 1A Chairperson, via email to set up a meeting with the Chairperson and Commissioners. On December 12, 2018, the Applicant met with Chairperson Boese and Commissioner Rybarczyk and Commissioner-elect Bundy. It is the Applicant's understanding that Chairperson Boese reached out to the ANC Commissioners but, given the short notice of the specially scheduled meeting, not all Commissioners could attend. Both Commissioner Boese and Commissioner Rybarczyk received feedback regarding the TDM Plan from other Commissioners before the meeting and were able to share concerns and comments from the Commissioners who could not attend.

Following positive and open discussions with the ANC members, the following changes were made to the Applicant's TDM Plan:

Item 1: Reusable shopping bags were added to the items included in the Residential Welcome Package.

Item 3: The time monetary alternative transit incentives will be offered was increased from one year to four years. The options of a prepaid Lyft gift card and prepaid Zipcar gift card were added. Language was revised to allow the monetary transit incentives to benefit the residents in a unit at each annual renewal during the four year period, instead of limiting the transit incentives to the initial residents for the first year.

Item 5: A new mitigation measure was added as a result of the discussions with ANC members. It mandates that the Applicant and ANC members will make a good faith effort to work with DDOT to explore adding a pick-up/drop-off space for the community.

The Revised TDM Plan incorporates the above points and mirrors the sequence of conditions in the DDOT report (BZA Exhibit No. 48). In addition, as requested during the December 5, 2018 hearing,

Item 2 adds the word “permanent” to describe the Transportation Information Display. The Revised TDM Plan incorporates and exceeds the requirements of the conditions mandated by DDOT and OP.

Exhibit B includes a comprehensive list of Proposed Conditions. It includes the conditions in the Revised TDM Plan as well as the first condition regarding flexibility listed on page 25 of the PowerPoint in the record at BZA Exhibit No. 52 and as presented at the hearing on December 5, 2018.

Thank you for your attention to this matter.

Sincerely,

COZEN O'CONNOR

A handwritten signature in blue ink, appearing to read 'M. Moldenhauer', is written over a thin horizontal line.

Meridith Moldenhauer

CERTIFICATE OF SERVICE

I hereby certify that on this 14th day of December, 2018, copies of the foregoing Revised Transportation Demand Management Plan and Updated Conditions of Approval were served, via electronic mail, on the following:

District of Columbia Office of Planning
c/o Stephen Mordfin
1100 4th Street SW, Suite E650
Washington, DC 20024
stephen.morfin@dc.gov

The District's Department of Transportation
c/o Kelsey Bridges
55 M Street SE, Suite 400
Washington, DC 20003
Kelsey.bridges@dc.gov
Jonathan.Rogers2@dc.gov>

Advisory Neighborhood Commission 1A
c/o Kent Boese, Chairperson
1A08@anc.dc.gov
c/o Sharon Farmer, Single Member District Commissioner 1A07
1A07@anc.dc.gov



Meridith Moldenhauer

EXHIBIT A

APPLICANT'S UPDATED TRANSPORTATION MANAGEMENT DEMAND PLAN

The Applicant met with ANC on December 12, 2018 regarding revisions to the Transportation Demand Management Plan ("TDM Plan"), and they have agreed to the following updates to the TDM plan:

1. The Applicant will give every new resident a Residential Welcome Package which will include information about the abundance of nearby alternative transportation options available, including, but not limited to, ride-sharing services, car-sharing services, Metro, bike-sharing services such as Capital Bikeshare, and a reusable shopping bag. In addition, shared reusable shopping bags will be available near the long term bicycle storage area.
2. A permanent Transportation Information Center Display will be installed in the lobby so that residents and their guests can see Metro train and bus information as well as current information about the availability and status of local car-sharing and bike-sharing options.
3. For the first four years after opening to residents, the Applicant will provide each residential unit with the option to select one transportation incentive on an annual basis (each option will be equal to a total value of \$340.00 per unit, a breakdown of \$85.00 per unit annually, for a four year period):
 - a. Prepaid Capital Bikeshare membership; or
 - b. Prepaid Zipcar gift card;
 - c. Prepaid Lyft gift card; or
 - d. Prepaid Metrocard.

The value of these incentives is based on the price shown for a Capital Bikeshare annual membership, which was \$85.00 on the Capital Bikeshare website on December 5, 2018. Therefore, as a four year Capital Bikeshare membership would be \$340.00, these incentives would result in the Applicant committing \$340.00 toward alternative transportation methods for each unit, totaling \$8840.00 (four times as much as the \$2,200 required by DDOT).

4. The Project will provide all required short term and long term bicycle parking, plus one additional long term bicycle storage space. Long term bicycle storage will be provided in a room in the cellar level. In addition, following the BZA process, the Applicant will work with DDOT to find a suitable area on the Property to provide more than the minimum short term bicycle parking.
5. The Applicant and ANC shall make a good faith effort to coordinate with DDOT regarding adding a pick-up/drop-off space on either Park Road NW or 11th Street NW, provided that such space will not result in the removal of any current legal parking spaces.

ANC Members


Kent Boese, ANC 1A Chairperson
SMD Commissioner 1A08

Angelica Castañon
SMD Commissioner 1A06


Zach Rybarczyk
SMD Commissioner 1A03

Name:
SMD Commissioner_____

Heights Holdings, LLC

DocuSigned by:


David Edwards

DocuSigned by:


Ryan Bisley

EXHIBIT B

APPLICANT'S PROPOSED CONDITIONS OF APPROVAL

1. The Applicant will give every new resident a Residential Welcome Package which will include information about the abundance of nearby alternative transportation options available, including, but not limited to, ride-sharing services, car-sharing services, Metro, bike-sharing services such as Capital Bikeshare, and a reusable shopping bag. In addition, shared reusable shopping bags will be available near the long term bicycle storage area.
2. A permanent Transportation Information Center Display will be installed in the lobby so that residents and their guests can see Metro train and bus information as well as current information about the availability and status of local car-sharing and bike-sharing options.
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4. The Project will provide all required short term and long term bicycle parking, plus one additional long term bicycle storage space. Long term bicycle storage will be provided in a room in the cellar level. In addition, following the BZA process, the Applicant will work with DDOT to find a suitable area on the Property to provide more than the minimum short term bicycle parking.
5. The Applicant and ANC shall make a good faith effort to coordinate with DDOT regarding adding a pick-up/drop-off space on either Park Road NW or 11th Street NW, provided that such space will not result in the removal of any current legal parking spaces.
6. Interior partition locations, size, and location of units and stairs are preliminary and shown for illustrative purposes only. Final layouts, design and interior plans may vary to the extent that such variations do not require additional relief from the Zoning Regulations and such that the variations do not change the external configuration or appearance of the building.